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

#### **July 2025 Activity New Development:**

- **Focus Ageless – 8721 Route 126:** **Focus Ageless** is a premier medical spa founded by owner **Tamara Baird**, a Board Certified Family Nurse Practitioner with over 18 years of medical expertise. Tamara holds additional certifications in advanced hormone replacement therapy and training from the American Academy of Facial Esthetics. Focus Ageless offers a variety of services, including PDO threads, bioidentical hormone replacement therapy (BHRT), laser hair and tattoo removal, Botox fillers, and men's health services, with a focus on prioritizing exceptional patient care. The practice, which previously operated at Harmony Aesthetics, will open the new 900-square-foot facility at 8721 Route 126 in Yorkville in August 2025. For a comprehensive list of services, visit <https://www.focusageless.com/>.
- **La Michoacana Sweet Bliss – 312 E Veterans Pkwy – Yorkville Marketplace:** A Yorkville favorite, **La Michoacana Sweet Bliss** will be relocating to the 1,400-square-foot space at 312 Veterans Pkwy in Yorkville Marketplace. Owner **Deanna Moreno** has been serving up a variety of treats in Yorkville for many years, with a thoughtful menu featuring savory and sweet options – most notably their homemade ice cream. Deanna is looking forward to showcasing the new shop. La Michoacana will close their current location in August and plans to reopen in the new space late summer 2025.
- **Buffalo Wild Wings GO – 1228 N Bridge St – Yorkville Marketplace:** Established in Ohio in 1982, Buffalo Wild Wings' popular sports bar-style restaurant chain has grown into a franchise with over 1,180 locations globally, including one location in all 50 states. Buffalo Wild Wings introduced the **Buffalo Wild Wings GO** concept in 2020, offering a modern alternative to the traditional sit-down restaurant model. This concept specializes in takeout and delivery, offering a streamlined menu of popular menu items like wings, tenders, and fries, with a focus on speed and convenience. **Nick Patel**, franchise location owner with three successful current locations, is set to open Buffalo Wild Wings GO in the 1,182 square foot space at 1228 N Bridge St, currently occupied by La Michoacana Sweet Bliss. Grab your Buffalo Wild Wings favorites at this location in the fall of 2025.
- **Verlo Mattress Factory – 98 E Schoolhouse Rd – Cozy Corner:** **Jeff Hirner** is opening his second **Verlo Mattress Factory** franchise location in the 3,000 square foot showroom and retail space at 98 E Schoolhouse Rd in Cozy Corner, previously the site of Scrap Cabana. Jeff currently operates a 9,000 square foot Verlo Mattress Factory in St. Charles, where the mattresses will be built for the Yorkville location. Verlo Mattress Factory, founded in 1958, specializes in crafting mattresses direct-to-consumer with options for custom specifications. Each mattress is individually built-to-order using American-sourced materials and comes with a lifetime comfort guarantee. The Yorkville location will showcase mattresses manufactured in St. Charles and offer on-site customization services. Additionally, Verlo provides in-home mattress adjustment services, enhancing customer satisfaction across its more than 30 showrooms nationwide. Jeff plans to open Verlo Mattress Factory in early fall 2025. Learn more on their website at <https://stores.verlo.com/verlo-mattress-of-yorkville-il/>.

#### **July 2025 Previously Reported Updates:**

- **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/>.

- **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 in August 2025.
- **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/>. The grand opening was held on July 6, 2025.
- **Italian Soda House – 600 E Veterans Pkwy:** Owners **Michael LaPidus** and **Robert Taft** are bringing a taste of Italy to Yorkville. The 5,476 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, offering an approachable, affordable luxury dining experience. Italian Soda House will feature a menu created by owner and two-time Michelin Bib Gourmand Restaurateur, Michael LaPidus, 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 5,476 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/>. Grand opening is scheduled for August 9, 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** has relocated his chiropractic office, **Dhuse Chiropractic**, to the approximately 1500 square foot location at 1625 Wing Rd. Dr. Dhuse is proud to continue serving 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. Dhuse Chiropractic opened 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. The construction crew broke ground for the facility on July 18, 2025. Anticipated opening is in Fall 2025.

- **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 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. The Grand Opening has been announced for the new location! Salsa Verde will be open at 10:00am on August 13, 2025, at the 1508 N Bridge St address. The first 100 customers on August 13<sup>th</sup> will receive a \$20 Salsa Verde gift card!
- **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](http://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.
- **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 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 17<sup>th</sup>, 2025. Opening for Yorkville's QuikTrip is slated 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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