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Downtown Lombard Community Vision

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Introduction

This document is a compilation of the various projects that have been proposed or envisioned for the downtown, meant to share the Village of Lombard's vision for the downtown area. It provides suggestions that aim to guide growth and development toward the goals and objectives already adopted by the Board of Trustees. In general, Village staff will be supportive of those projects that are in keeping with the ideas set forth within the Vision.

Issues and Objectives

"Our shared vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life." This is the official vision statement of the Village of Lombard, and it effectively summarizes what we are working toward in the downtown. Since the 1987 Downtown Lombard Improvement Plan was created, the Village has worked diligently to develop specific goals and objectives that reflect the community's desires.

Comprehensive Plan Objectives

The Village of Lombard's Comprehensive Plan, developed from 1995 to 1997 and officially adopted in 1998, is the Village's official policy guide for future growth and development. This plan identified a number of objectives for the downtown:

1. Promote a healthy and mutually reinforcing mix of commercial, retail, residential, institutional, municipal and transportation-related uses in Downtown Lombard.
2. Expand the range of activities in Downtown Lombard which extends activities into the evening hours.
3. Support the continued development of a downtown organization that is capable of meeting the needs of downtown businesses and property owners in collaboration with the Village.
4. Set physical development and improvement boundaries for Downtown Lombard and further define the physical and economic relationship between Downtown Lombard and Main Street.
5. Ensure a compatible pattern of future land uses within transitional areas between Downtown and adjoining land use areas.
6. Maintain, and extend as appropriate, key Downtown appearance improvements, including the public right-of-way streetscape.
7. Ensure that new development and redevelopment of private properties is in scale and designed complementary to existing development.
8. Discourage residential uses on the first floor in the core of the Central Business District.

Community Forum Issues

Many of the objectives set forth in the Comprehensive Plan have been achieved or are in the process of being completed. However, the development and improvement of the downtown will always be an ongoing process. In a Community Forum held on November 5, 2005, citizens and leaders from various community groups and agencies identified issues for the community to consider. Many of these issues relate to the downtown, as follows:

Downtown

- Develop short- and long-range plans for the future direction of Lombard's downtown.
- Preserve Lombard's history as a part of downtown development.
- Examine downtown parking availability and uses.
- Examine the results of downtown development efforts in terms of time, money, and effort.
- Consider linking the conference center and Yorktown to the downtown.

DuPage Theatre

- Bring closure to the DuPage Theatre issue.
- All of the community should resolve the issue of the DuPage Theatre.

Library

- Expand and relocate the library.
- Make the library a part of downtown redevelopment.
- Library expansion and a new community center should be considered together.

Recreation

- Provide a youth/coffee house and other places for teens to go.
- Promote arts and culture in the community.

Redevelopment

- Prevent the further loss of green space when considering redevelopment of an area.
- Consider population density and environmental impacts (water, air, commercial waste) when reviewing new development and redevelopment.

Senior Citizens

- Address senior citizen needs.
- Provide additional residential options for senior citizens

Traffic Congestion

- Address traffic congestion and movement at St. Charles & Main and other major traffic areas.
- Improve traffic signal coordination.

Recently Completed Projects

Projects listed in this section were originally included in earlier versions of the *Downtown Community Vision* but have since been completed.

Walgreens

PINS: 06-07-208-015, 06-07-208-016, 06-07-208-020, 06-07-208-021

SIZE: 1.03 acres total

EXISTING ZONING: B5A

PREVIOUS USE: Gas station/auto repair facility, office building and parking lot

REVELOPMENT COST TO TIF: n/a - outside TIF

PROJECT STATUS: New pharmacy/drug store with drive through window. Store is open and sculpture has been installed in front of the property.



Lincoln Place (141 W. St. Charles Road (retail) & 1 S. Lincoln (residential))

PINS: 06-07-230-001 through -082

SIZE: 0.81 acres

EXISTING ZONING: B5PD

EXISTING LAND USE: 39-unit condominium building with storefronts along St. Charles Road

PROJECT STATUS: Completed. As of August 2006, five units are still available. Feel Good Hair has occupied one of the retail spaces. Tonic Café has been awarded a Downtown Restaurant Forgivable Loan to operate a tapas/martini bar concept in the eastern half of commercial space.



Completed Projects

225-229 S. Main Street (Main Street Place)

PINS: 06-08-121-011

SIZE: 0.98 acres

EXISTING ZONING: B5A

EXISTING USE: Vacant
(formerly Blake Lamb)

REVELOPMENT COST TO
TIF: n/a

PROJECT STATUS: 3-story
mixed-use development with a
dentist's office on the first
floor and 10 condominiums on
the upper floors. This building
is currently under construction.



Elmhurst Memorial Lombard Health Center

PINS: 06-07-213-011, 06-

07-213-012, 06-07-213-

014, 06-07-213-016

SIZE: 2.7 acres

EXISTING ZONING: B5

EXISTING USE:

Outpatient health clinic

PROJECT STATUS: As
part of PC 03-33, Mid-City

Beauty Supply and the Lombard Masonic Building were demolished and replaced with a three-story, 50,000-sq. ft. medical office and urgent care facility. This development also led to the construction of the new 113-space Hammerchmidt commuter parking lot at 115 E. St. Charles Road. Elmhurst Hospital is currently undertaking a 1,500-sq. ft. addition that requires hearings before the Plan Commission and Village Board for a planned development amendment.



Newspaper Boxes

To remove visual clutter and present a better image, newspaper boxes (like those outside the Grove Restaurant) have been placed in desirable locations throughout the downtown to discourage the placement of stand-alone boxes. An additional set of boxes has been installed at the northwest corner of Park Avenue & St. Charles Road, with potential future locations at Elmhurst Memorial Hospital Lombard Health Center and the DuPage Theater.



Lilacia Park

Due to its location on a side street south of the railroad tracks, Lilacia Park is somewhat cut off from the rest of the downtown. The park already hosts Lilac Time events in May, and it is a popular site for weddings. By improving the linkage between Lilacia Park and the rest of downtown Lombard, better use could be made of the 8.5-acre park's amenities, which include picnic areas and drinking fountains throughout, plus a horticultural park, greenhouse, and historical building. The Park District has recently added over

1,300 linear feet of paver bricks throughout the site. In 2005, 26 new replica gas lights were installed and a wrought-iron fence was erected around the park in 2006.



Crescent Tot Lot

A portion of the existing detention facility has been converted into a tot lot, providing recreational opportunities for nearby children as well as enhancing an entrance point into the downtown area. The Village received \$60,000 in CDBG funds for this project.



Main & St. Charles/Volunteer Plaza

In 2004, 7-Eleven dedicated the property east of their parking lot as Village right-of-way. This area has been developed as a public plaza and is now the site of the holiday tree. A sculpture has been added as part of the Public Art Program.



Completed Projects

Wayfinding Signage

The Village has installed signs at the northwest, southwest, and southeast corners of St. Charles Road and Park Avenue to direct customers to the businesses along north and south Park.



S. Main Streetscape

In 2006, the Public Works Department completed the installation of streetscape improvements along South Main Street from Parkside to Maple. This work mirrors the improvements previously installed along St. Charles Road, and used approximately \$365,000 to \$388,000 of TIF money.

KLOA traffic study

KLOA, the Village's traffic consultant, has done a preliminary study of the downtown peak-hour traffic conditions on and around St. Charles Road. Although the roads are busy at times, they are not filled to capacity. The consultants have suggested altering traffic signal timing to improve the flow during the morning and evening rush hours when traffic is heaviest. Improvements have begun with the installation of new pedestrian count down crosswalk signalization on Main Street at Parkside and on St. Charles Road at Main, Park, and Elizabeth (see Appendix E).



Sprinkler Park

Popular for families with small children as a fun way to cool off in the summer, sprinkler parks are becoming more commonplace in downtown settings. The Park District has completed construction of a new sprinkler park adjacent to Fifth/Third Bank that will be open in 2007.

Long-Range Plan

Elements of this “plan” fall into three categories: redevelopment/reuse projects, efforts to create and maintain a positive downtown atmosphere, and transportation enhancements. Projects are color-coded according to the Appendix D rankings assigned by the Board of Trustees in January 2007 (see table, right). *Note: Because this is a “living” document, not all projects will have rankings displayed.*

Ranking: High
Ranking: Medium-High
Ranking: Medium
Ranking: Medium-Low
Ranking: Low

Redevelopment/Reuse Projects

A number of sites have been singled out for redevelopment or reuse. Some of these projects are only at the concept stage and may or may not materialize, while others have already been approved by the Board or are under construction.

