

Yorkville's newest additions . . .



The Blackstone Bar & Grill, 600 E. Veteran's Parkway, Yorkville, opened its doors for business in early December. Business has been great ever since. Call 630.882.8305 for reservations.

www.blackstonebarandgrill.com



Castle Bank, part of the Yorkville business community for 91 years, opened its new 20,000-square-foot banking facility at 109 W. Veterans Pkwy --the corner of Veteran's Pkwy (Rt. 34) and Center Pkwy. Visit them in their beautiful new two-story glass and masonry structure! Call 630.553.6333 for hours.



F.E. Wheaton, located in the Yorkville Business Park at 204 W. Wheaton Dr., opened its new 122,000-square-foot addition to its Yorkville facility. Yorkville's second largest employer, the company manufactures and distributes lumber and building products such as windows, doors, siding and framing materials. Call 630.553.8300 for more information

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The Center Zone

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Yorkville Economic Development Corporation

Plans for new Rush-Copley Medical Center moving forward

Starting in late January, Rush-Copley will be convening small focus groups of Yorkville-area residents to help in planning for a new 45-acre medical campus to be constructed adjacent to Rt. 34 on the city's western edge.

If the project is approved by the Illinois Health Facilities Planning Board and the Yorkville City Council, the medical facility will be constructed just west of the Kendall County courthouse campus on property currently owned by the Conover family. It's first phase will include an urgent care facility and diagnostic and imaging services, plus physicians offices. Input from residents will help further define what services will be included.

"We look forward to working very closely with the Yorkville community in the months to come to further develop our plan," said Barry C. Finn, CEO of Rush-Copley.

The focus groups will each number about 25 people, who will be asked to give their opinions on the type of medical care needed in the Yorkville area. Rush-Copley's Marketing Director Mary Zokan says this will be an on-going process.



"We want to solicit opinions, feel the community pulse, and understand what the community thinks is needed in this new facility," Zokan said.

The concept plan for the new facility, which also includes a 100-acre residential parcel adjacent to the Medical Campus, will first go to the Yorkville Plan Commission before being presented to the City Council for approval.

Finn noted that Rush-Copley has been the leading healthcare provider for Yorkville and Kendall County residents. Monitoring the growth, Rush-Copley determined that Yorkville would be the best site for its new healthcare facility. He said Rush-Copley looks forward to being Yorkville's partner as the community continues to grow.





Proposed East Elevation

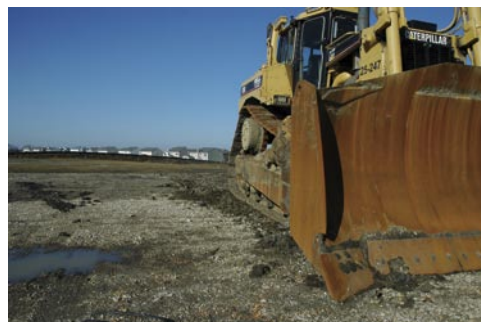
Fountain Village of Yorkville
Crestlake Holdings, LLC

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Fountain Village: a new shopping center south of the bridge

Dean Tomich plans to be a part of Yorkville for a long time.

The head of Crest Lake Holdings, which is developing Fountain Village at the northwest corner of Rts. 47 and 71, says this is a community that has a clear vision of where it wants to go. And he wants to be a part of that vision.



Tomich, who has developed other commercial centers, says he plans to not only build Fountain Village, but also own it. and manage it. He envisions creating a shopping area where people south of the river can not only find what they want to purchase, but also discover a place where they want to be.

"I am committed to this town. I am super excited about Yorkville. I have yet to see another town with as much upside as Yorkville has," Tomich says. He cited the city's residential developments as one example of how Yorkville is doing a good job with growth.

"They offer the right amount of density. Yorkville's done a good job with lot sizes," Tomich says. "You can put up a nice home and not be right next to your neighbors. You have green space and elbow room."

Tomich, who will be developing the majority of the 11-acre Fountain Village site, and the people at Vision Realty Partners, Ltd., who will be developing the corner piece where a new Walgreens will be located, say that their research on the Yorkville area confirmed that Yorkville has a lot of things retailers prize.

"It has the right disposable income," Tomich says. "And its leaders say they are business friendly and development friendly, and they are. This is where the growth is going and this is a community that knows how to handle that growth."

