

# Current Development Projects

Town of Cortland			
815-756-9041 www.landvision.com	Maintains a listing and map of current developments.		
Project Name (Developer)	Project Type	Size / Capacity	Status
Aldis Addition (Mary Aldis)	Residential / Industrial	6 Dwellings 39 acres of Ind.	Annexed & Zoned
Amdur's Addition (Amdur Associates LLC)	Residential / Commercial	197 Dwellings 15 acres of Com.	Preliminary Plat
Anest's Addition (Peter Anest)	Residential / Commercial	943 Dwellings 22 acres Com. 415 acres total	Preliminary Plat
Bohne's Addition (Robert Bohne, et al.)	Commercial	93 acres of Com.	Annexed & Zoned
Brauer-Soy Ag (TWJ Associates, LLC)	To be determined	476 acres total	Planned
Chestnut Grove - Unit 1 (Montalbano Homes, Inc)	Residential	253 dwellings 155 acres total	Under Construction (5% Completed)
Chestnut Grove - Unit 2	School	1 lot	Application Pending
Cortland Estates (Heritage Properties, Inc)	Residential	202 Dwellings 40 acres	Completed
Coventry (Grainger Construction)	Residential	118 Dwellings 10 acres total	Under Construction (70% completed)
Deihl Addition (Deihl Trust)	Residential / Commercial	# of Dwellings TBD 25 acres of Com. 65 acres total	Planned
Fenstermaker Addition (Windsor Development)	To be determined	To be determined 100 acres total	Planned
Hartmann's Addition (TWJ Associates, LLC)	Residential / Commercial	357 Dwellings 22 acres of Com. 141 acres total	Preliminary Plat
Heatherfield (Eagle Homes, LLC)	Residential / Commercial	136 Dwellings 3 acres of Com.	Completed
Richland Trails (Cambridge Homes)	Residential / Municipal	209 Dwellings / 80 acres total	Under Construction (7% completed)
Hermann Addition (Town of Cortland)	Irrigation for sewage treatment plant	89 acres	Completed
Hudgins Addition (Eagle Homes, LLC)	Residential / Commercial	450 Dwellings 18 acres of Com. 160 acres total	Concept Plan
Nature's Crossing (Unit 1) (Eagle Homes, LLC)	Residential / Commercial	137 Dwellings 3 acres of Com.	Under Construction (27% completed)
New Hope Park (InvestForClosures, LLC)	Residential	14 Dwellings 5 acres total	Completed
Neucourt Lakes (Neumann Homes, LLC)	Residential / Commercial	235 Dwellings 3 acres of Com.	Completed
Olsen Addition (TWJ Associates, LLC)	Residential / Commercial	305 Dwellings 8 acres of Com.	Preliminary Plat
Robinson Farm (Dahiko, LLC)	Residential	291 Dwellings 40 acres total	Under Construction (24% completed)
Schoenfield Addition (Dahiko, LLC)	Residential	420 Dwellings 63 acres total	Concept Plan
Schroeder's Addition (Amdur Associates, LLC)	Residential / Commercial	262 Dwellings 8 acres of Com.	Preliminary Plat
Siesser Addition (Oakwest Development)	To be determined	To be determined 100 acres total	Planned

## Current Development Projects

<b>City of DeKalb</b>			
Doug Eaton, 815-748-2368	Maintains a PDF map of Planned and On-Going Development projects (last updated in December)		
Project Name	Project Type	Size / Capacity	Status
DeKalb Commons (Sho Deen Dev.)	Residential/ Commercial	200,000 Mixed Retail, 585 units MF	Under Review
Airport North Industrial Park (Blackhawk) (Lou Faivre)	Industrial	4 Ind. lots & Ind. land Tracts	Ready and available.
DeKalb Business Center (Krusinski Construction)	Industrial	343 Acres	Proposed
DeKalb Highschool	Educational	New High School	Proposed
DeKalb Market Square (First Rockford Group, DeKalb Co.)	Commercial	Commercial Sites available	Ready and available.
DeKalb Shopping Center (Mid-America Management)	Commercial	1 lot still available	Ready and available.
DeKalb/Taylor Municipal Airport Expansion	Airport		
Devonaire Farms (Wiseman-Hughes)	Residential	329 SF	Under Construction
Elliott Business Park (DeKalb Associates)	Industrial	10 Industrial lots	
Glidden Crossing (Daly Group)	Commercial	Outlots available	
Green Tree Villas (South Pointe Partners)	Residential	62 Townhomes	
Harvestores Industrial Subdivision	Industrial	4 Industrial Lots	
Irongate	Residential/ Commercial	2400+ units, 700 acres; 20 acres Commercial	
NIU West Campus Expansion	Educational		
Park 88 Business Park (DeKalb Associates)	Commercial / Industrial	10 Industrial lots	Ready and available.
Prairie Commons	Commercial	4 Commercial lots	
Prairie Pathways	Residential / Commercial	700 acres - 2400 units & 25 acres Commercial	Proposed
South Industrial Park (Zgonena)	Industrial	50+ Acres	Ready and available.
South Point Greens Residential Estates (South Pointe Partners - George Stratton)	Residential (Golf Course Community)	140 SF & 80 Townhomes	Under Construction
South Pointe Business Park (South Pointe Partners - George Stratton)	Commercial / Office	18 acres	Ready and available.
The Bridges of Rivermist Phases 3, 4, & 5 (DeKalb Associates)	Residential	220 SF	Under Construction
The Garden Townhomes at Rivermist (Ivan Krpan Construction)	Residential	135 Townhomes	Under Construction

