



651 Prairie Pointe Drive • Yorkville, Illinois • 60560

Phone 630-209-7151

Monthly Report – December 2024 EDC Meeting of the United City of Yorkville

**November 2024 Activity New Development:**

- **Edward Jones – Seth Wormley – 608 E. Veterans Parkway, Suite 3:** Seth Wormley is moving his Edward Jones Financial Advisor Office from Joliet to Yorkville. Seth has worked with Edward Jones since 2009, and works closely with his clients to develop specific strategies to help them achieve their financial goals. The 1,200 square foot office is expected to open in December 2024.
- **Midwest Cardiovascular Institute, C – 88 W Countryside Parkway, Suite C:** This medical practice has had a very limited presence in Yorkville, but has now decided open a permanent office, to better accommodate their growing practice. MCI is a world-class cardiology practice that specializes in the most advanced diagnosis, treatment and care of cardiovascular diseases. They opened on November 11<sup>th</sup>.

**November 2024 Previously Reported Updates:**

- **Tropical Smoothie Café – 110 W Veterans Parkway – Yorkville Plaza (Walgreens Center):** Sam & Bhavesh Patel will open their 4<sup>th</sup> Tropical Smoothie Café in this 1,600 square foot space in Yorkville. Their goal is to be open in January 2025. Their other locations are in St. Charles, Elgin & Huntley. This national franchise was first opened in 1997. Tropical Smoothie Café offers fresh and healthy made-to-order smoothies, wraps, sandwiches, flatbreads and bowls that instantly boost your mood. Typical hours are 7AM to 9PM.
- **J&E Restorations – 1304 Game Farm Road:** This existing business will be relocating and expanding from their current location at 720B N Bridge Street. Owners Eric Vicars and Jason Hill are purchasing this new location. Closing took place on November 6<sup>th</sup>. They began to move over their operation to the new location at that time.
- **Hofmann Fluid Power – 109 Beaver Street – Fox Industrial Park:** John Hofmann relocated his business to Yorkville in 2020 at 210 Beaver. Now John has purchase 109 Beaver Street. He plans on expanding into the former “Meadowvale” building, and most recently “Seal School”; by the end of the year. The new building is 30,000 square feet in size.
- **Kharisma’s Kuddles – 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
- **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 in early 2025, and have this business open in late 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” is HYATT STUDIOS.** This hotel type is a new offering for the “Hyatt” brand, and the first of these offerings will open in 2025 nationwide. Construction has begun, and the goal is an opening by Dec 31, 2025.
- **Association for Individual Development (AID) - 101 Saravanos Drive – Stagecoach Crossing:** AID has purchased a bigger building in Yorkville, and are moving many of their services to the new location on 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 have been made to the new location, and are now operational in both locations. They have received approval from HFS (Health and Family Services) and DMH (Department of Mental Health), and have moved their Behavior Health for both children and adults to the 101 Saravanos Drive location. They are keeping the intellectual development for people with disabilities at the 708 N. Bridge Street. They will permanently operate out of BOTH locations in Yorkville.
- **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. **The reason that they have not been able to open their new location, is that the site has to be certified by the State of Illinois. This process is very time intensive.** Director Jessica Wathen hopes to open in late 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 shortly. They are experiencing some challenges with NICOR relocating a gas line, and which is located in IDOT’s right-of-way. Opening of Yorkville’s QuikTrip is slotted for late 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,

Lynn Dubajic Kellogg  
651 Prairie Pointe Drive  
Yorkville, IL 60560  
[lynn@dlkllc.com](mailto:lynn@dlkllc.com)  
630-209-7151 cell