

# Lake County Barometer

*The 2005 Lake County Barometer is a collection of information regarding economic development activity in Lake County, Illinois over the past year. The information in this report has been gathered by Lake County Partners from various media sources, as well as from local municipalities, non-profit partners, government organizations, developers, and real estate brokers. It is not intended to be a complete report of business and development activity for the entirety of Lake County. Because of the multiple sources, Lake County Partners does not guarantee the accuracy of the information contained in this report.*

## Lake County, IL Demographics & Statistics

<b>Population:</b>	<b>704,048</b>
<b>Households:</b>	<b>235,425</b>
<b>Median Age:</b>	<b>34.5 years</b>
<b>Average Household Size:</b>	<b>2.9 persons</b>
<b>Number of Business Establishments:</b>	<b>24,604</b>
<b>Median Owner-Occupied Housing Value:</b>	<b>\$269,853</b>
<b>Average Household Income:</b>	<b>\$104,367</b>
<b>Median Household Income:</b>	<b>\$76,743</b>
<b>Per Capita Income:</b>	<b>\$37,892</b>
<b>Median Disposable Income:</b>	<b>\$55,954</b>

Source: ESRI 2005

# National Indicators

## Unemployment Rates (%)

	Lake County	Illinois	US
January	5.9	6.1	5.2
February	6.2	6.4	5.4
March	5.3	5.9	5.1
April	4.5	5.8	5.1
May	4.1	5.6	5.1
June	4.4	6.2	5.0
July	4.3	6.1	5.0
August	4.5	5.6	4.9
September	4.0	5.5	5.1
October	3.7	5.0	4.9
November	3.9	4.9	5.0
December	4.5	5.3	4.9

(Source: Illinois Department of Employment Security [www.ides.state.il.us](http://www.ides.state.il.us))

## Consumer Confidence

Jan.	Feb.	March	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
103.4	104.4	103.0	97.5	103.1	106.2	103.6	105.5	87.5	85.2	98.3	103.8

The Consumer Confidence Index is based on a mail-in survey sent to approximately 5,000 households. Results are converted to an index and expressed in comparison to the 1985 average of 100.

Source: The Conference Board

## Retail Sales

Jan.	Feb.	March	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
-0.3%	0.5%	0.3%	1.4%	-0.5%	1.7%	1.8%	-2.1%	0.2%	-0.1%	0.2%	0.7%

Retail sales is a broad measure of consumer spending trends. Includes sales of motor vehicles, clothing, food at both grocery stores and restaurants, electronics, building materials, drugs and other items. Expressed as a percent change from the previous month, adjusted for seasonal variations.

Source: Census Bureau

## Gross Domestic Product

Q4	Q3	Q2	Q1
1.6	4.1	3.3	3.8

Gross domestic product is the broadest measure of the economy, comprising the value of all goods and services produced in the United States. It is reported quarterly with frequent revisions.

Source: Bureau of Economic Analysis

## Institute of Supply Management – Manufacturing Index

Jan.	Feb.	March	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
56.4	55.3	55.2	53.3	51.4	53.8	56.6	53.6	59.4	59.1	58.1	54.2

Considered a reliable assessment of how the manufacturing sector is performing, the ISM Index is based on a survey of executives done by the Institute for Supply Management. A reading above 50 indicates the manufacturing sector is expanding, while a reading below 50 indicates it is shrinking.

Source: Institute for Supply Management

## Factory Orders

Jan.	Feb.	March	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
0.9%	0.3%	2.8%	1.9%	5.5%	1.4%	4.9%	3.3%	-2.1%	3.4%	4.4%	1.3%

Factory Orders are data collected by the Census Bureau to measure the number of new orders for manufactured goods. Expressed as a percent change from the previous month.

Source: Census Bureau

## Employment Situation

Jan.	Feb.	March	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
76,000	265,000	140,000	228,000	106,000	166,000	241,000	175,000	48,000	37,000	354,000	140,000

The Employment situation report measures month to month change in jobs on payrolls of the nation's business, government, and non-profit establishments. The report is considered to be a more accurate indicator of labor market health than the unemployment rate. Analysts estimate that the economy should add at least 150,000 jobs a month to keep up with the nation's growing workforce.

Source: Bureau of Labor Statistics

## Consumer Inflation

Jan.	Feb.	March	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
0.1%	0.4%	0.6%	0.5%	-0.1%	-0.1%	0.6%	0.6%	1.2%	0.3%	-0.7	-0.1

The most widely known and used measure of inflation, the Consumer Price Index is based on the price of a "basket" of goods including food, beverages, fuel, medical care, and clothing. The value represents the year over year change in core prices, excluding volatile food and energy categories.

Source: Bureau of Labor Statistics

## Housing Starts

Jan.	Feb.	March	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
2,136,000	2,093,000	2,021,000	2,148,000	2,062,000	2,132,000	2,171,000	2,138,000	2,219,000	2,103,000	2,163,000	2,075,000

Housing starts represents the number of new residential buildings, including single-family and multi-family homes, where construction was started. Expressed as a seasonally adjusted annual rate.

Source: Census Bureau

## Home Sales

Jan.	Feb.	March	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
8,114,000	8,177,000	8,277,000	8,439,000	8,433,000	8,560,000	8,501,000	8,484,000	8,449,000	8,395,000	8,281,000	8,048,000

The home sales figure represents the sum of new and existing single-family home sales, expressed as a seasonally adjusted annual rate.

Source: National Association of Realtors, Census Bureau

# Corporate Activity

## Pharmaceutical/Medical Products

### **Abbott Laboratories** (*Abbott Park – pharmaceuticals*)

- Abbott Laboratories announced that it had purchased Bourdeaux, France-based Spine Next SA for \$60 million. The company makes implant devices used in spinal procedures.
- Abbott announced that it was seeking US regulatory approval for Xinlay, a drug to treat advanced prostate cancer that has spread throughout the body.
- Abbott signed an agreement with OraSure Technologies Inc. to distribute the OraQuick Advance HIV rapid antibody test. Abbott will be the exclusive distributor of the test to hospitals and a non-exclusive distributor to doctors' offices in the US.
- Abbott entered a joint agreement with Italian medical technology firm, Inpeco S.p.A, to offer a suite of automation solutions to improve the efficiency of the diagnostic testing process. With the agreement, Abbott obtains non-exclusive rights to distribute and market Inpeco laboratory automation equipment worldwide and Abbott would have access to new technologies created by Inpeco.
- Abbott received a new patent for Biaxin XL, the extended release form of the antibiotic clarithromycin, blocking rival pharmaceutical companies from launching generic versions of the drug. Biaxin XL is used to treat bacterial respiratory tract infections.
- Abbott signed a licensing agreement with BioCurex Inc., a Richmond, British Columbia company. BioCurex develops Recaf material and technology, a potential biomarker that could aid in developing tests to diagnose some common cancers.
- Waltham, MA-based Inverness Medical Innovations announced plans to acquire the Determine/DainaScreen assets of Abbott's rapid diagnostic business for \$56.5 million.
- Abbott announced plans to cut 700 jobs, mostly in production. This is part of Abbott's plan to focus on more expensive technologies that require greater investments in research and development.
- In an effort to expand development of genetic tests for detecting cancers and infectious diseases, Abbott announced plans to move fast growing, Abbott Molecular, to larger office space in Des Plaines. 400 Abbott employees relocated to the 208,000 sq. ft., 3-story building.
- Abbott received European regulatory approval to market Humira, a rheumatoid arthritis drug used to treat the early stages of the disease and psoriatic arthritis.
- Abbott received US regulatory approval for a new blood glucose monitoring system. The system is used for diabetes care.
- Standard & Poor announced that Abbott would replace May Department Stores Co. in the S&P 100 Index.
- Abbott was recognized in the October issue of Working Mother magazine as one of the 100 best places to work for working mothers. Abbott joins other area companies such as HSBC-North America, Allstate, Motorola, and Northern Trust who were also named to the list.
- Abbott signed an agreement to license a popular technology developed by Johnson & Johnson known as "rapid exchange" for placing cardiac stents in the body. The technology will give Abbott a headstart on entrance into the US market for drug-eluting stents.
- Abbott's PathVysion™ HER-2 DNA Probe Kit was named a recipient of the 2005 Chicago Innovation Award. PathVysion was chosen among 130 submissions for the award, which recognizes innovative products that help improve consumer's lives. PathVysion is a test for breast cancer patients that provides physicians with genetic information to help them predict if a particular type of cancer treatment will be effective for a particular patient.

### **Akorn Inc.** (*Buffalo Grove – pharmaceuticals*)

Signed a letter of intent with Cipla Ltd., a Mumbai, India based pharmaceutical company in which Cipla will be responsible for the development and manufacturing of an oral anti-infective drug product and Akorn will handle the regulatory submission and clinical development.

### **Aksys Ltd.** (*Lincolnshire – hemodialysis products & services*)

Aksys signed a five-year lease for 40,000 sq. ft. at 2 Marriott Drive in Lincolnshire. The company had been looking at Cook County as a potential business location before committing to the Marriott Drive lease.

### **American Imaging Management** (*Deerfield – diagnostic imaging*)

American Imaging Management announced that it was bought out, along with its parent company, International Radiology Group, by Providence, RI-based Nautic Partners LLC, a private equity firm.

**Applied NeuroSolutions Inc.** (*Vernon Hills – biotech/neurological products*)

Applied NeuroSolutions developed an Alzheimer's disease detection test that improves upon current methodologies.

**Apotex Corporation** (*Lincolnshire – generic drug manufacturer*)

Apotex Corporation closed its 38,000 sq. ft. office and research laboratory facility located at 616 Heathrow Drive, Lincolnshire Business Center due to the consolidation of its corporate headquarters in Canada.

**Astellas Pharma Inc.** (*Deerfield – pharmaceuticals*)

Fujisawa Healthcare merged with New Jersey-based Yamanouchi Pharma America Inc. and announced plans to locate the new company, **Astellas Pharma, Inc.**, in Deerfield. The company planned to add 75 new jobs but has exceeded 200. The State of Illinois provided \$8.2 million in incentives to retain the 415 jobs in Deerfield.

**Baxter Global Technical Services** (*Buffalo Grove – technical support, servicing, and warehousing/distribution for Baxter's Medication Delivery business*)

Baxter Global Technical Services moved into a 69,000 sq. ft. facility in the Corporate Grove Business Park. The facility serves as the product service unit of the Baxter Medication Delivery business with a focus on servicing, technical support, warehousing and distribution of infusion system products. The facility will eventually house 120 to 200 employees.

**Baxter Healthcare** (*Deerfield/Round Lake – health care products/diagnostics*)

- Baxter suspended enrollment in a late-state European trial for a cell-based flu vaccine. By using animal cells, it was hoped that the manufacturing process would be quicker and more reliable than incubating the influenza virus in chicken eggs. Baxter was the farthest along on the development of a cell based vaccine. Studies planned for 2005 have been put on hold.
- Baxter gained the rights to market and distribute Cangene Corp.'s WinRho SDF in the US. WinRhoSDF is used to treat a bleeding disorder that can cause bleeding in the brain.
- Baxter announced that the FDA had approved a frozen, pre-mixed, single dose version of its Ceftriaxone injection. Ceftriaxone is a generic version of Roche Pharmaceutical's Rocephin, and is used to treat acute infections.
- Baxter signed research agreements with Nektar Therapeutics, San Carlos, California and Lipoxen Technologies, London, England to develop longer acting blood clotting drugs.
- Baxter received approval from the FDA to package its alumin product in a plastic container.

**BioSante Pharmaceuticals** (*Lincolnshire – pharmaceuticals*)

BioSante Pharmaceuticals received a patent from the European Patent Office for the manufacturing process of its calcium phosphate nanoparticles, a therapeutic drug delivery system and vaccine component that helps triggers the body's immune system to respond to treatment.

**Bio-logic Systems** (*Mundelein -computer diagnostics for brain and sensory disorders*)

Natus Medical Inc., San Carlos, CA-based make of medical tests for infants purchased Bio-logic Systems in a deal valued at \$66 million

**Cardinal Health** (*Warren Township – health care products*)

Cardinal Health signed a distribution pact with Eli Lilly and Co. to distribute products to hospitals and pharmacies.

**Dade Behring Inc.** (*Deerfield – clinical diagnostics*)

Dade Behring signed two contracts with Schaumburg based health care group purchasing and resource management firm, Consort Inc. The first contract is a five year renewal of an existing pact in which Dade Behring will provide its Dimension chemistry system, Stratus CS system and plasma protein instruments and reagents. The second contract consists of a new five year deal in which Dade Behring provides its StreamLAB and Dimension Lynx automated systems.

**Fujisawa Healthcare** (*Deerfield – pharmaceuticals*)

Fujisawa Healthcare merged with New Jersey-based Yamanouchi Pharma America Inc. and announced plans to locate the new company, **Astellas Pharma, Inc.**, in Deerfield. The company planned to add 75 new jobs but has exceeded 200. The State of Illinois provided \$8.2 million in incentives to retain the 415 jobs in Deerfield.

**Hospira** (*Lake Forest – hospital products*)

- Hospira received \$13.5 million in state tax incentives to construct a new research and development center in Lake Forest. The 190,000 sq. ft. facility will house 300 scientists and engineers working to develop generic pharmaceuticals and medication delivery systems. The incentive package will allow the company to add 150 technical jobs in Lake Forest.
- Hospira announced plans to relocate 450 employees to a leased facility in Lakeview Corporate Park, Pleasant Prairie, WI.
- Hospira agreed to buy Physiometrix Inc., a maker of anesthesia-monitoring products, for \$23 million.

- Hospira announced plans to shut down its device manufacturing plant in Donegal, Ireland and may lay-off 550 workers there. Products manufactured at the Donegal plant are expected to move to the company's facilities in Costa Rica and the Dominican Republic

**Immtech International** (*Vernon Hills – pharmaceuticals*)

- Immtech announced that its affiliated researchers at the University of North Carolina Chapel Hill and Auburn University were granted a patent for a process that combats a group of viruses that can cause AIDS and cancer.
- Immtech completed the Phase IIB portion of a clinical trial studying its oral drug candidate, DB289. The trial was to study a possible treatment for malaria in pregnant and lactating women, children, and infants.

