

**AT THE CROSSROADS
OF OPPORTUNITY**



Village of Woodridge

Economic Development Annual Report

2013



About the Annual Economic Development Report

In 2014, the Village produced the first annual Economic Development Report to highlight accomplishments, changes to the development environment, and challenges from the previous year. The report will be helpful to track benchmarks to assist the Village Board and the community in establishing strategic goals for future years.

The report highlights the following areas:

- Annual Snapshot of Economic Development Activity for the Village**
- Update on the Village's Economic Development Strategic Goals**
- Retail, Industrial, and Office Vacancies**
- Sales Tax Summary**
- Development Reinvestment Trends**
- Employment Statistics**
- Shop Local Efforts**
- New Business Openings and Closings in 2013**



Year in Review

Woodridge development had a tremendous year in 2013. As the nation still slowly recovers from the Great Recession, the Village has seen development growth across all three major development sectors, which include retail, industrial/office and residential.

While 2013 certainly did bring some new challenges with the exit of Dominick's from the region and All State closing its Customer Service center, several ground breakings and new store openings occurred in 2013 for retail and restaurant uses. Gordon Food Services recently opened a new 17,000 square foot store at the southwest corner of Boughton and Woodward. Gordon Food Services will be shortly joined by Art Van Furniture which broke ground in September on its 68,000-square-foot store located at the northwest corner of Boughton Road and Woodward Avenue. The Warren, Michigan based furniture retailer purchased the six-acre site with construction expected to be completed early next year. In 2013, the Village became home to several new retail and restaurant establishments. Panera Bread and Carter's opened in Woodgrove Festival located at 75th Street and Lemont Road. Woodridge also saw Clara's Restaurant move from its former 26 year location on Route 53 to the former Krispy Kreme location at Seven Bridges. The new larger restaurant, at 6550 Route 53 features an outdoor patio and four season room.

The industrial sector also witnessed renewed strength this year, proven by the groundbreaking for a new 350,000 square foot corporate headquarters for Orbus Exhibit and Display Group. This will be located in the Union Pointe Business Park at Woodward and Interstate 55 and completion of the building is expected in early summer 2014. Last year the second phase of Park 355 also broke ground, which will consist of an 180,480 square foot speculative warehouse at Internationale Parkway and Interstate 355. Construction is expected to be completed early this year.

Like many communities across the country, Woodridge has had its fair share of residential foreclosures. However, a positive new trend has emerged in which foreclosed properties are being purchased, renovated, and resold at pre-recession levels. This has certainly been an exciting year for the Village, which remains committed to supporting new development activity and reinvestment in the community, despite these challenging economic times, we have been fortunate to see new development in the Village due to our efficient and timely permitting process and strong pro-business environment.

The Village also saw several new Economic Development initiatives take place in 2013, such as production of a new economic development video, which highlights the community's assets to potential businesses, and two new Shop Local efforts. We are looking forward to seeing this positive trend continue into 2014. Please enjoy the following Economic Development Annual Report which further highlights the accomplishments and development activity that the Village witnessed in 2013.

*Click image below to view
"Crossroads of Opportunity"
video to learn more
about Woodridge*



Village of Woodridge AT THE CROSSROADS OF OPPORTUNITY

- Significant Business Closing/Reduction
- Significant Business Opening
- Development Milestones
- Business Retention Visit
- Conference/Meeting Attendance
- Economic Development Marketing
- Special Event or Meeting

Staff facilitates a meeting between the Village, Comcast, and Prologis to understand fiber-optic needs for Internationale Centre

Staff attends AIRE event

Staff receives scholarship award to attend IEDC Basic Economic Development Course

Parker-Hannif business retention visit

Pulte Homes submits development application for Timber's Edge, a 149 single family subdivision

Thornberry Woods apartments submits permit for an addition and remodel to the existing clubhouse

Orbus ground breaking

Art Van Furniture ground breaking

Sports Authority closes

Press release issued highlighting development activity in 2013 for retail, industrial, and residential sectors

Staff attends multi-chamber event in Lisle

Staff attends Seven Bridges Marketing meeting

Champion Packaging business retention visit

Clara's opens at their new location in Seven Bridges

Staff attends APA-IL Economic Development Seminar

Wilton Industries business retention visit

Art Van Furniture submits permit for 68,000 SF retail building

Bridgedale Academy submits permit for buildout

JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
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Clara's submits application for modification to new restaurant for an addition

Public Hearing for Comprehensive Zoning Text Amendments, including updated Sign Ordinance

Owners of 2501 Davey Road submit permits for speculative office expansion

Staff attends ICSC Retail Connection Event

Sandpiper closes

Rito's Mexican restaurant submits permit for a new location at Woodridge Plaza

Village Board approves comprehensive text amendment to the Village code, including the sign ordinance.

