



651 Prairie Pointe Drive • Yorkville, Illinois • 60560

Phone 630-209-7151

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

February 2025 Activity New Development:

- **Lucky Ou Buffet – 684 W Veterans Pkwy – Cannonball Run Center:** The former Joyce Lee and #1 Chinese Buffet has changed ownership. New owner Yigang Ou opened in mid-February. The space has been cleaned and painted. They are also including soft drinks in the price of the meals.

February 2025 Previously Reported Updates:

- **Complete Medical Recovery (CMR) – 129 Commercial Drive. Unit 9 – Yorkville Business Center:** Dr. Eric Andersen is leading an outstanding group of medical providers, in a relocation and expansion for their businesses. This group currently practices at 1949 S Bridge Street (Fountain Village Center) in 2,300 square feet of space. They purchased their new 12,300 square foot, two-story space, on January 6, 2025. There will be a 1,000 square foot fitness studio on the first floor that will open on March 15th; this is new to their practice. All of the medical providers will move into the new expanded location on May 1st, 2025. These include Walton Chiropractic, A Touch of Ginger, Complete Muscle Recovery, Complete Medical Recovery, Complete Mind Recovery and Complete Medical Radiance. They will also offer access to an infrared sauna, hyperbaric chamber, and a retail store for purchase of supplements. You can learn more about this practice by visiting their website www.cmrhealthgroup.com
- **The District Salon Suites, A Collection of Industry Professionals – 201 W. Hydraulic:** Katie Ash entrepreneur and owner of Salon Social in downtown Yorkville, is opening an additional new business in the former Yorkville Parks and Rec building. The Williams Group purchased this building from the City in September 2024. The District Salon Suites will occupy the nearly 4,000 square foot space, and will open around July 1st, 2025. The building will be a fully renovated facility with 15-17 luxury salon suites on site. The District will house those stylists that have graduated from commission salons. These are individuals who have spent years building a clientele that can now support self-employment.
- **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, in early 2025. 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
- **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 fully moved into this office in February 2025.
- **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”; in early 2025. 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 purchased this property. 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 a \$11 billion company, with more than 900 stores in 14 states. They have over 24,000 employees nationwide. Construction is slated to begin shortly. Demo began on January 13th, 2025. 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
630-209-7151 cell