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Romeoville Continues to See New Development

Village Board Members reviewed proposals for two separate industrial projects during the August 19th Village Board Meeting.

Hillwood Investment Properties submitted plans for four new industrial buildings on 38 acres off of S. Pinnacle Drive. This property was originally part of the Pizzuti annexation in 2001. Hillwood recently purchased the property and plans to develop it with warehouse industrial buildings in accordance with the Pizzuti annexation agreement.

The proposal includes four buildings totaling 633,000 s.f. Hillwood is proposing to build two 198,000 s.f. buildings in the rear first, reserving the two front buildings for the future, or to build to suit clients. Hillwood plans to start construction this year, once final development plans are approved.

Seefried Industrial Properties submitted plans for a new building on 17 acres in the Airport Industrial Center off of Airport Road. Seefried is proposing to combine the existing lots to assemble a larger parcel. They are also proposing to remove and vacate Midway Drive in which there are no existing businesses.

The developer presented two options for the plans. The first option is a 305,000 s.f. building that assumes Pinnacle Drive keeps its current alignment, which is the developer's preferred option. The second option provides room for Pinnacle Drive to move onto the property, reducing the building size to 283,000 s.f. Seefried is looking at a Spring 2016 construction start time.

"Romeoville's industrial development continues to be strong because of our superior location. These projects could potentially bring hundreds of new jobs to this area. In addition, they will likely generate a significant amount in tax revenue for our school district," said Mayor John Noak. "As part of our transportation plan, it has been our goal to add another north-south connector road to alleviate traffic congestion, these developments will allow us to do that with Pinnacle Drive," added Mayor Noak.

Development such as this, has allowed Romeoville to add 3,000 jobs just in the last three years.