



Dreyer Medical Clinic and Provena-Mercy has opened its 22,000-square-foot state-of-the-art medical office building on Route 34 near Sycamore St.



Fox Hill Center, located at the southwest corner of Rt. 34 and Sycamore Road, offers 24,000 square feet of retail/office space configured in 1,258-square-foot and larger units. For more information, call Les Kristof at 630.572.5607.

## Yorkville's newest additions ...



Maciano's Pizza & Pastaria, 272 Veterans Pkwy., Yorkville is located in the Yorkville Marketplace Shopping Center in a 4,900-square-foot building it shares with Cellular Connection. The restaurant features homemade pizza, Italian entrees and mouth-watering desserts for carryout, delivery or dine in customers. Call 630.882.8388

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## New economic incentives goal: more jobs & investments

On Dec. 13, 2005, the United City of Yorkville voted to establish incentives to attract new commercial and industrial development to the city.

Alderman Marty Munns, chairman of the City's Economic Development Committee, which spearheaded the drive to put the incentives in place, says that they are a response to residents' request for more good paying jobs.

"Businesses were coming in," Munns says, "but I didn't think they were coming in fast enough. These incentives should help speed up the equation. We want more jobs that pay a good salary so more people can afford to live in Yorkville."

The incentives, which may pay up to 20% of a project's cost through sales tax, real estate tax or utility tax rebates, can

be viewed in full on either the City of Yorkville's web site at [www.yorkville.il.us](http://www.yorkville.il.us) or the YEDC web site at [www.yedconline.org](http://www.yedconline.org). They give priority to certain types of businesses located in specified areas within the City, and they spell out exactly what the money can be used for.

Munns says the incentives policy was developed through brainstorming with YEDC Executive Director Lynn Dubajic, and reviewing other incentives offered by other municipalities. The City will be monitoring the effectiveness of the incentives, Munns says.

Lynn Dubajic says passage of the incentives policy demonstrates Yorkville's desire to be pro-business and pro-active when it comes to commercial and industrial development.



## The Center Zone

Vol. 1, No. 2 -- April 2006

### Yorkville Economic Development Corporation

## Countryside Center groundbreaking heralds long awaited redevelopment

Yorkville officials, business representatives and residents gathered Tuesday, April 4, for a groundbreaking ceremony at the Countryside Center shopping mall at the corner of Rts. 34 and 47.

Richard Dube, president of Tri-Land Properties, which now owns the 34-year-old soon-to-be-demolished mall, told guests that his company is negotiating with four or five "possible retailers" and will soon make an announcement on which businesses will act as anchors for Tri-Land's new \$25 million redevelopment. Demolition of the existing buildings on the site will begin within a month.

The redevelopment plan for the 18-acre parcel calls for a 150,000 to 200,000-square-foot new center which will be built in phases over the next five years. Tri-Land, which specializes in redeveloping under utilized mall facilities, presently owns and manages two million square feet of commercial retail space in the Midwest and Mid-Atlantic areas.

Dube lauded Yorkville and especially Mayor Arthur Prochaska, saying it took a great deal of foresight and leadership to take on a redevelopment project like Countryside.

Mayor Prochaska, a guest speaker at the event, commented on the important part that the shopping center has played in the life of the community.



Richard Dube, president, Tri-Land Properties



Mayor Prochaska said he wishes Tri-Land well. "I know they will put together what will continue to be a quality development for our city."



## Director's Update

For the sixth consecutive year, I represented the YEDC at the International Council of Shopping Centers Midwest Idea Exchange Alliance Program Feb. 13-14 at the Hyatt Regency in Chicago.

This conference is the number one event for showcasing our community to commercial, retail and real estate developers. It gives me the opportunity to revisit with developers who had been researching Yorkville and update them on what is happening.

The popularity of Yorkville was quite evident. The YEDC booth was among the most sought after at the event. There were many new developers and brokers this year, and it seemed like they all wanted to talk to me. I was actually one of the last community representatives to pack up and leave at the end of the day. There were so many who wanted to talk to me, and I wanted to accommodate them all. It was a very exciting and rewarding event!

... Lynn Dubajic



Lynn Dubajic; Evan Oliff of Preferred Development; and Kevin Vernick, president of Vernick & Associates, Ltd., at the YEDC booth at the ICSC conference.

