



Quarterly Presentation to the Village of Downes Grove

Downes Grove Economic
Development Corporation

2026 Projects - YTD



- **4 Major Projects**
 - 750 Jobs Created or Retained
 - 485,000 SF Consumed (Industrial, Office, Retail)
 - \$44,214,000 Private Investment
- **56 Permitted Projects (Wins List)**
 - \$152,000,000 Private Investment (Estimated)
 - 652,000SF Commercial Office, Retail, Industrial, Multi-Family

Projects



- **Ogden Avenue**

- 1205-1219 Ogden Avenue – Proposed Dutch Bros.
- 1250 Ogden Avenue – Under Construction
- 535 Ogden Avenue – Under Construction
- 236 Ogden Avenue – Former Brown's Chicken
- 400 Ogden Avenue – Former CVS

- **Butterfield Road Corridor**

- Lucky Monk – 1461 Butterfield Road - Now Open
- MWU Clinic - 3300 Finley Road - Cancelled
- PGA Tour Superstore – 1016 Butterfield Road – Remodel Complete
- GreenState Credit Union – 1807 Butterfield Road – Under Construction

- **Corporate Office**

- Lurie Children's Hospital – Esplanade
- Inland Real Estate Group – 3050 Highland Parkway

- **Industrial**

- WareSpace – 1400 Centre Circle Dr – Open Late 2027
- KURV Industrial – 2300 Warrenville Road – Under Construction
- HighStreet Logistics – 3900 Finley

- **63rd Street**

- Starbucks / Jersey Mikes
Façade Improvements
Parking Lot Resurfacing
- Meadowbrook Shopping Center

Teeing Up Deals in DG



Manufacturing Roundtable



SAVE *the* DATE

DOWNERS GROVE ECONOMIC
DEVELOPMENT CORPORATION

ANNUAL LUNCHEON



WEDNESDAY
OCTOBER 14, 2026



DOUBLETREE SUITES
DOWNERS GROVE

Invitation to follow



Spark Newsletter



JULY 2026



Dear Downers Grove Businesses,

Summer is one of the best times to experience everything that makes Downers Grove a vibrant destination for residents, visitors, and businesses alike. From nationally recognized hotels and distinctive local restaurants to unique retail shopping opportunities throughout our downtown and commercial corridors, the hospitality sector plays a vital role in supporting our local economy and enhancing the community's quality of life.

In this issue of **SPARK**, we celebrate the businesses and destinations that help make Downers Grove a place where people choose to stay, dine, shop, and gather. You'll learn more about the rich history and continued impact of the iconic Tivoli Theatre, discover investments and developments within our hospitality industry, and explore how these amenities contribute to the community's appeal for both visitors and employers.

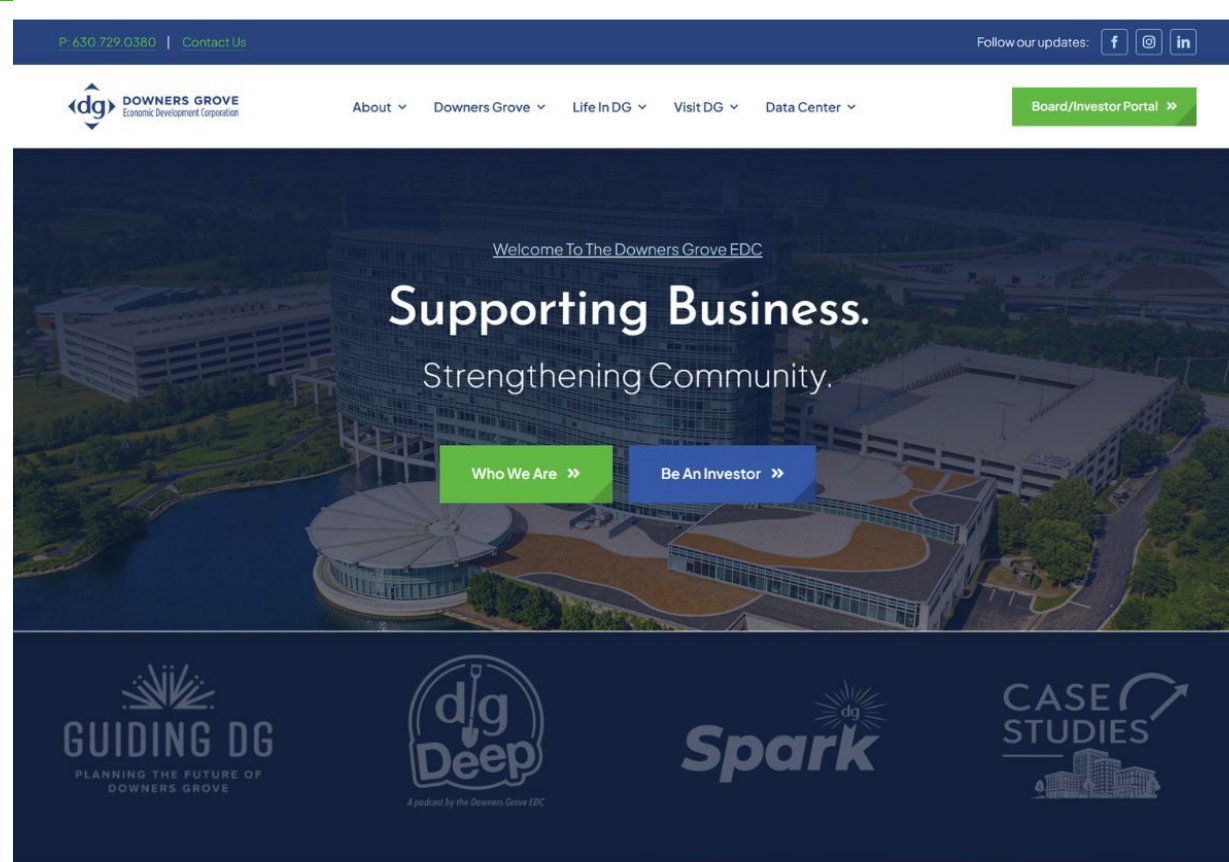
The coming months also bring exciting opportunities to showcase our region. Golf fans from around the world will turn their attention to DuPage County as Medinah Country Club hosts the prestigious **President's Cup**, highlighting the area's ability to welcome world-class events and visitors. Closer to home, we encourage you to **Save the Date for the DGEDC Annual Luncheon on October 14**, one of our premier opportunities to connect with local businesses and community leaders.

