

# Will Cook Enterprise Zone FY2025 Annual Report

(May 1, 2024 - June 30, 2025)

Presented August 2025

<https://richtonpark.org/willcookez>  
[willcookez@richtonpark.org](mailto:willcookez@richtonpark.org)



## Participating Zone Municipalities

Cook County & Will County:



Villages of Matteson, Monee, Park Forest, Richton Park, & University Park:

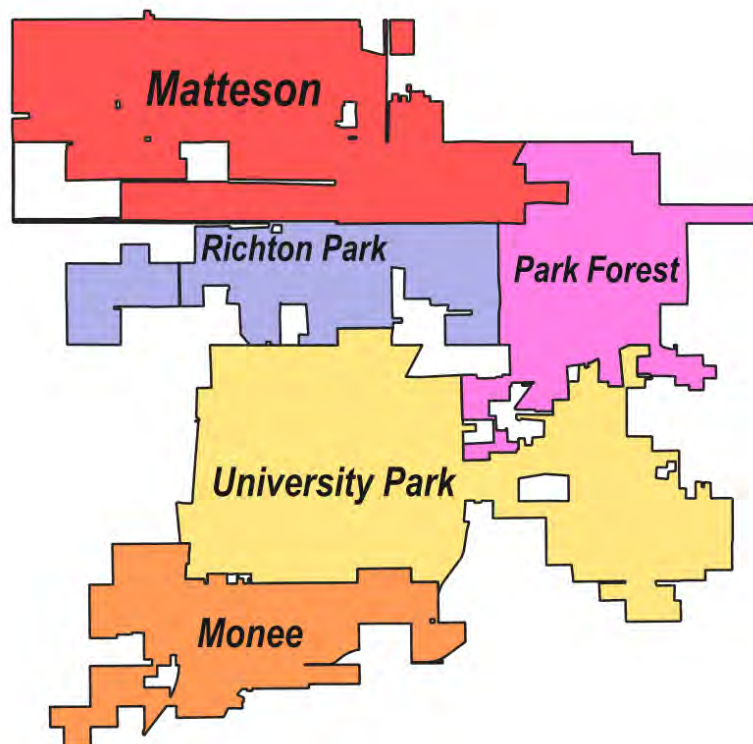


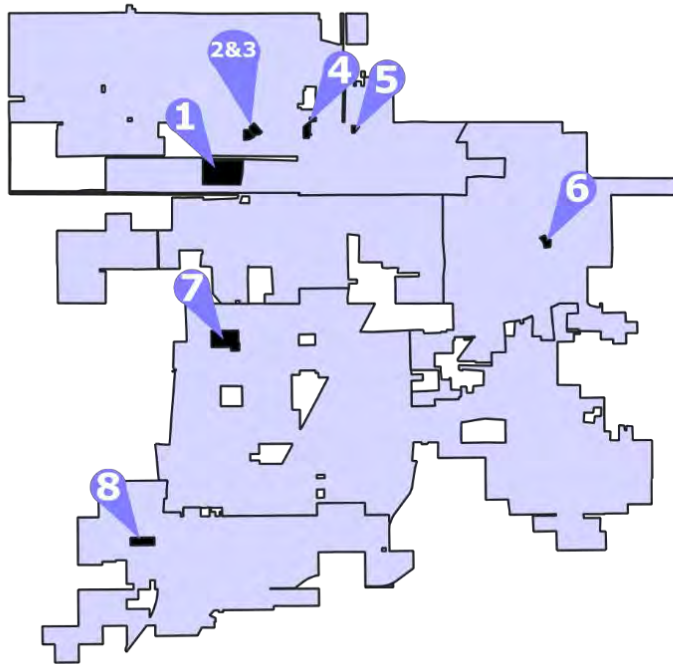
Presented by

Brandon Boys, Will Cook Enterprise Zone Administrator  
Economic Development Director, Village of Richton Park

