

Lake County Barometer

Lake County Demographics & Statistics - 2004

Population:	694,328
Households:	233,090
Median Age:	34.14 years
Average Household Size:	2.89 persons
Number of Business Establishments:	26,342
Daytime Population:	388,592
Median Owner-Occupied Housing Value:	\$229,646
Average Household Income:	\$104,367
Median Household Income:	\$73,975
Per Capita Income:	\$35,387
Average Household Effective Buying Income:	\$82,486
Median Household Effective Buying Income:	\$57,950

Educational Attainment (2004 – Population Age 25 and Older)

Doctorate Degree	1.42%
Professional School Degree	3.04%
Master's Degree	9.87%
Bachelor's Degree	23.94%
Associate Degree	5.44%
Some College, no degree	21.30%

Occupations (2004 – Employed Population Age 16 and Older)

Management, Business, & Financial Operations	19.66%
Professional & Related Occupations	21.43%
Service	11.20%
Sales & Office	28.27%
Farming, Fishing, & Forestry	0.15%
Construction, Extraction, & Maintenance	7.66%
Production, Transportation, & Material Moving	11.63%

(Unless otherwise specified, all demographic data is for 2004. Source: Claritas, Inc. 2004)

Commercial Real Estate

Industrial Building Vacancy Rate, Lake County 2004: 8.29%

Office Vacancy Rate, Lake County 2004: 17.2%

(Source: Colliers, Bennett & Kahnweiler, 2004)

National Indicators - 2004

Unemployment Rates (%)

	Lake County	Illinois	US
January	7.0	7.0	6.3
February	6.8	6.8	6.0
March	6.5	6.4	6.0
April	5.2	5.9	5.4
May	5.1	6.0	5.3
June	5.3	6.1	5.8
July	5.2	6.2	5.7
August	5.2	6.1	5.4
September	4.7	5.7	5.1
October	4.6	5.6	5.1
November	5.0	5.8	5.2
December	5.5	5.7	5.1

(Source: Illinois Department of Employment Security www.ides.state.il.us)

Consumer Confidence

Jan.	Feb.	March	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
97.7	88.5	88.5	93.0	93.1	102.8	105.7	98.7	96.7	92.9	90.5	102.7

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.
0.5%	1.0%	2.1%	-0.8%	1.4%	-0.7%	1.0%	-0.3%	1.6%	0.2%	0.1%	1.2%

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
3.1%	4.0%	3.3%	4.5%

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.
63.6	61.4	62.5	62.4	62.8	61.1	62.0	59.0	58.5	56.8	57.8	56.7

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.
0.0%	1.1%	5.0%	-1.1%	0.4%	1.2%	1.7%	-0.3%	0.0%	0.5%	1.2%	0.3%

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

Consumer Inflation

Jan.	Feb.	March	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
1.1%	1.2%	1.6%	1.8%	1.7%	1.9%	1.8%	1.7%	2.0%	2.0%	2.2%	3.3%

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

Employment Situation

January	159,000
February	83,000
March	353,000
April	324,000
May	208,000
June	96,000
July	85,000
August	198,000
September	119,000
October	303,000
November	112,000
December	157,000

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

U.S. Housing Starts

January	1,934,000
February	1,895,000
March	2,000,000
April	1,963,000
May	1,979,000
June	1,817,000
July	1,985,000
August	2,018,000
September	1,905,000
October	2,065,000
November	1,807,000
December	2,004,000

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

U.S. Home Sales

January	7,155,000
February	7,295,000
March	7,750,000
April	7,806,000
May	8,054,000
June	8,118,000
July	7,815,000
August	7,708,000
September	7,987,000
October	8,038,000
November	8,153,000
December	8,036,000

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*

Local Election Results

March 16, 2004

REFERENDUM	RESULT
Should Lake County be allowed to levy a quarter-percent sales tax for road improvements?	No
Should Lake Zurich Rural Fire Protection District be allowed to increase its ambulance service tax by 5 cents per \$100 equalized assessed valuation to pay for fire station staffing?	No
Should Lake Zurich Rural Fire Protection District be allowed to increase its ambulance service tax by 10 cents per \$100 equalized assessed valuation to pay for fire station staffing?	No
Should the Round Lake Area Library District be allowed to increase the tax rate by 13 cents so it can extend operational hours from 40 hours per week to 68 hours per week?	No
Should the Grayslake Park District be allowed to increase property taxes to borrow \$4 million to buy 50 acres of land?	Yes
Should Beach Park Elementary School District 3 be allowed to increase the tax rate by 42 cents per \$100 of equalized assessed valuation?	Yes
Should Milburn Elementary School District 24 be allowed to borrow nearly \$16 million to build and equip a new school, without increasing property taxes?	Yes
Should Milburn Elementary School District 24 be allowed to increase the tax rate by 53 cents to boost its education fund?	Yes
Should Antioch Elementary School District 34 be allowed to raise the tax rate by 65 cents, to boost its education fund?	Yes
Should Gavin School District 37 be allowed to increase property taxes to collect \$6.5 million to build and equip a new school, repair and equip Gavin Central and Gavin South Schools, and demolish Gavin North school?	No
Should Big Hollow School District 38 increase property taxes to borrow \$29 million to build and equip an intermediate/elementary school and middle school?	No
Should Grayslake Elementary School District 46 be allowed to raise the tax rate 89 cents to boost the education fund?	No
Should Grayslake Elementary School District 46 be allowed to increase property taxes to borrow \$30 million to build and equip a kindergarten thru eighth grade school?	No
Should Gurnee Elementary School District 56 be allowed to raise the education fund tax rate by 25 cents per \$100 equalized assessed valuation?	No
Should Warren Township High School District 121 be allowed to increase property taxes to borrow \$15.5 million to upgrade its campuses?	Yes

November 2, 2004 – General Election

OFFICE	WINNER
US Congress - US Senate	Barack Obama (D)
US Congress – Representative, 8 th District	Melissa Bean (D)
US Congress – Representative, 10 th District	Mark Kirk (R)
State Legislature – Senate 26 th District	William Peterson(R)
State Legislature – Senate 29 th District	Susan Garrett (D)
State Legislature – Representative 51 st District	Ed Sullivan, Jr. (R)
State Legislature – Representative 53 rd District	Sidney Mathias (R)
State Legislature – Representative 58 th District	Karen May (D)
State Legislature – Representative 59 th District	Kathleen Ryg (D)
State Legislature – Representative 60 th District	Eddie Washington (D)
State Legislature – Representative 61 st District	JoAnn Osmond (R)
State Legislature – Representative 62 nd District	Robert Churchill (R)
Lake County State’s Attorney	Michael Waller (R)
Lake County Coroner	Richard Keller (D)
Lake County Circuit Court Clerk	Sally Coffelt (R)
Lake County Recorder of Deeds	Mary Ellen Vanderverter (D)
Lake County Board/Forest Preserve – Dist. 1	Judy Martini (R)
Lake County Board/Forest Preserve – Dist. 5	Bonnie Thomson Carter (R)
Lake County Board/Forest Preserve – Dist. 6	Larry Leafblad (R)
Lake County Board/Forest Preserve – Dist. 10	Diana O’Kelly (R)
Lake County Board/Forest Preserve – Dist. 11	Sandy Cole (R)
Lake County Board/Forest Preserve – Dist. 14	Audrey Nixon (D)
Lake County Board/Forest Preserve – Dist. 16	Robert Powers (R)
REFERENDUM	RESULT
Shall the maximum corporate rate for the Village of Tower Lakes be increased from .33% to .438% of the value of all taxable property in the village?	No
Should the Lake Zurich Rural Fire District increase its ambulance tax rate by 5 cents per \$100 of equalized assessed valuation to avoid station closures and service cutbacks?	No
Should the Lake Zurich Rural Fire District increase its ambulance tax rate by 10 cents per \$100 of equalized assessed valuation to avoid station closures and service cutbacks?	No
Should the Barrington Area Library District issue \$28 million worth of bonds for an addition to the library and other improvements?	No
Should the Grass Lake Elementary School District 36 be allowed to increase the tax rate by 60 cents per \$100 of assessed valuation in the education fund?	No
Should Gavin School District 37 be allowed to increase the tax rate to fund \$1 million in safety improvements at the junior high?	Yes
Should Gavin School District 37 be allowed to increase the tax rate to build a \$4 million addition at Gavin Central School?	No
Should Big Hollow School District 38 be allowed to increase the tax rate to obtain \$29 million in building bonds to build and equip a new elementary and middle school?	Yes
Should Lake Villa Elementary School District 41 increase taxes by 25 cents per \$100 of equalized assessed valuation to build a new \$30 million middle school?	No
Should Lake Villa Elementary School District 41 increase taxes by 65 cents per \$100 of equalized assessed valuation to increase its education fund?	No
Should Grayslake Elementary School District 46 increase its tax rate by 85 cents to \$3.26 per \$100 of equalized assessed valuation to increase its education fund?	No
Should Grayslake Elementary School District 46 borrow \$34 million to build and equip school buildings and buy additional school sites?	Yes
Should Gurnee Elementary School District 56 increase its tax rate by 25 cents per \$100 of equalized assessed valuation in the education fund?	No
Should the Barrington Community Unit School District 220 increase its tax rate by 20 cents per \$100 of equalized assessed valuation as a way to avoid projected deficits in the coming years?	No

Corporate Activity

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.

APAC Customer Services Inc.

(Deerfield – telemarketing services)

APAC won a Gold Marketing Via Phone, or MVP, Quality Award from *Customer Injection Solution* magazine for its customer service excellence.

ASAP Software *(Buffalo Grove – software developer)*

ASAP Software has been approved for an expansion that includes the annexation of an unincorporated parcel of 6.676 acres west of the current site. The expansion is planned in two phases: Phase 1 would include a building addition of approximately 24,000 sq. ft. and new parking areas. Phase 2 is planned as a 25,000 building addition and additional parking. The plan also contemplates a future warehouse area of 13,000 sq.ft. ASAP's existing facility at 850 Asbury Drive is approximately 40,000 sq.ft. on a site of 5.71 acres. The company is expanding its sales and technical support workforce in the new space.

A&W Root Beer/Long John Silver

(Multiple locations -fast food)

A new concept in fast food, an A&W Root Beer/Long John Silver eatery opened at 2030 N. Lewis Avenue, 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 in Summer 2005.

Abbott Laboratories

(Abbott Park and North Chicago – pharmaceuticals)

New Products

Announced that it had signed a deal with Scotland-based maker of diagnostic tools Axis-Shield PLC to manufacture a test for kidney diseases ♦ The US Department of Agriculture approved Abbott's test for malformed proteins called prions, believed to cause Mad Cow Disease. The product is called Enfer BSE ♦ Joined in an option and leasing agreement with Madison, WI-based Deltanoid Pharmaceuticals Inc. to create a drug that will treat renal disease. Under the agreement, Abbott has licensing, development, and commercialization rights to the new drug ♦ Made application to the FDA to market an oral version of its kidney drug Zemplar ♦ Announced plans to seek approval from the FDA to use Humira, a rheumatoid arthritis drug, for treating other autoimmune diseases ♦ Abbott announced that it was seeking US regulatory approval for Xinlay, a drug to treat advanced prostate cancer that has spread throughout the body.

Acquisitions

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 agreed to purchase Golden, CO-based diet supplement maker EAS for \$320 million ♦ Abbott Laboratories completed the announced \$1.2 billion acquisition of TheraSense Inc., after a majority of Alameda, Calif.-based TheraSense common stockholders approved the transaction. TheraSense stockholders will receive \$27 in cash per share, and the company will be combined with Abbott's MediSense unit to form Abbott Diabetes Care. TheraSense makes FreeStyle blood glucose self-monitoring systems.

Contracts

Announced that its contract with Red Cross had been amended to supply a second infectious disease test for screening donated blood ♦ Abbott ended its promotion agreement with Sepracor Inc., a company that adapts other drugmakers' medicines to make new products. Sepracor will pay Abbott's Ross Products \$33 million by the end of 2006.

Joint Ventures

Abbott Laboratories said it 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 United States. The test detects antibodies to both HIV types 1 and 2 at the point of care in as quickly as 20 minutes.

Other

Abbott spun off a \$2.5-billion independent hospital products company called Hospira. Christopher Begley, Abbott's Senior Vice-President of Hospital Products was appointed CEO of the new company. Hospira is based in Lake Forest's Conway Farms business park and employs about 14,000 people worldwide. Abbott transferred about 2,500 of its Lake County employees to the new venture ♦ The FDA approved a generic copy of Abbott's Synthroid drug, a thyroid drug.

Awards/Community Service

The Princeton Review named Abbott Laboratories as one of the best companies for college graduates. Abbott attracts almost 10,000 applicants a year ♦ For the seventh consecutive year Abbott was named to *Fortune Magazine's* "50 Best Companies for Minorities." Abbott was ranked at number 29 ♦ Abbott was ranked 31 on Deloitte & Touche's *Chicagoland Technology Fast 50* list of companies. Companies were ranked on their rate of growth from 1999 to 2003.

Ace Hardware *(Multiple locations – hardware store)*

Ace Hardware is opening a new location at the corner of Yorkhouse Rd. and Lewis Avenue. The 33,000 sq. ft. store opened in 2004. The store is the second Waukegan store for the Laskowski Family, the franchisee owner, and the third Waukegan location for the retailer.

Advance Auto (*Zion – auto repair*)

Advance Auto opened a new facility in Zion.

