

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

March 19, 2025

5:30 PM

Chairman: Tony Oddo

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

- 1. Call to Order - Roll Call**
- 2. Approval of Minutes**
 - a. February 19, 2025 Minutes
- 3. Business**
 - a. Discussion - 3 Year New Business Report 2022-2024
- 4. Public Comments**
- 5. Commissioner Comments**
- 6. Village Board Liaison Comments**
- 7. Staff Liaison Comments**
- 8. Adjournment**

The Villa Park Village Hall is subject to the requirements of the Americans with Disabilities Act of 1990. An elevator is operational at the north side entrance to the Village Hall during normal work hours and also during evenings. Individuals with special needs are requested to contact the Village's Compliance Officer at (630) 834-8500 so that reasonable accommodations can be made for those persons.

ECONOMIC DEVELOPMENT COMMISSION MINUTES

February 19, 2025

The meeting of the Economic Development Commission was called to order February 19, 2025, at 5:30 p.m.

PRESENT: Commissioners: Tony Oddo, Larry Calvert, Ghada Abdelhafez-Fahmy, JP Hochbaum, Patrice Gallagher, and John Drogos.

OTHERS PRESENT: Director Marc McLaughlin, Trustee Kumar and Joseph McKeown.

PUBLIC INPUT ON AGENDA ITEMS:

None.

APPROVAL OF THE MINUTES:

Motion to accept the minutes made by Commissioner Adbelhafez-Fahmy and seconded by Commissioner Hochbaum, verbal rollcall and passed with all ayes. The minutes for the Economic Development Commission for January 15, 2025, were approved.

GENERAL DISCUSSION/BUSINESS:

The meeting opened with Director McLaughlin introducing Joseph McKeown of the Illinois Department of Commerce & Economic Opportunity. He is the Northeast Regional Economic Development Manager and was present to discuss the availability of various programs for new and current businesses.

Joe McKeown: One of the roles is to help the communities grow businesses and promote the programs by working with Economic Development Directors and Commissions to get the word out about the DCEO programs. Happy to visit businesses. Currently working with a lot of industrial and manufacturing companies, however there are programs geared towards many types of businesses. There are programs that partner with local banks for financing, also tax cut programs possibilities may be offered. Most programs are State Funded, there are some Federally funded programs. The programs for retail would be State Small Business Credit Part 1 and Part 2 the Advantage Loan Program, if the criteria is met, it could participate in 50% of the loan and a low interest rate. Federal funding has not stopped, there are funds available. Programs may be available along with TIF funds, certain criteria will need to be met. Many of the programs are geared toward larger businesses. Educational and Safety training also May exist. Unfortunately, Villa Park has more smaller businesses. Various ways to get the information out are through webinars, presentations and outreach visits. Joe will send information to be used on Business Retention Visits. Another program is the Tax Credit which is geared toward electric manufacturing or products that go into energy efficient products. Corridor meetings would be a good way to spread the word with presentations. DCEO could put together a list of business in the areas that could benefit, but it helps when they inquire into the Department. Please visit the website at: dceo.illinois.gov for all information. The deadline for applying is April 7th, all applications will be reviewed.

The village website will be revamped to include quick links to a variety of information including but not limited to: TIIF's, Outsourced information.

Farmers Marke: Commission JP Hochbaum has been in contact with the Chamber and spoke with the president, Kyle on how to get this set up. Joint venture with the Chamber, EDC and the Fun Commission. Location is key, the train station would be a good location, surrounding towns

are using this type of area, it has increased visibility and built in traffic. Cortesi Park is the actual designated area for village functions. This would be a huge undertaking with organizing, set-up and take down. Volunteers would be needed. Vendors, Food Trucks would need to be lined up. Decision on what types of items for sale. Research into other towns on how they are doing theirs, the when, where and times etc. The EDC can spearhead putting this event together and have the Chamber run it. The Farmers Market can turn into a weekly/monthly event, with various themes surrounding the seasons. Determine core items and expand on that. Requirements will need to be met and itemized. Creating a sub-committee was determined to be the best action, Commissioner Hochbaum and Commissioner Drogos were designated for this.

PUBLIC COMMENTS NON-AGENDA ITEMS:

Joe McKeown informed the committee he has worked in Farmers Markets in the past, non-profits do set up and take down and usually would like a complimentary table.

COMMISSIONER COMMENTS:

Commissioner Gallagher: Will volunteer as a backup for the sub-committee.

Commissioner Hochbaum: During his meeting with the Chamber a Food Truck Event was discussed, they were more excited about that than the Farmers Market. The chamber is willing to help with this. The idea was to have 3 or 4 Food Trucks around Central. Food Trucks have been contacted and setting up a meeting with the village for permits etc. Using an online portal for vendors to sign up. This event could occur with the summer concerts.

No other Commissioners comments.

VILLAGE BOARD LIAISON COMMENTS:

None.

STAFF LIAISON COMMENTS:

Director McLaughlin: The draft of the Comprehensive Plan is available for comments until March 14th, there is an Open House on February 23rd at the VPRC, then it will be at the Planning and Zoning meeting on March 13, 2024, and then in front of the Village Board meeting on April 24th. Looking to publish in May. The last Comprehensive Plan was from 2009. It is available on the village website.

ADJOURNMENT:

Motion to adjourn the meeting was made by Commissioner Hochbaum and seconded by Commissioner Abdelhafez-Fahmy. The motion passed with all ayes. The meeting was adjourned at 6:55 p.m.

Complete recorded minutes will be available on the Village Website.

