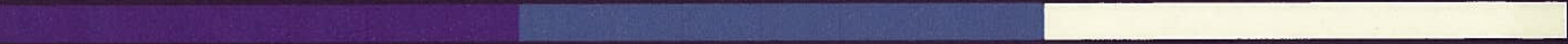


Village of Lombard Downtown Presentation



Department of Community
Development

June 4, 2009 Village Board
presentation

3 Plan Components

- History and Background
- Strategy Plan
- Action Plan

History and Background

Village commitment to the downtown

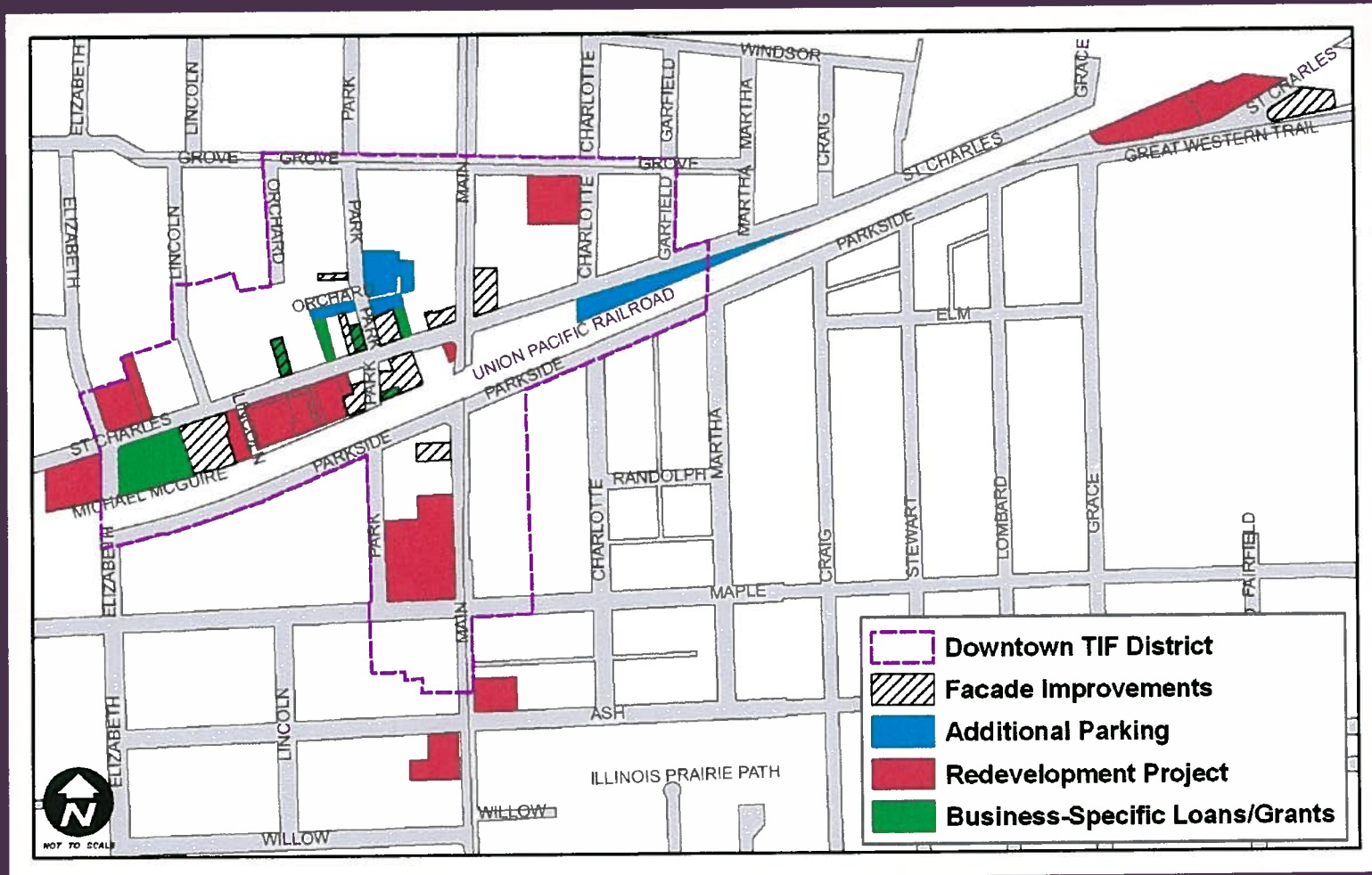
Visible changes

- Numerous redevelopment projects
- Major capital improvements
- Public amenities
- Downtown-specific grant funding
 - Not available elsewhere in Lombard

