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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.

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## **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 October 27, 2007, 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 Development**

- Develop a new approach to development that does not copy what other downtowns have done.
- Undertake comprehensive planning for the downtown as a whole.
- Expand downtown parking incorporating the possibility of a parking garage.
- Address pedestrian movement and safety in the downtown.
- Improve the Metra station.
- Increase commuter parking.
- Use TIF aggressively to beautify the downtown and attract businesses.
- Develop 101 S. Main with a community focus looking at the library, commuter parking, and mixed uses.
- Connect the Great Western Trail and Illinois Prairie Path to downtown.
- Install a pedway at Park Avenue under the tracks to connect downtown.

### **Commercial Development**

- Seek new businesses on Main Street.
- Fill retail vacancies to add revenue.
- Address vacant storefronts, less desired and non-conforming uses, and deteriorating structures.

### **Library**

- Address the issue of whether the library should expand or not in the future and make a decision.
- Create a master plan for the library and Park District buildings in the southern downtown area.

### **Roadway Improvements**

- Address traffic and parking congestion along St. Charles Road.

### **Transportation**

- Implement the circulator to connect Yorktown with the downtown.
- Focus on how to use METRA as more of an asset for the community.

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## Under Construction

The following projects, previously found within the Long-Range Plan section of this document, are currently under construction.

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

PINS: 06-07-209-020

EXISTING ZONING: B5

EXISTING USES: Praga Restaurant, Joseph Wanders DDS, Video by R & R Concepts, Kindercare

PROJECT STATUS: This expansion includes additional seating and an expanded bar/waiting area in the adjacent tenant space formerly occupied by the Lombard Chamber of Commerce. 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. This project is under construction as of December 2007.



### Prairie Path Villas (300-312 S. Main)

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 September 2007, 24 of the condominiums were under contract.



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### **Train Station Improvements**

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

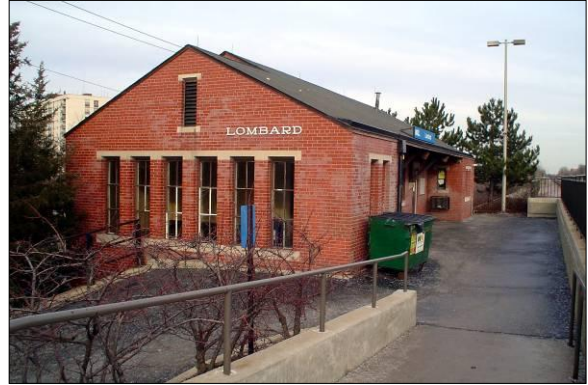
EXISTING ZONING: B5

EXISTING USE: Train station

REVELOPMENT COST TO TIF: \$170,000

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.



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

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 and, as of September 2007, 31 units have sold.





## 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 2008 (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

Ranking: Medium

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.



### 101 W. St. Charles Road

PINS: 06-07-209-017

Ranking: 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.



## Redevelopment/Reuse Projects

### 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.



### 101 S. Main Street

PINS: 06-08-111-031 and 033

Ranking: Medium-High

SIZE: 2.5 acres

EXISTING ZONING: B5PD

EXISTING USE: Vacant, undeveloped property

REVELOPMENT COST TO TIF: undetermined

PROJECT STATUS: Awaiting Village Board action

### 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'Neil's Pub was 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'Neil'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