Respectfully Submitted by,

Pat Boksha

Village of Villa Park

Department of Community and Economic Development

3 YEAR NEW BUSINESS REPORT 2022-2024



Director Marc McLaughlin, AICP, GISP

Village of Villa Park

Village President

Nick Cuzzone

Village Board

Cari Alfano
Jack Corkery
Deepasriya Kumar

Jorge Cordova
Jack Kozar
Kevin Patrick

Village Clerk

Hosanna Korynecky

Economic Development Commission

Chairperson

Tony Oddo

Commissioners

Ghada Abdelhafez-Fahmy
John Drogos
J.P. Hochbaum

Larry Calvert
Patrice Gallagher
Ethan Tutor Leon

TERMS

Certificate of Occupancy: The Certificate issued to a business owner giving them the right to occupancy the building space after all agencies have authorized approval.

New Business: A business occupying the building space for the first time. Example: A business opens in a previously vacant unit or this particular business is occupying an building.

Ownership Change: A business already occupying and operating out of a building but has new ownership. Example: An established business has sold and has a new owner, but keeps the business name, such as selling a franchise license.

Name Change: An established business has a legal or marketing change. Example: Dunkin Donuts changed to Dunkin'.

North American Industry Classification System (NAICS): The standard used by Federal statistical agencies in classifying business establishments for the purpose of collecting, analyzing, and publishing statistical data related to the U.S. business economy.

USES

Construction: This sector comprises establishments primarily engaged in the construction of buildings or engineering projects. Construction may include new work, additions, alterations, or maintenance and repairs.

Vehicle Repair: This use is primarily engaged in providing a wide range of mechanical and electrical repair and maintenance services for automotive vehicles, such as passenger cars, trucks, vans, and motorcycles.

Auto Sales: This use is for the retailing of new or used automobiles and light trucks, such as sport utility vehicles, passenger and cargo vans, and motorcycles.

Medical: This use provides personal medical care services such as, doctors, dentists, chiropractors, massage therapist, and other healthcare professionals.

Retail: This use is engaged in the retail of new and used merchandise, such as, grocery, apparel, hardware, toys, etc.

Service: This use engages in the technical or personal services, such as, salon, insurance, gyms, pet boarding, consulting, etc.

Freight: This use engages in general freight trucking which handles a variety of commodities.

Office: This use customarily focuses on providing executive, management, administrative, or professional services, such as, lawyer or corporate headquarters.

Restaurant: This use is an establishment primarily engaged in providing food and beverage service for patrons.

Rental Services: This use engages in the renting of passenger vehicles or moving trucks, or the rental of tools and equipment of short periods of time, such as, U-haul or rent-all stores.

Gas Station: This use primarily engages in retailing automotive fuels in combination with a limited line of groceries and/or accessory vehicle maintenance.

Accommodations: This uses engages in providing short-term lodging often referred to hotels or motels.

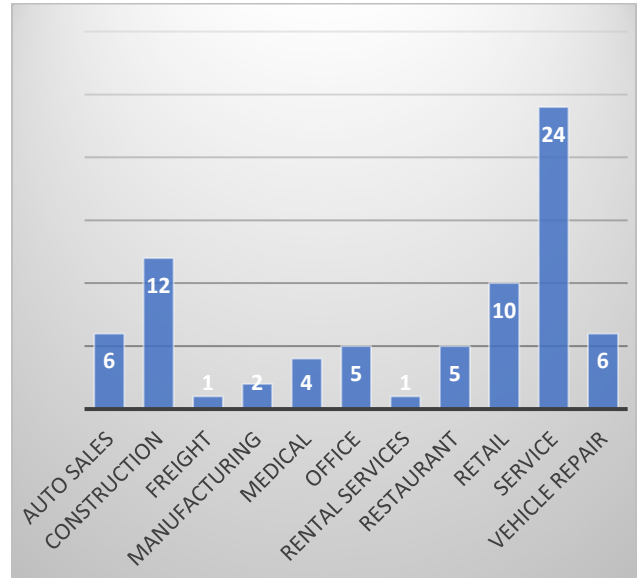
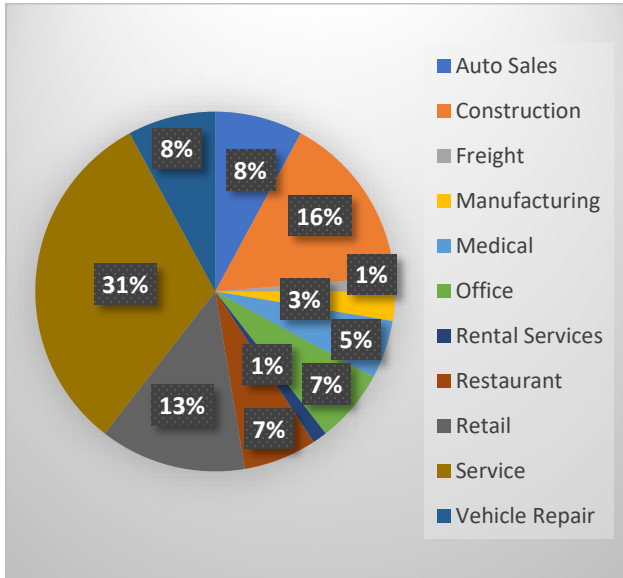
Manufacturing: This use engages in the creation of a finished product from raw materials.

Financial: This use engages in the exchange, lending, borrowing, and safe-keeping of money, such as, banks, credit unions, and ATMs.