Personal Creation completes \$2.1 million remodeling project at 1301 Internationale Parkway

Ace Hardware business retention visit

Staff attends the Illinois Basic Economic Development Course in Naperville

Staff attends Choose DuPage Quarterly Economic Development meeting

Staff attends ICSC October Trade Show

Staff produces Economic Development video

Village of Woodridge and Choose DuPage host an Industrial Broker Tour

Dominick's closes

Panera and Carter's opens in Woodgrove Festival

Gordon Food Service opens for business

9 Round submits development application for Woodgrove Festival location

Charter One business retention visit

Staff attends Choose DuPage Quarterly Economic Development meeting

Opportunity Newsletter issued highlighting 2013 development trends, state incentives and zoning code amendment

2013-2014 Economic Development Strategic Goals

The Strategic Management Process is an important step in developing the Village's goals for the coming year. Annually, Village officials and residents discuss community needs, prioritize policy options, and the Village Board sets goals. The changing needs of Woodridge residents are recognized and addressed through the Strategic Management Process, which set goals that serve as a foundation for the annual budget. Goals related to economic development continue to be important to the Village's success and long term sustainability.

For Fiscal Year 2013-2014 the following economic development strategic goals were established by the Village Board:



Promote Village development opportunities at five conferences

To date the Village has attended 3 conferences, as noted on pages 4-5. Staff will attend the Chicago Retail Live! event in February and the Spring ICSC conference in March to complete the strategic goal.



Send to 25 industrial brokers information on development opportunities

Staff completed this goal with the completion of the industrial broker tour. To date Information has been targeted to 70+ brokers in the Chicago area.



Conduct 20 business retention visits

The Village to date has completed 12 out of 20 visits. Please refer to the annual snapshot provided on pages 4-5 for each retention visit.



Cosponsor with Choose DuPage an industrial broker tour to promote manufacturing opportunities

Staff completed this goal in October (see highlight provided below)



Expand shop local efforts through a new advertising campaign

The Village completed this goal with the Jubilee event (see summary provided on Page 13)



