



JANE ADDAMS MEMORIAL TOLLWAY IMPROVEMENTS I-90 ECONOMIC IMPACT REPORT

PROJECT OVERVIEW

The Illinois Tollway completed the reconstruction and widening of the Jane Addams Memorial Tollway (I-90) between Rockford and the Kennedy Expressway (Chicago/O’Hare Airport) in 2017. **This \$2.5B 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 PROJECT BENEFITS:

- Shorten commute times by 27 minutes between Elgin and I-294
- Reduce cost of congestion and delays by ~\$440M annually
- Provide economic opportunity

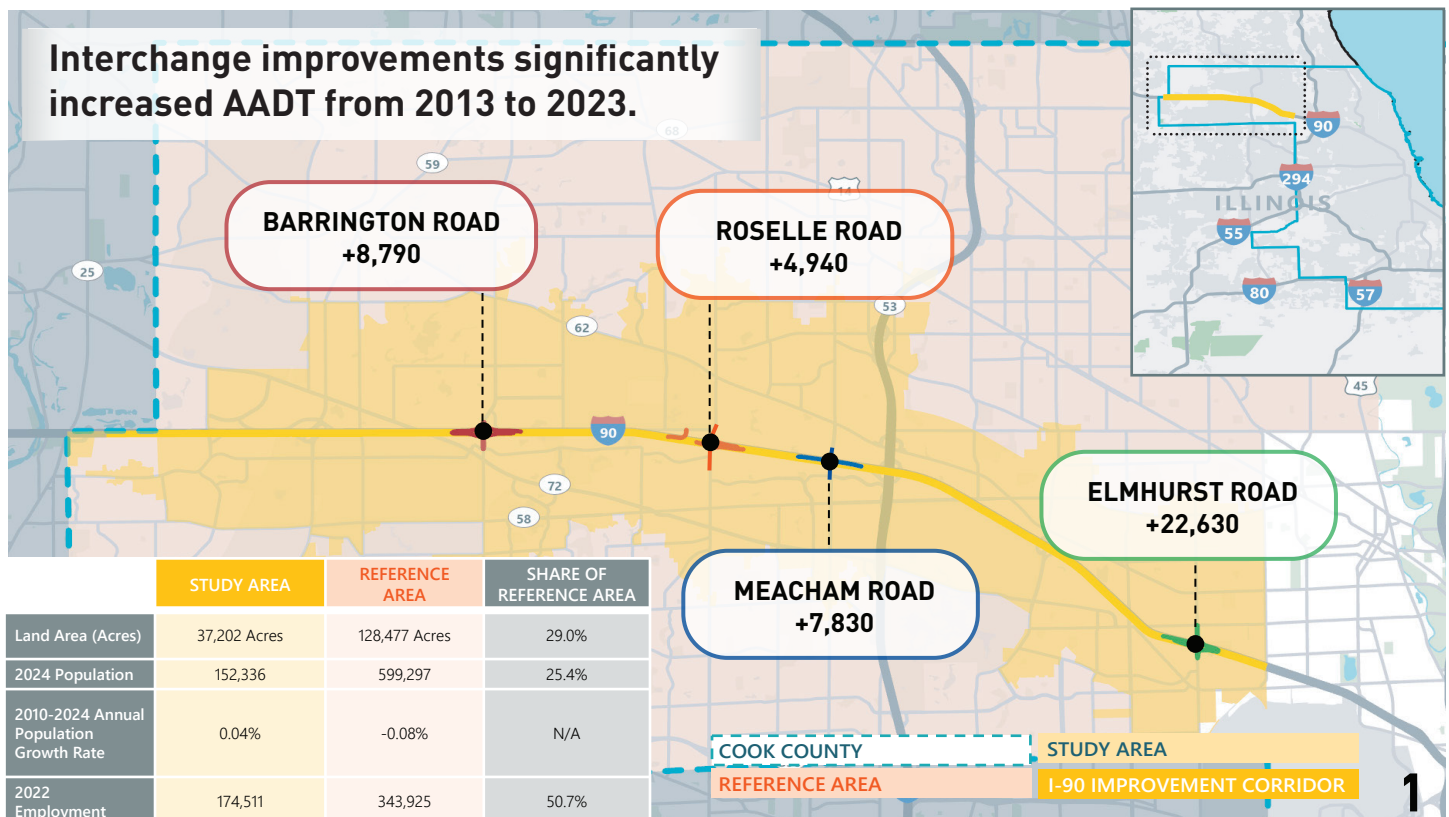
PURPOSE

The I-90 Economic Impact Report was completed to assess the benefits and outcomes of the investment in spurring development and economic growth along the eastern portion of I-90 between the City of Elgin and O’Hare Airport.

