



THE CITY OF WARRENVILLE

F-6

ECONOMIC DEVELOPMENT REPORT

SEPTEMBER 2025

Semi-Annual Report

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Prepared For:

Warrentville City Council



Executive Summary

Overview

This report provides an overview of market conditions and Warrenville's approach to addressing economic development priorities. It also summarizes the various pieces of economic development-related information staff has forwarded to the City Council since the March 2025 Community Development Committee of the Whole update report and provides Council members the opportunity to pose questions regarding actions, interactions or information.



2.7%
INFLATION*

62.2%
LABOR FORCE
PARTICIPATION
RATE*

+3%
MIDWEST
GROWTH
RATE*

Market Conditions

Over the past six months, the impacts of federal policy shifts have started to come into sharper focus. While some stability has returned following the election cycle, economic uncertainty remains a consistent theme. Market conditions continue to present challenges for businesses and households alike.



Interest Rates and Inflation

High interest rates and persistent inflation are still slowing business expansion and limiting start-up activity.



Consumer Spending

Consumer spending is tightening, with households adjusting to higher prices—this has contributed to new retail vacancies in the region.

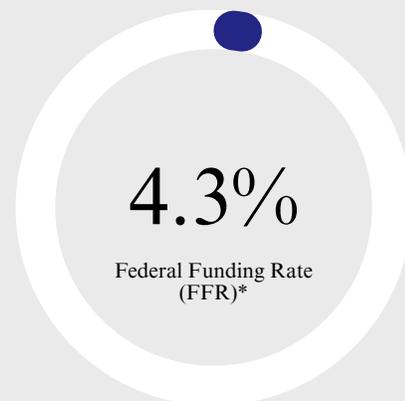


Tariffs

Tariffs and global supply chain adjustments are keeping construction costs elevated and altering consumer behavior. While domestic goods are somewhat more competitive, the primary burden falls on residents and small businesses absorbing higher costs.

Constraints

Federal spending constraints continue to ripple down, reducing support programs and limiting resources available to small businesses, minority-owned firms, and those pursuing government contracts.



- Locally, demand for new construction continues to hold strong.
- While new housing remains a significant driver of economic activity, the real opportunity lies in the mix of commercial projects and services that follow to meet the needs of a growing population.
- In the past six months, staff has reviewed a steady flow of applications and concepts across residential, commercial, and mixed-use development.
- Looking ahead, long-term conditions remain uncertain, but staff is staying proactive—partnering with regional agencies, monitoring market trends, and focusing on delivering excellent customer service, efficient processes, and meaningful connections for developers and businesses.

Economic Development Strategy

Strategic Plan Goal #1: Energetic and Healthy Economy

Warrenville encourages an energetic economy by meeting the variety of changing trends to enhance our existing diversified tax base.

◆ Monitoring Trends

- Retail Strategies Market Guides (2): Focused on Cantera and Warrenville Commons
- Participation at marketing and networking events with realtors, developers and municipal economic development directors to spark ideas and generate business opportunity leads and connections

◆ Conducting Outreach

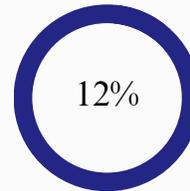
- Hosting weekly pre-application meetings with property owners and developers with conceptual ideas to help them prepare quality development applications

◆ Maintaining and Diversifying Revenue Streams

- Launching the Pop-Up Shop Marketplace in Leone Schmidt Heritage Park. This new initiative will debut with custom-built shop spaces designed to give local entrepreneurs and small businesses a visible, flexible platform. Staff are now working with partners to expand programming and sponsorship opportunities for the 2026 season

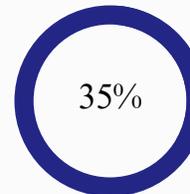
◆ Support Local Business Retention and Expansion

- To strengthen ties with local businesses, staff launched the Warrenville Biz Connection—a new newsletter to engage directly with the business community. The newsletter is an incentive to encourage businesses to formally register in Warrenville, giving them access to city updates, networking opportunities, and resources tailored to support their growth and retention



Growth Rate

Warrenville business registration has increased 12%* in the past three months



Engagement

More than 35% of registered businesses have participated in at least one city-led initiative, event, or program



220+

Over 220 businesses now formally registered in Warrenville



4

Ribbon Cuttings



\$ 3000+

Collected in registration and license fees using the New BS&A Software

Here are some partnerships the Economic Development Department has been utilizing since March 2025:

