

Suburb Lands 525,000-SF Mixed-Use Park

By [Dana Dubriwny](#)



Sun Island Resort

HOFFMAN ESTATES, IL-Adding to the list of large-scale developments on deck in this western suburb, Waterpark H2Otel USA LLC has confirmed it will be building the state's first condo-hotel-waterpark complex. Tentatively named the Sun Island Resort and Conference Center, the 525,000-sf resort will be located on a 22-acre site at Prairie Stone Business Park, adjacent to the future homes of the 11,000-seat Sears Centre and Cabela's destination retail store.

Joseph A. Buralli of Lakemoor-based Waterpark H2Otel USA LLC says the complex is sure to make a substantial impact on the area's economy. "The 1.8 million people living within a two-hour drive of Hoffman Estates will soon have a more convenient recreation and tourism option," he says.

The project will be comprised of a 395,000-sf condo-hotel and a 130,000-sf indoor/outdoor waterpark complex. The condominium-hotel, which will stand 12 to 14 stories, may be flagged by a national chain, representatives say. Some or all of the 400 to 500 rooms will be sold as condos.

The tropical-themed waterpark complex will consist of an 80,000-sf indoor and 30,000-sf outdoor aquatic facility. Together, the indoor/outdoor waterpark complex will feature wave, activity and toddler pools, tube and body slides, a rafting river, mat racers and a master blaster water-propelled coaster. An additional 20,000 sf will be devoted to a dry play arena and arcade with multi-level play structures and video gaming.

Leopardo Construction as construction manager and Chicago-based VOA Associates Incorporated as the architect. Focus Lodging Group, LLC, of Columbus, OH, will co-develop the project and serve as the hotel management company. Prairie Stone Business Park, which serves as the headquarters for Sears Holding Corp., is located near the crossroads of Interstate 90 and State Route 59. The 780-acre, multi-use commercial complex is also home to offices, stores, hotels and restaurants.

"Illinois and Southern Midwest residents will now have a new, exciting, closer-to-home alternative to Wisconsin Dells," Buralli says. "The myriad tourist attractions and retail in Hoffman Estates, neighboring Schaumburg and Downtown Chicago will make this a must-visit and must-stay destination."