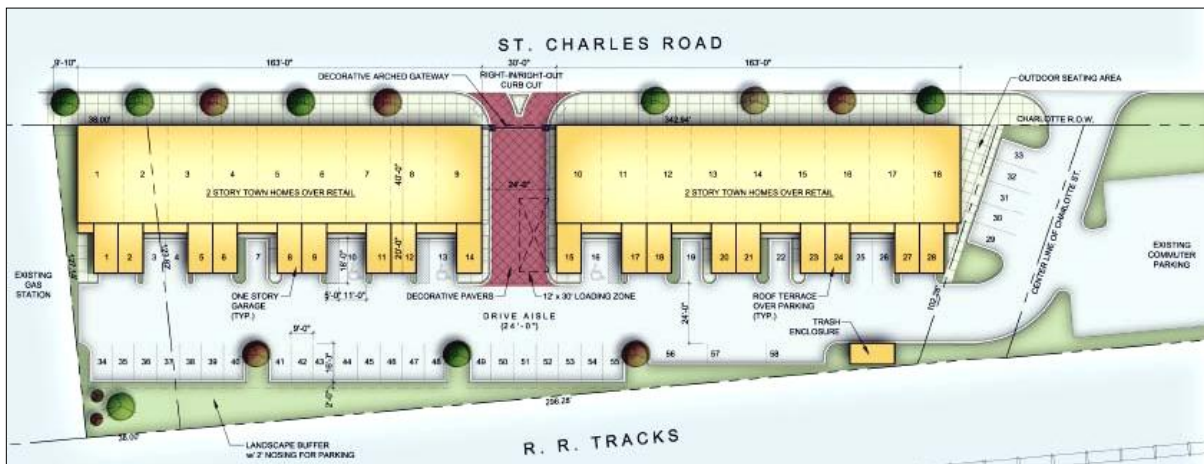
SIZE: 0.97 acres total

EXISTING ZONING: B5

Ranking: Medium-High

EXISTING USE: Vacant land

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.



**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.



## Redevelopment/Reuse Projects

### 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.

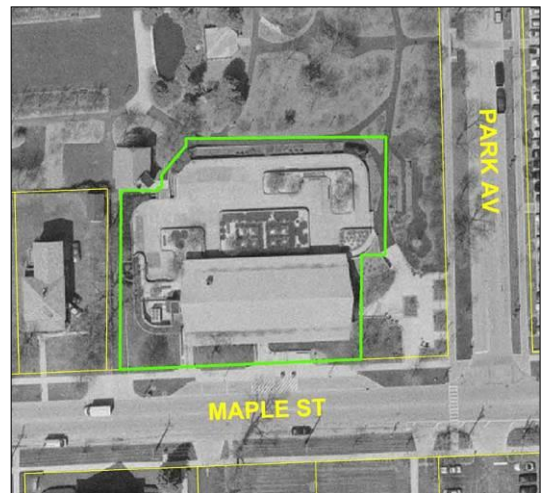


### Helen Plum Library

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.

During 2006 and 2007, the Library Board negotiated with the Park Board to move the Park Board's driveway, which sits between the Library building and the library property at 126 W. Maple, to the far west edge of the Library property at 130 W. Maple. This gives the Library one continuous piece of land on which to build. It is the intent of the Library Board of Trustees to explore design options for a larger library.



In April, 2007, the Library Board hired DesignGroup, an architectural firm that specializes in libraries, to see how we can make better use of our existing space. The Library Board has not yet voted to approve the final report. In anticipation of the Library obtaining the existing Park District driveway property, and assuming the house would be demolished, the Board also hired DesignGroup in September, 2007, to present various options for expansion, using the property where the house now stands. DesignGroup is working on various ideas as of October, 2007.

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

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 early 2008.

Ranking: Medium-High



### 1 S. Park Avenue

PINS: 06-07-210-001

SIZE: 0.09 acres (3,769 sq. ft.)

EXISTING ZONING: B5

EXISTING USE: Vacant

PROJECT STATUS: Country Companies has relocated its offices from this three-level 1909 bank building, which is currently for lease. The unique layout of the space, including a bank vault in the basement,



offers a one-of-a-kind opportunity for a creatively-designed restaurant, retail business, or office. Any new tenant would likely seek grant funding to assist with interior renovation costs.

# Redevelopment/Reuse Projects

## St. Charles Road TIF 1 West

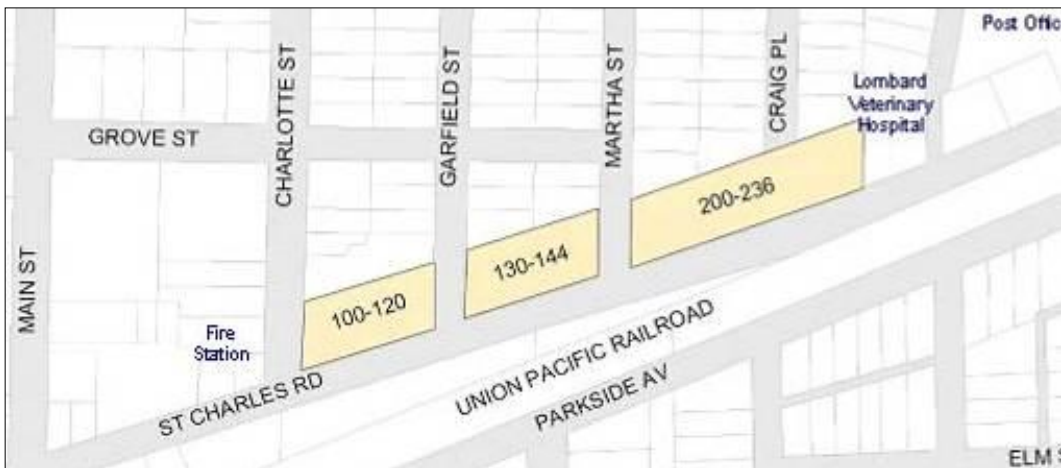
In 2003, the Village formed a new tax increment financing district for the properties on St. Charles Road between Garfield and Grace Streets. Using TIF funds, the Village hopes to improve this corridor economically and aesthetically by redeveloping vacant and underused properties. In accordance with 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