Carlos Velasco, Economic Development Coordinator, Village of Richton Park

**Maps of Will Cook Enterprise Zone:**





## **FY24-25 Projects in Will/Cook EZ**

### **Matteson:**

1. Central Park Properties Ironclad
2. Gerald Honda Remodel
3. Gerald Kia Remodel
4. Hotel Conversion
5. SSLBDA 4343 Building Remodel

### **Park Forest:**

6. Access South Cook

### **University Park:**

7. DOT Foods - Family Health Clinic

### **Monee:**

8. Voortman Steel Addition

## **WILL COOK EZ PROJECTS – Sales Tax Exemption for Building Materials Recipients**

<b>FY2025 Projects</b>	<b>Address</b>	<b>Municipality</b>	<b>Total Project Cost</b>	<b>Est. Covered FTEs at Completion</b>
Voortman Steel Addition	25715 S Ridgeland Ave	Monee	39,650,000	91
DOT Foods - Family Health Clinic*	251 Central Ave	University Park	570,465	395
Access South Cook	364 S Orchard Dr	Park Forest	14,087,021	3
Gerald Honda & Kia Remodels	5355 Miller Circle & 5505 Auto Ct	Matteson	8,400,000	123
Hotel Conversion	500 Holiday Plaza	Matteson	2,500,000	50
Central Park Properties Ironclad	5543 Adams St	Matteson	1,600,000	25
SSLBDA 4343 Building Remodel	4343 Lincoln Hwy	Matteson	300,000	1
<b>FY2025 TOTAL</b>			<b>67,107,486</b>	<b>688</b>
<b>YTD FY2026 Projects</b>	<b>Address</b>	<b>Municipality</b>	<b>Total Project Cost</b>	<b>Est. Covered FTEs at Completion</b>
Project Maverick	21500 Gateway Dr	Matteson	24,000,000	411
VASA Fitness	4011 W Lincoln Hwy	Matteson	7,000,000	30
World Hyundai Remodel	5337 Miller Circle Dr	Matteson	681,379	85
<b>YTD FY2026 TOTAL</b>			<b>31,681,379</b>	<b>526</b>

\* DOT Foods also invested about \$30MM in Zone projects in FY2024

### **Will Cook Enterprise Zone FY2025 Project Highlights:**

- **Voortman Steel Expansion & New US Headquarters, Monee**
  - a leading global manufacturer of CNC steel processing machinery and software
  - \$51.4MM investment, 51 new FTES and retaining 40 FTEs
  - supported by DCEO EDGE agreement with \$10MM in Invest in Illinois funds
  - Purchased a 27-acre property to construct a 100,000 sqft building
    - 20,000 sqft office, 80,000 sqft warehouse





- **Access South Cook, Park Forest**

- a new construction affordable housing development in Downtown Park Forest
- 44 rental units, a shared green space and community building (46,200 sqft total)
- \$14MM project led by IFF, non-profit developer under its Home First initiative
- Project also supported by LIHTC, state/local grants, and philanthropic support



- **Gerald Honda & Kia Renovations, Matteson**

- Full renovations of interior and exterior of the Gerald Honda & Kia dealerships
- Included updates to the sales, service parts and customer waiting areas
- \$8.4MM invested, 123 FTEs retained, meeting Honda & Kia brand standards



- **DOT Foods, Family Health Center, University Park**

- the largest food industry redistributor in North America, operating 13 US centers
- full University Park Dot Foods and Dot Transportation center has 530 employees
- Dot Family Health Center is 1,400 sqft and is operated by Marathon Health
- \$570,000 investment in the Dot Family Health Center in FY2025
- Approximately \$30MM in the UP Dot Foods/Transportation Center in FY2024



- **VASA Fitness, Matteson (FY2026)**

- A high-end fitness brand with over 60 locations in seven states
- \$7MM renovation of 86,498 sqft former Value City building (vacant for 15 years!)
- Will offer a full swimming pool, sauna/steam room, basketball courts & childcare