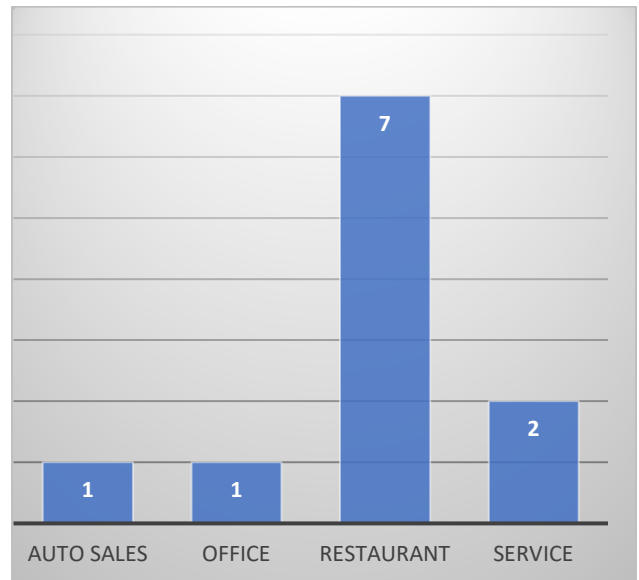
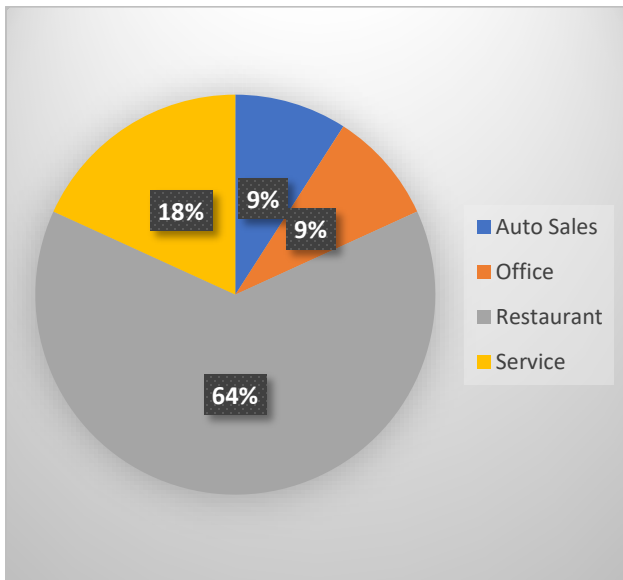
Religious Assembly: This use engages in religious services including public assembly that customarily occurs in churches, synagogues, temples, mosques, and other similar facilities were groups assemble for religious worship.

2024

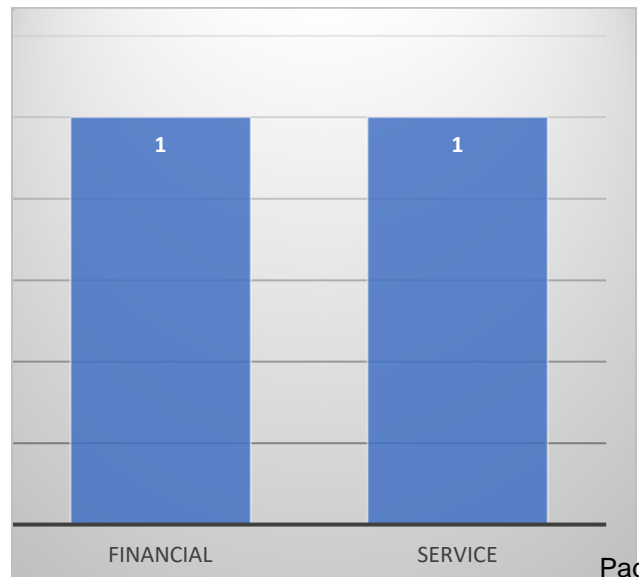
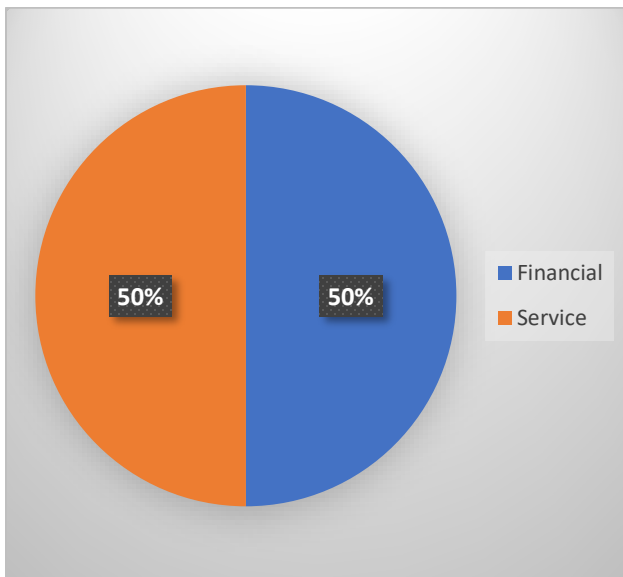
New Businesses: 79



