
Q1 2026 ACTIVITY REPORT

NOVEMBER 11, 2025



PROJECTS 2025



- **14 Major Projects**
 - 525 Jobs Created or Retained
 - 529,000 SF Consumed (Industrial, Office, Retail)
 - \$22,415,000 Private Investment

- **45 Permitted Projects (Wins List)**
 - \$83,000,000 Private Investment (Estimated)

PROJECT – 2026 YTD



- **2 Major Projects**
 - 650 Jobs Created or Retained
 - 390,000 SF Consumed (Industrial, Office, Retail)
 - \$215,000,000 Private Investment

- **31 Projects In Development - Tracking**

PROJECTS



■ **Ogden Avenue**

- Andy's Frozen Custard – Ribbon Cutting March 12
- 1250 Ogden Avenue
- 236 Ogden Avenue – Former Brown's Chicken
- 535 Ogden Avenue
- 400 Ogden Avenue – Former CVS
- 2125 Ogden Avenue – Scooter's Coffee – Now Open

■ **Butterfield Road Corridor**

- Marshall's & HomeGoods – Now Open
- Bob's Discount Furniture – Now Open
- MWU Clinic - 3300 Finley Road
- Wendy's - 1330 Butterfield Road – Now Open

■ **Corporate Office**

- Hospital Use – Esplanade
Community Meeting – March 12
- Inland Real Estate Group – 3050 Highland Parkway

■ **Industrial**

- WareSpace – 5200 Thatcher – Expansion – Now Open
- Bridge IV – 2300 Warrenville Road – Under Construction
- Phelan Development – 3900 Finley

■ **63rd Street**

- Starbucks / Jersey Mikes – Meadowbrook Shopping Cntr

Lurie Children's 

Built for what kids need.

SCAN TO RSVP



Thursday, March 12 • 6 p.m.
Doubletree Hotel
Downers Grove

Join us for a public meeting to meet our team and learn about our plans to open a new hospital in Downers Grove.





Andy's Frozen Custard
816 Ogden Avenue
Xsite Real Estate

NEW STORE CELEBRATION

THURSDAY, MARCH 12



LUCKY



\$2

REGULAR SIZE ONE-TOPPING*
SUNDAES
ALL DAY

*Excludes brownies. Additional toppings can be added at a cost.
Only valid at Downer's Grove, IL location. One treat per guest — must be present to redeem.

11 A.M.
- **1 P.M.**

- Ribbon Cutting & Golden Scoop Ceremony
- Chance to Win Andy's™ for a Year
- Spin-to Win Prizes

816 OGDEN AVE | DOWNERS GROVE, IL

[f AndysDownersGroveILOgdenAve](#) | [@andys.chicago](#)

