

UPDATED: *October 26, 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 now complete and occupied. This will bring Aryzta’s holdings to over 600,000 square feet as current employment tops 600. In addition, the Pinnacle Drive extension, south of Airport Road and west of Aryzta is now open.
- **The Opus Group** at Paragon. Opus received approval to construct 3 industrial buildings in 2015. Construction was completed on two speculative buildings in early 2016. VPET USA, a plastic injection molding company, has purchased the 133,803 square foot building from Opus and is building out the space. First Industrial has purchased the 121,236 square foot building and is seeking a tenant. The third building, which has not been constructed, is being marketed by Opus. The third building site is approved for 113,690 square feet.

#### *Under Construction*

- **Pizzuti/Spangler Farm** – The Pizzuti Companies received approval to develop the 79-acre Spangler farm on Taylor Road with up to 1.2 million square feet of industrial space. Pizzuti has completed its mass grading of the site in preparation for 2017 building construction.
- **Hillwood Investment Properties** has started construction on its industrial development on 38.8 acres off S. Pinnacle Drive in the Pinnacle Business Park. The property was part of the original Pizzuti annexation and the Hillwood development 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 construction on the first two buildings in the rear of the site, 199,924 square feet each in size. Construction should be complete on

the first two buildings this Fall. An additional two buildings consisting of 150,020 square feet and 85,135 square feet are also approved and being marketed.

- **Panattoni/Mostyn Farm**, Construction is nearly complete on a 723,200 square foot building on the 76-acre Mostyn Farm property south of Airport Road. The extension of Pinnacle Road, south of Airport Road is also part of this project. Plans for a second building consisting of 400,000 square feet are currently under review and should be ready for a Spring start.
- **Worldwide Material Handling**, a leading manufacturer of industrial pallet rack accessories for warehouses, located at 32 Forestwood Drive, has started construction on its 50,000 square foot building addition and site improvements. The project should be completed this Fall.
- **Seefried Properties** has received approval for the development of a new industrial building in the Airport Industrial Center off Airport Road. Seefried has combined the approved smaller one-acre lots of the business park into a 17-acre property for a 282,886 square foot building. This project also allows S. Pinnacle Drive to be extended to Airport Road. Site work has started for the project and construction should extend into the Winter and should be ready for occupancy next Spring.
- **Pizzuti Companies** is progressing on the construction of its final building in the original Pinnacle Business Park located at the southwest intersection of Taylor Road and Southcreek Parkway. The building known as Pinnacle 22 consists of a 416,054 square foot warehouse/speculative industrial building. Construction should be completed this Fall.

#### *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 once all required outside regulatory agency approvals are granted.
- **DCT** has received approval to demolish the vacant National Fiberglass building at 5 Greenwood, just east of Route 53, and redevelop the site with a new 140,000 square foot speculative warehouse/industrial building. Site construction should start next Spring.

- **Venture One** has acquired vacant land north of Kehe Foods on Schmidt Road and received approval for a 271,701 square foot speculative warehouse/industrial building. Construction has started and should extend into the Winter and be ready for a Spring occupancy.
- **Duke Realty** received approval to consolidate 4 remaining lots in the Paragon Business Park, south of Paragon Drive, in order to build a single industrial building consisting of 150,000 square feet. Construction has started and the building should be ready for a Winter or Spring delivery.
- **B&W Truck Facility**, a truck repair and testing facility, is proposing to redevelop the vacant site located at 667 Parkwood Avenue in the Romeoville Industrial Park located east of Route 53 with an 8,600 square foot truck repair facility. Concept plans were reviewed by the Planning and Zoning Commission on September 13, 2016 and will be reviewed by the Village Board on September 21, 2016. Final development plans should be submitted this Fall for a Winter approval and a Spring construction start.
- **CN Group** is purchasing the vacant property at 525 Anderson in the Romeoville Commercial Park, located just east of Route 53. The CN Group is proposing a 33,000 square foot speculative warehouse/industrial building. Final development plans should be submitted this Fall.