Ownership Change: 11



Name Change: 2

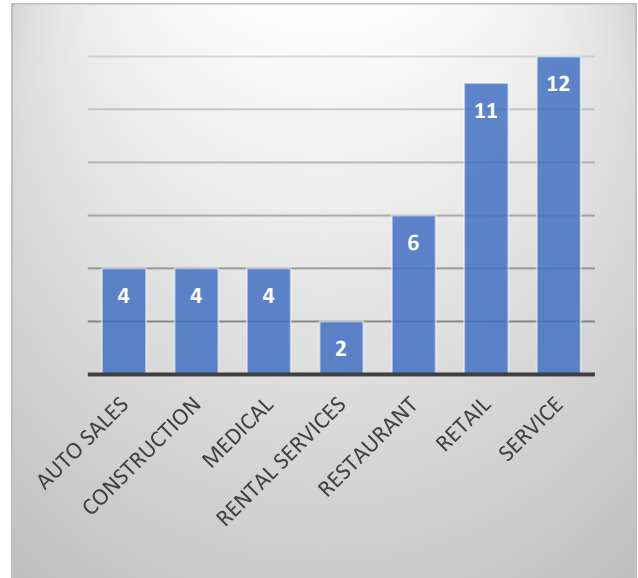
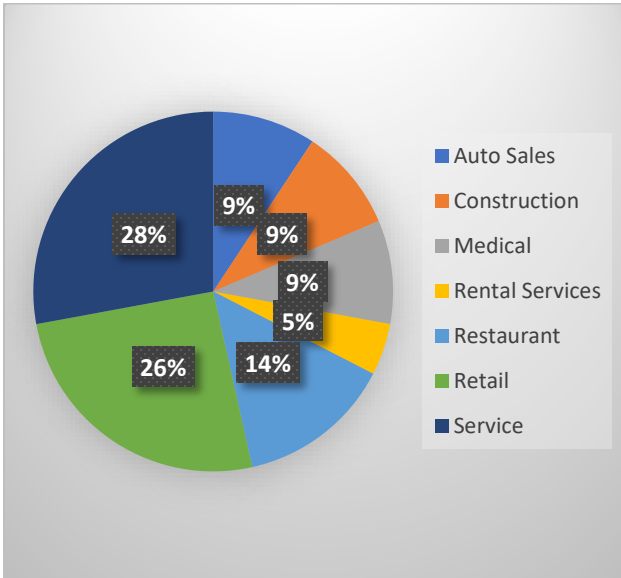


New Businesses

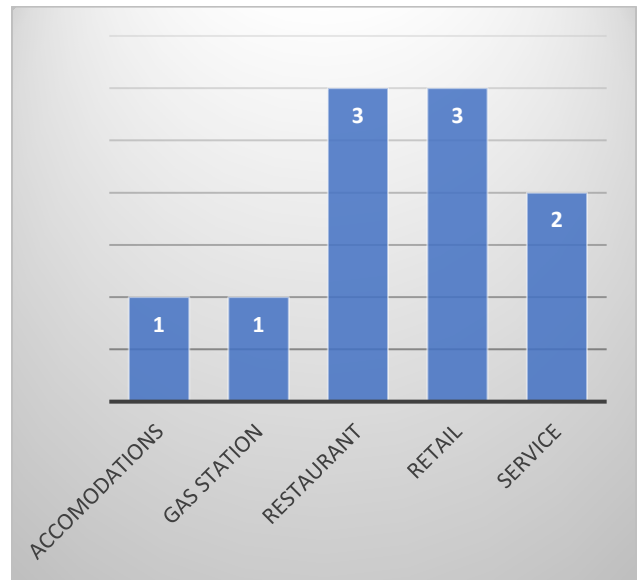
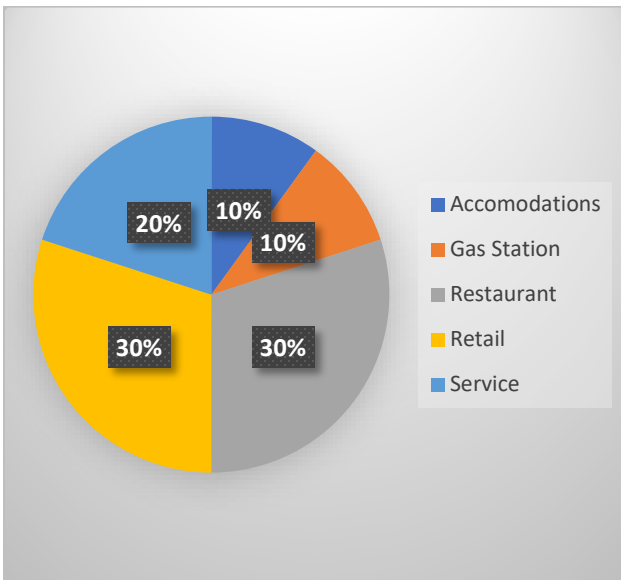
1492 Tattoo Studio	Service	OPC Construction	Construction
1st Choice Building Maintenance	Construction	Oshuns Magic Kingdom	Retail
7th Island Tattoo	Service	Overhead Material Handling	Construction
A.G.A.D. Pest Control	Service	Planet Fitness	Service
All American Landscaping	Construction	QC Powder Inc	Manufacturing
Amanah Security Group Inc	Service	Restoration Professionals Inc	Construction
Ambiance Banquets	Service	Santos Automotive	Service
Artisan Theory Salon, Inc	Service	Shaqhf Cafe	Restaurant
Aspire Advanced Dentistry	Medical	Simple Sanitation Inc	Service
Auto Inside Corp	Auto Sales	SNK Phone	Retail
Autosavin	Auto Sales	Sora Hair Braiding	Service
Backmotors	Vehicle Repair	Sunbelt Rentals Inc	Rental Services
Barnes Architects LTD	Office	Super Movers, Inc	Service
Benko Lighting and Appliances	Retail		
Bimmer Performance Service	Vehicle Repair	Ownership Change	
Boosted Bimmers of Chicago	Vehicle Repair	Beyond Visionary Services	Office
BV Commercial LLC	Office	Cater Fitness	Service
Complete Painting and Restoration	Service	Cigar and Hookah Lounge	Service
Crown Liquors	Retail	CMR Omelet House Inc	Restaurant
CU Smile Dental	Service	El Barrio III	Restaurant
D-Bat DuPage	Service	Food Commissary	Restaurant
Doci Construction Inc	Construction	La Micheacana	Restaurant
Durable Medical Equipment	Medical	Motor Cycle Center	Auto Sales
Epic Hall for Rent	Service	Tong's Tiki Hut	Restaurant
Espinoza Rentals	Office	Tribute Villa Park	Restaurant
Excalibur Detailing	Vehicle Repair	Ultimate Lounge	Restaurant
Exterior Restoration	Construction		
Falak Fashions Inc	Retail	Name Change	
Fitness by Maryam	Service	Byline Bank	Financial
Fortitude Wholesalers	Office	Tandoori Al Badia LLC	Service
Fred's Furniture Restoration	Service		
GL LED US Lighting	Retail		
Good Luxe LLC	Retail		
Great Lakes Auto Sports LLC	Auto Sales		
Healthcode Fitness	Service		
High Touch High Tech	Office		
Home Build Corp	Construction		
Hyderabad House	Restaurant		
Incleaning Corp	Service		
Ink Stitch Studio	Retail		
Joe Johnson Equipment	Construction		
Jr's Auto Body Shop	Vehicle Repair		
J's Tailoring	Service		
JV Landscaping	Construction		
K Cleanup and Restoration	Service		
Karate School	Service		
Kristin Petro Interiors Inc	Service		
Landscape Additions, Inc	Construction		
Medline Medical Services Inc,	Medical		
Mi Señorita Fitness	Service		
Midwest Care Pediatrics	Medical		
Mortadeli LLC	Restaurant		
Nikro Industries Inc	Manufacturing		
North Arrow Partners	Freight		