100-104 W. St. Charles Road

PINS: 06-07-204-032, -033
SIZE: 0.20 acres total
EXISTING ZONING: B5
EXISTING USE: Effigy Salon, Brix
PROJECT STATUS: Brix WoodFired Pizza has been awarded a Downtown Retail Business Grant and a Downtown Improvement and Renovation Grant to occupy the space at 104 W. St. Charles Road. Also, since the parking lots on both sides of Park Avenue currently make up a physical and visual barrier that separates the businesses on North Park Avenue from those along St. Charles Road, a building addition could help tie these businesses into the rest of the downtown by providing some visual continuity.

Ranking: Medium



Praga Expansion (225-241 W. St. Charles Rd)

PINS: 06-07-209-020
SIZE: 1.5 acres
EXISTING ZONING: B5
EXISTING USES: Lombard Chamber of Commerce, Praga Restaurant, Joseph Wanders DDS, Video by R & R Concepts, Kindercare
PROJECT STATUS: This project involves reallocating the tenant spaces within the building to allow Praga to expand into the space currently occupied by the Lombard Chamber of Commerce. The expansion would include additional seating and an expanded bar/waiting area. In January 2007, Praga was awarded a \$100,000 Downtown Restaurant Forgivable Loan Program. In conjunction with this, the Chamber of Commerce was awarded a Downtown Relocation Grant of up to \$14,560 to assist with its expenses in relocating to 416 S. Main Street.

Ranking: High



Creating an Atmosphere

101 W. St. Charles Road

PINS: 06-07-209-017

Ranking: Medium-High

SIZE: 0.10 acres

EXISTING ZONING: B5

EXISTING USE: vacant restaurant space,
Slick & BJ's, Action Cycles

REVELOPMENT COST TO TIF: \$500,000

PROJECT STATUS: This historic building constructed in 1908 could be renovated and returned to its original use as a hotel. Staff also has a concept for the reuse of the building as a restaurant. The former Café 101 restaurant is now up for sale.



134 W. St. Charles Road

PINS: 06-07-204-024

Ranking: Medium

SIZE: 0.24 acres

EXISTING ZONING: B5

EXISTING USE: Legal non-conforming
single family residence

REVELOPMENT COST TO TIF: \$300,000

PROJECT STATUS: This home could be redeveloped as a mixed use or commercial building. Other possibilities include razing the building for a park or other public open space.



14 W. St. Charles Road (Ken's TV)

PINS: 06-07-206-020

Ranking: Medium-High

SIZE: 0.09 acres

EXISTING ZONING: B5

EXISTING USE: former TV repair store

REVELOPMENT COST TO TIF: \$100,000

restaurant loan; \$50,000 façade grant

PROJECT STATUS: O'Neill's Pub has been awarded a Downtown Restaurant Forgivable Loan and a Downtown Improvement and Renovation Grant for conversion of the Ken's TV space into a full-service restaurant/pub with outdoor dining. O'Neill's is receiving façade design assistance from Illinois Main Street.



7-37 E. St. Charles Road (West end of Hammerschmidt property)

PINS: 06-08-108-005, -008, -009, -011

SIZE: 0.97 acres total

EXISTING ZONING: B5

Ranking: High

EXISTING USE: Vacant land

REVELOPMENT COST TO TIF: Property has been purchased by the Village and razed.

PROJECT STATUS: New Urban Communities is working on final architectural and engineering plans for a three-story mixed-use building with 10,000 sq. ft. of retail/ restaurant space on the first floor and 18 two-story townhomes above. All parking and stormwater detention will be provided on-site.



Prairie Path Villas (300-312 S. Main)

Ranking: Medium-High

PINS: 06-07-222-005, -006

SIZE: 0.62 acres

EXISTING ZONING: B5A

EXISTING USE: Vacant car wash & building, auto repair business on rear of property

PROJECT STATUS: Proposed 3-story mixed-use development with 11,650 sq. ft. commercial space on the first floor and 36 condos on the upper floors. The Tudor-inspired design is intended to complement the Deicke building across the street. The project is under construction and, as of August 2006, 23 of the condominiums were under contract.



Creating an Atmosphere

DuPage Theater & South Lot (101 S. Main Street)

PINS: 06-08-111-031 and 033

SIZE: 2.5 acres

Ranking: High

EXISTING ZONING: B5PD

EXISTING USE: Vacant theater building; temporary commuter lot and vacant land

REVELOPMENT COST TO TIF: \$900,000+

PROJECT STATUS: Proposed four-story redevelopment to include restoration of the façade, a 250-300 seat theater, new commercial space, and 117 condominium units. An extension of the Downtown TIF District was approved the Illinois legislature. The developer made application to the Plan Commission for November 2006 and is proceeding through the public hearing process.



Grove Park Condos (27 W. Grove Street)

Ranking: Medium

PINS: 06-07-206-001, -002

SIZE: 0.59 acres total

EXISTING ZONING: R6

PREVIOUS USE: Single-family homes adapted for multiple dwelling units

REVELOPMENT COST TO TIF:

none

PROJECT STATUS: Four-story building by G. Carey Construction to have parking on the first floor and 18 two-bedroom condominiums on the upper floors. Structures have been demolished.



10 W. St. Charles Road (Former Dr. Doll's site)

PINS: 06-07-206-032

SIZE: 0.09 acres

Ranking: Medium

EXISTING ZONING: B5

EXISTING USE: First floor retail; second-floor apartment

REVELOPMENT COST TO TIF: n/a; should occur as market-rate activity

PROJECT STATUS: Concept proposal for redevelopment of site, including existing vacant lot east of building; no development plans considered to date. The Village should negotiate cross access for pedestrians to Main Street from the Park Avenue public parking lot.



The Pointe at Lombard (218 & 226 W. St. Charles Road)

Ranking: Medium-High

PINS: 06-07-203-021, 06-07-203-035

SIZE: 1.02 acres total

EXISTING ZONING: B5 (on corner) and R6 (interior lot)

EXISTING LAND USE: Auto repair facility (Lord's) and apartment building

REVELOPMENT COST TO TIF: to be determined

PROJECT STATUS: The Pointe at Lombard will be a 78-unit senior housing building with 5,800 sq. ft. of ground-floor restaurant and retail space. Both the apartment building and the Lord's building have been demolished with construction beginning in 2007.

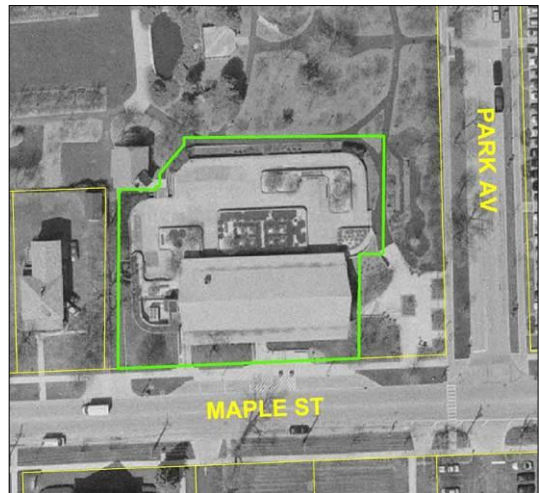


Creating an Atmosphere

Helen Plum Library

Ranking: Medium-High

In 2004, the Helen Plum Library sought funding for a new facility. Although this referendum did not pass, the library still believes that it will need to expand in order to meet both current and future demand. Ideally, the library would remain in the downtown area as an anchor and a weekend and evening traffic generator. The Library Board has opted to allow their 2003 public hearing approval and plan to expire.



