

**AGENDA**  
**Economic Development Committee**  
**Thursday, June 1, 2023**  
**7:00 p.m. – Darien City Hall**

- 1. Call to Order**
- 2. Public Comment**
- 3. Approval of Minutes – May 4, 2023**
- 4. New Business**
  - a) Monthly Update – Business Liaison & Recruitment Coordinator**
  - b) EDC Initiatives, Duties, & Tasks**
    - i. Business Visits by Members (PAGE 4)**
    - ii. Grant/Inceptive Program Examples (PAGE 13)**
- 5. Old Business**
  - a) Monthly Update – Concept Plans & Key Areas Discussion**
- 6. Staff Updates & EDC Member Updates**
- 7. Next Scheduled Meeting – July 6, 2023**
- 8. Adjournment**

**City of Darien**  
**Minutes Economic Development Committee**  
**Thursday, May 4, 2023**

**1. Call to Order**

The meeting was called to order at 7:05PM. Committee members present were Jonathan Christ, Lou Mallers, Tom Papais, Nick Pitzer, Bob Taft, and Matt Weberling. Also present was Mayor Joe Marchese, Alderperson Gerry Leganski, and City Planner Jordan Yanke.

**2. Public Comment**

None.

**3. Approval of Minutes – March 2, 2023**

Minutes were approved by unanimous consent.

**4. New Business**

**a) Monthly Update – Business Liaison & Recruitment Coordinator**

Committee member Mallers provided monthly update on role as Business Liaison and Recruitment Coordinator. Specific updates included that the City’s vacant commercial space inventory was updated and that an ongoing business survey is being conducted. Survey results will be presented to the Committee once enough responses are received. Additionally, an initiative for a business directory website is still in progress.

**b) New Topic Ideas & Initiatives – EDC Duties/Tasks**

The Committee held a lengthy discussion surrounding their identity and specified duties and tasks within the city code. Members discussed that resuming in person business visits by members and reporting to the group will help hold the Committee accountable. It was also recommended for staff to bring forth a discussion item on potential grant/incentive program ideas that may be feasible for the City to pursue. Action items include presenting a list of current businesses within the City so the Committee can discuss breakdown of business visits for members, in addition to adding an item on a future agenda pertaining to grant/incentive program opportunities.

**5. Old Business**

**a) Monthly Update – Concept Plans & Key Areas Discussion**

City Planner Jordan Yanke stated there are no substantial updates on any of the key areas. It should be noted that internal efforts are ongoing to bring prospective business tenants and redevelopment to the key development areas throughout the City.

**6. Staff Updates & EDC Member Updates**

Chairperson Papais gave update on current and future Chamber of Commerce events and activities. Staff had no updates.

**7. Next Scheduled Meeting**

The next meeting is scheduled for Thursday, June 1, 2023.

**8. Adjournment**

Meeting was adjourned at 8:47PM.

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**APPROVED:** \_\_\_\_\_

**CHAIRPERSON**

<i>Business Name</i>	<i>Street #</i>	<i>Street Name</i>	<i>City, State Zip</i>	<i>Telephone</i>	<i>Type</i>
Sinogap LLC	2604	A 83rd Street	Darien, IL 60561	(630) 541-6656	Administration - Truck Dispatch Service
Touch Transport, Inc	8140	Cass Avenue	Darien, IL 60561	(630) 235-2993	Administration for Trucking
Innfinity Logistics Inc	2551	75th Street	Darien, IL 60561	(312) 423-4911	Administration Office-Transportation
Direct Chassis Link Inc. (DCLI)	7955	Cass Ave., Suite 111	Darien, IL 60561	(630) 267-6995	ADMINISTRATIVE
N2Funding	1510	Plainfield Road, Unit 6	Darien, IL 60561	(858) 649-2017	Administrative Office - Mission Loans dba N2Funding
Closet Factory-Chicago South	8404	Wilmette Ave, Unit F	Darien, IL 60561	(331) 801-0202	Administrative Office and Sales Showroom
Wight & Company	2500	N. Frontage Rd.	Darien, IL 60561	(630) 969-7000	Architectural Design/Engineering/Construction Management
AGIV Repairs	7531	Lemont Rd, Ste B	Darien, IL 60561	(630) 324-6076	Asurian Tech Repair and Solutions
MFC Sports Performance LLC	7881	Lemont Road	Darien, IL 60561	(630) 303-2588	Athlete Training/Fitness Training
Haraldsens of Darien DBA Haraldsens Garage & Body Inc.	2525	75th Street	Darien, IL 60561	(630) 985-5441	Auto Body Repair/Auto Mechanical Repair & Maintenance
Spectro Auto Body & Paint Inc.	8408	Wilmette Avenue, Unit B and C	Darien, IL 60561	(630) 537-7700	Auto Body Shop
Oil Express	6722	Route 83	Darien, IL 60561	(630) 986-9178	Auto Oil Change
Auto Zone #1936	7516	Cass Ave., Unit 2	Darien, IL 60561	(630) 964-5657	Auto Parts/Accessories
Chuck's Import & Domestic Auto Service, Inc.	1009	75th Street	Darien, IL 60561	(630) 964-5271	Auto Repair
Darien Collision Center	8125	Lemont Rd.	Darien, IL 60561	(630) 852-3353	Auto Repair - Auto Body
Chippers Auto Care	6718	Route 83	Darien, IL 60561	(630) 974-6677	Auto Repair Shop
Darien Tire & Auto, Inc.	6710	Route 83	Darien, IL 60561	(630) 734-0100	Auto Shop
Nothing Bundt Cakes	7517	Cass Avenue	Darien, IL 60561	(630) 541-8725	Bakery
Sylvia's Bakery	8117	Cass Ave.	Darien, IL 60561	(630) 971-0389	Bakery
Smilga Bakery	7516	Cass Ave, Unit 4	Darien, IL 60561	(630) 935-5073	Bakery & Food Decorations
BMO Harris, N.A.	2275	75th Street	Darien, IL 60561	(630) 271-4000	Bank
Citibank	2225	75th Street	Darien, IL 60561	(630) 434-4403	Bank
Darien Community Bank	7380	Route 83	Darien, IL 60561	(630) 655-3113	Bank
Fifth Third Bank	2401	75th Street	Darien, IL 60561	(630) 910-6011	Bank
First American Bank	2013	75th Street	Darien, IL 60561	(630) 547-8900	Bank
First Merchants Bank	8301	Cass Ave.	Darien, IL 60561	(630) 810-9898	Bank
Huntington Bank	7335	Cass Ave.	Darien, IL 60561	(630) 434-5181	Bank
JPMorgan Chase Bank, N.A.	7501	Cass Avenue	Darien, IL 60561	(630) 743-2330	Bank
Old Second National Bank	8001	Cass Ave.	Darien, IL 60561	(630) 652-2364	Bank
Republic Bank (Darien)	1510	75th Street	Darien, IL 60561	(630) 241-4500	Bank
Alpine Banquets, Inc.	8230	Cass Ave.	Darien, IL 60561	(708) 717-7552	Banquet Facility
Bonita Hair and Nail Salon	6800	Route 83	Darien, IL 60561	(630) 590-5484	Beauty Salon