2023

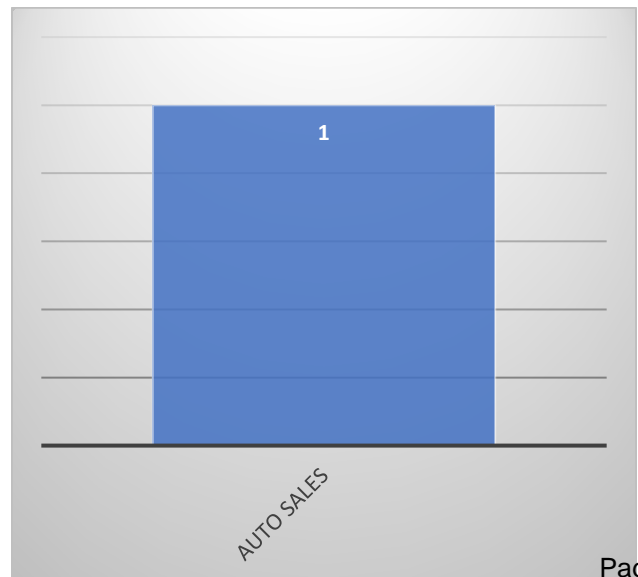
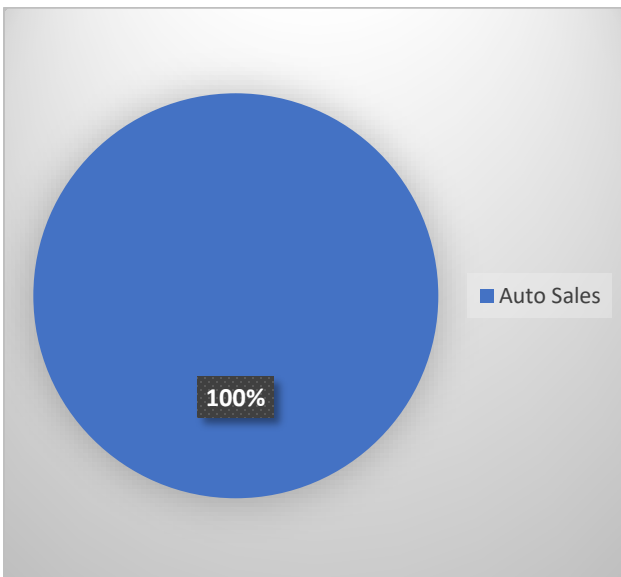
New Businesses: 43



Ownership Change: 10



Name Change: 1



New Businesses

Accel	Retail
Acqua Contractors	Construction
All Mobilty LLC	Retail
Ardmore Event Space	Service
Bethel Import and Export	Auto Sales
Burlington Coat Factory	Retail
Canine Connections	Service
Car Match Chicago	Auto Sales
Charley's Cheesesteaks	Restaurant
Daily Outlet	Retail
Drip Drop Exotics	Rental Services
Gumino Industries	Construction
Implant Center of Chicago	Medical
Jay Loren Salon	Service
JD Strength and Performance	Service
Joy Spa	Service
Leisure Time Laundromat	Service
Let's Go Motors	Auto Sales
Little Caesars	Restaurant
Lu De La Salud	Service
Lupitas Jewelry	Retail
Lux Spa	Medical
Marciana's	Restaurant
Molcajete Mexican Grill	Restaurant
Mr Grill Express	Restaurant
MSA Afefa Collection	Retail
Next Man's Treasure	Retail
Optimal Consulting	Service
Rockford Marble and Granite	Construction
Ruby's Jewelery	Retail
Sara O'Brien Photography	Service
Shea My Way	Retail
Skyline Hair Studio	Service
Smart Outdoor Living	Construction
The Old Globe	Retail
Uhaul	Rental Services
Universal Workforce	Service
University Dermatology	Medical
USA Veteran Firearms Training	Retail
Villa Perk	Restaurant
Vitalant	Medical
Ynot Laundry	Service