St. John's Lutheran Church

Ranking: Medium

PINS: 06-07-216-014, 015,
06-07-216-016, 06-07-216-
017, 06-07-216-018, 06-07-
216- 023, 06-07-216-024

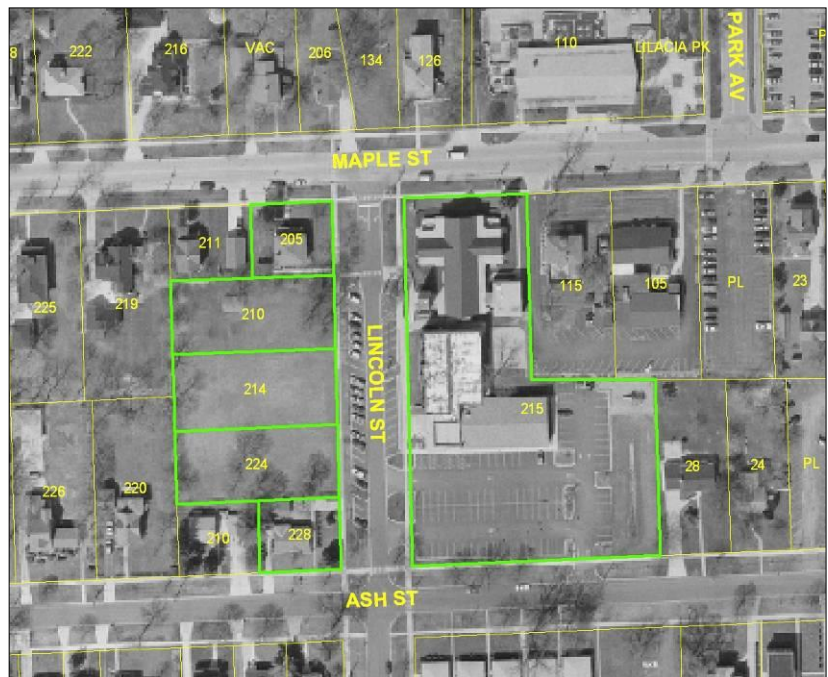
SIZE: 1.4 acres (new site),
3.4 acres total

EXISTING ZONING: R2

EXISTING USE: Religious
institution and school

PROJECT STATUS:

Redevelopment to include
reuse of the existing school
for storage and office space
plus a new all-masonry
school building on west
side of Lincoln. Project is
under construction.



St. Charles Road TIF 1 West

In 2003, the Village formed a new tax increment financing district for the properties on St. Charles Road between Garfield and Grace Streets. Using TIF funds, the Village hopes to improve this corridor economically and aesthetically by redeveloping vacant and underused properties. In accordance with the recommendations of the Comprehensive Plan, those properties directly on St. Charles will eventually be rezoned to the B5A Downtown Perimeter District to encourage pedestrian-oriented buildings with a traditional “downtown” feel.



Block Face Redevelopments

Between the Fire Station and Lombard Veterinary Hospital, East St. Charles Road is made up of a mixture of established businesses, vacant buildings, and undeveloped sites. Any redevelopment of these properties should encompass entire block faces to encourage better site designs and a more unified appearance.



Creating an Atmosphere

100-120 E. St. Charles Road

PINS: 06-08-103-009, -010, -011, -015

SIZE: 0.9 acres

Ranking: Medium

EXISTING ZONING: B5

EXISTING USES: G&R Auto Body, Upholstery World, Studiocolor, Dr. Mark G. Doll DDS

PROJECT STATUS: Redevelopment of this block would likely not include the dental office at 120 E. St. Charles, constructed in 2000.

130-144 E. St. Charles Road

PINS: 06-08-104-008 through -011

Ranking: Medium-High

SIZE: 0.9 acres

EXISTING ZONING: B2

EXISTING USES: DuPage Heating & Air Conditioning, two vacant lots, vacant building

PROJECT STATUS: The former dry cleaning establishment at 144 E. St. Charles Road created major environmental issues on that property and spilling over into the surrounding area.

Ranking: Medium-High

200-236 E. St. Charles Road

PINS: 06-08-105-008, -013; 06-08-106-004, -005, -006; 06-08-133-001 through -004

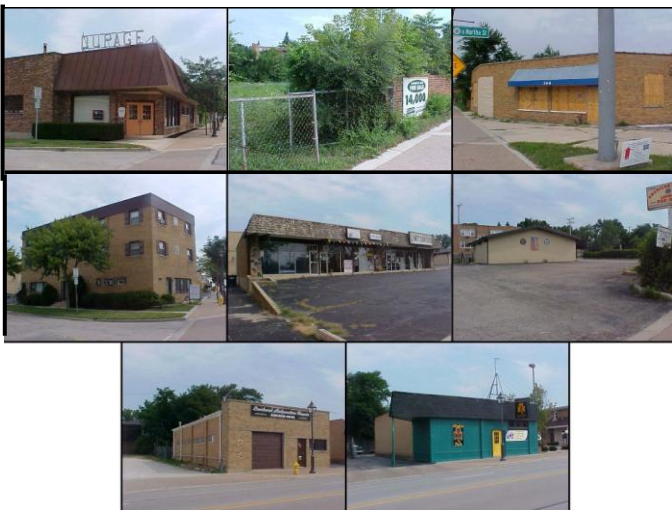
SIZE: 1.6 acres (including Craig Place)

EXISTING ZONING: B2

EXISTING USES: Mixed-use office/residential building, strip center (Slots of Fun, Mama Fiona's), American Legion, Lombard Automotive Specialists, O'Neill's Pub

PROJECT STATUS: Redevelopment of this area could include the creation of a cul-de-sac on Craig Place and vacation of the right-of-way to the south.

130-236 E. St. Charles Road - Existing



Potential Rowhomes (example)

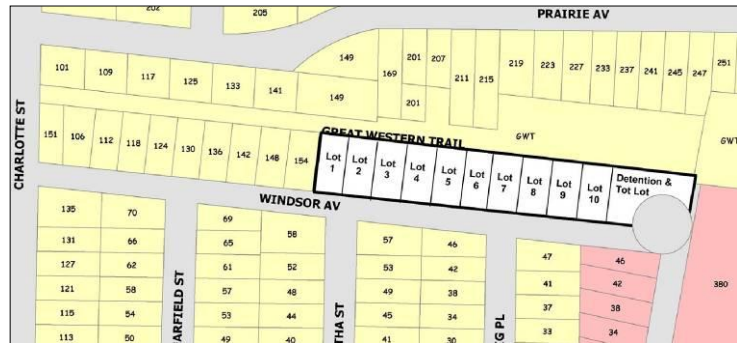


Allied Drywall (222 E. Windsor)

Ranking: Medium-High

The Allied Drywall property is currently in use as a legal nonconforming drywall warehouse/distribution facility in the R2 Single-Family Residence District. Staff has been working with the property owner to redevelop the site with approximately 10 single-family homes. The Plan Commission and Economic and Community

Development Committee have concurred with the idea of encouraging this property to convert to single-family residences. The property owner is currently considering an expansion as allowed by a 1985 consent decree.



St. Charles Road TIF 2 East

In 2004, the Village formed a tax increment financing district for the properties on St. Charles Road between Grace Street and Westmore-Meyers Road. As with TIF 1 West, the Village hopes to improve this corridor economically and aesthetically by redeveloping vacant and underused properties in accordance with the recommendations of the Comprehensive Plan.

1 N. Grace Street

PINS: 06-05-426-007

Ranking: Medium-Low

SIZE: 0.9 acres

EXISTING ZONING: B4

EXISTING USES: Art's Master Mechanics

PROJECT STATUS: Redevelopment of this area could include a condominium building similar to the Oak View Estates project directly across the railroad from this property.



Oak View Estates (400 & 500 E. St. Charles Rd)

Ranking: Medium

SIZE: 2.2 acres

EXISTING ZONING: R4PD

PREVIOUS USES: Various automobile repair/service establishments

PROJECT STATUS: Property was rezoned to allow for Oak View Estates, a project with 80 condominiums. The first 40-unit building has been constructed.

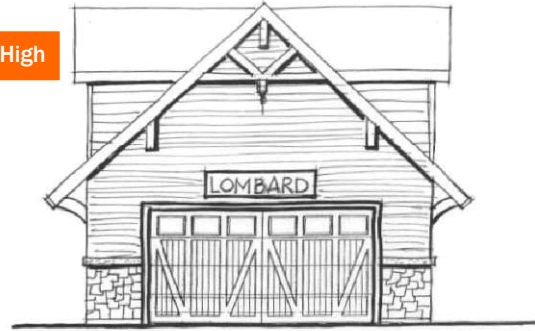


Creating an Atmosphere

Creating an Atmosphere

Garage on Hammerschmidt Lot Ranking: Medium-High

As part of the approval for the new Hammerschmidt parking lot, the Village plans to install a garage on the eastern end of the property. This garage, which was designed to resemble a historic train depot, will be used as storage for the French Market and other downtown events.



