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

June 2025 Activity New Development:

- **Columbia Chutes – 210 Beaver St:** **John Dombek**, owner of **Columbia Chutes**, is looking to close in July 2025 on the 14,400 square foot building formerly occupied by Hofmann Fluid Power. **Alan Halleck** is championing the project to bring Columbia Chutes from Rockdale to Yorkville, and he is eager to see this transition come to fruition. When fully operational, Columbia Chutes expects to have a team of approximately 20 professionals on-site. Columbia Chutes LLC is a leader in providing expert solutions for linen and rubbish chutes, offering a wide range of products, including custom-sized doors, control panels, and accessories. The company specializes in manufacturing and customizing chute systems to meet specific needs for each client by providing innovative and reliable chute solutions. To learn more about products and services offered by Columbia Chutes, visit their website at <https://columbiachutes.com/>.
- **Lola's Handcrafted Churros – 634 W Veterans Pkwy, Unit F – Cannonball Run:** Get ready to enjoy an authentic Mexican favorite with a playful, modern twist! **Mayra Serna**, owner of **Lola's Handcrafted Churros**, is excited to be coming to Yorkville. Lola's will be taking over the 1,800 square foot location, formerly occupied by Salsa Verde. This will be Mayra's second location. Explore a variety of unique flavor combinations like Biscoff cookie butter, s'mores, and matcha fruity pebbles – all available as sundaes. The beautiful presentation has made Lola's Handcrafted Churros a hit on social media and landed her a feature on NBC's Chicago Today. Lola's Handcrafted Churros plans to be open late Summer 2025, but if you can't wait to get a taste, you can visit her original location in Lisle now. View the menu at <https://www.lolachurros.com/>.
- **Evolve Physical Therapy – 664 Veterans Pkwy, Unit D – Cannonball Run:** **Evolve Physical Therapy** will open its new location at 664 W. Veterans Pkwy, Unit D, at the end of June. This new location will operate alongside their original office in Aurora, providing patients in Yorkville and the surrounding communities a variety of physical therapy and sports medicine treatment options. Owner **Janelle Smith, DPT, OCS**, opened Evolve with a mission to provide personalized one-on-one care and an alternative approach to recovery healthcare that removes common obstacles faced by many patients. **Mark Brauweiler, PT, DPT, OCS, CSCS**, is thrilled to be leading the team at Yorkville. The Evolve team is available to help patients experiencing a range of concerns from sports performance and overuse injuries to joint replacement and vertigo treatments. For a full list of services offered, you can visit the Evolve Physical Therapy website at <https://www.evovesportsmed.com/>.
- **ServiceMaster of Kendall County and Merry Maids – 720 N Bridge St, Suite B – Bridge Street Professional Center:** Owner **David Clark** is bringing **ServiceMaster of Kendall County's** main office back to Yorkville after 30 years. ServiceMaster and Merry Maids will now occupy the 1,050 square foot space at 720 N. Bridge St., recently vacated by J&E Restoration. David is the owner of ServiceMaster of Kane, Kendall, and Will Counties, and plans to keep his Aurora office location open. ServiceMaster Restore will offer both residential and commercial restoration services for water, fire, smoke, weather, and odor damage, and mold remediation services, to help businesses get back to work and homeowners restore their homes to pre-loss conditions. ServiceMaster was founded in 1929 and has grown into a world-class company composed of family brands that provide residential and commercial services to over 5 million customers annually. Under the ServiceMaster flagship, Merry Maids will also operate out of the new Bridge Street location. Merry Maids provides custom residential cleaning services designed to restore balance to their clients' lives by taking care of their homes. For additional details and information about all services offered, visit their website at <https://www.servicemasterrestore.com/servicemaster-of-kendall-county/>. ServiceMaster of Kendall County and Merry Maids will be opening Summer 2025.
- **Crosstown Title – 664 W Veterans Pkwy, Unit E – Cannonball Run:** **Crosstown Title** has taken over the former Swanson Real Estate location. Crosstown has operated in part from that location, working alongside Swanson Real Estate since August of 2024, and is now the sole occupant of that space as of June 1, 2025. **Jesse Maratea**, President of Crosstown Title, has 20 years of experience in the field and has also recently opened another office in Chicago. Crosstown Title is happy to provide boutique home-buying experiences for Yorkville and the surrounding communities.
- **Studio G Photography – 803 W Stagecoach Trail #7:** Offering a variety of photography services from corporate portraits to pets and fantasy photo shoots, **Studio G Photography** is now open in Yorkville! Owner **Abby Elliott** has had a passion for photography since the age of 5 that lead to opening her photography business in 1997. With a Bachelor's Degree in

Photojournalism from Columbia Chicago, and 28 years of experience, Abby is thrilled to bring her studio from Aurora to Yorkville. In addition to photography services, Abby offers workshops at the 1,200 square foot space at 803 W Stagecoach Trail for other aspiring photographers to build their skills. Studio G Photography opened in Yorkville on June 17, 2025. For a full list of services visit the website at <https://www.studiogphotography.com/>.