Ownership Change

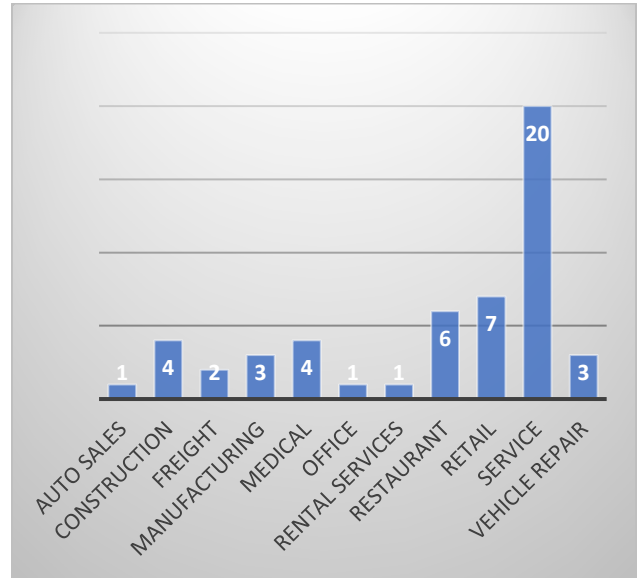
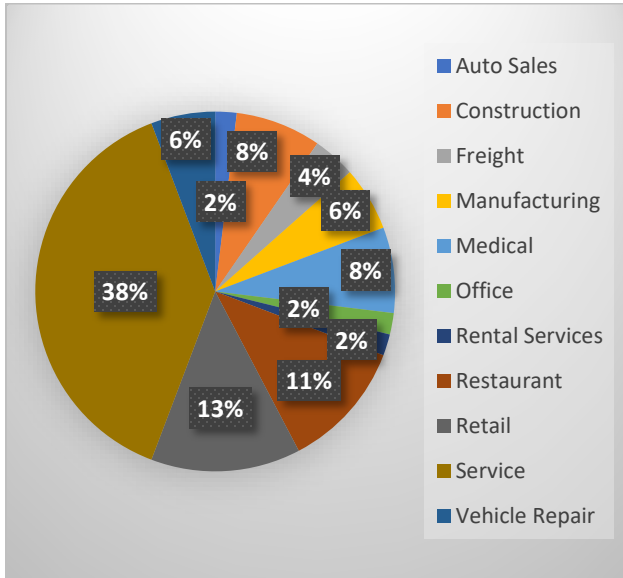
Ad Parl Pet Clinic	Service
Ardmore Food and Liquor	Retail
Brer Rabbit Motel	Accommodations
Daily Furniture	Retail
Exotic Monkey Shop	Retail
Junk Luggers	Service
Taco Villa	Restaurant
Tae Fu	Restaurant
Villa Park Heros - Exxon	Gas Station
Wing Ho Chop Suey	Restaurant

Name Change

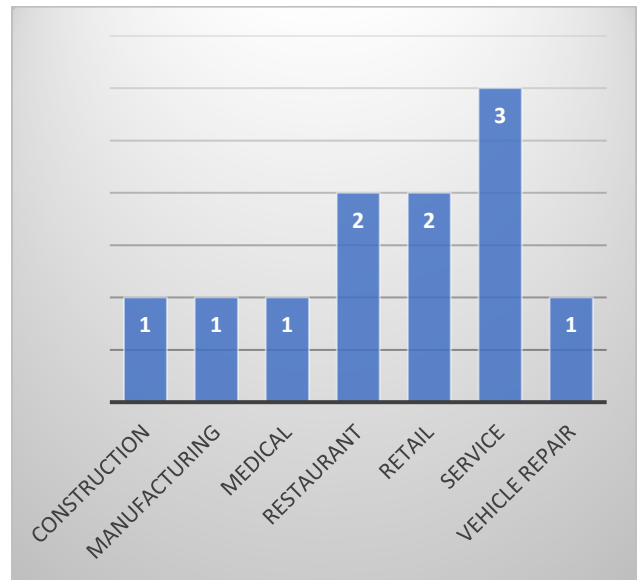
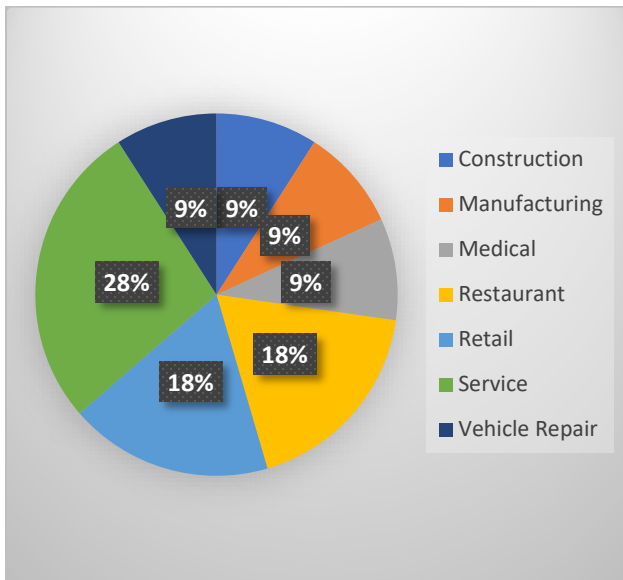
Import Select Auto Sales	Auto Sales
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2022