Outdoor Dining Ranking: Medium-High

A few downtown restaurants (including Praga, Amazing Graze, The Texan BBQ, and Café 101) offer outdoor dining in the spring and summer months. Additional outdoor dining establishments should be encouraged to make restaurants more visible and to promote an active, pedestrian-friendly atmosphere.

Pocket Parks Ranking: Medium-Low

As part of the Allied Drywall property redevelopment, the Village would like to see a tot lot installed to serve an area that currently has limited recreational facilities within walking distance. A small pocket park will be installed at Grace Street and St. Charles Road as part of the Oak View Estates condominium development.

Village-Administered Programs

Façade Grant Program

The Downtown Improvement and Renovation Grant Program provides up to 50% of the cost of eligible improvements to downtown buildings, up to a maximum grant amount of \$50,000. Eligible structures must be at least 20 years old, and all improvements must meet or exceed the minimum design criteria outlined in the 1987 Downtown Lombard Improvement Plan.

To ensure that Village funds are used to make Downtown Lombard a more vibrant place, preference would be given to businesses that generate weekend and evening activity, such as dining, retail, and entertainment establishments. Businesses that generate minimal foot traffic (e.g., offices and service businesses) would be less likely to receive grant funds.

Downtown Relocation Grant Program

The Downtown Relocation Grant Program is intended to ensure that businesses are able to remain in the downtown in the event that the properties they currently occupy are redeveloped. Depending on the size of the business and its relocation costs, applicants that are impacted by a TIF redevelopment are eligible to receive a percentage of their eligible expenses for rent differentials, moving costs, and other related expenditures. Businesses occupying up to 1,000 square feet may receive up to \$8,960, while larger businesses may be awarded up to \$14,560.

Downtown Restaurant Forgivable Loan Program

In an effort to encourage more restaurants in the Downtown, the Village has approved the Downtown Restaurant Forgivable Loan Program. The program provides forgivable loans of up to one-third (1/3) of the total costs associated with the project with a maximum loan amount of \$100,000. Funding is made available from the Village's Tax Increment Financing District fund.

A landlord or lessee may apply for the grant program. Eligible businesses must provide sit-down food service and earn at least 70% of their gross income from food and beverage sales. Recipients of the loan are required to maintain the property as a sit down restaurant for a period of ten years, at which time the loan is forgiven. A lien is placed on the subject property as a guarantee for the loan. Eligible expenses include: code required and life/safety improvements; floor, wall, and ceiling repairs; upgrading/retrofitting mechanical systems; demolition work/space reconfiguration; installation of permanent fixtures; finishing work (i.e. painting, floor coverings), and soft costs (i.e. permits, floor plans). The program does not cover costs associated with trade fixtures or equipment specific to the business.

Downtown Retail Business Grant Program

The purpose of the Downtown Retail Business Grant Program is to increase the economic viability of Downtown Lombard by attracting targeted retail businesses and assisting existing businesses in the Downtown. The program offers a 50% matching grant for eligible expenditures associated with helping the start-up of new businesses or the expansion of existing businesses in the Downtown.

Targeted businesses include: clothing stores, produce market, CD/music stores, design/decoration/furniture, electronics, home improvement, specialty foods, crafts/toys/hobbies, custom jewelry, kitchen/home accessories, children's products, entertainment venues (which complement restaurants in the downtown), specialty retail, computer store, shoe store, and art shops/galleries. Resale stores and service businesses are not eligible for the Program. Other types of stores may be eligible, subject to review by the Economic and Community Development Committee.

Creating an Atmosphere

Public Art Program

Public art benefits an area by creating visual appeal as well as helping to establishing a unique sense of place. One way to achieve this would be to form a “100 Friends of Sculpture” group to encourage the placement of sculpture and other art in public spaces within the downtown. Staff is discussing the idea of a sculpture loan program with Elmhurst Art Museum that would site art within Lilacia Park.

The Village has approved a Public Art Program that provides funding for the purchase of artwork to be displayed on and around Village-owned property. As part of this program, Lombard artist Bud Swanson has created four sculptures that are now displayed in front of Walgreens, Fifth/Third Bank, Fire Station One, and at the Main & St. Charles Volunteer Plaza. In January 2007, a fifth sculpture was commissioned for the northeast corner of Elizabeth & St. Charles in front of The Pointe at Lombard.



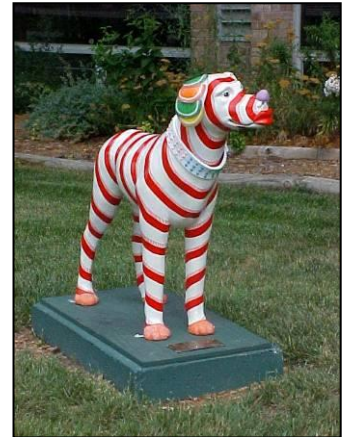
Organizations/Events

Lombard Town Centre

Ranking: Medium-High

For years, the Village has been supportive of Main Street, a state-run program that guides local groups in their efforts to maintain and enhance their downtowns. In 2004, a group of dedicated residents and property owners formed Lombard Town Centre, which received full designation as an Illinois Main Street program in April 2006. In addition to providing support functions, the Village will fund the Lombard Town Centre program budget for its first three years to allow the organization sufficient time to build its membership base.

Throughout the summer of 2006, Lombard Town Centre sponsored a number of dog-themed events as part of its Lombard Unleashed promotion. A public art attraction includes 20 decorated “Buddy” sculptures along the sidewalks of St. Charles Road and Main Street. Some of the scheduled events included a 5K run, pet parade, pet fashion show, “pug” crawl, dog paddle, and art show. The organization is currently planning events and activities for 2007.



Creating an Atmosphere

Ranking: Medium-High

Cruise Nights

Since 1999, the Village has sponsored Cruise Nights on Saturday evenings during the summer. This popular event features dozens of classic cars and live entertainment. The 2006 season ran June 3 through August 26.



Ranking: Medium-High

French Market

The French Market opened in 2002 between the Park West and Parkview Pointe buildings, offering an assortment of vendors every Saturday morning from May until October. The French Market is now operating in a larger, more visible location on East St. Charles Road at the new Hammerschmidt parking lot.



Ranking: Medium

Maple St. Chapel

The Main Street Chapel Preservation Society runs and maintains the historic Main Street Chapel, which is one of only two Lombard buildings on the National Register of Historic Places. Although the Society currently hosts weddings and several annual concert series, this significant landmark could be better tied in to downtown events. A recent church addition west of the chapel now provides bathrooms that can be utilized by chapel visitors.



Signage

Entry Signage

Ranking: Medium

“Welcome to Downtown Lombard” signs will be placed at entry points into the downtown. The new Walgreens will feature an entry sign on St. Charles Road immediately west of Elizabeth, and signs could also be placed at Grace & St. Charles, Main & Grove, and Main & Ash.

Identity Plaques

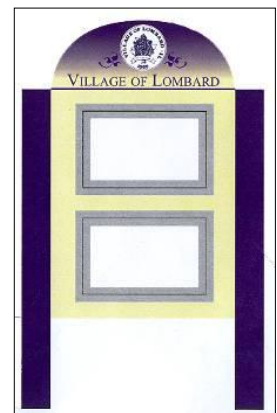
Ranking: Medium

To emphasize Lombard’s history, bronze markers/plaques could be installed throughout the downtown identifying historic buildings, locations of former notable buildings, and sites of significant events.

Downtown Directory Kiosk

Ranking: Medium

The Village would like to install a downtown directory kiosk, possibly on the train station platform to provide commuters, Lilacia Park attendees, and other visitors with information about goods, services, and events available in downtown Lombard.



Banners

Ranking: Medium

There are currently seasonal banners on the light posts along St. Charles Road. A permanent, changeable copy banner could be installed across St. Charles Road or Main Street to advertise upcoming events.

Removal of Freestanding Signs

Ranking: Medium

To preserve a traditional, pedestrian-oriented appearance, the Lombard Sign Ordinance restricts freestanding signs within the downtown to a maximum of 20 square feet and 6 feet in height. In keeping with the overall desired appearance of the downtown, the Village would like to see the large freestanding signs at 7-Eleven and the southeast corner of Elizabeth & St. Charles removed and replaced with signs that are more appropriate.