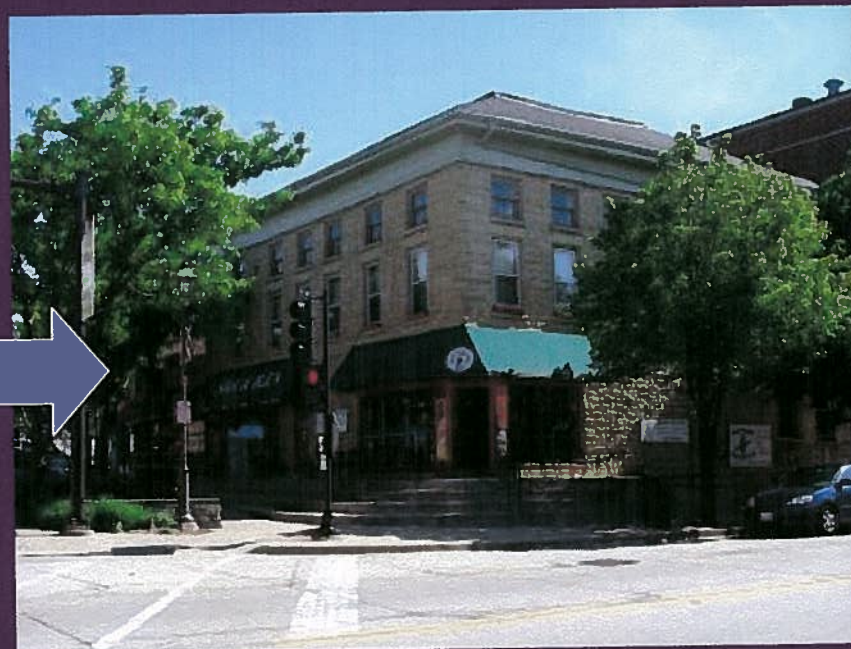
Projects immediately outside of Downtown TIF

History and Background

Major Downtown Area Enhancements Since 1996



A LOT has changed since 1989...



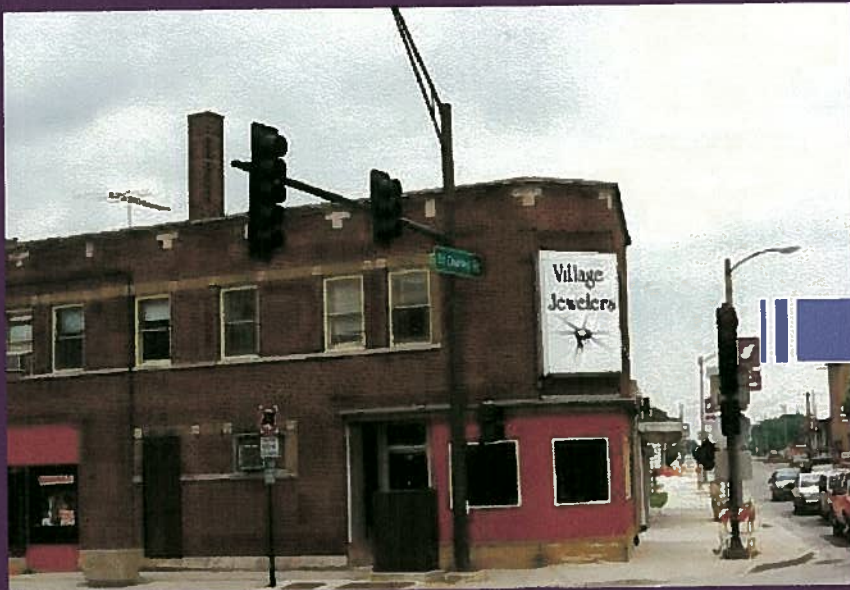
Streetscape improvements (paver sidewalks, street lights, trees, planters, seat walls, benches, trash receptacles) and 1996 façade improvements

A LOT has changed since 1989...



Diocese of Joliet building façade renovations, 26-28 W. St. Charles Road (1999)

A LOT has changed since 1989...