July 30, 2026

- Sends: 1,155
- Open rate: 44.6%
- Click rate: 2.5%



DGEDC.com- Now Live!



Driving Economic Growth In Downers Grove

The Downers Grove Economic Development Corporation (DGEDC) is the Village's official economic development and tourism organization. Our role is to support local businesses, attract new opportunities, and promote sustainable economic growth.

By focusing on business retention, expansion, and attraction, we work to build a strong, resilient economy that enhances the quality of life in Downers Grove.



Message From The President & CEO



The DGEDC's impact is made possible by our Investors and Board of Directors. Their leadership continues to strengthen Downers Grove's reputation as a premier destination for corporate and division headquarters in the Chicago area.

Bryan Gay

President & CEO, The DGEDC



DGEDC Office:

5159 Mochel Drive | Downers Grove, IL 60515

630.729.0380

630.729.0381

Founding Investor



Project Roadmap

Project Approval & Review Process



The Community Development Department supports residents, businesses and developers in enhancing and advancing properties throughout Downers Grove. The department includes both the Planning and Code Compliance Divisions, working together to guide projects from concept to completion.

The Planning Division serves as the primary resource for development approvals, providing guidance on processes, requirements and next steps. This includes site plan review, building permits and applications for variances and special uses.

It also oversees key planning frameworks, including the Comprehensive Plan, Downtown Master Plan, and Ogden Avenue Plan, while administering the Village's Zoning Ordinance and Subdivision Regulations to ensure thoughtful, balanced growth. The staff acts as the liaison to the Plan Commission and the Zoning Board of Appeals.

[Community Development Department](#)[Comprehensive Plan](#)[Zoning Ordinance](#)[Building Permits](#)

Financing Your Project

Downers Grove has many financial institutions that can provide financing for your business project. Below you will find several resources, including state and federal, that we encourage you to take advantage of.

Dining in Downers Grove



A Diverse Dining
Scene Featuring
Local Favorites,
Global Flavors And
Vibrant Gathering
Spots.

50 ▾ entries per page

Search:

Restaurant Name	Address	Website	Phone Number	Food Category
3 Corners Grill & Tap	7231 Lemont Road	3cornersgrill.com	630.541.6700	American
Alfredo's Taqueria	5231 Main Street	alfredostaqueria.com	630.241.3890	Mexican
Alter Brewing Company	2300 Wisconsin Avenue #213	alterbrewing.com	630.541.9558	Craft Brewery

Key Performance Indicators (KPIs)

Measuring Progress & Impact

Key Performance Indicators (KPIs) help the DGEDC measure what matters most. By tracking progress against strategic goals, KPIs provide a clear, data-driven foundation for decision-making, continuous improvement and long-term economic impact.