Transportation Enhancements

Transportation Enhancements

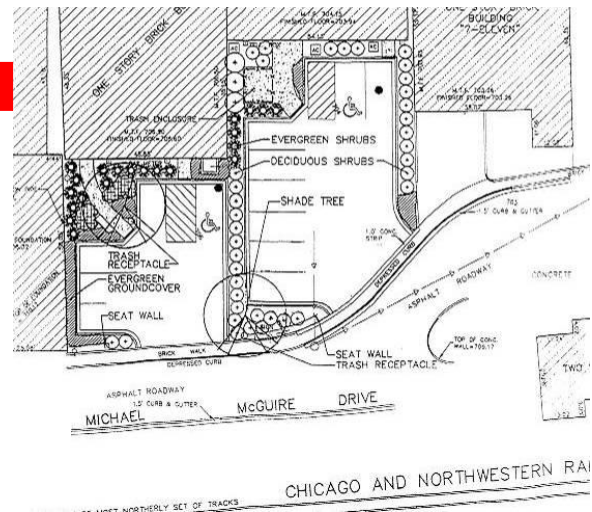
Parking

The roughly 782 public parking spaces in the core downtown area are shared by business patrons, residents, business owners, commuters, and library patrons. The Village is constantly working to improve the parking situation by providing additional parking spaces (such as the new 108-space Hammerschmidt commuter parking lot) and better enforcement of existing regulations.

15-19 W. St. Charles Parking Lot

Ranking: High

This project involves work to the parking area behind Sweet Street and T's N Taps. The Village has authorized a reimbursement for 50% of the total \$50,000 project cost for the improvement of this existing parking lot, but the property owner is not yet committed to completing the project at this time.



TCF Bank (23 N. Main Street)

Ranking: Medium-High

PIN: 06-08-100-007

EXISTING ZONING: B5

EXISTING USE: Vacant bank building

REVELOPMENT COST TO TIF: \$575,000

for acquisition; \$150,000 for parking lot construction

PROPOSED USE: TCF Bank has put the property up for sale. The building could be razed for a surface parking lot connecting to the adjacent customer and commuter lots.



Orchard Terrace Commuter Lot

Ranking: Medium

This parking lot at the end of Orchard Terrace is part of the Park Avenue Condominiums property. The Village has asked for this lot to be donated for commuter parking as part of a TIF incentive package, but the homeowners association is not interested at this time.



Parking between The Texan BBQ & Parkview Pointe

Ranking: Medium-High

This property, currently a private parking lot, will be converted into a public downtown customer parking lot. The lot may be donated to the Village once the developer has obtained a No Further Remediation (NFR) letter from the Illinois Environmental Protection Agency.



28 W. Ash Street (DuBrovin property)

This home is entirely surrounded by non-residential land uses, including three churches and a municipal parking lot. Should this property be sold, the site could be used to address parking deficiencies for the various institutional uses in the area.

Ranking: Medium



Transportation Enhancements

Orchard Terrace Customer Parking

Ranking: Medium

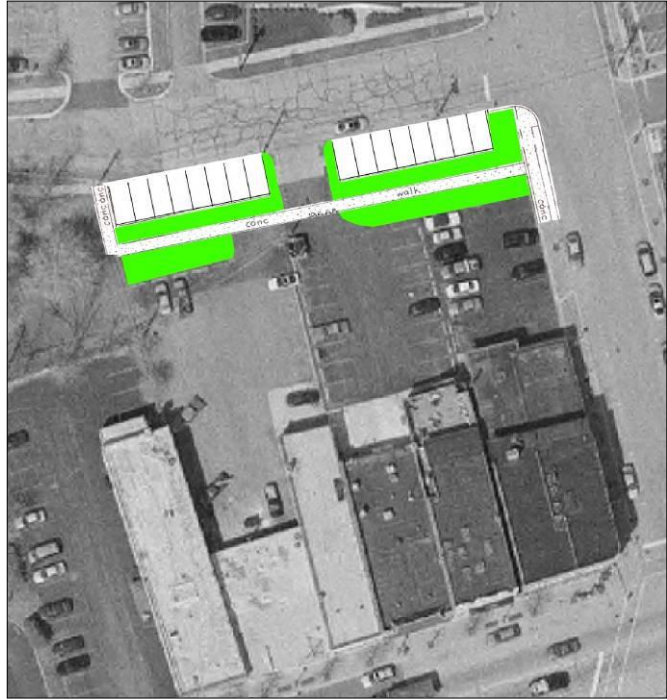
PINS: 06-07-204-028 to -031

EXISTING ZONING: B5

EXISTING USE: Private parking

REVELOPMENT COST TO TIF: Land acquisition at 4-5 per SF; construction cost of \$3,000 per space

PROPOSED USE: This parking area is comprised of four parcels of land that serve the businesses at 106-112 W. St. Charles Road. The Village has purchased the rear portion of the parking lot (immediately adjacent to Orchard Terrace). Construction of new on-street parking spaces is scheduled for 2007. The Village would like to acquire the remainder of the lot so that it can be reconfigured with a more efficient parking design. The current property owners would still have parking rights for their establishments, but the rest of the spaces would be made available for downtown customer parking.



West Suburban Bank (100 S. Main Street)

Ranking: Medium

PIN: 06-07-213-015

EXISTING ZONING: B5

EXISTING USE: Bank w/ drive-through

REVELOPMENT COST TO TIF: \$350,000

PROPOSED USE: West Suburban Bank demolished its Main/ Parkside branch in Spring 2006. The vacant lot could be temporarily used as a location for public parking.



Trail Improvements

Although not traditionally considered a part of the downtown, the Great Western Trail runs through the TIF 1 West area and serves as an entry point into the downtown for pedestrians and bicyclists. Street signs have been added to all intersections and kiosks are located at various intersections to provide trail users with maps and information about Lombard. Additional improvements could increase use of the trail and also increase the number of trail users who venture into the downtown for its shopping, dining, and services.

Bridges

Ranking: Medium

A bridge has already been planned for the busy Great Western Trail crossing over St. Charles Road and Union Pacific Railroad. Additional bridges over busy streets could prevent dangerous crossings in addition to improving the trail for recreational users. Engineering is underway with construction anticipated for 2008.

Trail Lighting

Ranking: Medium

In 2004, the Village completed the installation of lights along the Illinois Prairie Path (south of the downtown area) to promote nighttime utilization of the path as well as enhance public safety for path users and abutting property owners. The Village would like to see similar lighting extended along the Great Western Trail to provide the same benefits for trail users and residents on the north side of town.

Transportation Enhancements

Public Transportation

Train Station

PINS: 06-07-505-007 to -013

EXISTING ZONING: B5

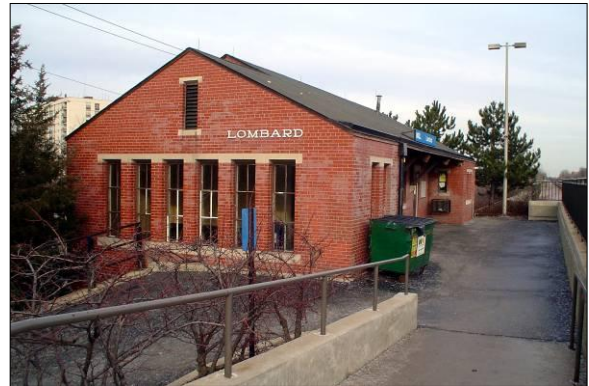
Ranking: Medium

EXISTING USE: Train station

REVELOPMENT COST TO TIF: \$120,000

(\$8,750 for kiosk alone)

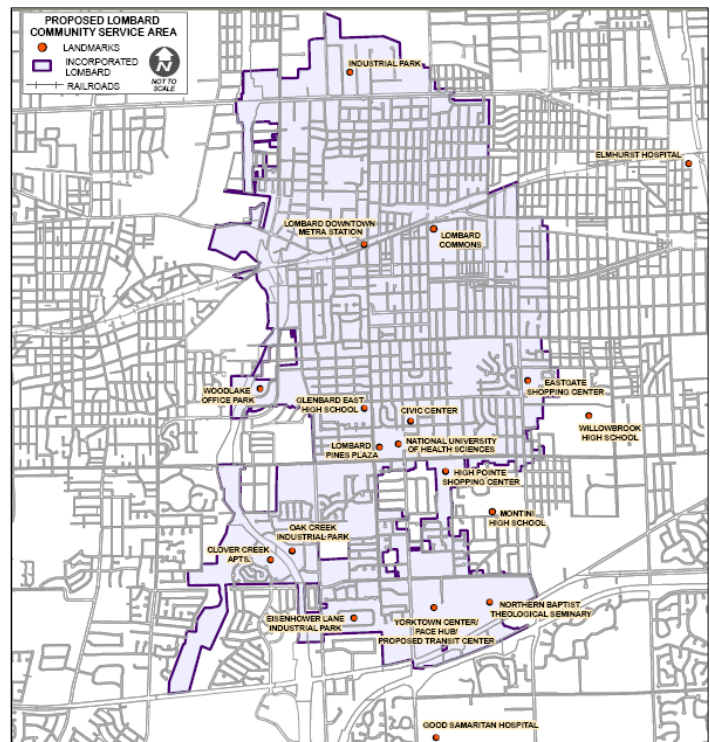
PROJECT STATUS: The Village would like to assume control of the train station in order to make the property a bigger asset to the downtown. Improvements could include ADA-compliant bathrooms and a directory kiosk with information on downtown businesses and attractions. The Village has worked out an agreement with Metra to limit the number of billboards on the train platform. Coffee vendor lease under negotiation; Village is seeking additional funding from outside sources.