EDR

**ECONOMIC
DEVELOPMENT
REPRESENTATIVES**



HGM

**HOSPITALITY
GROUP MEETINGS**



CD

**CHOOSE
DUPAGE**



WDC

**WESTERN
DUPAGE
CHAMBER**



Outreach and Partnerships



Warrenville's Economic Development Team:

- City Administrator White
- Community Economic Development Director Emery
- Assistant Community Development Director Hocking
- Economic Development Specialist Walker

What They Do:

This team collaborates with a great variety of stakeholders – both local and regional – to promote Warrenville and invite investment in the community

Development Activity- Commercial

Pre-Application Meetings

Since March, Community Development has hosted **thirteen** pre-application meetings with property owners and developers interested in a variety of projects including requests for new rental townhome project, single family detached residential, residential duplexes, fast casual restaurants, coffee shops, and automotive uses

Each meeting involves review of an application describing in as much detail available the concept and preparation of a detailed summary post-meeting outlining applicable requirements, processes, and fees to provide a clear path forward.

Cora Coffee, 28W575 Stafford Pl

Cora Coffee, sister business to Evolet Eve, opened its doors to serve Warrenville with a much-needed cafe location. A soft opening started in June with a grand opening and ribbon-cutting ceremony hosted by the Western DuPage Chamber of Commerce



Green Family Veterinary Practice, 28341 Diehl Rd

Green Family Veterinary Practice opened its doors in August 2025, bringing full-service pet care to Warrenville. The clinic provides comprehensive veterinary services for local families and their pets, marking an exciting addition to the community's growing roster of businesses

Warrenville Cafe Fresco, 2S505 Rt 59

Warrenville Café Fresco opened in July 2025, adding a fresh new gathering spot to the community. The Western DuPage Chamber of Commerce hosted a ribbon-cutting ceremony to celebrate the café's arrival, welcoming residents to enjoy its inviting atmosphere and menu.

Simply South, 28258 Diehl Rd

Simply South opened in June 2025, bringing authentic vegetarian Indian cuisine to Warrenville. With a diverse menu of flavorful dishes, the restaurant offers residents and visitors a new dining destination that highlights the richness of Indian culinary traditions.



- Dream Clean Car Wash
- Starbucks
- Mini Warehouse
- Orion Stem School



- NW Medical Center
- 4M Commercial Center
- Laugh Factory

Development Activity- Residential

Temporary Certificate of Occupancy - 3S581 Burk Ave
Building Permit 2024-1016; R-5 Zoning; 2/28/2026 Exp. Date

Development Activity- Permit and Inspection Summary

February 2025 Building Permit Activity Report

Building Division staff performed 22 inspections in February. The department issued 20 building permits, with a combined construction value of \$780,351 and approximately \$9,720 in permit fees were collected.

March 2025 Building Permit Activity Report

Building Division staff performed 48 inspections in March. The department issued 24 building permits, with a combined construction value of \$1,158,044 and approximately \$12,296 in permit fees were collected.

April 2025 Building Permit Activity Report

Building Division staff performed 81 inspections in April. The department issued 52 building permits, with a combined construction value of \$868,221 and approximately \$9,673 in permit fees were collected.

May 2025 Building Permit Activity Report

Building Division staff performed 113 inspections in May. The department issued 53 building permits, with a combined construction value of \$1,893,814 and approximately \$11,899 in permit fees were collected.

June 2025 Building Permit Activity Report

Building Division staff performed 139 inspections in June. The department issued 70 building permits, with a combined construction value of \$3,164,922 and approximately \$33,887 in permit fees were collected.

July 2025 Building Permit Activity Report

Building Division staff performed 96 inspections in July. The department issued 54 building permits, with a combined construction value of \$2,035,740 and approximately \$12,619 in permit fees were collected.

2025 6-Month Permit Total	2025 6-Month Value Total	2024 6-Month Permit Total	2024 6-Month Value Total
273	\$9,901,092	321	\$70,782,208*

*- Large amount due to the Northwestern Cancer Center Addition

Statistic Citations

- Federal Reserve Bank of St. Louis. (2025). Effective Federal Funds Rate. Stlouisfed.org. <https://fred.stlouisfed.org/series/FEDFUNDS>
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- U.S. Bureau of Labor Statistics. (2024, August 29). U.S. Bureau of Labor Statistics. Bls.gov; U.S. Bureau of Labor Statistics. <https://www.bls.gov/>
- U.S. Bureau of Labor Statistics. (2025). Civilian labor force participation rate. Bls.gov. <https://www.bls.gov/charts/employment-situation/civilian-labor-force-participation-rate.htm>