Explore the creation of a teen job fair with local businesses

To date this is still under review



Create an annual economic development benchmark report



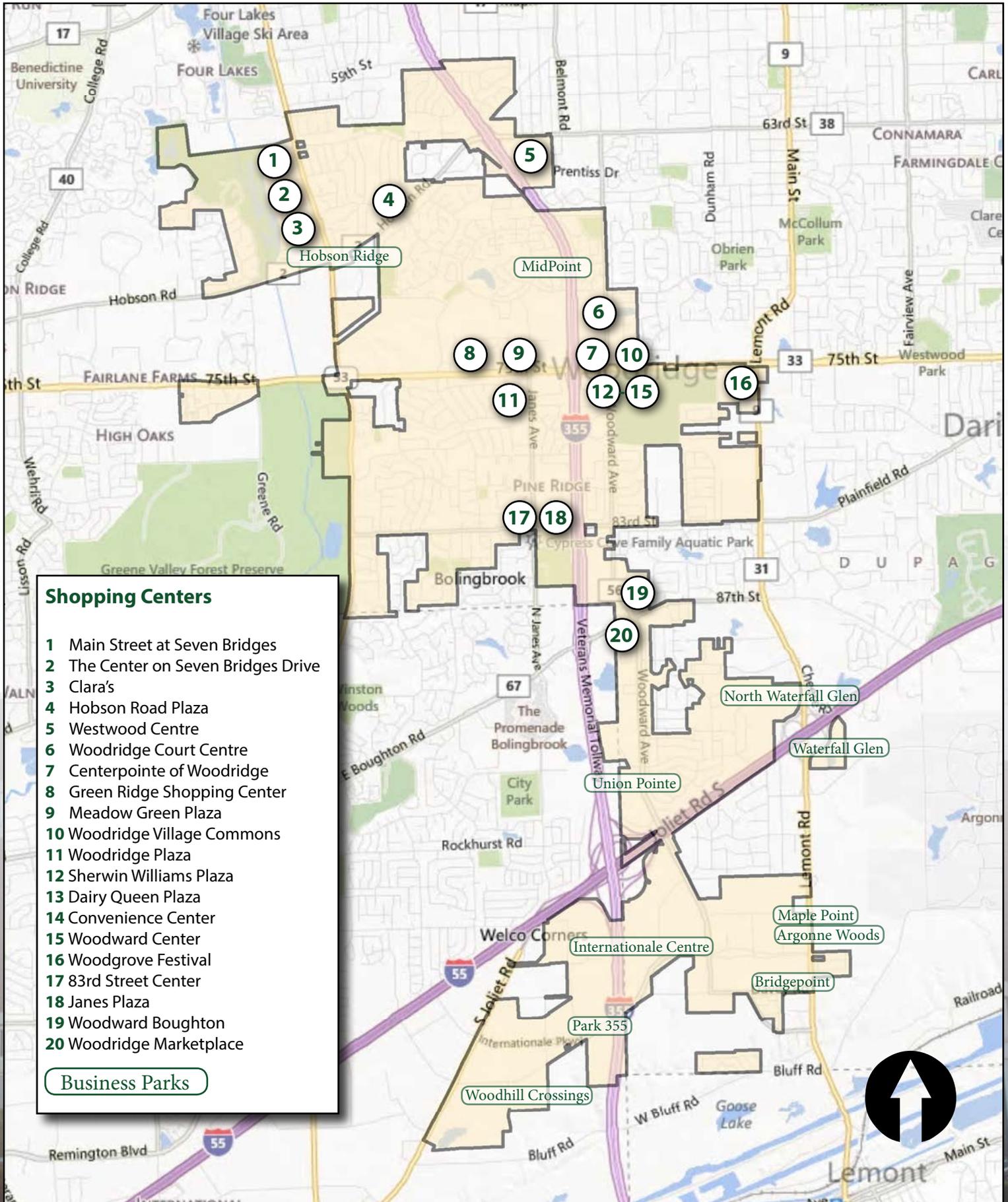
Woodridge Success Story

Industrial Broker Tour

Choose DuPage and Woodridge staff led 39 participants on an industrial and property tour of Woodridge on October 29, 2013. The tour, jointly sponsored by Choose DuPage and the Village of Woodridge offered industrial brokers information about available space, potential development opportunities, and Village and County services. Based on the feedback the Village received from attendees, the event was tremendously valuable to brokers to not only learn where additional opportunities exist in the Woodridge market, but how Woodridge as a pro business community, can provide support to new development and business attraction.

The tour highlighted the existing 11 Woodridge business parks and 12 million square feet of space as well as over 250 acres for future industrial development. Major business parks including Prologis Internationale Centre, Park 355, and Union Pointe were included as part of the tour. This year's tour also provided attendees a unique opportunity to step off the bus at the newly constructed Edward Don Facility, which is part of the Union Pointe Business Park. The 362,500 square foot facility opened nearly a year ago and will be joined by a new 350,000 square foot corporate headquarters for Orbus Exhibit and Display Group.

Shopping Center and Business Park List



- Shopping Centers**
- 1 Main Street at Seven Bridges
 - 2 The Center on Seven Bridges Drive
 - 3 Clara's
 - 4 Hobson Road Plaza
 - 5 Westwood Centre
 - 6 Woodridge Court Centre
 - 7 Centerpointe of Woodridge
 - 8 Green Ridge Shopping Center
 - 9 Meadow Green Plaza
 - 10 Woodridge Village Commons
 - 11 Woodridge Plaza
 - 12 Sherwin Williams Plaza
 - 13 Dairy Queen Plaza
 - 14 Convenience Center
 - 15 Woodward Center
 - 16 Woodgrove Festival
 - 17 83rd Street Center
 - 18 Janes Plaza
 - 19 Woodward Boughton
 - 20 Woodridge Marketplace
- Business Parks**