APPROACH

Investment outcomes consider changes in economic factors in the Study Area compared to the surrounding Reference Area. The Reference Area includes portions of Barrington, Hanover, Palatine, Schaumburg, Wheeling, and Elk Grove townships. The Study Area spans 37,200 acres and is defined by a 7-minute drive from the I-90 Tollway improvements.

STUDY AREA MAP WITH AADT CHANGE (2013–2023)

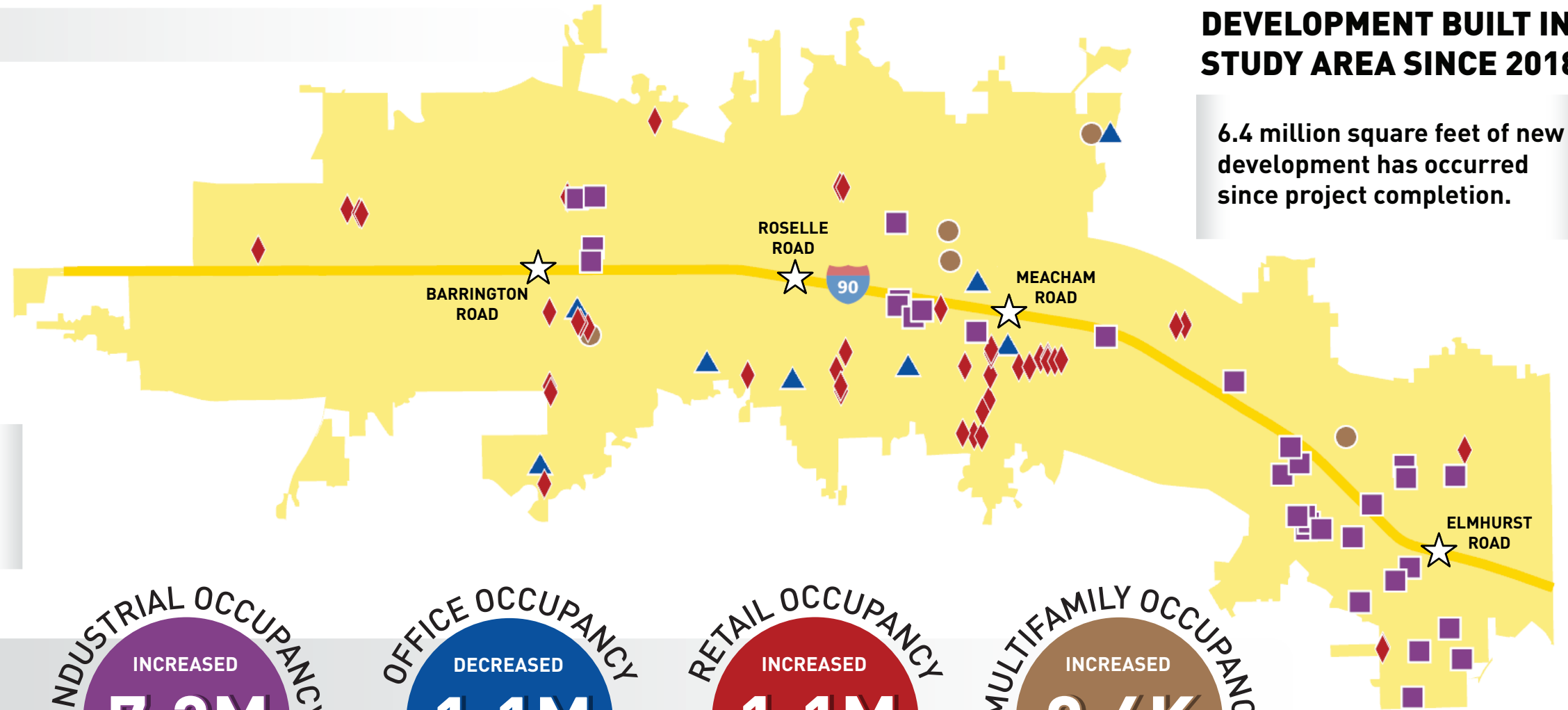


TOLLWAY INVESTMENT OUTCOMES

INDUSTRIAL

Industrial development within the Study Area has increased since I-90 improvements began with **31 developments that total to 3.3 million square feet**. Industrial developments account for 55% of all development since 2006, revealing a dominant sector response. The Study Area is expected to continue growing with it accounting for 94% (~6.1M SF) of proposed industrial development in the Reference Area.

