



Jane Addams Memorial Tollway (I-90) Improvements

Economic Impact Report

Chief of Planning Karyn Robles, June 2026



Jane Addams Memorial Tollway I-90 Improvements

The \$2.5 billion project added a fourth travel lane in each direction and improved access by adding or expanding interchanges at Barrington, Roselle, Meacham, and Elmhurst Roads

Anticipated Benefits



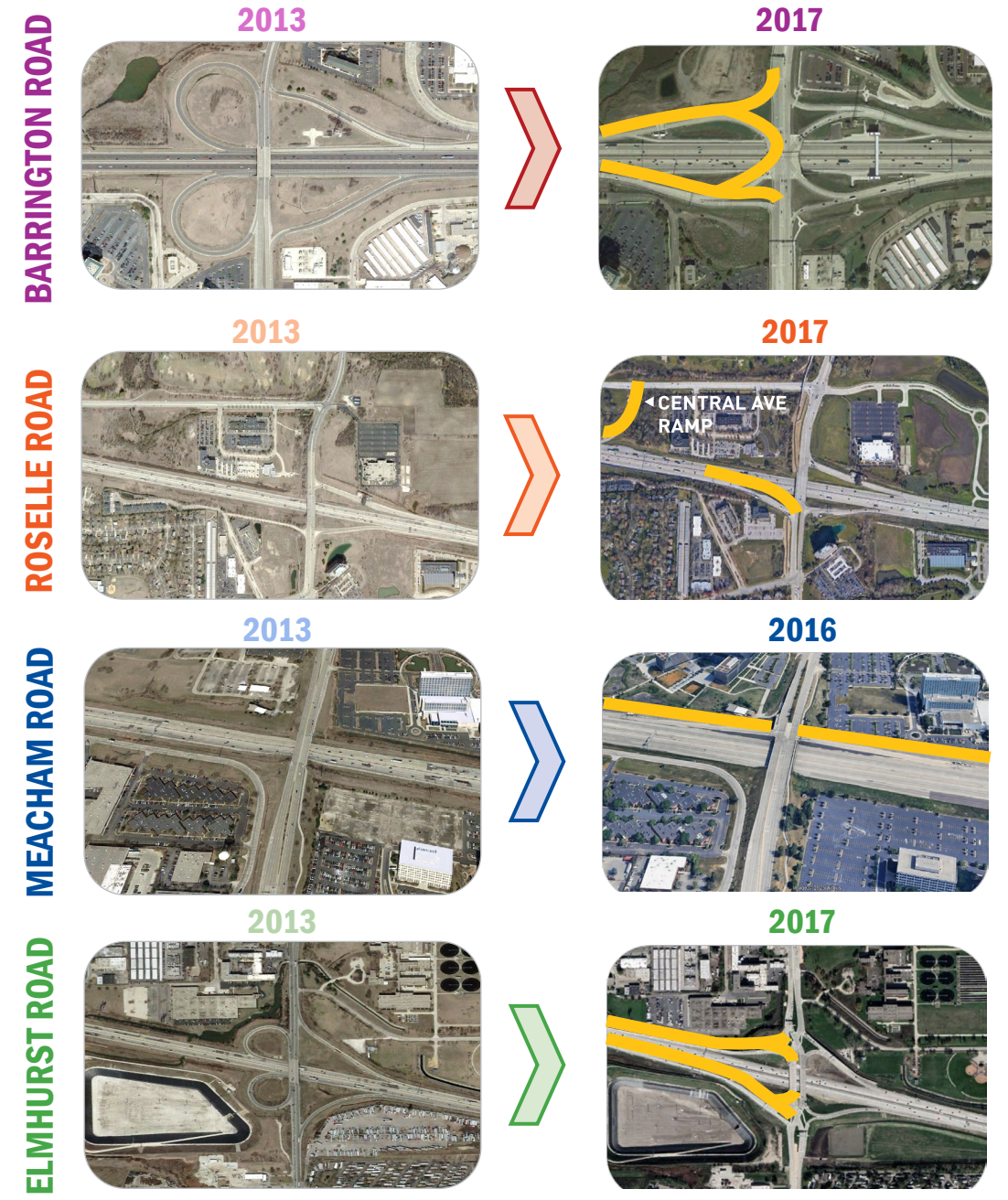
Shortening commute times between Elgin and the Tri-State Tollway (I-294) by 27 minutes



Reducing cumulative opportunity-cost burden of congestion and delays to drivers by ~\$440 million annually



