

UPDATED: *December 3, 2018*

Development Update

INDUSTRIAL

Recently Finished/Nearly Complete

- **Romeoville Commerce Center/Hillwood** – The first two buildings, 199,924 square feet each in size, have been completed for the development located at 200 S Pinnacle Drive. DS Smith Plastics has leased 61,495 square feet in Building 2 and Sealed Air has leased 106,876 square feet in Building 1. An additional two buildings consisting of 150,020 square feet and 85,135 are also approved for the development and are being marketed.
- **Prologis Park, Airport Road** – Prologis recently acquired the completed 787,499 square foot building at 1101 W. Airport Road. This building along with the extension of Pinnacle Road, south of Airport Road, was developed by Panattoni in 2016. Panattoni also recently completed a 407,385 square foot building on the site that will be transferred to Prologis.
- **Pizzuti Companies** completed the construction of its 416,054 square foot building on a 22-acre site in Pinnacle Business Park at 50 Southcreek Parkway. RJW recently signed a lease to take the entire building for it logistics and warehouse operations, which, at this time, is the largest new lease in the I-55 corridor this year.
- **5 Greenwood/Prologis** – DCT constructed a 140,109 square foot speculative warehouse/industrial building located at 5 Greenwood Avenue. Prologis recently acquired the building. US Pack Logistics is leasing 79,504 square feet and 60,605 square feet of space remains for lease.
- **Panattoni Development, Southcreek Drive** – Panattoni has completed the construction of a 670,000 square foot warehouse building at 175 Southcreek Parkway.

Under Construction or Approved

- **Pizzuti Companies** – Pizzuti received approval to develop the 79-acre Spangler farm on Taylor Road with up to 1.3 million square feet of industrial space as an extension to the Pinnacle Business Center. Pizzuti has completed its mass grading of the site in preparation for building construction.
- **Gateway Business Park, IL Route 53 and Joliet Rd** – Abbot Land and Investment Corporation has completed the site work and intersection improvements for the new business park located on the south side of the intersection of IL Route 53 and Joliet Road. Gateway includes the following new developments: a 351,871 square foot industrial building by IDI; a Thorntons commercial fueling station that includes a 5,500 square foot convenience store, 20 gas pumps and 16 diesel pumps on 10 acres; the Romeoville Gateway truck wash on 2.5 acres; and Vynera Transportation on the lower area. Construction for the approved developments are scheduled to start next Spring.
- **Interchange 55 Logistics Park by CT Realty** is a two-building industrial development located on 107 acres on the south side of Bluff Road, just east of Joliet Road and the Bluff Point Business Park. The first building, consisting of 657,000 square feet, was completed this Fall and the second building, consisting of 684,000 square feet, should be completed next Spring.
- **B&W Truck Facility** – Construction continues on B&W's 8,600 square foot truck repair and testing facility. The site is located at 667 Parkwood Avenue in the Romeoville Industrial Park located east of Route 53. Construction should be completed next year.
- **Airport Logistics Center/Duke Realty**– Duke started construction on a 543,780 square foot building in the Fall on its development on Renwick Road. The 77-acre site located on the north side of Renwick Road, south of Lewis University Airport, is expandable up to 1,300,000 square feet.
- **Interland Transportation** – Construction has recently started on the 28,500 square foot building located at 1315 Lakeside Drive in the Marquette Business Park. The building includes 4,500 square feet of office space and warehouse, and truck space. Construction should be completed next Spring.

