



***Driving  
Success***  
*for 35 years in Will County*

**CED** WILL COUNTY  
CENTER FOR  
ECONOMIC DEVELOPMENT

***Annual Report  
2016***

# Message from the Chairman

## CED Investor:

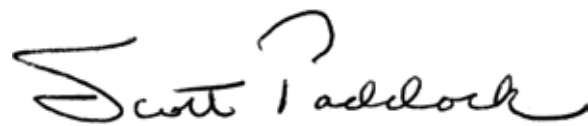
2016 has been a year of celebration for the CED – we have been **Driving Success in Will County** for 35 Years. Starting with our Eye-Opener Breakfast in June and culminating at our 35th Anniversary Celebration at the Rialto Square Theatre in October, we have underscored the impact the CED has had on the Will County economy since 1981. And, with the ongoing commitment and support from our Investors, the CED will continue to drive the economic development of Will County into the future. As Chairman of the Board, I want to thank you for your continued support and commitment.

The CED has had an extraordinary year supporting business attraction and expansion. As you will see in this report, the 2016 CED report card is stellar: Businesses that the CED assisted directly will be creating over 8,000 new jobs while investing over \$750 million in new facilities. These are companies in manufacturing, health care, logistics and food processing which are key growth sectors for our future. The economic impact of these projects will exceed \$500 million annually through new wages, taxes and purchasing power.

This year our commitment to quality of life and a safe environment has been underscored by our partnership with Will County in the development of the Will County Community Friendly Freight Mobility Plan. While the growth of transportation, distribution and logistics in the county has provided many benefits, it also challenges our community's infrastructure and quality of life. I believe this study will guide us in strengthening our economic development advantages.

Finally, I want to thank the CED staff for their tireless work in making Will County a better place for all of us. Their professionalism, commitment, and performance provide the backbone for the continued success of the CED.

I wish all of you a healthy and prosperous 2017!



**Scott Paddock**  
Chairman of the Board



**Scott Paddock**  
President,  
Chicagoland Speedway  
& Route 66 Raceway

# Will County CED 2016 By the Numbers

## Economic Indicator: New Business Location/Expansion Projects

### CED ASSISTED PROJECTS: 13

**New Jobs:**  
**5,948**

**Total Square Footage:**  
**4,641,140**

**Total New Investment:**  
**\$368,500,000**

#### Highlights:

Georgia-Pacific	Joliet	1 million sf
Amazon	Monee	850,000 sf
Amazon	Joliet	767,000 sf
Amazon	Romeoville	750,000 sf
Amazon	Joliet	500,000 sf
Batory Foods	Wilmington	678,000 sf
UPS	Lockport	273,640 sf
Diageo	Plainfield	246,000 sf
Cap Barbell Inc.	Joliet	200,000 sf
Dot Foods	Joliet	190,000 sf
Julian Electric Inc.	Lockport	175,000 sf
Magenta, LLC	Lockport	122,500 sf
Conifer Health Solutions	Tinley Park	30,000 sf
Black Dog Distillery	Plainfield	10,000 sf

### TOTAL WILL COUNTY PROJECTS: 49

**New Jobs:**  
**8,093**

**Total Square Footage:**  
**15,215,028**

**Total New Investment:**  
**\$751,303,909**

#### Highlights:

MOM Brands	Wilmington	792,000 sf
Reviva Logistics	Monee	718,709 sf
Midwest Warehouse	Joliet	575,024 sf
RJW Logistics	Lockport	512,265 sf
The Room Place	Romeoville	453,568 sf
Central American Group	Bolingbrook	419,357 sf
Fresh Thyme Farmers Market	Bolingbrook	317,076 sf

## Economic Indicator: New Speculative Industrial Construction

**Number of  
New Facilities: 14**

**Total Square Feet:  
6,415,878**

**Total New Investment:  
\$229,000,000**



# 2016 Happenings



## **MAGENTA LLC - Chicago plastics maker moving to Lockport**

**Chicago Tribune December 2015**

"A Chicago plastics manufacturer plans to relocate its operations to Lockport next year, bringing about 200 jobs, city officials announced this week."

