



## PROJECT DETAILS

Pinnacle XXIII is the most recent building at Pinnacle Business Center anticipating a Gold LEED certification. This building is also 94% energy efficient through Energy Star, meaning operating costs will be reduced by upwards of 40%.

Highlights of methods employed to achieve a sustainable design includes:

- Native plants were grown in lieu of turf grasses. This negates the need for irrigation, saving water and weekly maintenance.
- Low-flow toilets, urinals and sinks were used, reducing black water and the amount of potable water required by the building by 50%.
- Bio-infiltration swales reduced the overall water discharge to pre-development volumes and almost completely eliminated pollution and contaminate discharge from the site.
- Daylight skylights, T-5 lighting fixtures with motion detectors and photo sensors, high-efficiency make-up air heaters and above standard insulation throughout the shell building were utilized to optimize energy performance. The largest component of this is the interaction of the skylights with the efficient T-5 lights.
- Over 95% of the construction waste generated was recycled.
- More than 30% of the materials were purchased within a 500-mile radius.

## OVERVIEW

### LOCATION

Pinnacle Business Center  
Romeoville, Illinois

### PROJECT SIZE

650,000 square feet

### PROJECT VALUE

\$32 million

### PROJECT EXECUTIVE

Michael A. Chivini  
Executive Vice President  
The Pizzuti Companies  
630-981-3800

### ARCHITECT

Glavan Feher Architects

### CONTRACTOR

Power Construction Company

### PROJECT TIMELINE

Project completed July 2008