3 Year Vacancy Trend - Retail

Source: Village of Woodridge, as of 3rd Quarter Each Year

			2011	2012	2013	1 YR TREND
#	Shopping Center	Building Sq. Ft.	% Vacant	% Vacant	% Vacant	
1	Main Street at Seven Bridges	67,251	13.43%	8.81%	19.46%	↑
2	The Center on Seven Bridges Drive	20,000	10.06%	16.56%	0.00%	↓
3	Clara's	4,460	100.00%	100.00%	0.00%	↓
4	Hobson Road Plaza	32,900	17.93%	17.93%	17.93%	No Change
5	Westwood Centre	215,647	0.00%	0.00%	30.43%	↑
6	Woodridge Court Centre	6,900	0.00%	0.00%	0.00%	No Change
7	Centerpointe of Woodridge	472,737	3.44%	3.82%	3.91%	↑
8	Green Ridge Shopping Center	11,832	8.45%	29.58%	29.58%	No Change
9	Meadow Green Plaza	12,796	9.38%	18.37%	9.38%	↓
10	Woodridge Village Commons	10,972	13.91%	13.91%	24.21%	↑
11	Woodridge Plaza	69,000	9.86%	16.43%	16.88%	↑
12	Woodward Center	15,125	0.00%	11.66%	11.66%	No Change
13	Woodgrove Festival	265,007	3.09%	4.11%	1.84%	↓
14	Sherwin Williams Plaza	8,928	44.76%	44.76%	44.76%	No Change
15	Dairy Queen Plaza	9,600	0.00%	0.00%	26.64%	↑
16	Convenience Center	11,200	0.00%	0.00%	0.00%	No Change
17	83rd Street Center	23,025	6.08%	0.00%	0.00%	No Change
18	Janes Plaza	16,600	51.08%	58.31%	61.93%	↑
19	Woodward Boughton	62,610	2.68%	2.68%	0.00%	↓
20	Woodridge Marketplace	25,547	24.98%	24.98%	8.70%	↓
	Total Square Feet of Retail (2013)	1,362,137	5.51%	6.56%	6.03%	↓

Retail Vacancy

6.2%

Woodridge Vacancy

8.9%

Chicago Region 3Q

Industrial Vacancy

6.0%

Woodridge Vacancy

8.9%

Chicago Region 3Q

Office Vacancy

19.8%

Woodridge Vacancy

19.9%

Chicago Region 3Q

3 Year Vacancy Trend - Industrial

Source: Village of Woodridge, as of 3rd quarter each year

		2011	2012	2013	1 YR TREND
Business Park	Building Square Feet	% Vacant	% Vacant	% Vacant	
101st Street	893,511	N/A	11.3%	31.4%	↑
103rd Street	336,915	N/A	0.0%	0.0%	No Change
Argonne Woods	118,507	0.0%	21.5%	0.0%	↓
Bridgepoint Business Park	383,305	29.0%	15.0%	24.5%	↑
Internationale Centre	7,814,222	5.0%	6.8%	3.9%	↓
Maple Point	166,650	18.0%	0.0%	0.0%	No Change
Park 355	254,453	22.0%	8.9%	0.0%	↓
Union Pointe	362,500	N/A	0.0%	0.0%	No Change
Woodhill Crossings	945,455	18.0%	7.6%	0.2%	↓
Total Square Feet of Industrial (2013)	11,275,518	7.0%	7.2%	6.0%	↓

2 Year Vacancy Trend - Office

Source: Village of Woodridge, as of 3rd quarter each year

		2011	2013	2 YR TREND
	Building Square Feet	% Vacant	% Vacant	
Total Square Feet of Office (2013)	1,005,017	8.4%	19.8%	↑



Woodridge Success Story

Business Park Expansions

One of North America's leading suppliers of display, exhibit and event solutions broke ground on their new, 350,000 sq. ft. building in September 2013. In the summer of 2014, Orbus will consolidate and relocate its current operations from Bolingbrook and Niles, Illinois into one building. Orbus secured a 20 acre site in Woodridge as the future home for its manufacturing and distribution center and partnered with McShane to custom build the 350,000 sq. ft. facility.

"The magnitude of our combined Orbus operation makes us one of the largest portable and custom modular display companies in the USA," said Giles Douglas, President & CEO of Orbus Exhibit & Display Group. "We have great excitement and expectations for what we can achieve with unified operations."

Last year also saw the groundbreaking of the second phase of Park 355, which will consist of a 180,480 square foot speculative warehouse at Internationale Parkway and Interstate 355. Construction is expected to be completed early this year. The project is a partnership between HSA Commercial and Denver-based Industrial Income Trust, a non-traded real estate investment trust that acquires and operates distribution warehouses and other industrial properties. Building construction is managed by Morgan Harbour Construction, another Woodridge business.