**Johnson & Johnson** (*Buffalo Grove – health care products*)

Colliers, Bennett & Kahnweiler (CBK) announced that it handled a transaction for Johnson & Johnson, in which the company leased 10,340 sq. ft. of space at 2150 E. Lake Cook Rd. in Buffalo Grove.

**MSO Holdings** (*Bannockburn – obesity management company*)

MSO Holdings acquired Austin, TX based Resources For Living Ltd., a behavioral wellness firm.

**Medline Industries** (*Mundelein – hospital products*)

Medline won a three-year pact worth more than \$18 million to supply cooperative Consorta Inc.'s members with wound care products.

**NeoPharm** (*Lake Forest -pharmaceuticals*)

NeoPharm received a \$350,000 milestone payment for the delivery of its first customized NeoPhectin formula.

**PRI Diagnostics Inc.** (*Barrington – diagnostic services*)

PRI Diagnostics opened at 22285 Pepper Road in Barrington. The company offers state of the art diagnostic testing.

**Sysmex America Inc.** (*Mundelein - clinical laboratory solutions*)

- Sysmex signed a three year pact to provide automated urinalysis equipment to Schaumburg-based Consorta Inc. Sysmex also extended a pact with Consorta to sell and service its hematology reagents and analyzers to Consorta's members through 2007.
- Sysmex Inc. acquired 5 acres adjacent to its Mundelein facility in preparation for a 75,000 sq. ft. expansion.

**Takeda Pharmaceuticals North America Inc.** (*Deerfield - pharmaceuticals*)

- Takeda received \$15 million in state incentives to keep its corporate headquarters in Illinois. The company will move from its current site in Lincolnshire to Deerfield. The new corporate campus will eventually include 1.2 million sq. ft. of new offices and research & development space on 70.4 acres at the northwest corner of the Tri-State Tollway and Lake Cook Road. Construction on a 200,000 sq. ft. office building and adjacent parking lot began in 2005.
- Takeda received FDA approval for its new drug application for ACTOplus met. ACTOplus is a type 2 diabetes treatment that combines two diabetes medications into one tablet.

**Valent BioSciences Corp.** (*Long Grove – biotech products*)

Valent BioSciences relocated to a new 50,000 sq. ft. facility.

## Professional/Business Services/Corporate Headquarters

**ACCO World Corporation** (*Lincolnshire – office products*)

ACCO World Corporation was spun off from Fortune Brands. As a result, ACCO announced plans to merge with Northbrook, IL-based General Binding Corporation which will create the world's largest supplier of branded office products with combined revenues of \$2 billion called ACCO Brands.

**ASAP Software** (*Buffalo Grove – computer software reseller*)

ASAP Software built a 20,000 sq. ft. addition onto their existing building. **License Technologies Group (LTG)**, an ASAP Software company that provides intellectual solutions for major software publishers will occupy the space. LTG provides distribution and fulfillment of products worldwide.

**Affinity Processing Services** (*Lake Zurich – direct mail/data processing*)

Affinity Processing Services added 25,000 sq. ft. of warehouse space and 5,000 sq. ft. of office space to their Lake Zurich headquarters.

**Brunswick Corporation** (*Lake Forest – recreational equipment*)

- Brunswick Corp. acquired Albemarle Sportfishing Boats Inc. The Edenton, NC-based company builds offshore sportfishing boats from 24 feet to 41 feet in length.
- Brunswick acquired Triton Boat Company, an Ashland, TN-based producer of fiberglass bass, saltwater, and aluminum fishing boats.
- Brunswick's unit, Lund Boat Co., announced plans to cut 145 jobs at its production plant in New York Mills, MN.
- Brunswick acquired Kellogg Marine Supply Inc., Old Lyme, CT. Kellogg Marine Supply is a boat parts and accessories distribution business.

**CCH Inc.** (*Riverwoods – tax, auditing, and accounting services*)

CCH was selected by the Internal Revenue Service to provide sales tax data for all taxpayers to determine their deduction options during the 2005 tax filing season.

**CDW Corp.** (*Vernon Hills – computer products distributor*)

CDW Government Inc. announced that it will provide hardware, software, and network components to the Betis Group. Betis will use the products to fulfill part of its ten-year purchase agreement with US Air Force's Air Education and Training Command.

**ETA/Cuisenaire** (*Vernon Hills – education products supplier*)

ETA/Cuisenaire launched StarLT Literacy Intervention Toolkit for Phonological Awareness. The kit is intended for kindergarteners and first-graders with identifiable reading problems.

**Eitel Heinemann Mechanical Services Inc.** (*HVAC Contractor*)

Eitel Heinemann, HVAC Contractor specializing in commercial, industrial, and institutional markets expanded their existing Buffalo Grove space to 5,050 sq. ft.

**Fortune Brands Inc.** (*Lincolnshire – consumer products*)

- Fortune Brands spun off its office products division, ACCO World Corporation. As a result, Fortune Brands announced plans to move management employees from its Lincolnshire facility to a new headquarters site shared with its subsidiary Jim Beam Brands at Corporate 500 Centre, Deerfield. Fortune Brands and Jim Beam Brands will occupy 230,000 sq. ft. in 2 buildings.
- Fortune Brands acquired Allied Domecq, the UK based producer of Beefeater Gin and Malibu coconut rum from French Spirits giant Pernod Ricard.
- Fortune Brands announced plans to purchase privately held SBR Inc., maker of Simonton windows, for \$630 million

**Hewitt Associates** (*Lincolnshire – human resources/benefits consulting*)

- Hewitt was selected by CapGemini, a management/information technology consulting firm, to supply human resources business process outsourcing services for 10 years.
- Hewitt formed a joint venture, Hewitt HLC, with Human Link, a Japanese personnel administration firm. Hewitt HLC will be based in Tokyo and provide human resource services to multinational companies.
- Hewitt won a seven year deal to provide California-based retailer, Mervyns LLC, with business process outsourcing services.

**Home Warranty of America** (*Buffalo Grove – home warranty service provider*)

Home Warranty of America moved into a 21,000 sq. ft. facility at 1371 Abbott Ct., Buffalo Grove.

**International Travel Service** (*Deerfield – travel company*)

Colliers, Bennett & Kahnweiler reported that International Travel Service (ITS) signed a lease for 30,000 sq. ft. in the Hyatt Complex, 108 Wilmot Rd.

**Junction Solutions** (*Lincolnshire – software designer*)

Junction Solutions announced that it purchased RIAL Solutions Inc., a business intelligence software provider for multichannel retailers.

**Kemper Insurance Company** (*Long Grove – insurance*)

Kemper Insurance Company sold its 1 million sq. ft. Long Grove headquarters for \$30.5 million to Berwind Corp., a Philadelphia-based investment firm. Berwind is using the former insurance company headquarters as an office park.

**Kiefer Specialty Flooring** (*Lindenhurst – flooring products*)

Keifer Specialty Flooring moved into a new 30,000 sq. ft. headquarters site at 2910 Falling Waters Blvd. The building includes a showroom and a warehouse.

**Komatsu America** (*Vernon Hills – mining/construction equipment manufacturer*)

Komatsu America announced plans to move its North American headquarters from Vernon Hills to Rolling Meadows. The move affects 250 workers at the Vernon Hills facility.

**Lakeland Media** (*Grayslake –media publisher*)

Paddock Publications, publisher of the Daily Herald purchased Grayslake, IL based Lakeland Media from the William Schroeder family. Lakeland, a venerable Lake County institution since 1956, publishes 12 weekly community newspapers in Lake County, the Market Journal, the Great Lakes Bulletin, and other specialty publications

**Learning Resources Inc.** (*Vernon Hills – educational products*)

Learning Resources Inc. has announced plans to build a 103,000 sq. ft. warehouse/office addition to its existing facility located at 380 North Fairway Dr. in Continental Executive Park.

**Milieu Designs** (*Barrington – landscape design firm*)

Milieu Designs, a landscaping design company, opened its doors at 118 W. Main Street in downtown Barrington.

**Ochsner International** (*Lake Bluff - high performance bicycle importer*)

Colliers, Bennett & Kahnweiler (CBK) announced that it had handled a transaction for Ochsner International, in which the company purchased a 45,646 sq. ft. building at 86 Albrecht Dr. in Lake Bluff.

**Paterno Wines International** (*Lake Bluff – wine importer/distributor*)

- Paterno Wines won a long-term deal with Champagne Bollinger, French family-owned winery, to market five wines in the United States. The wines are Bollinger's nonvintage Special Cuvee, La Grand Annee 1997, R.D.1995, Vieilles Vignes Francaises 1997, and Cotes aux Enfants 1998.
- Paterno added two Australian wines to its portfolio: Yabby Lake and Heathcote Estate premium brands co-owned by Australian entertainment executive, Robert Kirby.

**Salton Inc.** (*Lake Forest – consumer products*)

Salton sold its ownership stake in South African small appliance manufacturer, Amalgamated Appliance Holdings Ltd. to an investor group called Interactive Capital Ltd. Salton will sell its 52.6% stake in Amalgamated for \$80 million.

**Shamrock Companies Inc.** (*Buffalo Grove – marketing/communications and project management*)

Shamrock Companies moved into a 20,000 sq. ft. facility in Buffalo Grove. The facility will be used as a sales office with warehousing and fulfillment services.

**United Stationers Inc.** (*Deerfield – business product distributor*)

United Stationers signed an 11-year lease for 205,000 sq. ft. at One Parkway North in Deerfield. The location will serve as the company's new corporate headquarters. The company has \$4 billion in annual sales and will be moving 600 employees to the new location from existing offices in Mt. Prospect and Des Plaines. Parkway Center North is owned by LCP member CarrAmerica Realty.

**Walgreen Co.** (*Deerfield – Drug store retailer*)

- Signed a \$2 million deal with FlavoRx, a Bethesda, MD - based company that specializes in developing flavors for pharmacists and pharmaceutical companies. FlavoRx will supply Walgreens with 5,000 kits that pharmacists can use to quickly add flavor to more than 200 liquids, powders, and pills.
- Walgreens Home Care Inc., a division of Walgreen Co., was awarded a contract by Waltham, MA – based Private Healthcare Systems Inc., a preferred provider network, to provide respiratory services (oxygen therapy and infusion services; medical equipment) to Private Healthcare's customers.
- Walgreen Co. acquired the assets of 23 Medic stores from Hilco Trading Co. in Ohio and will re-open eight of them as Walgreens stores in the Cleveland area.

## Manufacturing/Distribution

**AA Thread Seal Tape, Inc.** (*Wauconda – stocking distributor of industrial tapes & related products*)

AA Thread Seal Tape, Inc. completed a 5,000 sq. ft. expansion of its facility in Wauconda.

**Able First Aid** (*Buffalo Grove – supplier of first aid products*)

Able First Aid moved into a 42,000 sq. ft. warehouse/distribution space at 737 Hastings in Buffalo Grove.

**Alef Sausage & Deli** (*Mundelein – supplier of specialty meat products/retailer*)

Alef Sausage purchased 1026 Campus Drive, a 14,556 industrial building in Mundelein. The company expanded production capabilities in the new facility while retaining its retail store at its current location of 354-356 Townline Road in Mundelein.

**BFG Technologies** (*Lake Forest - supplier of premium 3D video cards*)

BFG Technologies opened a new corporate facility in Lake Forest at 28690 Ballard Drive. BFG Technologies is a privately held U.S. based supplier of premium 3D video cards based on award-winning NVIDIA graphics technology.

**Citation Corporation** (*Lake Zurich – manufacturer of aluminum die castings for automotive industry*)

Citation Corporation downsized 70 positions through the streamlining of manufacturing processes.

**Eagle Test Systems** (*Buffalo Grove – integrated circuit manufacturer/assembler*)

The new corporate office for Eagle Test Systems was completed in 2005. The 95,000 sq. ft. building is located at 2200 Millbrook Dr. in the Millbrook Business Center. Eagle Test Systems assembles integrated circuit testers for semiconductor companies throughout the world.

**Freescale** (*Lake Zurich – semiconductor manufacturer*)

Colliers, Bennett & Kahnweiler (CBK) announced that it had handled a transaction for Freescale, in which the company leased 40,000 sq. ft. of office space at 4 Kemper Drive, Lake Zurich.

**Heartland EPS** (*Waukegan – building products*)

Colliers, Bennett & Kahnweiler (CBK) announced that it completed a transaction for Heartland EPS, in which the company leased a 131,295 sq. ft. building at 3751 Sunset Ave. in Waukegan.

**HydraForce** (*Lincolnshire - manufacturing*)

Hydraforce expanded its Lincolnshire facility by 70,000 sq. ft. and added 80 new jobs.

**IMC Global** (*Lake Forest – fertilizer manufacturer*)

IMC Global announced plans in Fall 2004 to layoff 216 employees due to its merger with Conagra, Inc.

**ITW Switches** (*Buffalo Grove – electronics manufacturer*)

ITW Switches moved its administrative offices and manufacturing facilities from Harwood Heights to a 43,000 sq. ft. facility in Buffalo Grove.

**Klein Tools Inc.** (*Lincolnshire – personal tools/protective equipment manufacturer*)

Klein Tools announced plans to relocate its corporate headquarters from Skokie, IL to an eight-acre site at 450 Bond St. in Lincolnshire. McShane Construction has been contracted to design/build the new 124,000 sq. ft. facility that will include 64,000 sq. ft. of manufacturing space. It is projected that 225 employees will work at the facility, which is scheduled for completion in Spring, 2006.

**LTD Commodities** (*Bannockburn – mail order catalogue distributor*)

LTD Commodities announced plans to lay off 205 workers at its Bannockburn center. Of that number, 105 have agreed to relocate to LTD's new facility in Naperville.

**Maine Plastics** (*Zion – industrial recycler*)

Maine Plastics committed to locate a research and manufacturing facility in Zion at the southeast intersection of Route 173 and Kenosha Rd. An existing building will be renovated and expanded to include over 220,000 sq. ft. of space. The company will provide between 125 and 150 jobs.

**Mid-Way Supply Inc.** (*Zion – wholesale distributor of heating and cooling systems*)

Mid-Way Supply Inc. expanded its Zion operation to include a new customer call center and training facility a block east of its main offices. The company currently employs 100.