Providing economic opportunity through improved Tollway access



New entry and exit ramps in yellow

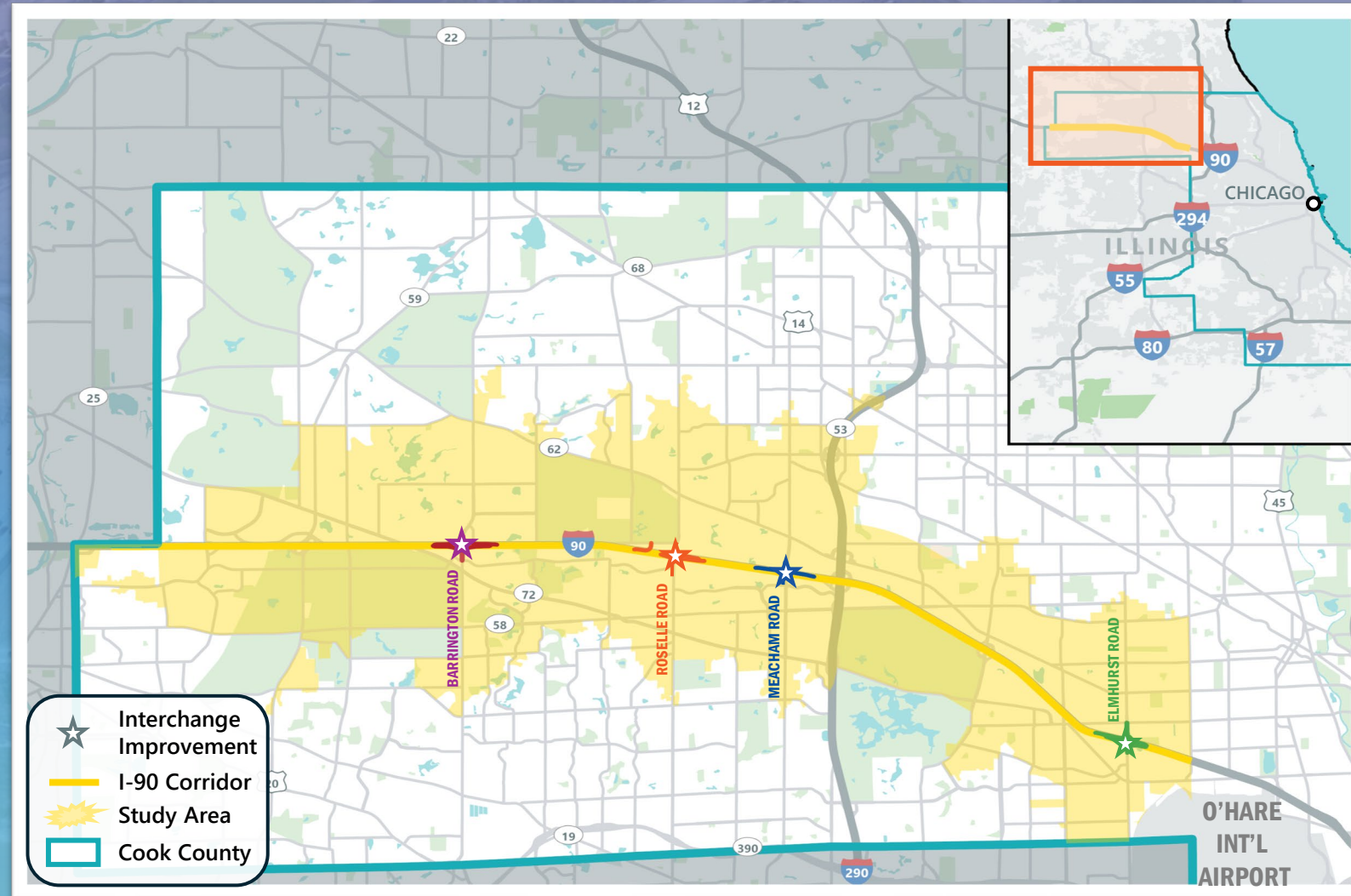
Improvements

Economic Impact Analysis Goals

Quantify economic impact of Tollway reconstruction investment

Identify changes in economic development factors

Analyze impacts and growth along corridor