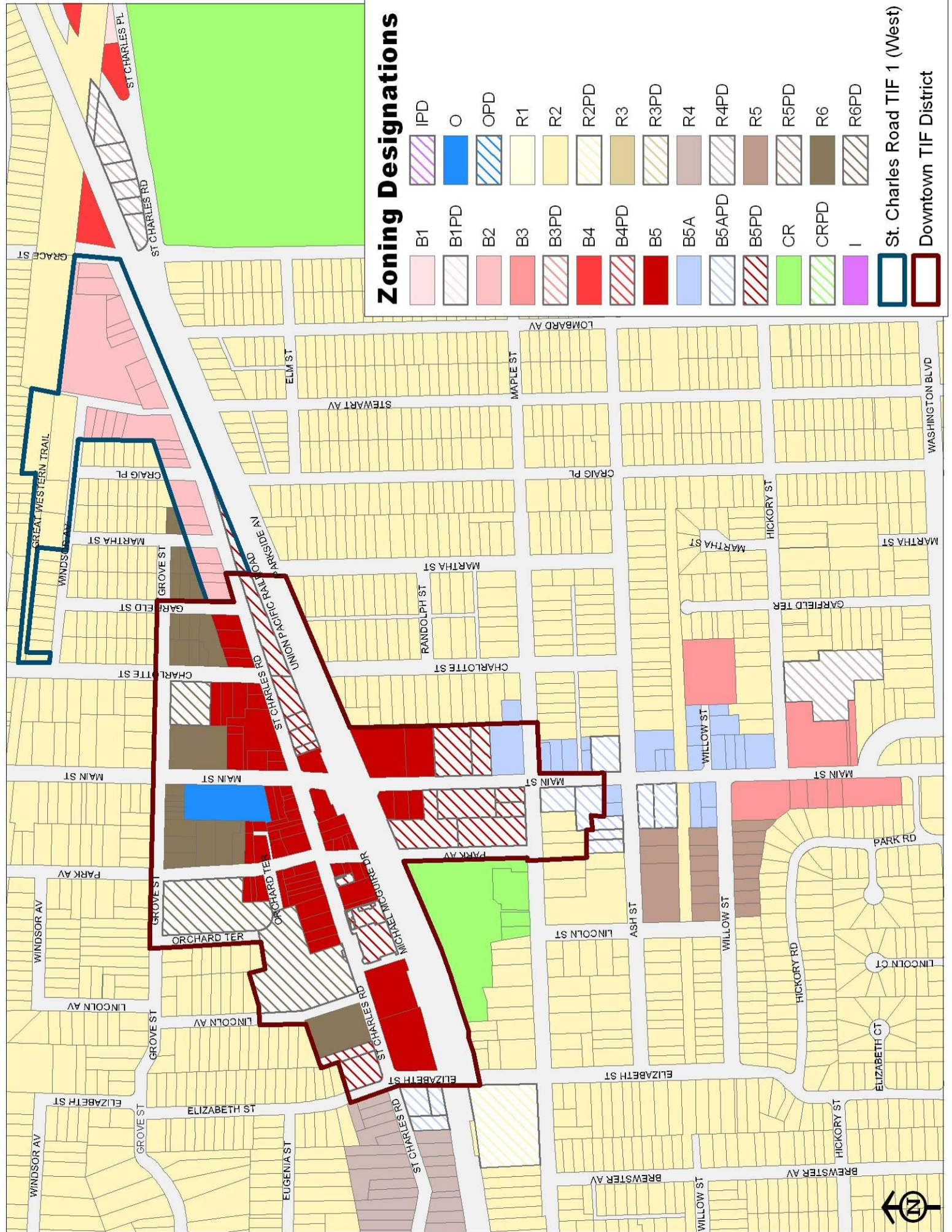
Downtown-Yorktown Circulator

A regional transit center is proposed at Yorktown that will serve as the bus transit hub for DuPage County. Regular shuttle service between the downtown and Yorktown Mall could boost general awareness of the downtown and increase the amount of foot traffic by providing a much-needed link between Downtown Lombard and the south side of town. The Village has been selected by the DuPage Mayors and Managers Council to move forward with this project.

Ranking: Medium-High



Appendix A – Zoning Designations



Zoning Designations

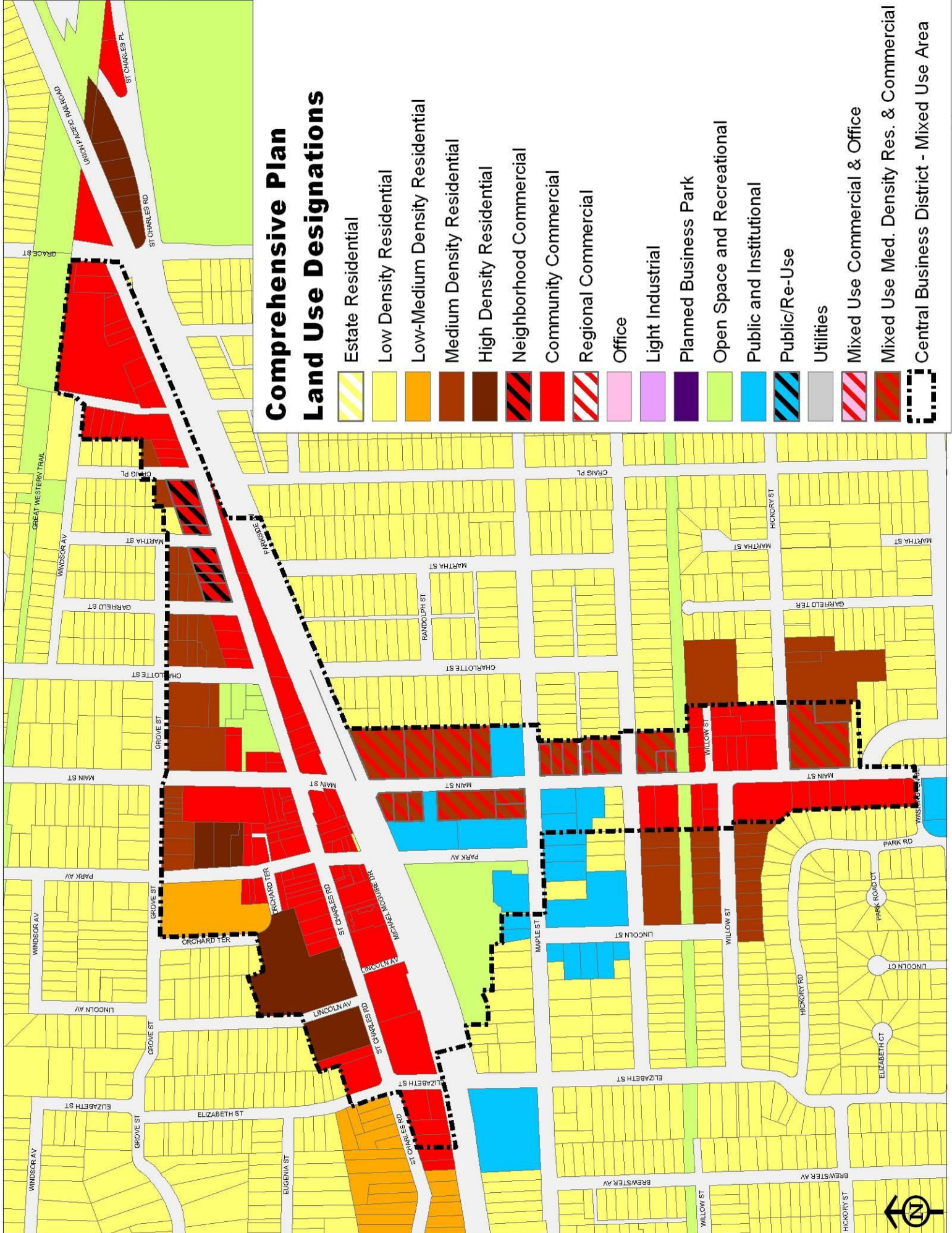
B1	IPD	B1PD	O	B2	OPD	B3	R1	B3PD	R2	B4	R2PD	B4PD	R3	B5	R3PD	B5A	R4	B5APD	R4PD	B5PD	R5	CR	R5PD	CRPD	R6	I	R6PD
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St. Charles Road TIF 1 (West)

