



CEC

WILL COUNTY
CENTER FOR
ECONOMIC DEVELOPMENT

2018
ANNUAL REPORT

WillCountyCED.com



A MESSAGE FROM THE CHAIRMAN

To Our CED Investors:

Your support of the Will County Center for Economic Development (CED) has resulted in another banner year for business growth and development throughout Will County. The results of the efforts of the Center and our many partners are presented in this Annual Report. Not only do we remain a leader in job growth and industrial expansion, but we continue to expand our influence on the economic development of the Chicago region, the state of Illinois and the United States.

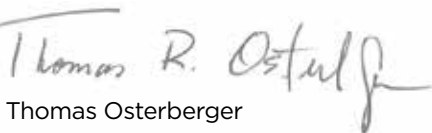
With the completion of the Will County Community Friendly Freight Mobility Plan last fall, the CED, Will County, Will County Governmental League and our allies have been busy with plan implementation. Our presentation of the plan's results to local, regional, state and federal officials has recast Will County as a significant economic player — we are the freight transportation center for the Midwest and the largest inland port in North America.

As a result, we continue to up our game in attracting private and public investment in business development and infrastructure to secure our economic future. But the diversification of our business base to create good paying jobs is not only dependent on modern and safe transportation corridors. The quality and supply of healthcare, education, recreation, fine arts, human services, housing and public services all play a major role in attracting and keeping good employers.

None of this is possible without local leadership that is committed to providing the highest quality of life to all Will County residents. As we look forward to another successful year, the CED is committed to keeping businesses engaged with our communities in maximizing the return on their investment to the entire county.

Your continued support is critical to our success.

Thank you.



Thomas Osterberger
Chairman of the Board



Thomas Osterberger

Partner

Kavanagh, Grumley & Gorbald, LLC

BY THE NUMBERS

New Jobs:
8,000+

Total Square Footage:
15M+

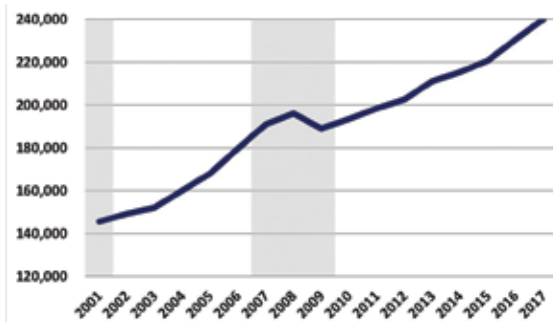
Total New Investment:
\$800M

The Secret To Will County's Success

The reason for Will County's continued success in job creation, new construction and investment is really no secret at all:

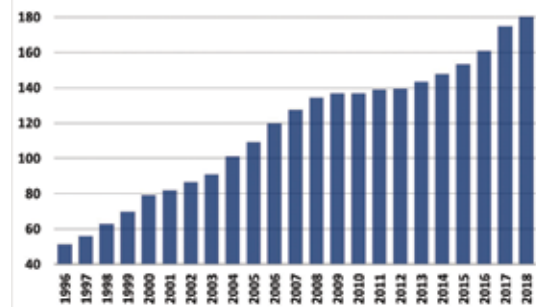
- **Location, Location, Location:** Attractive to businesses in logistics, health care, energy, food and manufacturing, Will County provides one-day market access to over one-third of the U.S. population.
- **Transportation Assets:** Will County is the largest inland port in North America, served by five Class I railroads, three intermodal facilities, four interstate highways, three navigable waterways and 1,500 miles of pipeline. If you need it moved, Will County delivers.
- **Abundant, Skilled Workforce:** As part of the Chicago Metropolitan Region of 10 million people, businesses in Will County have access to highly skilled workers for occupations in industries that want to grow.

Will County Total Jobs



Since 2001 Will County has been the top job-creating county in Illinois, adding more than 90,000 jobs across a broad range of industries.

Will County Total Industrial Inventory (Msf)



Will County has experienced extraordinary growth in total industrial space over the past 20 years, more than tripling the square footage and strengthening the local tax base and economy.

For 37 years the CED has been providing assistance to business and industry to diversify the Will County economy, create new jobs, stimulate private investment and broaden the tax base. The results have been extraordinary. Today Will County is one of the most robust centers of commerce in Illinois and the Midwest. How did we do it? Simple. Staying committed to our mission, engaging private and public sector leaders, and following a program of work that delivers results.