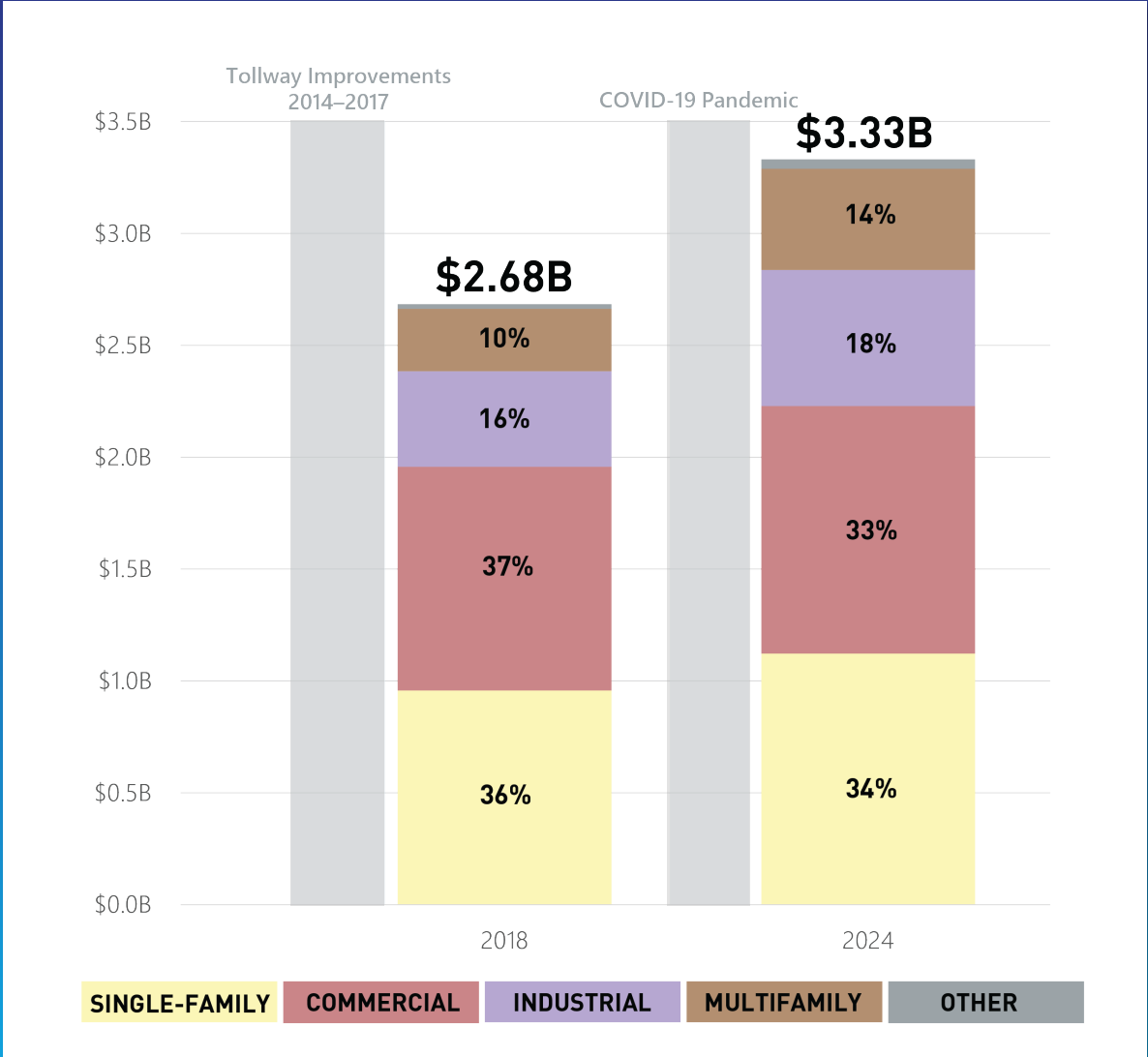
Economic Impact Analysis Findings

Increased Property Values

Study Area Assessed Value increased by an additional \$650 million since project completion

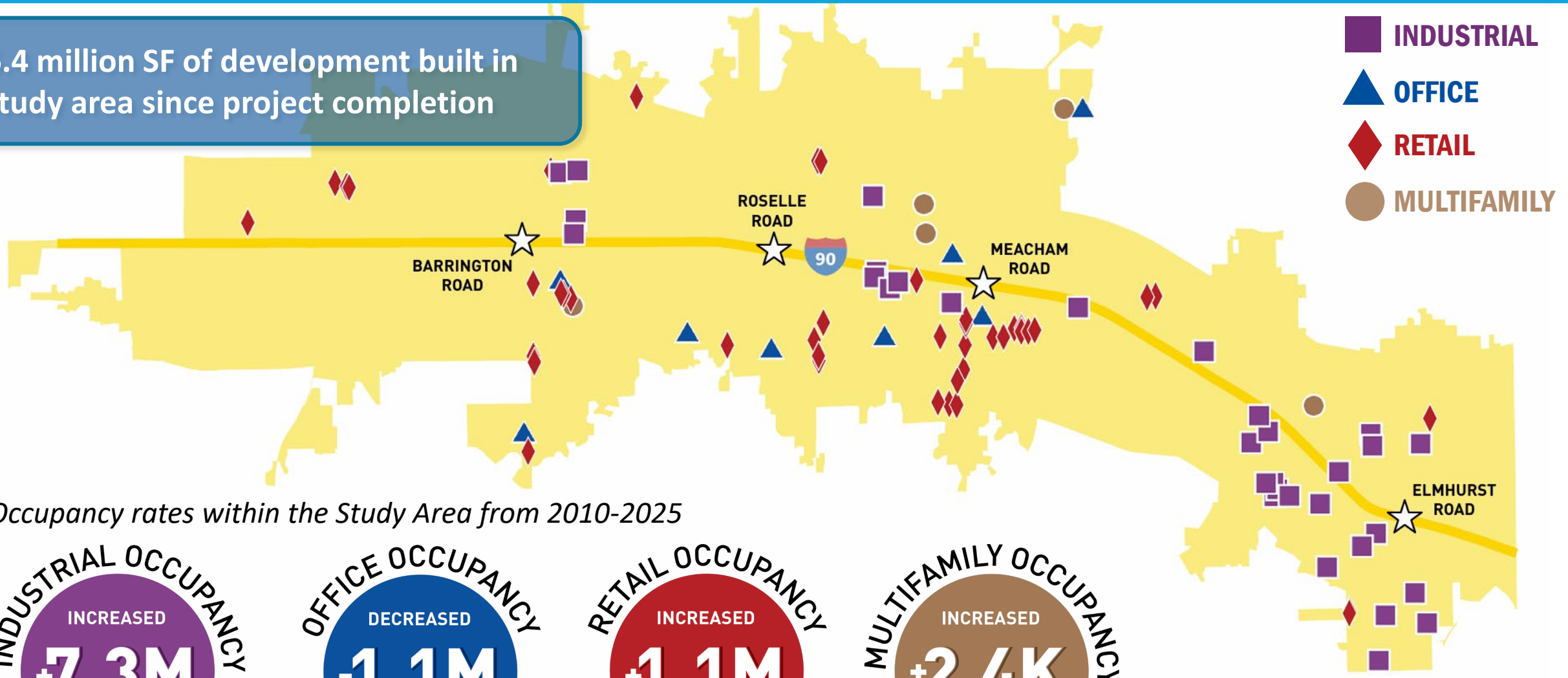
The Study Area Assessed Value grew faster than the Consumer Price Index, from 2018 to 2024