Advocate Good Shepherd Hospital

(*Barrington - hospital*)

Advocate Good Shepherd broke ground in August 2003 on a \$35.7 million cardiac center offering cardiac catheterization and open-heart surgery. In addition to extended cardiac services, the 54,000 sq. ft. expansion project also includes a hospital addition that will add 35 medical/surgical beds and eight intensive care unit beds ♦ Advocate Good Shepherd received a \$5 million donation from the Kocourek Family to go towards the development of the Hospital's new cardiac center. The donation is the largest gift ever received by the Hospital. The cardiac center will be named after Wayne and Patricia Kocourek family.

Aim Business Printers (*Buffalo Grove – printer*)

A certificate of occupancy was issued in October 2004 to Aim Business Printers for their new 8,342 sq. ft. corporate headquarters in Buffalo Grove.

Aksys Ltd.

(*Lincolnshire – hemodialysis products & services*)

Colliers, Bennett & Kahnweiler reported that 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.

Akorn, Inc. (*Buffalo Grove - healthcare products*)

Akorn signed a purchase and supply agreement with FDC Ltd., and India-based manufacturer and marketer of ophthalmic pharmaceutical products. Akorn will receive ophthalmic products from FDC and handle securing all FDA approvals needed to market the products.

Aldi's Food Store (*Multiple locations - food store*)

Volo announced the addition of a new Aldi's Food Store to Volo Commons Shopping Center. The store opened in August ♦ Zion approved the sale of three properties in its TIF (tax increment financing) district to Aldi Foods, an Oak Creek, WI based grocer. Aldi is proposing to construct a 17,000 sq. ft. store on the site ♦ Announced plans to open a new grocery store late in 2004 in the Mundelein Meadows shopping center near the southwest corner of Route 60/83 and Midlothian Road. The 16,730 sq. ft. facility would be a freestanding structure ♦ On April 15th, Aldi broke ground on its new store in Zion. The new store opened on August 8th with 25 new jobs.

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 plans to expand production capabilities in the new facility while retaining its retail store at its current location of 354-356 Townline Road in Mundelein.

Allscripts Healthcare Solutions (*Libertyville - electronic prescription & medication delivery services*)

Allscripts Healthcare Solutions announced plans to relocate its corporate headquarters from Libertyville to the Merchandise Mart in Chicago. The company will planned to relocate 70 corporate, finance, business development, and education related jobs to the Chicago site by the end of 2004. At least 50 sales, technical, manufacturing, and logistics workers will remain in Libertyville ♦ Allscripts was ranked 15 on Deloitte & Touche's *Chicagoland Technology Fast 50* list of companies. Companies were ranked on their rate of growth from 1999 to 2003.

Amcor Flexible Packaging

(*Mundelein – packaging manufacturer*)

Amcor Flexible Packaging has recently completed a 40,572 square foot addition to its plant on South Butterfield Road in Mundelein.

Amerahost (*Fox Lake - hotel*)

The owners of the Fox Lake Country Club began construction on a three-story hotel with 60 rooms, indoor swimming pool, and spa on the grounds of the country club. The hotel will become part of the Amerahost Hotel Chain. The development plan also includes a 20-acre townhouse development adjacent to the country club.

American Chartered Bank

(*Multiple locations – bank*)

American Chartered Bank is scheduled to opened a 5,000 sq. ft. branch facility at 3196 N. Route 60 in Mundelein on April 15, 2005. The branch will have 10-12 employees.

American Imaging Management, Inc.

(*Deerfield – diagnostic imaging resource management*)

American Imaging Management, Inc. Northbrook, IL, announced plans to a 61,000 sq. ft. space at the Corporate 500 Centre in Deerfield.

American Title Company

(*Wauconda – title company*)

American Title relocated to Wauconda from Island Lake. The company has 20 employees.

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 plans to add 75 new jobs. Illinois provided \$8.2 million in incentives to retain the 415 jobs in Deerfield.

Automatic Data Processing Inc.

(*Deerfield – data processing*)

Automatic Data Processing Inc. filed a WARN notice on 2/17/04 that it would be laying off 60 workers beginning 4/16/04.

BFG Technologies

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

Bank of America *(Multiple locations - bank)*

The Village of Buffalo Grove issued a certificate of occupancy in December 2004 for a new 4,623 sq. ft. Bank of America branch facility at 55 Lake Cook Rd.

Bank One *(Multiple locations - bank)*

Bank One opened a full service facility in Wauconda.

Barat College *(Lake Forest - 4-year college)*

DePaul University, which acquired Barat College in 2001, announced in 2004 that it would be selling the Barat College property in 2005 due to concerns about the financial viability of the campus. DePaul is soliciting proposals for the property.

Barrington Bank & Trust *(Barrington - bank)*

Barrington Bank & Trust announced plans to relocate from its present Cook St. location to a new, two-story, 17,500 sq. ft. building to be built on the corner of Hough and Lake Streets ♦ Barrington Bank & Trust opened a 3,420 sq. ft. drive-through, branch facility, at the southwest corner of Lions Drive and Northwest Highway.

Baxter & Woodman Inc.

(Grayslake - consulting engineers)

Expanded its Grayslake office located at 31 S. Seymour Ave. The facility will accommodate an expanding staff of civil engineers, technicians, computer-aided designers, construction services, and administrative personnel serving the Lake County area.

Baxter Global Technical Services

(Buffalo Grove - technical support, servicing, and warehousing/distribution for Baxter's Medication Delivery business)

A building permit was issued in November 2004 for a 69,000 sq. ft. facility at 900 Corporate Grove Dr. in the Corporate Grove Business Park. The facility will house the product service unit for Baxter's Medication Delivery business. Construction was expected to wrap up in early 2005. The building will house 120 to 200 employees.

Baxter International *(Deerfield, Round Lake - healthcare products & equipment)*

New Contracts

Baxter announced that it had signed an agreement with InterMune Inc. to co-promote Aralast, a drug created to treat hereditary emphysema ♦ Baxter signed an agreement Halozyme Therapeutics Inc. to market and sell Enhance SC, an injectable product that enhances the effectiveness of other drugs, in the United States and Puerto Rico.

Expansions

Working with CenterPoint Properties, Baxter is planning to occupy the 69,000 sq. ft. facility located at 900 Corporate Grove Drive in Buffalo Grove. Approximately 120 employees are estimated to move into this new facility in February 2005, with an eventual goal of 200 employees operating from the site.

Awards/Community Service

Baxter was ranked 35 on Deloitte & Touche's *Chicagoland Technology Fast 50* list of companies. Companies were ranked on their rate of growth from 1999 to 2003.

Other

Baxter International Inc. announced that it was cutting another 3,500 to 4,000 jobs, or 7 percent to 8 percent of its work force, in an ongoing restructuring by the medical products company. About half the positions to be eliminated in the latest moves are located outside the United States.

Best Buy *(Gurnee - consumer electronics)*

Best Buy is opening a new 45,000 square foot retail store in the space being vacated by Kohls, who moved into a new store in Gurnee Mills.

Biddeford Blankets *(Mundelein - textile products)*

Biddeford Blankets, a Maine-based textile manufacturer, signed a lease for 55,149 sq. ft. at 300-302 Terrace Court in Mundelein.

Bio-Logic Systems Corp. *(Mundelein - design & development of computerized electrodiagnostic systems and disposable products for healthcare industry)*

Bio-Logic Systems was ranked 28 on Deloitte & Touche's *Chicagoland Technology Fast 50* list of companies. Companies were ranked on their rate of growth from 1999 to 2003.

BioSante Pharmaceuticals

(Lincolnshire - pharmaceuticals)

BioSante Pharmaceuticals announced that it had received a patent by 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.

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.

Brunswick Corporation

(Lake Forest - boats/recreation equipment)

Announced plans to purchase three aluminum boat businesses from Genmar Holdings Inc. for \$191 million. The three brands are Crestliner, Lowe, and Lund ♦ Brunswick Corp. completed its acquisition of the assets of Marine Innovations Warranty Corp., a warranty firm based in Minnetonka, Minn. With Marine Innovations, Brunswick now offers qualifying dealers a full range of financial services. In 2003, Brunswick began offering dealers exclusive financing for wholesale transactions through

Brunswick Acceptance Co. as well as retail and other financing through Brunswick Financial Services ♦ Brunswick Corp. announced Monday the formation of an umbrella organization for its marine operations in Europe, Africa and the Middle East. Victoria Reich, president-Brunswick European Group, will head the new organization, which is based in Brussels, Belgium. She will answer to the Brunswick Marine Council. The council will have responsibility for coordinating Brunswick's global marine strategy ♦ The company acquired Sea Pro Boats Inc. and Sea Bass Boats LLC, two closely held South Carolina-based makers of salt-water fishing boats, for about \$51 million.

Buffalo Grove Bank & Trust

(Buffalo Grove – bank)

Buffalo Grove Bank & Trust received a building permit in November 2004 for a 9,600 sq. ft. bank branch at 200 Buffalo Grove Rd. The contractor is currently working on the exterior of the building.

Buffalo Wild Wings Grill and Bar *(Round Lake Beach – restaurant/sports bar)*

A new sports bar is opening its first Lake County location in Round Lake Beach. The building is in front of the Regal Cinemas.

Butera Brothers *(Lindenhurst – convenience retail)*

Butera Brothers opened a new ethnic grocery in the former Eagle Foods Building in Lindenhurst.

CDW Corporation *(Vernon Hills - computer sales)*

CDW Government Inc. announced that Apple products would be available on its NASA Scientific and Engineering workstation procurement III contract. This agreement allows CDW to market over 100 Apple products to federal information technology customers ♦ CDW Government Inc. and partner NCI Information Systems Inc. have been chosen, along with three others, to supply the Air Force with computer hardware and software products under the Air Force Network Centric Solutions program

CUES Corporation *(Lincolnshire – manufacturer of video inspection and rehabilitation equipment for wastewater and drainage systems)*

CUES Corp., a wholly owned subsidiary of Elexsi, leased a 75,703 sq. ft. office/warehouse facility at 550 Bond St. in Lincolnshire Business Center, Lincolnshire.

CVS Pharmacy *(Multiple locations – retail pharmacy)*

CVS Pharmacy opened a new 13,000 sq. ft. location in Round Lake, creating approximately 10 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.

Cardinal Health

(Warren Township – health care products)

Cardinal Health Inc. announced that it agreed to pay \$1.6 billion for Alaris Medical Systems Inc., a maker of intravenous medication products and services ♦ Cardinal Health signed a distribution pact with Eli Lilly and Co. to distribute products to hospitals and pharmacies ♦

Deublin, Ohio headquarters of Cardinal Health announced plans to eliminate 4,200 jobs or 7% of its workforce. No layoffs were planned for Illinois offices.

Careguide Systems Inc. *(Gurnee – qualitative medical researcher; focus on sociological aspects of patient self-care)*

Careguide Systems Inc. won a contract to provide Consorta member hospitals with self-care training kits for patients.

Carson Pirie Scott *(Waukegan - retail)*

Carson Pirie Scott filed a WARN notice with the State on 1/5/04 that it would lay off 80 workers beginning on 1/17/04.

Castaways Restaurant *(Wauconda – restaurant)*

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

Circle Group Holdings

(Mundelein - holding company for emerging technology/manufacturing companies)

Greg Halpern, CEO of Circle Group Holdings, was chosen CEO of the Year by the National Small Public Company Leadership Council. Halpern was chosen for his leadership and skill ♦ Circle Group was added to the Russell 3000 Index. The index ranks the 3,000 largest companies in the US stock market by market capitalization **(See FiberGel Technologies).**

Clark Consulting *(Barrington Hills - executive compensation and benefits consulting services)*

Announced plans to build a new 40,000 square foot corporate headquarters building at Main Street and New Hart Road in Barrington Hills. The site will be annexed into Barrington for optimum development potential. The company is building four office buildings with retail, 3 in Barrington and 1 in Barrington Hills. Final approval for construction and annexation is expected from Barrington in April.

Clover's Garden Center

(Lindenhurst – outdoor garden center)

Clover's Garden Center, a family-run outdoor garden center with 11 locations throughout the Chicago area, announced plans to move next to the Butera Food store in Lindenhurst.

Coffee Grounds *(Waukegan – coffee shop)*

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

Coleman Cable

(Gurnee – manufacturer of wire and cable products)

North Chicago-based Coleman Cable expanded to Gurnee with the signing of a lease agreement for 75,082 sq. ft. at 1947-1947A Delany Road.

College of Lake County (CLC)

(Grayslake – community college)

Dr. Gretchen Naff, President of CLC for the past 15 years, announced her plan to retire in 2005. Dr. Naff was instrumental in leading the college through years of phenomenal growth, initiating the school's Leadership Institute that helps identify college employees looking to advance into administrative roles, and the development of the University Center of Lake County ♦ Announced plans for a \$10 million project that resulted in a 50,000 sq. ft. building on the college's Southlake campus in Vernon Hills. The facility will house fourteen classrooms, seven computer labs, one science lab, and one community education, general-purpose room. CLC will coordinate plans with Vernon Hills' Town Center project south of the campus ♦ The college has requested the following facilities from the Illinois Community College Board: a 162,438 sq. ft. student services building at the Grayslake Campus, an additional 100,000 sq. ft. classroom building at Grayslake, an additional 53,753 sq. ft. classroom building for the Vernon Hills' Southlake Education Center, a 67,506 sq. ft. business and industry training center at the Southlake Campus, and \$5,317,500 for the purchase of property in Vernon Hills ♦ The College of Lake County trustees approved tenant leases for the downtown Waukegan building at 1 N. Genesee St. owned by CLC. St. Martin de Porres High School will occupy 9,700 sq. ft. on the second floor and 4,000 sq. ft. on the lower level for 3 years. The Lake County Job Center agreed to lease 9,700 sq. ft. on the first floor for 5 years. The University Center of Lake County will lease 9,700 sq. ft. on the third floor ♦ 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.