QUARTERLY KEY PERFORMANCE INDICATORS

4TH Q 2025



COMMERCIAL OCCUPANCY RATES



Downers Grove

4th Quarter 2025

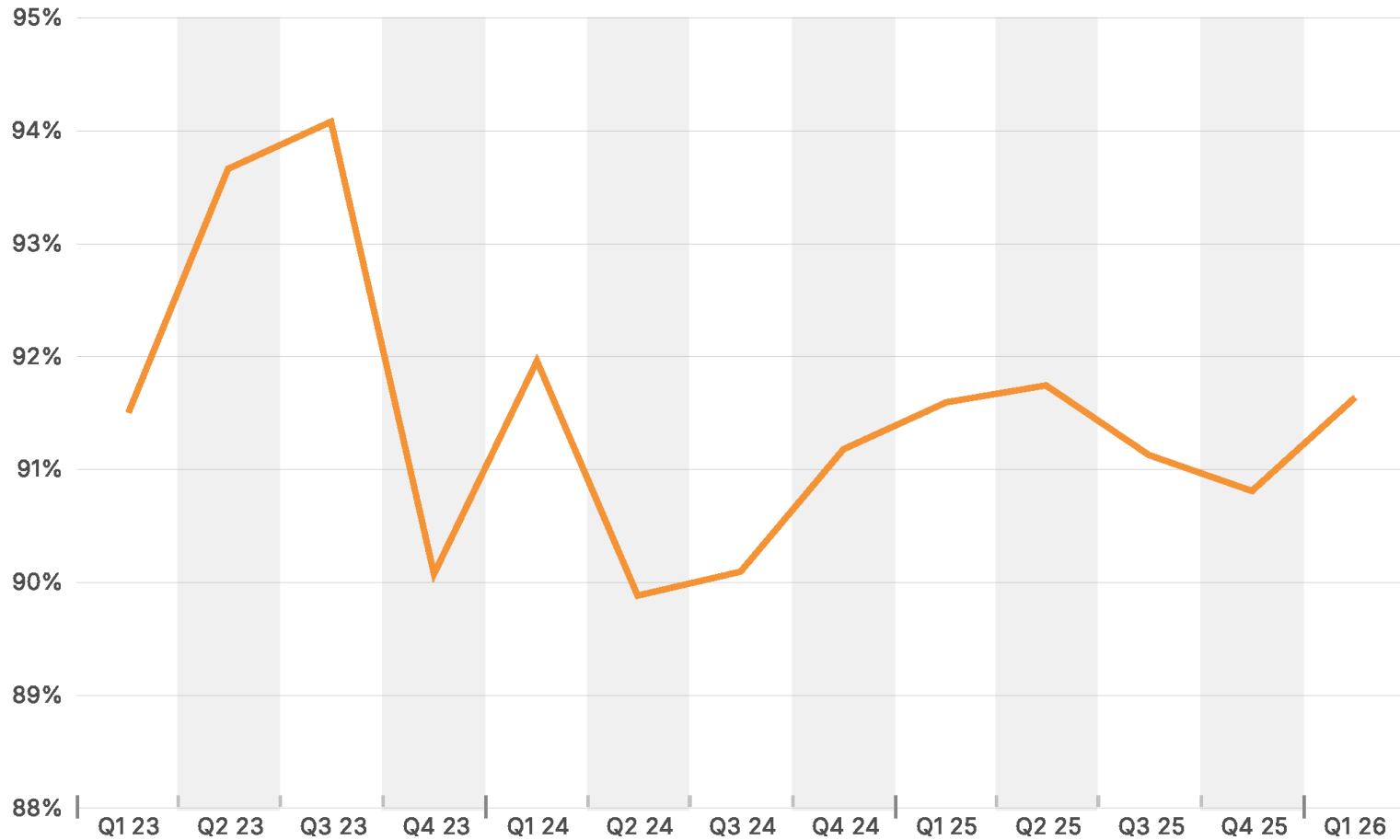
Occupancy Rate: 90.80%

DuPage County

4th Quarter 2025

Occupancy Rate: 94.35%

Downers Grove Commercial Occupancy Rate



COMMERCIAL OCCUPANCY RATES



INDUSTRIAL VACANCY RATES



Downers Grove

4th Quarter 2025

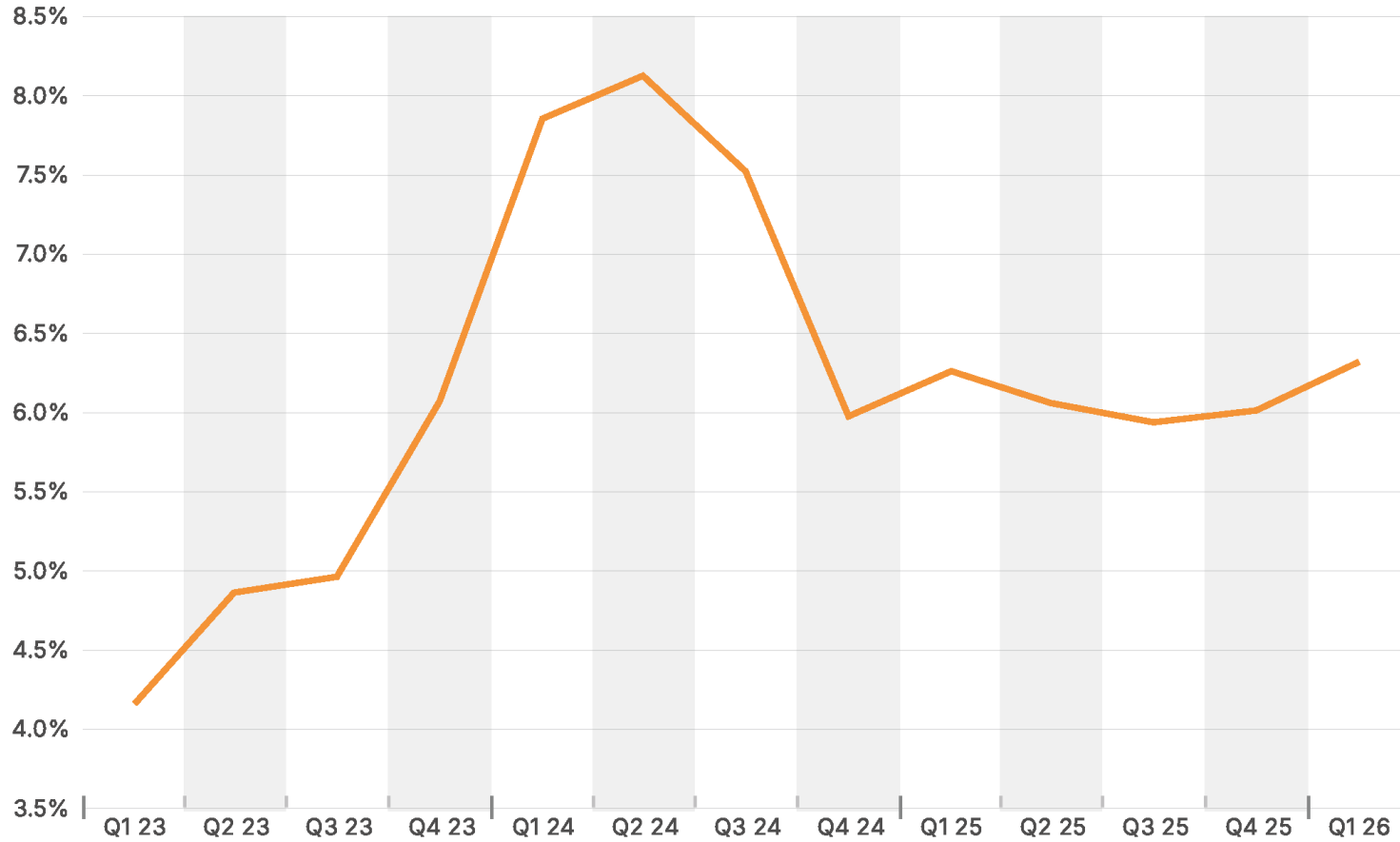
Vacancy Rate: 6.01%

I-88 Submarket

4th Quarter 2025

