

UPDATED: *April 18, 2019*

## Development Update

### INDUSTRIAL

#### *Recently Finished/Nearly Complete*

- **Prologis Park, Airport Road** –Panattoni recently completed a 407,385 square foot building on the site that is being transferred to Prologis, as part of the Prologis takeover of the Panattoni development.
- **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, is near completion and should be ready for occupancy this Spring.
- **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 this Spring and Summer.
- **Interland Transportation** – Construction is nearly complete 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. The building should be ready for occupancy this Spring.

*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.
- **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 in 2019.
- **Airport Logistics Center/Duke Realty**– Duke started construction on a 543,780 square foot building last 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. Construction is expected to be completed this Summer.
- **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 is expected to start this Spring.
- **LDD Business Park** – LDD received approval of final development plans for a 23,907 square foot multi-tenant light industrial building at 1450 N. Independence Drive near the Marquette Business Park. Construction is expected to start this Spring.
- **Ramco Transportation** – Ramco received approval 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. Site construction is expected to start this Summer.

## 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 this Summer.
- **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 to be phased this year with its first occupancy scheduled for this Summer.
- **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. Residents have started to occupy the first building and phased occupancy will continue this year.

## COMMERCIAL

### *Recently Finished/Nearly Complete*

- **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 towards the end of this year.
- **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 this Spring.

- **Joe's Beverage Warehouse** – Construction is progressing 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 this Summer.

*In Planning*

- **U-Haul** has submitted final development 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 approval is scheduled for May and construction is scheduled to start this Summer.
- **Jiffy Lube** is proposed for the remaining outlot located between Goodwill and Aldi in the Creekside Shopping Center at the northwest corner of Weber Road and Airport Road. This new oil change facility represents Jiffy Lube's new prototype that includes an upgraded design.
- **American Family Care (AFC)** is proposed for one of the two remaining lots at Rose Plaza, immediately south of McDonald's, at the northwest corner of Weber Road and Renwick Road. AFC is a national urgent care clinic with more than 200 facilities across 26 states.
- **McDonald's at 675 N. Weber Remodel** – Plans have been approved for the restaurant remodel that includes an updated building façade and interior renovations. Construction is scheduled to start this Spring.
- **Romeoville High School Ball Field Complex** – The Valley View School District has submitted plans for a proposed new ball field complex at Romeoville High School. Demolition work has started and major construction will start as the school year ends.



## **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 2019.
- **Romeoville Metra Station.** The new Metra station at New Avenue along the Heritage Corridor opened on February 5, 2018. The Village is completing the Phase II parking expansion that provides an additional 160 parking spaces.