Ranking: Medium-High

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.



## Redevelopment/Reuse Projects

### 100-120 E. St. Charles Road

Ranking: Medium-High

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

SIZE: 0.9 acres

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

Ranking: Medium-High

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

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. The IEPA is bringing action against the owner of the property to require a clean up. The Village has sought a demolition order for the property and is awaiting a court order.

### 200-236 E. St. Charles Road

Ranking: Medium-High

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

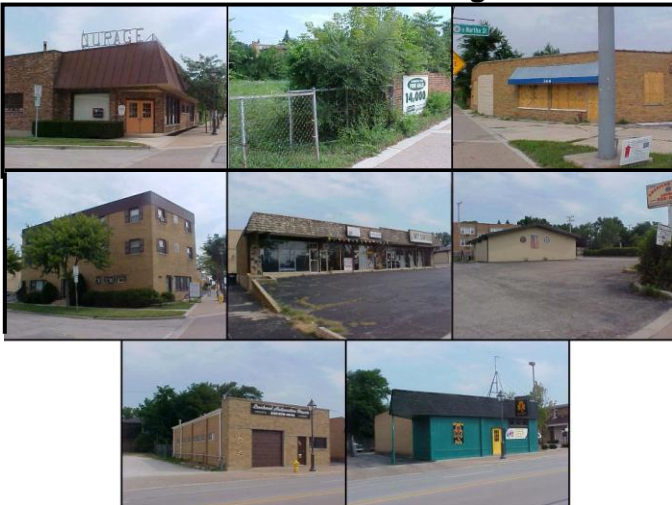
SIZE: 1.6 acres (including Craig Place)

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. In September 2007 Tonic Café presented a Restaurant Loan Program pre-application to locate at 236 E. St. Charles Road, but as of December 2007 they have not yet attempted to obtain the necessary zoning relief (including landscaping and parking variations).

### 130-236 E. St. Charles Road - Existing



### Potential Rowhomes (example)

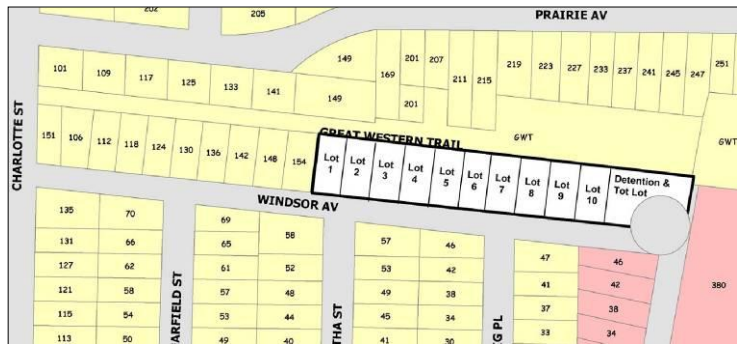


## Redevelopment/Reuse Projects

### 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.



### 396 E. St. Charles Road

PINS: 06-05-322-006, -009

SIZE: 0.43 acres

EXISTING ZONING: B2

EXISTING USES: Vacant land

PROJECT STATUS: This property, which was originally built as a drive-in restaurant in 1951, was cleared of all remaining structures in 2004. No proposals have been brought forward for redevelopment of the property.



### 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

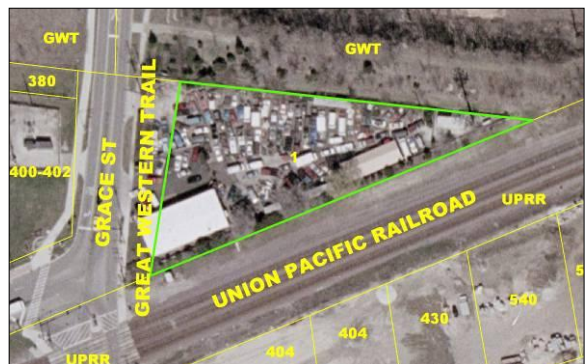
Ranking: Medium-Low

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.