ComEd (see Exelon Corporation)

Condell Medical Center *(Libertyville – hospital)*

Phase I of a 190,000 square foot expansion was completed last year, making it the largest hospital expansion program in the history of Lake County. The expansion includes a new Emergency Department, helipad, trauma elevator system, Intensive Critical Care Unit and surgical suites. The new four-level wing includes an expanded New Life Maternity Center and Radiology department, as well as a Women's Center and Spa. It is fully equipped with leading edge diagnostic and treatment technology. The new facilities are the result of a \$90+ million expansion project. Following the new construction completed in Phase I, another 64,000 square feet of the hospital will be remodeled to accommodate support service departments such as medical records, volunteers, social service, nursing administration and more. The space vacated by departments moving to the newly constructed building will be remodeled for office and patient services use. Condell also recently purchased the adjoining Allen Estate in Libertyville, which will be included in the hospital's long-term expansion plans.

Condell Medical Center

(Grayslake Campus – hospital)

Condell Health Network expanded services for the Grayslake community with a 15,000 square foot expansion to its medical building on Route 120. This expansion brings the total size of the building to 45,000 square feet, which includes a physical therapy clinic, physician offices, a lab and general X-ray services. Additionally, construction is complete on Condell's second imaging center, an expansion of the existing building at 1445 Hunt Club Road.

Consumer Credit Counseling Service

(CCCS) 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.

Country Inn & Suites Hotel *(Zion – hotel)*

In April, Zion Investments broke ground on a \$5.3 million, three story, 66-room hotel, Country Inn & Suites Hotel, at 33rd St. and Sheridan Road. The hotel will serve the needs of family members of patients at the Midwestern Regional Medical Center/Cancer Treatment Centers of America, as well as visitors to Illinois State Beach Park and North Pointe Marina. Opening day was scheduled for late September 2004. The hotel will create approximately 45 new jobs.

Countrywide Bank

(Multiple locations - mortgage company)

Countrywide Bank, a division of Calabasas, CA-based Treasury Bank, announced plans to add financial centers to its mortgage operations in Libertyville, Glenview, Naperville, and Orland Park.

Courtesy Corporation *(Buffalo Grove – plastics injection molding, mold manufacturing)*

Courtesy Corporation was acquired by Pennsylvania-based Precise Technology in October 2002. They are now one of the largest full-service plastics injection molding and mold manufacturers serving the medical, consumer and packaging markets. Also under this umbrella organization is Create Packaging, Inc., another Buffalo Grove affiliate, that designs and manufactures dispensing closures and plastic packaging. Since 2000, employment at the Buffalo Grove facilities has shrunk from 1,600 to 1,000 with steady annual sales of \$150 million.

Culver's *(Multiple locations – restaurant)*

Culver's opened a new restaurant in Zion. The restaurant employs approximately 60 workers in both full-time and part-time positions.

Cypress Medical Products

(Libertyville – medical products)

Cypress Medical Products, headquartered in McHenry, recently opened a small distribution center near the intersection of Highway 137 and Butterfield Road.

Dade Behring

(Deerfield - clinical diagnostic instruments)

Dade Behring was ranked 46 on Deloitte & Touche's *Chicagoland Technology Fast 50* list of companies. Companies were ranked on their rate of growth from 1999 to 2003 ♦ Dade Behring Inc. and Premier Inc. said Monday they have signed a three-year supply agreement. The contract with Premier, a hospital group purchasing organization, covers Dade Behring's Dimension chemistry systems, StreamLab automation systems, Syva Emit tests and hemostasis instruments and reagents.

Deerpath Primary Care

(Libertyville – health facility)

Announced plans to open new offices at Grand Oaks Health Center in the Hollister Campus. The medical practice was scheduled to move into the 5,000 sq. ft. facility in December.

Dollar General *(Multiple locations – discount retailer)*

A new Dollar General store opened at 2205 N. Lewis Ave, Timberlake Shopping Center, in Waukegan. The 5,834 sq. ft. store will employ 6 to 10 people.

Dominicks Finer Foods and Safeway *(Multiple locations – food store)*

Dominicks Finer Foods and Safeway in Wauconda filed a WARN notice on 1/21/04 that it would be laying off 58 workers beginning 3/13/04 ♦ Dominicks Finer Foods and Safeway in Highland Park filed a WARN notice on 1/21/04 that it would be laying off 73 workers beginning 3/13/04.

Drexel Heritage *(Lincolnshire – retail home furniture)*

Drexel Heritage built a 12,000 square foot location on Milwaukee Avenue in Lincolnshire.

Dunkin' Donuts *(Wauconda – fast food)*

The existing Dunkin' Donuts store in Wauconda completed an expansion and the addition of a Baskin Robbins, offering 24-hour service.

Dynomax Inc.

(Mundelein – machine tool spindle manufacturer/servicer)

Dynomax relocated its corporate headquarters to a larger facility in Mundelein due to continued business growth. The company relocated to a building at 956 Campus Drive.

ECD Inc./Gateway Center

(Buffalo Grove – real estate development)

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 anchored by a 21,000 sq. ft. Staples store, a 13,200 sq. ft. restaurant, an 82,000 sq. ft. medical/office building with retail on the first floor, an all suites hotel with up to 123 rooms, a 4,000 sq. ft. bank branch with a drive through, a 5,000 sq. ft. retail pad with a drive through, and a parking deck. For more information about this new development, contact Scott Greenberg or Renee Solomon at ECD Corporation, 250 Parkway Drive, Lincolnshire, IL 60069, (847) 229-9200.

Eagle Test Systems *(Buffalo Grove – assembler of integrated circuit testers for the semiconductor industry)*

Eagle Test Systems will move its headquarters operations from Mundelein to Buffalo Grove. The new 95,000 sq. ft., corporate office for Eagle Test Systems was scheduled for completion in early 2005. The building is located at 2200 Millbrook Drive in the Millbrook Business Center.

eLoyalty Corporation

(Lake Forest – management consulting)

Acquired the assets of Interelate Inc., an Eden Prairie, MN-based company that sells customer analytics products that help companies attract customers.

Erickson Retirement Communities

(Lincolnshire – assisted-living and retirement facility)

Erickson is developing a \$303 million combination continuing care facility that will include 1,400 apartments for independent living and 140 beds for assisted care and 238 beds for skilled nursing. Erickson plans to occupy the first building of the five- to seven-year build-out by summer of 2005. The project will result in 400 full-time equivalent construction jobs for the duration of the build-out, as well as 500 long-term jobs at the facility once it is fully operational.

Evanston Northwestern Healthcare/Highland Park Hospital *(Highland Park – hospital)*

Now part of the Evanston Northwestern Healthcare (ENH) system, Highland Park Hospital is a 240-bed hospital and has added open-heart surgery and a branch of the Kellogg Cancer Care Center for outpatient therapy offering high-quality cardiac and cancer care from physicians on faculty at Northwestern University's Feinberg School of Medicine. The Emergency Department recently underwent a \$4 million renovation.

ENH has a growing presence in Lake County with the opening of the Specialty Care Center in Vernon Hills in Fall 2003 offering services in comprehensive cardiovascular care, gastroenterology and general obstetrics/gynecology. The Highland Park Hospital Health & Fitness Center in Buffalo Grove offers health-related classes, including childbirth, parenting and prenatal exercise. Additionally, ENH partnered with Sunset Foods and currently operates full-service pharmacies in the Sunset Foods Stores in Lake Forest and Libertyville.

Exelon Corporation--parent company of ComEd *(energy services)*

Exelon Corp. sold its Exelon Solutions group to Ameresco Inc., a MA-based energy services company. Exelon Solutions advises local governments and businesses how to better use power assets and minimize energy costs. Exelon also announced the sales of its Philadelphia-based telecommunications provider and Exelon Thermal Technologies, which operates water chilling plants providing cooling to downtown skyscrapers mainly in Chicago ♦ 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 ♦ Houston-based Dynegy Inc. announced that it would pay \$135 million to buy ExRes

SHC Inc., a subsidiary of Exelon Corp.

Family Video (*Zion – video rental and retail*)

Family Video constructed a new store in Zion.

Fansteel, Inc. (*North Chicago - industrial tools*)

Emerged from Chapter 11 bankruptcy with a reorganization plan approved by the US Bankruptcy Court in Wilmington, DE.

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

The Khayat Restaurant Group has 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, a band room with a stage, a kids room for birthday parties, and a bowling alley.

Ferro Pfanstiehl

(*Waukegan – research and contract manufacturing*)

Ferro Pfanstiehl has broken ground on a \$1.8 million laboratory addition at the company's facility on Glen Rock Avenue in Waukegan. The company makes rare sugars, carbohydrates and related materials for use by the food, pharmaceutical, cosmetic and dietary supplement industries. Ferro Pfanstiehl has recently added over 40 scientists, engineers and quality control personnel.

FiberGel Technologies Inc. (*Mundelein – food products/fat substitute manufacturer*)

FiberGel Technologies Inc. celebrated the opening of its \$3 million, 22,000 sq. ft. manufacturing facility at 1011 Campus Drive in Mundelein. The company produces Z-Trim, a product that can replace 50% of the fat content in some foods. The product is all natural and is produced from corn hulls. The plant will employ 15 workers to start.

Fidelity Group Ltd.

(*Lake Zurich – real estate developer*)

Broke ground on a new, three-story, 30,000 sq. ft. office building on Route 12 and Ela Roads in Lake Zurich. The building will be ready for occupancy in November 2004.

Fifth Third Bank (*Multiple locations – bank*)

Fifth Third Bank, Chicago, is planning to open two new facilities in Antioch and Round Lake Beach. Fifth Third currently has 22 full service banking centers in Lake County. Fifth Third plans to expand further in Lake County.

Firestone Tire (*Hainesville – auto repair*)

Firestone Tire has initiated the approval process with the Village of Hainesville for a new store. Firestone will be one of 4 stores in a new retail center that will be located at the intersection of Route 120 and Hainesville Road, diagonally across from the new Walgreen's store.

Flex Development

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

Flex Development announced the following projects:

- The opening 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.

- The recent design and construction of 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.
- The availability 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 ready for immediate occupancy and is in the Lake Zurich Industrial Park.
- Plans to partner with Kensington Development Partners to construct 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 (contact Steve Ballagh at 630-238-8878). Flex and Kensington Development will break ground on the facility this spring.
- Plans to construct 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.

Fox Lake Enterprises

(*Fox Lake – real estate/hotel development*)

Fox Lake Enterprises has proposed the construction of a large hotel and indoor water park on Pistakee Lake just off Route 12. The hotel would have 104 rooms and a 15,000 square foot indoor water park with a zero depth wave pool and water slides. Projections call for the hotel to grow to 200 rooms by 2010 and the water park to grow to 45,000 sq. ft. The village has approved a tax increment financing (TIF) district to help finance the costs of the project. The financing is being arranged through the Small Business Administration 504 Loan Program.

Frank's Nursery and Crafts

(*Lake Zurich and Libertyville - arts/crafts retailer*)

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

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 plans to add 75 new jobs. Illinois provided \$8.2 million in incentives to retain the 415 jobs in Deerfield.

Fun Times RV Center (*Lake Villa – RV dealership*)

Lake Villa welcomed the Fun Times RV Center, a new RV dealership on Route 83.

GE Medical Systems Group

(Barrington – pharmaceutical/medical products)

GE Medical Systems Group, headquartered in Waukesha, Wisconsin, is in the process of occupying the first floor of the GE Financial Services Building located in Barrington. There are currently 95 employees located in this facility; their goal is to grow to 300-350 employees and occupy the entire building. In addition to new hires, GE-MSG is consolidating operations from Milwaukee and Metro-Chicago into this facility. The management team's goal is to become GE-MSG's Center for IT Excellence.

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

- ◆ Announced plans to acquire underperforming franchises of Kahala Corp., a quick service restaurant company specializing in low fat meals
- ◆ GFY Foods launched its new corporate website www.Gfyfoodsinc.com. The site will serve as the centerpiece of the company's advertising and marketing initiatives.

Galaxy Minerals

(Lake Villa – mining and resource extraction)

Gained rights to mine certain minerals in Northern Peru. The agreement allows Galaxy to set up its Culebrillas Gold Mine in the Pataz Gold Belt region. Galaxy has a 65% stake in the mine.

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 16th 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. There are 50 jobs at the new headquarters. Grand Appliance has seven stores from Chicago to Milwaukee. As the company's headquarters, the Zion operation will serve as the point of sale for Illinois tax purposes. The facility will also include a contractor's showroom and a small retail outlet center. Grand Appliance's Waukegan store will continue to serve as a retail outlet store.

Graphic Partners *(Zion – graphics/printing)*

Announced tentative plans for expansion in Zion.

Great Lakes Naval Station

(Great Lakes - navy base)

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.

Great Lakes Credit Union *(Multiple locations - credit union)*

Opened a new facility at 3113 N. Lewis Ave., the corner of Lewis Avenue and Yorkhouse Road in Waukegan. It is Great Lakes' 6th location in Lake County and 2nd in Waukegan.

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 Northern Resorts

(Gurnee – hotel/conference center/water park)

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.

Greenview Homes

(Lincolnshire – custom residential design/build)

Greenview Homes opened a 9,000 square foot design and sales center in downtown Lincolnshire.

H & M – Hennes & Mauritz

(Gurnee – fashion retailer)

H & M, a Swedish fashion retailer, opened a store at Gurnee Mills. The retailer has 16,000 sq. ft. of space in the regional mall.

