

## Economic Development Projects

**Facebook Data Center** –On June 30, 2020 it was announced that Facebook will be constructing a 970,000 sq. ft. data center with an option to expand on 505 acres of property generally located east of Rt. 23 and south of Gurler Road in the I-88 Corridor. The data center project is a transformative industrial development that will impact generations of DeKalb County residents. The facility will be Facebook's 16th data center worldwide. The City staff, the DeKalb County Economic Development Corporation, and state officials worked together to make this project possible. Facebook expects to add approximately 1,200 construction jobs during the buildout and 100 permanent jobs when the first phase is fully operational in 2022. In addition to jobs, Facebook DeKalb will be 100% powered by renewable energy and will be LEED Gold certified upon completion.





**Ferrara Candy Company** – Construction started in the summer of 2019 on a 1,222,400 sq. ft food distribution center and a 466,560 sq. ft. packing center for the Ferrara Candy Company. The 106-acre project is located along the north side of Gurler Road, south of I-88. The facility officially opened in June 2021 and will eventually employ approximately 1,000 people.



**Project Barb** - On July 26, 2021 the City Council approved an amendment to the Chicago West Business Center development along Gurler Road to accommodate a 700,000 sq. ft. warehouse and distribution facility known as Project Barb. The subject site is about 58 acres and located along the north side of Gurler Road between the existing Ferrara Pack Center and Crego Road. Mass grading on the site will commence in early August 2021 with completion of the project in 2022.



**Plaza DeKalb** - The construction of the Plaza DeKalb mixed-use project was completed in 2020 and is another transformative project in the downtown area. The four-story building at the northeast corner of E. Lincoln Highway and N. Second Street includes commercial uses on the first floor, and 23 luxury apartment units on the upper floors. The project also includes a restaurant, several personal services uses and two luxury apartment units. The six million dollar project included a total of 1.9 million in TIF funding assistance.





**Home2 Suites Hotel** - In September 2020 the four-story Home2 Suites Hotel along South Annie Glidden Road opened its doors to their first guests. The hotel is in close proximity to NIU and features 90 rooms and provides the community with a mid-to-higher tier, extended stay hotel with a conference room and indoor pool.



**Egyptian Theatre** - In March 2019, the City Council approved final plans and a development incentive agreement for the historic Egyptian Theatre to allow for a proposed expansion and upgrades to the 90-year old facility. The expansion is on the south end of the building and includes an air conditioning system and expanded restroom and concession facilities. The improvements allow for year-round programming for the first time in the theater's history. Construction commenced in May 2019 with a total project cost of \$5.5 million and \$2.5 million in TIF assistance. The project was completed in 2020.



**Agora Tower** - In September 2019 the City Council approved the zoning and plans for a four-story mixed-use development at the northeast corner of E. Locust St. and N. Fourth Street. The project will feature 94 one and two-bedroom apartment units and approximately 12,000 sq. ft. of commercial space on the ground floor. Demolition of the existing building on site was completed in late 2019 and construction on the new building began in the summer of 2020 with completion set for 2022. The total project cost will be about \$13.8 million with \$3 million in TIF assistance.



**Raising Cane's Chicken Fingers Restaurant** - In November 2020 a new 3,350 sq. ft. Raising Cane's Chicken Fingers Restaurant with a drive-through and outdoor eating area opened at 2411 Sycamore Road. Raising Cane's is a national fast-food restaurant chain specializing in chicken fingers that is based out of Baton Rouge, Louisiana. The company has about 450 restaurants in 27 states.



**Isaac Executive Suites** - Completed in July 2021, Isaac Suites is a four-story building that contains 59 executive suites and ground-level commercial space with a banquet/conference room and exercise room. The mixed-use building is located on a 2.5-acre site at the southwest corner of Sycamore Road and Oakland Drive. All the units are one-bedroom and fully furnished with leases ranging from four to seven months. The suites will serve people that are in the area for a period longer than a hotel stay but do not want to sign a one-year lease agreement.



**Johann DeKalb Suites** - The City Council approved the rezoning of the former DeKalb Municipal Building site along S. 4<sup>th</sup> St. in October 2020 to accommodate a 57-unit upscale residential project in three two-story buildings. There will be a total of 49 one-bedroom units and eight two-bedroom units. Amenities will include meeting space, exercise and recreational facilities, and accessory enclosed parking. The southeast portion of the site where the DeKalb County Community Gardens previously maintained a green space has been dedicated to similar uses. A purchase offer for the City's 2.5-acre property was \$600,000 and a TIF funding request of \$750,000 was made to cover demolition, underground utilities, sidewalk improvements, and other TIF-eligible costs.





**Safe Passage** - In December 2020 the City Council approved the rezoning for Safe Passage to allow the construction of a two-story 42,000 sq. ft. building at the former DeKalb Clinic site at 217 Franklin St. The facility will contain an emergency shelter, counseling services, administrative offices, outdoor playground and other accessory uses. Safe Passage is DeKalb County's only domestic violence and sexual assault crisis center. Construction is planned to start towards the end of 2021.



**Wehrli Custom Fabrication** - Site work commenced along the north side of Harvestore Dr., across from Corporate Dr. in April 2021 for a new building for Wehrli Custom Fabrication. The 112,000 sq. ft. building is on an 11-acre site and will replace their 30,000 sq. ft. space at 300 Harvestore Dr. Wehrli specializes in high-performance diesel upgrades and custom metal fabrication for trucks. They are a growing company and currently employ 38 people and are anticipating adding 5-8 employees in the next 24 months.



**Pizza Hut** - Construction on a new 6,300 sq. ft. Pizza Hut Restaurant along W. Lincoln Highway at Carroll Avenue was completed in early 2021. This welcome addition to the W. Lincoln Highway corridor also contains space for one or two other commercial tenants.



**El Jimador Mexican Grill** - The new Mexican restaurant opened in September 2020 at 260 E. Lincoln Highway in the former O'Leary's Restaurant. Renovations on the building included interior and exterior work, new flooring, and additional seating. Outdoor seating along S. Third St. is also available. The total project cost was \$689,100 with \$124,100 in TIF assistance awarded by the City.





**Former Eduardo's Mexican Restaurant Building** - Renovation began in the summer of 2020 at the former Eduardo's Restaurant Building at 206 E. Lincoln Highway. Extensive remodeling on the second floor occurred to create four luxury apartment units, which were completed in the summer of 2021. The City Council approved \$216,800 in TIF funding for a project that totaled \$542,000 in estimated construction cost. There is space on the ground floor for commercial uses.



**Harbor Freight Tools** - Harbor Freight Tools opened a new store in June 2021 at 2569 Sycamore Road in the former ALDI store. The estimated project cost was \$220,000 and involved an interior demolition, new offices, restrooms, upgraded loading dock and dumpster enclosure. Harbor Freight Tools is a discount tool and equipment retailer, headquartered in Calabasas, California with 1,000 locations in 48 states.



**Old Navy** - In April 2021 Old Navy opened a new store at 2439 Sycamore Road in the Oakland Place Shopping Center. Old Navy was previously located in DeKalb just to the south of the new location and generated a lot of excitement with their return. The store created more than 40 new jobs.