<i>Business Name</i>	<i>Street #</i>	<i>Street Name</i>	<i>City, State Zip</i>	<i>Telephone</i>	<i>Type</i>
Toni Guttello	2805	83rd Street, Ste 103	Darien, IL 60561	(708) 227-2592	Beauty Salon
Shubh Beauty	2189	75th Street	Darien, IL 60561	(773) 961-9753	Beauty Services
Hana's Hair Salon	801	Plainfield Rd.	Darien, IL 60561	(630) 455-4242	Beauty Shop
Great Clips for Hair (DTC)	2133	75th Street	Darien, IL 60561	(630) 963-0632	Beauty Shop/Sale of Hair Care Products
Monaco Lanscaping	2600	83rd Street	Darien, IL 60561	(630) 433-7255	Billing Office for Landscape Company
Roxanne Body Sculpting LLC	1224	Plainfield Rd	Darien, IL 60561	(630) 793-1506	Body Sculpting Services Non-Invasive
Miskatonic Brewing Company	1000	N. Frontage Road, Unit C	Darien, IL 60561	(630) 541-9414	Brewery w/ Retail Public Taproom
All Seasons LLC	8301	Cass Ave	Darien, IL 60561	(708) 216-1400	Brokerage Company (Sales Office Only)
Jagat Holdings, LLC	8190	Cass Avenue	Darien, IL 60561	(630) 696-0549	Building Management
Wilton Brands dba Wilton Homewares	7511	Lemont Rd., #172 & 176	Darien, IL 60561	(630) 985-6000	Cake Decorating/Bakeware/Kitchen Gadgets
L&M Car Wash	1022	Plainfield Rd.	Darien, IL 60561	(630) 205-1600	Car Wash/ 6 Stalls
Sterling Services	8404	Wilmette Ave., Unit A	Darien, IL 60561	(630) 724-0813	Carpet Cleaning
Rosati's Pizza	8137	Cass Ave.	Darien, IL 60561	(630) 960-2520	Carry Out
Kiddie Academy of Darien	1502	75th Street	Darien, IL 60561	(630) 541-8250	Child Care
Ready, Set, Grow	996	N. Frontage Road	Darien, IL 60561	(630) 515-1002	Child Care Center
Darien Chop Suey	7516	Cass Ave., Unit 18	Darien, IL 60561	(630) 852-8899	Chinese Food - Carry Out
Tobacco Nest	6818	Route 83	Darien, IL 60561	(708) 560-3608	Cigar Tobacco Store
USA Veterans Firearms Training, LLC	7516	Cass Ave, Ste 15	Darien, IL 60561	(815) 556-8293	Classes-Concealed Carry License
New Wave, LLC	7881	Lemont Road	Darien, IL 60561	(815) 703-5373	Club Volleyball Program-Training Tournaments
Willow Farm Products, Inc	8193	Lemont Rd	Darien, IL 60561	(630) 430-7491	CNC Machining, Fabrication, Consulting
Starbucks Coffee #29650	7517	S. Cass Ave	Darien, IL 60561	(206) 594-7273	Coffee Shop
A & R Diagnostic Service Inc.	8117	Lemont Rd., Suite 9	Darien, IL 60561	(630) 427-1611	Commercial Food Equipment Repair
Kirtley Technology Corporation	8328	Lemont Rd.	Darien, IL 60561	(630) 910-0418	Computer Programing/Student, Financial & Emp. Mgt.
Ras Data Services, Inc.	1510	Plainfield Rd., Ste. 3	Darien, IL 60561	(630) 324-4850	Consultant
Hicx Solutions, Inc	8328	Lemont Road	Darien, IL 60561	(630) 963-3323	Consulting and Software
KO Business Solutions	8301	Cass Avenue, Suite 200	Darien, IL 60561	(630) 230-6766	Consulting Staffing
T-Mobile Leasing, LLC	7511	Lemont Rd, Ste 154	Darien, IL 60561	(630) 857-2106	Consumer Leases - Wireless Equipment and Accessories
Darien Pantry	737	Plainfield Rd., Unit 5	Darien, IL 60561	(630) 325-8767	Convenience Store
ConGlobal Industries LLC	8205	Cass Ave, #115	Darien, IL 60561	(708) 225-2400	Corporate Office

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ITS ConGlobal	8205	Cass Ave, #115	Darien, IL 60561	(708) 225-2400	Corporate Office
REB Storage Systems International	7955	Cass Ave	Darien, IL 60561	(773) 252-0400	Corporate Office
Patriot Gaming Darien VFW Post 2838	801	Plainfield, Ste 12	Darien, IL 60561	(630) 861-6165	Darien VFW Post Gambling Parlor
Kindercare Learning Center #301270	7906	Cass Ave.	Darien, IL 60561	(630) 964-9094	Day Care/Early Education
International Group Design	6800	Route 83, Unit 8	Darien, IL 60561	(630) 927-3200	Design & Construction
Broad-Ocean Motor, Houston LLC	7955	Cass Ave, Ste 112	Darien, IL 60561	(708) 677-6680	Development Technology
Marketing Card Technology, LLC	8245	Lemont Road	Darien, IL 60561	(630) 546-4207/(630) 546-4991	Direct Mail/Printing of Plastic Cards
Walmart #2215	2189	75th Street	Darien, IL 60561	(630) 434-0490	Discount Retail
FRC Transport Inc	2608-B	83rd Street	Darien, IL 60561	(630) 441-4064	Dispatch
Sweet Home Kitchen and Bath Inc.	1035	S. Frontage Rd.	Darien, IL 60561	(630) 734-9899	Distribution Center for holding inventory/prod to Customers
Hayden and Company	2604	B 83rd Street	Darien, IL 60561	(630) 910-6244	Distributor of fire prevention equipment
Village Discount Outlet, Inc.		75th & Lymann	Darien, IL 60561	(708) 388-4772	Donation Center
Dunkin	2445	75th Street	Darien, IL 60561	(630) 427-0971	Donut Shop
Dunkin Donuts	7532	Cass Ave.	Darien, IL 60561	(630) 434-1799	Donut Shop
Oscos Drug, #0123	7329	Cass Ave.	Darien, IL 60561	(630) 852-0070	Drug Store
Walgreens #06176	8300	Lemont Rd.	Darien, IL 60561	(630) 985-6419	Drug Store
Walgreens #09033	7516	Cass Ave. # 1	Darien, IL 60561	(630) 964-4242	Drug Store
CD One Price Cleaners	2425	75th Street, Unit B	Darien, IL 60561	(630) 395-9458	Dry Cleaners
Edens Cleaners	2807	83rd Street	Darien, IL 60561	(630) 910-3300	Dry Cleaners
Magic Touch Cleaners	7516	Cass Ave., Unit 6-7	Darien, IL 60561	(630) 968-2394	Dry Cleaners
Modern Way Dry Cleaners	737	Plainfield Rd., Unit 6	Darien, IL 60561	(630) 325-4460	Dry Cleaners
Edible Arrangements	7511	Lemont Rd.	Darien, IL 60561	(630) 541-9261	Edible Gifts
Cattaneo Electric Co.	8171	Lemont Rd.	Darien, IL 60561	(630) 910-9400	Electrical Contractor
We Fix Phones & Tablets	6818	Route 83	Darien, IL 60561	(630) 568-3476	Electronic Repair Shop
Cygnat Controls, Inc.	8123	Lemont Rd., #1	Darien, IL 60561	(630) 985-2400	Electronics
Really Useful Products, Inc.	8191	Lemont Rd.	Darien, IL 60561	(630) 910-4800	Exporting & Importing/Warehousing
Woodspring Suites Darien	951	N. Frontage Rd	Darien, IL 60561	(630) 686-9080	Extended Stay Hotel - Lodging
Wal-Mart (DTC) #2215 Vision Center/Walmart Store #2215	2189	75th Street	Darien, IL 60561	(630) 434-0490	Eye Clinic
Ezzi Signs, Inc.	2841	83rd Street, Suite 112	Darien, IL 60561	(630) 541-3272	Ezzi Signs
Edward D. Jones & Co.	1510	Plainfield Road, Ste 2	Darien, IL 60561	(630) 964-9026	Financial Services
Bua Thai Kitchen	737	Plainfield Road Unit 7	Darien, IL 60561	(630) 590-5918	Food Mart

