

UPDATED: *December 29, 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 Business Park. 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 and is slated for a 2017 start.
- **Hillwood Investment Properties** is finishing construction on the first two buildings in the Romeoville Commerce Center on S. Pinnacle Drive. The buildings are 199,924 square feet each in size. An additional two buildings consisting of 150,020 square feet and 85,135 square feet are also approved and being marketed.
- **Panattoni, Airport Road** – Construction is complete on its 787,200 square foot building at 1101 W. Airport Road. The extension of Pinnacle Road, south of Airport Road has also been completed as part of the project. Plans for a second building consisting of 390,000 square feet are currently under review and should be ready for a Spring 2017 start.
- **Pizzuti Companies** is near completion 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.

- **Worldwide Material Handling**, a leading manufacturer of industrial pallet rack accessories for warehouses, located at 32 Forestwood Drive, has completed its 50,000 square foot building addition and site improvements.

*Under Construction*

- **Pizzuti/Spangler Farm** – The Pizzuti Companies 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 2017 building construction.
- **Seefried Properties** is progressing on its construction of a 282,886 square foot building in the Romeoville Business Center at 1100 W. Airport Road. This project also includes the completion of S. Pinnacle Drive extension to Airport Road.
- **DCT** recently started site demolition in preparation for a 140,109 square foot speculative warehouse/industrial building located at 5 Greenwood Avenue. The building is expected to be completed for a Summer 2017 delivery.
- **Venture One** has started construction on a 271,700 square foot speculative warehouse/industrial building at 1200 N. Schmidt Road. The building is expected to be ready for a Summer 2017 delivery.
- **Duke Realty** has started construction on a 150,000 square foot speculative industrial building at 56 N. Paragon Drive in the Paragon Business Park. Construction has started and the building should be ready for a Spring or Summer delivery.

*In Planning*

- **Panattoni, Southcreek Drive** – Panattoni received Village Board approval in 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 2017.
- **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 and Village Board in 2016. Final development plans should be submitted this Winter.
- **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 Winter.
- **Ryder Truck Expansion** – *Ryder has submitted plans for an expansion to the site located at 1290 Enterprise Drive in the Marquette Business Park. The expansion includes a 7,000 square foot building addition and parking lot improvements. Plans should be reviewed by the Planning and Zoning Commission this Winter.*

**RESIDENTIAL**

- **Springs at Weber Road** – Continental Properties is rapidly constructing its 292-unit “Class A” apartment community at the northwest corner of Weber Road and Renwick Road. The clubhouse is 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 now be completely built-out.
- **Kenar's Greenhaven** – WK Building and First Eagle Development are building out the final units of the duplex project at Normantown and Birch. A total 11 lots (22 units) now remain for build-out in the subdivision.

- **Renwick Place by William Ryan Homes.** Last Summer, William Ryan Homes started the build-out of the 167 remaining lots of the former Stone Bluff subdivision located just south of Airport Road and east of Frontage Road. Rebranded as Renwick Place, William Ryan has pulled 22 building permits in 2016 and will continue its steady pace of construction in 2017.
- **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 Winter.
- **Village Place 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. Final development approvals should occur this Winter. The developer expects to start construction in the Spring.

## COMMERCIAL

### *Recently Finished/Nearly Complete*

- **Presence Health** opened its doors to the public in mid-October on the 28,000 square foot Presence Senior Health Pavilion and Family Immediate Care Center located at 500 S. Weber Road in Romeoville Crossings.
- **Blain's Farm and Fleet**, opened its doors in last October on its 122,000 square foot store. 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. Murphy Oil is in the process of acquiring one of the outlots for the development of a gas station.
- **Uptown Square Retail** – Construction is 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 is anchoring the south end of the building and will be open in January. Romeoville Dental is now open for business at the north end of the building. Subway has recently signed a lease and should be open this Summer.

### *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 for an early 2017 grand opening.
- **Valley View School District Administrative Center on Normantown Road** – Construction is progressing on the conversion of the vacant strip commercial building located at 801 Normantown Road into the Valley View School District Administrative Center. Valley View School District should start occupying the space in early 2017.

- **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.
- **Aldi Expansion** – Aldi has submitted plans for a 2,060 square foot addition to its store located at 398 S. Weber in the Creekside Shopping Center. Plans are scheduled to be reviewed by the Planning and Zoning Commission in January.

**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.