**Upcoming Events:** The Yorkville Business Institute, sponsored by the YEDC & the Yorkville Area Chamber of Commerce, will be held from 8 to 11 a.m. Friday, May 12, in the lower level of Old Second Bank, Yorkville. For more information on the YEDC, check out our website at [www.yedconline.org](http://www.yedconline.org)

## YEDC Board of Directors selects officers for 2006

Rich Artman, vice president of Inland Real Estate Sales, LLC, recently was elected chairman of the YEDC Board of Directors for 2006.

Other officers of the Board include Art Prochaska, mayor of Yorkville, elected vice chairman; Chad Gunderson, CEO of AMG Homes, treasurer; and Tom Thomas, president/CEO of Old Second Bank Yorkville, secretary.

Other members of the Board of Directors are: Mike Burks, representing the Yorkville Area Chamber of Commerce; Drew Daniels, Sexton Companies; Dr. Thomas Engler, Yorkville School District 115; Dick Faltz, Coldwell Banker Primus Realty; Stan Free, Castle Bank Yorkville; Jeff Freeman, Engineering Enterprise, Inc.; Don Hamman, Hamman Property Ventures; Jason Poppen, Smith Engineering Consultants; Nicholas Loise, Provena Mercy Center; Harold Oliver, HRM Properties & Development; Larry Kingston, UnionBank; Nancy Wilson, Rush-Copley Medical Center; and John Zediker, MPI Joint Ventures.



Rich Artman, Mayor Art Prochaska, Chad Gunderson and Tom Thomas recently were elected as the new officers of the Yorkville Economic Development Corporation.

## Welcome Our Newest Members!

### General Members

DTD Investments	Vision Realty Partners
Harlem Irving Companies	Shepherd Group, LLC
GROBMAR Investments, LLC	Aquascape Designs

### Associate Members

Lender Preferred Appraisal Group, Inc.



Members of the Illinois State Police North Tactical Response Team, the Yorkville Police Department, and the Bristol-Kendall Fire Protection District demonstrated some of the training activities they have been undertaking during the past few months at the soon-to-be-redeveloped Countryside Mall. The demonstration was part of an April 4 groundbreaking ceremony by Tri-Land Properties.

## Auto Zone is a part of new Route 47 development

GROBMAR Investments, LLC, has announced its development plans for a 22,000-square-foot strip mall, to be anchored by Auto Zone, Inc., at the corner of Rt. 47 and Walnut Street, Yorkville.

The new shopping center, which is slated to open this summer, will be built of brick and block veneer, with stucco detailing in the sign band and cornices to provide an edging to the facade. The architect for the project is Thad Gleason of Gleason architects.

"My focus for this site is to have it be a retail strip with service and retail type tenants that will compliment the community," said Ken Marino, a principal with GROBMAR Investments.

The site offers a direct connection to the Jewel/Osco location at the corner of Rts. 34 and 47 via Walnut Street to Landmark Drive, allowing shoppers access to multiple stores without having to go back out onto Rt. 47.

Auto Zone will occupy approximately 7,400 square feet of the development, leaving an additional 16,000 square feet of small shop space available for leasing. Any leasing inquiries should be directed to Ken Marino at 630 880-9002.

"This corner's location, adjacent to the busiest intersection in Kendall County at Rts. 34 and 47, makes it the perfect central location in the fast developing Yorkville market," Marino said.



Developer: GROBMAR Investments, LLC

Phototype



## The Yorkville-Bristol Sanitary District prepares for growth

New sanitary interceptor sewers are being installed in cooperation with developers and the City of Yorkville at a rapid pace to accommodate the growth of the community. A Yorkville-Bristol Sanitary District (YBSD) interceptor is defined as a sanitary sewer line 18" or larger in diameter, owned and operated by the YBSD.

In 2004, the YBSD completed an expansion to the wastewater treatment plant located at 304 River Street, and is planning to expand once again. The District has submitted a facility planning document outlining the expansion of the wastewater treatment plant to the Illinois Environmental Protection Agency. The District engineer's estimated cost for the upgrade is \$28,000,000 to be completed by the year 2010.

The intention of the District is to provide the funding for these improvements without increasing wastewater treatment user fee rates.



An overhead view of the Yorkville-Bristol Sanitary District located at 304 River Street

### CORRECTION:

The last YEDC newsletter incorrectly named the Yorkville-Bristol Sanitary District (as the Bristol-Kendall Sanitary District). YEDC apologizes for this oversight.