New Businesses: 52



Ownership Change: 11



Name Change: 0

New Businesses

4G Transport	Freight
AK Mulch	Construction
Amcan Bearing	Manufacturing
Assisting Hands	Medical
Aswad Boutique	Retail
Baladi Fresh Market	Retail
Bear Landscaping	Construction
Betcrazy	Restaurant
Bimmer Performance	Vehicle Repair
Captain B's	Restaurant
Chicago Dance Factory	Service
Chicagoland fireplace	Construction
De Sabor	Restaurant
Dental Care	Medical
Dental Management	Service
DeVine Wine Bar	Restaurant
Dynamic Fleet Services	Vehicle Repair
EZ Consulting	Service
Feline Behavior	Service
Foster Electrical	Construction
General Automotive	Vehicle Repair
Glenbard Security	Service
Go Git Fitness	Service
Healthcode	Service
House of White Light	Retail
Illinois Tent Retail	Rental
Inspire Nutrition	Service
JC Licht	Retail
JDs Strength	Service
John R Mack	Office
Junk Luggers	Service
Kensho Esthetics	Service
KGMB	Service
Marcott Enterprises	Freight
Medgyn Products	Manufacturing
Medical Outsourcing	Service
Natural Supplements	Retail
Olivia Lucas	Service
Oxford Insurance	Service
Payton Manis Beauty	Service
Peek a Baby 3D	Medical
Popeyes	Restaurant
ReSource Sports	Service
Sunshine Villa Park	Retail
Supermercado Buenvista	Retail
Tech Repair Plus	Service
Tropical Smoothie	Restaurant
Urgent Covid Testing	Medical
Used MOTO	Auto Sales
Vasa	Service
Weidenmiller Co	Manufacturing
Wizard of Ink	Service

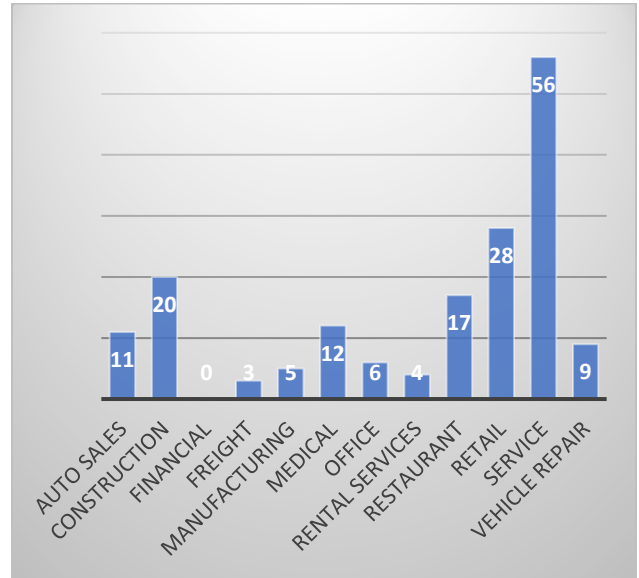
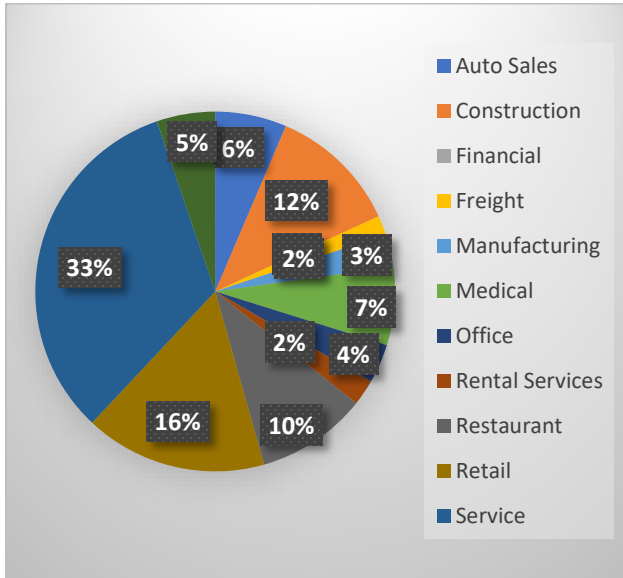
Ownership Change

Bright Light Medical	Medical
Cannella	Service
Cap's Bar and Grill	Restaurant
Core Smoke Shop	Retail
Flooring Sales	Construction
Kepner Products	Manufacturing
Oshuns Magic Kingdom	Retail
Rios Cleaners	Service
Tong's Tiki	Restaurant
Vet Hospital	Service
W Auto Works	Vehicle Repair

