



UPDATED: *September 10, 2015*

Projects in Italics Denote Newly Added Projects

Development Update

INDUSTRIAL

Recently Finished/Nearly Complete

- **Duke Realty** has finished construction on its 324,000 square foot warehouse building located on 18 acres at 1341 Enterprise Drive in Marquette Business Park. Midwest Air Technologies, a global manufacturing, marketing and distribution company for hardware, fencing, automotive and power equipment industries, has leased 254,000 square feet and 70,000 square feet remains available for lease.
- **Fed Ex Expansion**, Fed Ex opened a 235,000 square foot distribution center in September of 2013 at 920 W. Taylor Road in the Pinnacle Business Park. The facility has been so successful that they recently finished up a 70,000 square foot building addition that was approved as a “future expansion area” years ahead of schedule.

Under Construction

- **WBS Equities/Aryzta Expansion** - Annexation and a General Development Plan was approved by the Village Board on April 2, 2014 for the 34 acre Filotto farm on Airport Road, west of Chicago Tube and Iron. Construction of Phase I, an 188,000 square foot sister facility for Aryzta’s Great Kitchens complex in South Creek Industrial Park, is progressing and should be completed this Fall. This will bring Aryzta’s holdings to over 600,000 square feet as current employment tops 600. Annexation and zoning approval for Phase II was approved on May 6, 2015. The amended General Development Plan approves an additional 238,000 square feet of industrial space, west of the new Aryzta facility.

- **The Opus Group** at Paragon. Opus purchased the northern 22 acres of the Paragon Business Park from First American Properties. They received approval from the Village Board to amend the Paragon plan to build 3 buildings totaling 368,750 square feet of industrial space. Opus is finishing up construction on a 133,803 square foot building and a 121,236 square foot building, and they should be completed and ready for lease this Fall. They are working on build-to-suit proposals for the third building that would accommodate up to 113,690 square feet.
- **Spangler Farm (Pizzuti)**, The Pizzuti Companies has purchased the 79-acre Spangler farm on Taylor Road. The Board has approved an amendment to the annexation agreement that will allow the development of up to 1.2 million square feet of industrial space. Pizzuti recently started mass grading the site in preparation for 2016 building construction.
- **Molto Properties**, On July 1, 2015, Molto annexed 15.4 acres of land previously owned by the Elmhurst Stone Company at 1881 W. Normantown Road in Windham Lakes Southwest Business Park and received approval for the development of a 226,000 square foot warehouse building. Site construction has started for a Spring or Summer 2016 delivery.

In Planning

- **Panattoni/Airport Property**, Panattoni received Village Board approval on August 5, 2015 for a 670,000 square foot warehouse building on the east side of Southcreek Parkway on Lewis Airport property. Panattoni will lease 37.8 acres from the Joliet Regional Port District to accommodate the development. Panattoni will likely start construction in Spring 2016 once all required outside regulatory agency approvals are granted.
- **Hillwood Investment Properties** presented concept plans to the Planning and Zoning Commission on August 11, 2015 for the development of four new industrial buildings on 38.8 acres off S. Pinnacle Drive in the Pinnacle Business Park. The property was part of the original Pizzuti annexation and the proposal totals 632,950 square feet, but there is a deed restriction that limits Hillwood to no more than 200,000 square feet in a single building. Hillwood plans to start construction this year once final development plans are approved.

- **Seefried Properties** is proposing the development of a new industrial building in the Airport Industrial Center off Airport Road. Seefried is looking to combine the approved smaller one-acre lots of the business park into a 17-acre property for a building approximately 300,000 square feet. Concept plans were presented to the Planning and Zoning Commission on August 11, 2015 and Seefried is looking at a Spring 2016 construction start at this time.
- ***Panattoni/Mostyn Farm**, Panattoni Development is proposing to build a 723,200 square foot building on the 76-acre Mostyn Farm property south of Airport Road. A future building of approximately 400,000 is also shown for the property. The extension of Pinnacle Road, south of Airport Road is also part of this project. The Planning and Zoning Commission reviewed concept plans on September 8, 2015.*

RESIDENTIAL

- **Continental Properties** is under contract to acquire 18.5 acres from U.S. Bank for the development of a 292-unit “Class A” apartment community at the back end of Rose Plaza located at the northwest corner of Weber Road and Renwick Road. The final development plans were approved by the Village Board on September 2, 2015 and Continental expects to start construction this Fall.
- **Beechen and Dill** have started the Third and final phase of **Misty Ridge**. Beechen is on track to build out the final 15 houses over the next year.
- **Kennar's Greenhaven**, duplex project at Normantown and Birch was acquired by WK Building and Development in 2014 and this new team wants to construct the same product mix in its last 36 units. First Eagle Development acquired 6 lots from WK Building Development to start building out 12 duplex units while WK will build out 24 units. Both WK and First Eagle have constructed its first duplex buildings and will look to continue building out as they sell units.
- **William Ryan Homes at Stone Bluff**. William Ryan is attempting to purchase the remaining 167 lots at Stone Bluff. Plans call for them and their partner, NVR homes to offer an impressive array of models to complete the subdivision which they will likely rename to Renwick Place.

