



651 Prairie Pointe Drive • Yorkville, Illinois • 60560  
Phone 630-209-7151

Monthly Report – January 2025 EDC Meeting of the United City of Yorkville

**December 2024 Activity New Development:**

- **Tri-County Property Management – 308 N Bridge Street:** Partners Mike Russ and Jason Aloissio purchased this building in Yorkville, and plan to open an office for their property management company, after the new year. This company offers many services for both residential and commercial building owners. Their services include everything from accounting, to managing both occupied units and vacancies. You can learn more about this company by visiting their website [www.tcpm.com](http://www.tcpm.com)
- **Living Rite Psychiatry Office – 215 Hillcrest Ave, Suite C:** Living Rite is in the process of opening a **second** office in Yorkville. They currently operate a Therapy Office at 924 N Bridge Street. This psychiatry office is being relocated to Yorkville from Sycamore. They hope to be fully moved into this office by February 2025.
- **D Construction – 1304 Sunset, Suite E:** This company is well known as a major road building company. D Construction has opened a construction office in Yorkville to provide support for the many projects that they are involved with, in the Yorkville area.
- **Primary Maintenance LLC – 1111 S. Bridge:** Yorkville resident Jon Beushausen has relocated and expanded his property maintenance company from 1304 Game Farm Road, to this location on Bridge Street. This new location is approximately 2,500 square feet.

**December 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.
- **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
- **Hofmann Fluid Power – 109 Beaver Street – Fox Industrial Park:** John Hofmann relocated his business to Yorkville in 2020 at 210 Beaver. Now John has purchased 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 rooftop 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.
- **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 early 2025. 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. Demo is scheduled to begin around January 6<sup>th</sup>, 2025. Opening of Yorkville’s QuikTrip is slated 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