## **Will County CED's annual event focuses on \$4.5 billion health care industry**

**The Herald-News - April 2016**

"Health care providers created more jobs in Will County during the last five years than any other sector, making the industry's continued success all the more critical for the region's economy."

John E. Greuling - President & CEO, Will County CED

## **Economic interest in Will County is "extraordinarily high"**

**Daily Southtown - July 2016**

"Will County has seen an extraordinarily high level of prospective business this year."

John E. Greuling - President & CEO, Will County CED

## **Construction breaks ground on CADENCE PREMIER LOGISTICS' new HQ at Laraway Crossings Business Park**

"This is an important milestone for us," Rocky Caylor, President and CEO of Cadence Premier Logistics, said. "This facility, and what it represents, will help us facilitate growth and create jobs in the community. Equally as important, it advances our culture and our pride at Cadence."

Caylor acknowledged that this site was selected because it allows the company to retain the greatest number of employees, something that a move across state lines would not have achieved.



## **Rauner announces plan for private-public partnership for I-55 widening**

**The Herald-News February 2016**

"For us, it's very beneficial," John Greuling said of the plan, which the CED supports. "Interstate 55 is a major thoroughfare for passengers and freight corridor for the whole area. Any way to add capacity to I-55 will be a benefit to Will County."



## **BALMORAL PARK to reopen as horse-jumping venue**

**Daily Southtown May 2016**

A New York Company, Horse Shows in the Sun, or HITS, on Thursday closed on its purchase of the 200-acre site, with plans to make a significant investment in preparing the grounds for competition starting next May. Balmoral was purchased for \$1.6 million. Jim Garrett, president and CEO of the Chicago Southland Convention & Visitors Bureau, said Thursday that based on what HITS is planning, "This will create a premier, very unique and very special visitor destination for our region, and it will have a strong economic impact on the Chicago Southland."



## **Lewis University bestows an Honorary Doctoral Degree to The Will County Center for Economic Development & John Greuling**

**News Release May 2016 - Lewis University**

Effective in his professional career, Greuling readily embraced the challenges presented by the economy and has been instrumental in working on over 900 business locations resulting in the creation of more than 50,000 jobs during 40 years in economic development.

## **Rauner announces private-public partnership for \$190 million Joliet bridge**

**The Herald-News July 2016**

Gov. Bruce Rauner announced a private-public partnership Monday to build a Houbolt Road bridge, saying the project will help maintain Will County as the "transportation hub of Illinois."

The bridge would span the Des Plaines River BNSF Railroad tracks to create a direct connection to Interstate 80 for trucks at the CenterPoint Intermodal Center.

## **AMAZON opening third Chicago-area warehouse in Romeoville**

**Chicago Tribune July 2016**

Employees at the more than 750,000-square-foot warehouse will pick, pack and ship large items, such as big-screen TVs, sports equipment and kayaks, Amazon said in a news release Tuesday.

"It's very exciting for us. To have a large employer of this scale come into your community and bring in hundreds of new jobs almost overnight is always a positive," said Romeoville Mayor John Noak.

## **BATTERY FOODS to break ground on Wilmington Distribution Center**

**The Herald-News March 2016**

"The facility marks the second in Will County serving Fonterra," said John Greuling, President and CEO of the Will County Center for Economic Development. "Food processing is one of the CED's target industries," Greuling said, "and adds to RidgePort Logistics' growing reputation as a food industry cluster."



## **Success by numbers in Will County**

**The Herald-News - July 2016 Why Will County?**

"The reason is simple: Will County's location, labor force and leadership.

As part of the third largest metro area in the U.S., the CED has parlayed Will County's location, labor force and transportation assets into an important link in the global supply chain for goods and services."

John E. Greuling - President & CEO, Will County CED



## **AMAZON to open second facility in Joliet, add 2,000 jobs**

**The Herald-News May 2016**

Amazon hopes to have the second, 700,000-square-foot warehouse — from where smaller items like books, toys and electronics will be picked, packed and shipped — open by the fall, in time for the holiday shopping season. "This continued development also makes Will County stand out in Illinois," Greuling said. "Our transportation network, our location and our workforce continue to be attractive to employers."

