

UPDATED: *February 14, 2017*

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. Opus has recently submitted building plans for the third building consisting of 113,690 square feet and construction is expected to start this Spring.
- **Hillwood Investment Properties** has finished 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** has completed 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 nearing completion of 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 finished 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** is constructing 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** is progressing on the construction of 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 this Spring.
- **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 foundations have now been poured and they are in the final phase of construction. The project should be completed this Summer.
- **Beechen and Dill** has recently completed the final build-out of **Misty Ridge**, a 163-lot subdivision that started in 2007.
- **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. Olthof Homes of St. John, Indiana is in the process of acquiring 30 lots from William Ryan.
- **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. Final development plans are scheduled for review with the Planning and Zoning Commission on February 28 and the Village Board on March 1.
- **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. The annexation agreement will be approved on March 1 and final development approvals should occur in early Spring with construction starting shortly thereafter.

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 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.

- **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 Spring. The rest of the center is now fully leased, including a nail salon and a national cell phone retailer.
- **Fat Ricky's/Franconi's** – Construction is complete on the 10,000 square restaurant and retail building that is 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. Fat Ricky's/Franconi's opened for business on Friday, February 10.

Under Construction

- **Joliet Junior College**, is rapidly nearing completion of its \$23 million, 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 a Summer completion.
- **Valley View School District Administrative Center** – The conversion of the vacant strip commercial building located at 801 Normantown Road into the Valley View School District Administrative Center is nearly complete. The Administration Center is scheduled to be open on February 27.
- **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. Thorntons started construction last Fall on the hard corner of Route 53 and Romeo Road. Construction should be completed this Spring. Plans are approved for the Romeoville Express Car Wash on the lot immediately north of Thorntons and construction is scheduled for a Spring start. The development will support approximately 30,000 square feet of total retail space.
- **Heartland Dental at Romeoville Crossings** – Heartland Dental has started construction on its 3,200 square foot dental office located on Lot 8 in Romeoville Crossings, immediately north of Presence Health. Construction should be completed this Summer.

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.
- **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. Construction is scheduled to start this Spring.
- **Murphy USA at Farm and Fleet** – *Murphy USA has submitted concept plans for the development of a gas station at the southeast corner of Weber Road and the Blain's/Walmart Access Road. The station would have 8 pumps and a 1,400 square foot convenience store.*

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 at New Avenue along the Heritage Corridor is proceeding. Construction is likely to begin in 2017.