

**Yorkville's
newest
additions . . .**



Butterburgers and fresh frozen custard desserts have come to Yorkville at the new Culvers Restaurant, 1745 Marketview Drive, Yorkville. The restaurant is locally owned and operated by the Blair family.



Jiffy Lube & Car Wash, providing preventive services for cars and small trucks, has opened its doors for business at 1845 Marketview Drive. Call 630.882.8181 for more information.



Yorkville's new 26,000-square-foot United States Post Office opened its doors at 601 E. Countryside Parkway. The facility, which will handle mail for Sugar Grove, Oswego and Yorkville, has three retail sales counters, 788 post office boxes, and 20 parcel lockers. Passport processing is available at this location. For more information, call 630.553.7100.

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The Center Zone

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Yorkville Economic Development Corporation

Super Target, Home Depot will anchor 800,000-square-foot Kendall Marketplace

Residential rooftops draw commercial investment. That's the message that long-time Yorkville residents have been hearing for the past five years as they watched their small community quadruple in population and area. Now the promised commercial development that will pour much-needed sales and property tax dollars into public coffers to help support new schools and other services is arriving in the form of an 800,000-square-foot mall to be located at the corner of Cannonball Trail and Rt. 34.

Rick Filler, managing director for Harlem Irving Companies, which is developing Kendall Marketplace, says it's retailers who picked the Yorkville location.

"Kendall County is the third-fastest growing county in the U.S. and retailers are attracted to that kind of growth," Filler says. "Developers have to find the best location, and then the retailers will come."

So far, the development has signed Home Depot, and a Super Target store as its big boxes. Filler says that other well-known retailers will soon join the mix.

"What we are doing is a hybrid type of concept which will allow us to develop a streetscape more geared for entertainment, and that will be surrounded by the larger format development."

Filler envisions ice cream parlors, book stores, and specialty shops among the retailers on the streetscape. Landscaping for the development will be intense and architecture very attractive.

"It's going to feel more rural with its setback and open spaces," he promises.

Groundbreaking is scheduled to begin at the end of the year, with completion estimated for the end of 2007. For leasing information, contact Andy Robbins, 630.954.7355.



Yorkville mentoring experience

U of I student learns about economic development



On March 22, Marc Allen, a Finance Major at the University of Illinois, spent the day "on-the-job" with YEDC's executive director Lynn Dubajic, learning just exactly what economic development is all about.

Lynn, who was nominated by Ken Marino of GROBMAR Investments, LLC to be a Harold Eisenberg Foundation mentor, says she was honored to have the opportunity to be a part of this worthwhile program.

The Foundation was named in memory of a teacher at the International Council of Shopping Centers School for Professional Development who died from liver cancer in 1999. The mentorship program, only one facet of the Foundation's activities, offers students the opportunity to experience the real working world through the eyes of a real estate professional.

Students can spend a day, three days, or a week with their

mentors. Since its inception in 2000, the program has had 300 students participate, and averages two mentorships a week.

During his day shadowing Lynn, Marc sat in on a meeting with four developers and had lunch with Kendall County economic development professionals, who discussed transportation issues. Although as yet undecided about a career, Marc is interested in a profession dealing with development or real estate banking.

"Lynn was very friendly and she always kept me involved," Marc commented about his day. "I learned a lot and gained a better knowledge of her field of economic development."

For more information on the mentorship program, visit the Foundation website: www.eisenbergfoundation.org

Thinking outside the box: Rt. 47 road improvements



Mayor Arthur Prochaska

When your main street is a two-lane state highway that may soon be handling more than 100,000 cars a day, and plans are moving slowly to widen that highway, it's time to think innovatively.

The Illinois Department of Transportation (IDOT) is working on a plan to widen Rt. 47, a major north-south state highway, but widening appears to still be years in the future, so Yorkville's Mayor Art Prochaska has directed his staff to work out a strategy with major developers on the north side of the community to front-fund widening of the highway from the Kendall County line south to Corneils Road.

"What would be of more value to development and the city than working together to do improvements that would be permanent?" Prochaska asked. "We are trying to use logic and a little bit of creativity to come up with an answer to this problem."

So far, his idea has been met with enthusiasm from both developers and IDOT officials. Before it's a go, officials will have to work out a way to repay the initial investment.

"We haven't delved into it deeply yet," the mayor says. "Maybe a sales tax rebate. But this solution would allow the state to widen the road at today's prices. That seems to me like a good deal for the state."

Members in the News . . .

St. Joseph Cabinetry & Designs, 220 S. Bridge St., Yorkville, recently was featured in a segment of WGN-TV Channel 9's News at Nine. The segment, which also aired nationally on the Super Station, was taped at a Yorkville home designed using "Smart Home" technology. The home, a participant in last December's Christmas House Walk, features a St. Joseph "smart" kitchen, complete with computer and washable keyboard.

www.stjosephdesigns.com



Greg Millen, president of St. Joseph Cabinetry & Designs, show a WGN cameraman and anchor the computer commands that bring the Yorkville "smart house" technology to life.

Director's Update

On May 18, I was a panelist at a Greater Chicagoland Real Estate Development Seminar hosted by Jonathan J. Stein, chairman of Inland Real Estate Auctions, Inc in Oak Brook.

Around 150 commercial real estate brokers and developers who regularly work with Inland attended the seminar. The goal of the session was to provide the attendees with information on growth markets in the Chicagoland area. In addition to a presentation, I distributed packets of information about Yorkville, including our recently approved economic incentive policy.

Other panelists included Bolingbrook Mayor Roger Claar; Robin Schabes, director, Lakefront & Downtown Redevelopment, Waukegan; William J. Mueller, Village President, Village of Lombard; and Jeff Streder, assistant commissioner, City of Chicago Dept. of Planning & Development.



Lynn Dubajic and, from left, Robert Miller, president of Millco Investments; Les Kristof, associate with Edgemark Commercial Real Estate Services LLC; and David Soto, account executive with Millco Investments.



May 21-24 I traveled to Las Vegas, Nevada for my fifth time attending the International Council of Shopping Centers annual spring convention. Called "Breaking New Ground," this year's event attracted more than 48,000 attendees who were focusing on deal making, education and networking.

I find this to be an absolutely worthwhile convention. While there, I was an active participant in many meetings. In the past, while at this event, I met with many individual developers who eventually began projects in Yorkville, including Tucker Development, Bradford Real Estate and Harlem Irving Companies. I anticipate some of the meetings that took place this year will have the same positive results.

--- Lynn Dubajic

Upcoming Events: The annual YEDC-sponsored summer outing will be held on Aug. 10, 2006, when we head to Miller Park in Milwaukee to see the Chicago Cubs take on the Milwaukee Brewers.

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

Welcome Our Newest Members!

General Members

Chase Bank
Dolan & Murphy Inc. Real Estate
Prudential Realty Company Inc.
R.A. Faganel Builders/Yorkville Investments, LLC
Tony Ted, LLC
West Suburban Bank

Associate Members

Chicago Advertising & Marketing
Morris Hospital & Healthcare Centers

YEDC welcomes its 200th member Congratulations Aquascape Designs!

Aquascape Designs, Inc., the country's largest water garden builder, recently became the 200th member of the YEDC.

Owned by Greg Wittstock, who tours the country giving seminars on such topics as the impact of water features on contractors and retailers and water gardening myths, Aquascape is a wholesale manufacturer and supplier of its own patented pond filtration systems. The company also is the single leading manufacturer of complete, ready-to-assemble pond kits.

Aquascape Designs created the water feature that marks the front entrance to Yorkville's Grande Reserve development. Visit them at www.aquasapedesigns.com