John E. Greuling, President & CEO, Will County CED

## **AMAZON planning 4th Will County warehouse in Monee**

**Chicago Tribune August 2016**

"The fulfillment center, built to suit Amazon, is expected to be ready for operation in the second half of 2017," said John Greuling, CEO and President of the Will County Center for Economic Development.

"It's very exciting to think that Amazon could soon be employing thousands and thousands of full-time employees in the area. We look forward to the Monee site opening," Will County Executive Larry Walsh said in a statement provided by Amazon.





**JULIAN ELECTRIC to move HQ to Lockport**

**Daily Herald July 2016**

"Relocating to Heritage Crossing in Lockport was a clear decision and will provide us with a prominent address within a corporate setting," stated Ken Julian, Co-President at Julian Electric. "Officials in Will County and the City of Lockport were extremely helpful and welcoming."



**Co-developers start construction on large University Park facility**

**Daily Herald September 2016**

Co-developers Venture One RE and CRG broke ground on a 1 million square foot distribution center, which will be occupied by GEORGIA-PACIFIC upon completion next summer. This is the first building in the Gateway 57 Industrial Park, a 127-acre development at the newly constructed interchange of I-57 & Stuenkel Road.

**IKEA, SAMSUNG lease big warehouses near Joliet**

**Crain's Chicago Business August 2016**

Swedish home furnishings retailer IKEA and South Korean electronics maker Samsung have leased about 800,000 square feet combined in the CenterPoint Intermodal Center. Also in the Joliet area near Interstates 80 and 55, breakfast cereals maker MOM Brands leased 720,000 square feet in Wilmington.

**Will County CED gets grant from Three Rivers Association of Realtors**

**The Herald-News - May 2016**

"Local Realtors have a vested interest in supporting economic development and livable communities," David McClintock, CEO of the Three Rivers Association, said in the news release. "Job growth should translate to homeownership growth. This grant in support of a **Community Friendly Freight Study** supports the important work of the Will County CED to attract jobs to our market."



**Food redistribution firm DOT FOODS to open \$20M facility in University Park**

**Chicago Tribune July 2016**

Dot Foods, a food redistribution company, will move into a \$20 million, 191,000 square foot regional distribution center located near the new I-57 & Stuenkel Rd. interchange. Anticipation of 150 new employees added to current 50 to meet growing sales volume.



**Will County CED Celebrates 35 Years Driving Success**

**The Enterprise - May 2016**

"Most economic development organizations never see a 35th birthday," CED President and CEO John Greuling said. "It's just hard to sustain a local development effort through economic and political cycles over that period of time. The longevity speaks to the CED's leadership and success in attracting and retaining jobs for Will County."

"We would not be celebrating 35 years without the support of our private and public Investors," Greuling said. "They deserve the credit for all of the CED's successes."

**WILL COUNTY CED**  
**ANNIVERSARY**  
*Celebration!*

**On October 6, 2016,** the Will County Center for Economic Development hosted a momentous 35th Anniversary Celebration at the historic Rialto Square Theatre. The evening festivities included a cocktail reception and a performance by "Capitol Steps," a Washington, D.C. based comedy troupe of former Senate staffers. The CED was grateful to celebrate this milestone event with our investors, development partners and government leaders... **and look forward to Driving Success for another 35 years!**



*"Great time had by all last night—thank you for the time and effort and all that you do to make Will County continue to grow"*

*"Fantastic event last night...it was very enjoyable. The food, the entertainment and the fellowship were great. Here's to another 35!"*





# Will County CED: Making a Difference

## 2016 Programs and Services

**For 35 years** the CED has provided programs and services to business and industry that has resulted in a more diversified Will County economy. In 2016, the CED continued to tell the Will County story regionally and nationally demonstrating that **Will County Matters**. We matter to the Chicago regional economy and we matter to the national economy. Consider this:

- **Over 38,000 new jobs have been created in Will County since 2012.** Largest growth sectors: Life sciences and health care, logistics and distribution, business management and services and private utilities. Over 5,000 new e-commerce jobs alone will be added over the next three years.
- **In the last 15 years Will County has become the Largest Inland Port in North America,** with the development of two large modern intermodal centers and the addition of over 100M square feet of new industrial space. Over 3 million international and domestic containers flow through the port annually, carrying over \$65 billion worth of products including 70 million+ bushels of grain. And these volumes are growing.
- **The CED in a partnership with the Will County Board launched the Will County Community Friendly Freight Study in 2016.** This study (the first of its kind in the Midwest) will look at the fast growing freight and logistics sector in Will County, its impact on the local and state transportation networks, communities and the regional labor force, and identify the ideal “future state” of freight mobility in Will County and how we get there. The study will identify the transportation infrastructure projects that will support the safe and efficient movement of freight in Will County now and in the future.

