



651 Prairie Pointe Drive • Yorkville, Illinois • 60560
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Monthly Report – August 2024 EDC Meeting of the United City of Yorkville

July 2024 Activity New Development:

- **Kharisma's Kiddles – 104 E. Schoolhouse Rd:** Kharisma Benard will open a daycare for children ages 2 to 6, and also offer before and after school care for elementary school children, at this location. She is going through approvals with DCFS at this time, and hopes to be open later this year.
- **Hacienda Real – 585 E. Kendall Dr - Kendall Crossing:** This very popular authentic Mexican Restaurant is adding a more suitable outdoor eating area for longer periods throughout the year, not just the summer time. The new structure will feature a system called a smart pergola, which will be able to be open on sunny days, and closed during rainy or windy days. Installation It will be completed in August.
- **The Williams Group – 111 W Hydraulic – Riverside Plaza, Downtown Yorkville:** The Williams Group is beginning a major face lift to this rear building of Riverside Plaza. There will be new siding skin, new roof, and new exterior lighting. They will be adding an overhang and gutters to the building. This will transform the exterior of the building, and will be completed in August.

July 2024 Previously Reported Updates:

- **ACE Taekwondo, formerly BH Martial Arts – 222 S. Bridge Street - Downtown Yorkville:** This existing Yorkville business relocated and expanded from its current location at 664 W Veterans Parkway to this location in downtown Yorkville location on July 8th.
- **Turner Law Group – 1458 Sycamore Road:** This personal injury law group is opening a satellite office here in Yorkville. They also have offices in Geneva and Sycamore. Yorkville resident **Margie Komes Putzler** will have her office in this location. This office opened by appointment July 15th.
- **Youniverse Collective – 1953 S. Bridge Street – Fountain Village Development:** Yorkville resident **Dominic Cappellett** will be opening a tattoo collective in August 2024.
- **John Chambers Garage – 1821 S. Bridge Street - Lot 1 Fountain Village:** Yorkville resident **John Chambers** is opening a garage that specializes in custom Interior restorations, custom fabrications, and mechanical repairs. John has over 40 years of experience in this industry, and also works on boats, and other vehicles that require this type of expertise. John expects to be open for business around August 1st. **Eleno Silva**, the owner of Martini Banquets, built this new 5,800 square foot building.
- **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 begin construction later in 2024, and have this business open in early 2025.
- **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 4 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.
- **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 August 2024.
- **Langston Pediatric Physical Therapy – 724 E. Veterans Parkway – The Heartland Center:** **Laura Langston** and her team have offered these important services in Yorkville since 2010. The business is currently located at 10 Savaranos Drive. They will be relocating and expanding into 3,600 square feet of the 7,200 square feet. The building is currently under construction. They are hoping to be operational in this new location, in August 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 opened on July 14th.
- **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 later 2024. **The reason that they have not been able to move into their new location, is that the site has to be certified by the State of Illinois. This process is very time intensive.** 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>
- **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. Construction is slated to begin in August 2024. Opening of Yorkville's QuikTrip is slated for summer 2025.
- **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,
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