Downtown TIF District



Appendix B – Comprehensive Plan Designations



Comprehensive Plan Land Use Designations

- Estate Residential
- Low Density Residential
- Low-Medium Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- Office
- Light Industrial
- Planned Business Park
- Open Space and Recreational
- Public and Institutional
- Public/Re-Use
- Utilities
- Mixed Use Commercial & Office
- Mixed Use Med. Density Res. & Commercial
- Central Business District - Mixed Use Area



Appendix C – Project Ranking Survey Results & Status

In January 2007, the Board of Trustees ranked 41 projects in terms of their importance to the Village. Projects were ranked on a scale from 1 (high priority) to 5 (low priority).

		Mean	Median	Status (2/07)
High Priority	DuPage Theater & South Lot (101 S. Main Street)	1.6	1	Public hearing underway
	7-37 E. St. Charles Road	2.0	1	Permit under review
	Praga Expansion (225-241 W. St. Charles Road)	1.9	2	Forgivable loan approved
	15-19 W. St. Charles Parking Lot	1.9	2	Funding approved
Medium-High Priority	Helen Plum Library	2.0	2	Pending successful referendum
	Cruise Nights	2.0	2	Ongoing
	14 W. St. Charles Road (Ken's TV)	2.1	2	Awaiting permit submittal
	Outdoor Dining	2.1	2	Ongoing
	French Market	2.1	2	Ongoing
	TIF 1 West	2.2	2	-
	The Pointe at Lombard	2.3	2	Permit issued
	Downtown-Yorktown Circulator	2.4	2	Study underway
	130-144 E. St. Charles Road block face redevelopment	2.4	2	-
	200-236 E. St. Charles Road block face redevelopment	2.4	2	-
	Lombard Town Centre	2.4	2	Ongoing
	Parking between The Texan BBQ & Parkview Pointe	2.4	2	-
	101 W. St. Charles Road	2.6	2	-
	Garage on Hammerschmidt Lot	2.6	2	2007 construction
	Prairie Path Villas (300-312 S. Main)	2.7	2	Under construction
	Allied Drywall (222 E. Windsor)	2.7	2	-
	TCF Bank (23 N. Main Street)	2.7	2	Property available
Medium Priority	100-104 W. St. Charles Road	2.5	3	-
	Train Station	2.6	3	Plans being finalized
	Maple St. Chapel	2.6	3	Ongoing
	Orchard Terrace Commuter Lot	2.6	3	Owner not interested at this time
	Grove Park Condos (27 W. Grove Street)	2.7	3	Permit issued
	10 W. St. Charles Road (Former Dr. Doll's site)	2.7	3	-
	Entry Signage	2.7	3	Anticipated for 2007
	28 W. Ash Street (DuBrovin property)	2.7	3	-
	Orchard Terrace Customer Parking	2.7	3	2007 construction
	100-120 E. St. Charles Road block face redevelopment	2.9	3	-
	Oak View Estates (400 & 500 E. St. Charles Road)	2.9	3	1st building completed
	Trail Lighting	2.9	3	-
	134 W. St. Charles Road	3.0	3	-
	St. John's Lutheran Church	3.0	3	Under construction
	Banners	3.0	3	-
	West Suburban Bank (100 S. Main Street)	3.0	3	Temporary commuter parking
	Downtown Directory Kiosk	3.1	3	Tied to train station project
	Identity Plaques	3.2	3	-
	Trail Bridges	3.3	3	-
	Removal of Freestanding Signs	3.4	3	-
Medium-Low Priority	Pocket Parks	3.1	4	-
	1 N. Grace Street	3.9	4	-
Low Priority	Post Office	4.1	5	USPS not interested at this time

Appendix D – KLOA Traffic Study

MEMORANDUM

To: William T. Lichter, Village Manager

From: Wes Anderson, P.E., Director of Public Works
David Hulseberg, AICP, Director of Community Development

Date: December 22, 2004

Subject: Downtown Traffic Improvement Study

This memorandum reviews measures to improve Traffic in the W. St. Charles Corridor (Crescent to Main).

Background:

Pursuant to a request from former Trustee DeStephano and the 2002 Strategic Plan, staff and KLOA Traffic Consultants conducted a traffic study to determine what improvements could be made in the downtown. The traffic study analyzed vehicular and pedestrian movement at various times of the day. This data was then computer modeled. The modeling and recommendations of the study were presented to the Village's management team on June 10, 2004 and then to the Traffic and Safety Committee on July 8, 2004.

Specifically, the W. St Charles (Elizabeth to Main) traffic pattern was analyzed to determine what signalization and other improvements could be made to improve traffic flow through the Downtown area. The study was conducted in summer 2004.

Study Results:

- During the morning rush hour eastbound traffic on St Charles backs up from Main Street to the north leg of Lincoln Ave. This backup is the result of a lack of synchronization between Park Ave and Main Street lights, and the spacing between the two lights.
- During the evening rush hour, westbound traffic backs up from Park Avenue to Main Street. This backup is the again the result of the lack of synchronization and the spacing between the two lights. Additionally this causes westbound turning traffic from Main Street to back up beyond the turn lane storage area.
- Park Ave intersection during the weekday evening rush hour has a level of service rating of D. This is the lowest acceptable grade for peak hour traffic conditions in an urban environment. (Best level of service is "A", lowest level of service is "F") All other intersections in that area have a level of service of at least C.
- Northbound Elizabeth traffic backs up onto the railroad tracks when drivers do not manage space properly. The firm conducting the study observed this problem.
- Westbound St. Charles Road in the vicinity of Walgreen's is two lanes.

-
- There are 4 parking spaces on westbound St. Charles between Elizabeth and Lincoln (North Lincoln).
 - Lack of synchronization limits opportunities for Walgreen's customers to turn into their parking lot on North and southbound Elizabeth as well as westbound St. Charles.
 - Due to the creation of the Hammerschmidt Lumberyard Commuter Lot the consultant was also asked to provide recommendation on pedestrian signal improvements. The consultant reviewed the intersections at throughout the downtown based upon PM traffic and pedestrian movements and found that adequate walk time was provided for pedestrian crossing at the various intersections. Count down pedestrian head crossing signals are recommended to be implemented at St. Charles and Main and also Parkside and Main.

Recommendation:

1. Approve and budget for Budget Year 2005-2006 to **synchronize the lights** on St. Charles Road between Crescent and Main Street to improve traffic flow through the area. (\$43,000)
2. Provide lead phase movement for westbound traffic on W. St. Charles Road at Elizabeth Street. (Part of **synchronize the lights**)
3. Re-evaluate the split phase traffic light for north and southbound traffic on Elizabeth Street so as to decrease lost time. (part of **synchronize the lights**)
4. Eliminate the 4 parking spaces on the westbound side of St. Charles between Lincoln (North leg) and Elizabeth during peak movement periods. (Part of **synchronize the lights**)
5. Install new Count Down Pedestrian Head crosswalk signalization in FY 2005-06. (\$21,400)
6. No right turn from westbound E. Parkside onto north bound Main Street in the PM peak. (\$100) Completed.
7. Remove the most eastern parking stall on the north side of W. St. Charles Road closest to N. Main Street. (\$50).
8. As part of the Walgreen's development, the developer will be required to install a signal activation device which will give priority to N. Elizabeth Road at St. Charles when a vehicle sits on the tracks for 3 seconds. (\$2,000). Section 11 of the development agreement provides that the Developer shall install traffic signs and other devices as required by the Village for proper control of vehicles and pedestrians on the Property. These control devices shall meet the specifications of the Village Engineer. In lieu of Developer performing any off site road work improvements or installing any traffic signals, Developer agrees to pay the Village up to, but not to exceed, \$8,500.00, to reimburse the Village for the actual cost incurred by the Village for installing or altering the existing traffic signal at St. Charles Road and Elizabeth Street as such alterations relate to a queuing sensor installation

Summary:

While the level of service will not improve as a result of these improvements, there will be notable safety improvements. Further, there will be greater efficiency that is brought to the movement of traffic throughout the downtown. See attached map indicating improvement locations.