*Creating an Atmosphere*

**Consultant Study**      Ranking: Medium-High

As part of its 2008-2009 Strategic Plan, the Village Board recommended that a consultant be hired to create a new downtown plan that would include an economic restructuring component. The consultant would be paid \$100,000.

**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.

**Dunkin Donuts Wall**      Ranking: Medium

The owner of the property at 1 E. St. St. Charles Road has agreed to allow the Village to construct an eight-foot high wall along the southern edge of the property. The design would be similar to the wall that was constructed along the western edge of Walgreens (309 W. St. Charles Road). This wall will conceal the unmaintained Union Pacific Railroad embankment and create an attractive focal point in this highly visible area.



### **Overhead Utilities Burial**

Ranking: Medium-High

Since October 2006, staff has been working with ComEd to have a number of overhead electrical lines relocated underground. This project includes the overhead lines crossing Main Street immediately north of the railroad tracks and from The Grove's parking lot to the 1 N. Main property. Private property easements will be needed for the new underground utilities. The Village paid a deposit to ComEd's engineering group for them to design the project in the spring of 2007 and the Village is now awaiting the results of that design work, to include project cost estimates.

### **Village-Administered Programs**

#### **Façade Grant Program**

Ranking: Medium-High

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**

Ranking: Medium-High

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**

Ranking: High

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 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; mechanical systems upgrading and retrofitting; demolition; space reconfiguration; installation of permanent fixtures; finishing work, and soft costs. The program does not cover costs associated with trade fixtures or equipment specific to the business.

**Downtown Retail Business Grant Program**

Ranking: Medium-High

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, 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.

**Public Art**

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.

**Public Art Program**

Ranking: Medium

The Village’s 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. This piece will be installed during the construction of the building. A smaller piece known as “Leapfrog Kids” was approved by the ECDC in November 2007 and will be located within the Downtown TIF. One additional piece for the Helen Plum Library was purchased for the Village by the Jaycees.



## Creating an Atmosphere

### Sculpture Park

Ranking: Medium

In fall 2007, staff began investigating the possibility of forming a sculpture consortium with other local municipalities wherein public art pieces could be displayed and rotated amongst the participating communities. This would be a cost-effective way to bring in new artwork and generate continual interest in Lombard's public art program. Sculptures would be rented or borrowed for a specified time period and rotated on a set schedule: Sculpture #1 would be displayed in Lombard for two years, then move to Partner Community A for two years, then Partner Community B for two years. The park should include landscaping and be accessible to pedestrians.

Staff met with representatives from Lincolnwood and has identified five other communities who are potentially interested in forming a consortium (Arlington Heights, Bartlett, Buffalo Grove, Flossmoor, and Northbrook). To find interested artists, the Village would place a no-cost ad in *Sculpture* magazine. The total cost of the program is estimated at approximately \$10,000 per year for a total six-year program cost of \$60,000. This would cover all fees associated with transporting the sculptures from community to community as well as any necessary rental fees or artist stipends. Staff has identified the East St. Charles Road area as an ideal location for these sculptures, specifically the south side of the street between the Hammerschmidt garage and Grace Street. The following map shows 15 sculpture sites (each a 15-foot by 15-foot concrete pad) placed roughly 100 feet apart.



### Organizations/Events

Ranking: Medium

#### Lombard Town Centre

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 (2005, 2006, & 2007) to allow the organization sufficient time to build its membership base.



On October 23, Kindercare preschool students made a field trip to the Farmer's market.

In June 2007, Lombard Town Centre received its 501(c)3 non-profit status. The organization's focus for 2007 was on promoting the downtown's assets and holding events that brought people to the downtown. This fall's Spooktacular Saturday drew 1,500 people into the downtown businesses. The struggling French Market was transformed into a true Farmer's Market with over 15 vendors and is now held on Tuesday mornings at the corner of Elizabeth and St. Charles. Other events included the successful Ladies Night Out, held the last Thursday night of each month, and the Pug Crawl. LTC collaborated with local organizations on a number of events including the 2nd Annual Lilac Mutt Strut, held in partnership with the Lombard Park District, which attracted 25% more runners this year. Other collaborative events included the Lilac Arts & Crafts Fair with the Village and the Lombard Area Chamber of Commerce, and the Jinglebell Jubilee, a partnership with the Chamber, Park District, Lombard Historical Society and Helen Plum Library.