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Single Source, Inc.	8160	Cass Avenue	Darien, IL 60561	(630) 985-6400	Food Service Distribution
Aldi, Inc. #80	2251	75th Street	Darien, IL 60561	(630) 968-6125	Food Store
Jewel Food Store #0123	7335	Cass Ave.	Darien, IL 60561	(630) 960-3177	Food Store
Sakura Foot Massage	2121	75th Street	Darien, IL 60561	(630) 635-8888	Foot Massage
Modell Funeral Home, Ltd.	7710	Cass Ave.	Darien, IL 60561	(630) 852-3595	Funeral Home
Elite Home Furniture	7511	Lemont Rd., Ste. 100	Darien, IL 60561	(630) 442-7645	Furniture Store
Circle K #4706713	8975	Lemont Rd.	Darien, IL 60561	(630) 910-4189	Gas Station/Food Mart
Darien Shell Food Mart	8226	Cass Ave.	Darien, IL 60561	(630) 963-2660	Gas Station/Food Mart
Minuteman Citgo	402	Plainfield Rd.	Darien, IL 60561	(630) 850-9633	Gas Station/Food Mart
Speedway- Unit #1425	10250	Lemont Rd., Suite A	Lemont, IL 60439	(630) 783-9434	Gas Station/Food Mart
Speedway- Unit #5344	8301	Lemont Rd.	Darien, IL 60561	(630) 985-2203	Gas Station/Food Mart
Speedway Unit #7765	7502	Cass Ave.	Darien, IL 60561	(630) 810-0382	Gas Station/Food Mart
SMB Contracting Inc.	2841	83rd Street, Ste 104,107,109	Darien, IL 60561	(630) 541-3272	General Contractor
Brookhaven Market Place	7516	Cass Ave., Units 30-32	Darien, IL 60561	(630) 512-0600	Grocery Store
Hairs 2 You	2805	83rd Street, Ste 105	Darien, IL 60561	(815) 603-3155	Hair Salon
Lady Jane's Darien IL, LLC	7517	Cass Ave	Darien, IL 60561	(248) 689-0997	Hair Salon
Opal and Blush - Victoria Bungey	2805	83rd Street, Ste 101	Darien, IL 60561	(630) 632-2212	Hair Salon
Salon Studios Brookhaven	7516	S. Cass Ave, Unit 8	Darien, IL 600561	(630) 850-0731	Hair Salon
Sport Clips	2445	75th Street, Unit B	Darien, IL 60561	(630) 395-9532	Hair Salon for Men
D'Pelos Hair Salon and Barbershop	737	Plainfield Rd, #3	Darien, IL 60561	(708) 704-2478	Hair Salon-Barbershop
Mark Joseph Studio	2805	83rd Street, Ste 102	Darien, IL 60561	(630) 321-0657	Hair Studio
Preferred Network Access, Inc.	7900	Cass Ave, Ste110	Darien, IL 60561	(630) 493-0905	Health Care Studies
XSport Fitness	7511	Lemont Rd., #180A	Darien, IL 60561	(630) 427-1891	Health Club
Fruitful Yield, The	2141	75th Street	Darien, IL 60561	(630) 969-7614	Health Supplements
Eco Pro Shop, The	451	Plainfield Rd	Darien, IL 60561	(815) 446-2539	Hockey Equipment, Custom Apparel & Gifts
Kumon Math and Reading Center of Darien	7511	Lemont Rd., Unit 194	Darien, IL 60561		Home Study Program
Extended Stay America #4061	2345	Sokol Ct.	Darien, IL 60561	(630) 985-4708	Hotel
George & Son's HVAC, Inc.	8412	Wilmette Ave., Unit G	Darien, IL 60561	(630) 960-0308	HVAC Service
Tizzy's Treats & Eats	737	Plainfield Rd., Unit 2	Darien, IL 60561	(630) 887-7486	Ice Cream Parlor
Happy Ice Cream	276	Walker Drive	Clarendon Hills, IL 60514	(708) 263-9002	Ice Cream Vendor - 2 Trucks
Perfect Swing, Inc, The	8251	Lemont Rd., #105	Darien, IL 60561	(630) 910-3617	Indoor Batting Cages
Insurance Agents Co-Operative Inc	7955	Cass Ave. Ste. 202	Darien, IL 60561	(708) 426-0123	Insurance Agency

<i>Business Name</i>	<i>Street #</i>	<i>Street Name</i>	<i>City, State Zip</i>	<i>Telephone</i>	<i>Type</i>
Pinnacle Stairs Corp	8412	Wilmette Ave	Darien, IL 60561	(331) 588-8440	Interior Stairs & Railings Manufacturer
Safe Way Traction LLC	8197	Lemont Road	Darien, IL 60561	(239) 935-8488	Internet Sales
ecoATM, LLC	2189	75th Street	Darien, IL 60561	(858) 766-7250	Kiosk-Recycling of Small Electronics
JPD Kitchen Depot	1035	S. Frontage Rd	Darien, IL 60561	(630) 734-9899	Kitchen Designing
Boeger's Landscape Supply	8700	Lemont Rd.	Darien, IL 60561	(630) 985-0533	Landscaper & Supplier- Retail
Darien Liquor	8125	Cass Avenue	Darien, IL 60561	(630) 630-6630	Liquor Store
Dry Dock Inn, Inc.	1125	N. Frontage Rd.	Darien, IL 60561	(630) 963-0808	Lounge
Darien Management Company, LLC	8190	Cass Avenue	Darien, IL 60561	(630) 541-5072	Management/Consulting Services
Gear & Repair	8193	Lemont Rd	Darien, IL 60561	(708) 387-0144	Manufacturing - Gear
Karate for Kids, Inc./Taekwondo USA	7516	Cass Ave., Units 21-23	Darien, IL 60561	(630) 271-1200	Martial Arts & Self Defense
Resplendent Face & Body	7702	Cass Ave, #240	Darien, IL 60561	(630) 888-9959	Massage
Massage Envy Spa-Darien	2445	75th Street, Unit E	Darien, IL 60561	(630) 910-4500	Massage and Facial Spa
Lily's Massage Therapy	7516	Cass Ave., #19	Darien, IL 60561	(630) 706-1972	Massage Therapy
Platinum Cuts of Darien LLC	6800	Route 86, Unit 6	Darien, IL 60561	(708) 543-4442	Mens Barbershop
Uni - Carrier, Inc.	1000	N. Frontage Rd.	Darien, IL 60561	(630) 434-7000	Messenger Service
Vlada's Kitchenette, Inc., Café Smilga	2819	83rd Street	Darien, IL 60561	(630) 427-0929	Mini-Mart/Deli
Kindi Academy	8141-8187	Cass Ave	Darien, IL 60561	(630) 560-4900	Montessori School
X-Pert Mortgage of Illinois Inc	2869	83rd St	Darien, IL 60561	(708) 897-0299	Mortgage Broker
CT Nail, Ltd	2445	75th Street	Darien, IL 60561	(630) 312-0528	Nail Salon
Darien Nails LLC	7511	Lemont Rd., Ste. 152	Darien, IL 60561	(773) 964-6566	Nail Salon
Nice Touch Nails	2817	83rd Street	Darien, IL 60561	(630) 427-0600	Nail Salon
Pro Nails	7533	S. Cass Avenue	Darien, IL 60561	(630) 297-8087	Nail Salon
Sweet P Nail Spa	2805	83rd Street	Darien, IL 60561	(630) 887-7611	Nail Salon
TT Nails	7516	Cass Ave., Unit 10-11	Darien, IL 60561	(630) 322-7928	Nail Salon
C & X Shine Nail Spa	7411	Cass Ave	Darien, IL 60561	(630) 297-8688	Nail Spa
Frugal Muse Books, Music & Video, Inc.	7511	Lemont Rd., #146	Darien, IL 60561	(630) 427-1140	New/Used Book, Music, Movies and Video Games
Chapo Construction Company	1535	N. Frontage Rd	Darien, IL 60561	(630) 985-1760	Office - Construction Co
Nivlama Inc.	7702	Cass Ave, Ste 230	Darien, IL 60561	(630) 331-3505	Office - Dispatching
Blue Line Design and Construction Co., Inc	8404	Wilmette Ave., Unit G	Darien, IL 60561		Office - Supporting Construction Services
Herus Inc.	7900	Cass Ave	Darien, IL 60561	(331) 757-8268	Office Only - Commercial Trailer Rentals
Trucksx Inc.	7900	Cass Ave	Darien, IL 60561	(515) 757-9690	Office Only - Commercial Trailer Rentals