PROGRAMS

- Business retention and recruitment
- Marketing and prospect development
- Economic development events and conferences
- Economic development training for local officials
- State, county and local incentives

GUIDANCE

- Business development project management from A to Z
- Federal, state and local government contacts and introductions
- Commercial/industrial broker and developer contacts/introductions
- Government Affairs: local, state and federal policy and program lobbying

SERVICES

- Available sites and building information
- Demographic and labor force statistics
- Education and training resources
- Utility/infrastructure information
- Cost of doing business analysis
- Development entitlement process

WILL COUNTY 2018 HAPPENINGS



General Mills Opens Major Distribution Hub

"The 1.5 million sf Wilmington customer service facility will be a key addition and a critical location for the General Mills distribution network," said Mike Nordstrom, General Mills Vice President for Global Workplace Solutions. "From this location, we will deliver top-selling cereals, snacks and other products to customers across America."



New Lenox Celebrates Cooper's Hawk Opening

"We are proud to be welcomed into the thriving New Lenox community," President and COO John Inserra said. The new restaurant is expected to create 160 new positions.

IKEA's New Joliet DC Receives LEED Gold Certification

The new IKEA Midwest DC in Joliet will support the needs of its Midwestern U.S. stores and online order fulfillment. Automation technology provides 50 percent more storage capacity than any other IKEA facility. The building includes 9,036 solar panels, the largest solar array in Illinois.



Pit Stop Truck Center Eyes Future Needs of the Industry

Cadence Premier Logistics opened its new headquarters in Laraway Crossings Business Park in 2017 and immediately began moving forward constructing the Pit Stop Truck Center for maintenance and fuel services in the park. The project will bring at least 30 new skilled jobs to Joliet and Will County to service the current and future needs of the trucking and transportation industry, with a focus on safety, service, innovation and convenience.



Joliet Opens Key Location in FedEx Freight Network

FedEx Freight opened its 128,000 sf service center in the CenterPoint I-80 Business Center in Joliet to provide LTL freight services. It includes 169 dock doors, a maintenance shop and on-site fueling capabilities.



Racing To Win!

Accelerate Indoor Speedway's new 75,000 sf indoor racing themed entertainment center in the Village of Mokena features electric driving carts that are powered in part by solar panels on the roof of the facility. This is the company's first Illinois location and recently hosted the 2018 American E-Kart Championships.



Adding 1 Million Meals Annually!

Northern Illinois Food Bank's new South Suburban Center in Joliet opened in May with its goal to provide more food in Will, Grundy, Kendall and Kankakee counties through its network of human service agencies.



Surface Shields HQ Moves to Will County

Surface Shields has unified their production facility, corporate offices and main distribution hub under one roof in Tinley Park. As the company celebrates 25 years of business, they welcome the expansion to a new facility, which features specialized production machinery and space to support their continued growth.

VR Technology Preps Joliet Junior College Students for Careers of Today and Tomorrow

Artificial intelligence and virtual reality tools are increasingly driving forces in classrooms and curriculum, and at Joliet Junior College, many faculty are using zSpace technology to prepare students to succeed in the careers of today and tomorrow. VR Technology will be deployed into health care, computer programming, automobile tech and psychology educational programming.



Pace Park-N-Ride Opens in Plainfield

The new lot on VanDyke accommodates 441 parking spaces and is served by the Pace suburban commuter bus network, which takes riders to downtown Chicago via I-55.



New Rock Island Station — New Lenox

New Lenox is working in conjunction with Metra and IDOT to simultaneously improve traffic flow and create economic development opportunities at the new commuter rail station. Construction is currently underway, with the new station set to open in late 2019.



Parking Expansion for New Romeoville Metra

The Village of Romeoville now has another transportation link to Chicago. It is the first new station on the Heritage Corridor line since 1984. The \$4.9 million project opened in early 2018 with a huge response resulting in an immediate parking expansion plan.



Eye on the Future of Transportation

The new Joliet Gateway Center creates a true multi-modal transit hub for the region that provides connections for riders of Metra, Amtrak, Pace and future transportation connections for downtown, including regional bike trails.



Governors State University Recipient of Supply Chain Education Grant

Canadian National Railway has granted \$50,000 to the GSU College of Business' Supply Chain Management MBA program. This was CN's second grant to GSU's College of Business.



Lewis University Opens Brother James Gaffney Student Center

The 26,000 sf Student Center opened in 2018 and includes offices for Student Leadership and Multicultural Services, as well as a space for student organizations, government and upper floor dining hall for up to 360 guests with four private dining rooms.

New USF Science Hall Dedicated

The new LaVerne & Dorothy Brown Science Hall at the University of St. Francis is an important part of how the university is preparing itself—as well as its students—for its second century of service and leadership, according to USF President Dr. Arvid C. Johnson III.



