

## Yorkville's newest additions . . .



The new 34,000-square-foot addition to the Yorkville Public Library opens in February adjoining the original 6,000-square-foot building at 902 Game Farm Rd. The new facility includes a Children's Library, a Children's Program Room, a Young Adult Area, and an Adult Quiet Reading Room. Call 630-553-4353 for more information.



The 8,000-square-foot new Valley West Medical Arts Building is located at Countryside and Center Parkways. This building is a joint venture of Yorkville MRI, which offers diagnostic imaging services, and Valley West Community Hospital, which is leasing space for physicians' offices. For information, call 815-756-1521, ext. 3660.



Walnut Plaza, a 22,000-square-foot retail center anchored by Auto Zone, is located on Rt. 47 and Walnut Street, just south of Rt. 34. For leasing information on the Center, which already is 50% leased, call Ken Marino at 630-880-9002.

The Center Zone  
is published quarterly by the  
Yorkville Economic Development Corp.  
in partnership with Positive Approach Publishing, Inc.  
and Paul E. Burd Photography

Yorkville Economic Development Corp.  
207 Hillcrest Ave. Yorkville, IL 60560  
630.553.0843 Fax: 630.553.0889

cell: 630.209.7151 dubajic@yedconline.org

[www.yedconline.org](http://www.yedconline.org)



# The Center Zone

Vol. 2, No. 1-- January 2007

*Yorkville Economic Development Corporation*

## Cobblestone South to be Yorkville's west gateway

Cobblestones are in the future for the western gateway to Yorkville at the southeast corner of Eldamain Road and Rt. 34.

Tim Tynan, director of real estate for Main Street Commercial LLC, developer of Cobblestone South, says the planned mall on 20 acres will be a mixed lifestyle center with up to nine buildings. They are envisioning a mixed use retail mall of restaurants, a bank, and small shops.

"We feel this is an up and coming area," Tynan said when asked why Main Street Commercial chose Yorkville for its project. "We are interested in this community, and we know this is an important site to the community."

Tynan said they are considering a water feature, and are planning to use a lot of brick in the center's buildings.

"We want it to look unique," he added. "One feature will be a Yorkville entrance-way sign surrounded with cobblestones."

Lynn Dubajic, executive director of the Yorkville Economic Development Corp., says the developer recognizes that this gateway to the city requires upscale architectural features.

"This is a very desirable location," she said, "especially for existing Yorkville businesses looking to locate to a second Yorkville site."

Les Kristof, an associate with Edgemark Commercial Real Estate Services LLC, which is handling leasing and marketing of the property to potential tenants or buyers, also sees the location as prime.

"Rt. 47 currently is the main north-south route. But Eldamain has been approved for a bridge over the Fox River," Kristof said. "As the homes start to develop and the population grows, Eldamain will become the main thoroughfare."

Kritof added that there are plans for a new Metra Station on Eldamain north of Rt. 34. Everyone using that station, he said, will come down to Rt. 34.

"Anyone coming from the western suburbs most likely will come by our site," he said.

The development will have outlots along the road, with large "junior box" spots of 35-70,000 square feet in the back, along with smaller shop spaces. The whole area is designed to be pedestrian friendly and to fit in with surrounding residential areas. Anyone interested in locating in this project should call Kristof at 630-572-5607.



## Director's Update



I find myself very often asked to speak about what is happening in our community. Local businesses, banks, realtors and developers often ask for me to come and do a presentation to a group of their co-workers, staff members and other interested parties on what is being planned to continue the growth we are experiencing in Yorkville.

On October 23, I spoke to the sales staff and key construction personnel at a Centex Homes Sales meeting held at the single family model home at Bristol Bay. We discussed new community projects, such as the Raging Waves Water Park, and how they will impact their development. Each time I make a presentation, my staff makes up a custom packet for that group to make sure they will have the most current projections, permit reports and other information that is

pertinent to their project. For Centex, we included a copy of the Water Park information.