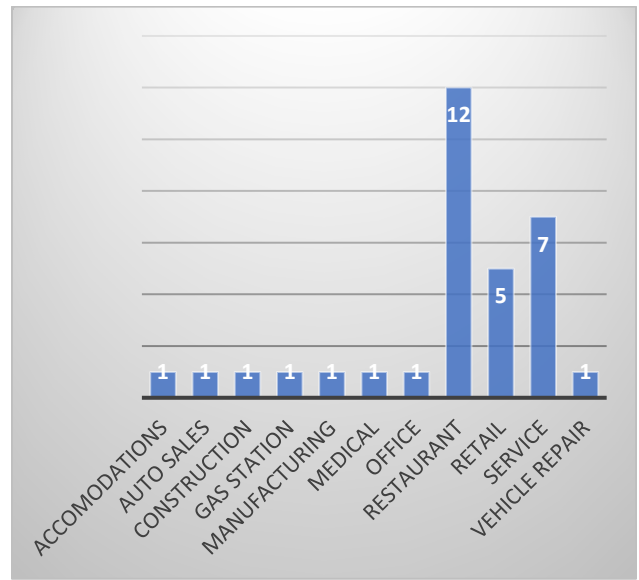
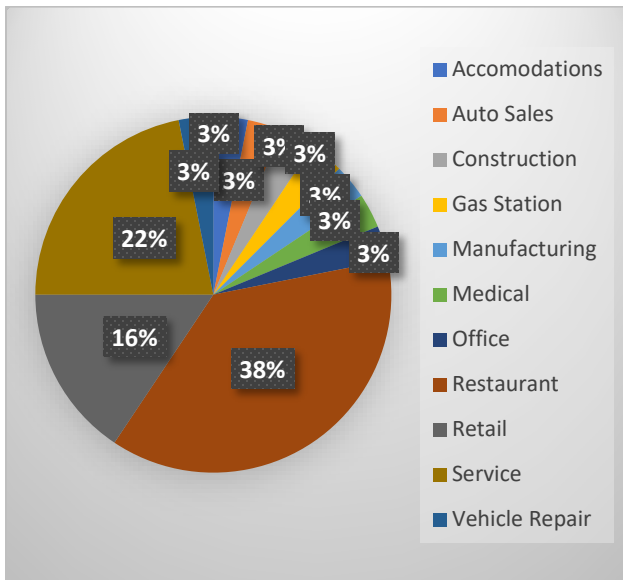
Name Change

2022 – 2024 Summary

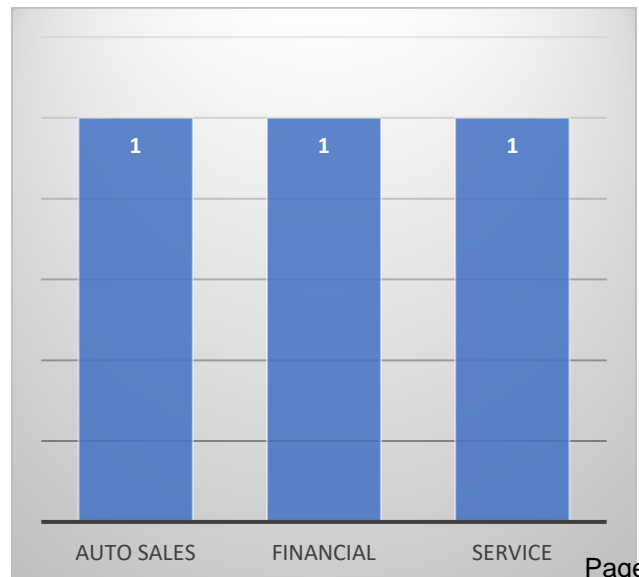
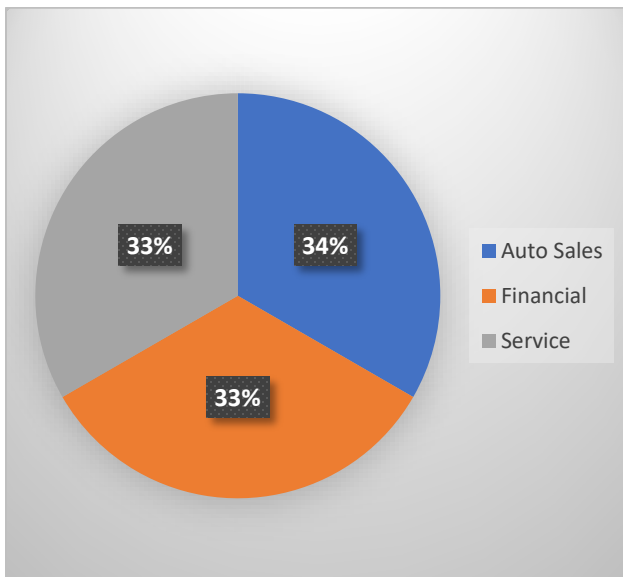
New Businesses: 153



Ownership Change: 32



Name Change: 3



SUMMARY

The most prominent sector the Village of Villa Park grew, over the last three years, was the Service industry.

This sector does not generate much in the way of sales tax revenue because it does not produce goods for retail or manufacture new products.

The top new Service use for the last three years, was gym/athletic with 11 new openings out of 56 new Services businesses. That means 20% of all new Service businesses were gym/athletic.

When taken the following together; salon/barber, gyms, spa, and health consultant, these combined equal 16 new service businesses focused on the subcategory of Personal Care.

Only Construction, Retail Sales and Restaurants have more than 16 new businesses in a specific industry.

New Business in the Medical, Vehicle Repairs, and Auto Sales sector make up the majority of the remainder.

Restaurant is the most prominent business type for Ownership Changes with 12. That is 37.5% of the category.

Service and Retail make up the majority of the remainder with a combined 12 Ownership Changes also at 37.5%

Disclaimer:

This data should be used with caution as this only reflects the New Businesses, Ownership Changes, and Business Name Changes in this three-year period. It does not take into consideration other important analytical points like, the Village's vacancy rate, if any of the locations that a New Businesses opened into were vacant before, the longevity of the business before these opened, rent rates, new or existing building being occupied, etc.

Without a robust analysis of the current situation of all businesses in the Village, this data is just numbers on a page. As the Village improves internal processes and data collection, the future Annual Reports can provide additional analysis regarding the Village's business growth.