**Packaging Corporation of America – PCA** (*Lake Forest – container/packaging manufacturer*)

PCA announced that it acquired Midland Container Corporation, a St. Louis company that makes graphics packaging, displays and corrugated products.

**Pactiv Corp.** (*Vernon Hills – packaging manufacturer*)

Pactiv Corp. expanded operations in a 45,000 sq. ft. Vernon Hills facility creating 65 new jobs.

**PepsiAmericas Inc.** (*Gurnee – soft drink distributor*)

PepsiAmericas Inc. announced the relocation of their distribution facility to LakeView Corporate Park in Pleasant Prairie, WI. The move impacted 89 jobs in Gurnee.

**PolyClip Inc.** (*Mundelein – clipping systems/automatic sealer/vacuum packaging equipment manufacturer*)  
PolyClip completed a 33,000 sq. ft. addition to its facility on Tower Road in Mundelein.

**Polymer Options Inc.** (*Waukegan – developer of engineering and industrial grade plastics and compounds*)  
Colliers, Bennett & Kahnweiler (CBK) announced that it had handled a transaction for Polymer Options Inc., in which the company leased 23,940 sq. ft. 3801-3851 Hawthorne Court in Waukegan.

**Precise Technology** (*Buffalo Grove – injection molding/molding manufacturer*)  
Colliers, Bennett & Kahnweiler (CBK) announced that it had handled a transaction for Precise Technology, in which the company purchased a 266,974 sq. ft. building at 800 Corporate Grove Dr. in Buffalo Grove.

**Public Storage Inc.** (*Libertyville – provider of public storage facilities*)  
California-based Public Storage Inc. purchased a 731-unit Libertyville public storage facility.

**Recon/Optical** (*Barrington – defense contractor*)  
Recon/Optical received two contracts from the US Army valued at \$81.7 million for weapons systems. The new contracts necessitated a 30,000 sq. ft. expansion of the company headquarters site in Barrington and the hiring of an additional 100 employees.

**Solo Cup** (*Lincolnshire – containers/packaging*)  
Colliers, Bennett & Kahnweiler (CBK) announced that it had handled a transaction for Solo Cup, in which the company leased 20,000 sq. ft. of space at 200 Tri-State International Drive in Lincolnshire.

**Ta-Chen International** (*Gurnee - supplier of stainless steel*)  
Ta-Chen International contracted with CenterPoint Properties for a 182,000 sq. ft. build-to-suit building in CenterPoint's 135-acre business park in Gurnee. Ta-Chen moved to Gurnee from Vernon Hills.

**Telular Corporation** (*Vernon Hills – wireless telecommunications manufacturer*)  
Telular announced plans to close its Vernon Hills assembly plant and shift manufacturing to outside contractors. The company will be shrinking its workforce and will seek another corporate headquarters site to replace the Vernon Hills facility.

**Tenneco Automotive** (*Lake Forest – automotive components manufacturer*)  
Tenneco announced that it was selected as the supplier of electronic suspension systems for Audi's A6 Avant model and of exhaust systems for BMW's 1 Series model.

**Termax** (*Lake Zurich – automotive components manufacturer*)  
Termax, an automotive components manufacturer, consolidated 120 employees in a new location in Lake Zurich. The business had been located in Schaumburg, Rolling Meadows, and Mundelein.

**Toshiba Corp.** (*Buffalo Grove – consumer electronics*)  
Colliers, Bennett & Kahnweiler (CBK) announced that it had handled a transaction for Toshiba, in which the company leased 11,300 sq. ft. of space in Buffalo Grove.

**Tuson Corporation** (*Vernon Hills – automotive parts manufacturer*)  
Tuson Corporation received approval from the Village of Vernon Hills to expand their facilities located at 475 Bunker Court by 13,802 sq. ft.

**Tredegar Corporation** (*Lake Zurich – plastic film manufacturer*)  
Tredegar Corp. announced plans to move its research/development and technical centers to Richmond, VA. Twenty jobs in Illinois and Indiana were affected. However, because of recent investments in the Lake Zurich plant, company officials noted that they have created 22 jobs at that location and projected creating 20 more jobs in 2005.

**Tyco Electronics** (*Mundelein – electronics manufacturer*)  
Tyco Electronics purchased and occupied the former Eagle Test Systems facility on Butterfield Rd. in Mundelein. Tyco was formerly located in Libertyville.

**Uline Inc.** (*North Chicago – packaging supplies*)  
Uline expanded into a 400,000 sq. ft. facility in North Chicago creating 50 new jobs.

**WMS Gaming** (*Waukegan - gaming machine and video lottery terminal manufacturer*)  
WMS Gaming leased its second office/warehouse facility in Amhurst Lake Business Park. The facility at 1692 Lakeside Drive has 45,645 sq. ft. and serves as off-site warehousing supporting WMS Gaming's main facility located in Waukegan.

**Zebra Technologies Corp.** (*Vernon Hills – printing solutions provider*)

Zebra Technologies Corp. was selected to provide technology to the Department of the Navy Automatic Identification Technology Program Office. The five year contract with Virginia based CACI International, establishes Zebra as a Navy subcontractor.

## **Banking/Financial/Insurance/Real Estate**

**American Chartered Bank** (*bank*)

- American Chartered Bank opened a 5,000 sq. ft. branch facility at 3196 N. Route 60 in Mundelein.
- American Chartered Bank is in the process of building a bank branch facility on Route 60 in Vernon Hills. The facility is scheduled to open in April 2006.

**Ayco Co.** (*Lake Forest – financial counseling*)

Ayco Co., a Saratoga Springs, NY-based financial counseling firm, signed a 16,700 sq. ft. lease restructure at Two Conway Park at 150 N. Field Dr., in Lake Forest

**Bank of America** (*Buffalo Grove – bank*)

Bank of America opened a new 4,623 sq. ft. facility at 55 Lake Cook Rd.

**Bank of Waukegan** (*Waukegan – bank*)

The Bank of Waukegan acquired the First State Bank of Round Lake. With the acquisition, the Bank of Waukegan changed its name to NorStates Bank

**Bank One** (*Lake Bluff – bank*)

Bank One built a 3,500 sq. ft. branch facility in Lake Bluff.

**Barrington Bank & Trust** (*Barrington - bank*)

Barrington Bank & Trust opened a new full service branch facility at 233 W. Northwest Highway in Barrington.

**Buffalo Grove Bank & Trust** (*Buffalo Grove – bank*)

Buffalo Grove Bank & Trust built a new 9,600 sq. ft. banking facility at 200 Buffalo Grove Rd.

**Colliers, Bennett & Kahnweiler – CB & K** (*real estate brokerage*)

First Quarter 2005 results for Colliers, Bennett & Kahnweiler show that the firm sold or leased approximately 756,000 sq. ft. of industrial and office property in Lake County. Notable clients in the Lake County region for this time period include Precise Technology (Buffalo Grove), Heartland EPS (Waukegan), Herbert Stanley (Gurnee), Ochsner International (Lake Bluff), Snap On Credit (Libertyville), Freescale (Lake Zurich), Solo Cup (Lincolnshire), International Travel Service (Deerfield), Polymer Options (Waukegan), Elite Business (Deerfield), Gavel International (Lincolnshire), Toshiba (Buffalo Grove), and Johnson & Johnson (Buffalo Grove).

**Consumer Credit Counseling Service of Waukegan** (*Zion – credit counselor*)

CCCS changed its name to **Family Service Credit Counseling of North Lake County** and is moving its office from Waukegan location to a new office in Zion.

**Discover Financial Services** (*Riverwoods – financial services*)

Morgan Stanley, Discover's parent company, announced plans to spin off Discover as its own company

**Fifth Third Bank** (*bank*)

- Fifth Third Bank received approval to construct a 4,100 sq. ft. bank facility with drive-through in the Lincolnshire Commons retail development. Lincolnshire Commons is a proposed 18-acre development at the northwest corner of Aptakisic Road and Milwaukee Avenue. The grand opening is anticipated for early 2006.
- Fifth Third Bank announced plans to construct a 4,130 sq. ft. bank facility at the Fountain Square development in Waukegan.

**Flex Construction Corporation** (*Lake Zurich – real estate development/construction*)

Flex Construction announces the following Lake County Projects:

- Flex Construction broke ground on a new multi-tenant facility at 700-769 Telser Rd. The facility will have 16 units with 1,610 sq. ft. each for sale.
- In July, Flex began construction on a four unit multi-tenant facility at 1220 Flex Court. The units will be for lease or sale.

- In June, Flex began construction on a three-unit facility at 1320 Ensell Road. The units will be for lease or sale.

**Flex Development** (*Lake Zurich – real estate development/construction*)

Flex Development announced the following projects:

- Completed a new 20,000 sq. ft. building for GPM Manufacturing Inc. at 1199 Flex Court. GPM will be moving to Lake Zurich from Elk Grove Village.
- Opened of a new 20-acre section of the Lake Zurich Industrial Park for development. Design/build parcels start at one acre and go up to 10 acres.
- Completed a 27,000 sq. ft. facility for Settings, Inc., an importer of gift items, antiques, and silk flowers. The company is located at 1313 Ensell Rd., Lake Zurich.
- Finished construction of a new 20,000 sq. ft. masonry building with two depressed docks, one drive -in door, and 800 amps of electrical power. The building is in the Lake Zurich Industrial Park.
- Began construction of a new, multi-tenant facility that will have 16 individual, 1,500 sq. ft. office/warehouse units for sale in the Lake Zurich Industrial Park.
- Began construction a multi-tenant facility in the Lake Zurich Industrial Park that will have units with 5,000 – 8,000 sq. ft. Each unit will have its own dock and drive-in door. Units will be for sale or lease.
- Plans to construct a new facility for GPM Manufacturing Inc. in Lake Zurich Industrial Park. Completion is expected in Fall 2005.

**Great Lakes Principals** (*Antioch – real estate developers*)

The Antioch Village Board gave zoning approval to Great Lakes Principals for Phase II of their development at Route 173 and Deep Lake Road. Phase II consists of a 162,340 sq. ft. Menard's Store and five outlots of 36,000 to 46,000 sq. ft. Final approval of Phase II development is contingent upon completion of infrastructure improvements for Phase I.

**Great Lakes Credit Union** (*Zion – credit union*)

Great Lakes Credit Union is building a banking facility at the northeast corner of Green Bay Road and Route 173. Plans include a full service freestanding bank facility of approximately 5,000 sq. ft. The project is part of the **Green Bay Crossings** retail development now underway on the 18 acre site.

**Gurnee Community Bank** (*Gurnee – bank*)

Gurnee Community Bank built a 7,200 sq. ft., \$3 million branch facility on the northeast corner of Grand and O'Plaine Rd. in Gurnee. Gurnee Community Bank is a branch of Libertyville Bank & Trust.

**HSBC North American Holdings Inc.** (*Mettawa - financial services*)

HSBC North American Holdings Inc., a Prospect Heights-based financial services firm, selected a site in the Village of Mettawa to serve as its new corporate headquarters. The site is in Hamilton Partners' Woodland Falls development at the corner of I-94 and Route 60. Once constructed, the building will house approximately 2,400 corporate personnel.

**J & J Custom Builders** (*Vernon Hills – real estate development*)

Announced plans to construct a new office condominium project in Vernon Hills, Vernon Square.

**Infinity Property and Casualty Corp.** (*Waukegan – automobile insurance*)

Infinity Property and Casualty Corp. (IPCC) purchased a 40,129 sq. ft. building in Amhurst Lake Business Park. The building was formerly occupied by Maxell Corp.

**Lake Villa Community Bank** (*Lake Villa - bank*)

Lake Villa Community Bank's new facility in Lake Villa opened September 7 at 345 N. Milwaukee Ave.

**Michael J. Graft Builder, Inc.** (*Barrington – homebuilder*)

Michael J Graft Builder relocated to 565 Fox Glen in Barrington.

**National City Bank** (*bank*)

- National City Bank is building stand-alone service operation at the SW corner of 29<sup>th</sup> and Sheridan Road in downtown Zion. Demolition is underway of the existing structures and construction of the new facility is expected to begin in early 2006.
- National City Bank announced plans to construct a 3,500 sq. ft. branch in Long Grove.

**Pulte Homes** (*Lindenhurst – homebuilder*)

Pulte Homes is proposing a retail and residential development on 39 acres on the west side of Route 45. The residential component would include townhomes and age-restricted apartments. The commercial properties would include space for restaurants, convenience stores, and other small retailers. Commitments or letters of interest have been obtained from Austin's Saloon and Eatery, Popeye's Chicken, Baskin Robbins, Dunkin Donuts, and a Greek family style restaurant.

### **Sedgebrook Retirement Communities** (*Lincolnshire – retirement community*)

The first residents of the Sedgebrook Retirement Campus moved into their new homes in June 2005 with a very special grand opening for the first of three community buildings and the first of 13 planned residential buildings for the campus. Buildout of the entire 92-acre campus on Milwaukee Avenue, just north of Aptakisic Rd., is expected to take five to seven years.

### **Snap On Credit** (*Libertyville – credit services*)

Colliers, Bennett & Kahnweiler (CBK) announced that it handled a transaction for Snap On Credit, in which the company leased a 45,000 sq. ft. of office space at 950 Technology Way in Libertyville.

### **Shaw Company** (*Oak Brook – real estate developer*)

Wal-Mart Stores, Inc. is constructing Supercenter store in Waukegan, anchoring the new 98-acre retail center, Fountain Square (former Lakehurst Mall), being developed by the City of Waukegan and Shaw Company. The 203,000 sq. ft. outlet will include a full grocery store and 36 lines of merchandise, creating 350 to 450 permanent jobs, and generating sales and property taxes of approximately \$1.4 million.

### **The Bradford Company** (*Vernon Hills – real estate developers*)

The Bradford Company redeveloped the shuttered Kmart store on Milwaukee Ave. into 5 separate retail stores. The 143,000 sq. ft building now houses Dick's Sporting Goods; Bed, Bath and Beyond; DSW Shoes; Old Navy; and JoAnn's Fabrics.

