

UPDATED: *August 16, 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 complete. Aryzta is now in the process of building out its conveyor and racking systems. This will bring Aryzta's holdings to over 600,000 square feet as current employment tops 600.
- **Molto Properties**, Molto annexed 15.4 acres of land previously owned by the Elmhurst Stone Company at 1881 W. Normantown Road in Windham Lakes Southwest Business Park and recently finished construction on a 226,000 square foot speculative warehouse building.
- **The Opus Group** at Paragon. Opus is finishing up its Paragon Business Park development. Construction is complete on two speculative buildings, 133,803 square feet and 121,236 square feet, respectively. They also anticipate starting construction on its third and final building this year that would accommodate up to 113,690 square feet.

Under Construction

- **Pizzuti/Spangler Farm** – The Pizzuti Companies has purchased the 79-acre Spangler farm on Taylor Road. The Board has approved a plan that will allow the development of 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** is moving forward with the development of four new industrial buildings on 38.8 acres off S. Pinnacle Drive in the Pinnacle Business Park. The property was part of the original Pizzuti annexation and the proposal 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. Walls went up this Summer and construction should be complete this Fall.

- **Panattoni/Mostyn Farm**, Panattoni Development has approval to build a 723,200 square foot building and a 400,000 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. Walls went up this Summer on the first building (723,200) and construction should be completed this Fall. Final Development Plans are currently being reviewed for the second building (400,000)
- **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 Fall/Winter.
- *Pizzuti Companies have started construction on 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. Walls arrived this Summer and 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 in 2016 once all required outside regulatory agency approvals are granted.
- *DCT is proposing 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. Final Development Plans are scheduled for final approval review with the Planning and Zoning Commission on August 23, 2016 and the Village Board on September 7, 2016. Site construction should start this Fall.

- **Venture One** has acquired vacant land north of Kehe Foods on Schmidt Road and is proposing a 271,701 square foot speculative warehouse/industrial building. Concept plans were reviewed by the Planning and Zoning Commission and Village Board in June. Final Development Plans are currently being reviewed and approval of the project should occur this Fall.
- **Duke Realty** is proposing 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. Final Development Plans have been submitted and site work should start sometime this Fall.
- **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. The development should be in front of the Planning and Zoning Commission and Village Board 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 the first building move-in is scheduled for this month. All of the building permits have now been issued.
- **Beechen and Dill** is in the final phase of the **Misty Ridge** subdivision. The last six homes are under construction. The subdivision should be completely built-out this Summer.
- **Kennar'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 and 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.*

COMMERCIAL

Recently Finished/Nearly Complete

- **Mistwood Clubhouse/McWethy's Tavern and Great Hall at Mistwood** – The recently completed state-of-the art clubhouse complete with a banquet facility and restaurant and bar is now open to the public.
- **Burger King Route 53 Remodel** – Burger King has completed renovations to its site on Route 53. The improvements include façade enhancements, new curb and gutter, new signage, additional landscaping and new decorative site lighting.
- **Metal Monkey Brewing** opened its microbrewery located at 515 Anderson, just east of Route 53 in January. The 3,100 square foot space located in a multi-tenant building includes on-site brewing and tasting room open to the public.
- **Woodspring Suites** – Construction is complete on the 4-story, 116-room extended-stay hotel in the Windham Lakes Business Park along I-55. The hotel opened for business in March.
- **VNA Health Care** – Construction is complete on the 10,340 square foot medical clinic on the 3.8-acre property located in front of Romeoville High School along Route 53. The new medical clinic opened this past January.

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.
- **Presence Health** has started construction on the 28,000 square foot Presence Senior Health Pavilion and Family Immediate Care Center. The medical facility is located on a 2.7 acre outlot, immediately north of Firestone and in front of Sam's Club at Romeoville Crossings. The facility is scheduled for a Fall open.
- **Fat Ricky's/Franconi's** – Construction is continuing 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 progressing 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. The building is expected to be completed this Fall.
- **Blain’s Farm and Fleet**, Blain’s has started site work on its development of a 122,000 square foot Blain’s Farm and Fleet store and 7 retail outlots on 29 acres located at the southeast corner of Weber Road and Airport Road. Blain’s Farm and Fleet expects to open its store this Fall.

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 this Fall.*
- **Valley View School District Administrative Center on Normantown Road** – *Plans have been received 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. The project is planned for review with the Planning and Zoning Commission on August 23, 2016 and the Village Board on September 7, 2016 with anticipation of starting construction in September.*
- **Diocese Retail Development/Thorntons and Romeoville Express Car Wash** – Commercial real estate developer Troutman and Dams is acquiring 10.7 acres from the Diocese of Joliet for a 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. Site work on the development should start this Fall.



- **Romeoville Crossings Lot 8** – Heartland Dental has submitted final development plans for 3,200 square foot dental office. Final plans should be approved this Fall for a Spring 2017 construction start.

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.