1 N. Main Street façade renovations (1997-2000)

A LOT has changed since 1989...



18-20 W. St. Charles Road façade renovations (1992, 2000, 2008)

A LOT has changed since 1989...



Redevelopment of Zitt's into Park West, 105 W. St. Charles Road (2002)

A LOT has changed since 1989...



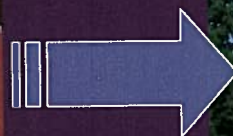
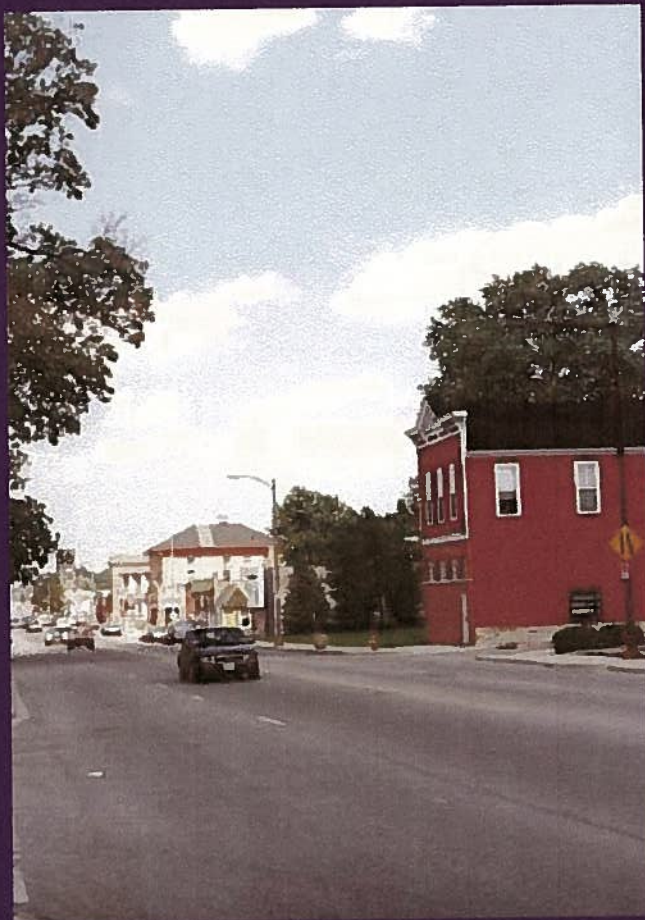
106-110 W. St. Charles Road façade renovations (1994, 1998, 2004)

A LOT has changed since 1989...



Redevelopment of Mid City Beauty Supply and Lombard Temple Building into Elmhurst Memorial Lombard Center for Health, 130 S. Main Street (2004)

A LOT has changed since 1989...



Redevelopment of Park District maintenance building, 117-125 W. St. Charles, and Zitt/Jirsa properties into Lincoln Place (2004), Parkview Pointe (2001), Park West (2002)

