



Village of Woodridge

Economic Development Annual Report 2024



Year in Review

2024 was yet another productive year in the Village of Woodridge! Below are just a few highlights



Plans and Codes

In March, the Village Board adopted an updated zoning code. Staff, in partnership with Teska Associates and Ancel Glink, modernized certain code regulations and made the document easier to read. As more developments and inquiries come into the team, future amendments are going to be explored. Never known to rest, the Community Development Department rolled right into a Comprehensive Plan update. This is the first complete reimagining of the plan since 2007. Working with The Lakota Group, Hoffman Strategy Group, and Kimley Horn, staff expects the plan to be completed sometime in early 2026. The Village Board also approved an Economic Development Strategic Plan, which will serve as a guide to the Board and staff for the next three years. Since its adoption, Community Development staff has made progress on the outlined short term goals and strategies. The next two years will be focused on making sure our development and permitting processes are as modern, streamlined, and development friendly as possible!

Economic Development Highlights

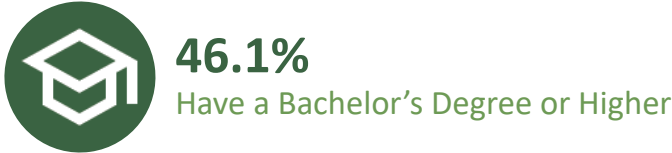
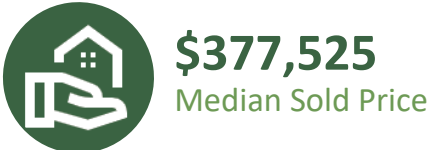
Community Development staff conducted over 50 business retention and assistance meetings with existing Woodridge business owners and developers. These meetings range from check-ins and first-time greetings to discussions about future expansion plans and workforce development. Woodridge also attracted 28 new businesses that will become valued members of our business community. The Village Board granted the first Small Business Grant to Licensed by Design, which has been used to make much-needed upgrades to electric and fire systems. To highlight local businesses, the Village also hosted the inaugural Woodridge Winterfest and Restaurant Week! These two events give our small businesses the opportunity to shine and advertise to the community. The Village has also partnered with the DuPage County Visitor's Bureau, which puts Woodridge businesses into a program that advertises them to the region and provides helpful guidance on how to grow and succeed. 2024 was also a busy year for Woodridge's permit team. The Village issued over 2,300 permits; our second highest number of permits issued since 2006! This is in part due to the Rivers Edge Subdivision by Pulte Homes and Townes at Farmingdale by M/I Homes. Both subdivisions started construction in 2024 and will continue building into 2025.

Who Is Woodridge?

Located at the *Crossroads of Opportunity*, Woodridge’s success is due in large part to its centralized location and its connection to the regional transportation system. Woodridge is linked to the rest of the region via an extensive highway network, the most significant being I-55 and I-355. There are three I-355 interchanges in the Village, each of which has become a vital commercial node. Woodridge is also home to the nationally known “Prologis Internationale Business Center”, famous for millions of square feet of industrial, office, and research space near regional transportation networks.



Economic Indicators



Development Statistics



\$76,000,000

Commercial Investment



\$862,348

Estimated Year over Year
Sales Tax Increase



Over 50

Business Retention Visits



2,367

Total Building Permits Issued
in 2024



\$109,000,000

Total 2024 Development
Investment



60

New Single-Family
Residential Units Permitted



28

New Businesses Opened

Project Updates



Trammel Crow

The Trammel Crow project at 8102 Lemont Road completed construction after receiving Village Board approval in 2023. The building is under new ownership and is currently seeking a tenant.

McDonald's

A new McDonald's is coming to Woodgrove Festival on the corner of 75th Street and Dunham Road. After going through the development process in 2024, construction is expected to begin in spring 2025 with the final building being completed in June.



U-Haul

U-Haul is continuing construction at their location in Centerpointe Shopping Center. The project was approved by the Village Board in January 2023 and the developers have been hard at work improving both the interior and exterior of the space. The retail portion of the store is already open and individual units are currently being leased.

