

UPDATED: *August 24, 2020*

Development Update

INDUSTRIAL

Recently Finished/Nearly Complete

- **Prologis Park, Airport Road** – Panattoni recently completed a 407,385 square foot building on the site that has been 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 and the second building, consisting of 684,000 square feet, were both recently completed. Geodis recently leased and is operating out of 400,000 square feet in Building 2.
- **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, scheduled for a 2020 start; a Thorntons commercial fueling station that opened for business in late October, 2019; the Lola's Truck Wash that opened in July, 2020; and Vynera Transportation on the lower area that should be completed and finalized by the end of Summer.

Under Construction or Approved

- **Crate and Barrel** – Construction is progressing on a new 646,380 square foot built-to-suit building being developed by Pizzuti Companies that will be home to a new Crate and Barrel fulfillment facility. The building, which will also contain 15,000 square feet of office space and can be expanded in the future to 815,000 square feet. This initial phase of the project represents a nearly \$75 million investment in Romeoville and could increase with future expansion. The 80-acre property is located along Taylor Road in the 900-acre Pinnacle Business Center. The building is expected to be delivered in this Fall

and operational in March of 2021. Crate and Barrel will have 175-200 employees with up to 400 seasonal employees.

- **Airport Logistics Center/Duke Realty**– Duke has finished its first building that consists of 543,780 square feet and has a lease with RJW to occupy the entire building. RJW is currently building out its space. 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. Duke continues site work in anticipation of its second building.
- **Viga Design** – Construction continues on 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. The building is scheduled to be completed this Fall.
- **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 (IL Route 53) near the Marquette Business Park. LDD also received approval of a second 14,800 square foot building located on the triangle parcel at the corner of IL Route 53 and Joliet Road. Construction on both projects should this Fall.
- **LDD Transportation** – LDD started construction this month on the redevelopment of the old 84 Lumber site near the intersection of Route 53 and Joliet Road. The redevelopment includes the renovation of the existing building and extensive site improvements for LDD Transportation.

In Planning

- **Panattoni Airport South Pinnacle Site** – Panattoni has submitted preliminary development plans for an industrial development that would accommodate up to 1.27 million square feet on 69 acres. The site is located on the Lewis Airport, east of South Pinnacle Drive.
- **Boyer-Rosene at 717 Parkwood** – Boyer-Rosene Moving and Storage is proposing a phased development that would include a 52,884 square foot office/warehouse multi-tenant building in phase one and an area for building expansion in phase two. Concept plans were reviewed by the Planning and Zoning Commission and Village Board this month. Boyer-Rosene is currently looking at a Spring of 2021 construction start.



- **Able Masonry** – Able Masonry is proposing to develop an additional 4,965 square foot building on the site at 645 Parkwood Avenue.

RESIDENTIAL

- **Renwick Place by D.R. Horton and Olthof Homes.** D.R. Horton and Olthof Homes continue building out the remaining lots. At this time, about 20 lots remain in the 197-lot subdivision.
- **Village Place Apartments** – Edward Rose & Sons is constructing its 216-unit, Class A, apartment community on 12.8 acres located on the south side of Normantown Road, just east of Weber Road. Building construction will continue to be phased into next year with its first occupancy scheduled for this Fall.
- **Seasons of Romeoville by Fiduciary Real Estate Development (FRED).** FRED broke ground this month on its 240 Class A Apartment project on the property located south of Farm and Fleet on Weber Road.

COMMERCIAL

Recently Finished/Nearly Complete

- **Holiday Inn Express** – Holiday Inn Express recently opened for business on the 4 story, 96-room hotel on Lot 2 of the Normantown Square commercial development that includes Bowlero and American Sale.
- **Advance Care Medical** recently finished construction on its urgent care clinic at Rose Plaza, located immediately south of McDonald's, at the northwest corner of Weber Road and Renwick Road, and should be open for business soon.

Under Construction or Approved

- **Jiffy Lube** – Construction is progressing on its new oil change facility 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. Jiffy Lube should be open this Fall.
- **U-Haul** received final development plan approval 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. Building plans are being reviewed and construction is scheduled to start this Fall.

In Planning

- **Popeye's at Blain's Far and Fleet** – A new Popeye's restaurant is being proposed for Lot 3 of the Blain's Farm and Fleet Development located at the southeast corner of Weber Road and Airport Road. They are looking to start construction this Fall once final development plans are approved.
- **Romeoville Crossings Outlot 9** – A 5,369 square foot retail building is being proposed on Outlot 9 of Romeoville Crossings, which is the lot on the southwest corner of Weber Road and the Walmart access road. Arby's is being proposed to anchor the building with a drive-through and Wingstop is the other tenant currently slated for the building.
- **The Ovation Center** - The Senior Services of Will County is scheduled to close this month on the former Target building located at the northeast corner of Weber Road and Airport Road in the Shops of Romeoville shopping center. The 127,306 square foot former Target store will be renovated to include offices, programing area, space for on-site retail and services and an event center.

UPTOWN SQUARE

- **Romeoville Athletic and Event Center Expansion and Aquatic Center.** The existing Athletic and Event Center is proposed to be expanded to the south for additional court space. A new Aquatic Center is being proposed on property located behind the current Athletic and Event Center between Townhall and Dalhart. Construction should start this Fall.

TRANSPORTATION

- **I-55 & Weber Road Interchange.** The \$130 million dollar reconstruction of the interchange project is underway and is slated to be completed in 2021.
- **Romeoville Metra Station.** The new Metra station at New Avenue along the Heritage Corridor opened on February 5, 2018. The Village has recently completed the Phase II parking expansion that provides an additional 160 parking spaces.