



Fastest Growing City in
Kendall County

YORKVILLE DEVELOPMENT SNAPSHOT



MAJOR COMMERCIAL PROJECTS

- **Costco** - opening November 2025 on Route 34. The new Costco will be located just east of Route 47.
- **Vacant Land Development** - the lots surrounding the new Costco are currently under negotiation with several major national and global brands.
- **Kendall Marketplace** - is a power center with anchor tenants such as Target, Home Depot, Kohl's, Marshalls, and PetSmart. Recently, two new tenants joined Kendall Marketplace in 2025 - America's Best and Nothing Bundt Cakes. The power center is in active negotiations with nationally recognized brands. Conveniently located just 1 mile west of Route 34 & Route 47, Kendall Marketplace continues to grow as a premier retail destination.
- **Hyatt Studios Hotel/Opal Banquets & Event Center** - currently under construction. Opal Banquets will accommodate ~450 guests. Hyatt Studios is planned to have ~70 rooms, a restaurant, and a rooftop bar. It will be located just north of Route 34 & Route 47 in Kendall Crossing.
- **Raging Waves Waterpark/Lucky Strike Entertainment** - in 2024, Lucky Strike Entertainment purchased Raging Waves, Illinois' largest water park. In Q4, Lucky Strike purchased an additional 65+ acres at Route 47 & Galena Road for off-season entertainment expansion. New amenities and attractions are planned for next year's season.
- **Downtown Yorkville Hydraulic District Revitalization** - the City of Yorkville is planning streetscape upgrades, new sidewalks, a bike/walking path, façade improvements, & a green gathering space in the Downtown area.
- **Yorkville School District 115** - the enrollment has tripled over the last 20 years. Due to the continued expected growth, the school district purchased 100 acres of land for a planned facilities expansion. The location of the new facility will be just west of the current high school campus.



630-486-7321



www.thepesolagroup.com



jason@thepesolagroup.com



MAJOR RESIDENTIAL PROJECTS

As of October 2025, the City of Yorkville has approved a total of 7,264 entitled units across single-family and multi-family developments. Of these, 4,049 units remain, leaving substantial opportunity for future growth.

New Residential Developments

Six new residential developments that account for 1,116 entitled units, including:

- 670 Townhomes
- 426 Single Family Homes
- 20 Age-Restricted Single Family Homes

Expansion of Existing Residential Developments

In addition, Yorkville has nine existing residential developments that account for 2,933 units, including:

- 1,147 Townhomes
- 978 Single Family Homes
- 300 Apartments
- 272 Condominiums
- 236 Duplexes



WHY YORKVILLE?

- The population in the Yorkville School District (Y115) has increased and is forecasted to continue increasing by 2.35 % annually for the next five years.
- The district enrollment has increased and many grades are the largest that the district has historically experienced. Enrollment is forecasted to increase to 8,314 total students by 2029-2030 school year.
- The housing in Yorkville is expected to increase by 2.7% annually for the next five years.
- Yorkville is the Seat of Kendall County, hosting main government offices and facilities. Thousands of transactions take place annually at the two county campuses, bringing many visitors to the area.
- Rush Copley medical facilities have a significant presence in Yorkville. The Rush Copley Emergency Center and the Rush Copley Healthcare Center (with specialty clinics and departments) are located on Route 34, approximately 1.5 west of the Route 34/Route 47 intersection.
- Raging Waves Waterpark is the largest outdoor waterpark in Illinois and brings thousands of visitors to Yorkville every summer.
- Mars Wrigley manufacturing facility in Yorkville employs approximately 500 people that travel to the area every week.