Vacancy Rate: 3.4%

Downers Grove Industrial Vacancy Rate



INDUSTRIAL VACANCY RATES



OFFICE VACANCY RATES



Downers Grove

4th Quarter 2025

Office Vacancy Rate: 20.34%

Class A: 18.08%

Class B: 20.93%

Class C: 9.66%

East West Corridor Office Submarket

4th Quarter 2025

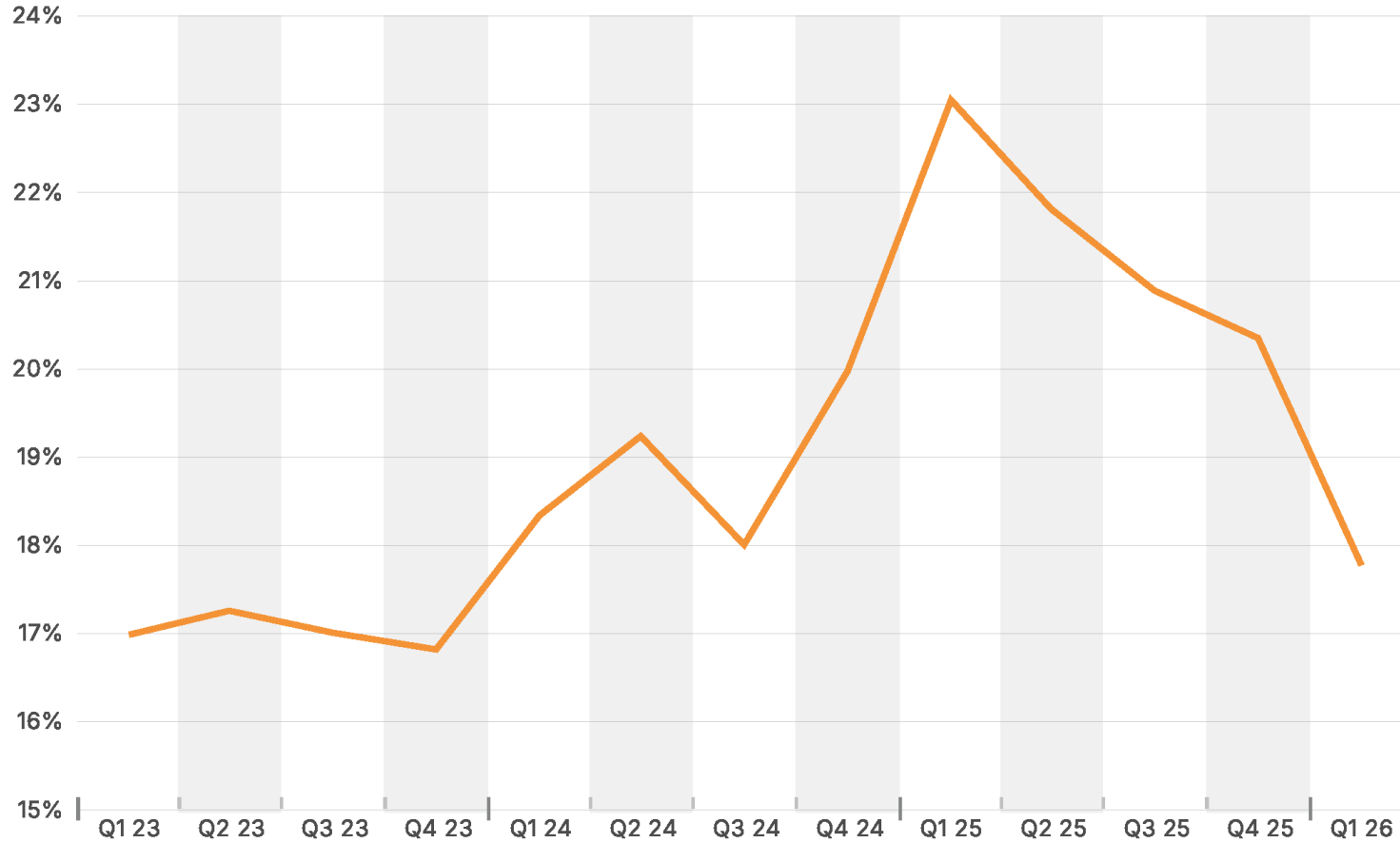
Office Vacancy Rate: 24.1%

Class A: 32.9%

Class B: 25.8%

Class C: 9.1%

**Downers Grove
Office Direct Vacancy Rate**



