



651 Prairie Pointe Drive • Yorkville, Illinois • 60560
Phone 630-209-7151
Monthly Report – April 2024 EDC Meeting of the United City of Yorkville

March 2024 Activity New Development:

- **Triple T Express Car Wash -1981 S. Bridge Street – Fountain Village Development:** Local residents **Allison and Steve English** have applied for a building permit to construct a new free-standing tunnel car wash, just north of Walgreens. This will be the first car wash on Yorkville's "south-side". A tunnel car wash is automated car wash that uses belts to move a vehicle through a series of cleaning stations. They are hopeful to have this business open in late 2024.
- **Opal Banquets & New Hotel – 577 E Kendall Drive – Kendall Crossing:** Hotel owner **Sonny Shah** is preparing to apply for a building permit to complete his project at Kendall Crossing. The foundation for this building was made back in 2019. At this time, the plan includes a first-floor banquet center that will accommodate 450 guests, a small restaurant and bar that will be open to the public, a second-floor roof top bar, and 3 additional floors of hotel rooms. The hotel "flag" has not yet been disclosed. Construction will begin later this spring, with the goal of opening in summer of 2025.

March 2024 Previously Reported Updates:

- **Summers Plumbing Heating & Cooling – 724 E Veterans Parkway – The Heartland Center:** Yorkville High School graduate class of 1995 **Dave Vick** is very happy to be relocating and expanding to this new building that is under construction. Summers offers residential plumbing, heating and air conditioning services. They have 12 locations in the Midwest. It is an employee owned business. They will occupy 3,600 square feet of the 7,200 square feet. They are hoping to be in this location in summer 2024.
- **iBoba "The Bubble Shop" – 928 N Bridge Street – Walnut Plaza Center:** **Shiraz Hassan** and his partners are very excited to bring this popular boba tea drink shop to Yorkville. It is their fourth location in Chicagoland. Their passion for crafting exceptional bubble tea is also matched by their dedication to their customers. They source top-notch ingredients, and serve up an array of flavors to satisfy all cravings. They plan to be open in April or May 2024. You can learn more by visiting their website <https://www.ibobausa.com>
- **Association for Individual Development (AID) - 101 Saravanos Drive – Stagecoach Crossing:** AID has purchased a bigger building in Yorkville, and are moving all of their services to the new location in Stagecoach Crossing. The organization has outgrown their existing building, which is located at 708 N. Bridge Street. The new location was formerly the Morris Hospital Yorkville campus. There are some minor adjustments which be made to the new location, and it should be fully operational in April 2024. AID will be adding child and adolescent services in the new location.
- **Children's Courtyard – 708 E Veterans Parkway – Heartland Center:** Children's Courtyard is owned by the Learning Care Group, which is the second largest early education and childcare operator in the US. They have a total of 11 childcare center brands. Yorkville will be a Children's Courtyard, which specializes in offering an active learning experience. This building was formerly, The Heartland School. The new school will create 30 new jobs and serve approximately 170 students. The building will undergo a complete interior renovation, adding state of the art equipment, and upgrading of the playground. It will be open in the fall of 2024. You can learn more by visiting their website <https://www.childrenscourtyard.com>
- **Zoomies – 1581 Sycamore – Fox Hill Center:** **Lynn Beattie** is opening a doggie daycare, with light grooming such as nail trims and ear cleaning. Lynn is leasing a total of 3 units which make up 4,500 square feet in the center. One of the units, has NEVER been occupied. That specific unit will also become an area for boarding for dogs. Lynn has always loved dogs, and has 3 dogs of her own. She is passionate about creating a loving environment for dogs to thrive whether in daycare or overnight boarding. Business opened for doggie daycare on Wednesday, December 27th. The second phase (boarding) opened in March 2024.
- **QuikTrip – Located at the northeast corner of Routes 47 and 71:** This is the new developer/business who has this property under contract. While the property has been rezoned to B3. The site plan, and "special use" has been approved. QuikTrip is new to Illinois, but NOT a new company. It is a privately held company that was founded in 1958 and is based in Tulsa, Oklahoma. QuikTrip has grown to more than an \$11 billion company, with more than 900 stores in 14 states. They have over 24,000 employees nationwide. Opening of Yorkville's QuikTrip is slotted for spring 2025.
- **Automotive Mechanic Shop – Lot 1 Fountain Village:** **Eleno Silva**, the owner of Martini Banquets, has purchased the lot immediately south of Ground Effects on Route 47. He has begun construction of a new single tenant 5,800 square foot building that will be the home to an auto mechanic shop. The name of the business will be disclosed at a late time. Construction is underway, and the business will open in spring 2024.
- **Gerber Collision & Glass - 1203 N. Bridge Street:** Gerber has submitted necessary plans and has applied for the building permits. They have also demolished the existing building, and will build an entirely new facility. It will take approximately 10 months to complete the project. Opening is planned for spring 2025. **Special thank you to "Gerber" for working with both BKFD (fire), and the Kendall County SRT Team (police). Both have been able to utilized the building prior to demo, for training.**
- **Continue working with a variety of other potential business owners.** There are a variety of parties doing due diligence on space to lease and buildings and land to purchase. Information will be forthcoming.

Respectfully submitted,

Lynn Dubajic Kellogg
651 Prairie Pointe Drive
Yorkville, IL 60560
lynn@dlkllc.com
630-209-7151 cell