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Hallstar Beauty and Personal Company North America	7879	Lemont Rd	Darien, IL 60561	(312) 554-7400	Office/Warehouse/Production/Laboratory - Cosmetics
GolfNow, LLC	7580	Golf Channel Dr	Orlando, FL 32819	(215) 286-7940	Online Golf Tee Time Booking
Wilmette Ave. Limited Partnership	8404	Wilmette Ave, Unit E	Darien, IL 60561	(847) 404-3893	Operates and Manages Rental Units
Mueller Eyecare Associates	2620	83rd Street	Darien, IL 60561	(630) 985-2202	Optical Sales
Darien Animal Clinic, LLC	404	Plainfield Rd.	Darien, IL 60561	(630) 655-1888	Pet Clinic
Banfield Pet Hospital #0422	2153	75th Street	Darien, IL 60561	(708) 579-3340	Pet Clinic - Veterinarian Services
Petsmart- #422	2153	75th Street	Darien, IL 60561	(630) 271-1223	Pet Shop
Jet's Pizza	2425	75th Street	Darien, IL 60561	(630) 910-3100	Pizzeria
Pizzeria K LLC	737	Plainfield Rd, Ste 4	Darien, IL 60561	(769) 233-0356	Pizzeria
Silverware POS Inc.	8205	Cass Avenue, Suite 105	Darien, IL 60561	(888) 510-5102	Point of Sale System
All - Cut, Inc.	8195	Lemont Rd.	Darien, IL 60561	(630) 910-6505	Precision Machining
ABC Land, Inc.	1321	Plainfield Rd.	Darien, IL 60561	(630) 971-3870	Pre-School
The Goddard School	8350	Lemont Road	Darien, IL 60561	(630) 985-7117	Pre-School
Multi Print and Digital LLC	8113	Lemont Rd.	Darien, IL 60561	(630) 985-2600	Print Broker
Darien Swim & Recreation Club	1001	Hinsbrook Ave.	Darien, IL 60561	(630) 964-8656	Private Pool
Windy City Coin Inc.	7352	Route 83	Darien, IL 60561	(630) 323-6609	Purchase/Sale Metals and Coins
Seneca Real Estate Group, LLC	7702	Cass Ave, Ste 130	Darien, IL 60561	(312) 327-2700	Real Estate Office - Commercial, Investments Sales, Manageme
Al Chile Mexican Grill Inc.	8123	Cass Avenue	Darien, IL 60561	(630) 541-3785	Restaurant
Aodake Sushi and Hibachi	2129	75th Street	Darien, IL 60561	(630) 719-9888	Restaurant
Babba Grill	801	Plainfield Rd	Darien, IL 60561	(630) 568-3263	Restaurant
Blueberry Hill Restaurant	7340	Route 83	Darien, IL 60561	(630) 734-1300	Restaurant
Brooster's of Darien	1010	Plainfield Rd.	Darien, IL 60561	(630) 515-1505	Restaurant
Buona	7417	Cass Ave	Darien, IL 60561	(630) 963-2333	Restaurant
Burrito Paradise	7516	Cass Ave	Darien, IL 60561	(630) 968-0930	Restaurant
Carriage Greens Country Club	8700	Carriage Green Dr.	Darien, IL 60561	(630) 985-3400	Restaurant
Chiba Japanese Restaurant	7533	Cass Ave., Ste A&B	Darien, IL 60561	(630) 850-7848	Restaurant
Culvers	541	Plainfield Rd.	Darien, IL 60561	(630) 734-0400	Restaurant
Dotty's	7516	Cass Avenue, Unit 24	Darien, IL 60561	(331) 777-5601	Restaurant
Fry the Coop Darien	2019	75th Street	Darien, IL 60561	(630) 508-5962	Restaurant
Harmi	7516	Cass Ave, Unit 5B	Darien, IL 60561	(872) 278-0444	Restaurant
Home Run Inn Pizza	7521	Lemont Rd.	Darien, IL 60561	(630) 739-9696	Restaurant
Jam N Jelly Pancake House Inc	7511	Lemont Rd., #200	Darien, IL 60561	(630) 985-9595	Restaurant
JS Fort Group Inc. DBA Jimmy John's	2445	75th Street, Unit D	Darien, IL 60561	(630) 910-4580	Restaurant

<i>Business Name</i>	<i>Street #</i>	<i>Street Name</i>	<i>City, State Zip</i>	<i>Telephone</i>	<i>Type</i>
La Panza	7516	Cass Ave., Unit 25B	Darien, IL 60561	(630) 272-5857	Restaurant
McDonalds	809	Plainfield Rd.	Darien, IL 60561	(630) 969-7690	Restaurant
Mi Hacienda	2601	75th Street	Darien, IL 60561	(630) 910-2000	Restaurant
Padrinos	7532	Cass Ave	Darien, IL 60561	(305) 619-7865	Restaurant
Patio Restaurant of Darien, Inc.	7440	Kingery Highway	Darien, IL 60561	(630) 920-0211	Restaurant
Popeyes Chicken #808	7516	Cass Ave., Unit 34	Darien, IL 60561	(630) 769-9866	Restaurant
Shanay Inc. dba Subway	2189	75th Street	Darien, IL 60561	(630) 512-9610	Restaurant
Taco Bell	7419	Cass Ave.	Darien, IL 60561	(630) 852-1545	Restaurant
Tai San Chef, Inc.	2813	83rd Street	Darien, IL 60561	(630) 985-5006	Restaurant
Teddy's Red Hots	737	Plainfield Rd., Unit 8	Darien, IL 60561	(630) 789-8580	Restaurant
TGI Fridays #2670	2201	75th Street	Darien, IL 60561	(630) 434-0290	Restaurant
Uncle Mao's	8133	Cass Ave.	Darien, IL 60561	(630) 353-0338	Restaurant
Wayback Burgers 2425	2425	75th Street	Darien, IL 60561	(630) 442-7153	Restaurant
Wendy's International, Inc #1159	7100	Route 83	Darien, IL 60561	(630) 920-0224	Restaurant
Zazzo Pizzeria	7360	Route 83	Darien, IL 60561	(630) 655-4788	Restaurant
Panda Express #1187	2425	75th Street, Unit A	Darien, IL 60561	(630) 910-6086	Restaurant - Chinese
CEC Entertainment (Chuck E. Cheese's)	7409	Cass Ave.	Darien, IL 60561	(630) 964-0741	Restaurant (Amusement)
Q Bar	8109	Cass Ave.	Darien, IL 60561	(630) 241-0970	Restaurant (Amusement)
Chuck's Southern Comforts Café & Banquets	8025	Cass Ave.	Darien, IL 60561	(331) 431-4000	Restaurant/Banquets/Catering
Sally Beauty Supply #3323	2125	75th Street	Darien, IL 60561	(630) 964-1566	Retail - Beauty Products
PepBoys Auto Service & Tires #1466	6818	Route 83	Darien, IL 60561	(630) 455-2439	Retail Automotive Tires, Parts & Service
Home Depot #1905	2101	75th Street	Darien, IL 60561	(630) 271-9600	Retail Building Materials
JOANN #2176	7511	Lemont Rd., Suite 100	Darien, IL 60561	(630) 985-2832	Retail -Fabric and Crafts & Notions
Cardfrenzy	7511	Lemont Road, Suite 138	Darien, IL 60561	(630) 343-9825	Retail Greeting Cards & Gifts
T-Mobile Financial, LLC	7511	Lemont Rd, Ste 154	Darien, IL 60561	(630) 857-2106	Retail Installment Sales Agreements
T-Mobile Central, LLC	7511	Lemont Rd, Ste 154	Darien, IL 60561	(630) 857-2106	Retail Sale of Wireless Equipment/Accessories/Tel Serv.
Vitamin Shoppe, The #222	2415	75th Street, Unit A	Darien, IL 60561	(630) 427-1458	Retail Sales - Vitamins & Supplements
American Freight Outlet Stores, LLC	7415	Cass Ave.	Darien, IL 60561	(630) 434-9890	Retail Store
Old Fashioned Sweets	7511	Lemont Road, Suite 150	Darien, IL 60561	(331) 777-4681	Retail Store
Ross Dress for Less #1589	7511	Lemont Rd., #130	Darien, IL 60561	(630) 985-6942	Retail Store