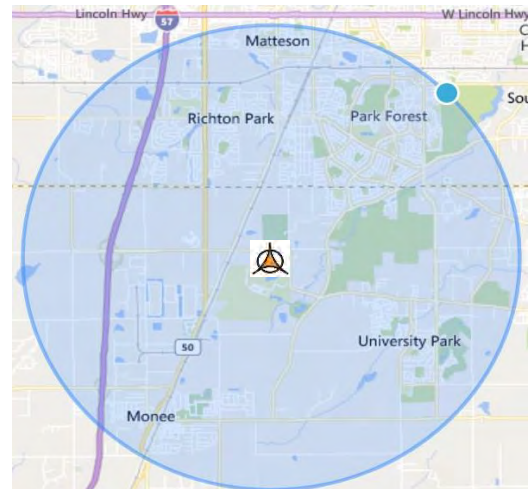
## **FY2025 Enterprise Zone Administration Activities**

- **Village of Richton Park assumed WCEZ Administration in May of 2024**
- **Zone Administration Direct Expenses**
  - Legal, Consulting, Printing
    - Village Attorney's Office, legal description review
    - Village Engineer and Surveyor, legal description review
    - Enterprise Zone Consultant, miscellaneous advice
    - WCEZ Business Cards and Holders for Building Counters
  - Training and Dues
    - Illinois Enterprise Zone Association membership
    - Staff attended both spring and fall conferences
  - Sponsorship
    - CSEDC Southland Strong Luncheon Sponsorship
- **Village Administrative Overhead**
  - Zone Application Processing and Office Hours
    - Total of eight EZ projects in FY2025, four EZ projects so far in FY2026
    - 58 sales tax exemption certificates issued in FY2025, 22 so far in FY2026
    - Economic Development Director & Coordinator Positions Serve as EZ Admin Staff
    - Zone business prioritized by EZ Admin staff, typically responding within hours
    - Regular Office Hours: 9:00am to 12:00pm, 1:00pm to 4:30pm, M-F
    - Confirmation of building permits for all Zone projects with municipality
    - Available for questions and to coordinate with municipal economic development
  - Communications and Website Systems
    - New Webpage and two new EZ Application web forms on Village website
    - New Temporary Logo created by Village marketing staff
    - New zone email address: [willcookez@richtonpark.org](mailto:willcookez@richtonpark.org)
  - Financial System
    - Integrated Invoicing and Receipting for EZ Fees
    - Online credit card payments now accepted for EZ Fees
    - New EZ Fund, to be audited annually as part of Village audit
  - GIS Mapping Services
    - GIS Support and Boundary Analysis provided by SSMMA under Village's service contract
    - New interactive GIS Map with address lookup hosted by SSMMA for all Southland EZs
  - IDOR/DCEO Zone Reporting
    - IDOR EZSTEC System Entry
    - DCEO Reporting
    - Reminders and Support to Zone Project Applicants on their reporting



## **Proposed Budget for FY2026, Projections into FY27 and FY28**

- **Similar FY2026 budget for legal, consulting, training/dues & administrative overhead**
  - o FY2027 and FY2028 projections assume 3% increase in overhead
  - o No impact on budgets, but EZ admin staff will gather project closeout information from prior applicants for IDOR EZSTEC System starting in FY2026 for state-required reporting
- **Proposed \$60,000 increase starting in FY26 for new Economic Development agreements:**
  - o CSEDC Economic Development agreement (3-year), see non-binding LOI
    - Promotion of five Zone Munis for industrial and commercial investment
    - Plan and attend at least six major employer site visits in Zone
    - Host promotional events including an annual awards event and an annual real estate pitch event featuring regional real estate professionals
    - Include Zone programs and incentives in EDC materials
    - Serve as primary point of contact to Intersect Illinois and DCEO to submit Zone sites to selection calls by these agencies
    - Specifically serving to enroll eligible Zone properties into the Intersect Illinois Vetted Sites program, directly assisting property owners & brokers
    - Seat on CSEDC for EZ Admin, annual reporting
    - Proposed sponsorship: \$30,000 FY26, \$31,500 FY27, \$33,000 FY28
  - o GovState Economic Development agreement (3-year), see non-binding LOI
    - Host & Support Zone Events and Visibility
    - Expand Community & Business Partnerships
    - Strengthen Workforce Development and Talent Pipelines
    - Provide Technical Assistance, Research & Business Engagement
    - Deliver Training, Mentoring & Business Support
    - Seat on Community Engagement Working Group for EZ Admin, annual reporting
    - Proposed sponsorship: \$30,000 FY26, \$31,500 FY27, \$33,000 FY28
- **\$7,000 requested in FY2026 for a marketing contract to focus on the brand identity of the sub-region of the South Suburbs defined by the five Zone Villages and Governors State University:**
  - o Details to be defined in partnership with Municipal Marketing and Communications staff of all 5 Villages and GovState Communities Working Group
  - o Additional \$1,000 reserved for misc EZ marketing in FY2026
  - o Marketing expenditures for FY2027 and FY2028 could be increased for implementation of regional marketing campaign
- **Healthy EZ fund balance to be maintained beyond FY2028 even if fee revenues drop**
  - o Over \$380,000 fund balance expected even if no new fees received through FY2028





