

UPDATED: *January 27, 2021*

Development Update

INDUSTRIAL

Under Construction or Approved

- **Crate and Barrel** – Construction was recently completed on 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 property is located along Taylor Road in Pinnacle Business Center. Crate and Barrel is currently building out its space. The building is expected to be operational in early Spring.
- **Pinnacle 25 by Pizzuti** – Construction is progressing on a 430,920 square foot building in the Pinnacle Business Park along Taylor Road. This speculative building is available for lease and is scheduled to be completed this Spring.
- **Airport Logistics Center/Duke Realty**– Duke has finished its first building in Phase I of the development that consists of 543,780 square feet and is leased by RJW. Phase I also includes an additional 605,320 square feet of available building area. Phase II includes the annexation of an additional 62 acres that would accommodate an additional 1.2 million square feet and complete the Pinnacle Drive extension to Renwick Road. With the expansion, the business park includes 139 total acres located on the north side of Renwick Road, south of Lewis University Airport, and up to 2.35 million square feet of total building area.
- **Viga Design** – Construction continues 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 is scheduled to be completed this Spring.
- **LDD Business Park** – LDD has started construction on its 23,907 square foot multi-tenant industrial building at 1450 N. Independence Drive (IL Route 53) and a 14,800 square foot building located at the NE corner of IL Route 53 and Joliet Road. Construction should be completed this Summer.

- **LDD Transportation** – LDD has started construction this month on the redevelopment of the old 84 Lumber site at the SE corner of Route 53 and Joliet Road for the LDD Transportation business. The redevelopment includes the renovation of the existing building and extensive site improvements. Construction should be completed this Summer.
- **Bonus Electric** – Bonus Electric is constructing a 6,000 square foot addition to its existing building located at 1400 Bluff Road. The project should be completed in early Spring.

In Planning

- **Panattoni Airport South Pinnacle Site** – Panattoni has submitted preliminary development plans for an industrial development that would accommodate up to 1.27 million square feet on 69 acres. The site is located on Lewis Airport property, east of South Pinnacle Drive.
- **Boyer-Rosene at 717 Parkwood** – Boyer-Rosene Moving and Storage is proposing a phased development that would include a 52,884 square foot office/warehouse multi-tenant building in phase one and an area for building expansion in phase two. Boyer-Rosene is looking at a Spring of 2021 construction start.
- **Able Masonry** – Able Masonry is proposing to develop an additional 4,965 square foot building on the site at 645 Parkwood Avenue. Plans are being reviewed and construction would start in the Spring.

RESIDENTIAL

- **Renwick Place by D.R. Horton, Olthof Homes and William Ryan Homes.** D.R. Horton, Olthof Homes and William Ryan continue building out the remaining lots. At this time, only 10 vacant 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. The first building occupancy occurred in the Fall and the remaining buildings are schedule to be completed and occupied through the end of the year.
- **Seasons of Romeoville by Fiduciary Real Estate Development (FRED).** Construction is progressing on FRED's 240, Class A, Apartment project on the property located south of Blain's Farm and Fleet on Weber Road. The site infrastructure was completed and the first two buildings are under construction.

COMMERCIAL

Recently Finished/Nearly Complete

- **Advance Care Medical** recently finished 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, and should be open for business soon.
- **Jiffy Lube** – The new oil change facility was recently completed and is now open for business. 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.

Under Construction or Approved

- **U-Haul** received 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. Construction is scheduled to start this Spring.
- **Popeye's at Blain's Farm and Fleet** – A new Popeye's restaurant has been approved for Lot 3 of the Blain's Farm and Fleet Development. Construction is scheduled to start this Spring and be completed by late Summer.

In Planning

- **The Ovation Center** - The Senior Services of Will County has acquired the former Target building located at the northeast corner of Weber Road and Airport Road in the Shops of Romeoville shopping center. The 127,306 square foot former Target store will be renovated to include offices, programming area, space for on-site retail and services, and an event center. The build-out is planned to start this Spring.
- **Mercedes-Benz of Romeoville** – A new Mercedes dealership is being proposed along Weber Road, just south of Blain’s Farm and Fleet. The dealership will include a 40,000 square foot, two-story, building that includes a showroom, sales area, service area, lounge and office space. The building is expected to start construction this Summer and be completed in the Summer of 2022.
- **Romeoville Crossings Outlot 9** – A 5,369 square foot retail building is being proposed on Outlot 9 of Romeoville Crossings, which is the lot on the southwest corner of Weber Road and the Walmart access road. Arby’s is being proposed to anchor the building with a drive-through and Wingstop is the other tenant currently slated for the building. Construction is scheduled to start next month.

UPTOWN SQUARE

- **Romeoville Athletic and Event Center Expansion and Aquatic Center.** The 23,225 square foot expansion to the existing Athletic and Event Center is under construction and includes additional court space. A new Aquatic Center is planned on property located behind the current Athletic and Event Center between Townhall and Dalhart. The project includes 12,000 square feet of aquatic space and a large outdoor splash pad and open space area.

TRANSPORTATION

- **I-55 & Weber Road Interchange.** The \$130 million dollar reconstruction of the interchange project is underway and is slated to be completed in the first part of 2022.
- **Romeoville Metra Station.** The new Metra station at New Avenue along the Heritage Corridor opened on February 5, 2018. The Village has recently completed the Phase II parking expansion that provides an additional 160 parking spaces.