<i>Business Name</i>	<i>Street #</i>	<i>Street Name</i>	<i>City, State Zip</i>	<i>Telephone</i>	<i>Type</i>
Salvation Army Facility Store and Donation Center	7511	Lemont Road, Suite 180	Darien, IL 60561	(312) 738-4367	Retail Store
O'Reilly Auto Parts #3389	2105	75th Street	Darien, IL 60561	(630) 810-0239	Sale of Auto Parts
Celestine Salon & Spa	1224	Plainfield Rd	Darien, IL 60561	(630) 322-9774	Salon & Spa
Sky Salon	2805	83rd Street	Darien, IL 60561	(630) 915-9633	Salon Suite Rentals
Groot Industries	8475	West 53rd St.	McCook, IL 60525	(708) 485-0900	Scavenger Service
Republic Services	5050	W. Lake St.	Melrose Park, IL 60160	(708) 345-7050	Scavenger Service
Waste Management of Illinois, Inc.	700	E. Butterfield Rd, 4th Fl.	Lombard, IL 60148	(630) 652-9014	Scavenger Service
Public Storage	1001	N. Frontage Rd.	Darien, IL 60561	(630) 286-6453	Self Storage
Safeguard Self Storage #170106	8131	Lemont Rd.	Darien, IL 60561	(630) 985-3252	Self Storage
Common Sense Solutions	2859	83rd Street	Darien, IL 60561	(630) 379-0330	Service Provider
Stone Legends Inc	6800	Route 83, Units9-10	Darien, IL 60561	(630) 927-3200	Showroom Stone
American Academy of Sleep Medicine	2510	North Frontage Road	Darien, IL 60561	(630) 737-9700	Sleep Medicine Health Care, Education and Research
Smoke Republic Darien LLC	1005	75th Street	Darien, IL 60561	(630) 371-4786	Smoke and Convenience Store
American Bottling (Vending)	401	N. Railroad St.	Northlake, IL 60164	(708) 551-1321	Soft Drink Manufacturing and Distribution
Eco Green Beauty - A	801	A Plainfield Road	Darien, IL 60561	(630) 656-8211	SPA
Eco Green Beauty - B	801	Plainfield	Darien, IL 60561	(815) 325-9365	Spa
Georgia Carpets	8404	Wilmette Ave, Unit D	Darien, IL 60561	(630) 852-5821	Storage
Lietuvele Inc	8205	Cass Ave, Suite 102	Darien, IL 60561	(847) 845-3972	Storage
Hudson Energy	8182	Cass Avenue	Darien, IL 60561	(630) 397-5151	Supplier of Natural Gas and Electricity
Maintenance Supply Headquarters	1035	S. Frontage Road	Darien, IL 60561		supplier-Maint & Repair items for Multi Unit Bldg and Office
Mobile Network Supply	2841	83rd Street	Darien, IL 60561	(630) 910-8000	Telecom Equipment Sales
Tile & Top LLC	7885	Lemont Rd	Darien, IL 60561	(833) 845-3867	Tile and Cabinet Showroom
Cheap Tobacco	6800	S. Route 83, Unit 3	Darien, IL 60561	(630) 734-9101	Tobacco Products
Flame Smoke and Vape	7516	Cass Ave., #17	Darien, IL 60561	(708) 781-8548	Tobacco Sales
Darien Tobacco Wine & Liquor	7516	Cass Ave # 5A	Darien, IL 60561	(630) 541-5751	Tobacco Wine & Liquor Store
Sylco Manufacturing, Inc.	8402	Wilmette Ave.	Darien, IL 60561	(630) 964-2955	Tool & Die
T.D.S. Machining, Inc.	8402	Wilmette Ave.	Darien, IL 60561	(630) 964-0004	Tool & Die
SLIS, INC.	8191	Lemont Rd.	Darien, IL 60561	(630) 910-3900	Trading Business/Importing and Exporting
Kerins Industries, Inc.	8408	Wilmette Ave.	Darien, IL 60561	(630) 515-9111	Trailer Manufacturer
KMA Worldwide dba Active Logistics & Trans Group	1450	Plainfield Road, Suite 3	Darien, IL 60561	(630) 645-6530	Transportation Brokerage-Sales Office
Power Printing Inc.	737	Plainfield Rd, Suite 9	Darien, IL 60561	(708) 218-7071	Truck and Trailer Signs

<i>Business Name</i>	<i>Street #</i>	<i>Street Name</i>	<i>City, State Zip</i>	<i>Telephone</i>	<i>Type</i>
Canteen Vending	171	Covington Dr.	Bloomington, IL 60108	(630) 833-3666	Vending
Darien Sportsplex (Vending Machines)	451	Plainfield Rd.	Darien, IL 60561	(630) 789-6666	Vending
Pepsi Beverages Co.	1400	W. 35th Street	Chicago, IL 60609	(773) 893-2300	Vending
RB Enterprises	1771	Mallete Road	Aurora, IL 60505	(630) 495-8001	Vending
Redbox Automated Retail, LLC	1	Tower Lane, Suite 800	Oakbrook Terrace, IL 60181	(630) 756-8418	Vending - DVD Inside Walmart
Redbox Automated Retail, LLC	1	Tower Lane, Suite 800	Oakbrook Terrace, IL 60181	(630) 756-8418	Vending - DVD Outside Jewel
Redbox Automated Retail, LLC	1	Tower Lane, Suite 800	Oakbrook Terrace, IL 60181	(630) 756-8418	Vending - DVD Outside of Jewel
Masterbrew Beverages Inc	2350	Foster Avenue	Wheeling, IL 60090	(847) 564-3600	Vending - Wilton Bake School
National Entertainment Network LLC	246	S. Taylor Ave, Ste 200	Louisville, CO 80027	(303) 444-2559	Vending and Amusement Machines
The Hillman Group, Inc	2189	75th Street	Darien, IL 60561	(623) 707-0610	Vending within Wal-Mart
Air Ducts Done Right, Inc.	8412	Willmette Ave., Unit D	Darien, IL 60561	(630) 241-4710	Ventilation Cleaning System
Accel Entertainment Gaming, LLC	140	Tower Drive	Burr Ridge, IL 60527	(630) 972-2235	Video Gambling and Amusements
Stella's Place	2415	75th Street, Unit C2	Darien, IL 60561	(630) 343-5864	Video Gaming Café
Progression Volleyball Consulting LLC	7881	Lemont Road	Darien, IL 60561	(630) 673-2185	Volleyball Court Rentals, Traing, Tournaments
Jenny Craig Weight Loss Centre, #213	2145	75th Street	Darien, IL 60561	(630) 810-0919	Weight Loss Center
Imperial Rivets & Fasteners Co	8404	Wilmette Ave., Unit H	Darian, IL 60561	(630) 964-0208	Whole sales-Warehouse Rivets and Misc.
AT&T Mobility	2415	75th Street, Unit E	Darien, IL 60561	(630) 910-1486	Wireless Communication
Angela's Decorative Art	1224	Plainfield Rd	Darien, IL 60561	(630) 401-6408	Wreaths, Centerpieces, Floral Pieces

# Business Incentives

Elmhurst has a longstanding history of public/private cooperation at all levels but particularly in the retail and industrial real estate sectors. The Economic Development Team works fervently with new and expanding businesses to create a higher standard of living for those who live, work, and do business in Elmhurst. Incentives are an investment in the future economic well being of a company and the Elmhurst community as a whole. Elmhurst offers an array of incentive programs for new and expanding businesses.

Elmhurst’s Economic Development Team proffers the following tools for your business success: Business Grant Incentives, TIF Districts and Sales Tax Incentives. These programs are designed to assist a wide selection of qualifying companies in various stages of their economic growth and as such, a return on investment through jobs, tax revenue, community cooperation, and capital investment is expected.