### Programs

- Business retention/recruitment
- Marketing and outreach
- Economic development conferences, summits, community training seminars
- Government affairs: local, state and federal lobbying
- Will County Property Tax Abatement

### Guidance

- Business prospect coordination with public and private stakeholders and prospect management
- Federal, state and local government contacts/introductions
- Commercial/industrial broker and developer contacts/introductions

### Services

- Site and building information
- Labor force statistics and demographic reports
- Education and training resources
- Utility and infrastructure information
- Business taxes and fees (analysis, comparisons, etc.)
- Federal, state and local incentive programs
- Development entitlement process
- Customized research

## Investors' Return on Investment

Most importantly, CED Investors have access to other members for connections and networking. In addition, Investors have access to all of the CED's assistance programs, information on new developments, monthly e-newsletter and special reports, help with government affairs and the opportunity to be a member of the CED Board of Directors and active committees and councils. All this is enhanced by participating in our annual events. In 2016 these included:

**Will County Economic Report:** Over 100 CED Investors and guests attended the 2016 Annual Will County Report on **Health Care**. A panel of experts led by A.J. Wilhelmi, President & CEO of the Illinois Health and Hospital Association, discussed the transformation in health care today and its impact on Will County businesses.

**CED Eye-Opener Breakfast:** On June 23rd the Annual Eye-Opener Breakfast was held at Tuscany Falls in Mokena. Over 200 CED Investors, guests, local and state government leaders heard John Greuling present an economic development update of projects and activities in Will County.

**CED's 35th Anniversary Celebration "Driving Success in Will County":** Held at the historic Rialto Square Theatre on October 6, the CED hosted the 35th Anniversary Celebration of the organization. Attendees got the red carpet treatment with a special reception and were entertained by the Capitol Steps, a Washington, D.C. based political satire troupe.

**Annual Report to Investors:** The 2015 Annual Report to investors on December 4, 2015 featured a presentation on branding and marketing by Jim Walton and highlighted by the presentation of the Frank Turk, Jr. Business and Community Achievement Award to Brother James Gaffney, FSC, President of Lewis University.

