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Maryville commercial development is proposed

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MARYVILLE — Maryville may see new retail development in the next year on its high-profile stretch of Illinois 159.

Koman Properties Inc., of St. Louis, has a preliminary plan to develop 7.5 acres on the northeast corner of Illinois 159 and Illinois 162. The plans for the first lot, 3.5 acres, have passed the planning commission, according

to Mayor Larry Gulledge.

“It’s going to be a Walgreens store, and I believe when all is said and done, it will be a five-lot commercial development,” Gulledge said.

Terry Barnes, Koman’s senior vice president of development, confirmed that the company plans a Walgreens “with additional property potential down the road.” Gulledge said sometime next month, the village expects to see final plans for

the rest of the development.

No cost estimates are yet available, and the development is not in a tax increment financing or business district.

Maryville’s residential development has been booming, but Gulledge has said retail must be a priority to build up sales tax revenue.

“We’ve been working a long time on trying to begin the process of (Illinois) 159 developing,” Gulledge said. “We feel really good about

this — it’s definitely a start.”

The village established a sales-tax business district to offer incentives on empty lots near Interstate 55-70 at the Illinois 159 exit, but for the last few years there have been no takers. Still, Gulledge said he is optimistic. “There are bigger and better things on the way,” he said.

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