



UPDATED: *October 28, 2021*

## Development Update

### INDUSTRIAL

#### *Under Construction or Approved*

- **Crate and Barrel** – Crate and Barrel’s new 646,380 square foot fulfillment facility recently opened at 501 W. Taylor Road.
- **Pinnacle 25 by Pizzuti** – Construction is finishing up on the 430,920 square foot speculative building in the Pinnacle Business Park along Taylor Road.
- **Airport Logistics Center/Duke Realty** – Phase I includes a 543,780 square foot building that is leased by RJW. Phase II is under construction for a 1,200,420 square foot e-commerce fulfillment center for Wayfair with a projected opening in mid-2022. Plans are being reviewed for Phase III, which includes a 384,040 speculative building. Phase III should be under construction this Winter or by next Spring.
- **LDD Business Park** – Construction continues on LDD’s three redevelopment sites located near the intersection of Route 53 and Joliet Road, including: the redevelopment of the old 84 Lumber site at the SW corner of Route 53 and Joliet Road for the LDD Transportation business; the construction of a 23,000 square foot multi-tenant industrial building on the west side of Route 53, north of Joliet Road; and the construction of 14,800 multi-tenant industrial building at the northeast corner of Route 53 and Joliet Road. All three sites should be completed in the first quarter of 2022.
- **IDI at Romeoville Gateway** – The 351,870 square foot industrial building located in the Gateway Business Park at the intersection of Route 53 and Joliet Road is under construction and should be completed by Spring of 2022.
- **Able Masonry** – Able Masonry has started construction on an additional 4,965 square foot building at 645 Parkwood Avenue. The project should be completed in the first quarter of 2022.

*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. Final approval should occur this Winter with a Spring of 2022 construction start.
- **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 2022 construction start.
- **Bridge Development Partners/Southcreek Parkway** – Bridge has submitted plans for the development of up to 660,280 square feet on 67 acres located on the east side of Southcreek Parkway, north of the Panattoni development and west of Lewis Airport. Development plans would be approved this Winter in anticipation of a Spring of 2022 construction start.

## COMMERCIAL

### *Under Construction or Approved*

- **Romeoville Crossings Outlot 9** – The 5,369 square foot retail building that includes Arby's, Wingstop and Little Caesars has been completed on Outlot 9 of Romeoville Crossings.
- **Scene 75** – Scene 75, based out of Ohio with multiple locations, has acquired the former 135,000 square foot Sam's Club building and is in the process of converting the building into Scene 75 Entertainment Center of Romeoville, its first Chicago area location. The entertainment center will include world-class attractions, multiple food and beverage sites and private event space. Scene 75 is scheduled to be open early in 2022.
- **Popeye's at Blain's** – A new Popeye's restaurant located on Lot 3 of the Blain's Farm and Fleet Development has been completed and should be open soon.
- **Sonic on Route 53** – The former Checkers located at 651 N. Independence has been converted into a Sonic restaurant. Sonic opened in August.
- **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 Fall.
- **The Ovation Center** - The Senior Services of Will County is in the process of converting the 127,306 square foot former Target store into the Ovation Center. The Ovation Center includes offices, programming area, space for on-site retail and services, and an event center. The Ovation Center is expected to be open in the first quarter of 2022.
- **Mercedes-Benz of Romeoville** – A new Mercedes-Benz 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 in the Spring of 2022 for a Spring of 2023 grand opening.
- **Starbucks on Route 53** – A new stand-alone Starbucks has been approved for Lot 6 of the Troutman and Dams development located directly north of the Joe's Beverage Warehouse at the northwest corner of Route 53 and Romeo Road. The new Starbucks is expected to be open Summer of 2022.



- **Care Cremation Center** – Construction started in October on the Care Cremation Center at 33 E. Montrose in the Sunrise Business Park located east of Route 53. The building consists of 10,800 square feet and construction should be completed 2<sup>nd</sup> quarter of 2022.

#### *In Planning*

- **Burger King at Blain's** – A new 3,500 square foot Burger King is proposed for Lot 2 of the Blain's Farm and Fleet development, immediately south of the new Popeyes. Development review would occur this Fall and Winter for a Spring of 2022 construction start.
- **Belle Tire on Weber Road** – Belle Tire is proposing a 9,800 square foot retail and service center located on Lot 4 of Grand Haven Commercial on Weber Road. This lot is located immediately north of Iron and Glass. Development review would occur this Fall and Winter for a Spring of 2022 construction start.
- **Dunkin on N. Weber Road** – Dunkin closed on the former Discount Tire property located at 671 N. Weber Road. Dunkin is planning on converting the 6,700 square foot building into a 3-tenant retail building that would include Dunkin as the end-cap user with a drive-through. Planning review and approval would occur this Fall and Winter for a first quarter of 2022 construction start.
- **Freddy's Frozen Custard and Steakburgers** – A 3,150 square foot Freddy's restaurant is proposed for Lot 7 of Romeoville Crossings at 440 S. Weber. Plan approval is scheduled for this Winter with a Spring of 2022 construction start.
- **Southwest Corner of Weber Road and Normantown Road** – Preliminary development plans have been submitted for the development of the 15-acre property. This new destination commercial center is planned to include: two restaurants, Slice Factory and Parts and Labor; Hilton Tru hotel; and QuikTrip fueling center.

## 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.

## RESIDENTIAL

- **Renwick Place - D.R. Horton** is under construction on the last remaining vacant lots in the 197-lot subdivision. The subdivision will be completely finished, first quarter of 2022.
- **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 with some of the buildings being occupied at this time. Village Place is in the final phase of construction and the project should be completed first quarter of 2022.
- **Seasons of Romeoville by Fiduciary Real Estate Development (FRED).** Construction is rapidly progressing on FRED's 240, Class A, Apartment project on the property located south of Blain's Farm and Fleet on Weber Road. The completed buildings are now occupied while FRED and the entire site should be completed first quarter of 2022.

## 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.