COMMERCIAL

Under Construction

- **Mistwood Clubhouse** – The old clubhouse has been torn down and permits have been issued for a new clubhouse and banquet facility that will be second to none. Construction is ongoing and the new clubhouse should be open this Fall.
- **McDonald's** broke ground in June on their new restaurant at the northeast corner of IL Route 53 and Greenwood Avenue, and is looking to be open in October.
- **Woodspring Suites** broke ground in June on its 4-story, 116-room extended-stay hotel in the Windham Lakes Business Park along I-55 and is expected to be open in April, 2016.
- **VNA Health Care** – Construction has started on the 10,340 square foot medical clinic on the 3.8-acre property located in front of Romeoville High along Route 53. Completion of the new medical clinic is expected by January, 2016.
- **Car Care Collision Center** has acquired the former Skate USA property located on Naperville Drive in the Marquette Business Park to convert the 25,000 square foot skating rink into a Car Care Collision Center and Hertz rental car facility. Car Care Collision Center is a chain auto repair shop with nearby shops in Bolingbrook, Joliet, Lockport, Plainfield and Shorewood. The Village Board approved the final development plans on August 5, 2015 and the site is now under construction with a targeted Fall completion date.
- **Reilly's Roadhouse** received Village Board approval on August 5, 2015 for a special use permit to operate a bar/restaurant at the former Leo's property at 201 E Romeo Road. The Reilly's group currently operates Fireside Grille in Beecher, IL and this will be their second facility. Property improvements will be part of this new restaurant opening including a new monument sign and parking lot landscaping, and correcting current property issues. The restaurant is scheduled to be open in time for the NFL season the second weekend in September.
- **Diocese Retail Development/Thorntons** – Commercial real estate developer Troutman and Dams is under contract to acquire 10.7 acres from the Diocese of Joliet for a retail development at the northwest corner of Route 53 and Romeo Road. Concept plans have

been submitted for a Thorntons gas station that includes a 4,400 square foot convenience store at the hard corner of Route 53 and Romeo Road.

- **Romeoville Crossings Lot 8, Heartland Dental** – Heartland Dental has submitted concept plans for a 5,600 square foot building that would include a 3,200 square foot dental office and a 2,400 square foot space available for a retail tenant. The plans were reviewed by the Planning and Zoning Commission on September 8, 2015.
- **Metal Monkey Brewing** is scheduled to receive Village Board approval on September 16, 2015 for a microbrewery located at 515 Anderson, just east of Route 53. The 3,100 square foot space located in a multi-tenant building will include on-site brewing and tasting room open to the public. Metal Monkey anticipates opening up sometime this Fall.
- **Diesel Fueling Station at Corner of Route 53 and Joliet Rd** – LDD Truck Stop is proposing a diesel fueling station and 7,000 square foot convenience store. The station will accommodate fueling stations and parking areas for both trucks and cars. Concept plans were reviewed by the Planning and Zoning Commission on September 8, 2015.

In Planning

- **Burger King Route 53 Remodel** - Burger King received approval on August 5, 2015 to remodel the restaurant originally constructed in 1976 and last remodeled in the 1980's. The improvements include a new façade, new curb and gutter, new signage, additional landscaping and new decorative site lighting. The renovations should start sometime this Fall.
- **Presence Health** has submitted plans for the development of a 30,950 square foot senior health facility with urgent care located on a 2.7 acre outlot, immediately north of Firestone and in front of Sam's Club at Romeoville Crossings. Revised concept plans were reviewed by the Planning and Zoning Commission July 28, 2015 and the Village Board on August 5. Final development plans are under review at this time and construction is expected to start this Fall.
- **BG Investments** has finalized plans for a 10,000 square restaurant and retail building that will be home to Fat Ricky's Restaurant and Franconi's Grocery Store at the southwest corner of IL Route 53 and Phelps Avenue in front of the new Romeoville



Athletic and Events Center in Uptown Square. Final development plans were approved by the Village Board on September 2, 2015. Construction is scheduled to start this month.

- **HB Uptown** has finalized plans for a 9,000 square foot retail center at the northwest corner of IL Route 53 and Alexander Circle in front of the new Romeoville Athletic and Events Center in Uptown Square. The developer is in the process of preparing development plans. The public hearing on the final development plans were held by the Planning and Zoning Commission on August 25, 2015.
- **A-1 Storage** remodel at 1149 S. Frontage Road. Pearl Street Commercial is under contract to purchase the storage facility from First Merit Bank. Pearl Street is proposing to amend the existing PUD to allow for property improvements including exterior renovations to the office building and new signage. The PUD amendment is scheduled for a public hearing with the Planning and Zoning Commission on August 25, 2015.



TRANSPORTATION

- The phase I study of Weber Road and I-55 is complete. A ground breaking was held in October on the Phase II work. Phase II will last approximately 18 months.
- The Metra station project is proceeding. Construction is likely to begin in 2016.