Study Area Assessed Value by Land Use (2018-2024)

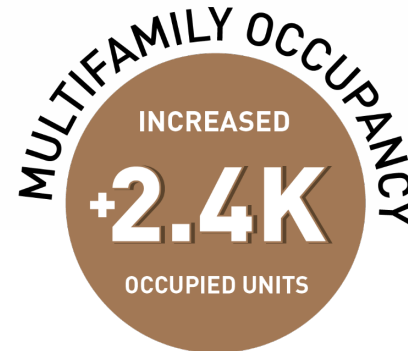


Economic Impact Analysis Findings

6.4 million SF of development built in study area since project completion



Occupancy rates within the Study Area from 2010-2025



Industrial Development in Study Area

Over 3.3 million SF of industrial development has occurred in the study area since 2018



1
3125 N Barrington Rd
Hoffman Estates, IL
249,550 SF
2021



2
2047-2057 Lakewood Blvd
Hoffman Estates, IL
250,000 SF
2025



3
2685 Eagle Way
Hoffman Estates, IL
201,600 SF
2023



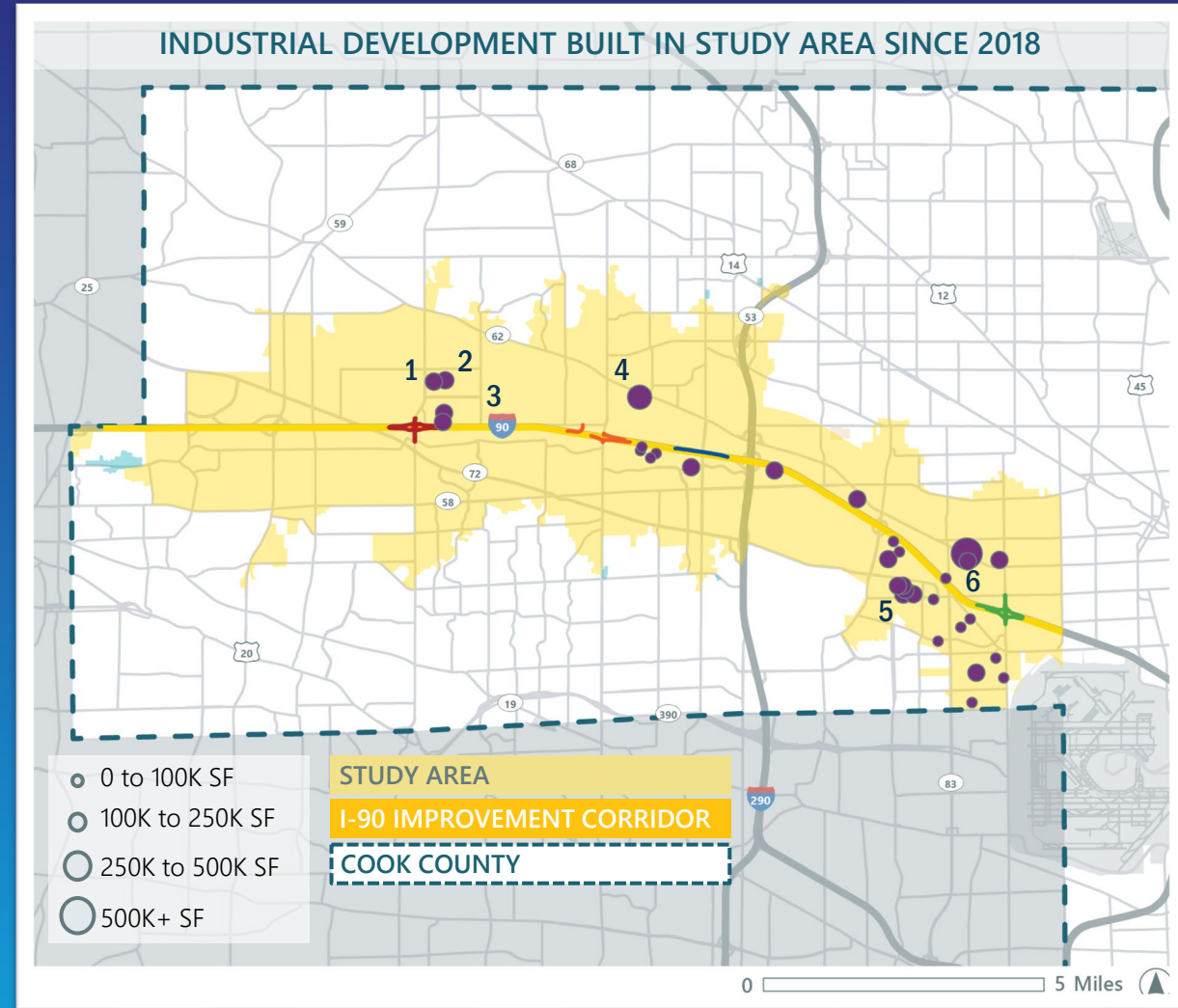
4
975 W Algonquin Rd
Palatine, IL
368,000 SF
2024