**OFFICE
VACANCY
RATES**



MONTHLY KEY PERFORMANCE INDICATORS

FEBRUARY 2026



RETAIL RELATED REVENUES - SALES TAX, HOME RULE SALES
TAX AND LOCAL USE TAX COMBINED



November 2025

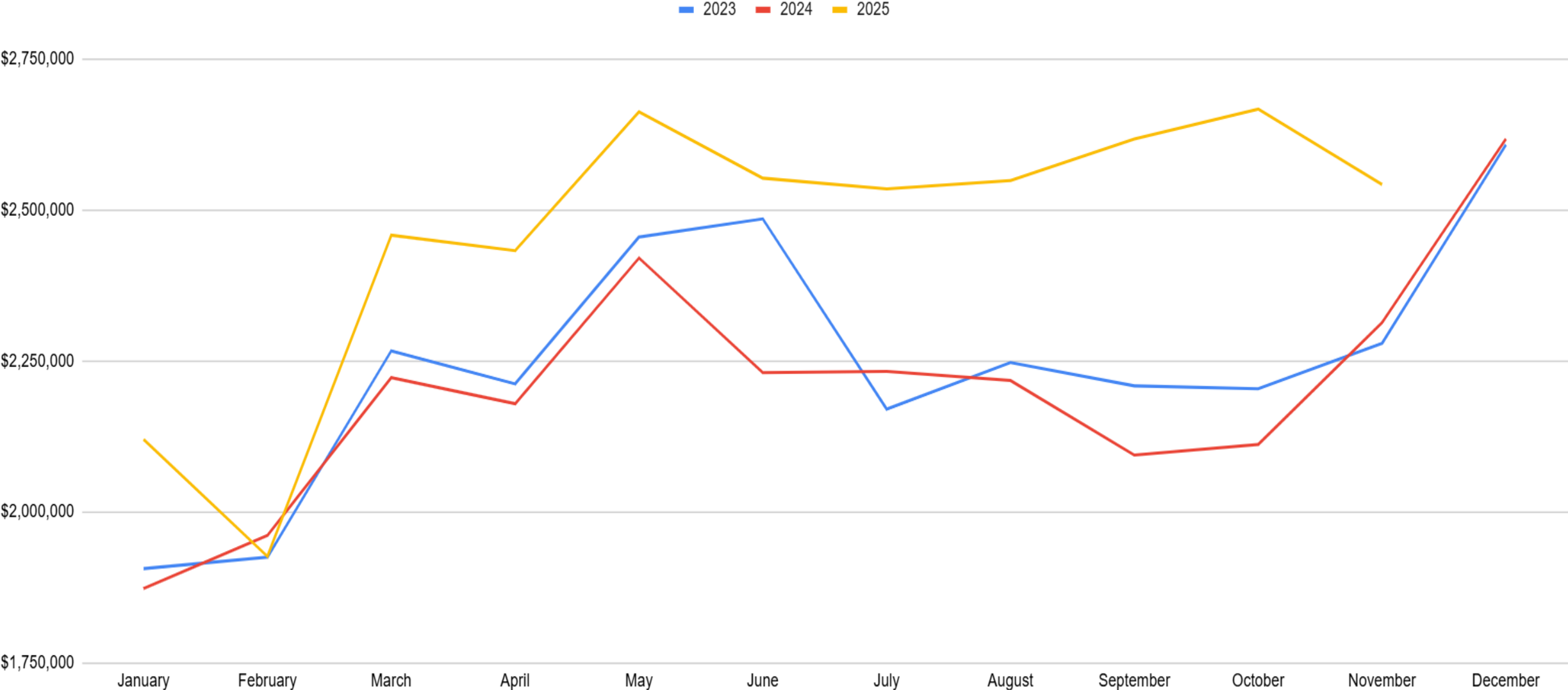
\$2,542,009

VS 2024

9.89%

Retail Related Revenues 2023 - 2025

Sales, Home Rule and Local Use Taxes Combined

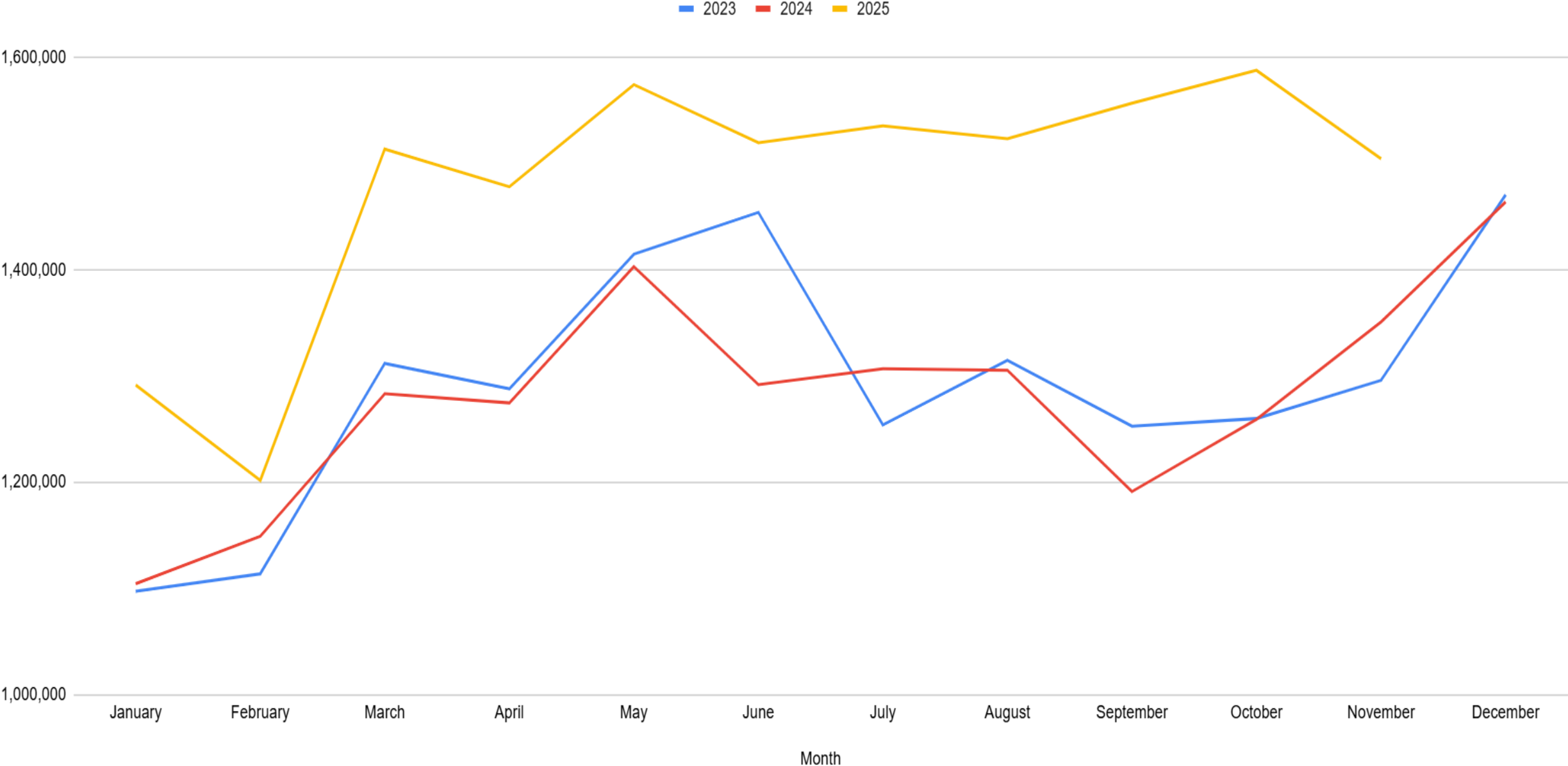


Retail Related Revenues - Sales Tax, Home Rule Sales Tax and Local Use Tax COMBINED

