

Public participation is invited. When called upon, please approach the microphone and state your name. Kindly limit your remarks to three (3) minutes.

**VILLAGE OF VILLA PARK**  
**Village Hall, Committee of the Whole Room**  
**20 S. Ardmore Avenue**  
**Villa Park, IL 60181**

**Economic Development Commission**

**June 19, 2024**

**5:30 PM**

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Chairman: Tony Oddo

Commissioners: Ghada Abdelhafez-Fahmy, Larry Calvert, Patrice Gallagher, Patrick Grobe, JP Hochbaum and Ethan Tutor-Leon

- 1. Call to Order - Roll Call**
- 2. Approval of Minutes**
  - a. Minutes March 20, 2024
- 3. Business**
  - a. Review / Assign Business Retention Visits
- 4. Public Comments**
- 5. Commissioner Comments**
- 6. Village Board Liaison Comments**
- 7. Staff Liaison Comments**
- 8. Adjournment**

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## ECONOMIC DEVELOPMENT COMMISSION MINUTES

March 20, 2024

The meeting of the Economic Development Commission was called to order March 20, 2024, at 5:32 p.m.

**PRESENT:** Commissioners: Ghada Abdelhafez-Fahmy, Patrick Grobe, Larry Calvert, and Ethan Tudor-Leon.

**OTHERS PRESENT:** Director Marc McLaughlin, Gina Dugo, and Joe Amore.

**PUBLIC INPUT ON AGENDA ITEMS:**

None.

**APPROVAL OF THE MINUTES:**

Motion to accept the minutes made by Commissioner Abdelhafez-Fahmy and seconded by Commissioner Grobe verbal rollcall and passed with all ayes. The minutes for the Economic Development Commission for February 21, 2024, were approved.

**GENERAL DISCUSSION/BUSINESS:**

Director McLaughlin began the meeting with a motion to elect Chairman Pro-tem, for the evening, Commissioner Grobe nominated Commissioner Larry Calvert, and Commissioner Ghada Abdelhafez-Fahmy seconded the nomination, verbal rollcall was taken and verbally passed. Commissioner Calvert will preside over tonight's meeting. The first item was to review the business letter for Commissioner's visits. The letter was mainly drafted by Commissioner Hochbaum and format areas that could be filled in by the request of each Commissioner to be mailed out with the proper contact information populated. Discussion ensued and all thought the intro letter was perfect. Verbal vote was taken to make the letter final for use in 2024. Motion to accept, passed.

Next item was the review of the 3-year New Business Report. Director McLaughlin gave a review of the report. This was a request from the Village Board regarding what types of businesses have been coming to Villa Park in the last couple of years. The report is broken down by year and types of businesses with a summary. The service industry seemed to grow the most. He continued with a review of the various types of businesses. Discussion ensued regarding the ability to track and use the report going forward for what types of businesses the Village would like to see and the ability to balance all types of businesses within the village. We will be working on a database of all businesses located within the village limits. Once this is completed it will be easier to track who is still here and the ones that have left. The report is just a snapshot at this time, it can be more defined in the future. Some Commissioners would like to see information added, such as liquor licenses, the type and if there is gambling. A verbal roll-call vote was taken and passed. Next meeting commissioners will choose what businesses to visit.

**PUBLIC COMMENTS NON-AGENDA ITEMS:**

Guest Gina Dugo from RPM a Heating and Cooling and a licensed Plumbing Company. She was questioning a plumbers list the Village has. It was mentioned their Company was on a list in 2021 and then removed. They believed it was a Village recommended list, it was explained that the Village does not recommend any contractor, the list is just a reference for the public if they request it. The report will need to be updated to reflect current contractors.

Resident Joe Amore presented to the commission his discussion with Wheaton's Bicyclist & Pedestrian Commission meeting and how they are set up on Zoom with an additional feature for the hearing impaired. He is hoping the EDC, and the Village would entertain the idea. This will enable residents and Trustees to participate if they are not able to attend. Also, he mentioned the Train Station can be developed into a gem, possible TIF, this can be an asset. The Village has a great small-town atmosphere. Union Pacific owns the train station and they have cut staff which makes it hard to get grants. There are many opportunities and now is not the time to pass them up.

**COMMISSIONER COMMENTS:**

Commissioner Ghada Abdelhafez-Fahmy was happy to see the report.

Commissioner Grobe was happy to see the letter and it's a step in the right direction. The new business report is great and will help with vacancies.

Commissioner Tudor-Leon is looking forward to being assigned to businesses in 2024 and visiting different places.

Commissioner Calvert stated there are upcoming events such as Movies in the Park etc. where the EDC might have a table to introduce the public to this commission. Thoughts on that idea? Short discussion and was agreed a great idea to inform the public they are there to listen and assist businesses. A table/booth could be set up with the help of Parks, informational packets could be distributed when they can be completed, and there are no real marketing tools. This is something the EDC could tackle/create to be handed out.

Village Matters is not being distributed anymore, it can be found online, and minimal copies are printed. This is handled through Village Hall.

**VILLAGE BOARD LIAISON COMMENTS:**

None.

**STAFF LIAISON COMMENTS:**

Director McLaughlin advised the Commission he would be happy to supply business cards to pass on if they have more technical questions which need more specific information or answers. Finally on March 11, 2024, a default letter was sent to Eco Terra as many deadlines have come and gone. They are currently in a 30-day cure period.

The Union is scheduled for the Planning and Zoning Commission on April 11, 2024.

The target date for opening the new Rec Center is approximately this Fall.

**ADJOURNMENT:**

Motion to adjourn the meeting made by Commissioner Tudor-Leon and seconded by Commissioner Grobe. The motion passed with all ayes. The meeting was adjourned at 6:20 p.m.