### **Washington Mutual** (*Waukegan – bank*)

Announced plans to occupy a free-standing, 3,610 sq. ft. building at 780 Northpoint Boulevard in the new Fountain Square development (formerly Lakehurst Mall)

## **Retailers**

### **Aarons Enterprises** (*Vernon Hills – developer*)

Peacock Mobile broke ground on the construction of an office building, automotive service station, minimart, car wash, oil/lube station to be located just north of the intersection of Route 21/45.

### **Ace Hardware** (*Waukegan – hardware store*)

Ace Hardware opened a new location at the corner of Yorkhouse Rd. and Lewis Avenue. The 33,000 sq. ft. The store is the second Waukegan store for the Laskowski Family, the franchisee owner, and the third Waukegan location for the retailer.

### **BP** (*Zion – gas station/convenience store*)

BP is building a new retail and service location at the SE corner of Route 173 and Kenosha Road.

### **Barrington Barkery & Pawtique** (*Barrington – specialty retailer for pets*)

New business: Barrington Barkery & Pawtique opened in Barrington. The shop includes a dog bakery, a barkery park, and assorted toys and delicacies for dogs and cats.

### **Blue Raven Creative Design and Art Gallery** (*Wauconda – design studio and art gallery*)

Blue Raven Creative Design and Art Gallery opened at a location on Main Street in Wauconda.

### **Boardwalk Car Wash** (*Mundelein – car wash*)

Mundelein Village Board approved a special use-zoning permit for the upscale car wash at 741 S. Midlothian Road.

### **Buffalo Grove Health & Fitness Center** (*Buffalo Grove – health club*)

Buffalo Grove Health & Fitness Center announced plans to add a 10,000 sq. ft. spa addition to its existing facility at 601 W. Deerfield Parkway.

### **CVS Pharmacy** (*retail pharmacy*)

- A new CVS Pharmacy opened at the southwest corner of Route 176 and Midlothian Rd. in Mundelein.
- CVS Pharmacy has confirmed a new location at the NE intersection of Route 173 and Greenbay Road in Zion, part of the **Greenbay Crossings** development now underway for the 18 acre site. Other committed users include Great Lakes Credit Union and the City of Zion Fire Station #3. The project is expected to create 18-20 new jobs.
- CVS Pharmacy opened a new 13,013 store with drive-through on the southeast corner of Lake Cook Road and Main Street in Barrington.
- CVS Pharmacy announced plans to open a 13,000 sq. ft. pharmacy in Linden Plaza, Lindenhurst.

**Calico Corners** (*Barrington – furniture retailer*)

Calico Corners is relocating from its current location in Barrington to the Foundry Shopping Center in Barrington.

**Carter's** (*Kildeer – children's clothing retailer*)

Carter's announced plans to construct a 4,000 sq. ft. store at Quentin Connection in Kildeer.

**Cingular Wireless** (*Zion - cell phone retailer*)

Cingular Wireless opened on Sheridan Rd. in Zion after renovating a former 1920's era bowling alley. The building will also house the relocated **Teacher's Market** and a third retail operation, lease now being negotiated.

**Cloud 9 Bridal** (*Zion – wedding/special occasions apparel retailer*)

Cloud 9 Bridal of Gurnee has committed to a second retail location in downtown Zion on the corner of 27<sup>th</sup> St. and Sheridan Rd.

**Dollar General** (*Waukegan – retailer*)

A new Dollar General store opened at 2205 N. Lewis Ave, Timberlake Shopping Center, in Waukegan.

**Fair Oaks Ford and Nissan of Lake County** (*Gurnee – auto dealership*)

Fair Oaks Ford and Nissan is constructing two auto dealerships at Grand Avenue and Route 45 in unincorporated Lake County.

**Family Video** (*Zion – video store*)

Family Video opened for business in a new plaza center at NW corner of 33<sup>rd</sup> and Sheridan Road in Zion. The co-tenant on the site is **U.S. Cellular**. Together the businesses created 18 new jobs.

**Frank's Nursery and Crafts** (*Lake Zurich and Libertyville-arts/crafts retailer*)

Michigan-based Frank's Nursery and Crafts Inc. declared Chapter 11 bankruptcy and was closing several store locations, including 195 S. Rand in Lake Zurich and 1600 S. Milwaukee Avenue in Libertyville.

**Golf Galaxy** (*Gurnee – golfing products retailers*)

Golf Galaxy, a Minneapolis-based retailer offering golfing equipment, apparel, and accessories, opened a 16,000 sq. ft. store in Gurnee Mills.

**Grand Appliance** (*Zion – household appliance retailer*)

Grand Appliance opened its new corporate headquarters at 3300 16<sup>th</sup> St., Zion. The 55,000 sq. ft. facility includes corporate offices, a warehouse/distribution center, and a new outlet store, the Grand Appliance & TV Outlet Center.

**Gurnee Fuel Stop** (*Gurnee – gas station*)

New construction: new gas station and 7,500 sq. ft commercial building at 36256 N. Skokie Hwy.

**Gurnee Mills** (*Gurnee – regional mall*)

The following retailers either remodeled or opened new retail locations in Gurnee Mills in 2005 or announced future locations in the mall:

- **Aeropostale** (*clothing retailer*) 2,500 sq. ft.
- **Bed Bath & Beyond** (*furniture/accessories retailer*) 35,000 sq. ft.
- **Disney** (*children's retailer*) 3,500 sq. ft.
- **Foot Locker** (*shoe retailer*) 5,000 sq. ft.
- **Yankee Candle Co.** (*candle/accessories retailer*) 2,500 sq. ft.

**H & M** (*Vernon Hills – clothing retailer*)

H & M announced plans to open a 10,000 sq. ft. store in Westfield Shoppingtown Hawthorn Mall.

**High Low Foods** (*Fox Lake – grocery store*)

The discount grocery store operation located in the Fox Lake Towne Center closed its doors due to a dwindling customer base and increased leasing fees at the shopping center.

**Home Depot** (*Round Lake Beach – home improvement center*)

A new 130,000 sq. ft. Home Depot store opened in Round Lake Beach.

**Hot Topic & Torrid** (*Vernon Hills – clothing retailer*)

Hot Topic & Torrid leased a 2,500 sq. ft. store in Westfield Shoppingtown Hawthorn Center.

**Jared the Galleria of Jewelry** (*Vernon Hills – jewelry retailer*)

Jared's new store is located on the former Chili's site at 567 East Townline, Vernon Hills.

**Kelly Cellars** (*Barrington – wine retailer*)

Kelly Cellars, a fine wine retailer opened in the Cook Street Plaza shopping center. Kelly Cellars occupies about 1,370 square feet.

**Lucy Activewear** (*Deer Park – women’s clothing retailer*)

Lucy Activewear opened a retail location at 20530 N. Rand Rd. in the Deer Park Town Center development.

**Main Street Cleaners** (*Barrington – dry cleaners*)

Main Street Cleaners relocated to 115 N. Northwest Highway in Barrington.

**Men’s Fitness** (*Antioch – health club*)

Men’s Fitness will opened a 4,500 sq. ft. facility at 939 Main Street (Route 83).

**Menard’s** (*Antioch – home improvement center*)

The Antioch Village Board gave zoning approval to Great Lakes Principals for Phase II of their development at Route 173 and Deep Lake Road. Phase II consists of a 162,340 sq. ft. Menard’s Store and five outlots of 36,000 to 46,000 sq. ft. Final approval of Phase II development is contingent upon completion of infrastructure improvements for Phase I.

**Mobil Gas** (*Waukegan – gas station*)

A new Mobil gas station is opening on the northeast corner of Yorkhouse Rd. and Lewis Avenue.

**Murray’s Auto** (*Waukegan - automotive supply retailer*)

Murray’s Auto opened a new store at the corner of McAree Rd. and Grand Avenue.

**N V Clothing** (*Barrington – clothing retailer*)

NV Clothing opened as the first tenant in Barrington’s Cook Street Plaza. The women’s apparel shop occupies 1,050 square feet in Cook Street Plaza.

**O’Reilly’s Fine Furniture Galleries Inc.** (*Libertyville – furniture retailer*)

O’Reilly’s Fine Furniture closed its doors in Libertyville after a bankruptcy filing. The owner is looking to start another furniture store at the same location under the name Park Avenue Home Furnishings.

**Omni Hair Station** (*Zion – hair salon*)

Omni Hair Station is expanding to the **Omni Day Spa and Fitness Center** at 19<sup>th</sup> and Sheridan on the city’s north side.

**Paige Turner Books** (*Zion – bookstore*)

Paige Turner Books opened at 2700 Sheridan Rd. in downtown Zion. The bookstore offers the same selection of new books and bestsellers that the chain stores do. The store includes custom made reading nooks, free story time on Friday evenings, and discounts for special orders.

**RSVP Rental Services** (*Barrington – equipment rental*)

RSVP Rental Services opened at 350 W. Highway. The business provides party/event and light construction equipment for rental and sale.

**Radiant Tans** (*Barrington – tanning salon*)

Radiant Tans opened at 420 W. Northwest Highway providing an array of tanning options.

**Rubynesque Intimate Apparel** (*Vernon Hills – ladies’ apparel*)

Rubynesque Intimate Apparel, a retailer focused on full-figured women, opened in Westfield/Hawthorn Shopping Center.

**Sadie Wellington Hair Salon** (*Barrington – hair salon*)

The Sadie Wellington Hair Salon located at 113 S. Cook St. opened for business and is offering cutting edge haircuts, creative color and foil highlights, perming, relaxing, and updo’s.

**Sam’s Club** (*Vernon Hills*)

Sam’s Club remodeled the interior of its 128,870 sq. ft. building at 335 N. Milwaukee Ave, Vernon Hills.

**Settings, Inc.** (*Lake Zurich – gift item retailer*)

Settings, Inc., an importer of gift items, antiques, and silk flowers. Opened a new, 27,000 sq. ft. retail facility designed and built by Flex Construction Corporation. The outlet store is located at 1313 Ensell Rd., Lake Zurich.

**SteinMart** (*Deerfield – discount retailer*)

SteinMart announced plans to remodel its existing 30,000 sq. ft. store in Deerfield.

**Stock Lumber** (*Round Lake Park – lumber/building supplies*)

Stock Lumber announced plans to relocate to Round Lake Park. The company is building a 53,000 sq. ft. warehouse/retail showroom with 13,000 sq. ft. of outside storage space. Stock Lumber intends to expand its current workforce from 20 to 40 with the new location. An August opening is scheduled.

**Target** (*Vernon Hills – discount retailer*)

Target Greatland located at 313 E. Townline Rd. expanded by 40,000 sq. ft. and is now a SuperTarget.

**The Fresh Market** (*Kildeer – grocery store*)

The Fresh Market opened a new 22,000 store in Kildeer.

**Thornton's Gas Station** (*Round Lake Park – gas station/convenience store*)

Thornton's Oil is continuing their expansion in Lake County with the acquisition of the property at the corner of Hainesville Road and Washington Street. This "Neighborhood Concept Store" will be only their second store of this design in the country with a smaller gas area and 7000 + sq. ft. convenience/cafe/snack bar area.

**Tires Plus** (*Waukegan – tire/automotive supply retailer*)

Tires Plus opened a new store at the corner of Waukegan Rd. and McGaw Rd.

**Val's Fresh Market** (*Fox Lake – grocery store*)

Val's Fresh Market is a new grocery that opened in downtown Fox Lake.

**Wal-Mart** (*discount retailer*)

- The Super Wal-Mart store, Route 173, Antioch, opened in October. The 200,000 sq. ft. store, developed by Great Lakes Principals, is the retail anchor for the 30-acre site.
- Wal-Mart Stores, Inc. is building a Supercenter store in Waukegan, anchoring a new 98-acre retail center, Fountain Square (former Lakehurst Mall). The 203,000 sq. ft. outlet will include a full grocery store and 36 lines of merchandise, creating 350 to 450 permanent jobs, and generating sales and property taxes of approximately \$1.4 million.
- Wal-Mart has confirmed a new super center development for the northwest intersection of Route 173 and Kenosha Rd. The project will include the construction of a 203,819 sq. ft. building and provide 450 full and part time jobs. Estimated completion date is Fall 2006.
- The Village of Round Lake Beach approved plans for a 205,000 sq. ft. super center on Monaville Rd. and Route 83.

**Walter E. Smithe** (*Vernon Hills – furniture retailer*)

Walter E. Smithe is building a new 37,000 sq. ft. furniture showroom at the northwest corner of Milwaukee Ave. and N. Woodbine. The store is relocating from its current location on Townline Rd.

**Walgreen Company** (*drug store retailer*)

- A 14,739 sq. ft. Walgreen's was built at Aspen Drive and Route 60 in Vernon Hills.
- A new Walgreen's store is set to open in early 2006 at the corner of Wadsworth Rd. and Green Bay Road in Beach Park.

**Westfield Shoppingtown Hawthorn Mall** (*Vernon Hills – regional mall*)

Westfield Shoppingtown Hawthorn Mall announced plans for a major renovation to its mall complex in Vernon Hills. Plans include a new 140,000 sq. ft. department store, a 14 screen multiplex theater, a 200,000 sq. ft. outdoor shopping area, a parking structure, and the expansion/renovation of the food court.

**X-Sport Fitness** (*Libertyville – health club*)

The Libertyville Village Board approved a special use permit for a 41,000 sq. ft. health club in Green Tree Shopping Plaza.

**Xanadu Salon** (*Barrington – day spa*)

Xanadu Salon is a new day spa in Barrington located at 109 S. Cook St. The full service spa offers skin care, massage therapy, and hair care.

**Yves Delorges** (*Barrington – linens & accessories*)

Yves Delorges opened a new store at the Foundry Shopping Center with a wide selection of Yves Delorme Fine French Linens and accessories for bed, bath, nursery, table, and home.

## Hotels/Restaurants/Amusement

### **A&W Root Beer/Long John Silver** (*fast food*)

- A new concept in fast food, an A&W Root Beer/Long John Silver eatery opened at 2030 N. Lewis Avenue in Waukegan. The store is owned by Yum! Brands Inc.
- The Round Lake Beach Village Board approved plans to construct an A&W Root Beer/Long John Silver restaurant.

### **Castaways Restaurant** (*Wauconda – restaurant*)

Castaways Restaurant opened on Liberty Street in Wauconda's downtown.