WILL COUNTY 2018 HAPPENINGS



Will County Courthouse Progress

The topping off ceremony in October denotes significant completion of the steel structure of the new \$200 million, 365,000 sf, 10-story courthouse scheduled for 2020 completion.



IL Dept. of Corrections Will Build Inpatient Mental Health and Medical Facility

The Illinois Department of Corrections announced construction of a 200-bed, 180,000 sf inpatient mental health and medical facility in Joliet. The facility will employ 400 and construction will begin in spring 2019.



Will County Community Friendly Freight Mobility Plan Wins Award!

The American Council of Engineering companies (ACEC) of Illinois awarded the Will County Community Friendly Freight Mobility Plan the 2018 Engineering Excellence Awards Best in Category and Honor Award for its unique and innovative approach to accommodating freight growth in Will County.

Silver Cross To Provide Mental Health and Substance Abuse Services

Silver Oaks Behavioral Hospital is a 100-bed psychiatric facility constructed on the Silver Cross campus in New Lenox that will provide acute behavioral health care for youth, adults and senior adults with inpatient, day hospital and intensive outpatient programs.



Public Safety Complex Opens

Will County celebrated the opening of its new Public Safety Complex. The \$33 million, 87,000 sf facility is home to the Sheriff's operations, 9-1-1 dispatch and the Emergency Telephone System Board.



New Health Department Facility Coming!

Will County has announced the construction of a new Health Department facility. The 60,000 sf, \$25 million building will be built adjacent to the existing Joliet facility and will open in 2020.



Sharing a Vision for I-80 Corridor

The Villages of Mokena, Orland Park, and Tinley Park, in collaboration with the CED and local businesses, launched the Chicago Southland Interstate Alliance (CSiA). With a shared vision of how the corridor should develop, this partnership provides a unique opportunity for community collaboration. The CSiA will jointly market and promote development along the I-80 corridor, with a focus on commercial, office, and mixed-use development that fits the strategic advantages of the region.



CHICAGO REGIONAL
GROWTH CORPORATION

New Regional Economic Growth Organization Launches

Business and government leaders launched the Chicago Regional Growth Corporation (CRGC), a new regional economic development organization. The CRGC brings together leaders from the seven metro counties, the City of Chicago and the business community to advance economic development in northeastern Illinois. Jim Roof, President, Joliet Banking Center, First Midwest Bank and CED board member, is Chairman of the organization's founding board.

FOCUS ON INFRASTRUCTURE

Will County Community Friendly Freight Mobility Plan Implementation



The **Will County Community Friendly Freight Mobility Plan (WCCFFMP)**, completed in 2017, provided the data needed to compete for federal and State transportation funding for key freight infrastructure projects.

Two Will County projects received funding from the **2018 Illinois Competitive Freight Program**:

- **U.S. Route 30/Interstate 80 Interchange reconstruction and expansion**
- **143rd St. Extension/Route 126 Re-Route Project**

These two projects received \$59 million from the program, representing 24 percent of the total awarded statewide.

Both projects will improve the safe and efficient movement of freight in the County and were priority projects identified in the **WCCFFMP**.

Other initiatives in progress as a result of **WCCFFMP** recommendations:



- Streamlining the administration of **Overweight/Oversize truck permits** at the State, County and municipal level. Adoption of the Oxcart Permit System simplifies this process;
- Designation of **Preferred Local Truck Routes** by the County and its municipalities will keep trucks off of local roads where they don't belong;
- A **Transportation, Distribution and Logistics Workforce Initiative** is being developed to assist employers in recruiting, retaining and training needed workers.

Interstate 80 Coalition



Interstate 80 in Will County, which was built in the 1960s as a rural expressway, is currently under study by the Illinois Department of Transportation (IDOT) for reconstruction. The CED formed the **I-80 Coalition**, made up of business, government and labor leaders. The purpose of the Coalition is to accelerate the completion of the project by the end of 2023. The Coalition will accomplish its purpose by:



- Engaging a broad group of concerned and interested stakeholders in a grass roots campaign;
- Becoming well-informed of all current and possible ways to complete the "I-80 Project";
- Sharing all available information and research with public and private decision makers; and
- Funding a public information and lobbying initiative to influence a positive decision-making pathway to complete the project.

2018 KEY EVENTS



2017 Annual Report to Investors

Special guest Mark Peterson, President & CEO of Intersect Illinois, shared the organization's vision on making Illinois competitive for jobs of the future. CED

investors and guests also reflected on the successes of the past year and learned about plans for 2018. The Frank Turk, Jr., Award was presented to Jim Roolf, President, Joliet Banking Center, First Midwest Bank.