An Effigy employee decorates a child with spray haircolor at the 2007 Arts & Crafts Fair.

In addition to hosting special events, LTC worked with seven new businesses that opened in Downtown Lombard over the last year. Also, Yeager Fotografix, Dutch Liquors, and Envyus renovated their spaces and began offering new specialty merchandise, and Praga restaurant will be expanding in 2008.



High school students volunteer during the December 8, 2007 Jinglebell Jubilee.

## 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 regular season 2007 ran June 2 through August 25. This year, Lombard Town Centre sponsored two additional Cruise Nights in September.



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 being managed by Lombard Town Centre and is operating in a larger, more visible location on East St. Charles Road at the new Hammerschmidt parking lot.



Ranking: High

### 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 church addition west of the chapel now provides bathrooms that can be utilized by chapel visitors.



### Signage

#### Entry Signage

Ranking: Medium-High

“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

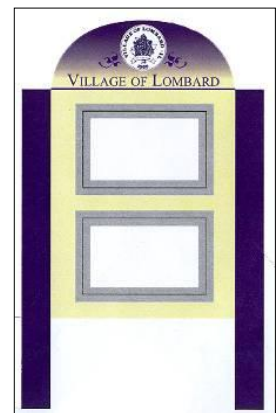
Ranking: Medium

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. The information should be kept current, which could be the responsibility of Lombard Town Centre.