In Planning

- **Viga Design** - Final development plans have been approved for a 25,600 square foot building in the Airport Industrial Center. Viga is a designer and installer of custom graphics for cars and trucks, and also does custom print jobs. Viga will manufacture and install graphics at this location. Construction should start in the Spring.
- **LDD Business Park** – LDD has submitted final development plans for a 23,907 square foot multi-tenant light industrial building at 1450 N. Independence Drive near the Marquette Business Park. The development is expected to be approved this Winter with construction starting in the Spring.
- **Ramco Transportation** – *Ramco has submitted concept plans for the redevelopment of the old 84 Lumber site near the intersection of Route 53 and Joliet Road for its trucking operations. The redevelopment includes the renovation of the existing building and extensive site improvements. Final development plans are expected to be approved this Winter with construction starting in the Spring.*

RESIDENTIAL

- **Greenhaven** – WK Building and First Eagle Development are building out the final units of the 80-unit duplex home development at Normantown and Birch. This subdivision is scheduled to be completed next year.
- **Renwick Place by D.R. Horton and Olthof Homes.** D.R. Horton recently acquired the remaining lots at Renwick Place from William Ryan Homes. D.R. Horton will build out the remaining 71 lots. Olthof Homes acquired 30 lots in 2016 and is in the process of building out its remaining lots.
- **Village Place Apartments by Edward Rose & Sons and S.R. Jacobson.** Edward Rose & Sons and S.R. Jacobson is constructing its 216-unit, “Class A”, apartment community on 12.8 acres on the south side of Normantown Road. Building construction will continue over the Winter with its first occupancy scheduled for next Spring.
- **Highpoint Town Square.** Construction is progressing on the final phase of the Highpoint community, 72 apartment units on 2.2 acres. There are two different models being proposed: a 3-story, 6-unit building; and a 3-story, live-work (mixed-use) building with flexible commercial space on the ground level. The first building should be ready for occupancy in January.

COMMERCIAL

Recently Finished/Nearly Complete

- **Romeoville Toyota** –The new Thomas Toyota dealership opened its doors for business on August 27. Romeoville Toyota is located at the southwest corner of Weber Road and Grand Haven Circle in Rose Plaza. The dealership includes a 46,000 square foot state-of-the-art building with a showroom, sales area, service areas and office space.
- **Murphy USA** at Farm and Fleet – Murphy USA opened its gas station this Summer at the southeast corner of Weber Road and the Blain’s/Walmart Access Road. The station has 8 pumps and a 1,400 square foot convenience store.
- **Checker’s** – Checker’s opened its restaurant Labor Day weekend at the northeast corner of Route 53 and Phelps Avenue.
- **Lewis University Student Center** – Lewis University opened its new state-of-the-art Student Center in September. The 26,000 square foot Student Center includes a new dining hall, convenience store and café, offices, gaming area and gathering space.
- **Offices of Windham Lakes, Phase 3** – Lakeview Realty Investors has just finished up construction on its new 40,000 square foot, single story office building at 1250 Windham Parkway.

Under Construction or Approved

- **Holiday Inn Express** – Construction is progressing on the 4 story, 96-room, Holiday Inn Express on Lot 2 of the Normantown Square commercial development. The site is located immediately south of Bowlero and east of Crème De La Crème Preschool. The hotel should be open for business by the first quarter of 2020.
- **Dog Haus** – Dog Haus, a gourmet sausage and hamburger restaurant, has been approved for the northwest corner of Weber Road and Renwick Road at Rose Plaza. Construction is scheduled to start next Spring.
- **Joe’s Beverage Warehouse** – Construction has started on the 11,920 square foot liquor store and 2,600 square feet of additional retail space for lease. The site is located on Lot 5 of the Troutman and Dams development located at the northwest corner of Route 53 and Romeo Road (immediately north of the Romeoville Express Car Wash). Construction is expected to be completed next Spring.

In Planning

- **U-Haul** has submitted concept plans for a 3-story, 72,174 square foot, self-storage facility on the vacant 3.3-acre site located at the northeast corner of Weber Road and Gaskin Drive. The property is currently located in unincorporated Will County and will need to be annexed and zoned, as part of the development process. Final development plans should be approved this Winter with construction starting next Spring.

TRANSPORTATION

- **I-55 & Weber Road Interchange.** The \$130 million dollar reconstruction of the interchange project is proceeding with utility relocation. Major work is slated to start in early 2019.
- **Romeoville Metra Station.** The new Metra station at New Avenue along the Heritage Corridor opened on February 5, 2018. The Village is constructing the Phase II parking expansion that adds 160 parking spaces.