Sales Tax Trend

Source: Illinois Department of Revenue

The Village tracks several business throughout the Village to understand trends in sales tax performance. The illustration to the right identifies the proportion of sales tax that the Village generates for approximately 48 businesses. 20 of the 48 businesses consist of the Village's top 20 tax generators and are studied quarterly as indicators of tax revenue trends.

Additionally the Village tracks sales tax revenue (home rule and municipal) for the entire Village. Through the 8 month period of the 2013-14 Fiscal Year the Village is trending approximately 10% higher than the previous fiscal year.

Fiscal Year	Sales Tax Revenue
FY 2011-2012	\$3,789,926
FY 2012-2013	\$3,440,741
FY 2013-2014	\$3,328,126

Source: Village of Woodridge, 8 month period



3 Year Development Investment Trend

Source: Village of Woodridge, end of each year

	2011	2012	2013	1 YR TREND
Commercial/Multi-Family Reinvestment	\$27,324,365	\$24,783,336	\$46,115,391	↑
Single Family Reinvestment	\$5,890,423	\$5,870,689	\$7,258,250	↑
New Single Family Homes	\$1,142,578	\$2,446,556	\$5,502,000	↑



Woodridge Success Story

Residential Development

Like many communities across the country, Woodridge has had its fair share of residential foreclosures. However, a positive new trend has emerged in which foreclosed properties are being purchased, renovated, and resold at pre-recession levels. Compared to 2012, there was nearly a 24% increase in residential reinvestment.

The Village has more than doubled new construction for single family homes with 27 permits issued or under review this year, compared to just 9 last year. The Village also received applications for two new single family subdivisions. Foxwood Estates, a 17 lot single-family subdivision is proposed near Dunham and 75th Street. Timber's Edge an a 149 lot single-family subdivision is proposed near 83rd Street and Beller Road. It is expected that the Village Board will consider both in early 2014.



Employment in the Village

Source: Village of Woodridge business licenses and other sources

Tenant Name	Employee Count
Comcast	460
The Morey Corporation	450
Woodridge School District 68	428
Wilton, Industries, Inc.	393
Edward Don	350
Follett Educational Services	310
Allstate Insurance Company	303
Greencore	250
Edward Health and Fitness Center	215
Champion Packaging & Distribution	180

"The Village Board and Mayor are supportive of industries in the area, and there are many resources available to businesses that, like Greencore, are looking for tremendous growth opportunities. We look forward to working with the Village to identify opportunities for investing in and growing our business."

The Village also tracks total number of employees for businesses with over 50 employees.

	Employee Count	Difference from Previous Year
2010	8,579	+688
2011	9,405	+826
2012	8,920	- 485
Net Gain over 3 Year Period		+1,029

Source: Village of Woodridge business licenses, end of each year



Woodridge Success Story

Greencore USA

In May, Greencore USA, located at 10350 Argonne Drive in Woodridge, finalized a cooler expansion project to accommodate a large national customer to which they will supply fresh, convenient food products to regional stores. With 22 manufacturing sites in the UK and the US, Greencore USA is part of a leading international manufacturer of convenience foods that employs approximately 11,000 people worldwide.

When Greencore acquired the Woodridge facility (formerly H.C. Shau) the facility employed 250 people in a variety of job roles, from entry level food production and delivery to quality control and management. As a product of its recent growth, Greencore is in the process of hiring an additional 150 new employees this year to support expanded production. Greencore joins several other food related manufacturing and distribution businesses in the Village including Home Run Inn Pizza, Indiana Sugars, Asli Finer Foods, and Edward Don.

"Greencore is excited about our recent expansion into Woodridge," said Liam McClennon, CEO of Greencore USA. "The Village Board and Mayor are supportive of industries in the area, and there are many resources available to businesses that, like Greencore, are looking for tremendous growth opportunities. We look forward to working with the Village to identify opportunities for investing in and growing our business."



Shop Local Efforts

Every year the Village, in partnership with the Woodridge Area of Chamber identifies different ways to encourage residents to shop locally at Woodridge businesses. 2013 was no different, as the Village and the Chamber undertook three initiatives to promote local businesses.

Shop Local Jubilee

The Village of Woodridge, in partnership with the Chamber of Commerce, hosted a Shop Local tent on June 15th, 2013 at the Woodridge Jubilee. The Village gave away 100 reusable green shopping bags filled with coupons and special deals from 30 Woodridge businesses. The booth ran out of green bags in the first 2.5 hours and as result, cards were distributed leading residents to obtain the coupons that were provided in the bags on the Shop Local website. Because of the success of the event, Village staff and the Chamber will host a Shop Local tent in 2014, with the goal of increasing the number of participating businesses.