#### 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 or festivals.

#### 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.

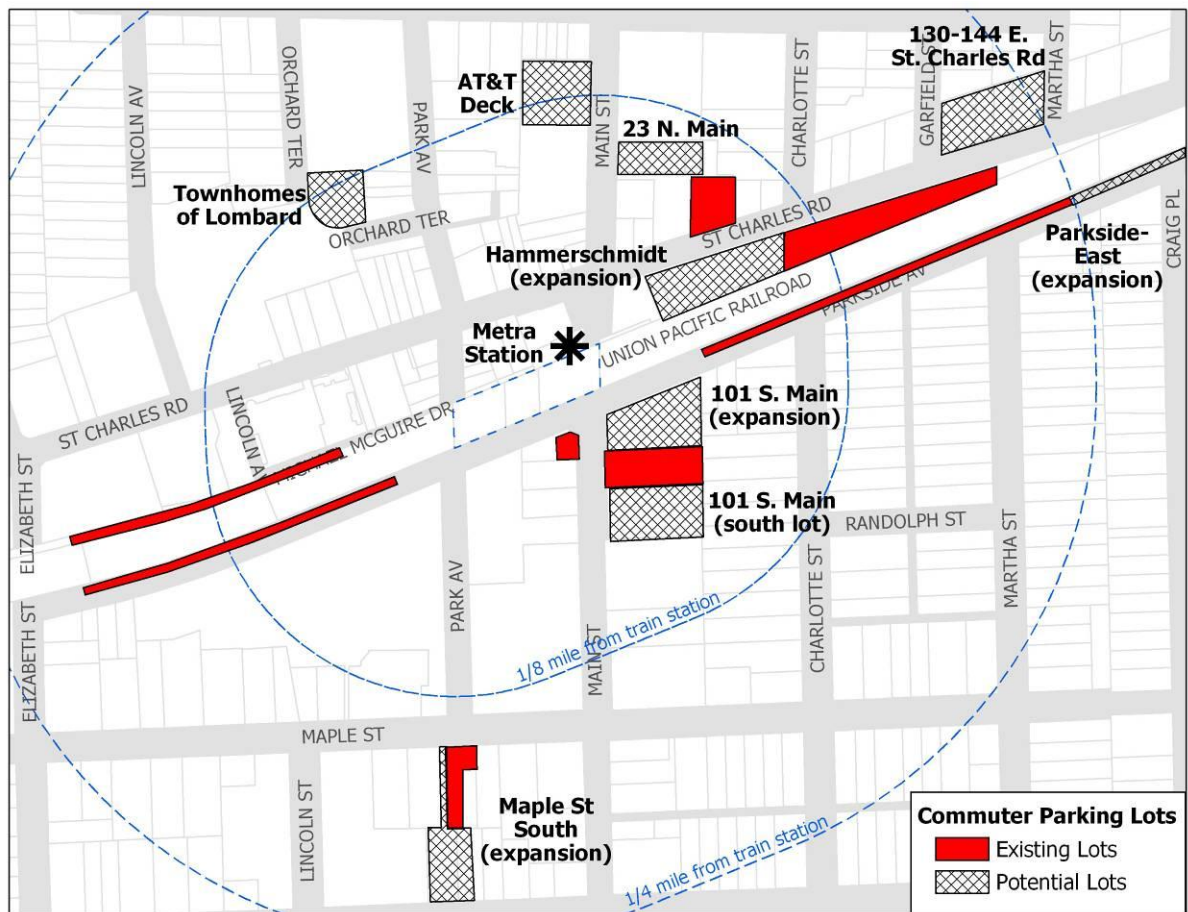
# Transportation Enhancements

## 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 113-space Hammerschmidt commuter parking lot) and better enforcement of existing regulations.

In December 2007, staff prepared a commuter parking study that was presented to the Village Board. In response to concerns from residents, this study was undertaken to examine the utilization of existing commuter parking spaces and possibilities for enhancing commuter parking within Lombard. This report did not set forth specific recommendations but provided comments, analysis, issued for discussion, and options for the Village Board to consider when setting forth its goals and objectives. In addition to four other options for increasing commuter parking, staff identified nine potential locations for new commuter parking lots. These are identified on the map below and individually discussed in further detail on the following pages.





## Parkside-East expansion

Ranking: Medium-Low

ESTIMATED NUMBER OF NEW SPACES: 63  
TOTAL ROUGH ESTIMATED COST: \$378,000

New spaces could be constructed within the Parkside Avenue right-of-way, east of the existing spaces and toward Grace Street. Although construction costs would be minimized because no land acquisition would be necessary, at one-quarter mile or more away from the train platform these spaces would be the furthest commuter spaces from the train station.

## 101 S. Main Street expansion – north

Ranking: Low

ESTIMATED NUMBER OF NEW SPACES: 64  
TOTAL ROUGH ESTIMATED COST: \$384,000 (north)

No land acquisition would be necessary to construct additional commuter parking in this location north of the existing 91-space daily fee lot. However, these spaces would be lost in the event that the property ever redevelops.



## 101 S. Main Street expansion – south

Ranking: Low

ESTIMATED NUMBER OF NEW SPACES: 99  
TOTAL ROUGH ESTIMATED COST: \$594,000

As with the expansion to the north, no land acquisition would be necessary to construct additional commuter parking south of the existing 91-space daily fee lot. However, these spaces would be lost in the event that the property ever redevelops.

## Townhomes of

Ranking: Medium-Low

### Lombard/Orchard Terrace

This parking lot at the end of Orchard Terrace is part of the Townhomes of Lombard 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.



# Transportation Enhancements

## AT&T (20 N. Main)

Ranking: Medium-Low

ESTIMATED NUMBER OF NEW SPACES: 41

TOTAL ROUGH ESTIMATED COST: \$1,230,000

These figures assume construction of a one-story parking deck built over the existing lot, which is significantly more expensive than surface parking. The Village would need to purchase or lease the property from AT&T, but compensation to AT&T is not included within the estimated project cost.

## Elmhurst Memorial Healthcare parking deck

As with the AT&T parking lot, the Elmhurst Memorial Healthcare parking lot at 130 S. Main Street could be topped with a parking deck. The Village would need to repurchase or lease the lot from the hospital and incorporate the hospital's parking arrangements with Lombard Bible Church and the Helen Plum Library.

## Maple Street South expansion (28 W. Ash Street/DuBrovin property)

ESTIMATED NUMBER OF NEW SPACES: 79

TOTAL ROUGH ESTIMATED COST:

\$1,580,000

Ranking: Medium

The home at 28 W. Ash Street 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 as well as providing additional commuter parking opportunities during weekday daytime hours. This location is not within a TIF District and is therefore ineligible for TIF funding assistance.



## 100 S. Main Street

Ranking: Medium-Low

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 is being temporarily leased by the Village and used as a location for commuter parking. The property owner is unwilling to provide the Village with environmental coverage and, consequently, staff recommends that the Village continue to lease the property rather than attempting to purchase the lot.