# Will County CED

## 2016 Board of Directors

**Chicagoland Speedway & Route 66 Raceway\***  
Scott Paddock -  
CHAIRMAN

**Kavanagh, Grumley & Gorbold\***  
Thomas Osterberger -  
VICE CHAIR

**Michael W. Hansen, P.C.\***  
Michael W. Hansen -  
GEN COUNSEL

**Filotto Professional Services\***  
Robert F. Filotto -  
TREASURER

**Adventist Bolingbrook Hospital**  
Rick Mace

**AT&T Illinois**  
John Quinn

**Award Emblem Manufacturing**  
Robert G. Klein

**BMO Harris Bank NA**  
Tina DeGustino

**BNSF Railway Company**  
Eric G. Pitcher

**Cadence Premier Logistics**  
Rocky Caylor

**Caterpillar Inc.**  
Jim Rink

**CenterPoint Properties**  
Jeremy Grey

**CITGO Petroleum Corporation**  
Jim Cristman

**City of Joliet\***  
Robert O'Dekirk

**ComEd - An Exelon Company**  
John McCann

**DeVry University**  
Corey Ochall

**Dow Chemical Company**  
Gregory G. Kuhn

**DuPage Medical Group**  
Stefan Nemeth, MD

**Edward Jones Investments\***  
Edward J. Dollinger

**Exelon Corp.**  
Marri Marchionda-Palmer

**ExxonMobil Joliet Refinery\***  
Monica Mainland

**First Community Financial Bank\***  
Steve Randich

**First Midwest Bank\***  
James M. Roof

**First Presbyterian Church**  
Rev. Craig Herr

**Gallagher Asphalt Corporation**  
Charles J. Gallagher

**Governors State University**  
Elaine Maimon

**Harrah's Joliet Casino & Hotel**  
Darren VanDover

**Hollywood Casino Joliet\***  
Bill Hayles

**Joliet Area Chamber of Commerce**  
Howard Hamilton

**Joliet Arsenal Development**  
Rick Kwasneski

**Joliet Junior College**  
Judy Mitchell

**Legat Architects**  
Patrick Brosnan

**Lewis University\***  
David Livingston

**Midland States Bank**  
Christine Uram

**Murer Consultants Inc.**  
Michael Murer

**NAI Hiffman**  
Adam D. Roth

**Nicor Gas**  
Joe DelReal

**NRG Energy**

**Olivieri Brothers Architects**  
John Olivieri

**Pace Suburban Transit**  
Elizabeth Gonzalez

**Paine/Wetzel Associates, Inc.**  
Gerald Sullivan

**Presence St. Joseph Medical Center\***  
Lowell Johnson

**Rasmussen College**  
Diane Nowaczyk

**Retired Medical Doctor**  
Dr. Theodore M. Kanellakes

**RR Donnelley Logistics**  
Paul J. Kearns

**Ruettiger, Tonelli & Assoc.\***  
Rodney Tonelli, AICP

**Schneider Logistics**  
Billy Foreback

**Silver Cross Hospital\***  
Paul Pawlak

**The Herald-News/Shaw Media**  
Steve Vanisko

**The PrivateBank\***  
Michael F. Rittorf

**Three Rivers Assoc. of Realtors**  
David L. McClintock

**Three Rivers Const. Alliance**  
Thomas A. White

**Union Pacific Railroad**  
Adrian Guerrero

**United Way of Will County**  
Michael D. Hennessy

**University of St. Francis\***  
Arvid C. Johnson

**US Bank**  
Gino Bollentino

**Wight & Company**  
Stephen Collins

**Will County Board\***  
Jim Moustis

**Will County Executive\***  
Lawrence M. Walsh

**Will County Farm Bureau**  
Mark Schneidewind

**Will County Governmental League**  
John D. Noak

**Will County Reg. Office of Education**  
Shawn Walsh

**Will Grundy Building Trades**  
Donald A. Moran

**Willett, Hofmann and Associates**  
Daniel Malinowski

**Workforce Investment Board**  
Patricia A. Fera

\*Denotes Executive Committee





# Thank you to our 2016 CED Investors

## 25+ Years

BMO Harris Bank N.A.  
City of Braidwood  
Clarion Hotel Banquet & Convention Center  
Coldwell Banker  
D'Arcy Buick - GMC, Inc.  
Davis Machine and Fabricating  
Edward Jones Investments  
Filotto Professional Services  
First Midwest Bank  
The Herald-News/Shaw Media  
Silver Cross Hospital  
Three Rivers Construction Alliance  
Contractors Association of Will & Grundy Counties  
Will & Grundy Building Trades Council  
Turk Furniture

## 20+ Years

Adler Roofing and Sheet Metal, Inc.  
AT&T Illinois  
Berman Capital Management & Research  
Caterpillar Inc.  
Citgo Petroleum Corporation  
City of Joliet  
CliftonLarsenAllen LLP

ComEd - An Exelon Company  
Cornerstone Services, Inc.  
County of Will  
D Construction  
Diocese of Joliet - Catholic School Education Foundation  
ExxonMobil Joliet Refinery  
First Presbyterian Church  
Gallagher Asphalt  
Greater Joliet Area YMCA  
Harrah's Joliet Casino & Hotel  
Hollywood Casino Joliet  
Industrial Developments International  
Interstate Warehousing Inc.  
J.S. Alberico Construction Co., Inc.

James V. Smith & Associates  
Joliet Catholic Academy  
Joliet Junior College  
Joliet Park District  
Joliet Township High School District 204  
Kavanagh, Grumley, & Gorbold, LLC  
Lewis University  
Manpower Inc.