MUNICIPAL SALES TAX TRADE AREA RATE COMPARISON

Municipality	November 2025	VS 2024
■ Downers Grove	\$1,504,921	11.38%
■ Darien	\$419,272	3.16%
■ Lisle	\$742,488	-5.34%
■ Lombard	\$1,239,025	15.84%
■ Naperville	\$4,801,423	11.61%
■ Oak Brook	\$1,948,668	19.68%
■ Oakbrook Terrace	\$282,577	25.32%
■ Westmont	\$1,075,243	2.66%
■ Woodridge	\$851,593	36.33%

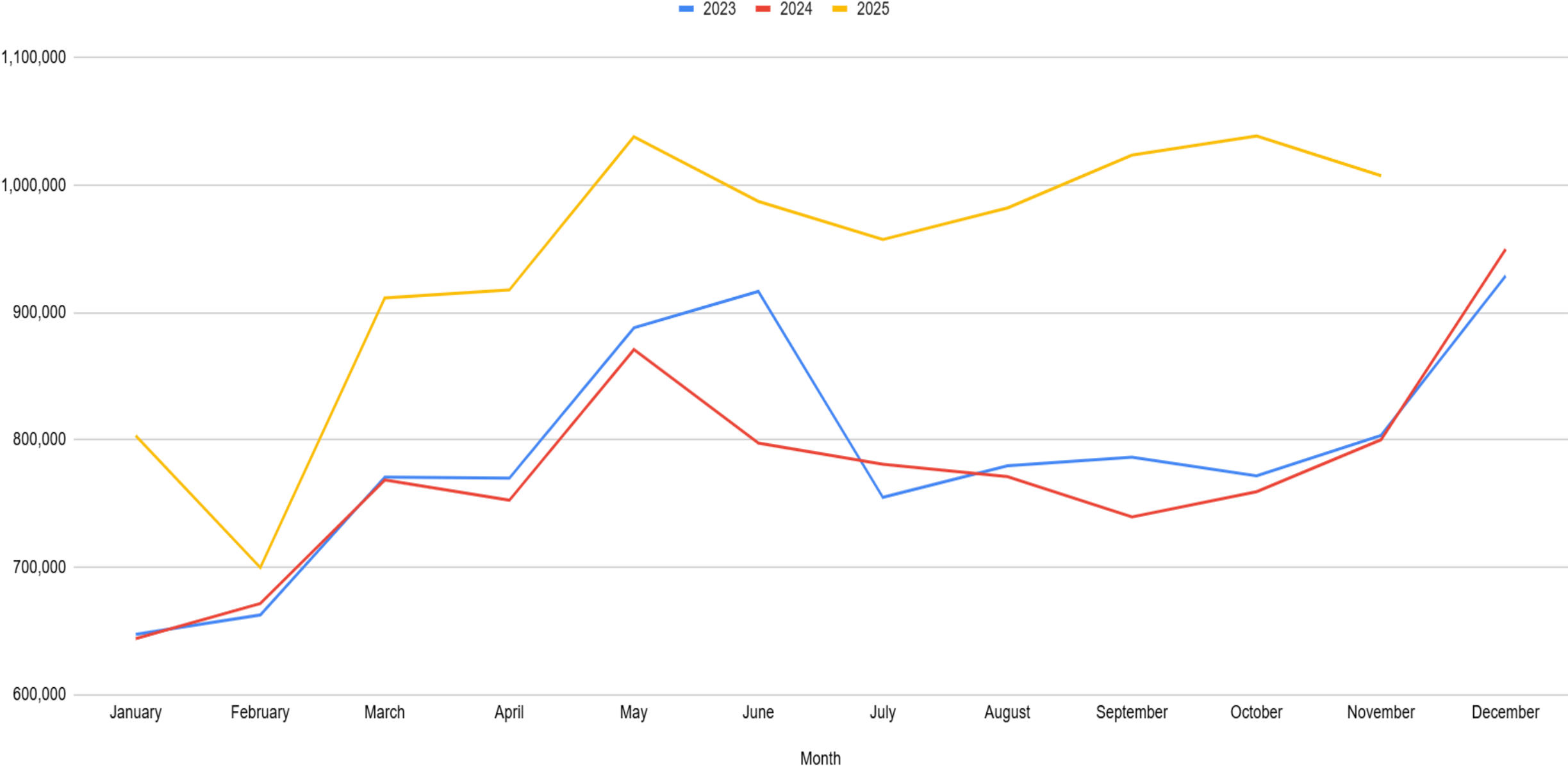
Sales Tax Revenue 2023 - 2025



HOME RULE/NON- HOME RULE SALES TAX TRADE AREA COMPARISON

Municipality	November 2025	VS 2024
■ Downers Grove	\$1,007,508	25.92%
■ Darien	\$294,900	14.13%
■ Lisle	no tax collected	
■ Lombard	\$882,171	13.50%
■ Naperville	\$2,121,242	25.09%
■ Oak Brook	\$864,839	21.26%
■ Oakbrook Terrace	\$194,439	8.28%
■ Westmont	\$462,073	150.37%
■ Woodridge	\$712,109	35.76%