## Hammerschmidt lot expansion (17-37 E. St. Charles Rd)

Ranking: Medium

ESTIMATED NUMBER OF NEW SPACES: 92

TOTAL ROUGH ESTIMATED COST: \$1,600,000

In 2007, staff applied for a Congestion, Mitigation, and Air Quality Program (CMAQ) grant for this concept parking lot. Although the original Hammerschmidt lot was built using FY2004 CMAQ funds, the lot expansion was deemed by the CMAQ Project Selection Committee to not have a sufficient cost-benefit ratio.

## 130-144 E. St. Charles Road

Ranking: Medium

ESTIMATED NUMBER OF NEW SPACES: 86

TOTAL ROUGH ESTIMATED COST: \$1,720,000

As with the expansion to the north, no land acquisition would be necessary to construct additional commuter parking south of the existing 91-space daily fee lot. However, these spaces would be lost in the event that the property ever redevelops.

## Parking between The Texan BBQ & Parkview Pointe

Ranking: Medium-Low

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.



# Transportation Enhancements

## 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-High

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.

## Great Western Trail Lighting

Ranking: Medium

The Village would like to see lighting (similar to that installed along the Illinois Prairie Path in 2004) extended along the Great Western Trail to promote nighttime utilization of the path as well as enhance public safety for path users and abutting property owners on the north side of town.

## Public Transportation

### Train Platform Enhancements

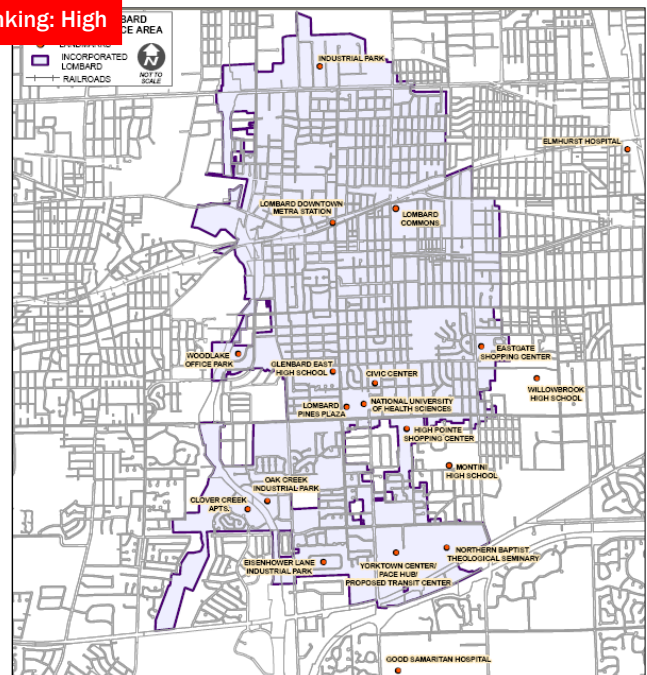
Ranking: High

The existing Metra platform is largely unprotected, offering commuter few places to seek shelter during inclement weather. Additional shelters or other weather protections would add to the comfort of Lombard's train commuters.