Hamilton Partners *(Buffalo Grove - real estate)*

The Village of Buffalo Grove has approved a Hamilton Partners project for a 13.2 acre mixed-use development along Milwaukee Avenue and Lake Cook Road. Development plans include a restaurant, a hotel, offices and multi family housing. The building should be completed in 2005.

Harcourt Supplemental Publishers

(Barrington – educational materials publisher)

Harcourt Supplemental Publishers filed a WARN notice on 12/2/03 that it would be laying off 74 workers beginning 2/2/04. With the consolidation of Harcourt's operations, media reports indicate that operations in the Barrington office will begin shutting down in January.

Herbert Stanley Co. *(Gurnee – manufacturer of furniture cleaners and polishes)*

Herbert Stanley Co. constructed a new 102,028 facility in CenterPoint Business Center, allowing for corporate expansion. CenterPoint Properties built the building.

Hertz *(Multiple locations – car rentals)*

Announced plans to open a new store in Round Lake Beach on Route 83, north of Rollins Road.

Hexagon Packaging Corporation *(Waukegan – provider of contract manufacturing and packaging services)*

Hexagon Packaging Corp. signed a contract with Panattoni Development Company for the construction of a new corporate headquarters in the Amhurst Lake Business Park at the corner of Lakeside Drive and Amhurst Parkway.

Hewitt Associates

(Lincolnshire – human resources/benefits consulting)

Hewitt began a new advertising campaign based on current employee benefit woes, including health care increases and pension plan uncertainties, to show companies how it can help with employee benefit planning. Print ads were scheduled for a variety of business and human resource publications ♦ Hewitt purchased Irvine, CA-based Exult Inc., a human resources outsourcing and consulting company, for approximately \$691 million in stock ♦ Hewitt announced that it was selected by Sun Microsystems Inc. to provide human resources business processing outsourcing services for that company. Sun Microsystems has employees in 45 countries around the globe ♦ Hewitt announced that it has been selected by CapGemini, a management/information technology consulting firm, to supply human resources business process outsourcing services for 10 years.

Highland Park Bank & Trust

(Highland Park – bank)

Highland Park Bank & Trust opened a branch facility in downtown Highland Park.

Home Depot

(Multiple locations – home improvement retailer)

Home Depot built a new 200,000 sq. ft. Super Store in Round Lake Beach ♦ Home Depot is planning to break ground in the new Mundelein Crossings Shopping Center on the northwest corner of Routes 60 and 83 sometime in 2005. The store is scheduled to open in 2006.

Homemakers Furniture

(Vernon Hills – retail furniture)

Vernon Hills announced that Homemakers Furniture will take over a portion of the vacated Super K-Mart building.

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.

Hydraforce Inc.

(Lincolnshire – hydraulic valves manufacturer)

Hydraforce announced that it leased a 72,076 sq. ft. building at 650 Barclay Boulevard in Lincolnshire in order to expand its manufacturing operations.

IMC Global *(Lake Forest – fertilizer manufacturer)*

IMC Global announced plans in Fall 2004 to layoff 216 employees due to its merger with the fertilizer businesses of Cargill Inc. The merged company will be called Mosaic Company.

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 was ranked 7 on Deloitte & Touche's Chicagoland Technology Fast 50 list of companies. Companies were ranked on their rate of growth from 1999 to 2003.

International Travel Service

(Deerfield – travel company)

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

Jewel Osco *(Multiple locations – grocery store)*

Jewel Food Stores added a gas and carwash operation to its Grayslake location.

Jimmy John's Gourmet Sandwich Shop

(Vernon Hills – restaurant)

CL Investments Inc. opened a Jimmy John's Gourmet Sandwich Shop outlet at 325 N. Milwaukee Ave., in Market Place Shopping Center near Sam's Club.

Joey's Pizza *(Wauconda – restaurant)*

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

KAMW Acquisitions *(Libertyville – real estate investment)*

KAMW Principals, Ken Aldridge and Mike Werchek, purchased the Mungo Industrial Center in Libertyville. Aldridge Electric plans to relocate its current operations in Green Oaks to 12 acres at the center and the remaining 35 acres will be used for commercial mixed use, including a retail area fronting on Route 176. The development will compliment the new O'Reilly's Furniture and Culver's Restaurant that are already there.

Kemper Insurance Companies

(Long Grove – insurance)

Announced plans for lay offs of 1,000 workers nationwide ♦ In April 2004, Kemper closed its Overland Park, KS processing center and transfer all work to Long Grove facility ♦ Signed an agreement with Siemens Business Services Inc. to create a world class data center for Siemens at Kemper's Long Grove location. Approximately 100 Kemper technology jobs will be outsourced to

Siemens. The Kemper employees who manage the Long Grove data center will be offered jobs with the Siemens unit to support Kemper and potential new Siemens' clients.

Kieffer Sign Company (*Lincolnshire – signs*)

Kieffer Sign Company, based in Wisconsin, moved its leased operations from Buffalo Grove to an owned facility in the Lincolnshire Business Center.

Kieffers Specialty Flooring, Inc. (*Lindenhurst – warehouse/distribution*)

Kieffers Specialty Flooring, Inc. constructed a new 30,000 sq. ft. corporate headquarters, warehouse/distribution center in the Lindenhurst Business Center; they are a leading supplier and installer of athletic surfaces.

Kinzie Investments (*Chicago*)

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.

LaSalle Bank (*Multiple locations – bank*)

Purchased the 2000 block of Sheridan Road in Zion for a bank location and restaurant development.

Lake County Auctions

(*Round Lake Beach – auctions*)

Round Lake Beach approved a special use permit for Lake County Auctions to locate at 1874 Route 83.

Lake County Health Department – Mid-Lakes Health Clinic

(*Round Lake Beach – county health clinic*)

The Lake County Health Department opened the Mid-Lakes Health Clinic at the former Village Hall on Clarendon and Cedar Lake Roads.

Lake Forest Hospital (*Lake Forest – hospital*)

Lake Forest Hospital Foundation is an umbrella organization for Lake Forest Hospital (LFH); Lake Forest Health & Fitness Centers (Lake Forest and Lindenhurst); Dearhaven Child Care & Learning Center; Westmoreland Nursing Center; and the Women's Auxiliary of Lake Forest Hospital.

The hospital completed a \$22 million expansion adding 21,000 square feet in 2004 with the opening of the Hunter Family Center for Women's Health. Located on the hospital campus, the center is a comprehensive prevention, wellness, diagnostic and treatment facility for women. The center provides family-centered maternity services with Level II Special Care Nursery with extended capability to care for babies requiring intensive support, Children's Memorial Hospital pediatricians on site 24 hours a day to assist with infant care, and state-of-the-art wellness services for women of all ages. The Breast Care Center and Women's Imaging offers convenient hours, the ability to meet special requests and on-site child care.

LFH's medical staff includes more than 550 board-certified physicians comprised of more than 200 primary care

physicians (internists, family practice and pediatricians) with the balance of specialists in areas ranging from orthopedics to infertility. The hospital has more than 1,800 employees to serve patients' needs, making LFH one of the top 20 largest employers in Lake County.

Lake Forest Hospital - Outpatient & Acute Care Center (*Grayslake – hospital without beds*)

Lake Forest Hospital opened its 136,000 square-foot, state-of-the-art facility in April 2004, adding 100 new jobs. The acute care center is known for providing ER doctors without the ER wait, with the same emergency medicine physicians who staff the LFH ER. The acute care center is open seven days a week. This \$39 million health and wellness campus is a "hospital without beds," which includes physician offices, women's imaging (all-digital mammography, bone densitometry, ultrasound), clinical laboratory services, non-invasive cardiology (EKG, stress testing, cardiac monitoring, echocardiology), audiology, physical therapy, child development therapy, speech therapy, full-service radiology (X-ray, CT, MRI, fluoroscopy, nuclear medicine and nutritional counseling.

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

Lake Villa Community Bank's new facility in Lake Villa opened September 2004 at 345 N. Milwaukee Ave.

Lakes Region Sanitary District

(*Ingleside – sewer service provider*)

Lakes Region Sanitary District is constructing a new administration and maintenance facility in Ingleside. The new facility will include office space, meeting space, and an area for equipment storage and maintenance and repairs. The building will cost approximately \$1.8 million and will be 10,670 feet.

Liberty Arms Senior Center

(*Wauconda – senior housing*)

Wauconda awarded a contract to Perlmart Realty Corp. of Northbrook to build and run a 120-unit, 3-story building senior housing complex, Liberty Arms Senior Center with partner American Housing Partners. Plans are still under development.

Libertyville Toyota (*Libertyville – auto dealership*)

Libertyville Toyota, located at 1800 S. Milwaukee Ave., is building a new showroom for Toyota's new "Generation Y" car, the Scion.

Lindenhurst Family Medicine Building

(*Lindenhurst – medical office*)

Dr. Stephen Clark is planning to build a 10,800 sq. ft. medical office building in Lindenhurst.

Little Professor Books (*Zion – book store*)

The book retailer opened in downtown Zion in August, 2004.

Mabis Healthcare (*Waukegan – pharmaceuticals*)

Mabis Healthcare built a new \$9.8 million, 150,000 sq. ft. corporate headquarters, warehouse/distribution building in

Norman Woods in Waukegan. Mabis' headcount increased from 50 to 100+ with the move.

MacLean-Fogg Co.

(Mundelein - automotive systems)

MacLean-Fogg purchased Presswerk Krefeld GMBH & Co., a subsidiary of TRW Automotive Holdings Corp., based in Krefeld, Germany. The company has 500 workers and is an automobile components manufacturer. MacLean-Fogg purchased firms in China and Ohio in 2003.

Marketing Service Partners

(Mundelein – health care products distributor)

Marketing Service Partners has purchased the former Moore Business Forms' building at 111 W. Washington St. in Mundelein, a 100,000 sq. ft. facility. The company distributes orthopedic beds and will have 4 employees.

Medline Industries *(Mundelein – hospital products)*

Medline won an agreement for custom procedure trays from AmeriNet Inc., a health care purchasing organization in St. Louis ♦ Opened a new 145,500 sq. ft. manufacturing facility at Amhurst Lake Business Park in Waukegan ♦ Medline announced that it won a three-year pact worth more than \$18 million to supply cooperative Consorta Inc.'s members with wound care products ♦ The company signed a multi-year supply distribution agreement with Central Illinois-based BroMenn Regional Healthcare. The \$15 million agreement calls for Medline to be the system's primary supplier for medical and surgical supplies ♦ Medline signed a three-year supply distribution contract worth about \$30 million for Tucson, AZ-based TMC HealthCare ♦ Medline introduced EndoFlex, a flexible endotracheal tube use anesthesiologists to open a patient's airway. Tustin, CA-based Merlyn Associates Inc. manufactures EndFlex and Medline is the sole distributor.

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

Men's Fitness will open a 4,500 sq. ft. facility at 939 Main Street (Route 83). The opening is scheduled for March 1, 2005.

Menard's

(Multiple locations – home improvement center)

Menard's is proposing a plan to open a 162,000 sq. ft. store near the intersection of Old Route 53 and Lake-Cook Rd. The retailer is looking to move to the site from its current Palatine location on Rand Rd. The 46-acre development would include six outlots that could be used for other retail businesses ♦ 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.

Merango River Mills

(Zion – custom millwork manufacturing)

Merango River Mills opened a new facility in Zion creating 15 new jobs.

Merit Building Supply

(Lindenhurst – building supply distributor)

Merit Building Supply opened a 30,000+ sq. ft. corporate headquarters, warehouse/distribution, showroom facility in the Lindenhurst Business Center; they are a regional supplier of building products and appliances.

Metra *(suburban commuter rail)*

Metra is working with the following Lake County communities this year to add additional parking to their train station sites: Buffalo Grove, Grayslake, Lake Villa, Libertyville, North Chicago (Great Lakes), Prairie View (unincorporated Vernon Township), Round Lake, Round Lake Beach, and Winthrop Harbor. A new Metra train station is being constructed in Grayslake. Other Metra activities include the following:

- **North Central Service (NCS)**

In 2001, the FTA approved a Full Funding Grant Agreement to provide for an increase in the number of trains on the North Central Service (NCS). The existing service, which operates between Antioch and Chicago Union Station (CUS), began in August 1996, the first new commuter rail line in the Chicago area in over seventy years. The NCS was initiated at the urging of the communities along the route. As important as the political support they brought to the project was their active involvement in its implementation, including the funding of costs for stations and parking. This partnership approach is being held up as a model for similar ventures, including this proposed upgrade project.

Opening-day service involved eight weekday trains, which was increased to ten in early 1997. Surveys of riders have found a high level of satisfaction overall. The one area of complaint has been that the schedule does not offer enough choices, and limits use of the line by individuals with more varied travel patterns. One unique aspect of the NCS is its connection to O'Hare, a market especially sensitive to varied travel, which the NCS will more effectively serve with a broader schedule of trains. Also, the current schedule offers no service in the reverse-peak direction. The suburban reaches of the NCS corridor have an abundance of employment locations, which could be easily connected to various areas in Chicago through direct access at NCS stations or by transferring from the Milwaukee West Line. Ridership projections for a doubling of the number of trains operated show an increase of passenger boardings from 5,000 to over 12,000 per day by 2008.