## Current Development Projects

<b>DeKalb County</b>			
Paul Miller, 895-7188			
Project Name	Project Type	Size / Capacity	Status
Aurora Sportsman Club	Gun Club/ Rec. camp	753 acres	Under Review for Revisions to Special Use Permit
FPL Energy Illinois Wind LLC	Wind Farm	119 Windmills, 200 acres	Under Review

<b>City of Genoa</b>			
Joe Misuelli, 815-784-2327, xt 223			
Project Name	Project Type	Size / Capacity	Status
Founder's Point - East	Residential, Commercial, & Industrial	~53 SF lots ~4 acres Com. ~20 acres Ind.	Annexed & PUD approved
Founder's Point - West	Residential	~88 SF large lot	Concept Review
RiverBend	Residential	496 total units / ~120 completed	Under Construction
Oak Creek Estates, Unit 4 - Phase I	Residential	177 total units / 56 in this phase	Under Construction
Marshland Greens	Residential / Commercial	17 acres Com. & 27 TH + 40 Condos ~ 80 total acres	Concept Review
Derby Estates, Phase I & II	Residential	31 units Phase I / 37 units Phase II	Under Construction
Crossroads of Genoa (Rick Hoffman)	Commercial / Industrial park	~104 acres	Annexed & Rezoned
Prairie Ridge Pointe, lot 1 (Ace Hardware)	Commercial	16,000 f <sup>2</sup> building proposed	Complete & Operational
Prairie Ridge Pointe, lot 5 (Bank and Commercial Building)	Commercial	2 units, ~4,000 f <sup>2</sup>	Approved
Prairie Ridge Pointe, lot 6	Multi-tennet Commercial	~17,000 f <sup>2</sup> building proposed	Under Construction

<b>Village of Hinckley</b>			
Anna Kurtzman (630) 816-5420			
Project Name	Project Type	Size / Capacity	Status
Village treatment plant needs to be upgraded before any further development can occur. The Zoning Ordinance and Subdivision regulations are in the process of being updated, wit the process expected to be finished this fall.			
Land Partners	Mixed Residential & Commercial	~600 Acres (Mostly residential w/ some Commercial)	Under Review
Royal Estates	Residential	85 lots	Under Construction
Weslan Corporate Center	Indutrial Park	~85 acres	Under Review

# Current Development Projects

<b>Village of Kingston</b>			
Anna Kurtzman (630) 816-5420	Discussing possibly modifying Zoning Code to add a 'mixed-use' district. Otherwise, no current projects at this time.		
Project Name	Project Type	Size / Capacity	Status

<b>Village of Kirkland</b>			
Anna Kurtzman (630) 816-5420	Villageofkirkland.com		
Project Name	Project Type	Size / Capacity	Status
Hickory Ridge	Residential	120 homes	Under Construction
Blake Oil	Commercial Upgrade	3 lots	Approved.

<b>Village of Lee</b>			
Anna Kurtzman (630) 816-5420	No current projects at this time.		
Project Name	Project Type	Size / Capacity	Status

<b>Village of Malta</b>			
Toby Petrie, 895-7188			
Project Name	Project Type	Size / Capacity	Status
Prairie Spring Subdivison, Phase 1	Residential	100 units	Under Construction

<b>Village of Maple Park</b>			
Ralph Tompkins, 815-787-3111	Design of waste water plant, deep well, elevated tank, & water treatment plant nearly complete, EPA permits received		
Project Name	Project Type	Size / Capacity	Status
Heritage Hills 3	Residential	132 SF (58 acres)	Under Construction
Heritage Hills 4	Residential & Commercial	152 Sf & 44 Dup (85 acres)	Annexation Agreement Submitted & Prel. Plat Submitted
		+ 5 acres Com	
Heritage Hills 5	Industrial	14 acres	Annexation Agreement Submitted & Prel. Plat Submitted
Polk	Commercial	2 acres	Inactive
John Clare LTD	Residential & Commercial	383 SF & 80 Dup (198 acres)	Annexation Agreement approved; Engineering Submitted; & Prel. Plat Submitted
		+ 15 acres Com	
Grand Pointe Homes	Residential	422 SF, 216 Dup, 196 TH, & 196 CH (500 acres)	Concept Approved & Annexation agreement approved
Wiltse	unknown	~127 Acres	Annexation Agreement Submitted
Towne Centre	Commercial	9 Acres	Annexation Agreement, Prel. Plat, & Plan Approved