## Business Grant Incentives

New in 2019 are three (3) Business Grant Incentive programs for businesses located in North York Corridor TIF 4, Lake/Church TIF 5, and the Downtown TIF (“development areas”). Grants available under the programs at any particular time are subject to the then available funding as budgeted from time to time by the City of Elmhurst within City of Elmhurst Tax Increment Financing Districts 4, 5, and the Downtown (“eligible TIF Districts”)TIF.

[Map \(PDF\) of TIF Development Areas Eligible for Business Grant Incentive Programs](#)

Look for signs, as illustrated here, in eligible properties or contact (630)530-6017 to see if the site you are interested in is eligible for Business Grant Incentives.

**THIS SPACE  
MAY BE ELIGIBLE  
FOR ELMHURST  
BUSINESS GRANT  
INCENTIVES**

RETAIL GRANT	FACADE GRANT	SIGN GRANT
BUILDOUT & MARKETING UP TO \$10,000 RETAIL UP TO \$20,000 RESTAURANTS	FACADE \$800/LINEAR FOOT MIN: \$20,000 PER BUILDING MAX: \$240,000 PER BUILDING	SIGN REPLACEMENT & UPGRADES UP TO \$2,000
	ADDITIONAL LIFE SAFETY UPGRADES UP TO \$30,000	

CONTACT THE BUSINESS DEVELOPMENT COORDINATOR AT (630)530-6017  
OR ECONDEV@ELMHURST.ORG FOR MORE INFORMATION & APPLICATIONS

Second Language

CITY OF ELMHURST IL

Google Translate

## Retail Grant

The Retail Business Grant Program is designed with the purpose of strengthening retail business activity in the development areas by attracting new retail businesses to the development areas as well as assisting existing retail businesses in the eligible TIFs with retail growth initiatives. Grants will be considered in amounts of up to \$10,000 towards the reimbursement of up to 50% of verified, qualified expenditures for buildout and marketing expenses. *(Grants may be approved for amounts of less than \$10,000).*

Restaurants may be eligible for up to \$20,000 in Retail Grant awards. New or expanding restaurant facilities as may apply for an additional \$10,000 in grant dollars towards the creation and installation of “black iron” exhaust systems.

### Retail Grant Information & Application

## Facade Grant

The Façade Improvement Assistance Program is intended to promote revitalization in the development areas by providing financial assistance to building owners for improvements made to existing commercial buildings. Financial assistance is made available to provide a significant impact on the exterior of buildings, thus improving the marketing of the development areas. The intent of this program is for building owners, and individual business owners with consent of the property owner, to take full advantage of assistance available and encourage full renovation programs. Applicants are eligible to receive reimbursement of up to 50% of verified, qualified expenditures; the maximum amount awarded toward façade improvements is determined on total linear footage of improved frontage. Applicants are eligible for \$800/linear foot of improved frontage; minimum award \$20,000 and maximum award \$240,000. Applicants are eligible to receive an additional reimbursement of 50% of verified, qualified expenditures associated with life safety and accessibility upgrades of existing buildings up to \$30,000.

### Facade Grant Information & Application

## Sign Grant

The Sign Grant Program is intended to promote revitalization in the development areas by providing financial assistance to business owners for improvements made to new and existing commercial signage. The intent of this program is for new owners to utilize proper signage for their business and existing business owners to upgrade outdated and legal non-confirming signage by improving the appearance and functionality of signage on commercial buildings. Applicants are eligible to receive reimbursement of up to 50% of verified, qualified expenditures up to \$2,000 towards approved, permitted exterior signage only; new signage or upgrading existing sign(s) to meet current code. Preference will be given to the replacement of existing, legal non-confirming signs and removal of pylon signs.

### Sign Grant Information & Application

## TIF Incentives

Elmhurst has four designated TIF Districts. Property Tax revenues generated by improvements in designated TIF areas can be invested back into the district for use in land acquisition, site preparation, building rehabilitation, public improvements and to help you get your business off the ground. Through our comprehensive TIF Incentive program, Elmhurst provides redevelopment assistance for eligible projects to support property improvement and building activities, including acquisition, architectural design, demolition, engineering, infrastructure, interior remodeling, planning, signage, and site work. TIF funds can also be used by property owners and businesses to make needed improvements consistent with the City's Comprehensive Plan.

[TIF Incentive Policy\(PDF\)](#)

[TIF Incentive Application\(PDF\)](#)

[TIF District Map \(PDF\)](#)

## Sales Tax Incentives

Attracting, retaining, or expanding businesses for the purpose of improving the City's economic base is the key criteria to qualify for a Sales Tax incentive. The City of Elmhurst will consider using sales tax incentives to assist private developments in those circumstances in which the proposed private projects show that significant amounts of sales tax revenue and economic activity will be realized. Sales tax assistance will not be provided to projects that have the financial feasibility (as determined by the City) to proceed without the benefit of the assistance.

[Sales Tax Incentive Policy\(PDF\)](#)

[Sales Tax Incentive Application\(PDF\)](#)

## **LOMBARD ECONOMIC INCENTIVE POLICY**

*September, 2016*

The Village of Lombard, through its adoption of its Economic Development Plan in 2011, has identified a number of strategies that should be undertaken to assist the private sector in the development of key properties and/or attracting desired businesses to the community. The Plan recognizes the Village Board's desire to "continue to expand economic development strategies to attract, maintain or expand business opportunities within the community, to include creating innovative solutions to fill commercial vacancies and innovative solutions to vacant lot development." The Plan identifies four economic development goals:

- Retain, expand and attract commercial and industrial businesses
- Promote general economic development and business growth
- Increase municipal revenue sources and identity incentives for specific development opportunities
- Encourage redevelopment along key commercial corridors

The Village has developed an Economic Incentive Policy, which implements the "explore all options" approach.

### **Overall Professional Standards and Practices**

In consideration of any incentive policy, the Village recognizes that such activity should include sound principles to help ensure that any future considerations are based upon accepted national professional standards. The Government Finance Officers Association (GFOA) recommends "jurisdictions using or considering the use of economic development incentives create a policy on the appropriate parameters for use of such incentives and that the finance officer play an active role in the creation of the policy." The consideration of any incentive agreement should jointly include input from the Village Manager's Office, the Community Development Department as well as the Finance Department. Any incentive should address the following general principles, as expressed through the GFOA, and serve as part of the basis for the Village policy:

1. ***Goals and Objectives.*** *Goals and measurable objectives create a context and accountability for the use of economic development incentives. Common goals used in economic development include: target economic sectors, business retention and/or recruitment, geographic focus, job creation, blight mitigation, improving economically distressed neighborhoods, and environmental improvements.*
2. ***Financial Incentive Tools and Limitations.*** *An economic development policy should define the types of incentives and the extent to which the jurisdiction will use them. For*

*example, governments may choose to grant an entitlement to any firm that meets minimum qualifications, or may choose to provide incentives based on an assessment of individual firms. Governments may also establish maximum funding for a particular program.*

3. **Evaluation Process.** *A clearly defined evaluation process should be outlined in an economic development policy for the purposes of consistency and transparency. Evaluation activities and factors typically include:*
  1. *How a proposal measures up to established economic development criteria*
  2. *A cost/benefit analysis (with defensible figures and including a worst case scenario analysis)*
  3. *An evaluation of tax base impact, both in terms of increases in taxable value and, where a TIF is proposed, the impact on all overlapping taxing jurisdictions. Such analyses should take into consideration property taxes, sales taxes and any other revenues generated via taxes as well as job creation.*
  4. *Analysis of the impact of a project on existing businesses*
  5. *A determination of whether the project would have proceeded if the incentive is not provided (the “but-for” provision). A jurisdiction may also wish to include in its policy a list of required documentation for the economic development application and the officials who are a part of the review.*
  
4. **Performance Standards.** *An economic development policy should require that specific performance standards be established for each project receiving incentives. Not only will these performance standards help a jurisdiction gauge the effectiveness of its overall economic development program, but may also be used to recover promised financial benefits, through clawbacks or linkage agreements, of recipients failing to fulfill their commitments. Such incentives should be performance based and should not be guaranteed.*
  
5. **Monitoring and Compliance.** *A process should be established for regular monitoring of the economic development incentives granted and the performance of each project receiving incentives. The policy should also provide for organizational placement and staffing of this activity. The monitoring process should examine performance standards relative to each economic development agreement and determine whether the goals for each project are achieved within the defined timeframe. Ongoing monitoring of these projects should become part of an overall economic development program.*

### **Overall Lombard Goals and Policies**

It is critical for all parties to understand the general parameters pertaining to incentive programs in order to understand the role of the Village and what could be favorably considered by Village Board policy. It also reduces the amount of speculation or uncertainty that may occur absent such a formalized policy. Such general policies that would be applied to any incentive are:

1. It is the policy of the Village to consider the judicious use of incentives for projects which demonstrate a substantial public benefit in support of developments that create

new jobs, eliminate blight, strengthen the employment and economic base of the Village, increase property values and tax revenues, create economic stability, and attract businesses that the Village deems to be desired. Such efforts are intended as tools to implement the Village's Comprehensive Plan and Economic Development Strategy Plan and the Village Board adopted strategic planning efforts.