The main reason more trains are not provided today is that the Canadian National (CN), formerly Wisconsin Central, portion of the route is comprised mostly of one track. Operating more Metra trains along with freight trains will require installation of additional track on the CN, plus expansion of the operating capacity of the segment of Metra's Milwaukee West Line (Milw-

W) east of Junction B-12. The CN portion of the project also includes four new stations (Grayslake, Rosemont, Schiller Park, & Franklin Park). Most of the existing stations will be upgraded, including seven of the Milw-W stations east of Junction B-12. These seven stations will now need platform access to the third Milw-W track, which will be newly available to Metra trains. Additionally, a new station at Cicero Avenue will replace existing stations at Cragin and Hermosa and provide improved access to job centers along the Cicero Avenue corridor as well as connecting CTA bus service. Finally, a new train set is to be obtained for the expanded service. The project is expected to require \$226 million, of which federal New Start funding is to comprise 60%. The project is to be completed in late 2005.

- ***New Milwaukee District North (Milw-N) stop at Prairie Crossing***

The new Milwaukee District North (Milw-N) stop is located near the intersection of Illinois Route 137 and Harris Road in Libertyville near the existing North Central Service (NCS) station with the same name. The new stop features a 380-foot platform illuminated with decorative lighting, 400 parking spaces and a temporary station. The new parking spaces now available at Prairie Crossing are expected to relieve pressure on the Milwaukee-N line stations in downtown Libertyville and Grayslake, where parking expansion is restricted.

Future plans for the station include a permanent depot with some limited commercial development. The new commuter stop is about 40 miles from Chicago Union Station (CUS), the terminal for Metra's two Milwaukee District routes and the North Central Service. Pickus Construction of Waukegan completed the \$3.2 million project. Funding for the project came from the Illinois Department of Transportation, the Federal Transit Administration and Metra.

This new station not only provides frequent and convenient Metra service, but it also offers valuable public transportation options for riders because of its proximity to the NCS Prairie Crossing station. Both stations are situated near a mixed-use transit-oriented development being created by Prairie Holdings Corp.

- ***Winthrop Harbor (UP-N) Station Area Planning Study***

The Village of Winthrop Harbor is currently undertaking a planning study to examine opportunities for improvements and enhancements to the area surrounding the Winthrop Harbor (UP-N) Metra Station. The Winthrop Harbor Station Area Planning Study is being funded by the Regional Transportation Authority (RTA), as part of their Regional Technical Assistance Program (RTAP). Overall goals of the study are to identify opportunities for

improvements to the area that will both strengthen the study area and enhance the quality of life in the Village, while supporting public transit. HNTB Corporation, a Chicago-based planning and urban design firm has been hired to conduct the planning study. The study began in February 2004 and it is anticipated to be completed by the end of 2004.

- ***Mundelein Downtown Transit-Oriented Development Plan***

In 2003, the Village of Mundelein was awarded a grant through the Regional Transportation Authority's (RTA) Regional Technical Assistance Program (RTAP) to develop a Transit-Oriented Development (TOD) Plan for the Village of Mundelein. The overall goal of the study is to maximize the land-use potential of the property in the vicinity of the Mundelein (NCS) Metra Station for office, commercial, and residential uses. The study area for this planning effort is delineated by a ½-mile walking radius around the Metra Station, but, more specifically, focuses on the properties adjacent to the Metra Station and the surrounding downtown area. URS, a multidisciplinary professional services organization of planners, architects, transportation planners, and support personnel, was hired to lead the study efforts.

A web site intended to keep the public up to date on the progress of the project was developed by the Village and URS. More information can be found at

<http://www.mundelein.org/tod/default.asp>.

The study began in December of 2003 and it is anticipated to be completed by the end of 2004.

Mobil Gas (Multiple locations – gas station)

A new Mobil gas station is opening on the northeast corner of Yorkhouse Rd. and Lewis Avenue. The gas station is slated to open in March 2005.

Motorola, Inc. (Libertyville and Deer Park - telecommunications products)

Acquisitions

Agreed to acquire Quantum Bridge Communications Inc., a maker of gear to wire homes and businesses with high-speed, fiber-optic networks ♦ Motorola announced plans to purchase Fremont, CA-based Force Computers from Solectron Corporation to provide components to telephone-equipment makers.

New Products

Motorola unveiled two new cordless phone products: the MA500 is an analog cordless phone and the MD700 is a digital phone. The phones have long ranges, increased clarity, and decreased interference because of their 5.8 Giga-hertz technology.

New Contracts

IBM announced that Motorola agreed to sell some of IBM's newest servers to its corporate clients. IBM will

include Motorola software on some systems ♦ Motorola won a contract to provide its commercial push-to-talk over Cellular, or PoC, system to Israeli operator Pelephone Communications Ltd. ♦ Launched a commercial version of push-to-talk service to Chunghwa Telecom's eight million subscribers in Taiwan ♦ Began installing a network that will bring high speed data service and internet access to about 9 million people in the Bahia region of Brazil for South American phone carrier Vivo.

Joint Ventures

Motorola signed a multi-year marketing agreement with 2004 Wimbledon champion Maria Sharapova.

Expansions

Motorola opened a new office on Michigan Avenue in Chicago to serve as a design and marketing center for its cell phones. Seventy-five employees were transferred from Libertyville to staff the office.

Other

Motorola closed a plant in Boynton Beach, FL and transferred 60 workers out of 375 to the Libertyville branch ♦ Motorola's semiconductor business, Freescale Semiconductor Inc., planned an initial public offering (IPO) in order to raise capital.

MotorWerks Mercedes-Benz

(Barrington – auto dealership)

Barrington signed an economic incentive agreement with the MotorWerks Mercedes-Benz dealership. The agreement includes tax rebates – up to a maximum of \$2.5 million – based on the amount of money the dealership spends on reinvestment in Barrington and the amount of sales tax revenue it generates. MotorWerks is Barrington's largest producer of sales tax revenue.

Murray's Auto

(Waukegan - automotive supply retailer)

Murray's Auto is opening a new store at the corner of McAree Rd. and Grand Avenue. The store is scheduled to open in March 2005.

Music Recycler

(Waukegan – used music, game and movie compact discs)

Music Recycler, which has a dozen locations in the Chicago-Milwaukee corridor, celebrated the grand opening of its Waukegan location on May 3, 2004. Besides used and new music, movies and video games, the retailer includes a tobacco room with premium cigars and accessories and an espresso bar.

NeoPharm (Lake Forest – pharmaceuticals)

Signed a distribution and marketing agreement with Nippon Genetics Company Ltd. Tokyo, Japan-based Nippon, marketer of genetic research laboratory equipment, will market NeoPharm's NeoPhectin to its international customers. NeoPhectin transfers genetic information into cells for genetic research in animals ♦ NeoPharm terminated its licensing agreement with Pfizer Inc., ending a pact to develop cancer drugs. NeoPharm

will retain control of the development of liposome-encapsulated paclitaxel and a second cancer drug.

New China Buffet (Waukegan – restaurant)

The New China Buffet announced plans to open at 1517 N. Lewis Avenue in February 2005.

North Chicago Veterans Administration

(North Chicago – Hospital)

The \$13 million expansion of the medical center is slated to begin in early 2005. Improvements will include the renovation of the center's emergency room, the construction of a new surgical area, and the addition of eight new ER stations and four new operating 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.

North Shore Sanitary District

(Waukegan - sewer provider)

Lake County Circuit Judge Stephen Walter blocked North Shore's plan to construct a \$26 million sludge processing facility on Waukegan's lakefront in March of 2003. The District dropped plans to build the sludge-processing plant on Waukegan's waterfront and negotiated with the City of Zion to build the facility near the District's existing landfill. This property was annexed into Zion from Newport Township in 2001. The decision will add another \$18 million to the cost of the project but will bring some important benefits to the City of Zion. The facility is a state-of-the-art reclamation plant that produces a marketable product for the construction industry and ends landfilling in Zion. It will also clear the way for Trumpet Park to be launched, as it establishes the timeframe in which NSSD will be installing the infrastructure necessary to furnish water and sewer to the park. Construction was set to begin in June 2004.

North Shore Trust & Savings

(Multiple locations – bank)

North Shore Trust & Savings began construction on its new full-service banking facility at 3060 Sand Lake Road in Lindenhurst. The bank was expected to open in late 2004.

Northern Illinois Police Crime Laboratory

(Vernon Hills – crime laboratory)

The Northern Illinois Police Crime Laboratory relocated from Highland Park to a 5,000 sq. ft. facility in an office park on Butterfield Road.

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.

Ochsner International Inc. (Lake Bluff – importer/distributor of European racing bicycles)

Ochsner International Inc., acquired the 45,646-square-foot industrial facility at 86 Albrecht Drive within the Lake Bluff Industrial Park in Lake Bluff. The sale price was \$2.95 million or approximately \$65 per square foot.

Oliverii North (*Antioch – restaurant*)

Guido Oliverii is opening Oliverii North, a new Italian restaurant at 384 Lake Street in Antioch. Mr. Oliverii also owns Ristorante Bottai and Trattoria Oliverii in Northbrook. The opening is scheduled for April 2005.

Open Text Corporation

(*Lincolnshire – software developer*)

Open Text relocated its worldwide headquarters from Bannockburn to Lincolnshire with plans to expand. The company's Lincolnshire facility has 100 employees with room for 50 more. Worldwide, Open Text employs 2,000 workers.

Ovation Pharmaceuticals Inc.

(*Deerfield – pharmaceuticals*)

Ovation acquired the exclusive North American rights for two drugs to treat epilepsy, Sabril and Frisium, from French drugmaker Aventis SA ♦ Expanded its product portfolio with the acquisition of a central nervous pharmaceutical product from H. Lundbeck A/S, a Danish pharmaceutical company. The product, Buronil, is used to treat schizophrenia and other conditions of the central nervous system. The deal includes the European marketing rights for the drug.

PCA – Packaging Corporation of America

(*Lake Forest – packaging*)

PCA acquired Bedford Park, IL –based Acorn Corrugated Box Co., a maker of graphics packaging.

Pactiv Corporation (*Lake Forest – packaging*)

Pactiv Corporation announced that it had acquired a 44,315 sq. ft. building at 600 Bunker Court in the Continental Executive Park of Vernon Hills. The company plans to use the building as a prototype research and development lab facility.

Panattoni Development Co.

(*Waukegan – real estate development*)

Panattoni Development is nearing the completion of three buildings for Thermoflex, Hexagon, and Visual Pak in Amhurst Lake Business Park ♦ The company also announced that WMS Gaming leased its second office/warehouse facility in Amhurst Lake Business Park. The facility at 1692 Lakeside Drive has 45,645 sq. ft.

Parkson Corporation

(*Vernon Hills – environmental technology*)

Relocated to a 40,000 sq. ft. facility in Vernon Hills from Lake Bluff.

Piggly Wiggly (*Multiple locations – grocer*)

Piggly Wiggly filed notice with the State that it would lay off 54 employees from its Antioch store and 55 employees from its Zion store in September.

Pizzeria Venti (*Barrington – restaurant*)

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

Poly Clip System (*Mundelein – manufacturer of packaging, closing, and sealing machinery*)

The Village of Mundelein granted the company approval to begin construction of a 30,000 sq. ft. addition to their facility at 1000 Tower Road.

Potesta's Pizza & Pasta

(*Round Lake Beach – restaurant*)

Potesta's third Lake County location is expected to be completed and open for business in Round Lake Beach by Spring 2005.

Powernail Company

(*Lake Zurich – manufacturer of steel nails*)

Powernail Company announced plans to construct a 122,000 sq. ft. manufacturing plant, warehouse, and distribution center in the Lake Zurich Industrial Park at 1300 Rose Rd. The company will employ 50-60 workers.

Pulte Homes (*Elgin – homebuilder*)

Lindenhurst Village officials approved Pulte Home's Grant's Grove, a single family development of 112 homes on Gelden Road. The final agreement includes library and fire district impact fees. Pulte will also contribute \$380,000 to the park district, \$404,000 to Antioch Elementary School District 34 and \$176,000 to Antioch High School District 117. Pulte also agreed to a \$3,000 per home public facility fee to the village for public improvements.

Rainbow Graphics (*Mundelein – industrial printers*)

Rainbow Graphics constructed a 75,115 square foot plant on Tower Road in Mundelein.

Revere Group (*Deerfield - customer relationship management technology consultant*)

The Revere Group acquired Bangalore, India-based technology consultant SSPL.

Rollomatic, Inc.

(*Mundelein – hi-tech tools manufacturer*)

Rollomatic, Inc. built a new 17,234 square foot facility on Armour Boulevard in Mundelein.

Rosalind Franklin University of Medicine & Science (*North Chicago - health sciences university/medical college*)

The university was officially renamed Rosalind Franklin University of Medicine & Science after English-born Researcher Dr. Rosalind Franklin whose research led to the discovery of the DNA structure. Dr. Franklin died in 1958 at the age of 37. The name change was effective March 1, 2004. The University incorporates the Chicago Medical School, the College of Health Professions, the School of Graduate and Postdoctoral Studies and the Dr. William M. Scholl College of Podiatric Medicine ♦ Recently the University opened a \$25 million, three building apartment complex that will house 240 students. The complex is the first residential facility on the campus.

Rosen Mazda (*Waukegan – auto dealership*)

The Rosen Mazda dealership at 100 N. Green Bay Road underwent a \$2.5 million makeover and expansion.

RoundTable Healthcare Partners

(Lake Forest - private equity investment firm)

RoundTable Healthcare Partners acquired a majority interest in Excelsior Medical Corp., maker of syringes and syringe pump systems based in Neptune, NJ ♦ RoundTable announced that it sold its Canadian generic pharmaceuticals company, Sabex Holdings Ltd. to Austria-based Sandoz GmbH for \$565 million.

Rubynesque Intimate Apparel

(Vernon Hills – ladies' apparel)

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

Salton, Inc.