Appendix E – TIF District Funds

Below is a non-comprehensive listing of TIF grants, loans, and awards approved by the Economic and Community Development Committee or Village Board, mostly since 1999.

Note: Some of these projects were not completed or did not take advantage of the full award.

Downtown Business Relocation Grant Program

<u>Date</u>	<u>Business</u>	<u>Address</u>	<u>Approved Amount</u>
Jan-07	Chamber of Commerce	225 W. St. Charles to 416 S. Main	\$ 14,560
Nov-04	Nolan Agency	110 W. St. Charles Road	\$ 14,560
May-04	Law Office of Patrick O'Shea	152 S. Main to 10 W. St. Charles	\$ 13,266
May-04	Chamber of Commerce	152 S. Main to 225 W. St. Charles	\$ 8,960
May-04	Dr. Turcotte	152 S. Main to 605 S. Main	\$ 8,960
Mar-99	Lombard Sportscards	103 S. Main to 10 S. Park Ave	\$ 987
Mar-99	TLC Toys	1 E. Parkside to 3 N. Main	\$ 8,000
Jul-99	Blue Plate	101 S. Main to 415 W. Crescent	\$ 13,000
Program Total:			\$ 82,293

Downtown Improvement and Renovation Grant Program

<u>Date</u>	<u>Business</u>	<u>Address</u>	<u>Approved Amount</u>
Nov-06		6-8 S. Park Ave	\$ 419
Oct-06	The Grove Restaurant	2 W. St. Charles Road	\$ 31,998
Jun-06	O'Neill's Pub	14 W. St. Charles Road	\$ 50,000
Dec-05	Brix	104 W. St. Charles Road	\$ 5,250
Oct-05		6-8 S. Park Ave	\$ 1,918
Nov-04		10-12 S. Park Ave	\$ 10,768
May-04	Java Jungle	15 S. Park Ave	\$ 820
Sep-03	Texan BBQ	105 W. St. Charles Road	\$ 3,000
May-03		10-12 S. Park Ave	\$ 9,900
May-03		128-132 W. St. Charles Road	\$ 5,000
May-03	Fifth Third Bank	211 W. St. Charles Road	\$ 9,900
Mar-03	Sky Centers	26 N. Park	\$ 2,023
Mar-03		15-19 W. St. Charles Rd parking lot	\$ 30,000
Jan-03	Praga	229 W. St. Charles Road	\$ 1,885
Sep-02		10 S. Park Ave	\$ 5,000
Jun-02	Lombard Financial Svcs; Blossoms	108-112 S. Main	\$ 2,450
Jan-02	The Grove	2 W. St. Charles Road	\$ 4,921
Jul-00		1 N. Main	\$ 417
May-00	Lombard Foot & Ankle	6-10 E. St. Charles Road	\$ 50,000
Nov-99	Touch of Tranquility	106 W. St. Charles	\$ 893
Nov-99		1 N. Main	\$ 50,000
Oct-99	Diocese of Joliet building	26-28 W. St. Charles Road	\$ 95,000
Jul-99	Sky Centers	26 N. Park	\$ 1,189
May-99	Lombard Temple Corp.	6 W. Maple and 152-160 S. Main St	\$ 19,036
May-99	Jones Offset Printing	11 S. Park Ave	\$ 725
May-99	Jones Offset Printing	11 S. Park Ave	\$ 583
May-99	St. Germain Chiropractic	13 S. Park Ave	\$ 583
May-99	Timber Creek Coffeehouse	15 S. Park Ave	\$ 583
May-99	Bona Pizza	6 W. St. Charles	\$ 625
May-99	Fairy Tales	3-5-9 S. Park	\$ 2,084
Mar-99		1-5 N. Main St and 2 E. St. Charles	\$ 1,425
Feb-99		6-8 S. Park Ave	\$ 896
Dec-97		1 N. Main	\$ 1,400
Sep-96	Lamberta Building	15-19 W. St. Charles Road	\$ 7,475
Jul-96	Dr. Doll	10 W. St. Charles Road	\$ 1,150
Jan-89		9-17 N. Main St	
		128-132 W. St. Charles Road	\$ 9,752
Program Total:			\$ 419,067

Downtown Restaurant Forgivable Loan Program

<u>Date</u>	<u>Business</u>	<u>Address</u>	<u>Approved Amount</u>
Jan-07	Praga	229 W. St. Charles Road	\$ 100,000
Oct-06	The Grove Restaurant	2 W. St. Charles Road	\$ 83,333
Jun-06	O'Neill's Pub	14 W. St. Charles Road	\$ 100,000
Feb-06	Tonic	141 W. St. Charles Road	\$ 100,000
Program Total:			\$ 383,333

Downtown Retail Business Grant Program

<u>Date</u>	<u>Business</u>	<u>Address</u>	<u>Approved Amount</u>
Jun-06	A La Mode	130 W. St. Charles Road	\$ 20,000
Oct-05	Brix	104 W. St. Charles Road	\$ 20,000
Oct-05	Southern Exposure	11 S. Park Ave	\$ 3,000
Program Total:			\$ 43,000

Downtown Public Art Program

<u>Date</u>	<u>Business</u>	<u>Address</u>	<u>Approved Amount</u>
Jan-07	The Pointe at Lombard	Elizabeth & St. Charles	\$ 19,000
May-06	Fifth Third Bank	211 W. St. Charles Road	\$ 13,000
Dec-05	Fire Station #1	50 E. St. Charles Road	\$ 6,000
Aug-05	Tribute Park	Main & St. Charles	\$ 12,000
Aug-05	Walgreens	Elizabeth & St. Charles	\$ 7,000
Program Total:			\$ 57,000

Miscellaneous Grants

<u>Date</u>	<u>Business</u>	<u>Description</u>	<u>Approved Amount</u>
Oct-05	Texan BBQ	Advertising grant	\$ 3,035
Nov-04	Texan BBQ	Advertising grant	\$ 2,000
Program Total:			\$ 5,035

Downtown Enhancements

<u>Date</u>	<u>Description</u>	<u>Location</u>	<u>Approved Amount</u>
	Newsboxes	Train station, 2 & 100 W. St. Charles	\$ 9,060
	Wayfinding signage	St. Charles & Park	\$ 7,150
	Tribute Park	Main & St. Charles	\$ 59,395
	North Park parking lot	North Park Ave	\$ 825,792
	Hammerschmidt parking lot	East St. Charles Road	\$ 155,640
	Stairs/fence	McGuire Drive behind Punky's	\$ 33,452
Program Total:			\$ 1,090,490

St. Charles Road TIF 1 West Improvement and Renovation Grant Program

<u>Date</u>	<u>Business</u>	<u>Address</u>	<u>Approved Amount</u>
<i>No applications submitted to date.</i>			
Program Total:			\$ -

St. Charles Road TIF 2 East Improvement and Renovation Grant Program

<u>Date</u>	<u>Business</u>	<u>Address</u>	<u>Approved Amount</u>
Nov-06	Seamless Gutter	601-609 E. St. Charles Road	\$ 13,220
Dec-05	Poolside Dogs	506 E. St. Charles Place	\$ 23,345
Nov-04	Freese & Assoc	812 E. St. Charles Road	\$ 8,507
Program Total:			\$ 45,072

TIF Redevelopment Agreements

<u>District</u>	<u>Project</u>	<u>Address</u>	<u>Approved Amount</u>
TIF 2 East	Oak View Estates	400 & 500 E. St. Charles Road	\$ 400,000
Downtown	Elmhurst Memorial Hospital	130 S Main Street	unspecified
Downtown	Lincoln Place	141 W. St. Charles & 1 S. Lincoln Ave	\$ 820,010

Appendix F – Downtown Lombard Area Project Map