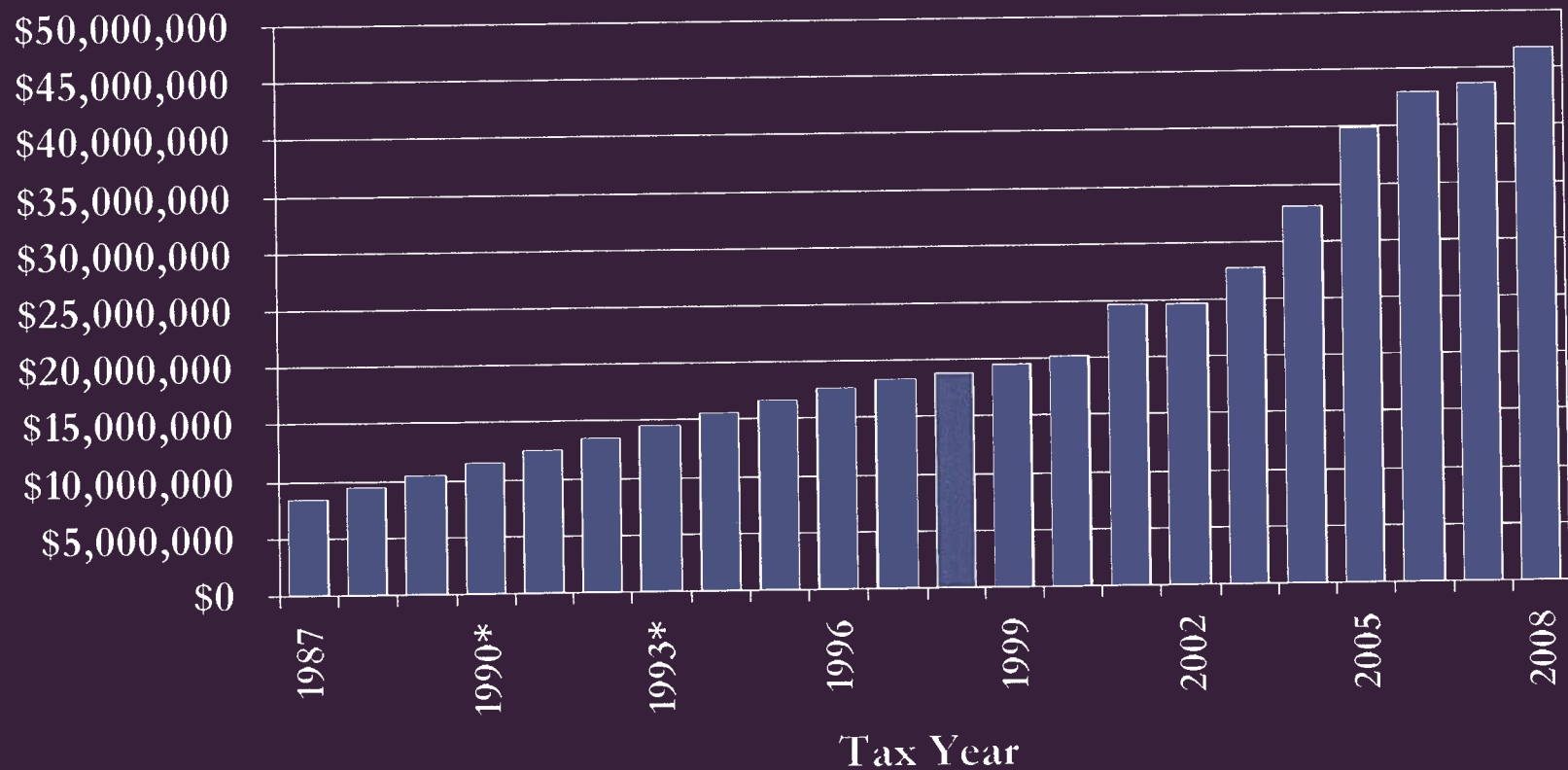
History and Background

Downtown TIF adopted 1989

- 2 time extensions
- latest extension will expire in 2023

History and Background

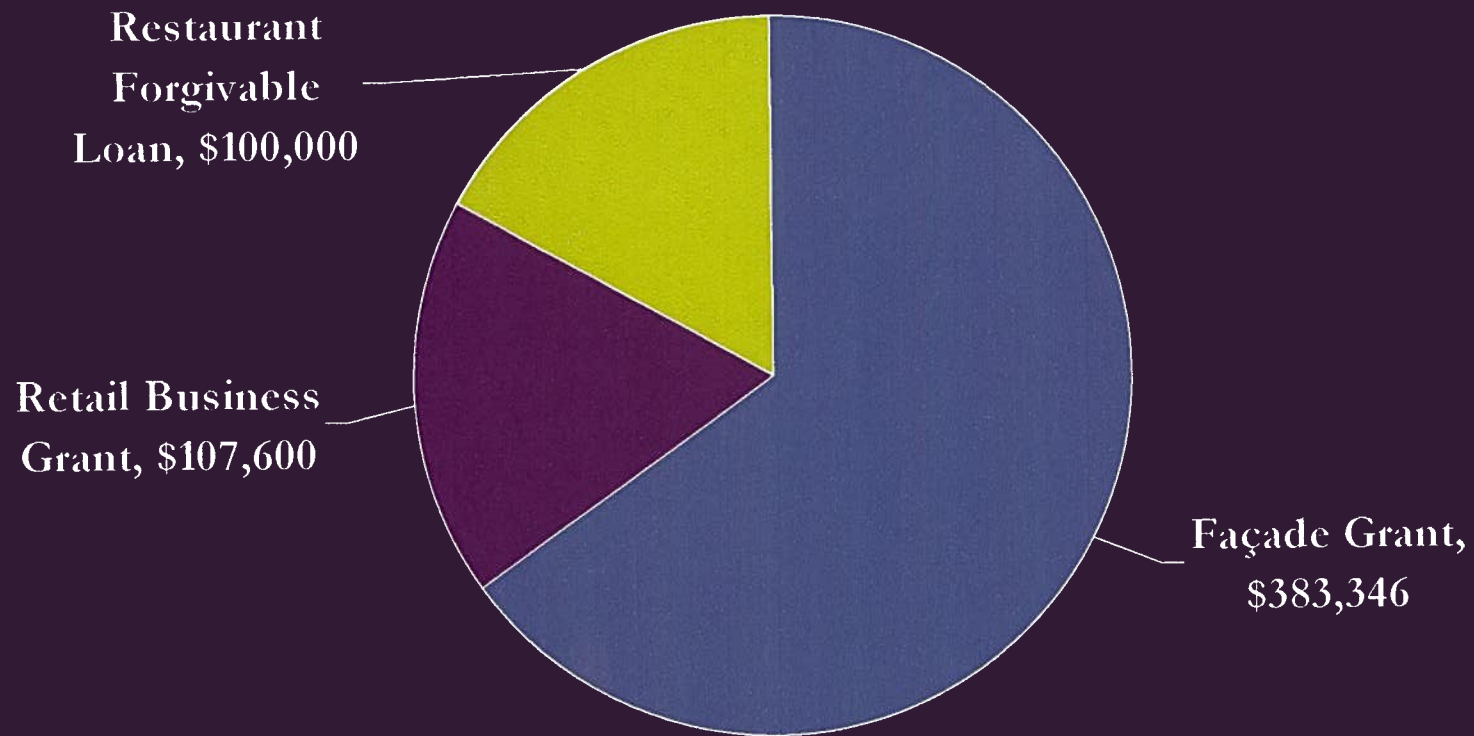
Downtown TIF EAV Growth, 1987-2008



* Indicates estimated value

History and Background

Village Grant/Loan Disbursements



Strategy Plan

- Downtown Visioning
- Goals
- Mission Statement

Strategy Plan – Downtown Visioning