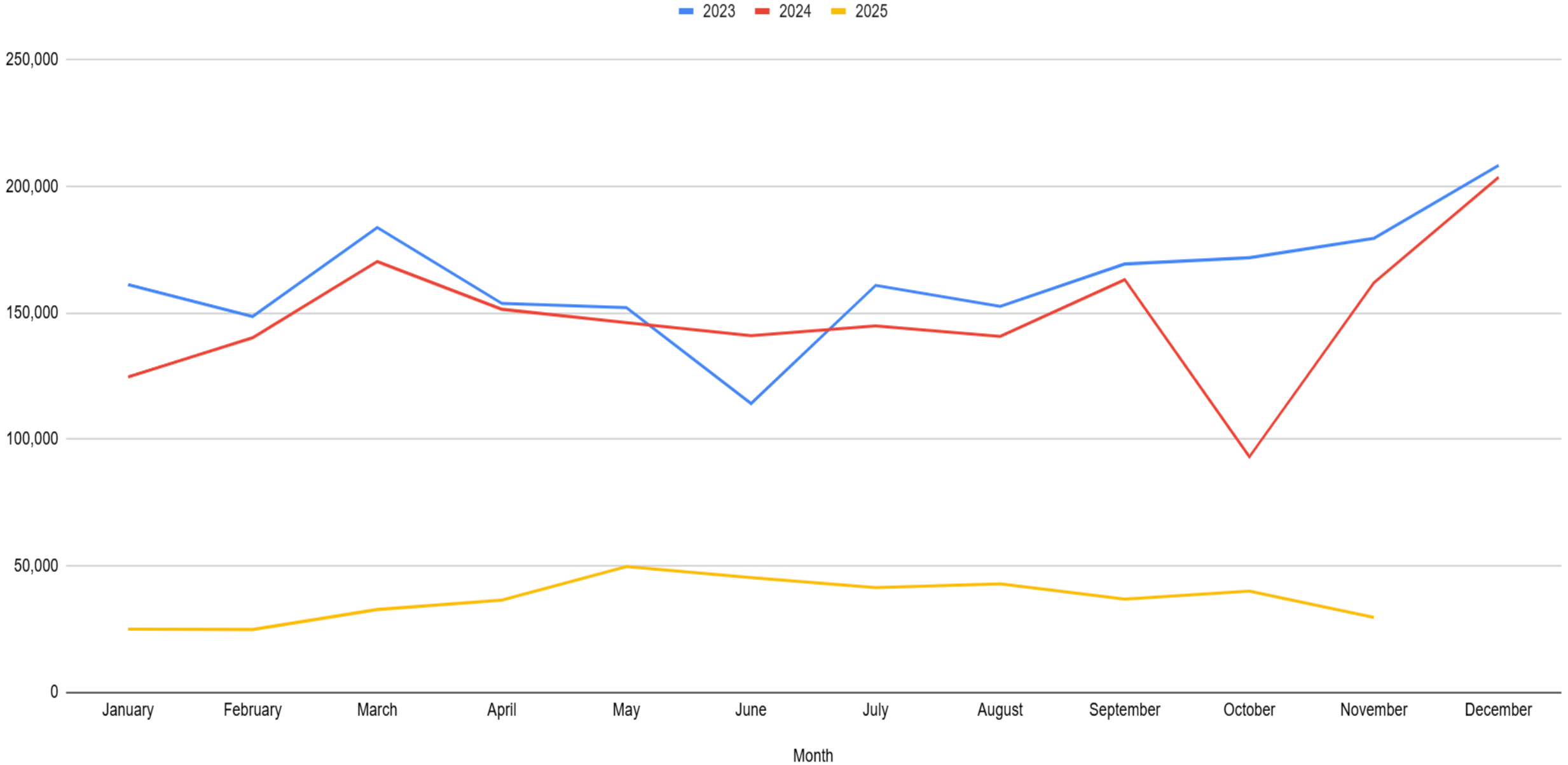
Home Rule Sales Tax Revenue 2023 - 2025



LOCAL USE TAX

	November 2025	VS 2024
■ Downers Grove	\$29,580	-81.73%

Local Use Tax Revenue 2023 - 2025



FOOD & BEVERAGE TAX

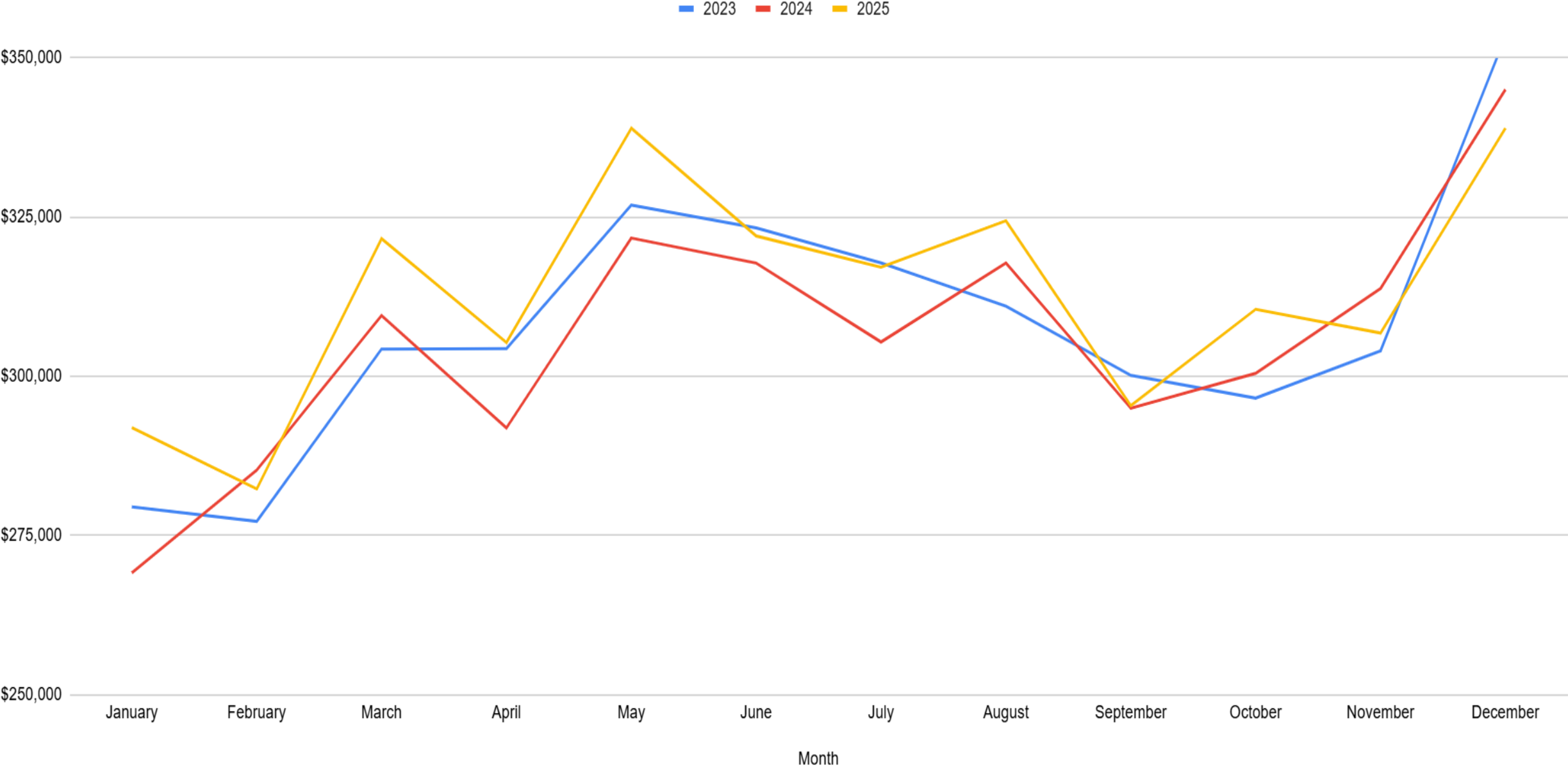


November 2025

\$306,785

VS 2024 -2.23%

Food & Beverage Tax Revenue 2023 - 2025



HOTEL TAXES

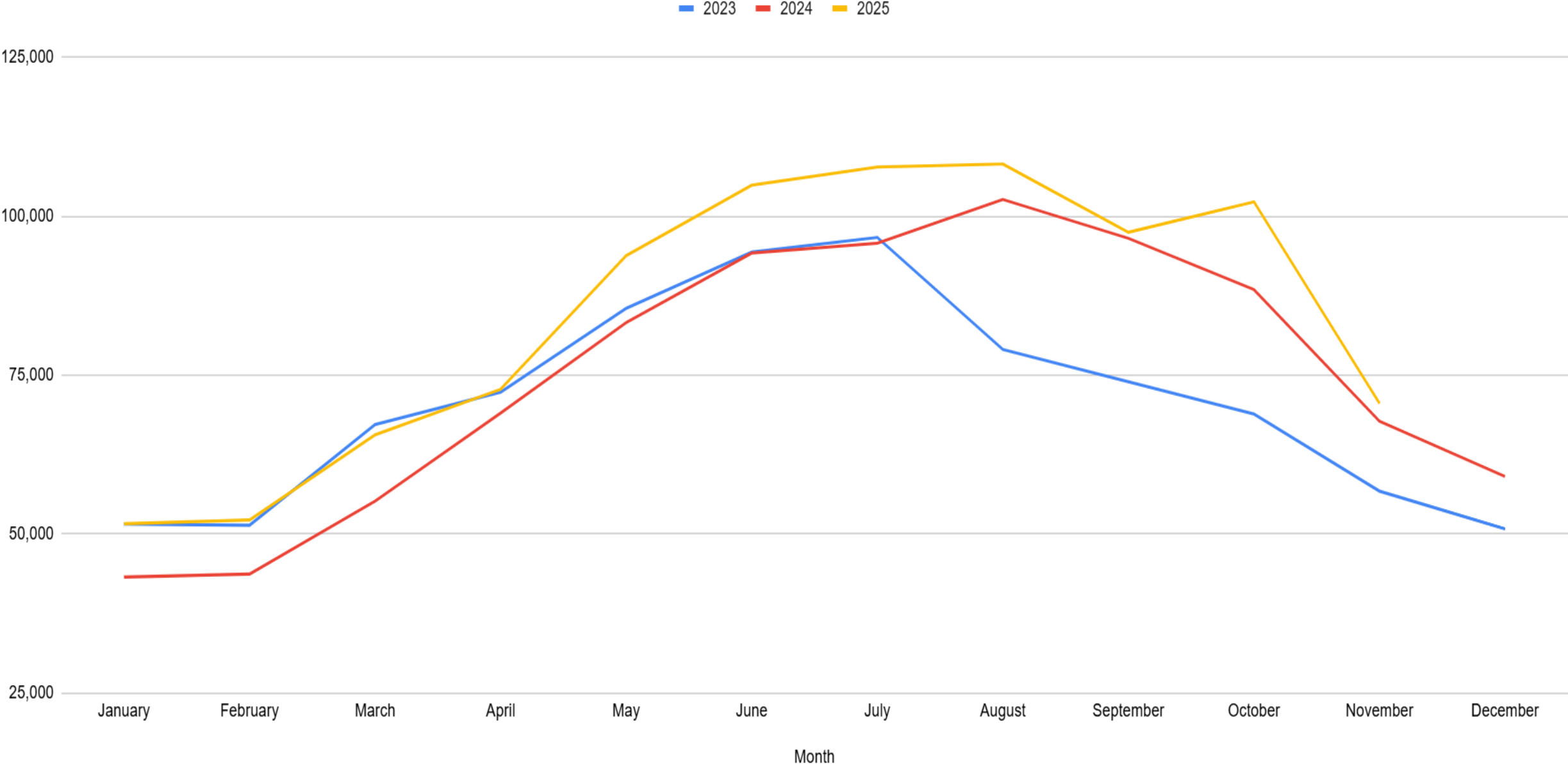


November 2025

\$70,546

VS 2024 4.14%

Hotel Tax Revenue 2023 - 2025



UNEMPLOYMENT RATES



November 2025

Downers Grove

3.8%

DuPage County

3.9%

MARKETING



■ Facebook

- 25,954 Impressions
- Engagements Up 45.7% YoY

■ Instagram

- 3,403 Impressions
- Engagements Down 16.2% YoY

■ LinkedIn

- 19,718 Impressions
- Engagements Up 19.5% YoY
- Net Follower Growth Up 10.5% YoY

■ Dig Deep Podcast

- 700 Downloads 2025

■ SPARK Newsletter

- 6 Newsletters Sent
- 1,142 Email Subscriptions
- 47.4% Open Rate
- 2.6% Click Rate

Welcome To The Downers Grove EDC

Supporting Business.

Strengthening Community.

[Who We Are](#) >>

[Be An Investor](#) >>



A podcast by the Downers Grove EDC





A Community
Navigator Program
Focused On
Retaining And
Growing Small
Businesses Within
Our Community.

Sponsored by the State of Illinois, Small Business Community Navigator Programs were originally introduced to serve underserved minority, rural, veteran and women-owned businesses. While Spark will help these businesses engage with available local, state and federal resources, DGEDC is committed to doing more.