Global Logistics Summit

This year's Summit audience got an inside look at the state of the logistics industry today, along with great information about how to compete for infrastructure dollars.

Experts also conducted a deep dive into the current workforce picture, and learned best practices for recruiting for today and tomorrow.



Will County Broker Showcase

With the support of the CED Economic Development Council, we took the Will County story on the road to Oak Brook. This event highlighted Will County projects, communities, and opportunities to developers and brokers in the Chicago area.

Eye-Opener Breakfast

This popular annual event provides CED investors, local and state government leaders, and guests the opportunity to hear John Greuling's insights on new development, infrastructure and initiatives focused on promoting economic development in Will County.



Economic Development Boot Camp

As part of the CED's education program, the ED Boot Camp brings together elected officials, as well as public and private partners, to learn and share ideas about their role in economic development. This course presents the 10 things elected officials need to know about economic development, with an emphasis on creating a vision for winning economic development.

Select USA Summit

As part of our focus on Foreign Direct Investment, the CED partnered with Intersect Illinois to market Will County at the Select USA Investment Summit in Washington DC. The 2018 summit brought together more than 1,000 international partners from 66 markets around the world.



WILL COUNTY CED BOARD OF DIRECTORS

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Daniel Malinowski

Workforce Investment Board

Caroline Portlock

*Denotes Executive Committee



Midewin Tall Grass Prairie

Village of Frankfort

THANK YOU TO OUR 2018 CED INVESTORS

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Adler Roofing and Sheet Metal, Inc.
AECOM
Alpha Media
AMITA Health Adventist Medical Center Bolingbrook
AT&T Illinois
Autobahn Country Club
Beaver Creek Enterprises
BMO Harris Bank
BNSF Railway Company
Busey Bank
Cadence Premier Logistics
Caterpillar, Inc.
Catholic Education Foundation
Caton Commercial Real Estate
Cawley Chicago Real Estate
CCS International

CEMCON, Ltd.
CenterPoint Properties
Chicago Testing Laboratory
Chicagoland Speedway & Route 66 Raceway
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City of Lockport
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Interstate Warehousing Inc.
J.S. Alberico Construction Co., Inc.
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john greene Commercial
Joliet Area Community Hospice
Joliet Area Historical Museum
Joliet Catholic Academy
Joliet Junior College
Joliet Park District
Joliet Township High School District 204
Kavanagh Grumley & Gorbold LLC
L. DeGeus & Associates, Inc.
LafargeHolcim
Legat Architects
Lewis University



Rialto Square Theatre

Abraham Lincoln National Cemetery

- | | | | | |
|---|---|--|-----------------------------|--|
| Liberty Property Trust | Pace Suburban Transit | Securitas USA | TranSystems | Village of Plainfield |
| Manpower Inc. | Paine/Wetzel Associates, Inc. - TCN Worldwide | Silver Cross Hospital | Troy Township Office | Village of Romeoville |
| Markelz Office Furniture/Div. of Warehouse Direct | Partners Warehouse of Illinois | SomerCor 504 | Turk Furniture | Village of Shorewood |
| Marquette Properties, Inc. | pewag Inc. USA | Starwood Retail Partners | Union Pacific Railroad | Village of Tinley Park |
| Martin Whalen | Pizzuti Properties | Stepan Company | United Way of Will County | Vulcan Materials |
| McColly Bennett Commercial | Prairie State College | Strand Associates, Inc. | University of St. Francis | Waste Management |
| Merchants & Manufacturers Bank | Presence St. Joseph Medical Center | Terracon Consultants | UPS | Wight and Company |
| Midland States Bank | PrideStaff | The Disability Resource Center | Venture One Real Estate LLC | Will County Lodging Association |
| MJ Electric LLC | Providence Bank & Trust | The Herald News/Shaw Media | Village of Beecher | Willett, Hofmann & Associates, Inc. |
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| Olivieri Brothers, Inc. | Ryan Companies | | Village of Manhattan | |
| ONEOK | Schneider Logistics | | Village of Minooka | |
| Ozinga Bros. Inc. | | | Village of Mokena | |
| | | | Village of Monee | |
| | | | Village of New Lenox | |
| | | | Village of Orland Park | |
| | | | Village of Park Forest | |

For information on becoming an Investor of the CED, please contact John Greuling at 815.774.6060.

CED

WILL COUNTY
CENTER FOR
ECONOMIC DEVELOPMENT



Chicagoland Speedway, Joliet

WILL COUNTY CED **OUR MISSION**

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.

Julian Electric Headquarters, Lockport