- Visioning process
 - 4 public community meetings
 - Residents
 - Businesses & property owners
 - Community at-large
 - Online survey
- Over 400 participants



Attendees at the January 29, 2009 meeting for commercial properties.

Strategy Plan – Downtown Visioning

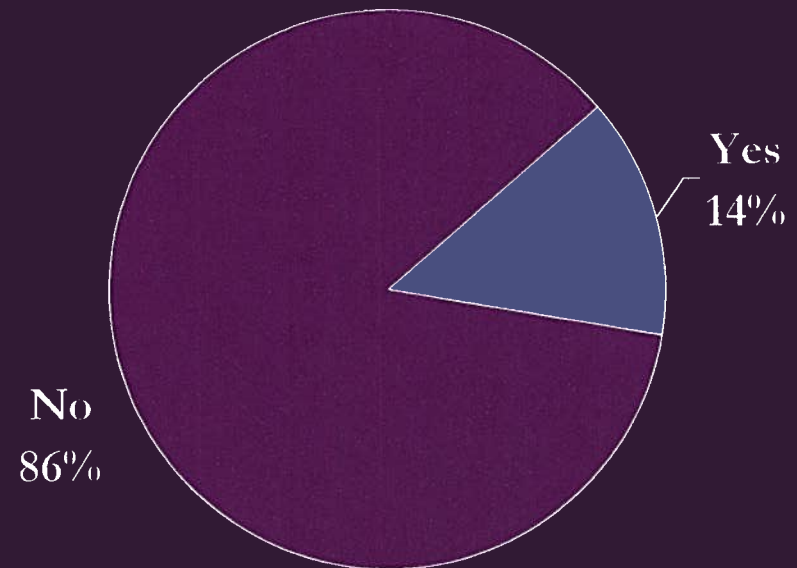
Visioning results

4 common themes:

- Land Use
- Image/Appearance
- Special Events & Partnerships
- Access & Circulation