Long Range Planning Progress



Homes for a Changing Region

In 2023, we adopted the Homes for a Changing Region Plan, which recommended actions to take to keep housing affordable and accessible for all. Since then, the Village has updated our policies on Accessory Dwelling Units and added 60 new single family housing units in our new subdivisions!

Comprehensive Plan

The Village’s Comprehensive Plan has not undergone a complete makeover since 2007. In 2024, we began our partnership with The Lakota Group to rewrite the document, with a focus on economic development, placemaking, and community engagement.



Economic Strategic Plan

Last year, the Village adopted an Economic Strategic Plan to guide Community Development Staff in their efforts. In the past year, we conducted over 50 business retention visits, drafted a TIF qualification study, and sent staff to ICSC for the first time!

Zoning Code

Although the Zoning Code was officially adopted in 2024, Community Development has been updating regulations even further, adding additional Accessory Dwelling Unit provisions, updating the sign code, and even introducing a pilot program for private chicken keeping!



Development Statistics

Retail Vacancy
Woodridge 12.3%
DuPage County 5.1%
Chicago Region 4.7%

Industrial Vacancy
Woodridge 6.1%
DuPage County 3.7%
Chicago Region 5.5%

Office Vacancy
Woodridge 8.9%
DuPage County 16.1%
Chicago Region 16.8%

Say Hello to Our New Businesses!

- Reliable Door And Dock, Inc.
- Mc2
- Granite Mountain Imports, Inc.
- Unikoko Llc
- Em Cargo, Llc
- J & P Warehousing, Inc.
- Standard X Future
- Blistex Inc.
- Licensed By Design Beauty Academy, Llc
- Kokomo
- Finan Animal Hospital
- Pickled! Woodridge
- Taylor Farms Illinois, Inc.
- Liquid Extensions Beauty Bar
- Yummi Wraps
- Tapri Indian Bistro
- Cook's Direct Inc.
- Takeoff Fleet Corp.
- Oxygen Health Systems
- Fast & Fresh Laundry
- Bossen Food
- Shree Bansri Indian Grocery
- Estetika Llc
- M & P Flooring Solutions, Inc.
- National Distribution Centers Llc
- Cpr Cell Phone Repair
- Jw Fulfillment Lax, Llc
- PI Productions Llc

Top 10 Woodridge Employers of 2024

Business Name	Employee Count
Woodridge School District	444
Edward Don & Company	410
The Morey Corporation	345
Orbus	339
MPS Chicago Inc.	290
Champion Packaging & Distribution	288
Eaton Corporation	277
Senior Midwest Direct	275
Parker Hannifin Corporation	
Edward Health & Fitness Center	230
Hendrickson	
Teledyne Storm Microwave	
V3 Companies	220
Total	3,118

Source: Village of Woodridge, Choose DuPage

Sales Tax Trends

Woodridge tracks sales tax revenue (home rule and municipal) for the entire Village, illustrated in the table to the right. The jump in sales tax revenue between 2020 and 2021 is attributed to the State’s implementation of online sales tax. For the FY 2024 budget, the Village Board passed a 0.50% increase to the home-rule sales tax, which is reflected in the table to the right.

The illustration to the right identifies the proportion of sales tax that the Village generates in each business corridor from the top 60 sales tax generators. These 60 businesses made up nearly 75% of sales tax generated in calendar year 2024.

Year	Sales Tax Revenue
2020	\$6,559,836
2021	\$9,394,839
2022	\$10,541,820
2023	\$10,756,366
2024	\$11,618,7149(est.)



Source: Village of Woodridge and Illinois Department of Revenue



On behalf of the Village of Woodridge
thank you for reading! See you next
year!

2024 Elected Officials

Mayor Gina Cunningham
Village Clerk Joseph Heneghan
Trustee Mary Anne Blair
Trustee Jennifer Anteliz
Trustee Joseph Kagann
Trustee Mike Krucek
Trustee Magin "Mike" Martinez
Trustee Kaleshia "Kay" Page

Five Plaza Drive
Woodridge, IL 60517
www.woodridgeil.gov
630-719-4750