I like doing these presentations. Whenever I can bring a presentation to a group of people who are out working directly with the public, I can inform them, and that creates an army of people who can provide accurate information to prospective residents and business owners. I encourage anyone who would like me to make such a presentation for their organization or group to get in touch with me and let me know of your interest.

--- Lynn Dubajic



## New Yorkville Home Center nearing completion

The new Yorkville Home Center, scheduled to be completed this March at the corner of Commercial and F.E. Wheaton Drives in the Yorkville Business Center, is hoping to attract a specific clientel.

James Reinert, managing broker for Coldwell Banker Commercial Primus Realty, which is representing developers Terry Richards of Sugar Grover and Frank Giampoli of Batavia, says Malibu Development, and St. Joseph Cabinetry & Designs have taken some of the 17 available units, and they are exactly the kind of businesses that the Home Center is designed to house.

"There are plenty of strip malls in Yorkville," Reinert says. "The developers of the Home Center saw the opportunity for various trades people to market their wares in one location up front on Rt. 47 in an

industrial park. It was the developers' idea to draw a certain type of tenant, such as a plumbing contractor, carpeting, cabinetry, where they could have a retail space with a warehouse behind. I think it worked."

Greg Millen, president of St. Joseph Cabinetry & Designs, says that the move to the new building makes sense for his business.

"We were busting at the seams at our downtown location," he explains. "Our office and showroom space was limited, but it was important to us that we stay in Yorkville. The Home Center is a great location. The YEDC was a big factor in giving us direction to find this space. When we open this summer we hope to create a design center that is directly related to the positive growth of local contractors and suppliers, and that can be a community gathering place."

## Upcoming Events:



The YEDC's "Aiming for Success" Job and Career Fair will be held from 10 a.m. to 2 p.m. on Tuesday, April 3, at the Yorkville High School, 797 Game Farm Rd.

Members of the Yorkville Economic Development Corporation may participate in this event for free. Participants will be able to take applications, and conduct on-site interviews, if they desire to do so. The Fair allows employers to meet with a very talented and eager labor force. The YEDC's 2006 Job Fair attracted more than 50 businesses, and more than 400 prospective employee candidates. Registrations for this event must be received by March 2, 2007. For more information, or to get a registration form, contact the YEDC at 630-553-0843.



For more information, check out our website at [www.yedconline.org](http://www.yedconline.org)

### Welcome Our Newest Members!

#### General Members

R.A. Bright/Meadowview Development

#### Associate Members

Gates Creek Land Company  
CEMCON, Ltd

## Spotlight on Success

### Small Business Development Center can help jump-start new businesses



Thinking of starting your own small business? If so, one of your first stops should be at the Illinois Small Business Development Center (SBDC) at Waubensee Community College, 5 E. Galena Blvd., Aurora.

The Center can offer information on how to create a business plan for success, how to look for financing, how to market your business, how to handle incorporation and tax issues, and much more. Once you are up and running, the Center is still available to offer advice on how to manage growth and expansion. Rapid growth may look attractive, but it offers risks that need to be analyzed. Many small businesses have been destroyed by trying to handle too much too soon.

Here are some of the upcoming workshops and classes offered by the SBDC: "How to Start a Small Business," Tuesday, Feb. 13, 6:30- 8:30 p.m. and (in spanish) on Thursday, Feb. 15 from 6:30-8:30 p.m.; "Is Franchising Right for You?" Saturday, Feb. 3, 9:30-11:30 a.m.; "Marketing for Small Business," Wednesday, Feb. 7, 6:30-8:30 p.m.; "Small Business Tax Basics Workshop," Wednesday, Feb. 21, 8 a.m.-2 p.m. (includes lunch).

For more information, call the SBDC office at 630-906-4143 or visit the website: [www.waubensee.edu/workforcedev/sbdc.php](http://www.waubensee.edu/workforcedev/sbdc.php)