## 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 rapidly progressing. The clubhouse is now open with its leasing center and residents have started to occupy the finished buildings. All of the building permits have now been issued and the project will be completed by the end of 2017.
- **Beechen and Dill** is in the final phase of the **Misty Ridge** subdivision. The last two homes are being completed. The subdivision will be completely built-out this Fall.
- **Kenar'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 four additional buildings this Summer. A total 11 lots (22 units) now remain for build-out in the subdivision.

- **Renwick Place by William Ryan Homes.** 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 completed construction on the model home has started the build-out of the subdivision. William Ryan Homes anticipates completing approximately 30 homes by the end of the year.
- **Highpoint Town Square.** The developer, HPTS, LLC, is proposing a total of 9 apartment buildings on a vacant parcel in the Highpoint Apartment community. The proposal includes a total of 72 units on 2.2 acres of land. 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. Plans should be reviewed by the Planning and Zoning Commission and Village Board sometime this Fall or Winter.
- **“Class A” Apartments by Edward Rose & Sons and S.R. Jacobson.** Edward Rose & Sons and S.R. Jacobson are proposing the development of a 216-unit, “Class A”, apartment community on 12.8 acres on south side of Normantown Road, just east of Brunswick Lane. Annexation, Zoning and a General Development Plan is scheduled for a public hearing on November 8, 2016 with the Planning and Zoning Commission and will be in front of the Village Board on November 16, 2016 for final action. The developer expects to start construction in the Spring.

## COMMERCIAL

### *Recently Finished/Nearly Complete*

- **Presence Health** recently finished construction on the 28,000 square foot Presence Senior Health Pavilion and Family Immediate Care Center. The facility opened its doors to the public in mid-October. Presence Health is located on a 2.7 acre outlot, immediately north of Firestone and in front of Sam's Club at Romeoville Crossings.
- **Blain's Farm and Fleet**, Blain's recently completed the construction of a 122,000 square foot Blain's Farm and Fleet store. The store opened its doors and held a grand opening in October. Blain's Farm and Fleet will anchor this new 29-acre retail development located at the southeast corner of Weber Road and Airport Road. The development also includes 7 retail outlots ready for development.

### *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.
- **Fat Ricky's/Franconi's** – Construction is nearing completion 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** – Construction is almost complete 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. BMO Harris Bank has agreed to anchor the building and is currently building out its space. A dental office has also signed a lease and started its build-out. The building is expected to be completed this Fall.
- **Valley View School District Administrative Center on Normantown Road** – Plans were recently approved for the conversion of the vacant strip commercial building located at 801 Normantown Road into the Valley View School District Administrative Center. The plans include the development of a 38-stall parking lot on a vacant lot

located across the street at the southwest corner of Normantown Road and Michigan Drive. Construction has immediately started on the improvements and the office renovations should be completed this Winter.

- **Troutman and Dams Retail Development/Thorntons and Romeoville Express Car Wash** – Site construction is progressing on the Troutman and Dams 10.7-acre retail development at the northwest corner of Route 53 and Romeo Road. Development plans have been approved for a Thorntons gas station that includes a 4,400 square foot convenience store at the hard corner and the Romeoville Express Car Wash on the lot immediately north of Thorntons. The development will support approximately 30,000 square feet of total retail space.

#### *In Planning*

- **Romeoville Toyota** – Thomas Toyota received approval 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 in the Spring.
- **Romeoville Crossings Lot 8** – Heartland Dental has submitted final development plans for 3,200 square foot dental office. Final plans are scheduled for approval in November. A Spring construction start is planned.

#### **TRANSPORTATION**

- The phase I study of Weber Road and I-55 is complete. A ground breaking was held in October, 2015 on the Phase II work. Phase II will last approximately 18 months.
- The Metra station project is proceeding. Construction is likely to begin in 2017.