"We will be trying to create some open-air space in this development," he explained. "In the center, there will be a pond just short of two acres, where we'll have a fountain, and there will be landscaping amenities."

He says he is very cognizant of the fact that there are homes behind his Center, people who have spent a lot of money on their homes.

"We respect that," he says. "We want to create something of the highest quality that will set a high level of expectation for future developments."

Fountain Village will be constructed of full-masonry, with stone detailing, and have towers to create architectural interest. He is anticipating two 30,000-square-foot retail centers that would possibly include a restaurant. He says construction on the Walgreens will begin this spring, and he hopes his segments will begin in late summer or fall.

"I think the spring of 2007 is going to be an exciting time for the south side of Yorkville."

Director's Update

For more information, check out our website at www.yedconline.org



Dec. 9 found me on WSPY's Newsmakers program hosted by Bob Kostigan. I was asked to talk about Yorkville's newest projects.

There is a lot to talk about -- a new Wal-Mart, a new Walgreens, and a new medical facility on a 45-acre campus just west of the Kendall County courthouse campus! 2006 is getting off to a great start!

When new projects are first suggested, I assist developers and end users in making their site selections. I make them aware of low interest

loans and training grants. I provide demographics tailored for their specific business needs. I provide them with information that will help them with marketing and workforce development issues. What I am is a clearing house for information about Yorkville. Every day I get to meet new people and I get to learn about new things. This is a great job!

The support from existing businesses has been truly phenomenal. They are enthusiastic about strengthening our business community; they truly embrace economic development.

--- Lynn Dubajic

Welcome Our Newest Members!

General Members

Aspen Ridge Estates LL
Coldwell Banker Commercial Midwest Realty
Fifth Third Bank
Kendall Land Development LLC
KMTK Enterprises, LLC

Legacy Real Estate
Narvick Brothers Ready Mix
NHR Real Estate Advisors, Inc.
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Karvelas Realty

Keystrokes Transcription Service, Inc.
Krueger Appraisal Service, Inc.
Law Office of Jo Ann Gryder
McAdams and McAdams
MNO Partners, LLC
Positive Approach Publishing, Inc.

Upcoming Events: The fifth annual JOB FAIR from 10 a.m. to 2 p.m. Tuesday, April 11, 2006 at the Yorkville High School, 797 Game Farm Rd. Last year's fair showcased 40 businesses.



Executive Director Lynn Dubajic, left, Brenda Stombres, center, and new staff member Alice Kauffman, right.

YEDC welcomes new staff member...

Alice Kauffman is the new general office assistant for the YEDC.

A new Yorkville resident, Alice moved to the community 1 1/2 years ago from Brownsburg, Indiana. She says her new job, which includes maintaining marketing materials and doing clerical work, is turning out to be a great way to learn about Yorkville.

Alice joins Office Manager Brenda Stombres, who has been with the YEDC for three years, and Executive Director Lynn Dubajic in promoting the Yorkville area.

Rob Roy Interceptor furthers Yorkville's reach to the north

Eight residential subdivisions which will hold an estimated 11,000 new residents, and nearly 300 acres of commercial development on Yorkville's Rt. 47 corridor to the north will be the direct beneficiaries of the new Rob Roy interceptor.

When it's completed this spring, the new interceptor will have 4 1/2 miles or 24,000 square feet of pipe in the ground. And it's "really, really big" pipe, Yorkville City Engineer Joe Wywrot says -- 36 inches in diameter. The pipe size is what will help open up this whole northern area to development, Wywrot says. At a cost of almost \$1 million, the interceptor is a joint project of the city and the Yorkville-Bristol Sanitary District.

The eight residential subdivisions are slated to include 2,545 single family housing units, 2,006 townhouses, 798 condominiums and 426 duplexes. The developments include Westhaven by Del



Webb, Pulte, Caledonia, Bristol Bay, Westbury Village, White Pines, Bailey Meadows and Rob Roy Falls.

"Having the city be in this proactive mode allows us to seize opportunities and bring them to reality," says YEDC Director Lynn Dubajic. "This will allow us to attract regional retailers, hotels, and entertainment venues such as golf courses and movie theaters. The interceptor turns this area in a regional hub of economic activity."