5
200 Innovation Dr
Elk Grove Village, IL
165,128 SF
2019



6
1305 E Algonquin Rd
Mount Prospect, IL
190,606 SF
2025



Office Development in Study Area

Over 350,000 SF of office development has occurred in the study area since 2018



1
1649 S Greenmeadows Blvd
Streamwood, IL
13,220 SF
2020



2
2359 Hassell Rd
Hoffman Estates, IL
27,000 SF
2018



3
640 E Golf Rd
Schaumburg, IL
19,430 SF
2025



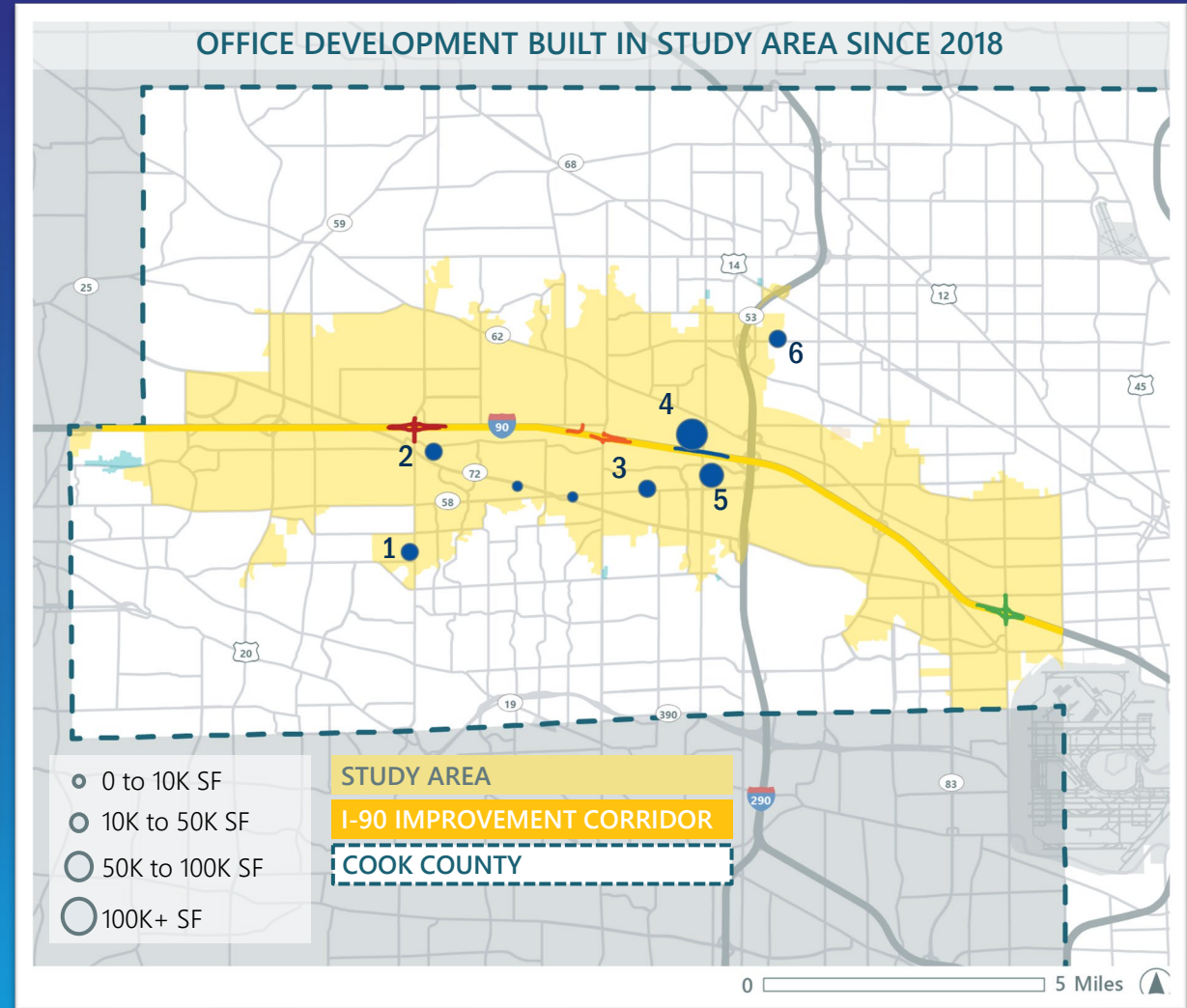
4
2021 Parkside Dr
Schaumburg, IL
180,000
2020