### **Coffee Grounds** (*Waukegan – coffee shop*)

Coffee Grounds, a gourmet coffee shop, opened September 1 at 13 N. Genesee St. in Waukegan's downtown area.

### **Courtyard by Marriott** (*Waukegan – hotel*)

The Courtyard by Marriott across from the Fountain Square development completed a \$2 million renovation.

### **Culver's** (*Antioch – restaurant*)

A new Culver's restaurant opened in Antioch in August.

### **Fatman Bowl** (*Green Oaks – restaurant/bar/bowling*)

The Khayat Restaurant Group refurbished the former Libertyville Lanes bowling alley on Route 176 and transformed it into a new restaurant concept that includes food and entertainment. The 18,000 sq. ft. building includes a dining room with a bar/lounge, a game room with additional dining tables, and band room with a stage, a kids room for birthday parties, and a bowling alley.

### **Fleming's Prime Steakhouse and Bar** (*Lincolnshire – restaurant*)

Illinois' first Fleming's Prime Steakhouse and Bar announced plans to open an 8,000 sq. ft. full-service restaurant in Lincolnshire Commons. Lincolnshire Commons is a proposed 18-acre development at the northwest corner of Aptakisic Road and Milwaukee Avenue. The grand opening is anticipated for early 2006.

### **Flourchild's** (*Lincolnshire – restaurant*)

Flourchild's, a Sixties-era themed pizzeria opened in the former Cucina Roma restaurant space in the Village Green of Lincolnshire retail center. The menu features New York and Boston-style pizzas, salads, and a wide array of entrees and desserts.

### **GFY Foods** (*Buffalo Grove - health food retailer*)

The health food company that operates three Frullati Café locations, announced plans to expand its focus by buying non-franchise restaurants and acquiring/developing unique food and drink products it can resell through those locations or through its existing retail distribution network.

### **Hennessey's Steakhouse** (*Zion – restaurant*)

Hennessey's Steakhouse is now open at 3077 Sheridan Road, the former legendary Rook's Restaurant location since 1935, and serving a high end menu of steaks, seafood and spirits.

### **Hillery's Bar-B-Q** (*Zion – restaurant*)

Hillery's Bar-B-Q opened a full service restaurant at 2640 Sheridan Rd. The restaurant chain has locations in North Chicago, Waukegan, Kenosha, and Round Lake. The project is expected to create 15 to 18 new full and part time jobs.

### **Hilton Garden Inn & Residence Inn** (*Mettawa – hotel*)

Hilton Garden Inn & Residence Inn submitted plans to construct a 266 room hotel at Route 60 and I-94.

**It's All Good Espresso Café** (*Zion – coffeehouse/café*) It's All Good Espresso Café is now open in the 2700 block of Sheridan Road.

### **Joey's Pizza** (*Wauconda – restaurant*)

Joey's Pizza opened for business on Liberty Street in Wauconda.

**Juz' Jokkin' Comedy Club** (*Waukegan – comedy club*)

Juz' Jokkin' Comedy Club opened up in a remodeled 2,000 sq. ft. building in the downtown entertainment and theatre district on Genesee Street. The club will feature nationally-known comedians in a very intimate setting that is just steps away from the restored Genesee Theatre.

**Kona Grill** (*Lincolnshire – restaurant*)

Kona Grill Restaurant, offering contemporary American cuisine with a Pan-Pacific flare, announced plans to locate at Lincolnshire Commons, a 150,000 sq. ft. lifestyle center located at the northwest corner of Milwaukee Avenue and Aptakisic Road. Kona Grill will join The Cheesecake Factory and Fleming's Prime Steakhouse as tenants at Lincolnshire Commons.

**Le Pomme De Pin** (*Barrington – prepared meals*)

Le Pomme De Pin opened a prepared meals business at 114 Applebee St. in Barrington.

**McDonalds** (*Waukegan – fast food restaurant*)

McDonalds built their newest restaurant just south of the Fountain Square project.

**Midlane Golf Resort** (*Waukegan – country club and golf resort*)

Midlane Golf Resort is adding a 25,000 sq. ft. indoor water park and 80 hotelminiums.

**New China Buffet** (*Waukegan – restaurant*)

The New China Buffet opened at 1517 N. Lewis Avenue sometime in February.

**O'Forno's Restaurant** (*Wauconda – restaurant*)

O'Forno's Restaurant has completed its renovation of an empty building on Liberty Street in Wauconda and has been issued an occupancy permit by the Village.

**Oliverii North** (*Antioch – restaurant*)

Guido Oliverii opened Oliverii North, a new Italian restaurant at 384 Lake Street in Antioch. Mr. Oliverii also owns Ristorante Bottaio and Trattoria Oliverii in Northbrook.

**Orange Julius/Dairy Queen** (*Vernon Hills – restaurant*)

Orange Julius/Dairy Queen opened a 600 sq. ft. kiosk in Westfield Hawthorne Shopping Center.

**Pizzeria Venti** (*Barrington – restaurant*)

Pizzeria Venti opened a 1,200 location at 124 E. Main Street in Barrington.

**Pot Belly's Sandwich Works** (*Gurnee – restaurant*)

Pot Belly's Sandwich Works Restaurant opened in a 2,000 sq. ft. space at 6641 Grand Ave. in Gurnee.

**Potesta's Pizza & Pasta** (*Round Lake Beach – restaurant*)

Potesta's third Lake County location opened for business in Round Lake Beach.

**Starbuck's** (*Waukegan – national coffee shop chain*)

Montero Partners of Northfield, IL built a 1,930 sq. ft., free-standing Starbuck's at 760 Northpoint Boulevard in the Fountain Square development in Waukegan (formerly Lakehurst Mall)

**Subway** (*Waukegan – fast food restaurant*)

Subway set up shop in a historic three story historic building near the corner of Genesee and Washington Streets in Downtown Waukegan.

**Sundance Saloon** (*Waukegan – bar/nightclub*)

Sundance Saloon announced plans to move to Waukegan to be part of the overall development near Fountain Square. Illinois' oldest country western destination that has been entertaining audiences for over 30 years and will occupy the 32,000 sq. ft. building that once was the Service Merchandise property near Belvidere Rd. (Route 120), Highway 41 and the I-94 Tollway.

**Tsukasa of Tokyo** (*Vernon Hills – restaurant*)

Tsukasa of Tokyo built a new 10,500 sq. ft. restaurant in the Marketplace Shopping Center located on Milwaukee Ave. near Circuit City and the Home Depot.

**Taco Bell** (*Round Lake Beach – fast food restaurant*)

The Village Board approved Taco Bell's request to demolish its existing facility in order to construct a prototype restaurant on the same site.

**The Cake Box Bakery & Café** (*Zion – bakery/restaurant*)

The Cake Box Bakery & Café opened on the 2700 block of Sheridan Rd. in downtown Zion. The Café offers a French Bistro setting with chef-designed sandwiches and salads. The business also includes a full bakery offering pastries, cakes, and pies.

**The Cheesecake Factory** (*Lincolnshire – restaurant*)

The Cheesecake Factory announced plans to open a 10,200 sq. ft. full-service restaurant, bakery, and bar in the Lincolnshire Commons. Lincolnshire Commons is a proposed 18-acre development at the northwest corner of Aptakisic Road and Milwaukee Avenue. The grand opening is anticipated for early 2006.

**Theme II Grills-N-Things** (*Barrington – restaurant*)

Theme II Grills-N-Things opened a 942 sq. ft. location at 126 W. Main Street in Barrington.

**Wool Street Grill** (*Barrington – restaurant*)

Wool Street Grill, a 5,400 sq. ft. restaurant, opened at 128 Wool Street, Barrington.

## **Institutional: Hospitals/Education/Government/Non-Profits**

**Barton Management** (*Zion – assisted living center*). Barton Management has completed the state's approval process of a new \$19 million dollar assisted living facility in the 3400 block of Sheridan Road. The operation will provide 130 independent apartment units for seniors, but offers on site limited medical assistance when needed. The facility will include an on-site pharmacy, salon, fitness center, dining and recreation. In cooperation with Rush Presbyterian Hospital of Chicago, this facility is only the second of its type in the State of Illinois. The project will create over 100 new jobs.

**College of Lake County** (*Grayslake – community college*)

- The College of Lake County opened a new 135,400 sq. ft. technology building in January, 2005. The building provides a premier facility for programs preparing technicians for employment at local businesses and industries. The college also announced the award of a construction contract for a 50,000 sq. ft. classroom building expansion at its Southlake Educational Center in Vernon Hills. Both projects respond to steady growth in CLC's credit-hour enrollment, which has increased by 30% in the last 10 years.
- The College of Lake County broke ground on the new Southlake Educational Center Classroom Building at the Southlake Educational Center, 1120 Milwaukee Ave. The \$13.8 million building will contain 49,029 sq. ft., including six classrooms, eleven computer laboratories, a science laboratory, a child-care center, a bookstore, and a learning resource center.

**Condell Medical Center** (*Libertyville – hospital*)

Condell announced plans to double the size of its cardiology department. The expansion project will include three cardiac catheterization labs, twelve private patient recovery rooms, and a larger waiting room. Construction is slated to start in Summer 2006.

**Fertility Centers of Illinois** (*Buffalo Grove – reproductive assistance/fertility center*)

Fertility Centers of Illinois, an organization that has a center in Buffalo Grove, received approval to offer human egg freezing. The service is for patients undergoing cancer treatments such as radiation, chemotherapy, or surgery that would limit future reproductive potential.

**Great Lakes Naval Training Center**

- The Navy announced plans to raze 2,700 existing family housing units for Navy personnel in Great Lakes, Ft. Sheridan, and Glenview and replace them with 1,500 new units. Housing at Great Lakes would be reduced from 2,000 units to less than 1,000. Forest City Military Communities LLC was selected to rebuild military housing in Highland Park, Highwood, and Glenview.
- The Great Lakes Naval Station broke ground on a \$82 million training facility. The facility will include a mock ship for training purposes and plenty of cutting edge special effects devised by BRC Imagination Arts and i.d.e.a.s, Disney MGM Studios' post production company. The 171,000 sq. ft. facility is projected to open in early 2007.

**Mid American Diagnostics** (*Zion – physicians group*)

Mid American Diagnostics opened a new medical office in the 2600 block of Sheridan Road last month. The physician co-operative provides general practice, ultra-sound diagnostics and chiropractic services in support of the expanding Midwestern Regional Medical Center.

### **Midwestern Regional Medical Center**

Midwestern Regional Medical Center in downtown Zion is undergoing a \$34 million dollar expansion of its corporate headquarters to accommodate patient services and administrative offices. The facility is also home to **Cancer Treatment Centers of America** that brings more than 1,000 new clients each month to the Zion facility from around the world who attracted to their holistic approach to cancer research and treatment. The facility has 942 employees and expects to top 1,000 within the year.

### **Mundelein Animal Hospital** (*Mundelein – animal hospital*)

The new Mundelein Animal Hospital opened at the southwest corner of Route 176 and Midlothian Rd.

### **North Chicago Veterans Administration Medical Center** (North Chicago – hospital)

- The \$13 million expansion of the medical center began in early 2005. Improvements include the renovation of the center's emergency room, the construction of a new surgical area, 8 new ER stations will be added, and four new operating rooms will be added to space currently occupied by patient rooms. Once these physical changes are made, Great Lakes Naval Hospital will shift all of its inpatient medicine, surgery, and emergency room services to the expanded center.
- Announced plans for a \$110 million joint Veterans Administration and Great Lakes Navy Hospital.

### **Shimer College** (*Waukegan – four year college*)

Shimer College announced plans to expand its operations to the Illinois Institute of Technology (IIT) Main Campus in Chicago beginning Fall Term 2006. Shimer will continue to operate some programs out of Waukegan including its laboratory sciences program for home-schooled students and the Hutchins Institute's graduate program for teachers. The school intends to put up many of the Waukegan Campus buildings up for sale in the coming months.

### **University Center of Lake County** (*Grayslake – multiuniversity center*)

The University Center of Lake County opened its new center on the College of Lake County Campus. The 91,000 sq. ft. building provides space for 17 Illinois colleges and universities and has approximately 5,000 students enrolled in its undergraduate and graduate programs.

### **Vista Health** (*Waukegan – hospital*)

- Announced plans to construct an 11,500 sq. ft. mental health unit addition to the Victory Memorial Hospital building on 1324 N. Sheridan Rd. in Waukegan.
- Announced plans to outsource its Phase III cardiac rehabilitation program to the Northern Lake YMCA in Waukegan or the Vista Surgery and Treatment Center in Lindenhurst. The Phase II cardiac care program at Victory Memorial Hospital has been moved to St. Therese Medical Center to make room for construction of a \$2.9 million cardiac catheterization lab.
- Vista Health agreed to sell most of its assets to Community Health Systems, a Brentwood, TN-based company that operates 70 hospitals in 21 states. The Village at Victory Lakes Continuing Care Retirement Community in Lindenhurst is not part of the deal. An acute care hospital in Lindenhurst is still a priority for Vista Health.

## **Utilities**

### **Exelon Corporation** (*energy provider*)

Exelon Corporation agreed to purchase Public Service Enterprise Group Inc. for more than \$12 billion in stock in a transaction that would create the nation's largest power generation company.

# Development Activity

## Antioch

- The Village received a \$100,000 Illinois Tomorrow Corridor Planning Grant from the State of Illinois to study the downtown and Route 83 corridor.
- The Village of Antioch retained Valerie S. Kretchmer Associates, an Evanston-based planning consultant, to undertake a Route 83 Corridor Study for the village. Valerie S. Kretchmer Associates had previously completed the village's Route 173 Corridor Study.
- The Antioch Village Board gave zoning approval to Great Lakes Principals for Phase II of their development at Route 173 and Deep Lake Road. Phase II consists of a 162,340 sq. ft. Menard's Store and five outlots of 36,000 to 46,000 sq. ft. Final approval of Phase II development is contingent upon completion of infrastructure improvements for Phase I.