**Proposed FY2025 and FY2026 Budgets for WCEZ Fund (Projections for FY2027 & 2028 included)**

	Prior FY Actuals	Current FY Budget	Projected Budget Estimates		Notes
	<b>FY2025</b>	<b>FY2026</b>	<b>FY2027</b>	<b>FY2028</b>	May 1 thru April 30
<b>REVENUES</b>					
EZ Fee Revenue	106,501	63,857	50,000	50,000	FY26 YTD Actual
Interest	1,896	1,800	1,700	1,600	
<b>TOTAL REVENUE</b>	<b>108,396</b>	<b>65,657</b>	<b>51,700</b>	<b>51,600</b>	
<b>EXPENSES</b>					
Legal	689	1,000	1,000	1,000	09-100-43-300
Other Prof Svcs	533	8,000	2,000	2,000	09-100-43-307
Training & Travel	871	1,000	1,000	1,000	09-100-43-327
Dues	200	200	200	200	09-100-43-345
Bank Fees	294	-	-	-	09-100-43-350
Sponsorships	2,000	60,000	63,000	66,000	09-100-43-376
Village Overhead	32,200	34,800	35,844	36,919	09-900-46-697
<b>TOTAL EXPENSES</b>	<b>36,787</b>	<b>105,000</b>	<b>103,044</b>	<b>107,119</b>	
FY Start Fund Balance	556,046	627,655	588,312	536,968	
<b>NET OF REV &amp; EXP</b>	<b>71,609</b>	<b>(39,343)</b>	<b>(51,344)</b>	<b>(55,519)</b>	
FY End Fund Balance	627,655	588,312	536,968	481,449	

**WCEZ Fees Generated by Project**

<b>FY2025 WCEZ Projects</b>	<b>Address</b>	<b>Municipality</b>	<b>EZ Fee Amount</b>
DOT Foods - Family Health Clinic	251 Central Ave	University Park	420
Gerald Honda Remodel	5355 Miller Circle	Matteson	12,500
SSLBDA 4343 Building Remodel	4343 Lincoln Hwy	Matteson	450
Hotel Conversion	500 Holiday Plaza	Matteson	10,000
Central Park Properties Ironclad	5543 Adams St	Matteson	4,000
Access South Cook	364 S Orchard Dr	Park Forest	21,131
Voortman Steel Addition	25715 S Ridgeland Ave	Monee	50,000
Gerald Kia Remodel	5505 Auto Ct	Matteson	8,000
<b>FY2025 Fee Total</b>			<b>106,501</b>
<b>YTD FY2026 WCEZ Projects</b>	<b>Address</b>	<b>Municipality</b>	<b>EZ Fee Amount</b>
Project Maverick (Phase I)	21500 Gateway Dr	Matteson	10,000
Project Maverick (Phase II)	21500 Gateway Dr	Matteson	40,000
VASA Fitness	4011 W Lincoln Hwy	Matteson	12,500
World Hyundai Remodel	5337 Miller Circle Dr	Matteson	1,357
<b>YTD FY2026 Fee Total</b>			<b>63,857</b>