(Lake Forest - home products manufacturer)

Salton Inc. hired Ernst & Young Corporate Finance LLC to advise it regarding its recently announced restructuring.

Sears, Roebuck and Co.

(Gurnee – general merchandise retail)

Sears, Roebuck and Co. opened its second freestanding prototype store, called Sears Grand, at Gurnee Mills on March 24, 2004. The 200,000 sq. ft. facility is designed to compete with other big box retailers and includes traditional department store items, an auto service center, and a variety of food items. It is expected that the store will bring in \$40 million to \$50 million a year in business and approximately \$400,000 to \$500,000 a year in sales tax revenue for the village.

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 in Lake Zurich Industrial Park.

Shaw Company (Oak Brook – real estate developer)

Wal-Mart Stores, Inc. announced plans to put a 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.

Shimer College (Waukegan - Liberal Arts College)

Long time Shimer College President, Don Moon, retired in 2004. His replacement is William Craig Rice who was selected to become the College's 12th President. Rice comes to Shimer from the American Academy for Liberal Education (AALe) in Washington DC where he was Director of Education and Assessment. He is a University of Virginia graduate and earned his master's and doctorate degrees from the University of Michigan. Before his tenure at AALe, he had taught at the University of Michigan, Temple University, Harvard University, and Johns Hopkins University.

Sigma Services (Mundelein – packaging)

Sigma Services acquired a 192,000 sq. ft. industrial facility at 225 Hawley St. in Mundelein. They have relocated their Lake Forest operations to the new facility.

Six Flags Great America

(Gurnee – amusement park)

Great America underwent a \$6 million expansion, including four new rides and a restaurant with a Mardi Gras theme ♦ Six Flags Inc. announced plans to open a 13-acre outdoor water park in Spring 2005 on a site just west of their Gurnee park. The water park will be called Hurricane Harbor and have a Caribbean theme. There will be 25 water slides, a 500,000-gallon wave-making pool, an adventure river, waterfalls and family raft rides. The park will also include an area called "Skull Island" that will have pirate ships, an erupting volcano, 17 towers connected by swinging bridges, net climbs, children's slides and hundreds of water gadgets and sprayers, adjacent to a 23,000 sq. ft. activity pool for smaller children.

SuperTarget (Mundelein – general merchandise retail)

A 165,000 square foot SuperTarget store anchors a new retail development at the northwest corner of Routes 60 and 83. The center is called Mundelein Crossings Shopping Center and opened in Fall 2004. Mundelein Village officials approved the annexation of more than 100 acres for the development in 2003. The village also approved a \$6 million tax incentive plan for the development.

Stericycle Inc.

(Lake Forest – medical waste management)

Stericycle was ranked 13 on Deloitte & Touche's *Chicagoland Technology Fast 50* list of companies. Companies were ranked on their rate of growth from 1999 to 2003.

Steris Corporation

(Libertyville – medical products sterilizer)

Filed a permit to construct a 15,400 sq. ft. addition to its Libertyville plant.

Syclo LLC (Barrington – software development)

Syclo received a multi-year contract from the Federal Aviation Administration for mobile technology. The FAA will use the technology for its 6,000 technicians nationwide who maintain the National Airspace System.

Systemx Corp.

(Mundelein - diagnostic products manufacturer)

Systemx Corporation leased the 85,000 sq. ft., former Motorola building at One Nelson White Parkway for its North American headquarters, opening last summer. The facility has 145 employees ♦ Systemx announced that it had completed the installation of seven customizable laboratory information systems, called Molis, in less than two years around the US and Europe for Esoterix Inc., an Austin, TX-based laboratory services company.

TAP Pharmaceutical Products, Inc.

(Lake Forest – pharmaceuticals)

The FDA approved the use of TAP's Prevacid for short-term treatment of symptomatic gastroesophageal reflux disease and erosive esophagitis in children 12 to 17 years old.

TJ Maxx and More *(Mundelein – retailer)*

A new 50,000 sq. ft. store TJ Maxx and More store opened in Mundelein Crossings Shopping Center in Mundelein.

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.

Taco Bell *(Multiple locations – fast food restaurant)*

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

Takeda Pharmaceuticals

(Lincolnshire – pharmaceuticals)

Takeda Pharmaceutical Co. Ltd., the Osaka, Japan-based parent company of Takeda Pharmaceuticals North America partnered with San Antonio, TX-based BioNumerik Pharmaceuticals Inc. to market Tavocept, BioNumerik's Phase 3 drug that aims to reduce some side effects of chemotherapy. Takeda North America will market the drug in the US and Canada.

Target *(multiple locations – general merchandise retail)*

The Target Greatland store in Vernon Hills announced expansion plans. Proposals include adding approximately 9,400 sq. ft. to the west side of the building and a total remodel of the existing interior space. The project was slated to begin after Christmas, 2004.

Telular Corporation

(Vernon Hills - telecommunications products)

Telular announced that AT&T Wireless approved the use of two new Telular products on its cellular network ♦ Telular was ranked 29 on Deloitte & Touche's Chicagoland Technology Fast 50 list of companies. Companies were ranked on their rate of growth from 1999 to 2003.

Tenneco Automotive

(Lake Forest – automotive components manufacturer)

Tenneco announced that it had been selected as the supplier of electronic suspension systems for Audi's A6 Avant model and of exhaust systems for BMW's 1 Series model ♦ The company announced that it will be the primary supplier of aftermarket exhaust products to the Benelux countries for wholesale distributor Van Heck & Co. Schiedam, which is based in the Netherlands ♦ Tenneco Automotive has been named as a General Motors Supplier of the Year ♦ Tenneco Automotive announced that Toyota has chosen the company to supply exhaust components on the next-generation Toyota Tundra that will launch in the fall of 2006. Tenneco

Automotive will supply the Tundra from two new just-in-time operations near Toyota's assembly plants in Princeton, Ind., and San Antonio, Texas. In San Antonio, Tenneco Automotive is one of only eighteen companies to be selected as an on-site supplier.

Teradyne, Inc.

(Deerfield – telecommunications products)

Teradyne's Broadband Test Division received a \$10 million order from British Telecommunications PLC. Teradyne will be British Telecommunications' sole supplier for access network test and diagnostic systems.

Termax Inc.

(Lake Zurich – automotive components manufacturer)

Termax announced plans to locate its corporate headquarters in Lake Zurich's Industrial Park. The company employs 120.

The Bagel House

(Lake Zurich – wholesale bakery business)

The Bagel House, a Canadian-based bagel bakery, announced plans to locate in a factory at 1128 Rose Rd., Lake Zurich Industrial Park. The company is a joint venture with Toronto's Water Bagels. The company's bagels are boiled in water instead of oil. The bagels will be available for purchase in an adjoining retail outlet.

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.

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.

Thermoflex

(Waukegan – mud flap/floor mat manufacturer)

Thermoflex relocated operations from the southside of Chicago to Waukegan. In May, the company broke ground on its new 120,000 sq. ft. facility in Waukegan. Opening of the facility is scheduled for January 2005.

Thornton's Gas Station *(Round Lake Beach – gas station)*

Thornton's Gas Station demolished its existing building and will be constructing a new facility that is scheduled to open in Spring 2005.

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

Tires Plus opened a new store at the corner of Waukegan Rd. and McGaw Rd. This is the first new retailer to open adjacent to the Fountain Square development (Lakehurst Mall site).

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 the Lake Zurich location and are projecting 20 more jobs in 2005.

Trustmark Insurance *(Lake Forest - insurance)*

Trustmark announced that David McDonough, president and chief operating officer for Trustmark Mutual Holding Co. would take over as CEO in March 2005.

United Auto Workers (UAW) Union

(Lincolnshire - labor union)

UAW has put a contract on property at the corner of Aptakisic Road and Barclay Road and has submitted plans to build a headquarters facility for its Region 4 operations. UAW will consolidate its Milwaukee and Des Plaines offices into the Lincolnshire facility. The proposed building is described as a landmark design that will also offer available auditorium and meeting space to the community. An estimated thirty new jobs will be created at the facility. The UAW will use its Lincolnshire offices as a training center for union members.

University Center of Lake County *(Grayslake and Waukegan – multi-university center)*

The state government released \$24.7 million in funds slated to be used for the construction of a 91,000 sq. ft. facility on the College of Lake County campus. Construction of the facility began in Summer 2004 is scheduled for completion in Fall 2005. The University Center of Lake County is a partnership of sixteen Illinois public and private colleges and universities offering coursework and degrees within Lake County ♦ The University Center of Lake County built a branch facility in the former Social Security Building located at 1 N. Genesee Street in Waukegan. The Center occupies the first floor of the building, while a private Catholic high school will occupy the second floor, and the Lake County Job Center will occupy the third.

Veterans Affairs Hospital/Navy Hospital

(North Chicago – hospital)

A new \$170 million joint Navy-Veterans Affairs Hospital will be built in five years to serve veterans, active duty military personnel, active duty dependents and military retirees in North Chicago. This project will be an integration of the existing Navy and VA hospitals.

Vista Health *(Waukegan – hospital)*

Vista Health, the operating company for Saint Therese Medical Center and Victory Memorial Hospital in Waukegan, has plans to consolidate operations of their two Waukegan hospitals. The consolidation in Waukegan at the Victory Memorial Hospital site calls for a \$36 million expansion/renovation of several areas including the Emergency Room, Surgery, Intensive Care, and New Family Center and was expected to begin in 2004. Additionally, Vista Health plans to build a new 120-bed

acute care hospital on the Victory Lakes Campus on Grand Avenue near Deep Lake Road in Lindenhurst. The construction of the new \$115 million state-of-the-art community hospital could begin this year and will be a major expansion of the existing out-patient facility known as the Vista Surgery and Treatment Center. Both the Waukegan and Lindenhurst projects are pending government approvals ♦ Vista Health opened a state-of-the-art outpatient-imaging center at Greenleaf Avenue and Washington Street in Gurnee ♦ Vista Health 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 physician proscribed 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.

Visual Pak *(Waukegan – contract packaging services)*

Completed the construction of an \$8.7 million distribution center at Amhurst Lake Business Park. Krusinski Construction Co. built the 268,000 sq. ft. building ♦ Panattoni Development signed a 133,447 sq. ft. built-to-suit lease with Visual Pak for a new facility in Amhurst Lake Park to be delivered by January 2005. The facility will be Visual Pak's fourth building at Amhurst Lake.

Vonco Products, Inc. *(Lake Villa – supplier of printed and converted flexible packaging)*

Vonco Products, Inc. announced a 16,500 sq. ft. plant and office expansion to its existing Lake Villa facility and the acquisition of two new eight-color printing presses.

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 will serve as off-site warehousing supporting WMS Gaming's main facility located in Waukegan ♦ The company unveiled its "Fistful of Dollars" themed slot machine at Las Vegas' Global Gaming Expo. The game is based on a Clint Eastwood character.

Walgreen Company *(Deerfield - drug store retailer)*

Purchased four additional office buildings measuring 322,000 sq. ft. along Wilmot Road in Deerfield. The additional space, which is currently leased to other commercial tenants, will allow for the future expansion of Walgreens' corporate headquarters site ♦ The Hainesville Village Board approved a sales tax rebate worth \$300,000 over a 10-year period for Rubloff Development Corp. Rubloff plans to develop four acres northeast of Hainesville Road and Route 120 with a Walgreen store, another retail building with 7 spaces, and a bank ♦ Walgreen Health Initiatives, the managed-care unit of Walgreen Co., received approval from the Centers for Medicare and Medicaid Services to offer a Medicare approved discount drug card. The card is to bridge the gap until Medicare's new prescription drug program begins in 2006 ♦ Retail Forward, a retail market consulting firm, reported that Walgreen Company ranked 35 on a list of 51 "Growth Miners" from a list of 206 publicly held US retailers. Walgreen's has found that it can locate its retail

stores closer together than first thought and was the first national drugstore chain to roll out a website for Spanish speaking consumers. The company also pioneered a multilingual prescription label service to instruct non-English speaking shoppers on how to take their medicine. The service is in 10 languages.

Wal-Mart

(Multiple locations – general merchandise retail)

Wal-Mart announced plans to construct a 152,000 sq. ft. building on the southeast intersection of Routes 176 and 60/83 in Mundelein across from the SuperTarget that is under construction ♦ 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. announced plans to put 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.

Washington Mutual Bank

(Multiple locations – bank)

Washington Mutual Bank opened new facilities at the CityPark development in Lincolnshire and in Wauconda.

Washington Mutual, Inc.

(Vernon Hills – banking/financial services)

Announced plans to open 50 new branches in the City of Chicago and its suburbs during 2004 ♦ Washington Mutual, Inc. filed notice with the state announcing that it was laying off 421 workers in September due to a corporate restructuring ♦ The US Patent Office issued a patent to Washington Mutual for the layout and design of its retail bank branches.

Watson Pharmaceuticals

(Gurnee - pharmaceuticals)

Watson Pharmaceuticals announced plans to relocate a distribution facility and 60 jobs from Glenview to Gurnee's CenterPoint Business Center. CenterPoint Properties, developers of the business park, will begin construction of a 265,000 sq. ft. facility for the company.

Wauconda Healthcare and Rehabilitation Center *(Wauconda – health facility)*

The Wauconda Healthcare and Rehabilitation Center completed an 8-bed expansion and a new Alzheimer's/Dementia wing on its facility in Wauconda.

Wicks, Inc.

(Vernon Hills – distributor of building supplies)

Wicks, Inc. filed notice with the State that it was laying off 68 employees in August 2004 due to corporate bankruptcy.

