

UPDATED: *January 19, 2016*

Projects in Italics Denote Newly Added Projects

Development Update

INDUSTRIAL

Recently Finished/Nearly Complete

- **Aryzta Expansion** – Construction of an 188,000 square foot sister facility for Aryzta's Great Kitchens complex in South Creek Industrial Park, is complete. This will bring Aryzta's holdings to over 600,000 square feet as current employment tops 600.

Under Construction

- **The Opus Group** at Paragon. Opus is finishing up its Paragon Business Park development. Construction is complete on two speculative buildings, 133,803 square feet and 121,236 square feet, respectively. They are actively pursuing tenants and anticipate starting to secure tenants in the first quarter, 2016. They also anticipate starting construction on its third and final building this year 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 a plan 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**, 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. The site is under construction and the building should be ready for a 2016 first quarter occupancy.
- **Hillwood Investment Properties** is moving forward with 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 has started mass grading the site and has submitted plans for the first two buildings in the rear of the site, 199,924 square feet each in size.

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.
- **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 of approximately 300,000 square feet. Seefried is looking at a Spring 2016 construction start at this time.
- **Panattoni/Mostyn Farm**, Panattoni Development is scheduled for Village Board approval on January 20, 2016 on its proposal 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 square feet is also shown for the property. The extension of Pinnacle Road, south of Airport Road is also part of this project.

RESIDENTIAL

- **Continental Properties** has acquired 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. Site construction is underway and they are now constructing the clubhouse and first apartment buildings. The community is currently scheduled to open in March, 2016.
- **Beechen and Dill** is in the final phase of the **Misty Ridge** subdivision. There are six lots left in the development.
- **Kennar's Greenhaven** – WK Building and First Eagle Development is building out the final 32 units (16 buildings) of the duplex project at Normantown and Birch. Both WK

and First Eagle have recently received permits to construct two additional duplex buildings starting this Fall and Winter.

- **William Ryan Homes at Stone Bluff.** William Ryan closed on December 3, 2015 with Sharp Homes on the remaining 167 lots at Stone Bluff. William Ryan Homes will soon start construction on a model home or two.

COMMERCIAL

Recently Finished/Nearly Complete

- **Mistwood Clubhouse/McWethy's Tavern and Great Hall at Mistwood** – The recently completed state-of-the art clubhouse complete with a banquet facility and restaurant and bar is now open to the public.
- **McDonald's** opened their new restaurant at the northeast corner of IL Route 53 and Greenwood Avenue in October.
- **Car Care Collision Center** – The former Skate USA property located on Naperville Drive in the Marquette Business Park was converted into a Car Care Collision Center and Hertz rental car facility. The facility opened for business in October.
- **Burger King Route 53 Remodel** – Burger King has completed most of its renovations and is now back open. The improvements include façade enhancements, new curb and gutter, new signage, additional landscaping and new decorative site lighting.
- **Metal Monkey Brewing** is building out its 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. A grand opening is scheduled for January 30, 2016.

Under Construction

- **Woodspring Suites** – Construction continues on the 4-story, 116-room extended-stay hotel in the Windham Lakes Business Park along I-55. The hotel is expected to be open in April, 2016.

- **VNA Health Care** – Construction is progressing on the 10,340 square foot medical clinic on the 3.8-acre property located in front of Romeoville High along Route 53. The ribbon cutting for the new medical clinic occurred on Friday, January 15, 2016.
- **Joliet Junior College**, on September 8, 2015, broke ground on a 49,000 square foot expansion to the Romeoville campus. The two-story, state-of-the-art facility will include a bookstore, cafeteria, classrooms, campus police space, laboratories and faculty offices. The expansion also includes additional parking and is slated for completion in 2017.
- **Presence Health** has started construction on the 28,000 square foot Presence Senior Health Pavilion and Family Immediate Care Center. The medical facility is located on a 2.7 acre outlot, immediately north of Firestone and in front of Sam’s Club at Romeoville Crossings. The facility is scheduled to open in August, 2016.
- **BG Investments/Fat Ricky’s** – Construction has started on the 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.

In Planning

- **Blain’s Farm and Fleet**, headquartered out of Janesville, WI, has closed on 29 acres located at the southeast corner of Weber Road and Airport Road. Blain’s is proposing a 122,000 square foot store and 7 retail outlots. Annexation and development approval was granted by the Village Board on January 6, 2016. Blain’s anticipates starting construction in March with a grand opening sometime this Fall.
- **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. Development plans have been submitted for a Thorntons gas station that includes a 4,400 square foot convenience store at the hard corner and an express car wash on the lot immediately north of Thorntons. The development will support approximately 30,000 square feet of retail space.

- **Romeoville Crossings Lot 8, Heartland Dental** – Heartland Dental has submitted final development 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. Final plans should be approved this Winter for a Spring construction start.
- **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, and development plans are currently under review.
- **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. Final development plans were approved by the Village Board on October 5.

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.