2026 June KPI Video

[Click to View Video](#)



2026 June KPI Report

[Click to Download Report](#)



Current Projects



Fields Automotive Group

Bringing Rolls Royce to Downers Grove



The Rec League Downers Grove

La Liga & The Rec League

Fields Automotive Group

Bringing Rolls Royce to Downers Grove

Automotive

330 Ogden Avenue, Downers Grove, Illinois 60515

Start Date

2026

End Date

Spring 2027

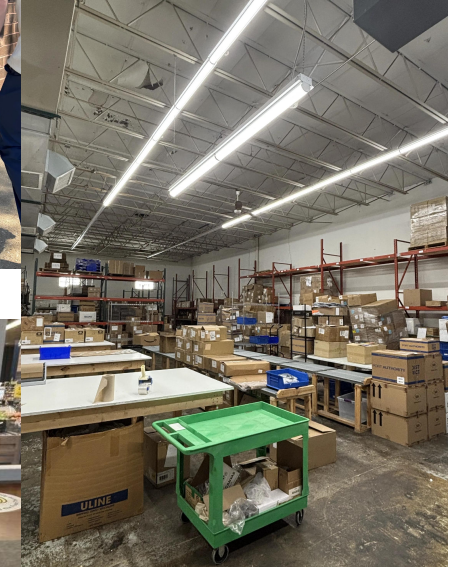


About The Project

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

The Downers Grove Economic Development Corporation Presents...

THE MANUFACTURING ROUNDTABLE

Join the **Downers Grove Economic Development Corporation** for a focused discussion on the economic outlook and its impact on local manufacturers. This roundtable brings together industry leaders to share insights, talk through challenges, and explore the opportunities shaping today's manufacturing landscape.

Tuesday, July 7, 2026
At 12:00pm - 1:30pm



Flavorchem
1429 Centre Cir
Downers Grove, IL
60515



[JOIN US](#)



Please RSVP by **July 2, 2026** to wwasik@dgedc.com
We look forward to your participation.



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 2026 YTD: 55/76**
- **Weekly Business Highlights on LinkedIn / Social Media**
 - Average Number of Impressions per post: 2000-3000
 - **Weekly Posts 2025: 29**
 - **Weekly Posts 2026 YTD: 20/45**



Downers Grove Economic Development Corporation

849 followers

2d · 🌐

Weekly Business Highlight: Why do we do Weekly Business Highlights ?

Because every business has a story worth sharing.

So far in 2026, we've highlighted 19 businesses, with each feature averaging 2,000 to 3,000 LinkedIn impressions. That's thousands of opportunities to help local businesses reach new audiences and tell their story.

👉 This is why we do them.

We believe that when one business succeeds, our entire community benefits. By sharing these stories, we're celebrating the people, innovation, and investment that continue to make Downers Grove a thriving business community.

🌟 Are you a Downers Grove business that would like to be featured? We'd love to visit your business, learn more about what you do, and share your story.

Please reach out to Wiktoria Wasik at wwasik@dgedc.com to schedule your future Weekly Business Highlight visit. 😊





April 2026 - Key Performance Indicators



Tax Category	April 2026	% Compared to 2025
Retail Related Revenues	\$3,539,443	+45.49%
Municipal Sales Tax	\$1,726,135	+16.74%
Home Rule Sales Tax *	\$1,771,673	+93.05%
Local Use Tax	\$41,635	+14.39%
Food & Beverage Tax	\$318,744	+4.32%
Hotel Tax **	\$103,496	+42.22%

* Home Rule sales tax rate increased from 1% to 1.5% on January 1, 2026

** Hotel Tax rate increased from 4.5% to 5.5% on January 1, 2026

Municipal Sales Tax — Trade Area Rate Comparison



Municipality	April 2026	Compared to 2025
Downers Grove	\$1,726,135	16.74%
Darien	\$345,294	-14.40%
Lisle	\$888,773	7.85%
Lombard	\$1,222,954	1.50%
Naperville	\$4,304,365	-8.33%
Oak Brook	\$1,860,563	2.40%
Oakbrook Terrace	\$272,604	4.11%
Westmont	\$968,758	-14.15%
Woodridge	\$803,827	3.09%

Home Rule / Non-Home Rule Sales Tax — Trade Area Comparison



Municipality	April 2026	Compared to 2025
Downers Grove *	\$1,771,673	93.05%
Darien	\$373,120	31.89%
Lisle	No Tax Collected	
Lombard	\$870,345	2.63%
Naperville	\$2,102,842	9.54%
Oak Brook	\$861,603	9.21%
Oakbrook Terrace	\$254,609	18.50%
Westmont	\$414,681	93.83%
Woodridge	\$653,737	2.04%

*Home Rule sales tax rate increased from 1% to 1.5% on January 1, 2026

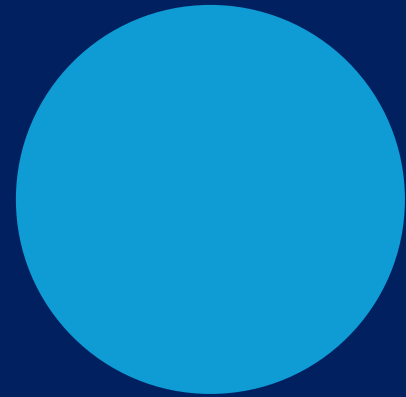


THANK YOU



WEBSITE:

WWW.DGEDC.COM



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