# Current Development Projects

<b>City of Sandwich</b>			
Paul Borek (815) 786-6789			
Project Name	Project Type	Size / Capacity	Status
Deerpath Woods	Residential	315 acres 390 MF, 412 SF	Approved; Construction to start next spring
Fairwind Subdivision	Residential	277 lots total	Under Construction
Fieldcrest	Residential	34 lots total	Under Construction
Valley West Community Hospitals (Irgens Development Partners LLC)	Medical Office Building	38,000 f <sup>2</sup>	Partially Complete
Nottingham Meadows (Pacific Homes)	Residential / Commercial	300 acres	Proposed
Sandwich Commons (WB Holdings)	Commercial	53-acres, Strip Retail Centers	Under Construction
Sandwich Joint Adventure	Residential	283 acres, 605 units, 296 TH, 309 SF	Approved
Timber Creek Best Western Hotel & Conference Center	Commercial	100-room Motel, 25,000 f <sup>2</sup> Conference & Exposition Center	Completed
Waves of Fun	Commercial	11-acre, 48,000 f <sup>2</sup> indoor water park	Under Construction
Westfield Meadows	Residential	25 lots total	Under Construction

<b>Village of Shabbona</b>			
Anna Kurtzman (630) 816-5420			
Project Name	Project Type	Size / Capacity	Status
Settler's Point (Briody)	Residential / Commercial & Industrial	53 Res. lots under review (will have 153 total buildout) / 2 Com. tracks & 1 Ind. to be added later	1st phase (50 lots) approved. Final Plat approved.

<b>Village of Somonauk</b>			
Becky Morpheu, (815) 712-7476			
Project Name	Project Type	Size / Capacity	Status
Anderson Property	Residential	24 Townhomes on 5 acres	Under Discussion
Nichols 1 (and 2)	Residential	341 units - SF, MF, and duplexes (150 acres)	Final plat to be reviewed. On Hold at moment
Prairie View	Residential	78 lots	Under Construction

# Current Development Projects

<b>City of Sycamore</b>			
Bill Nicklas, 895-4853	Maintains a Residential Permit Timeline		
Project Name	Project Type	Size / Capacity	Status
Krpan's Grandview Townhouses III	Residential	50 MF remaining	Under Construction
Heron Creek	Residential	60 SF remaining	Under Construction
Stonegate Townhouses	Residential	84 MF Remaining	Under Construction
Parkside Estates	Residential	165 SF remaining	Under Construction
The Willows Apartments	Residential	64 MF remaining	Under Construction
Reston Ponds	Residential	220 SF remaining	Under Construction
Sycamore Creek	Residential	381 Total Units / 370 SF remaining	Under Construction
North Grove Crossing	Residential	102 SF & 44 MF remaining	Under Construction
Camden Crossing	Residential	43 SF & 140 MF remaining	Under Construction
McAllister Duplexes	Residential		Completed
Sycamore Creek II (B&B)	Residential	568 SF & 79 MF projected	Planned
Hickory Terrace (Sanderson)	Residential	35 SF & 15 MF Remaining	Under Construction
Wynn Townhouses	Residential	4 MF remaining	Under Construction
Gracious Living Homes	Residential	74 MF remaining	Under Construction
Lindgren	Residential	41 acres / 81 units	Planned
Wolfenberger (Sycamore Creek III)	Residential	283 acres / 457 units	Planned
Mapes	Residential	114 acres / 200 units	Planned
Whitwell	Residential	261 acres / 381 units	Planned
Sycamore Crossings	Commerical	Regional Shopping Center	Annexed & Zoned
Jewel/Osco	Commerical	Retail Strip	Completed
Pappas Strip Centers	Commerical	Retail Strip	Under Construction
Prairie Professional Park	Commerical	Office Space	Under Construction
Superior Industrial Equipment	Industrial		Completed
Sycamore Prairie Business Park (Ideal)	Industrial		Spec buildings built
Ample Supply	Warehouse	30,000 Square feet	Under Construction
Thanks America Subdivision	Industrial	80 Acres	Planned
DeKalb Clinic	Medical	6 Acres	Under Construction

<b>Village of Waterman</b>			
(815) 264-3652, M-F 8-12			
Project Name	Project Type	Size / Capacity	Status
Deerfield Crossing	Residential	145 Acres	Under Construction
Green Ridge Subdivision, Phase I	Residential / Commercial	118 Units	Under Construction