Wilson Wholesale Supply

(Wauconda – wholesale distributor of building supplies)

Wilson Wholesale Supply relocated office and warehouse facilities from Prairie View to an 8-acre parcel in Wauconda.

Wintrust Financial Corp.

(Lake Forest – bank holding company)

Wintrust announce plans to purchase Town Bankshares Ltd. of Wisconsin for \$41 million. With the purchase, Town Bank's assets of \$217 million will be added to Wintrust's assets of \$5 billion.

Woodhead Industries *(Deerfield – manufacturer of network and infrastructure products)*

Woodhead Industries was ranked 50 on Deloitte & Touche's *Chicagoland Technology Fast 50* list of companies. Companies were ranked on their rate of growth from 1999 to 2003.

Wool Street Grill *(Barrington – restaurant)*

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

XL Screw *(Lincolnshire – wholesale distribution of screws and fasteners)*

XL Screw relocated its world headquarters from Wheeling to Lincolnshire, bringing with it 30 jobs. The company also has operations in Taiwan, Ohio and Georgia.

ZT Technical Services LLC

(Deerfield – neurodiagnostic testing services)

ZT Technical Services is relocating its offices from Arlington Heights to a 51,826 sq. ft. space at 1650 Lake Cook Road in Deerfield.

Zebra Technologies Corporation

(Vernon Hills - bar code equipment)

Zebra announced that Becton, Dickinson and Co., a patient safety and medical device technology company based in Franklin Lakes, NJ, joined Zebra's alliance partner program. Under the program agreement, Zebra printers will be included in Becton's patient identification system ♦ Zebra was ranked 37 on Deloitte & Touche's *Chicagoland Technology Fast 50* list of companies. Companies were ranked on their rate of growth from 1999 to 2003.

Zenith Electronics Corporation

(Lincolnshire – electronics manufacturer)

Zenith, a subsidiary of LG Electronics, agreed to let Toshiba America Consumer Products LLC license its digital television technology.

Lake County Government Activity

Lake County

January-April

Lake County received \$2 million in federal grant money from the US Department of Housing and Urban Development to provide transitional and permanent housing and other support services for the homeless ♦ Lake County assisted in the establishment of the Route 173 Corridor Council. The County joined Antioch, Zion, Wadsworth, and Old Mill Creek to create a planning body to coordinate land use, zoning, development, and infrastructure along Route 173 ♦ Lake County received \$1 million in grant funding from the Illinois Department of Natural Resources for two new preserve purchases: Hastings Lake Forest Preserve near Lindenhurst and Raven Glen Forest Preserve near Antioch ♦ Lake County approved the extension of the Wildwood-area sewer and water system to service a 66-unit townhome development proposed for a former Gages Lake camp ground at the of Route 45 and Gages Lake Road in Grayslake.

May-August

Lake County began construction on a 4,700 sq. ft., \$1.2 million traffic management center in Libertyville. When completed, the traffic center will be staffed 24 hours a day by traffic engineers who will monitor the traffic flows at particular intersections throughout the county.

September-December

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 ♦ Plans for the 900-acre Central Range development in Grayslake were presented to the Lake County Board. The Village of Grayslake 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.

In 2003, Lake County, IL hired a consultant, Zucker Systems, to assist various permitting departments in identifying opportunities to streamline the County's permit process and to improve customer service. The Consultant's report was issued in November 2003. Upon

release of the report, County staff began implementing the various recommendations.

- **Creation of Permit Coordinator Position** – Each permitting agency has created a “Permit Coordinator” position in order to (a) manage the permitting processes internal to the respective agency and to (b) coordinate inter-agency permit processes with their counterparts in the other permitting agencies. The permit coordinators act in the capacity of ombudsmen and help applicants that experience difficulties in the permit process.
- **County Website Enhancement** – In order to facilitate permit applications, the County now maintains a “Virtual Permit Center” on its website (<http://www.co.lake.il.us/about/permits/>). This new website feature offers customers a variety of permit-related information in a readily-accessible format including: a listing of the various County departments involved in permitting, different departments' permit-related publications, brochures and forms, departments' permit fee schedules, and important contact information.
- **Measures to Expedite Reviews** -The Planning, Building and Development Department and other reviewing agencies are now introducing performance standards to assist agency staff in expediting reviews for permits, subdivisions and site plans. These standards involve a reduction in review time based on the project's complexity. These processes will now be facilitated by a Project Manager to ensure an expeditious, customer-friendly process. Various County agencies have also developed inter-agency policies on conducting concurrent reviews in order to reduce overall review time for certain application types.
- **Amendments to County's Ordinances to Streamline Processes** – The Planning, Building and Development Department is facilitating several amendments to its development regulations in order to streamline the development review and approval process. The County is currently reviewing proposed amendments to the Conditional Use Permit (CUP) process. The proposed amendments, if approved, in some instances will eliminate the CUP requirements for certain uses and in other instances will reduce the time required to go through the CUP process because of the delegation of the final decision making authority to the Zoning Board of Appeals.

Development Activity – Lake County Communities

Lake County Communities

Antioch

Exceed Development announced plans for the development of **Stone Creek**, a 13-building commercial development that will include retail, office, restaurant uses, along with senior housing, on the southwest and southeast corners of Grass Lake Road and Route 59. The project will include over 300,000 sq. ft. on 30 acres. The project is scheduled for completion this year ♦ 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 has retained Valerie S. Kretchmer Associates, Evanston-based planning consultants, to undertake a Route 83 Corridor Study for the Village. The Village has budgeted \$77,000 for the study. Route 83 is the Village's Main Street, so the study will have a very important downtown component. The scope of the study includes data collection, market assessment, tax-increment and other financing tools, incentives for locating a business downtown, a historic structure inventory, design guidelines for streetscape and signage, a parking analysis, an analysis of pedestrian and vehicular circulation, and evaluation of redevelopment sites. Valerie S. Kretchmer Associates had previously completed the Village's Route 173 Corridor Study ♦ **Great Lakes Principals Phase II** - 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 Retail Center - Wright Realty Group and Hamilton Partners have submitted plans to the village to build an approximately 65,000 square foot retail center with up to four buildings; they are looking for potential retailers. The center would be located at 500 North Hough Street, replacing Carton-Craft, Inc.'s 128,000 square foot administration and manufacturing facility ♦ **Cook Street Plaza Downtown Redevelopment** - A mixed-use development plan was approved for the Village of Barrington's downtown area. The plan includes 18,000 sq. ft. of commercial space on the first floor of the plaza and 20-24 condominiums on the second and third floors ♦ The Francesca Restaurant Group signed a 10-year lease with the Cook Street Plaza development team. The Italian restaurant will serve as an anchor for the retail space in the building.

Buffalo Grove

Buffalo Grove Bank & Trust petitioned to construct a 2-story bank at the corner of Buffalo Grove Road and Old Checker Road ♦ **Chevy Chase Country Club** - The Village of Buffalo Grove annexed the Chevy Chase Country Club and the eastern third of the Traditions at Chevy Chase golf course, along with 79 houses on the northwest corner of Milwaukee Avenue and Linden

Avenue and three commercial properties including Cy's Crab House and Weber Grill. Although located in unincorporated Lake County, Chevy Chase is owned by the Wheeling Park District ♦ Permits were issued for the second 30,000 sq. ft. building at **Waterford Pointe**, located off Rt. 83, west of Arlington Heights Road. The condo suites are expected to be available for occupancy in 2005.

Deer Park

Deer Park Town Center - A 100,000 square foot expansion at the Deer Park Town Center includes a theater with 16 movie screens as well as an addition of 13 stores ♦ The Village has given preliminary approval to a proposal for the 82,000 square foot Towne Center Promenade. The center would be constructed on 15 acres at the corner of Rand and Long Grove Roads if approved, and include retail operations similar to Bed, Bath & Beyond or Pier 1 Imports.

Fox Lake

Approved plans to create a tax increment financing (TIF) district for 21 acres of undeveloped land on Route 12. Developer Peoples Business Developments is proposing the construction of a hotel/water park on the acreage ♦ The owners of the Fox Lake Country Club began construction on a three-story hotel with 60 rooms, indoor swimming pool, and spa on the grounds of the country club. The hotel will become part of the Amerahost Hotel Chain. The development plan also includes a 20-acre townhouse development adjacent to the country club.

Grayslake

Approved plans to extend Atkinson Road and to improve the intersections of Rtes. 83 and 137 and Rtes. 83 and 120 ♦ **Central Range Plan** - Central Range is a proposed 900-acre development in the southern portion of the Village of Grayslake. The long-range plan includes office, research, and light industrial space. The Village also authorized an agreement with Waste Management to extend sewer lines to that company's Countryside Landfill facility on Route 83. These sewer lines will eventually serve nonresidential developments in that area. Plans for the 900-acre development were presented to the Lake County Board in early 2005. 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 ♦ **Lakeside Place** - Lakeside Place is scheduled to open this year at the corner of Lake and Center Streets in Grayslake. The \$15 million Center will be a mixed-use condominium and retail development with 22,000 square feet dedicated to retail space and 66 condominiums.

Gurnee

CenterPoint Business Center - CenterPoint Properties opened a 134-acre office and industrial project located on the west side of I-94 between Washington and Grand ♦ **Gurnee Mills** - Gurnee Mills announced plans to revitalize itself with the sales tax rebate agreement that it worked out with the Village. The performance-based agreement could give the mall \$27 million over the next seven years for reinvestment purposes. New signs, new landscaping, new entrances and other building improvements are part of the facelift. Sears opened a new 200,000 square foot Sears Grand Store in late March 2004. Other new stores include Kohl's and an expanded Nordstrom Rack.

East Grand Gateway Business District -

- 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.
- 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.
- 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.
- 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.

Hainesville

Rubloff Hainesville LLC, a developer, bought the Village's municipal hall for \$420,000. The developer intends to tear down the building and construct a fast food restaurant or bank. The Village will use the \$420,000 for the construct of a new village hall.

Highland Park

The Highland Park City Council adopted plans to create a **retail sales district** for several streets in the downtown business district to cater exclusively to the needs of shoppers on foot. New regulations support retail stores and minimize uses that do not generate sales tax revenue ♦ Highland Park has added a number of new businesses in its downtown including Chipotle, Rik Rock, Sushi Kushi Too, Monograms Today, Jimmy Johns (coming soon), Order Express, Lacrosse America, Noble Roman's Pizza, Coldstone Creamery, Potbelly's, Blue Engine, Foodstuffs, Equinox Fitness Center, and a branch facility of Highland Park Bank and Trust.

Highwood

A number of new businesses opened in Highwood's **newly improved downtown area**. Three storefronts were combined and renovated to create Miramar Bistro (owned by Gabriel Viti of Gabriel's Restaurant), which opened in Summer 2004. The restaurant, 331 Grill, is completing a facade renovation to its location and opened mid-summer. Recently opened businesses include The Cooling Station ice cream parlor, Highwood Shoe Repair and Leather Goods, RCS Framing, and the Cigar Smoke Shop (retail cigar sales and lounge). Viti Insurance & Financial Services is embarking on an innovative expansion: the company is constructing a second building next to its existing one. A decorative clock tower will be constructed between the two buildings to connect them, and the existing building will then be renovated to match the new building ♦ The City completed its downtown streetscape project by in Summer 2004. Renovations, which began in Summer 2002, included removing powerlines from the business district, providing new brick paver sidewalks and new water mains, and planting more trees. The multi-million dollar project was funded by a Lake County Community Development Block Grant, jurisdictional transfer dollars from the Illinois Department of Transportation, and motor fuel tax revenues. Highwood offered downtown restaurants the option of doing "bump outs," i.e. exchanging the parking spaces in front of their restaurants to allow for an outdoor dining area. Three restaurants took advantage of the opportunity. Six parking spaces were lost but greater ambience was created in exchange.

Lake Barrington

Lake Barrington Professional Buildings is a three-building development representing a total of 90,000 square feet. The first building is configured to offer 16,500 square feet of office condominiums, the second building to offer 28,000 square feet of office condominiums, and the third to house 19,000 square feet of office warehouse.

Lake Forest

Construction of Lake Forest's \$25 million **water treatment plant** was completed in Fall 2004. The project is the largest public works project ever undertaken in Lake Forest.

Lake Villa

Conducted a \$10,000 utility study to determine future water and sewer needs that may result from continued growth.

Lake Zurich

Lake Zurich's Downtown Development Plan - Lake Zurich chose Flex Development, a local construction company, to serve as the master developer for the first phase of the Village's downtown revitalization. The plan includes the development of mixed retail/condominium space along Main Street, between Old Rand Road and Lake Street. The Village's first redevelopment project, the lakefront promenade, was completed and opened in May. The entire project will create: more than 125,000 sq. ft. of retail space and 23,000 sq. ft. of office space; more than 390,000 additional square feet of residential space; more than 285 town houses and condominiums; and more than

1,000 new commercial/residential parking spaces. Phase I and Phase II plans include the construction of 15,000 sq. ft. of retail space, 58 townhomes, and 20 condominiums, all of which is scheduled to be completed within a year. The Village Plan Commission will finalize downtown plans in March 2005. The new retail space will be devoted to restaurants and shops; public plazas and walkways would connect the lakefront to Breezewald Park. For more information regarding the plan, please go to the project website at www.downtownlakezurich.org ♦ **Route 22/Lake Zurich Bypass** - State legislators approved \$22 million for the construction of the Route 22 Bypass around Lake Zurich. The route will run west of Route 12 to east of Buesching Road along Genessee St. Additionally, state legislators approved \$10.6 million for the widening of Route 22 to two lanes in each direction from east of Buesching Road to Quentin Road. The western portion of the Route 22 project, which includes the Lake Zurich Bypass, is scheduled for letting on March 15, 2005. The eastern portion, Buesching Road to Quentin Road, is scheduled for letting on June 17, 2005.