## Barrington

- Barrington's downtown mixed-use development project, **Cook Street Plaza**, is on target to open on November 1, 2005 with 60% of the retail space leased. Cook Street Plaza in downtown Barrington is a three-story building that includes 21 luxury condominiums, 18,000 sq. ft. of retail space, and underground parking.
- **Sunrise Assisted Living of Barrington** – 40,000 square feet, two-story, 45-unit assisted living complex located at Northwest Highway and Cumnor Avenue in Lake County was approved in October of 2005. The new development is expected to open in early 2007.
- **Barrington Station** – a 5,800 square foot retail center located at 120 S. Northwest Highway. The retail center will feature a drive-through Starbucks as one of its 4 tenants.
- **Shops at Flint Creek** – 58,000 square foot retail center located at 500 N. Hough Street will replace the old CartonCraft industrial site. The new retail center will feature two retail buildings, including 20,000 square foot Staples will anchor the south retail building. Bank of America was approved as an outlot for the development. The center is approved for at least one drive-through use and will have approximately 270 parking spaces.
- **N V Clothing** – was the first tenant to open in Cook Street Plaza. The women's apparel shop will occupy 1,050 square feet.
- **Kelly Cellars** – is a fine wine retailer who has opened in the Cook Street Plaza shopping center. Kelly Cellars will occupy about 1,370 square feet.
- **Milieu Designs** – is a landscaping design company which has opened at 118 W. Main Street.

## Beach Park

- A new Walgreen's store is set to open in early 2006 at the corner of Wadsworth Rd. and Green Bay Road in Beach Park.
- The proposed tax increment financing district for Beach Park's Sheridan Road Redevelopment Project Area will be put to a public hearing in February 2006. The Redevelopment Area extends from Ames Avenue on the north to Hende Avenue on the south.

## Buffalo Grove

- **Gateway Center:** ECD Inc. proposed a development plan for a 12-acre parcel at the corner of Milwaukee Avenue and Busch Parkway in Buffalo Grove. Total gross building area for the development is 203,900 sq. ft. and includes a 35,000 sq. ft. retail building, a 13,200 sq. ft. restaurant, 37,000 sq. ft. for medical offices, 37,000 sq. ft. of non-medical office space, and an all suites hotel with up to 123 rooms. The project received a positive recommendation from the Plan Commission; it is expected to be presented to the Village Board for final consideration by July 2006.
- **Waterford Pointe**  
Waterford Pointe is a business center located at 1401-1411 McHenry Rd. Construction is proceeding on the second office/condo building at Waterford Pointe. The building is approximately 15,086 sq. ft.
- **Buffalo Grove - Lincolnshire Intergovernmental Boundary Agreement.** The Village of Buffalo Grove and the Village of Lincolnshire entered into an important draft Intergovernmental Boundary Agreement. With its approval, each Village has determined that it shall not seek annexation beyond the boundaries as defined in the Agreement. The Agreement also ensures that local residents and officials - not real estate developers - determine the most desirable development scenario for properties within the Boundary Agreement Map Area. Other important components of the Agreement are as follows:
  - Nearly equal acreage designated for each municipality.
  - The Land and Lakes property north of Busch Parkway in Buffalo Grove would eventually be annexed to Buffalo Grove.
  - The Peerless property on the south side of Aptakisic Road, west of Leider Greenhouse, would eventually be annexed to Buffalo Grove.
  - The Par King and Cubby Bear North properties would eventually be annexed to Lincolnshire.

- o Greater assurances are provided to other area taxing districts in assessing future growth and service demands on their operations and facility needs.

### **Grayslake**

**Grayslake Central Range Plan** - Plans for the 900-acre development were presented to the Lake County Board. The Village and the County Board developed an agreement to define roles and expectations associated with the development: the county will extend sanitary sewers to the project area, the Village will be responsible for processing development requests, and the Village will provide \$5 million to help cover road improvements and \$4 million for a sewer pipe.

### **Green Oaks**

Village trustees approved a concept plan for a 40-acre parcel east of the Tri-State Tollway that includes a mix of retail businesses in an upscale environment. The site, across from Lambs Farm on Route 176, could support up to 400,000 sq. ft. of commercial space.

### **Gurnee**

- **Great Northern Resorts** is set to construct a hotel/conference center and water park resort at Grand Avenue and I-94. The Majestic Springs resort will include 400 hotel rooms, a 66,000 sq. ft. indoor water park, an outdoor pool, a 26,000 sq. ft. conference center, a 12,000 sq. ft. ballroom, a spa/fitness center, an ice cream parlor, and a restaurant.
- **East Grand Gateway Business District (Gurnee)**
  - o The rehabilitation and sign removal has begun on the former bank/restaurant at the southeast corner of Grand & Waveland to accommodate Temps Now, an employment agency.
  - o The Village Board approved David Berkson's plans to vacate a portion of the Pine Grove Right-of-Way and make building/site improvements to 3363 and 3601-3621 Grand Avenue. Improvements include one consolidated curb cut to accommodate both properties; removal of all wall signs and the installation of new individual channel letter signs; removal of five pole signs and the installation of new monument signs; the installation of decorative building lighting; and the installation of decorative mansard roofs on the buildings and new landscaping.
  - o The Speedway station at 3688 Grand Avenue was demolished and replaced with a new, architecturally attractive station with fewer curb cuts, better signage, and improved landscaping.
  - o Lake County Properties and the Chicago Car Exchange have taken over the old Welton's Market at 3555 Grand Avenue and are converting it into an antique auto showroom and a new home for the Salvation Army Resale Store.

### **Lake Bluff (Route 41 Interchange)**

US Rep. Mark Kirk secured a \$800,000 federal grant to help fund an engineering study to reconfigure the interchange at US Route 41 and Route 176 in Lake Bluff.

### **Lake County**

- Lake County Health Department built a new 11,000 sq. ft., \$2.6 million county health center at 1850 Green Bay Road in Highland Park.
- Lake County is moving forward on the construction of a \$8 million one-stop, permitting facility in Libertyville. The County Board awarded a contract for construction management services to M. A. Mortenson of Elk Grove Village. When completed, the permitting center will house the county's Planning, Building, and Development Department, the Lake County Stormwater Management Commission, and the Lake County Health Department's Environmental Health division.

### **Lake Forest**

- **Lake Forest Oasis** - The newly renovated Lake Forest Oasis on the Tollway opened after the Illinois State Tollway Authority spent \$100 million on upgrading seven oases on its road systems. The Lake Forest Oasis opened on February 18, 2005 and new businesses in the facility include a full-service McDonald's, Panda Express, Starbucks Coffee, Stonebridge Gyros & Café, Subway, Tropicana Smoothies, Juices and More, Famous Famiglia, a Fifth Third Bank ATM, and a Travel Mart Convenience Store. Krispy Kreme Doughnuts, U-Dawg-U, a Massage-in-a-Minute massage chair station, and a new ExxonMobil gas station also opened at the oasis.

### **Lake Zurich**

- **Downtown Redevelopment** - The Village continued the land acquisition process including negotiations with property owners of a significant portion the redevelopment area. A joint meeting of the Village Board and the Plan Commission was held to review phasing of the redevelopment and TIF District projections.

After many months of thorough and careful consideration by the Downtown Project Team and the project architects, developed preliminary site plans and exterior appearance plans. The project team worked diligently to ensure the scale and scope of the buildings were in keeping with the surrounding community and the lake. Phases I and II have been designed to work in harmony with the surrounding residential areas.

Demolition work has kicked-off the first phase of Lake Zurich's downtown redevelopment. Phase 1 and 2, to be completed within a year, would contain approximately 15,000 square feet of retail space, 38 townhouses and 20 condominiums. This project has been recommended for approval by the Plan Commission and the Village Board. Most of the retail space would be leased to restaurants. The project would also contain public plazas and walkways connecting the lakefront area with Breezewald Park and other destinations.

The most tangible benefits from the redevelopment project of course will be to the physical attractiveness and viability of downtown itself. Here is what to expect:

- o More than 50 new businesses are expected to move into the new downtown, including restaurants and food boutiques, booksellers, home furnishings stores, jewelers, ice cream parlors and apparel boutiques.
- o The best of the village's existing businesses will have the opportunity to stay in downtown in efficient and attractive new spaces. The village is working with those businesses on how to accommodate their needs.

McCaffery Interests, the developer for the downtown redevelopment area, have pictures and plans posted at their local office windows located at 2 West Main Street.

- **Route 22 Bypass** - On April 12, 2005, the Illinois Department of Transportation (IDOT) awarded the contract for the Lake Zurich bypass to Kiewit Western Co. in the amount of \$27 million. Of the 18 road projects approved by IDOT for Lake County between July 1, 2005 and June 30, 2006, this is the most significant and long-awaited project. The work relocates Route 22 from the heart of the downtown to the south side with four lanes.

The eastern segment of Route 22, from Buesching Road east to Quentin Road was let in June of 2005. Both contracts of Route 22 will have a completion date of September 1, 2006. The north side of Route 22, near U.S. 12, has been completed and work will resume on the south side in the spring of 2006.

- **Lake Zurich Industrial Park** - The largest single, physical concentration of businesses in the Lake Zurich Area is in an area generally referred to as the L.Z. Industrial Park. The Park is located in the northeast corner of the Village. Covering more than 420 acres, the Park is home to corporate offices, manufacturing facilities, distribution centers and a variety of small businesses. No one company dominates the Park or the labor market for the Park.

2005 has been very prosperous year for the Industrial Park with about half-million square-feet of new construction (office and warehousing) and some relocations occupying existing facilities.

The new companies include, but not limited to, Schweitzer Engineering Labs, Powernail Co., Inc., Maxxsonics USA, and SIV Corporation providing a variety of products and services including nails and nailing devices, audio-sound systems and headsets, etc. This diversity of the manufacturing base is another indicator of the appeal of the Lake Zurich to companies that are looking to expand or relocate their businesses.

- **Affordable Housing Plan** - Pursuant to the Affordable Housing Planning and Appeals Act, which became effective January 1, 2004, the Village of Lake Zurich, a non-exempt community as determined by IHDA, has prepared an affordable housing plan. The Plan has identified lands that is most appropriate for affordable housing and incentives that may be available to attract affordable housing developments in the Village.

The Village of Lake Zurich established a plan that will encourage and attract affordable housing developments in the Village of Lake Zurich that are consistent with the public health and safety capabilities of the Village and will protect and preserve the character and environment of the Village. The overall purpose of the plan is to meet the needs of a population in every stage of the life cycle and with a diversity of incomes and to meet the needs of the full range of incomes earned by the local workforce.

- **Quiet Zone Corridor Study (Regional)** - The Village of Lake Zurich is looking to establish a Quiet Zone Corridor. The Northwest Municipal Conference (NWMC) is facilitating the process of establishing Quiet Zone Corridors in the Chicago land area.

The local communities along the EJ&E Corridor strongly agree that the safety of motorists, pedestrians, train passengers and crews should be foremost in any actions that are undertaken with regard to railroad safety measures. These communities strongly agree that the routine sounding of locomotive horns at railroad crossings places an unacceptable burden on the quality of life of residents living within close proximity of the crossings. These communities strongly agree that it is in their collective best interest to implement any safety measures necessary to comply with the Final Rule in the most sensible and cost effective manner.

The FRA Final Rule creates a unique opportunity for these communities to work in a cooperative manner to pursue the potential establishment of a corridor-long quiet zone to replace the prospect of the routine sounding locomotive horns.

The NWMC is working on establishing one Quiet Zone Corridor from Hoffman Estates to Waukegan. As signatory to this Memorandum of Understanding, Lake Zurich has agreed to work in good faith with other communities towards a mutual agreement outlining a plan to establish the quiet zone corridors.

#### Libertyville

- Construction is underway at 1631 Northwind on an office condo building. The developer is **Randy Bees**.
- **Johnson Realty (Landhaus Construction)** is developing an office condo building at 1232 American Way.
- **Panattoni Development** is in the process of building a new industrial facility at 1940 USG Drive.

#### Lincolnshire

- **Lincolnshire Commons** – Construction activity on the 150,000 sq. ft. lifestyle center located at the northwest corner of Milwaukee Avenue and Aptakisic Road is moving along at a rapid pace. Kona Grill Restaurant, offering contemporary American cuisine with a Pan-Pacific flare, has joined the project along with The Cheesecake Factory and Fleming's Prime Steakhouse, which opened in late 2005.
- **Klein Tools Inc.** – The formal groundbreaking for the 124,000 sq. ft. corporate headquarters in the Enterprise Point Corporate Center was held in late 2005. The project represents the final phase of the development which was a joint effort between McShane Construction and Colliers, Bennett & Kahnweiler. Along with the relocation of the corporate offices, Klein Tools will transfer manufacturing operations to the site, bringing approximately 225 new jobs to Lake County.
- **CityPark of Lincolnshire** – Dolce Vita Salon, a full-service salon and day spa, is planning the grand opening for its new location in the CityPark development.
- **Apotex Corporation** – Apotex Corporation, a Canadian-based generic drug manufacturer, announced plans to close its 38,000 sq. ft. office and research laboratory facility located at 616 Heathrow Drive located in the Lincolnshire Business Center.
- **Downtown Redevelopment** – The Village Board has selected Colliers, Bennett & Kahnweiler as the Preferred Developer for the 15 acre retail/commercial site located at the northeast corner of Half Day Road and Milwaukee Avenue. Approximately 40,000 square feet of office and retail space is projected, along with two full-service restaurant sites.
- The Village approved a bid by Weiss Development to develop 62 condominium units in its downtown development area.
- **Buffalo Grove - Lincolnshire Intergovernmental Boundary Agreement.** The Village of Buffalo Grove and the Village of Lincolnshire have entered into an important draft Intergovernmental Boundary Agreement. The Boundary Agreement sets forth a consistent and compatible approach toward land use, zoning and development planning within those areas that might be annexed by either Village so as to create a uniform sense of community. With its approval, each Village has determined that it shall not seek annexation beyond the boundaries as defined in the Agreement. The Agreement also ensures that local residents and officials - not real estate developers - determine the most desirable development scenario for properties within the Boundary Agreement Map Area.

Other important components of the Agreement are as follows:

- Nearly equal acreage designated for each municipality.
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- The Par King and Cubby Bear North properties would eventually be annexed to Lincolnshire.
- Greater assurances are provided to other area taxing districts in assessing future growth and service demands on their operations and facility needs.