2. Developers and businesses are strongly encouraged to discuss their projects with staff prior to seeking approval of any incentives.
3. Village staff shall meet with taxing jurisdictions that will be affected by any incentive that would have a direct financial impact upon received or retained tax revenues.
4. All discretionary incentives will be subject to a "but for" test. There should be a finding by the Village that the project and the incentive is necessary, otherwise it would:
  - a. not occur,
  - b. only occur in a less beneficial manner,
  - c. not be financially feasible or stable, or
  - d. not result in an overriding public benefit or a reduction in costs that would otherwise be paid by the Village.
5. Incentives will be granted only at the level necessary to make the project financially feasible, with a focus upon new business establishments rather than ongoing business operations.
6. To encourage corporate businesses, innovative research and development, and desired industrial activities, the Village can consider additional incentives for large-scale projects that significantly create quality jobs that pay wages and benefits equal to or higher than the regional averages.
7. Businesses that strengthen the overall economic climate of the community by introducing a new establishment that will significantly reduce an existing market leakage in retail sales tax dollars can be favorable considered for incentives.
8. Taxes or revenues historically received by the Village will not be reduced below the base year of any incentive, as established by the individual redevelopment plans, after an incentive is approved.
9. The Village will not waive permit or development fees, but such fees may be considered as part of the overall pro-forma of the overall construction/development cost that can be used as a basis for an economic development incentive, or if the Village determines that including the permit costs in the incentive creates a net economic benefit to the Village.
10. All projects receiving incentives must be consistent with adopted Village plans and must comply with all federal regulations, State Statutes and adopted Village codes.

11. Proposals will be individually evaluated under the Village's goals, policies and on their overall contribution to the local economy.
12. To the greatest extent possible, incentives should have a performance based element to measure the success of an incentive. The Village shall require periodic reporting evidencing compliance with the requirements of the program and measuring the economic benefit to the community.
13. Incentive programs, which do not provide for a capital or fiscal outlay can be considered to have a higher level of interest to consider and adopt. These programs include, but are not limited to: Business Improvement Districts, Special Service Areas and Special Assessment Areas.
14. Given current limitations, such programs would not rely upon the issuance of bonds or other financial constraining tools by the Village. However, this general policy shall be reviewed should the status and ability for the Village to participate in such agreements in the future materially change.
15. Sales tax revenues that are derived from an existing business establishment, and which are currently allocated into the Village's General Fund, will generally not be pledged for economic development projects, as such funds are dedicated to meeting essential and basic public service needs.
16. Each agreement will be considered individually, based solely upon the merits of the project as defined at that time of the agreement consideration. No previous proposal or agreement should be considered as a precedent for which other projects will be considered upon.

Specific goals and policies are also included for each incentive program as they are identified.

### **Types of Village Incentives**

The Village provides the opportunity for economic incentives to foster additional interest in the community and has set specific policies pertaining to incentives that can be used to entice such additional investment when warranted. The various financing and economic development programs are divided into the following categories:

#### ***Performance Based Local Incentives***

This category includes programs such as Sales Tax Reimbursement Incentives that only result in an incentive benefit that results from the grantee successfully undertaking their business activity and performing at measured levels. The advantage of such programs is it also creates a performance incentive for the grantee. However, such programs and the need for consideration of such programs must be reviewed very carefully and should not be generally available absent review of the request and compliance with the goals set forth herein.

Key policy statements for such incentives are:

1. The incentive shall be limited to the funds collected by the Village as part of the General Sales Tax Funds transmitted by the State of Illinois to the Village. The Village's Non-Home Sales Tax designated for capital improvements shall not be eligible as part of an incentive.
2. The Village should only consider an incentive if it will generate additional sales tax above and beyond existing revenue levels. Such incentives must also account for any cannibalism of existing business activity within the community. Offering a sales tax incentive in order to keep an existing business in operation or retain a business, absent an offsetting investment meeting the economic goals of the Village, should not be considered.
3. The Village gets paid first. Any such agreement shall be set up in such a manner that allows the Village to receive the first dollars generated by a project to pay for up-front capital improvements that are attributable to the project.
4. Unless specifically identified in the incentive agreement, any rebates should be established in such a manner that the Village receives at least one-half of the anticipated additional tax generation attributable to the project during the life of the agreement. Generally, the only exception to this provision would be if an incentive is offered to rebate a previously constructed capital improvement that was installed prior to and directly associated with the business opening.
5. The applicable period in which a sales tax incentive is offered shall generally not exceed a ten (10)-year period, unless approved by the Village Board based upon a finding that "but-for" the extended time period, the incentive will not satisfy the intent of the agreement. Such occurrences shall also meet the exception provisions of this Policy.
6. A project will be more favorably reviewed if the project:
  - a. represents significant private-sector financial investment;
  - b. promotes a higher and better use of the property as determined by the Village through its adopted plans;
  - c. provides a positive fiscal and economic impact to the Village;
  - d. adds new and unique retail business tenants to the Lombard market;
  - e. mitigates any potential negative impacts to the surrounding area;
  - f. closes an existing leakage in retail sales tax dollars within the Village; and
  - g. addresses or minimizes the impacts of consumer expenditure cannibalization from existing businesses and projects in the Village.

### ***Property Tax Based Incentives***

This category includes programs that would result in a measured increase in equalized assessed valuations (EAV) or otherwise utilize property taxes to finance private investment. Such programs are frequently referred to as tax abatement programs. The Village recognizes that its proportionate share of the overall tax structure is relative small (currently 8%) and as such, if any

consideration of a property tax incentive program is offered, it must be done in concert with any taxing bodies that would be affected by the program. For example, a possible development may have little or no impact upon the school taxing districts, but they may receive additional benefits through additional property valuations. In this scenario, consideration of an abatement program may be warranted.

Key policy statements for such abatement incentives are:

1. Any incentive shall be based upon any net increase in added EAV associated with the project. Projects that do not result in a significant increase in EAV, as determined by the Village in its discretion, shall not be considered.
2. Projects that result in an increase in anticipated services by any affected taxing district shall be carefully considered as part of any incentive. The agreement shall identify such additional service impacts and their respective associated costs within the agreement itself. This can include dollars that are currently received by the affect taxing district(s), the costs associated and attributable to the project as well as any administrative costs.
3. To the greatest extent possible, any incentive should be tied to the respective year(s) in which the tax incentive is effective. The Village should not provide such an incentive in the form of an up-front payment based upon future dollars anticipated by the project.
4. The Village shall consider any legislative modifications to the local government assessment levy adopted by the State of Illinois prior to approving any such incentives.

### ***Incentives Associated with Public Capital Improvements***

These include programs which address expenditures for improvements that would otherwise be an obligation of the Village or another taxing body to complete. Notable examples of these types of agreements include utility extension agreements, Business Improvement Districts (BID) or some Tax Increment Financing (TIF) improvements.

