

Sugar Grove's Latest Wave of 2018 Business Growth!

Plans for new Sugar Grove development are ramping up. Village Community Development staff are once again spending considerable time and effort on long term land use planning, working with developers who control sites within Sugar Grove's village limits and planning area.

Discussions about needed infrastructure, subdivision and site plan approvals and transportation / access requirements are being held with manufacturers, commercial and industrial developers. *National Shopping Plazas, Inc.* is developing concepts for a 40-acre commercial subdivision, which currently include hotels, retail and restaurant sites. *Crown Community Development* is planning for a development of mixed uses, north along Illinois Route 47. Industrial companies looking to expand have visited the Sugar Grove Community Development office and are considering available sites for development here. All of this activity is being spurred by the dwindling supply of development sites in communities farther east along the I-88 corridor; the expedition of the I-88/IL Route 47 full interchange project (completion expected in fall of 2019); and, Sugar Grove's residential development community getting back on track. Not all the activity being done today is for long term planning however.

The construction of *Anytime Fitness* at 35 East Park Avenue is well underway. The broker on the land sale was CBRE's Jim Angelotti. Sugar Grove's own Gleason Architects designed the building for Justin Connors – owner operator and his co-owner father, Thomas. Level Construction, Chicago is building the facility.

Anytime Fitness is expected to be open for business by November 2018.

A commercial contractor – *MD Contracting Services*, formerly of Oswego, recently purchased the 12,000 sq. ft. industrial building at 11 Duffy Lane in Sugar Grove's Marquette Industrial Park. According to MD's owner and Sugar Grove resident Mike Cardamone, the company services and builds commercial kitchens for restaurants like Lou Malnati's, Wendy's, Portillo's and Rosati's. MD also specializes in HVAC, refrigeration, & electrical work. MD Contracting also collaborates, and is collocated, with DT Construction Services. Mike says the building fits company needs for staging jobs they do, from Wisconsin to Indiana – plus it's close to home. J.D. Dolan, Dolan & Murphy Real Estate, was the Broker on the sale.

Naperville Construction Fence Rental just leased 7,500 sq. ft. at 1016 Airpark Drive in Sugar Grove's Aero Industrial Park. Naperville Construction Fence Rental has been in business for 13 years, and as their name indicates, got their start in Naperville. The company rents construction fence for residential and commercial construction sites. Company owner Chris Hoekstra, also a Sugar Grove resident, says they outgrew their warehouse in Big Rock and really liked Sugar Grove. The company covers the Tri-State area with their service. Neil Johnson, SVN Commercial Real Estate, was the Broker on the lease.

Klas Piercing & Tattoo is planning the opening of their Sugar Grove operation in May. Business Owner Kevin Allison has 11 years of experience in piercing and tattoos, and says *Klas Piercing & Tattoo* will specialize in premium piercing and tattoos. The business is leasing 2,500 square feet, at 38 Terry Drive in Sugar Grove. Ron Troutman is the building landlord.

Business growth activity also includes local business expansion.

Miracle Floor Coatings, formerly at 649 Heartland Drive has moved down the street to expand their operation at 549 Heartland Drive, Sugar Grove.

Mike Magliano, Cushman & Wakefield, was the Broker on the lease.