#### Lindenhurst

- Raybec Investment Company announced plans to tear down the abandoned Eagle Building at Linden Plaza and build 18,000 sq. ft. of new retail shops in its place. A new 13,000 sq. ft. CVS Pharmacy is also planned for the site.
- A consortium of developers and architects proposed the development of **Village Green** on 245 acres of land on Route 45 and Grand Avenue in Lindenhurst. Initial plans include 400,000 sq. ft. of retail space including theaters, restaurants, boutiques, specialty shops, and office space. Also proposed at the project are townhouses, row houses, duplexes, and condominiums.
- Village officials approved plans to construct a 13,000 sq. ft CVS Pharmacy at the site of a vacant Eagle Food Store in Linden Plaza.

#### Mundelein

- **Mundelein Downtown Plan:** Village officials agreed to purchase the seven-acre, Anitol Equipment Manufacturing Co. site at North Archer Avenue and Division St. for \$5.1 million. The vacant factory and warehouse is in the heart of the planned 99-acre transit oriented development planned for Mundelein's downtown. In addition to mixed use

shops, offices, and restaurants, plans call for the construction of 400 to 600 rental apartments and 600 to 800 condominiums and townhomes.

- **Lake Plaza Shopping Center:** The new 47,000 sq. ft. retail center was completed in 2005 and is fully rented.
- **Mundelein Crossings,** a new retail development at the intersection of Route 60 and Route 83, has welcomed the following stores/services: Payless Shoes, Gamestop, Paris Nails, Pier 1 Imports, Factory Card Supercuts, Staples, Luxe Cleaners, Bank of America, American Charter Bank, Subway Restaurant, and Applebee's Restaurant, and Cingular Wireless. Mundelein Crossings is anchored by **Home Depot, TJ Maxx, and Super Target.** An 8,000 sq. ft. multi-tenant commercial building is currently under construction at Mundelein Crossings.
- The Village of Mundelein annexed 100 acres west of Mundelein Crossings for future commercial development.
- **The Willow Spring Corporate Center,** an 11,000 sq. ft. business center was completed in 2005.
- **Rubloff Development** is proceeding with plans to begin construction of a shopping center on 100 acres west of Mundelein Crossings in Spring 2006. Rubloff has announced that Wal Mart will be one of the centers anchor stores.
- **Systemx Inc.** a world leader in clinical laboratory systemization and solutions, including clinical diagnostics, automation and information systems, acquired 5 acres adjacent to its Mundelein facility in preparation for an anticipated 75,000 sq. ft. expansion.
- Mundelein's **downtown redevelopment** plans moved forward with the execution of a development agreement with **Teng Inc.** to construct 540 condominiums and townhouses on 12 acres of vacant industrial property adjacent to the Mundelein Metra station. Demolition of the existing buildings on the site is complete, site preparation has begun, and sales of units has commenced. Planning is underway for additional mixed use redevelopment in downtown Mundelein.
- **Santa Maria Catholic Church** began construction of a 12,400 sf parish center in July 2005.
- **Alef Sausage** purchased a 14,000 sq. ft. building at 1026 Campus Drive for expansion of its successful processed meat products line.
- The **Mundelein Park District Aquatic Center** is currently under construction with a projected opening in late summer 2006.
- Village of Mundelein acquired **former Anatol Mfg. plant** in downtown adjacent to the train station. Site to be the future location of Village Hall and is key to the transit-oriented re-development in the area.
- The Village of Mundelein signed a contract with **URS** for planning services in Downtown Mundelein for stormwater control, transportation, design guidelines and site development.
- An 8,000 square foot multi-tenant commercial building under construction at **Mundelein Meadows** shopping center. A car wash is also under construction at the shopping center.
- **CVS Pharmacy** opened in Fall 2005.
- **TCF Bank** opened in Fall 2005.
- Mundelein welcomed the following new businesses in 2005: ASAP Cash Loans, Aloha Beauty Salon, American Chartered Bank, Asiana & Company, Car Zone, Chicago Martial Arts, ChildKorp Inc., Clearant Sterilization Service, Contours Express, Cygnus Lactation Services, D.J.D Contractors, El Guerro Western Wear, El Rancho Latino Supermarket, Garden of Korea, Home Depot, Hometown Pawn Shop, Jimmy Johns, Kumon Math & Reading Centers, Murray Discount Auto Sales, Pillow Factor, Ramirez Bakery, Texmac Inc., Senjn Gomtek Corp., TCF Bank, Taqueria El Paraiso Mexican Restaurant, and Tierra Caliente Western Wear.

#### North Chicago

- The City of North Chicago has selected the McShane Corporation/Bulls Development Company team as the master developer for **Sheridan Crossings,** a 32-acre development site located at the corner of Sheridan Road and Martin Luther King Drive. This redevelopment project is made possible due to a \$10 million bond offering approved by the City of North Chicago in late 2004. The site is expected to support a mixed-use development consisting of both retail and commercial/office establishments.
- The City Council approved a \$2.5 million loan guarantee and \$900,000 in direct assistance for the development of **Grant Place,** a new retail center proposed for Sheridan Rd. A kick-off event was held in October. The first tenants will be a branch of Lake Forest Bank and Trust and a North Chicago Police Substation.
- **Lewis Discount Center.** The City of North Chicago and Developer Hong Kim announced plans to open a discount shopping center in a vacant supermarket building at the corner of Lewis Avenue and 14<sup>th</sup> St. The center will eventually have 50 to 60 stores and vendors.

#### Round Lake

- The Lakes Region Sanitary District and the Village of Volo signed an agreement with Round Lake that will extend a sewer line from Nippersink Road to Route 120.
- **Round Lake Grove Center** is a new 140,000 sq. ft. shopping center located at Route 60 and Arden Lane in Round Lake.
- Construction began on **Curran Commons Shopping Center,** a 16,560 sq. ft. multi-tenant retail building.
- The Village of Round Lake is reviewing proposals from Kimco Developers and Lennar Corporation for the development of the 300 acres on the Synnestvedt Nursery property. Village officials are looking at a mixture of commercial development and residential.

### Round Lake Beach

- The Lake County Traffic Court was recently completed.
- The Round Lake Area Park District's 40,000 sq. ft., indoor recreational facility is nearing completion and is scheduled to open this year.
- The Village of Round Lake Beach is actively working to recruit sit-down or family style restaurants for its commercial corridors.
- The Village broke ground on its \$2.5 million civic/cultural arts center on Hook Drive, west of Route 83. The building will house the Round Lake Area Chamber of Commerce, indoor and outdoor theaters, and a 300-seat banquet room. The building is expected to be finished in early 2006.
- Round Lake Beach welcomed the following businesses in 2005: A & W/Long John Silvers, Accuvision, Car-X, Choice One, Den-Care, Divine Hair Studio, El Pollo Rico II, Fairfield Storage, Fifth Third Bank, Grande Smile Center, Harter & Schottland Law Offices, Home Depot, LA Tan, MiMi Nails, Potesta's Pizza, Sears Auto Center, The Nail Spa, US Cellular, Stephan Grieman Photo, Subway, and Wayne's Pizza,

### Round Lake Park

- Round Lake Park received a \$150,000 in State planning grant funding . The grant funds will be used in conjunction with the development of a downtown plan centered on Main Street. The Village is lining up consultants to work on redevelop plans.
- Round Lake Park is actively marketing property in the **Porter Drive Industrial Park** including one 4-acre parcel.
- **Thornton's Oil** is continuing their expansion in Lake County with the acquisition of the property at the corner of Hainesville Road and Washington Street. This "Neighborhood Concept Store" will be only their second store of this design in the Country with a smaller gas area and 7000 + sq. ft. convenience/cafe/snack bar area.
- **Downtown Redevelopment** - Round Lake Park has moved into the final stages of receiving a \$125,000 planning grant from IDOT. The planning funds will look at ways of improving traffic and pedestrian flows in the area, including better access points to the Metra station in Round Lake and improved access to the new Porter Drive area. Several new buildings are available in the downtown area with commercial/retail/office space available.
- The mixed-use **Fountain Court** development on Hainesville Road is continuing their document submittals with approximately 160 residential units and 20,000 sq ft of retail/commercial space.
- The Village is reviewing a proposal for a residential/commercial development along the **IL Rte. 120 Corridor**. It calls for between 200 and 250 residential units and 6+ acres of commercial/retail space.
- The Village continues to work with a developer of 18+ acres along the **IL Rte. 120 Corridor** for retail/commercial use. It includes recreational facilities, restaurants, and over 70,000 sq ft of retail/commercial space.

### Vernon Hills

- **Aarons Enterprises** – Peacock Mobile broke ground on the construction of an office building, automotive service station, minimart, car wash, oil/lube station to be located just north of the intersection of Route 21/45.
- **Aspen Pointe** – Aspen Partners LLC is developing a parcel at the corner of Aspen Drive and Route 60. The development will consist of retail, office space, and residential. Construction is currently underway for a Walgreen's store and a retail building. Jacobs Homes has received approvals for the construction of 132 townhome units on the southern portion of the site.
- **College of Lake County Southlake Campus Expansion** – The College of Lake County is currently building a 50,000 sq. ft. addition to the existing facility located at 1120 S. Milwaukee Ave.
- **Jared the Galleria of Jewelry** – The new store opened at Chili's site at 567 East Townline Rd.
- **Lakeview Center Office Buildings** – A proposed development that will include two multi-tenant office buildings containing up to eight condos per building. The site is located on the northeast corner of Lakeview Parkway and Center Drive.
- **Target Expansion** – Target Greatland located at 313 E. Townline Rd. was expanded by 40,000 sq. ft. and is now a SuperTarget.
- **Tsukasa of Tokyo** – Tsukasa of Tokyo opened a new 10,500 sq. ft. restaurant in the Marketplace Shopping Center located on Milwaukee Ave. near Circuit City and the Home Depot.
- **Town Center Redevelopment TIF District** - The Village of Vernon Hills, Opus North, Half Day Partners, and the College of Lake County continue negotiations for the development of approximately 60 acres located west of the intersection of Route 21/45. The College of Lake County expansion is currently under construction and negotiations focusing on the retail and residential development of the site continue.
- **Walter E. Smithe Furniture Showroom** – Walter E. Smithe is building a new 37,000 sq. ft. furniture showroom at the northwest corner of Milwaukee Ave. and N. Woodbine. The store is relocating from its current location on Townline Rd.
- **Westfield Shoppingtown Hawthorn Expansion** - The Westfield Hawthorn Shopping Center is proposing to expand the facility by building a new 140,000 sq. ft. Carson Pirie Scott store, a 14 screen multiplex theater, and adding a 200,000 sq. ft. outdoor lifestyle shopping area. Additional parking and an expanded food courts have also been proposed. Anticipated start of construction is Spring 2006.
- **Learning Resources Inc.** – Learning Resources Inc. has announced plans to build a 103,000 sq. ft. warehouse/office addition to its existing facility located at 380 North Fairway Dr. in Continental Executive Park.

## Volo

**Volo Comprehensive Land Use Plan** - The Lake County Board authorized Volo's request to extend the Lakes Region Sanitary District boundaries, an approval that will open up almost 2,000 acres for development. The new agreement states that sewer service will only be extended if there is at least a 50/50 mix of commercial and residential development proposed, money is set aside for road improvements, and the affected school districts agree with the proposed plans. It is projected that the area could support 4,800 to 6,000 jobs.

## Wauconda

- Eight acres of land on Bonner Road were annexed and zoned industrial.
- An Economic Development Committee has been formed through a joint effort of the Village and the Wauconda Chamber of Commerce. A proposal for the updating of the Village's comprehensive plan and integration of an economic development strategic plan has been presented and is under approval review.
- **Jacobs Homes** received approval for annexation and rezoning for 172 luxury town homes. The company also presented concept plan for 42 luxury townhomes on route 176.
- **Highland Terrace** received approval for 87 townhomes on N. Main Street.
- A 10.5 million dollar sewage treatment plan expansion is under construction that will increase capacity to 1.9 million gallons per day.
- A 60 million dollar school referendum was passed for School District 118 which included building of the new Matthews Middle School, expansion of the Wauconda High School and district wide technical improvements.
- **Pearlmark Realty** broke ground for Liberty Arms, a new 119 unit senior housing project on Larkedale Row.
- Wauconda welcomed the following new businesses: **Renia's Polish Deli** opened for business on Liberty Street, **Liberty Street Liquors** will open on Route 176, and **Glenbrook Excavating** opened a 7.5 acre facility on Old Rand Road
- **Henri Studio** is subdividing 12 acres of vacant property for industrial development off Bonner Road

## Waukegan

- **Fountain Square Development** - Wal-Mart Stores, Inc. is constructing a Supercenter store in Waukegan, anchoring a new 98-acre retail center, Fountain Square (former Lakehurst Mall). The 203,000 sq. ft. outlet will include a full grocery store and 36 lines of merchandise, creating 350 to 450 permanent jobs, and generating sales and property taxes of approximately \$1.4 million.
- Kinzie Investments, Chicago, closed on the **Karcher Hotel**. The real estate developer is redeveloping the property with a \$6 million mix of apartments, offices, and retail space.
- **Starbucks Coffee**, leading retailer, roaster and brand of specialty coffee in the world, with more than 9,500 retail locations in North America, Latin America, Europe, the Middle East and the Pacific Rim, has recently opened up a commuter-friendly store also at the Fountain Square Development.
- **Sundance Saloon**, a fixture of Lake County nightlife in Mundelein, has decided pick up their tent stakes and move to Waukegan to be part of the overall development near Fountain Square. Illinois' oldest country western destination that has been entertaining audiences for over 30 years and will occupy the 32,000 square foot building that once was the Service Merchandise property near Belvidere Rd. (Route 120), Highway 41 and the I-94 Tollway.
- **McDonalds** opened their newest restaurant just south of the Fountain Square project. They will occupy the outlot near the Lakehurst Cinema at the corner of Waukegan Rd. (Route 43) and Fountain Square Blvd.
- The City of Waukegan is a few steps closer to completing a new 3 million gallon high-capacity water tank and pumping station along with contractor Natgun at **Fountain Square** that anticipates and addresses the future expansion needs of the development project.
- **Oak Grove Business Park**, Waukegan's newest corporate park at the corner of Delany and Yorkhouse on Waukegan's northwest side, continues to expand and serve the needs of light industrial and corporate clients. Currently a 122,560 square foot building and a 66,720 square foot building are under construction on the sites available on Oak Grove Avenue.
- **Midlane Golf Resort** has gotten approval from the city of Waukegan to construct an indoor water park at their facility that will provide a great new addition to their list of amenities and will certainly help position them as a wonderful destination for family travel.
- **The Waukegan Park District** has begun construction on the 87,000 square foot Hinkston Park Field House at the corner of Grand and Baldwin Avenues. The current plan for the recreational facility will feature workout and locker rooms, a full service branch of the Waukegan Public Library, six full-size basketball courts, aerobics room, elevated running track, child care enter, meeting rooms, offices and a multi-story climbing wall.
- **The Waukegan Veterans Memorial Plaza** was constructed in downtown Waukegan at the corner of West and Washington Streets. This project includes various monuments and statues that honor military service personnel from Waukegan who served their country. This urban park in a scenic location was dedicated on Veterans Day on November 11, 2005.
- **Subway**, the world's largest sandwich chain set up shop in a historic three story historic building near the corner of Genesee and Washington Streets in Downtown Waukegan. It will service the large number of consumers in and around the Lake County Building and at the various areas of higher learning in the city center.