Each theme has an economic development component

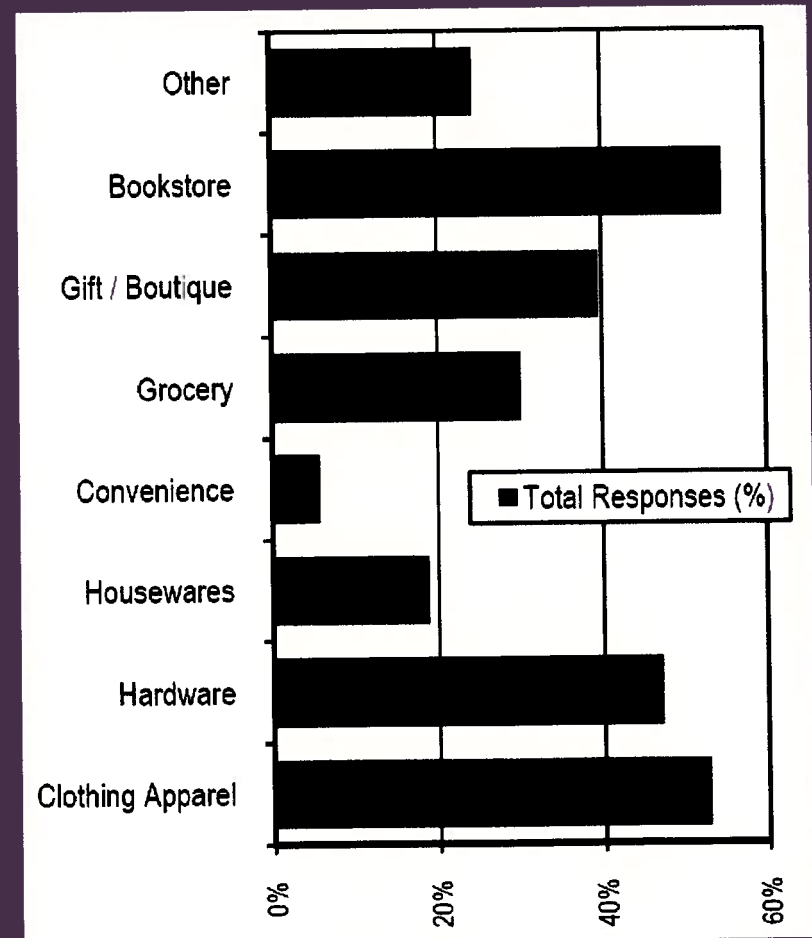
Visioning Workshop attendee response to the question “Is the current mix of uses in downtown appropriate?”



Strategy Plan – Downtown Visioning

Detailed results

Visioning workshop attendee response to question regarding desired retail uses



Strategy Plan – Goals

5 goals:

- Economic Development
- Design & Image
- Partnerships
- Compatible Development
- Access & Circulation

Strategy Plan – Mission Statement

Mission statement as set forth in the
Comprehensive Plan

- “We will emphasize Downtown Lombard as the central, mixed-use, and civic activity center of the Village of Lombard.”

Action Plan - Downtown Focus

Necessary to focus the Village's efforts and set priorities

Visioning workshop respondents indicated that Downtown TIF District is "downtown"

- Less than half of respondents felt that any adjacent areas are "downtown."

Downtown TIF District Boundaries



Action Plan - Focus & Structure

- 2 key work products:
 - Market study
 - Property inventory
- Additional follow-up activities

Action Plan - Focus & Structure

- Market study
 - Grant assessment
 - Marketing strategy
 - Theme
 - Grant promotion
 - Special events
 - Residential assessment
 - Identification of desirable businesses
 - Fill vacant storefronts
 - Code changes
 - Land uses
 - Signage
 - Live entertainment
 - Outdoor dining
 - Rezoning
- Property inventory
 - Target areas
 - Aesthetics
 - Continuity
 - Public art
 - Gateways
 - Business interviews
 - Business owner issues
 - Pedestrian environment
 - Union Pacific
 - Bicycle connections
 - Parking inventory

Action Plan - Involvement

- ❑ Village committees
- ❑ External associations and organizations
- ❑ Additional public input

Action Plan - Timeline

The market study and property inventory should be completed no later than October 2009.

The secondary actions should be undertaken subsequent to the market study and property inventory and completed no later than September 2010.

Actions Requested

Concur with the direction set forth by staff within the report.

Authorize staff to proceed with implementation efforts, including pursuing a specialized marketing consultant to supplement the activities previously completed by the Village and Lombard Town Centre.