



651 Prairie Pointe Drive • Yorkville, Illinois • 60560

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Monthly Report – April 2025 EDC Meeting - The United City of Yorkville

March 2025 Activity New Development:

- **Salsa Verde – 1508 N Bridge St:** Yorkville's own **Arechiga Family** is relocating and expanding their **Salsa Verde Restaurant** to the former Arby's location on Route 47. The new space is approximately 3,200 square feet and includes a drive-up. Their original location is 1,800 square feet. Salsa Verde prides itself in redefining the concept of modern, fast-casual food by proudly serving delicious dishes prepared from authentic Mexican recipes in a friendly vibrant environment. They hope to be open in the new location around May 1, 2025.
- **Blank SL8 – 219 S Bridge St:** The former FRET Wine Bar & Theatre has changed ownership and will reopen as a new concept special event space called **Blank SL8**. New business owner **Earl Holmes** and his wife **Stephanie (Stef)** of Oswego will open at 219 S Bridge St, in Downtown Yorkville. They will take possession of the space April 1st and will be start by doing cosmetic enhancements. Targeted Grand Opening will be May 1st, 2025. **Blank SL8** will be an intimate venue for hosting small to medium special events including birthday parties, corporate events, bridal and wedding showers, etc. Their clients will be able to bring in their own outside vendors for services such as photography and food to make each event unique and affordable. The Holmes's plan to build a community space that provides an affordable event venue option, while supporting local small businesses who cater to special event rentals and offerings. They will be hosting a series of 4 vendor open houses prior to opening in order to create partnerships with local caterers, photographers, and similarly focused small business owners in order to encourage clients to shop local for vendor selection.
- **Midwest Tents & Events / Midwest Equipment – 1262 S Bridge St:** The former Grand Rental Station has changed ownership. New owner **Adam Curtis** is a third-generation rental business owner who is excited to serve the Yorkville community. Adam opened the space as **Midwest Tents & Events**, and he has showrooms in Yorkville and DeKalb. Familiar to the Yorkville community, **Senior Event Rental Coordinator Jennifer Pommier** is still available to assist with all rental coordination for special events and weddings, and more. Under the new ownership they have expanded their event and equipment rental offerings exponentially. Highlights of new offerings include year-round large tent rentals including larger tents, in-house flatware, plates and linens, and 3 new styles of special event chairs to suit the décor for any special event. Heavy equipment rentals are still available as well through Midwest Tents & Events under their **Midwest Equipment** title. Expanded offerings include scissor and boom lifts, and the ability to special order additional heavy equipment as needed for clients.
- **Purple Lotus Solutions Inc – 215 Hillcrest, Suite E:** **Mindy Burkhamer, MSW, LCSW, CADC, CODP** is the President and owner of **Purple Lotus Solutions, Inc.**, a comprehensive mental wellness center providing personalized psychotherapy and substance use treatment, and specializing in trauma, anxiety, behavioral disorders, substance abuse, and other mental health concerns. Mindy is licensed Clinical Social Worker, working in private practice since 2021, who is relocating her office from Oswego to the 663 square foot space at 215 Hillcrest. **Purple Lotus Solutions, Inc.** will open March 31st, 2025.
- **The Den – 227 Heustis St:** The former Dakotas has been rebranded and reopened as **The Den** on February 20th, 2025. New manager **Vanessa Sanzeri** has revitalized **The Den** into a vibrant, high-energy bar designed to appeal to late-night patrons with live music and an updated food and drink menu.
- **Kendall Marketplace:** Thank you to **Alexander Berman**, owner of **Kendall Marketplace**, for collaborating with the Yorkville and Oswego Police Departments. This partnership will facilitate training exercises on April 8th, 2025, and April 15th, 2025, in the unoccupied building space formerly leased by Signature Fitness.
- **JEMS2 Property Management – 904 S. Bridge St:** Yorkville resident **Michael Holzer** is constructing a new building at 904 S. Bridge St. Once complete, the new 2100 square foot building will house the **Brenda Holzer Memorial Foundation** and will look to open late 2025. Additional information about the foundation can be found by visiting their website at www.bhmemorialfoundation.org.
- **Nothing Bundt Cakes – 731 Erica Ln – Kendall Marketplace:** **Faisal Raja** will be opening his ninth **Nothing Bundt Cakes** location in Kendall Marketplace. Taking over the 2250 square foot former Kendall Meat Company location at 731 Erica Ln, **Nothing Bundt Cakes** will offer your favorite bundt cake treats baked in-house, on-site. Faisal and his team have already partnered with Yorkville schools in the past to collaborate on fundraisers, and they are excited to continue to support the Yorkville Community from this new location. Opening date is planned for June of 2025.

March 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 5th, 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 amount 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, have spent years building a clientele, and can now support self-employment.
- **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.
- **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 early 2026.
- **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 2025. You can learn more by visiting their website <https://www.childrencourtyard.com>
- **QuikTrip – Located at the northeast corner of Routes 47 and 71:** This is the new developer/business who has purchase 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 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. Construction began on February 17th, 2025. Opening of Yorkville’s QuikTrip is slotted for November 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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