- **Juz' Jokkin' Comedy Club** has recently opened up in a remodeled 2,000 sq. ft. building in the downtown entertainment and theatre district on Genesee Street. The club will feature nationally-known comedians in a very intimate setting that is just steps away from the magnificently restored Genesee Theatre.
- The City of Waukegan is working with **Mid America Real Estate Corp.**, Metropolitan Chicago's leading full-service retail real estate organization, to find a tenant for the 5,635 sq. ft. retail space in the newly constructed Genesee Theatre parking garage. This retail opportunity that features all of the modern amenities in a high traffic area will be sure to attract a quality operator.
- RFP's have been issued for the downtown site of the former landmark **Academy Theatre** in the downtown core at the prime intersection of Genesee and Clayton Streets. The site being offered includes approximately 27,980 sq. ft. for mixed-use development. The property has significant development value based on its location, surrounding amenities and strategic positioning in a major redevelopment area.
- The clean up by U.S. EPA, the IEPA and North Shore Gas and General Motors of the former **Outboard Marine Corporation (OMC) Coke Plant** site along Waukegan's lakefront is scheduled to be completed this year. This clean-up project will allow for commercial and residential development of more than 40 lakefront acres, a central feature of Waukegan's redevelopment master plan.
- **Amhurst Lake Business Park/Panattoni Development Co.**
  - Panattoni Development is nearing the completion of three buildings for Thermoflex, Hexagon, and Visual Pak.
  - Panattoni also announced that WMS Gaming leased its second office/warehouse facility in the park. The facility at 1692 Lakeside Drive has 45,645 sq. ft.

#### **Winthrop Harbor Metra Station Area Plan (Winthrop Harbor)**

The Village of Winthrop Harbor is working with Metra, the Regional Transit Authority, and consultants, HNTB and Goodman-Williams Group, to develop a station area plan and streetscape plan for the area surrounding the village's Metra station.

#### **Zion**

- Kennedy Homes has been approved to proceed with **Stonebridge Crossings**, a 67-acre, high end, mixed-use project that will include 128 single-family homes and 4.3 acres of commercial retail development. The project is located on Green Bay Road, north of Route 173 and across from the entry to Trumpet Technology Park. Sales are underway.
- Deerpoint Homes has been approved to proceed with its **Shepherd's Point** mixed-use development at the northwest corner of Kenosha Rd. and 21<sup>st</sup> St. The 30-acre project will include 222 upscale condominiums and 6,500 sq. ft. of commercial retail space. Groundbreaking for the project is expected in August.
- **Zion Public Works Facility** The Zion City Council approved the purchase of several properties, including one that will allow for the expansion of the City's Public Works Building.
- **Mid-Way Supply Inc.**, a wholesale distributor of heating and cooling systems direct to commercial and residential installation companies throughout the Chicagoland market since 1951. Mid-Way Supply also provides training, marketing and product information to commercial installers for its product line that includes Trane, Lennox, Carrier and more. Mid-Way Supply has seven direct to market delivery sites, but makes its corporate headquarters in Zion. In September 2005, the company expanded the Zion operation to include a new customer call center and training facility a block east of its main offices. The company currently employs 100.
- **CVS Pharmacy** has confirmed a new location at the NE intersection of Route 173 and Greenbay Road, part of the **Greenbay Crossings** development now underway for the 18 acre site. Other committed users include Great Lakes Credit Union and the City of Zion Fire Station #3. The project is expected to create 18-20 new jobs.
- **BP** constructed a new retail and service location at the SE corner of Route 173 and Kenosha Road.
- **Family Video** opened for business in a new plaza center at NW corner of 33<sup>rd</sup> and Sheridan Road. The co-tenant on the site is **U.S. Cellular**. Together the businesses created 18 new jobs.
- **Midwestern Regional Medical Center** in downtown Zion is undergoing a \$34 million dollar expansion of its corporate headquarters to accommodate patient services and administrative offices. The facility is also home to **Cancer Treatment Centers of America** that brings more than 1,000 new clients each month to the Zion facility from around the world who attracted to their holistic approach to cancer research and treatment. The facility has 942 employees and expects to top 1,000 within the year.
- **National City Bank** has committed to a stand-alone service operation at the SW corner of 29<sup>th</sup> and Sheridan Road in downtown Zion. Demolition is underway of the existing structures and construction of the new facility is expected to begin in early 2006. Many current employees will relocate to the new site, but with the larger space and expanded drive-thru it is anticipated there will be an addition 2-3 jobs created by the move.
- **Omni Hair Station**, a local favorite for over 20 years, is expanding to the **Omni Day Spa and Fitness Center** at 19<sup>th</sup> and Sheridan on the city's north side. When completed the operation will provide 5 new jobs in addition to its current 11.
- **Barton Management** has completed the state's approval process of a new \$19 million dollar assisted living facility in the 3400 block of Sheridan Road. The operation will provide 130 independent apartment units for seniors, but offers on site limited medical assistance when needed. The facility will include an on-site pharmacy, salon, fitness center,

dining and recreation. In cooperation with Rush Presbyterian Hospital of Chicago, this facility is only the second of its type in the State of Illinois. The project will create over 100 new jobs.

- **Mid American Diagnostics** opened a new medical office in the 2600 block of Sheridan Road last month. The physician co-operative provides general practice, ultra-sound diagnostics and chiropractic services in support of the expanding Midwestern Regional Medical Center. The company employs 12 including physicians, nursing and clerical specialists.
- **Cingular Wireless** opened in the 2600 block of Sheridan Rd. after having completely renovated a former 1920's era bowling alley. The building will also house the relocated **Teacher's Market** and a third retail operation, lease now being negotiated. Both current businesses will create 7 jobs.
- **Hennessey's Steakhouse** is now open at 3077 Sheridan Road, the former legendary Rook's Restaurant location since 1935, and serving a high end menu of steaks, seafood and spirits. Operation employs 37.
- **Hillery's Bar-B-Que** opened its first full service restaurant in August in the 2600 block of Sheridan Road, expanding the company to five sites. Business created 11 new jobs.
- **It's All Good Espresso Café** is now open in the 2700 block of Sheridan Road, providing 8 new jobs.

# Lake County Housing Market Statistics

REAL ESTATE MARKET INFORMATION compliments of

**Sue Carey, CRP, GMS**

**Vice President, Relocation**

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## LAKE COUNTY MARKET STATISTICS 2005 Home Sales and Active Listings as of February 7, 2006

Sample of Lake County Market Areas	Detached Homes 4 bedrooms / 2.1+ baths			Attached Homes bedrooms / 1.1 + baths			2
	# Units Sold 2005	Median Sale Price	# of Active Listings as of Feb 7, 2006	# Units Sold 2005	Median Sale Price	# of Active Listings as of Feb 7, 2006	
Antioch	141	\$306,000	59	18	\$165,000	7	
Barrington	329	\$615,000	177	95	\$318,000	52	
Buffalo Grove	168	\$425,000	51	257	\$217,000	89	
Deerfield	114	\$630,000	50	69	\$243,000	26	
Grayslake	226	\$325,000	72	149	\$174,000	102	
Green Oaks	16	\$597,000	21	0	\$0	0	
Gurnee	269	\$379,000	96	167	\$168,000	45	
Hawthorn Woods	95	\$585,000	50	0	\$0	0	
Highland Park	147	\$715,000	105	59	\$385,000	32	
Kildeer	46	\$729,000	43	0	\$0	0	
Lake Bluff	56	\$839,000	36	39	\$184,000	29	
Lake Forest	128	\$990,000	101	22	\$355,000	10	
Lake Villa	154	\$349,000	82	14	\$177,000	9	
Lake Zurich	130	\$420,000	44	19	\$215,000	9	
Libertyville	185	\$545,000	96	40	\$221,000	22	
Lincolnshire	49	\$681,000	20	15	\$352,000	8	
Lindenhurst	123	\$365,000	51	52	\$161,000	21	
Long Grove	82	\$775,000	47	0	\$0	0	
Mundelein	148	\$375,000	57	114	\$178,000	18	
Riverwoods	28	\$749,000	12	0	\$0	0	
Round Lake	215	\$265,000	124	219	\$162,000	85	
Vernon Hills	153	\$512,000	56	177	\$166,000	53	
Wadsworth	41	\$418,000	33	23	\$169,000	9	
Wauconda	102	\$353,000	52	78	\$154,000	33	
Waukegan	42	\$241,000	24	43	\$170,000	34	
Winthrop Harbor	13	\$290,000	14	0	\$0	0	

The Lake County market is served by two multiple listing services, MLSNI and MAP MLS. These statistics represent those reported to MLSNI, which represents the majority of the activity in Lake County. MAP MLS numbers may cause statistics to vary slightly.

# Lake County Hotel Statistics

## 2002 through 2005

Information provided by *Smith Travel Research 1/26/06* and  
*Lake County, Illinois Convention & Visitors Bureau*

### Hotel Occupancy Rates

	2002	2003	2004	2005
January	48.1%	46.3%	43.8%	46.9%
February	52.3%	52.5%	49.4%	52.7%
March	55.0%	52.6%	50.7%	54.1%
April	59.9%	54.1%	54.4%	60.7%
May	62.2%	59.0%	59.4%	62.0%
June	70.7%	66.5%	70.4%	75.0%
July	73.3%	69.6%	73.5%	78.0%
August	76.4%	73.2%	73.6%	75.8%
September	64.6%	62.7%	65.2%	66.7%
October	63.3%	63.2%	66.4%	65.7%
November	54.7%	54.9%	59.3%	61.2%
December	42.6%	43.0%	45.1%	45.5%
<b>YTD Average</b>	<b>60.3%</b>	<b>58.2%</b>	<b>59.3%</b>	<b>62.1%</b>
<b>Year Average</b>	<b>60.3%</b>	<b>58.2%</b>	<b>59.3%</b>	<b>62.1%</b>

### Average Daily Rate

	2002	2003	2004	2005
January	\$77.95	\$76.14	\$72.25	\$77.44
February	\$78.53	\$77.37	\$75.49	\$77.15
March	\$75.93	\$76.22	\$75.38	\$77.02
April	\$79.53	\$77.55	\$74.02	\$78.03
May	\$79.39	\$77.76	\$76.23	\$80.37
June	\$85.01	\$80.35	\$80.64	\$83.38
July	\$84.84	\$81.61	\$78.80	\$83.66
August	\$85.16	\$83.25	\$80.83	\$84.94
September	\$83.34	\$77.26	\$78.41	\$82.51
October	\$80.73	\$77.87	\$78.84	\$83.38
November	\$77.57	\$75.11	\$76.69	\$80.96
December	\$75.30	\$69.67	\$72.64	\$78.32
<b>YTD Average</b>	<b>\$80.78</b>	<b>\$77.97</b>	<b>\$77.05</b>	<b>\$81.04</b>
<b>Year Average</b>	<b>\$80.78</b>	<b>\$77.97</b>	<b>\$77.05</b>	<b>\$81.04</b>

## Rev-Par (revenue per available room)

	2002	2003	2004	2005
January	\$37.50	\$35.28	\$31.64	\$36.34
February	\$41.10	\$40.66	\$37.33	\$40.63
March	\$41.76	\$40.10	\$38.25	\$41.64
April	\$47.63	\$41.93	\$40.24	\$47.34
May	\$49.39	\$45.91	\$45.29	\$49.83
June	\$60.10	\$53.47	\$56.74	\$62.56
July	\$62.15	\$56.79	\$57.98	\$65.28
August	\$65.05	\$60.90	\$59.55	\$64.35
September	\$53.88	\$48.41	\$51.36	\$55.06
October	\$51.11	\$49.26	\$51.73	\$54.77
November	\$42.46	\$41.23	\$45.47	\$49.57
December	\$32.10	\$29.98	\$32.56	\$35.62
<i>YTD Average</i>	<b>\$48.70</b>	<b>\$45.39</b>	<b>\$45.72</b>	<b>\$50.31</b>
<i>Year Average</i>	<b>\$48.70</b>	<b>\$45.39</b>	<b>\$45.72</b>	<b>\$50.31</b>

# Lake County Labor Statistics

## Illinois Department of Employment Security Lake County, Illinois Report period: 1/01/2005 to 12/31/2005

### **Illinois Skills Match**

**Total Job Seekers in Illinois Skills Match\* 28,279**

(Count of individuals who began a registration year or utilized the public labor exchange between 1/01/05 through 12/31/05)

**Job Openings Listed in Illinois Skills Match 3826**

(Count of job orders listed in ISM from 1/01/05 through 12/31/05)

### **Job openings in targeted industries for 1/01/05 to 12/31/05 (Lake County)**

Manufacturing	877
Health Care	326
Transportation/Logistics	102

### **Demographics of Illinois Skills Match Applicants**

#### **Gender**

Male	56%
Female	44%

#### **Ethnic breakdown**

White	55%
African American	31%
Hispanic	11%
Asian	3%

#### **Education Levels**

Not high school graduate	4%
High School Graduate or GED	54%
Post Secondary Degree or Certification	42%