Key policy statements for such incentives are:

1. Each agreement will be considered individually based upon the nature of the capital improvement being undertaken as part of the project.
2. Any incentivized capital improvement advances the overall goals of the Village by providing for an enhanced infrastructure system or addressing existing infrastructure deficiencies.
3. Incentives shall generally be applied toward those activities and development obligations that are above and beyond those required as set forth within Village Code.

4. The incentive agreement shall specifically identify the methodology associated with establishing the incentive cost as well as the funding source that will be provided by or credited toward the project.

***Incentives to Advance Village Goals and Policies***

These incentives include programs and activities that are intended to be a catalyst for indirect investment or would otherwise enhance the prominence of the Village in the County or region. These incentives are more varied than the other types of incentives, but offer an opportunity to offer an incentive if it meets a stated policy of the Village. Such types of projects are:

1. **Major Primary Employment Projects** – Projects worthy of consideration of incentives are project that include a substantial primary employment, if the proposed project:
  - a. Represents significant new private-sector financial investment;
  - b. Results in net new employment to the Village (as opposed to business relocation);
  - c. Provides quality employment opportunities for Lombard area residents consisting of a minimum of 50 new full-time on-premises jobs at a pay rate exceeding the current Lombard Median Household Income;
  - d. Demonstrates a positive direct and/or indirect fiscal and economic impact to the Village; and
  - e. Demonstrates a long-term commitment to the Village.
2. **Prominent Redevelopment / Revitalization Projects** – These are projects that advance the Village goals for addressing blighted sights or projects that address stated redevelopment objectives. These include projects within the established TIF Districts as well as other “eyesore” properties that have code deficiencies or other obsolescence. A redevelopment and/or revitalization project may be considered for an incentive agreement if the proposed project:
  - a. Meets the Village vision, goals and objectives of the Comprehensive Plan and other approved documents;
  - b. Represents new and significant financial investment;
  - c. Provides a positive fiscal and economic impact to the Village;
  - d. Promotes a better use of the property or improves the financial performance and/or viability of the existing property;
  - e. Represents superior design aesthetics that substantially and significantly exceed current design standards and are worthy of a public incentive; and/or
  - f. Mitigates any negative impacts to the surrounding area.
3. **Business Retention Efforts** – While funds to keep an existing business as-is is not a desired goal of the incentive policy, the Village does recognize that enhancing the prominence and success of existing business is a desired goal. A past noted successful example was the expansion of the Lombard Toyota site, in order to allow the business to meet corporate needs while strengthening the business prominence. To this end, incentives may be deemed appropriate when tied to capital improvements that are required to maintain the business. Such incentives should be tied to and with the level of

private capital investment associated with the establishment. The funding source shall provide additional parameters as to the level of applicability of such efforts.

4. **In-kind Economic Incentives** – These incentives identify activities that the Village would undertake to advance a construction project, but may not result in a direct financial contribution to the project. These include, but are not limited to:
  - a. Additional staff assistance through the project formulation through the permitting process;
  - b. Incorporation of preliminary review activity through workshop activities before the Plan Commission and/or Village Board; and/or
  - c. Incorporation of “fast-tracking” of permit activity, if necessary to facilitate the development.
  - d. Utilization of zoning tools, such as planned development and other development entitlements to facilitate development activity

Consideration of any of these incentives, which include a financial expenditure by the Village, shall be set forth within a development/incentive agreement or other like document. Said agreement shall specifically identify the nature of the request, the rationale and justification for the request and the source of funding that is intended to be utilized as part of the project.

#### **Exceptions to the Policy**

As a policy document, it does not have the same legal standing of a legislative action. As such, it is good practice to identify the process for consideration of projects that are deemed to be worthy of an incentive consideration but are not meeting all of the parameters of the overall policy. Examples may include a “trigger” project that is anticipated to cause other development to occur, the size and/or scope of the project, the level of incremental taxes to the Village to be generated by the project or other unique circumstances). In such cases, the policies being modified should be identified and the reasons for the exceptions. Such exceptions should be noted in the evaluation process and in the resolution approving the incentive. As a non-home municipality, the Village cannot mandate that super majority of the Corporate Authorities approve such a request. However, such approval shall require a disclosure statement noting the project is not within the boundaries of the economic incentive policy. This statement shall be disclosed to the ECDC and Corporate Authorities and the request shall be placed on Items for Separate Action when reviewed by the Corporate Authorities for final consideration.

### **Questions for Consideration of Incentives**

In working with a party seeking an incentive, the Village shall act in the best interest of the Village and its residents, businesses, and taxpayers. In consideration, such questions should be raised about any such incentives and how they relate to the Village's overall economic goals. For transparency and to provide a general understanding of the nature of the agreement, the questions raised below shall be considered by the Village prior to final consideration of any incentive agreement. These questions are based upon the Village's Economic Strategies Report Goals and include, but are not limited to:

#### **1. Retain, expand and attract commercial and industrial businesses**

- Are the goods or services that the new business provides a new business sector or product that is not available in Lombard now?
- Are the goods or services that the new business provides a business sector or product that is not readily available in Lombard now? Does this provide for additional opportunities for our residents or visitors?
- Is this an existing Lombard business looking to expand and grow?
- Will the existing business create additional jobs or economic growth for the Village?

#### **2. Promote general economic development and business growth**

- Does this project create or retain jobs? Additional questions will need to be answered such as: how many jobs; is this an increase or decrease to the current number of jobs on site; do the job pay a prevailing wage, minimum wage, or more; and what kind of job types are being created.
- Does the development make enhancements to better the surrounding properties? These enhancements should be above what is required through existing Code requirements.
- Will there be public improvements which would benefit the Village as a whole such as a park, traffic lights, road improvements, and/or extension of water and sewer lines?
- Will innovative development technologies be incorporated into the project, or will the project bring an existing non-conforming property into closer compliance with Village Code.

#### **3. Increase municipal revenue sources and identity incentives for specific development opportunities**

- Is the equalized assessed value (EAV) of the property projected to increase and positively impact the taxing districts?
- If sales taxes will be generated will the amount exceed what is being generated at the site currently?
- Will there be other financial benefits gained?
- Will the project generate increased stays at Lombard hotels?
- Will there be additional costs to the Village after the development is complete related to Police, Fire, Public Works, etc.?

- What is the overall amount of capital improvements that will be made in Lombard?

**4. Encourage redevelopment along key commercial corridors**

- Does the project address a property that has been underutilized, excessively vacant or functionally obsolete?
- Are the conditions associated with the property a function of market conditions?
- Will the improvements benefit the neighboring properties?
- Is the property called out for redevelopment and therefore consistent with the Economic Development Strategic Plan, Downtown Revitalization Guidebook, and other Village documents?
- Is the development consistent with the current Comprehensive Plan?

The aforementioned questions are intended to provide a level of engagement between the incentive beneficiaries, elected officials and other interested individuals in consideration of whether such an incentive is worthy of favorable consideration. To determine whether the project requires the incentive requested, the Village may engage the services of a third-party consultant to evaluate the project and the incentive requested in relation thereto. The costs associated with such third-party consultant shall be borne by the incentive requestor, required by Chapter 16 of the Village Code.

## **SMALL BUSINESS GRANT PROGRAM**

The Small Business Grant Program is intended to provide an opportunity for new **Woodridge** businesses leasing space in Woodridge shopping centers or for existing businesses looking to expand. The objective of the program is to add new businesses to increase shopping center occupancies and local employment opportunities.

50% of eligible improvement construction costs may be reimbursed to the eligible applicant. The grant amount cannot exceed \$25,000 and proof of expenditure is required prior to reimbursement. Additionally, grants for building identification signage may not exceed \$5,000.

[Download Small Business Grant Application](#)

## **SHOPPING CENTER FACADE AND SITE GRANT PROGRAM**

The Shopping Center Facade and Site Grant Program is intended to provide an opportunity for shopping center property owners to upgrade the exterior of their building or site. Fifty percent of eligible improvement construction costs may be reimbursed up to a maximum of \$100,000.

[Download Shopping Center Grant Application](#)