Markelz Office  
Products/Div. of Warehouse Direct  
Nicor Gas  
NuMark Credit Union  
Presence St. Joseph Medical Center  
Robert E. Hamilton Consulting Engineers  
Ruettinger, Tonelli & Associates, Inc.  
The Birches  
The Dow Chemical Company  
The PrivateBank  
TIMM Electric, Inc.  
Troy Township  
United Way of Will County  
University of St. Francis  
Village of Channahon  
Village of Mokena  
Village of Peotone  
Vulcan Materials

## 15+ Years

Award Emblem Manufacturing Company  
Chicagoland Speedway & Route 66 Raceway  
Joliet Area Historical Museum  
Paine Wetzels - TCN Worldwide  
Priority Staffing  
Village of Plainfield

## 10+ Years

Adventist Medical Center - Bolingbrook  
Autobahn Country Club  
Caton Commercial Real Estate Group  
CenterPoint Properties  
City of Crest Hill  
City of Lockport  
DeVry University  
Diversified CPC International  
Dollar Tree Distribution  
Farnsworth Group  
FCL Builders  
First Community Financial Bank  
Goodwin & Associates  
Governors State University  
Hanson Professional Services Inc.  
Hometown National Bank  
LafargeHolcim  
Michael W. Hansen, P.C.  
NAI Hiffman  
Newmark Grubb Knight Frank  
Northern Builders, Inc.  
Pace Suburban Bus Pizzuti  
Prairie State College  
PrideStaff

Republic Services (Allied Waste)  
RR Donnelley Logistics  
Ryan Companies  
SomerCor 504  
Stepan Company  
Three Rivers Association of Realtors  
Village of Beecher  
Village of Coal City  
Village of Frankfort  
Village of Manhattan  
Village of Minooka  
Village of Monee  
Village of New Lenox  
Village of Romeoville  
Village of Tinley Park

## 5+ Years

Abri Credit Union  
AECOM  
Alpha Media  
Beaver Creek Enterprises  
CEMCON, Ltd  
City of Wilmington  
Crown Lift Truck  
Damco Distribution Services, Inc.  
Duke Realty  
DuPage Medical Group  
Edward - Elmhurst Healthcare  
Enbridge Energy  
Exelon Nuclear

G & W Electric Company  
Gantzert Investment Company  
Heartland Bank and Trust Company  
HR Green  
Joliet Area Community Hospice  
L. DeGeus & Associates, Inc.  
Legat Architects  
McColly Bennett Commercial  
Midland States Bank  
Mortenson Construction  
NRG Energy

Olivieri Brothers Architects  
Ozinga Bros., Inc.  
Partners Warehouse of Illinois  
Pewag Inc.  
Rasmussen College  
Ridge Development Company  
RME Audio Video, Inc.  
Robinson Engineering  
Signs By Tomorrow  
Strand Associates, Inc.  
The Horton Group  
The Lombard Company  
The Scouler Company  
Union Pacific Railroad  
UPS

Village of Diamond  
Village of Lemont  
Village of Park Forest  
Waste Management  
Wight & Company  
Will County Lodging Association  
Willett, Hofmann & Associates, Inc.  
Will-Grundy Center for Independent Living  
Workforce Investment Board of Will County  
Workforce Services Division of Will County

## 1+ Years

Acres Truck Parking  
Alan Chen Surgical Associates P.C.  
Bank of America-Merrill Lynch  
Binder Realty Consultants  
BNSF Railway Company  
Cadence Premier Logistics  
CCS International Inc.  
Crash Champions  
Cullinan Properties  
Employment & Employer Services

Environmental Recycling and Disposal Service  
Hillwood Investment Properties  
Jones Lang LaSalle  
Liberty Property Trust  
Marquette Properties, Inc.  
ML Realty Partners  
Murer Consultants, Inc.  
ONEOK  
Pivotal Staffing  
Providence Bank & Trust  
Route 66 Food N Fuel  
Schneider Logistics  
Securitas USA  
Starwood Retail Partners  
The Lane Construction Corporation  
US Bank  
Village of Orland Park  
Village of Shorewood  
Wingate By Wyndham  
WSP | Parsons Brinckerhoff Engineering



# CED

WILL COUNTY  
CENTER FOR  
ECONOMIC DEVELOPMENT

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## OUR MISSION

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To improve the quality of life for all residents in Will County by recruiting new companies offering high quality jobs and solid tax base while assisting existing businesses to retain and add jobs.

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