

MEMORANDUM

TO: William T. Lichter, Village Manager

FROM: David A. Hulseberg, AICP, Assistant Village Manager/Director of Community Development

DATE: February 15, 2007

SUBJECT: **Downtown Project Survey**

BACKGROUND

This memorandum reviews the results of the most recent Downtown Lombard Community Vision survey. Surveys were distributed to the Trustees and Village President. Each of the 41 projects was ranked in terms of its relative importance or urgency, and the results were then divided into five tiers. This is the third project ranking since the "Community Vision" booklet was developed in 2004.

RESULTS

The status of each project is described below according to rank:

Tier 1 –Highest Priority

- **DuPage Theater/ DuPage Theater Redevelopment Site** – The petitioner is proceeding through the public hearing process following an initial Plan Commission meeting in November. They are currently working to address code requirements and Plan Commission concerns.
- **15-99 E. St. Charles Road (West end of Hammerschmidt property)** – New Urban Communities has purchased the property and will be issued a building permit once they submit a letter of credit. As a contingency plan in the event this project does not proceed, staff is in the process of submitting a CMAQ grant application for the construction of 92 additional commuter parking spaces.
- **Praga Expansion** – Praga was awarded a Downtown Restaurant Forgivable Loan in January; the Chamber of Commerce plans to complete its relocation to 416 S. Main Street by the end of the month.
- **15-19 & 21-25 W. St. Charles Parking Lot** – New plans have been developed for 2007 construction in conjunction with the Orchard Terrace on-street parking, but neither of the property owners have yet agreed to allow this privately-owned project to proceed.

Tier 2 – Medium-High Priority

- **Helen Plum Library** – The library's 2003 public hearing approvals expired in 2005 following a failed referendum in 2004. Any future addition or new construction will require resubmittal for a new public hearing.
- **Cruise Nights** – This event is scheduled to begin its seventh season on June 2 and end on August 25. Lombard Town Centre has expressed an interest in sponsoring additional Cruise Nights beyond the customary three-month timeframe.
- **14 W. St. Charles Road (Ken's TV)** – A Downtown Restaurant Forgivable Loan and Downtown Improvement and Renovation Grant have been awarded to O'Neill's Pub for a two-story sit-down restaurant with outdoor dining. Ed O'Neill Jr. is working on revised building plans.
- **Outdoor Dining** – Staff continues to encourage developers to include space for outdoor dining in their site plans.
- **French Market** – The French Market continues to operate during warmer months on Saturday mornings in the Hammerschmidt commuter lot.
- **The Pointe at Lombard (Lord's Gas Station)** – Construction is anticipated to begin in Spring 2007. A bronze sculpture will be added to the site as part of the Downtown Public Art Program.
- **Downtown-Yorktown Circulator** – Lombard is one of four communities selected by the DuPage Mayors and Managers Conference to develop additional public transportation within the Village. Staff is working with the steering committee to proceed with the next phase of the study.
- **130-144 & 200-236 E. St. Charles Road block face redevelopments** – No plans have been developed for these properties.
- **Lombard Towne Centre (Main Street Organization)** – The organization is developing work plans for 2007 under Executive Director Elizabeth Gelman.
- **Parking between The Texan & Parkview Pointe** – The Village will assume control of the lot once environmental issues have been resolved.
- **101 W. St. Charles Road** – Café 101 has been vacant for an extended time period; no active proposals.
- **Garage on Hammerschmidt Lot** – Construction is scheduled for 2007.
- **Prairie Path Villas** – Construction is progressing on the building.
- **Allied Drywall (222 E. Windsor)** – No active proposals
- **TCF Bank (23 N. Main)** – Available for acquisition. Possible redevelopment or commuter parking lot.

Tier 3 – Medium Priority

- **100-104 W. St. Charles Road** – Both first-floor tenant spaces are occupied.

- **Train Station Improvements** – The Village is working on lease agreements and funding commitments from the Union Pacific Railroad and Metra.
- **Maple St. Chapel** – Activities continue under the supervision of the Main Street Chapel Preservation Society.
- **Orchard Terrace Commuter Lot** – The homeowners association that owns the lot is not interested at this time.
- **Grove Park Condos** – Both structures have been demolished and a building permit is ready to be issued pending a letter of credit.
- **10 W. St. Charles Road (Former Dr. Doll's site)** – No active proposals
- **Downtown Entry Signage** – Easements to be secured for installation of signs on private property; FY 2007-2008 construction.
- **28 W. Ash Street (DuBrovin property)** – No active proposals
- **Orchard Terrace Customer Parking** – The Village will commence construction on the on-street parking spaces this spring. The adjacent property owners have not indicated any interest in proceeding with further parking improvements.
- **100-120 E. St. Charles Road block face redevelopment** – No active proposals
- **Oak View Estates** – Work is progressing on the first 40-unit building.
- **Trail Lighting** – Timeline not established
- **134 W. St. Charles Road** – No active proposals
- **St. John's Lutheran Church** – Under construction
- **Banners** – Lombard Town Centre may supplement existing Village banners
- **100 S. Main (West Suburban Bank)** – No active proposals; the Village is currently leasing the property for commuter permit parking.
- **Downtown Directory Kiosk** – To be installed as part of train station renovation.
- **Identity Plaques** – Lombard Town Centre to be involved in plaque program.
- **Trail Bridges** – Bridge planned for Great Western Trail at St. Charles/Grace/railroad; \$1.5 million grant received for 2008 construction.
- **Removal of Freestanding Signs** – No active proposals

Tier 4 – Medium-Low Priority

- **Pocket Parks** – Park to be completed as part of Oak View Estates development.
- **1 N. Grace Street** – No active proposals

Tier 5 – Low Priority

- **Post Office** – The Postal Service does not wish to proceed with any changes to their facilities at this time.

PROPOSED CHANGES

In light of the Postal Service's decision to forgo reconfiguration of the Lombard Post Office, staff supports a new rowhouse concept for the East St. Charles Road corridor up to Grace Street. This concept was introduced by the Village President at the Lombard Town Centre annual meeting on January 25, 2007. The pictures below show several of these properties as they exist today, with an idea of what a rowhouse development might look like presented on the right.



Although previous plans have called for commercial or mixed-use redevelopment along this corridor, there is a strong rationale for supporting residential land uses:

- Attached-single family residences are compatible with the existing multi-family uses on adjacent residential properties.
- While transitional setback and landscaping requirements create a tight fit for commercial development, the generally 130-foot deep lots are ideally sized for a small front yard, townhouses, surface parking, and rear yard landscaping.
- An increasing supply of ground-floor commercial space could reduce demand for additional retail space further from the immediate downtown.
 - Lincoln Place: 3,659 sq. ft. completed, 850 sq. ft. occupied
 - Main Street Place: 6,500 sq. ft. completed
 - Prairie Path Villas: 11,650 sq. ft. under construction
 - The Pointe at Lombard: 5,800 sq. ft. proposed
 - Lombard Lofts/Hammerschmidt: 10,000 sq. ft. proposed
 - DuPage Theatre: 24,500 sq. ft. proposed

Also, staff requests that the Village Board adopt the Downtown Lombard Community Vision as an official policy document. This action will provide a clear statement of the

Village's intentions for the downtown area, and it will allow staff to guide redevelopment in accordance with the goals and projects set forth in the Vision.

ACTION REQUESTED

Staff requests that the Village Board adopt the Downtown Lombard Community Vision as an official policy document for the purpose of guiding downtown development.

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