Positive Review Campaign

This year the Village also initiated an electronic campaign to encourage residents to write a positive review on either Yelp! or Google. Both websites allow business patrons to write a positive review for Woodridge businesses. Staff promoted the use of either website at the 2013 Town Meeting, E-News and posters in Village Hall.

Small Business Saturday - November 30th

Small Business Saturday is a national promotional event that highlights local retailers, restaurants, service providers, markets and specialty stores in the area. To help promote the event the Village worked with the Woodridge Chamber of Commerce to highlight small businesses in Woodridge through E-news/website marketing and signage that was placed on the Village Hall and 75th Street marquees. The promotional effort directed residents and potential customers to Woodridge's small business listing available on the Shop Local website. Additionally, Woodridge was featured in the Bugle that highlighted Small Business Saturday efforts in the region.



New Businesses

Source: Village of Woodridge, Business Licenses

In 2013 the Village welcomed the following businesses that made Woodridge their new home.

3VUE, LLC

Aftershock Technologies

All My Sons Moving & Storage

Asli Fine Foods

Bear Paddle Swim School and Club

Beckhoff Automation

Body and Soul MedSpa

Building Services of America

Carboline Company

Cardiovascular Management

Carmen USA, LLC

Carter's

Celtic Commercial Painting

Chiro One Wellness Center

Cocomero

Currency Exchange

Dr. Press Equipment, Inc.

EWI Worldwide

Faux Glo Tan

Flo Trans

GFS Marketplace

Gomoto Shop

Goss International

Hair Dreams by Cheryl Walsh

Hangar Clippers

Infinity Gymnastics Academy

Jam N Jelly Café

Mauser USA, LLC

Ms Electronics

Mygo Consulting

National Title Solutions, Inc.

No. 1 Lifesaver of Illinois

Panera

Paramount-EO, Inc.

Phoenix Veteran's Print

Press-On

Property Specialist, Inc.

Quilter's Quest, LLC

Qway's Cutting Edge Salon

RJW Transport, Inc.

RND Exhibits Internationale

Roadtex Transportation Corporation

Runway Fashion Exchange

Spring Foot Massage

The Hammer Source

25th Year Anniversary!

In 2013 the following businesses celebrated their 25th year of doing business in the Village. Congratulations to each business that reached their "Silver Anniversary" and their ongoing success. These companies have assisted in providing jobs and services to our residents and helping to provide the resources that Woodridge needs to maintain a high quality of life



STUDIO SEVEN



Business Closings

In 2013 the Village also saw the following 32 businesses leave the Village.

7 Eleven
A Corporate Printing Service
Agile Trade Show Furnishings
Bio-Circle Incorporated
Catherines
Claire's Accessories
Custom Communications Systems
Dominick's
EN Engineering
Etak Systems Inc
Face Wellness Inc
Hair Crazy Studio
Infinity Maintenance Services
JJM Products, LLC
Leads Construction Company, LLC
Lion Video

Lumea Staffing of Illinois
Mark Shale
Moon Jump Inc
National Windows Siding and Roofing
Nuf Yogurt
Party Time Formals Inc
Pharmacy Automation Supplies
PNB Remittance Centers Inc
Qdoba Mexican Grill
Racine Enterprises Inc
Ruby Abbott Hair Studio
Sandpiper
Seven Bridges Diamond Gallery
The Great Frame Up
Winestyles

"Working with the Village of Woodridge has been a pleasure. We received a warm welcome by the Economic Development Team which helped us through the entire approval process. and growing our business."



Woodridge Success Story

Woodward and Boughton

In late 2013, Gordon Food Services opened a new 17,000 square foot store at the southwest corner of Boughton and Woodward. Gordon Food Services will be shortly joined by Art Van Furniture which broke ground in September on its 68,000-square-foot store located at the northwest corner of Boughton Road and Woodward Avenue. The Warren, Michigan based furniture retailer purchased the six-acre site at the intersection that was previously owned by Countryside-based Gallagher & Henry. Diane K. Charles, Director of Corporate Communications for Art Van Furniture indicated that "Working with the Village of Woodridge has been a pleasure. We received a warm welcome by the Economic Development Team which helped us through the entire approval process. We thank the Mayor and the entire Board for their support and are excited to join the Village as it continues to grow and prosper".



Woodridge



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