5
1325 N Meacham Rd
Schaumburg, IL
100,000 SF
2025



6
2900 W Euclid Ave
Arlington Heights, IL
10,740 SF
2018



Retail Development in Study Area

Over 40 retail developments have been built in the study area since 2018



1
100 W Higgins Rd
South Barrington, IL
11,000 SF
2018



2
2590 W Golf Rd
Hoffman Estates, IL
10,400 SF
2019



3
1717 N Penny Lane
Schaumburg, IL
10,100 SF
2023



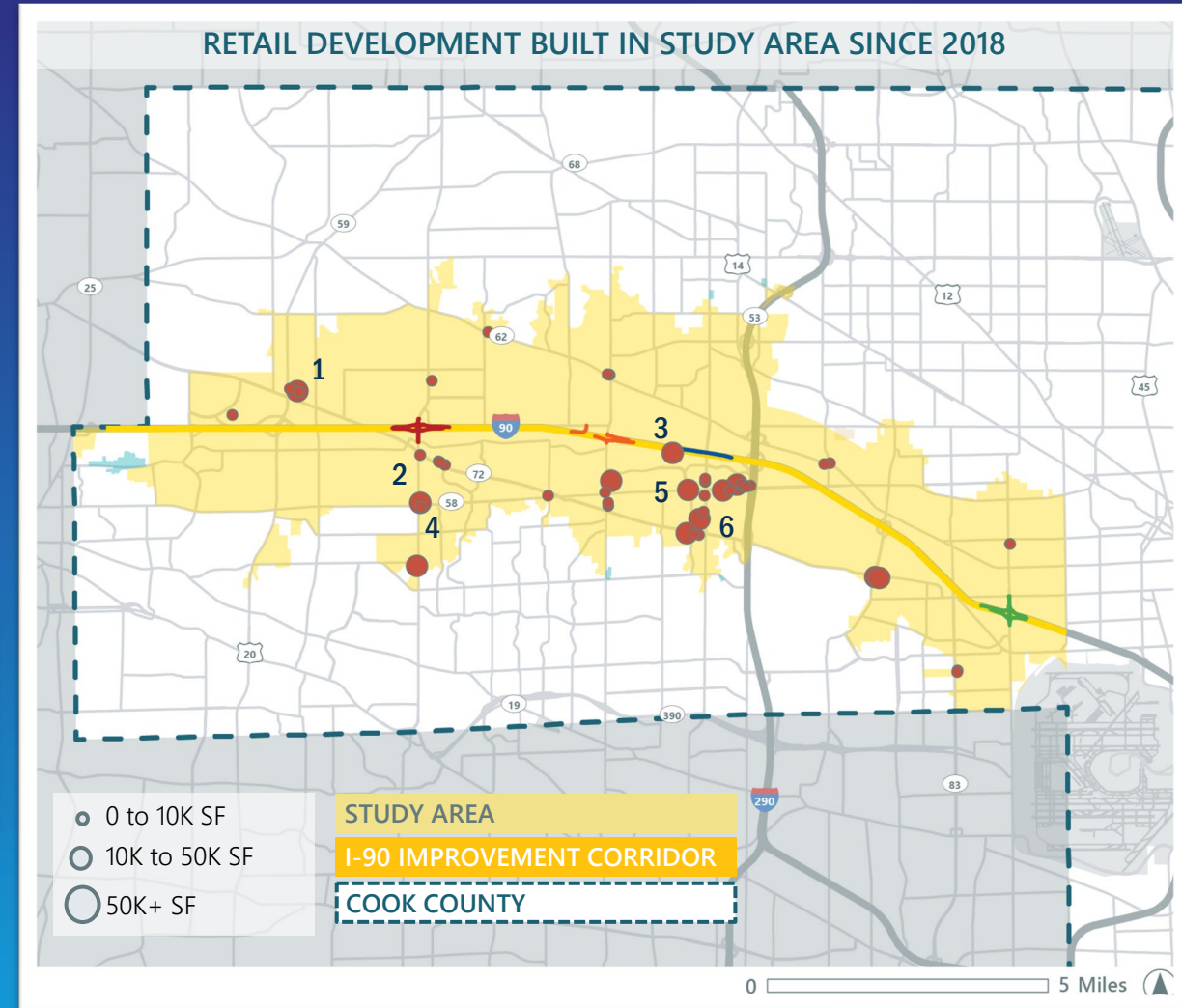
4
2595 W Golf Rd
Hoffman Estates, IL
6,180 SF
2021