June 2025 Previously Reported Updates:

- **Home Run Hot Dogs & Lemonade – 109 N Bridge St – Riverside Plaza:** Family-owned and operated, **Home Run Hot Dogs & Lemonade** is taking over the 748 square foot space at Riverside Plaza, formerly Iconic Coffee. This will be their first brick-and-mortar location, boasting a Wrigley Field-themed interior and a menu lineup of Vienna Beef hot dogs, burgers, Polish Sausage and Italian beef, and fresh-squeezed lemonade. Renovations are also set to include a pass-through window to allow patrons to order and enjoy their meal from inside Fox Republic Brewing. Owner **Joseph Orto** and his family opened Home Run Hot Dogs & Lemonade in February of 2021. The Ortos have a current location inside the concession stand at Blackberry Farm in Aurora and operated previous temporary locations at several local antique markets, Stuart's Sports Complex, and the Batavia Boardwalk shops in 2024. Look for Home Run Hot Dogs & Lemonade to open in Summer 2025. Stay up to date with all their offerings on their website by visiting <https://www.homerunhotdogs.net/>.
- **Italian Soda House – 600 E Veterans Pkwy:** Owners **Michael LaPidus** and **Robert Taft** are bringing a taste of Italy to Yorkville. The 5476 square foot space, formerly Silver Fox, is undergoing an ambitious transformation that will surprise and delight diners with a unique experience. With an atmosphere full of charm and a little whimsy, the **Italian Soda House** will be a jewel in Yorkville's blossoming boutique restaurant scene. Italian Soda House will feature a menu filled with classic Italian favorites and adventurous new offerings made from fresh, high-end ingredients, authentic gelato, and an Italian soda bar. Target opening is late Summer 2025.
- **We Rock the Spectrum Kid's Gym – 1435 Cannonball Trail – Courthouse Square:** **Amy and James Allen**, owners of **We Rock the Spectrum** in Shorewood, are opening a new location in Courthouse Square at 1435 Cannonball Trail. This 5476 square foot space has been vacant since Dollar General closed. We Rock the Spectrum Kid's Gym is a franchised play space that caters to families with children of all abilities, with special considerations for those with sensory processing disorders, and provides a space with specially designed sensory play equipment to allow individuals of all ability levels to play and grow together. More information about their inclusive philosophy can be found on their website at <https://www.werockthespectrumyorkville.com/>. Opening is planned for Summer 2025.
- **America's Best – 935 Erica Ln – Kendall Marketplace:** National retailer **America's Best** will occupy the 4315 square foot space at 935 Erica Ln in Kendall Marketplace. America's Best has over 1000 locations across 31 states. The brand continues to grow as a trusted provider of quality eye care and eyewear, with a focus on affordability. This space has been vacant since Dots retail store closed and is currently undergoing renovations to create two general consultation rooms and one contact fitting space, along with a generous display area for designer frames. The target opening for America's Best is early Fall 2025.
- **Dhuse Chiropractic – 1625 Wing Rd:** Yorkville's own **Dr. Kyle Dhuse** is relocating his chiropractic office, **Dhuse Chiropractic**, to the approximately 1500 square foot location at 1625 Wing Rd. Dr. Dhuse is proud to serve the community he grew up in and the surrounding area by providing convenient and affordable chiropractic care. Dr. Dhuse's practice focuses on treatments that emphasize rehabilitation and exercise, specializing in the care of patients ranging from adolescents to the elderly. He is planning to open at the new location in July 2025.
- **Reds Sports Training Facility – 801 Prairie Pointe Dr:** The Reds Baseball & Softball Academy is proud to announce the launch of its groundbreaking 21,000 sq ft. **Reds Sports Training Facility**, a game-changer for the Yorkville, IL community. As the first of its kind in the area, this state-of-the-art facility will offer comprehensive training and development programs for athletes aged 8U to 18U. By equipping young athletes with the skills and resources needed to excel, the facility is poised to have a lasting positive impact on the community. It aims to elevate the performance of both baseball & softball high school teams, fostering both individual and team success. Additionally, the facility will offer public programs like coaching and player clinics, winter programs, cage & turf rentals, and more. The new training center will not only nurture athletic talent but also instill values of dedication, teamwork, and discipline, creating a legacy of excellence for generations to come. Anticipated opening is in Fall 2025.
- **Salsa Verde – 1508 N Bridge St:** Yorkville's own **Archiga 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 was 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 plan to be open in the new location in Summer 2025.
- **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 2,100 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 2,250 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 for this location is planned for early Fall 2025.
- **The District Salon Suites, A Collection of Industry Professionals – 201 W. Hydraulic: Katie Ash**, entrepreneur and owner of **Salon Social** in downtown Yorkville, opened her 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 now occupies the nearly 4,000 square foot space and opened to the public on June 1st, 2025. The building has been fully renovated into a modern facility with 15 luxury salon suites, currently 50% leased on-site. The District houses stylists who 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** has begun construction to complete his project at Kendall Crossing. The foundation for this building was laid 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. The goal is an opening in early 2026.
- **QuikTrip – Located at the northeast corner of Routes 47 and 71:** This is the new developer/business that 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 an \$11 billion company, with more than 900 stores in 14 states. They have over 24,000 employees nationwide. Construction began on February 17th, 2025. Opening for 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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