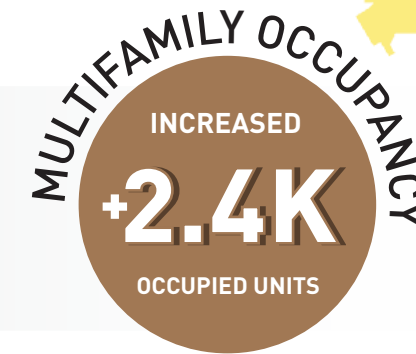
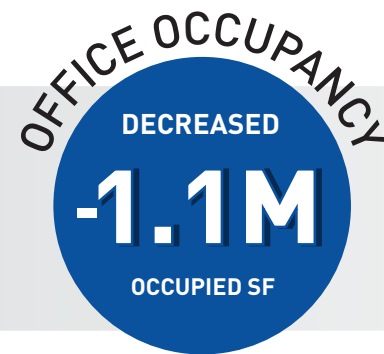
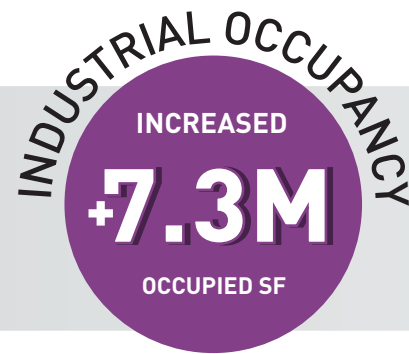
The Study Area's industrial development reached its highest recorded volume over the past 20 years with 2.4 million square feet between 2022 and 2025.



DEVELOPMENT BUILT IN STUDY AREA SINCE 2018

6.4 million square feet of new development has occurred since project completion.

OCCUPANCY RATES WITHIN THE STUDY AREA FROM 2010–2025



OFFICE

Over **350,000 square feet of office development** has occurred in the Study Area since 2018 with six of the eight recent developments being medical offices. Office occupancy has mirrored regional trends like the transition to remote work because of the COVID-19 pandemic. However, occupancy data for **2025 shows the first year-over-year increase since the pandemic**.

The Study Area has captured 100% of office development in the Reference Area since 2022.

RETAIL

Over **40 retail developments have been built in the Study Area since 2018**. Between 2022 and 2025, **172,000 square feet** of retail was built within the Study Area out of a total 300,000 square feet built in the Reference Area. Despite the overall decrease in retail space built, the **Study Area capture of retail development reached a 20-year high of 57%**.

Study Area retail occupancy recovered from the pandemic, and reached a 20-year peak of nearly 96% as of October 2025.

