

UPDATED: *April 11, 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. Aryzta is now in the process of building out its conveyor and racking systems. This will bring Aryzta's holdings to over 600,000 square feet as current employment tops 600.
- **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 recently finished construction on a 226,000 square foot speculative warehouse building.
- **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 also anticipate starting construction on its third and final building this year that would accommodate up to 113,690 square feet.

Under Construction

- **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 is mass grading the site in preparation for 2016 building construction.
- **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 building

permits have been approved for the first two buildings in the rear of the site, 199,924 square feet each in size. The pre-cast concrete walls should be arriving this May.

- **Panattoni/Mostyn Farm**, Panattoni Development has approval 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 approved for the property. The extension of Pinnacle Road, south of Airport Road is also part of this project. Mass grading started in early April and walls should be delivered this Summer.

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 is looking to start construction in 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 to accommodate a 282,886 square foot building. This project also allows S. Pinnacle Drove to be extended to Airport Road. The project is schedule for development approval in May with a late Spring or early Summer construction start.
- **Worldwide Material Handling**, *a leading manufacturer of industrial pallet rack accessories for warehouses, located at 32 Forestwood Drive, has submitted plans for a 50,000 square foot building addition and site improvements. Plans should be approved this Spring with construction starting in late Spring or early Summer.*

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 on May 1, 2016.

- **Beechen and Dill** is in the final phase of the **Misty Ridge** subdivision. Building permits were issued on the remaining six lots left in the development. The subdivision should be completely built-out this Summer.
- **Kennar's Greenhaven** – WK Building and First Eagle Development is building out the final units of the duplex project at Normantown and Birch. Both WK and First Eagle have recently received permits to construct three additional buildings this Spring and Summer. A total 12 lots (24 units) now remain for build-out in the subdivision.
- **William Ryan Homes at Stone Bluff.** William Ryan closed on December 3, 2015 with Sharp Homes on the remaining 167 lots at Stone Bluff. The grand opening for the subdivision was held in March and the subdivision is now open for sales. William Ryan Homes has started construction on the model home and build-out of the subdivision will start this Spring.

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.
- **Burger King Route 53 Remodel** – Burger King has completed renovations to its site on Route 53. The improvements include façade enhancements, new curb and gutter, new signage, additional landscaping and new decorative site lighting.
- **Metal Monkey Brewing** opened its microbrewery located at 515 Anderson, just east of Route 53 in January. The 3,100 square foot space located in a multi-tenant building includes on-site brewing and tasting room open to the public.
- **Woodspring Suites** – Construction is complete on the 4-story, 116-room extended-stay hotel in the Windham Lakes Business Park along I-55. The hotel opened for business in March.
- **VNA Health Care** – Construction is complete on the 10,340 square foot medical clinic on the 3.8-acre property located in front of Romeoville High School along Route 53. The new medical clinic opened this past January.

Under Construction

- **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.
- **Fat Ricky's/Franconi's** – Construction is underway 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. The project is expected to be completed this Fall.
- **Uptown Square Retail** – Site work has started on a 9,400 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 finalizing agreements with BMO Harris Bank to anchor the building. The building is expected to be completed this Fall.
- **Blain's Farm and Fleet**, Blain's has started site work on its development of a 122,000 square foot Blain's Farm and Fleet store and 7 retail outlots on 29 acres located at the southeast corner of Weber Road and Airport Road. Blain's Farm and Fleet expects to open its store this Fall.

In Planning

- **Romeoville Toyota** – Thomas Toyota presented concept plans for a new Toyota dealership located at the southwest corner of Weber Road and Grand Haven Circle in Rose Plaza. The dealership will include a 46,000 square foot state-of-the-art building with a showroom, sales area, service areas and office space. Construction is expected to start this Fall.

- **Diocese Retail Development/Thorntons and Express Car Wash** – 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 are under review 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 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 Spring.
- **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.

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.