Complete recorded minutes are available on the Village Website.

Respectfully Submitted by,

Pat Boksha

<b>Name</b>	<b>Address</b>	<b>Reason</b>	<b>NAICS</b>
Accel	1199 N Ellsworth Ave	New Business	Retail
Acqua Contractors	551 S Route 83	New Business	Construction
Ad Parl Pet Clinic	639 W North Ave	Ownership Change	Service
All Mobilty LLC	328 W St Charles	New Business	Retail
Ardmore Event Space	331 S Ardmore Ave	New Business	Service
Ardmore Food and Liqour	1638 S Ardmore	Ownership Change	Retail
Brer Rabbit Motel	65 E North Ave	Ownership Change	Accomodations
Burlington Coat Factory	174 W Roosevelt	New Business	Retail
Canine Connections	400 W St Charles	New Business	Service
Car Match Chicago	729 N Princeton	New Business	Auto Sales
Charley's Cheesesteaks	141 W North Ave	New Business	Restaurant
Daily Furniture	300 W North Ave	Ownership Change	Retail
Daily Outlet	300 W North Ave	New Business	Retail
Drip Drop Exotics	113 W Roosevelt Road	New Business	Rental Services
Exotic Monkey Shop	1035 W North Ave	Ownership Change	Retail
Gumino Industries	704 N Wisonsin	New Business	Construction
Implant Center of Chicago	302 E St Charles	New Business	Medical
Jay Loren Salon	178 Park Blvd	New Business	Service
JD Strength and Performance	379 E North Ave	New Business	Service
Joy Spa	140 W St Charles	New Business	Service
Junk Luggers	125 W North Ave	Ownership Change	Service
Leisure Time Laundromat	629 W North Ave	New Business	Service
Let's Go Motors	225 W Stone Road	New Business	Auto Sales
Little Caesars	60 E North Ave	New Business	Restaurant
Lu De La Salud	300 W North Ave	New Business	Service
Lupitas Jewelry	300 W North Ave	New Business	Retail
Lux Spa	82 W St Charles	New Business	Medical
Marciana's	332 E St Charles Rd	New Business	Restaurant
Molcajete Mexican Grill	336 E St Charles	New Business	Restaurant
Mr Grill Express	1023 W North Ave	New Business	Restaurant
MSA Afefa Collection	1025 W North Ave	New Business	Retail
Next Man's Treasure	300 W North Ave	New Business	Retail
Optimal Consulting	300 W North Ave	New Business	Service
Rockford Marble and Granite	629 Wildwood	New Business	Construction
Ruby's Jewelery	300 W North Ave	New Business	Retail
Sara O'Brien Photography	329 S Ardmore Ave	New Business	Service
Shea My Way	320 S Cornell Ave	New Business	Retail
Skyline Hair Studio	420 W Stone	New Business	Service
Smart Outdoor Living	1021 S IL Route 83	New Business	Construction
Taco Villa	47 S Villa Ave	Ownership Change	Restaurant
Tae Fu	312 E St Charles	Ownership Change	Restaurant
The Old Globe	338 S Ardmore Ave	New Business	Retail
Uhaul	500 W St Charles	New Business	Rental Services
Universal Workforce	337 E North	New Business	Service
University Dermatology	15 W North Ave	New Business	Medical
USA Veteran Firearms Training	338 S Ardmore Ave	New Business	Retail
Villa Park Heros - Exxon	340 W St Charles	Ownership Change	Gas Station

Villa Perk	217 S Villa Ave	New Business	Restaurant
Vitalant	100 E Roosevelt	New Business	Medical
Wing Ho Chop Suey	1017 W North Ave	Ownership Change	Restaurant
Ynot Laundry	1650 S Ardmore AVE	New Business	Service

<b>Use</b>	<b>EDC Member</b>
Hobby Store	
Heavy Highway Construction	
Pet Boarding	
Medical Supply Store	
Banquet	
Liquor Store	
Motel	
Clothing Store	
Pet Boarding	
Car Sales	
Restaurant	
Furniture Store	
General Store	
Car Rental	
Tabacco and Vape	
Contractor	
Dental	
Salon	
Gym	
Salon	
Remediation Services	
Laundromat	
Car Sales	
Restaurant	
Salon	
Jewelery	
Massage Parlor	
Restaurant	
Restaurant	
Restaurant	
Clothing Store	
Resale	
Service	
Countrtops	
Jewelery	
Photography	
Beauty Products	
Salon	
Outbuilding Sales	
Restaurant	
Restaurant	
Resale	
Truck Rental	
Temp Staffing	
Dermatology	
Firearm Sales and Training	
Gas Station	

Coffee Shop  
Blood Center  
Restaurant  
Laundromat



# Village of Villa Park

Economic Development Commission  
11 W Home Avenue, Villa Park, IL 60181

June 21, 2024

Business Name  
Contact Name  
Street Address  
City, IL ZIP

Dear [Recipient's Last Name],

Villa Park's Economic Development Commission is reaching out to business owners in the Village to gather insight into how the day-to-day business is in Villa Park and to learn more about your business. The intent is to find ways to help businesses in Villa Park thrive, become pillars of the community, and help establish a strong business culture. The more information we gather from each business, the better we can inform the Village Trustees on proper policies to help capture growth, post Covid.

In the next few weeks we would like to have a Commissioner stop by the business to have a brief conversation with the business owner or manager. In order to make this as convenient as possible we would like to set aside a time that is ideal for you. The Commissioner below has volunteered to set up this meeting with you. We have left their contact information below so you can arrange a meeting with them.

We greatly appreciate your time and attention to this.

Sincerely,

[Written Signature]  
[Full name Last name]  
[Contact Details]