5
910 E Golf Rd
Schaumburg, IL
20,807 SF
2020



6
1800 E Golf Rd
Schaumburg, IL
12,495 SF
2020



Multifamily Development in Study Area

More than 1,250 multifamily units have been built in the study area since 2018



1

1800 Autumn Dr
Hoffman Estates, IL
296 Units – Market-Rate
2023



2

2450 Plum Grove Rd
Schaumburg, IL
373 Units – Market-Rate
2023



3

2200 Progress Pky
Schaumburg, IL
260 Units – Market-Rate
2020



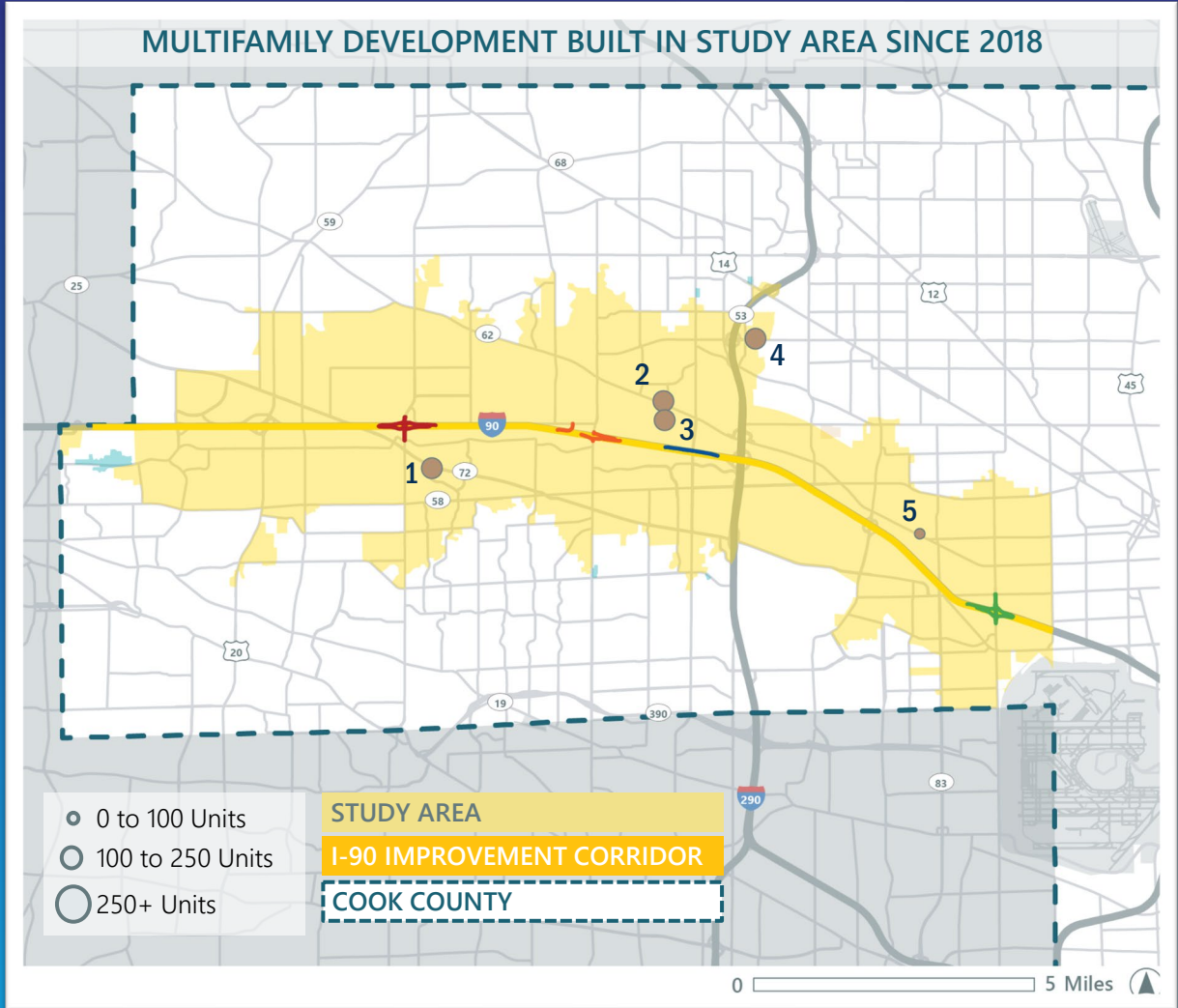
4

3401 W Payton Pl
Arlington Heights, IL
263 Units – Market-Rate
2021



5

2040 W Algonquin Rd
Mount Prospect, IL
53 Units – Senior Affordable
2025



Key Takeaways

Tollway investments continue to drive economic opportunity

ADDITIONAL INVESTMENT AND NEW DEVELOPMENT

- Pace of development has increased
- Pipeline development of 6.5 million SF
- Study Area has higher occupancy rates compared to the surrounding area