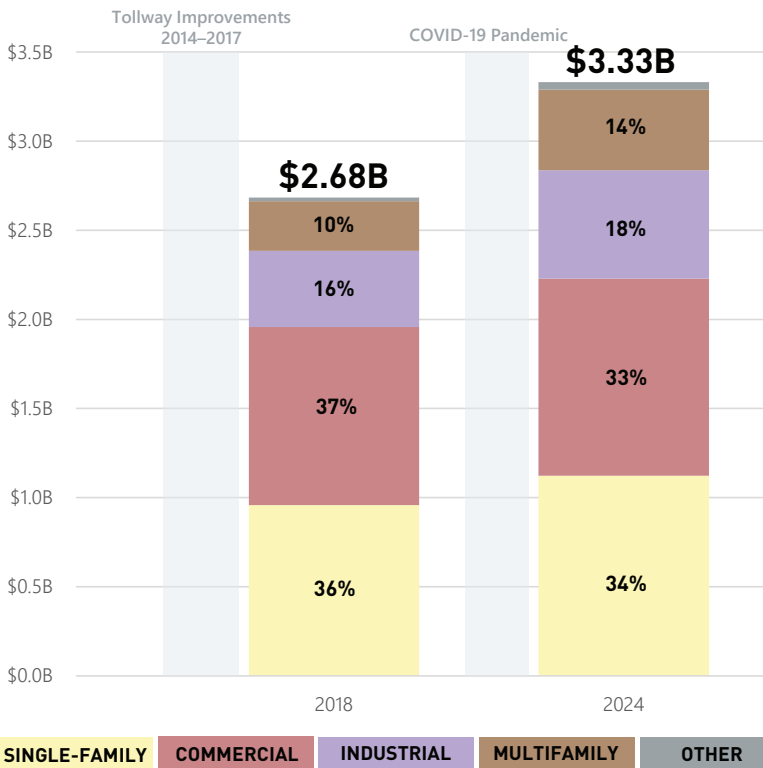
MULTIFAMILY

1,294 multifamily units were built in the Reference Area from 2022 to 2025 with approximately **57%** of these units in the Study Area. By 2022, Study Area capture of **multifamily development reached a 20-year high**, reflecting the shift towards mixed-use environments that allow people to live and work in closer proximity.

Multifamily occupancy in the Study Area has increased over time, reaching over 96% in 2025.

INCREASED PROPERTY VALUES

STUDY AREA ASSESSED VALUE BY LAND USE (2018-2024)



ASSESSED VALUE GROWTH

Since 2018, the share of assessed value (AV) from industrial and multifamily properties has increased. Meanwhile, the share of AV from single-family residential and commercial properties has decreased.

Study Area and Reference Area AV grew faster than Consumer Price Index, growing at annual rates of 3.7% and 3.9%, from 2018 to 2024.

Since project completion, **Study Area AV increased by an additional \$650M** from 2018 to 2024, due in part to the volume of recent development within the Study Area.

KEY DEVELOPMENTS

Three recent developments were selected as case studies that reflect the **catalytic economic development opportunities enabled by strategic Tollway investment**. Each community cites the Tollway access as a central factor in site feasibility and economic success.

BELL WORKS HOFFMAN ESTATES, IL

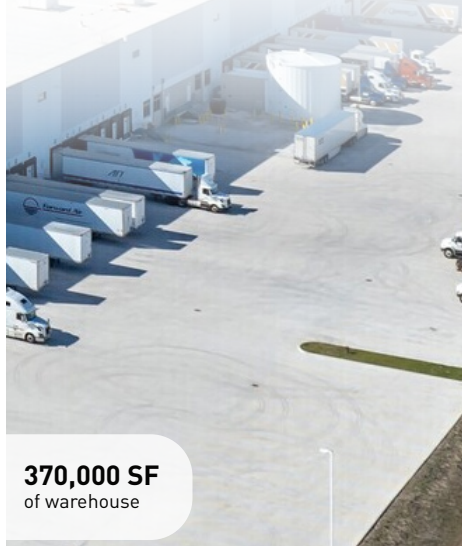


780
apartments and townhomes

100,000+ SF
of restaurant and retail

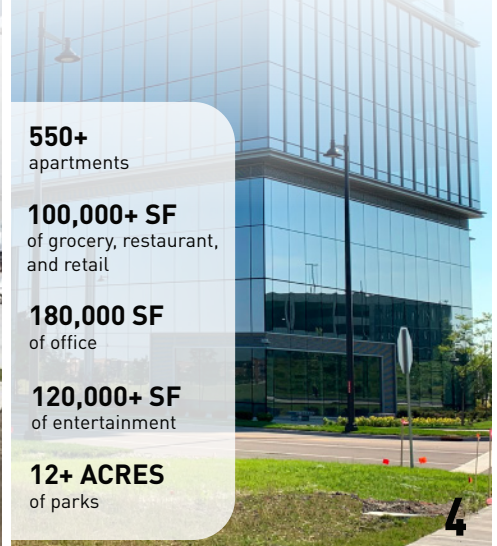
1,000,000+ SF
of office

AIT LOGISTICS CENTER PALATINE, IL



370,000 SF
of warehouse

90 NORTH DISTRICT SCHAUMBURG, IL



550+
apartments

100,000+ SF
of grocery, restaurant, and retail

180,000 SF
of office

120,000+ SF
of entertainment

12+ ACRES
of parks