Why Spark?

Inspired by the meaning of this energetic word, Spark has been created to set off a sudden force or burst of activity for area small businesses. Our hope is that as a Small Business Navigator Program, Spark will uncover ideas and resources that can strengthen local businesses and enhance the quality of life in Downers Grove. The DGEDC uses Spark to inspire growth and bring ideas to life.

Stay Informed



[Spark Newsletter](#) [»](#)

[Dig Deep Podcast](#) [»](#)

About Us

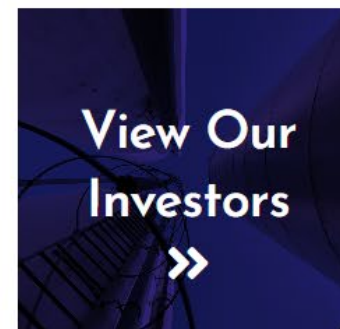
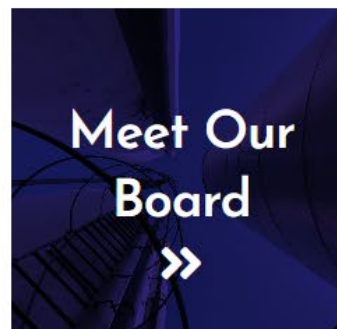
The Downers Grove Economic Development Corporation (DGEDC)

The DGEDC is the official agency for economic development and tourism in Downers Grove. Since 2006, we've worked to drive growth, investment, and visibility for the community.

A public-private partnership, the DGEDC promotes Downers Grove as a prime location for commercial, industrial, and office development, and supports local tourism through the Downers Grove Visitors Bureau.

Our Investors and Board of Directors, comprised of leaders from across the business and civic community, are key to our impact. Their support has helped position Downers Grove as a top Chicago-area destination for corporate headquarters, major commercial projects, anchor retailers, and automobile dealerships.

50+



BUSINESS RETENTION PROGRAMMING



- **Business Retention Plan**