INCREASING JOBS AND ACTIVITY

- Study area experienced faster employment growth than the surrounding area
- Higher AADTs show an increase in activity with improved access and new development



INCREASING PROPERTY VALUES

- Property value in the study area grew at a rate faster than CPI
- Property value in the study area has increased by nearly 25%
- Growth in property values driven by industrial and multifamily development

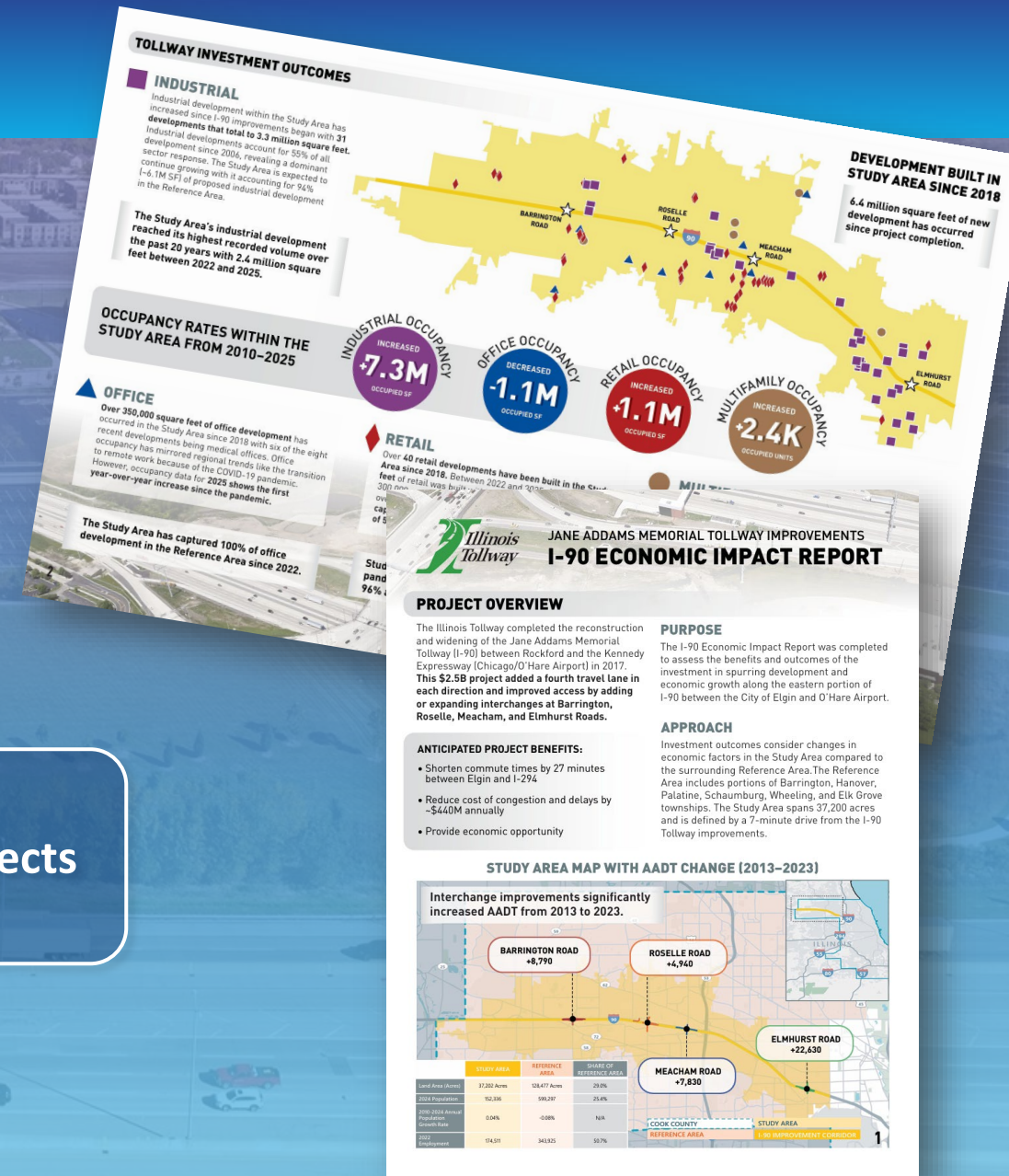


Next Steps

Publish I-90 Economic Impact Analysis Report

Share findings with stakeholders and local communities

Initiate further economic impact analyses on *Move Illinois* projects





THANK YOU

