

UPDATED: *December 3, 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 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. A 400,000 square foot tenant build out for Building 2 is currently under review.
- **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, currently in building permit review for a Spring 2020 start; a Thorntons commercial fueling station that opened for business in late October; the Romeoville Gateway truck wash, currently under construction and expected to be open next Spring; and Vynera Transportation on the lower area that should finish up construction this Winter.

#### *Under Construction or Approved*

- **Crate and Barrel** – A groundbreaking was held on October 1 for 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

September of 2020 and operational in March of 2021. Crate and Barrel will have 175-200 employees with up to 400 seasonal employees.

- **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 2020.
- **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.
- **Viga Design** – Construction started this Summer 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 should be operational by next 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 (IL Route 53) near the Marquette Business Park. LDD also has a second site in planning for a 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 start next 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 next Spring.

**RESIDENTIAL**

- **Greenhaven** – WK Building is building out the final building of the 80-unit duplex home development at Normantown and Birch. Once this last building is finished, the subdivision will be complete.
- **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 50 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 the first quarter of 2020.
- **Highpoint Town Square.** Construction of the Highpoint community, 72 apartment units on 2.2 acres, was recently completed and is now being rented out and occupied. There are two different models available: a 3-story, 6-unit building; and a 3-story, live-work (mixed-use) building with flexible commercial space on the ground level.
- **Seasons of Romeoville by Fiduciary Real Estate Development (FRED).** FRED is proposing a total of 240 Class Apartments on the property located south of Farm and Fleet on Weber Road. The proposed site will be 27 acres and includes 3 outlots that are part of Farm and Fleet development. The concept plans are scheduled for review with the Planning and Zoning Commission and Village Board this month and final development plans will be reviewed this Winter.

## 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. Polyone Distribution recently leased 26,341 square feet and is building out its space.
- **Joe's Beverage Warehouse** – Joe's opened for business in July on the 11,920 square foot liquor store located at the northwest corner of IL Route 53 and Romeo Road. An additional 2,600 square feet of additional retail space has been leased for a video gaming café and tobacco store. Permits for these tenant build-outs are currently under final review and construction should start this month.
- **McDonald's at 675 N. Weber Remodel** – The restaurant remodel that includes an updated building façade and interior renovations were completed in August.
- **Thorntons**– The Thorntons commercial fueling station located at IL Route 53 and Joliet Road that includes a 5,500 square foot convenience store, 20 gas pumps and 16 diesel pumps on 10 acres, opened for business in late October
- **Holiday Inn Express** – Holiday Inn Express opened for business in November on the 4 story, 96-room hotel on Lot 2 of the Normantown Square commercial development that includes Bowlero and American Sale.

### *Under Construction or Approved*

- **Advance Care Medical** started 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. Construction is expected to be completed in the Spring 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.
- **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 next Spring.

- **Jiffy Lube** has been approved 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. Construction should start next Spring.

#### *Concept Plan*

- **Downtown Apartments and Athletic Center Expansion** - The Pal Group, Inc., is proposing a partnership with the Village and has developed a development plan for residential apartments and an expansion to the Edward Hospital Athletic and Event Center. The residential component consists of a total of 102 apartment units in a 4-story building with a basement that will be located on vacant property located south of Normantown Road, east of Dalhart Avenue and west of Town Hall Drive. The Athletic Center Expansion will be adding on 53,000 square feet to the existing 76,000 square foot building to include additional court space, lap pool and fitness center.

#### **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 is completing the Phase II parking expansion that provides an additional 160 parking spaces.