 - **Goal:** Strengthen Business Relationships and Create Awareness of Opportunities
 - Create a Support System for businesses
 - Coordinate Resources
- **Outreach:** Calls / Emails, Questionnaires, Site Visits, **Business Pulse Survey**
- **Support:** Share Grants / Resources & Connections
 - Identified 18 Business Resources in the Community

BUSINESS RETENTION PROGRAMMING



- **Engagement: Tracked in CivicServe CRM**
 - Regular Check-ins
 - Questionnaires - **Business Pulse Survey**
 - Follow Up
- **Focus:** Top 50 List
- **Strategy:** Promote DG, feature businesses, plan events
- **Collaboration:** Host roundtables to share resources

BUSINESS RETENTION PROGRAMMING



- **Estimated 1,600 Businesses in Downers Grove**
 - Monthly Site Visit Goal: 7
 - Annual Goal: 74
 - **Site Visits 2025: 66/ 66**
 - **Site Visits 2026YTD: 15/76**
- **Weekly Business Highlights on LinkedIn / Social Media**
 - Average Number of Impressions per post: 1000-2000
 - **Weekly Posts 2025: 29**
 - **Weekly Posts 2026YTD: 7/45**

BUSINESS RETENTION PROGRAMMING



- **Asset Maps**

- Available on NEW DGEDC Website in 2026

- **Car Dealership Roundtable**

- **DuPage Apprenticeship Team**

- WorkNet DuPage Pilot Program to Establish Apprenticeship Network in DuPage County
- Connected Packey Webb Ford, Castle Car Group, Duly Health and Advocate Good Samaritan Hospital

■ DG Connect – March 5





THANK YOU



WEBSITE:
WWW.DGEDC.COM



PHONE: 630.729.0380