Libertyville

Grand Place Shopping Center - Jack Martin, owner of the Libertyville Saddle Shop, announced plans to construct a 30,000 sq. ft. shopping center immediately east of the Saddle Shop on Peterson Road in Libertyville. The main tenant for the new shopping center will be Grand Appliance Co. Grand Appliance currently rents space in the existing building on the property ♦ **Metra** - Libertyville's third Metra station, serving the Milwaukee North line, opened at Prairie Crossing on April 4, 2004. The new station includes 400 new parking spaces and is only 1,200 feet from another Metra station that serves Metra's North Central line. Prairie Holdings Corp., developer of the nearby Prairie Crossing community, announced plans to connect the two stations and construct a transit-oriented community including condominiums, shops, and office buildings on the 18 acres of land that is developable on the site ♦ **Main Street** - Village trustees imposed a six-month moratorium on new offices and banks in street level storefronts in its downtown area. Officials are concerned about the amount of office uses taking up prime retail space in the area surrounding Milwaukee Avenue. The Village, its Economic Development Commission, and MainStreet Libertyville are working together to establish new use regulations for the downtown area that will eventually become part of Libertyville's updated comprehensive plan that was scheduled for completion in late 2004.

Lincolnshire

CityPark Development - CityPark, an innovative retail/entertainment center in the Village of Lincolnshire, welcomed several new tenants including SNAP, Eyese, Great Clips, and a Washington Mutual Bank branch facility ♦ **Lincolnshire Downtown Redevelopment Property** The Village Board approved a professional services contract with Christopher Burke Engineering of Rosemont, IL, replacing former developers, Teng-Forrest, as project engineers. The property, located at Milwaukee Avenue and Half Day Road, will eventually include restaurants, retail/office buildings, and condominiums. Once engineering work is 50% completed, the Village will seek a

master developer for the site. Following this, the Village approved a bid by Weiss Development to develop 62 condominium units in its downtown development area.

Lindenhurst

Walgreen's announced plans to construct a 14,490 store at the corner of Route 45 and Sand Lake Road.

Long Grove

Long Grove commissioned Business Districts, Inc. to study opportunities for development in their shopping district. The study found a need for more restaurants in town as well as the need for greater promotion of Long Grove as a shopping destination.

Mundelein

Lake Plaza Shopping Center - Mega Realty of Chicago is now renting retail space at Lake Plaza Shopping Center at Route 45 and Diamond Lake Road in Mundelein. The new 47,000 sq. ft. retail center is scheduled for opening in Spring/Summer 2005 ♦ The Village of Mundelein is undertaking a **Transit Oriented Development Plan** for its downtown. On December 27, 2004, Mundelein adopted a Downtown Transit Oriented Development Comprehensive Plan Amendment that laid out a plan for the redevelopment of Downtown Mundelein with increased residential and commercial land uses. On January 10, 2005 Mundelein designated a 90-acre portion of its downtown as a TIF district ♦ The Village of Mundelein annexed a seven-acre site on the corner of Midlothian Rd. and Route 176. Currently, the site houses an automobile repair shop, the Mundelein Animal Hospital, and a billboard. The property owners and an Ohio developer plan to raze the existing structures and build a new veterinary hospital, a CVS Pharmacy, and another building that could house a bank or other offices ♦ **Mundelein Crossings** - The new 50,000 sq. ft. TJ Maxx and More opened in the Fall of 2004. Pier One, Factory Card, Party Warehouse, Pay Less Shoes, Bank of America, American Chartered Bank, Zales Jewelers, Subway and an Applebee's Restaurant have announced plans to locate at Mundelein Crossings in the months ahead.

North Chicago

Grant Place - Grant Place is the redevelopment of the southern end of the Sheridan Road Business District in North Chicago between Broadway Avenue and 14th Street. Along with the restoration of the facades of the existing shops along the west side of Sheridan, Grant Place will be the anchor of a new and vital shopping and service district. Grant Place redevelopment consists of five new buildings located along Sheridan Road and Grant, comprising approximately 30,000 square feet of retail, restaurant and office space. The design of Grant Place recalls some of the enchanting retail developments along Sheridan to the South, including Market Square in Lake Forest and Plaza Del Lago in Wilmette ♦ **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 14th St. The center will eventually have 50 to 60 stores and vendors ♦ US Rep. Mark Kirk announced that a \$170 million combined **Veterans Affairs and Navy**

Hospital will be constructed on the VA Hospital Campus at Buckley Road.

Round Lake

Special census figures show that Round Lake's population increased 74% to 10,160 from a 2000 Census figure of 5,842 ♦ The Village approved a 25 acre mixed unit development at the former Welton's grocery store parcel that will consist of 59 additional apartments and townhouses in Valley Lakes residential development and a 9.1 acre commercial parcel; CVS, who will add 10 jobs, and the developer of a 10,000 sq. ft. multi-tenant commercial building, who will add 15 full time and part-time jobs and house 6 or more small businesses, have already committed to locate in the Valley Lakes Shopping Plaza ♦ Round Lake began a **Downtown Development District** planning process (including a transit-oriented development component) earlier in 2004. Market and demographic studies, land use and building conditions analysis, transportation studies, interviews and workshops, and a survey of all existing downtown businesses have been completed. Preliminary downtown concept plans, illustrating various development options, have been developed. The information was presented at the Downtown Vision Workshop held on October 2, 2004 ♦ 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 Beach

Rollins Road Corridor/Preferred Development - Preferred Development completed the construction of its Jiffy Lube, Car-X, and Sherwin-Williams buildings on Rollins Roads ♦ **The Silver Oaks Shopping Center** opened this summer and is looking for retail tenants. The anchor tenant is Cardinal Fitness, a fitness facility that features state-of-the-art exercise equipment ♦ The Lake County Traffic Court is currently under construction. The new facility is scheduled to open Summer 2005 ♦ 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. Please contact Tony Fradin, Economic Development Director for the Village of Round Lake Beach at (847) 740-6026, ext. 354.

Round Lake Park

The Porter Drive Industrial Park added new tenants in the Fall (existing tenants include Gypsum Supply and Baxter Healthcare). The Master Plan calls for a number of lots in the 40+-acre park, with six lots offering rail access. Rail access will come in part through an IDOT grant for a rail spur. The grant is based on job creation/retention, as well as the ability to get more truck trailer loads off the roads. It is anticipated the new development will create 125 new jobs over the next three to five years, while retaining 50 jobs that already exist in the park ♦ Stock Lumber announced plans to relocate to the Porter Drive Industrial Park. The company is building a 53,000 sq. ft. warehouse/retail showroom and using 13,000 sq. ft. of outdoor storage. The company is moving 20 jobs to the new facility and is expected to hire 25 new workers. The company will be Round Lake Park's largest sales tax

generator ♦ Heidner Properties announced plans to construct a 9,000 sq. ft. retail center on the corner of Hainesville Road and Washington St. The center may include up to six retail bays ♦ Round Lake Park announced that it received a \$125,000 planning grant from the Illinois Department of Transportation for the redevelopment of the Village's Main Street area.

Vernon Hills

Vernon Hills began actively developing a **new town center**, to be located at Milwaukee Avenue and Route 45, adjacent to Lincolnshire's town center development. The Village amended its TIF district during 2003 and is beginning negotiations with Opus North to develop the residential portion and Half Day Partners to develop the commercial. The Village is also working with the College of Lake County, which owns property in the district.

Volo

Volo announced plans for a major redevelopment. Conceptual plans call for light industrial, commercial, and residential development on 1,000 acres east of Route 12. The plan would result in approximately 2,000 new single family homes and be wrapped around a new town center ♦ 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 ♦ 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

The Village of Wauconda welcomed several new businesses and expanding existing businesses: Mike's Towing broke ground on a 6,000 sq. ft. expansion, Morris Mailing broke ground on a 17,000 sq. ft. expansion, AA Thread Seal Tape announced plans for a 5,000 sq. ft. expansion, Protected Products completed a 27,000 sq. ft. expansion, Royal Lock completed a 15,000 sq. ft. expansion, a new Curves facility opened on Main Street, Papa Murphy's opened in the Liberty Square Plaza, Ladies Workout Express opened in Liberty Square Plaza, the Lakeside Inn restaurant opened on Main Street, a 10,000 sq. ft. sports bar and billiard facility is nearing completion at the Wauconda Center Shopping Center, and JJ Twig's completed a new outdoor expansion that includes a bar, outdoor restaurant, and volley ball courts ♦ The Illinois EPA gave the Village a permit for a \$6.5 million expansion of the Wauconda Wastewater Treatment Plant. With the expansion, the plant's treatment capacity will almost double to 1.9 million gallons per day ♦ Jacob Homes submitted a petition for annexation and rezoning for 172 luxury townhomes ♦ Eight acres of land on Bonner Road were annexed and zoned industrial ♦ The Wauconda Village Board gave approval to the Second Annual Farmers' Market to operate from June 23 through October 20, Thursdays 3 to 7 PM ♦ 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.

Waukegan

Fountain Square - Fall 2003 marked the launch of Fountain Square of Waukegan at the former Lakehurst Mall site. The \$50 million land development marks an ambitious public/private collaboration between the City of Waukegan and The Shaw Company, with the value of investment in the site estimated to exceed \$200 million. Site improvements will make the location attractive for uses such as hotels, entertainment venues, retail and restaurants, banking facilities and commercial offices ♦ **Genesee Theatre** - The refurbished Genesee Theatre opened in December with a sold-out performance by Bill Cosby. The total renovation cost was \$24 million ♦ In a resolution that will serve as a model for future brownfield redevelopment across the US, the Waukegan City Council authorized an agreement between the city, the US EPA, the Illinois EPA, North Shore Gas, and General Motors for cleanup at the former Outboard Marine Corporation (OMC) Coke Plant along Waukegan's lakefront. The cleanup will allow for commercial and residential development of more than 40 lakefront acres, a central feature of Waukegan's redevelopment plans. ♦ The City Council has approved a tax increment financing district to help Chicago-based Kinzie Investments turn the first two floors of the Karcher Hotel, a nine-story building at Washington St. and Martin Luther King Avenue, into retail and office space and convert the rest into apartments. Initial commercial and retail space could be ready for occupancy by the end of 2005 ♦ The City constructed a 700-car parking garage on County St. between Grand Avenue and Clayton St. near the Genesee Theatre. The structure features 4,500 sq. ft. of ground floor retail ♦ Waukegan was notified that it received a US Economic Development Administration grant valued at \$1,420,000 for infrastructure improvements that will include replacing two existing water mains with one large main beneath Waukegan Harbor. The investment is part of a \$2,841,037 project that could create 1,750 jobs and attract more than \$200 million in private investment ♦ The City of Waukegan purchased the 1.2 million sq. ft. Outboard Marine Corporation building on Seahorse Drive in Waukegan Harbor.

Waukegan Renaissance Commission

Robin A. Schabes has been hired as Waukegan's director of lakefront and downtown redevelopment to lead the efforts of the Waukegan Renaissance Commission (WRC), the group charged with managing and coordinating the 20-year, \$1 billion program designed by Skidmore, Owings & Merrill to reinvigorate Waukegan. Schabes will work with regional and national developers and city leadership to attract quality investment consistent with Waukegan's redevelopment plan. Her responsibilities

will include serving as the city's primary contact for all private sector initiated development activities, overseeing the request for proposals process for city-owned parcels, coordinating public and private sector investment schedules and helping to secure outside public sector investment commitments. Schabes, who has nearly 20 years experience as a professional planner, served as assistant to Mayor Daley for technology development, where she directed the 45-member Mayor's Council of Technology Advisors, a public-private partnership, and catalyzed the launch of several creative projects and programs to spur tech-based economic development. Schabes can be contacted at 847-856-6425 or robin.schabes@ci.waukegan.il.us.

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

The City of Zion entered into an intergovernmental agreement with Lake County, North Shore Sanitary District, and the Village of Wadsworth that covered the development of Trumpet Industrial Park, a 400-acre park on Green Bay Road ♦ **Trumpet Park** is a project of the City of Zion and Trammell Crow. The business park, which could potentially reach 1,000 acres, offers direct rail access to Union Pacific. Trumpet Park will complete the Facility Planning Area request process with NIPC by April. The remaining geo-technical studies will be finalized and the RFP will be rolled out to developers in mid-April. The City controls 411 acres of the property and will be working with Trammell Crow in marketing the sites to potential light manufacturing, distribution, office, and retail users. The project is anticipated to create nearly \$6 million in annual tax revenues to the various taxing bodies in the area (including Lake County) once the park is built out, a process that is expected to take seven years. Opus North of Rosemont, IL will serve as the master developer for Trumpet Park. ♦ Exceed Development announced plans for construction of **Zion Crossings** on the southeast corner of Highway 173 and Green Bay Road. The development, which includes seven buildings on a six-acre parcel, will include retail, office, and restaurant uses as well as a gas station and car wash. The development is scheduled for completion in 2005 ♦ **Green Bay Crossings** - the City of Zion approved the development plans for Green Bay Crossings, located on the northeast corner of Green Bay Road and Route 173. The development will include a national grocery store anchor, a new fire station for the City of Zion, and a new branch facility for Great Lakes Credit Union ♦ Zion has welcomed a number of businesses to its downtown area including Kessler Clocks, Serendipity Boutique, Cake Box Bakery Café, Paige Turner Books, and Z-B Photography Studio.