### Downtown-Yorktown Circulator

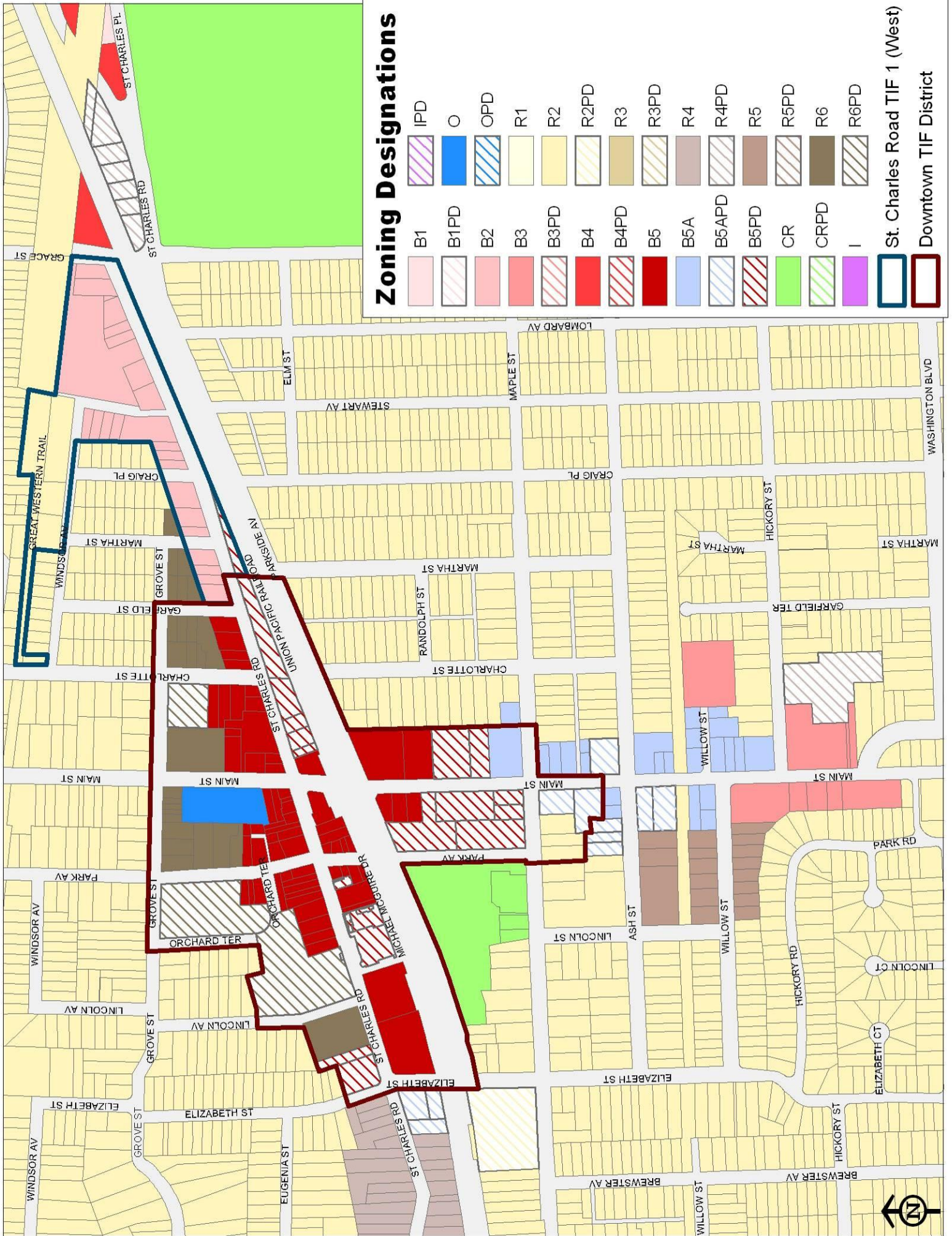
Ranking: High

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.



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## **Appendix A – Zoning Designations**



# Zoning Designations



















|   |     |   |     |    |    |      |    |      |    |      |    |      |    |      |
|---|-----|---|-----|----|----|------|----|------|----|------|----|------|----|------|
| B1  | IPD | O | OPD | R1 | R2 | R2PD | R3 | R3PD | R4 | R4PD | R5 | R5PD | R6 | R6PD |
| B1PD  |     |   |     |    |    |      |    |      |    |      |    |      |    |      |
| B2  |     |   |     |    |    |      |    |      |    |      |    |      |    |      |
| B3  |     |   |     |    |    |      |    |      |    |      |    |      |    |      |
| B3PD  |     |   |     |    |    |      |    |      |    |      |    |      |    |      |
| B4  |     |   |     |    |    |      |    |      |    |      |    |      |    |      |
| B4PD  |     |   |     |    |    |      |    |      |    |      |    |      |    |      |
| B5  |     |   |     |    |    |      |    |      |    |      |    |      |    |      |
| B5A   |     |   |     |    |    |      |    |      |    |      |    |      |    |      |
| B5APD   |     |   |     |    |    |      |    |      |    |      |    |      |    |      |
| B5PD  |     |   |     |    |    |      |    |      |    |      |    |      |    |      |
| CR  |     |   |     |    |    |      |    |      |    |      |    |      |    |      |
| CRPD  |     |   |     |    |    |      |    |      |    |      |    |      |    |      |
| I   |     |   |     |    |    |      |    |      |    |      |    |      |    |      |
| <div style="border: 2px solid blue; width: 20px; height: 10px; display: inline-block; margin-right: 5px;"></div> St. Charles Road TIF 1 (West) <div style="border: 2px solid red; width: 20px; height: 10px; display: inline-block; margin-left: 20px; margin-right: 5px;"></div> Downtown TIF District |     |   |     |    |    |      |    |      |    |      |    |      |    |      |

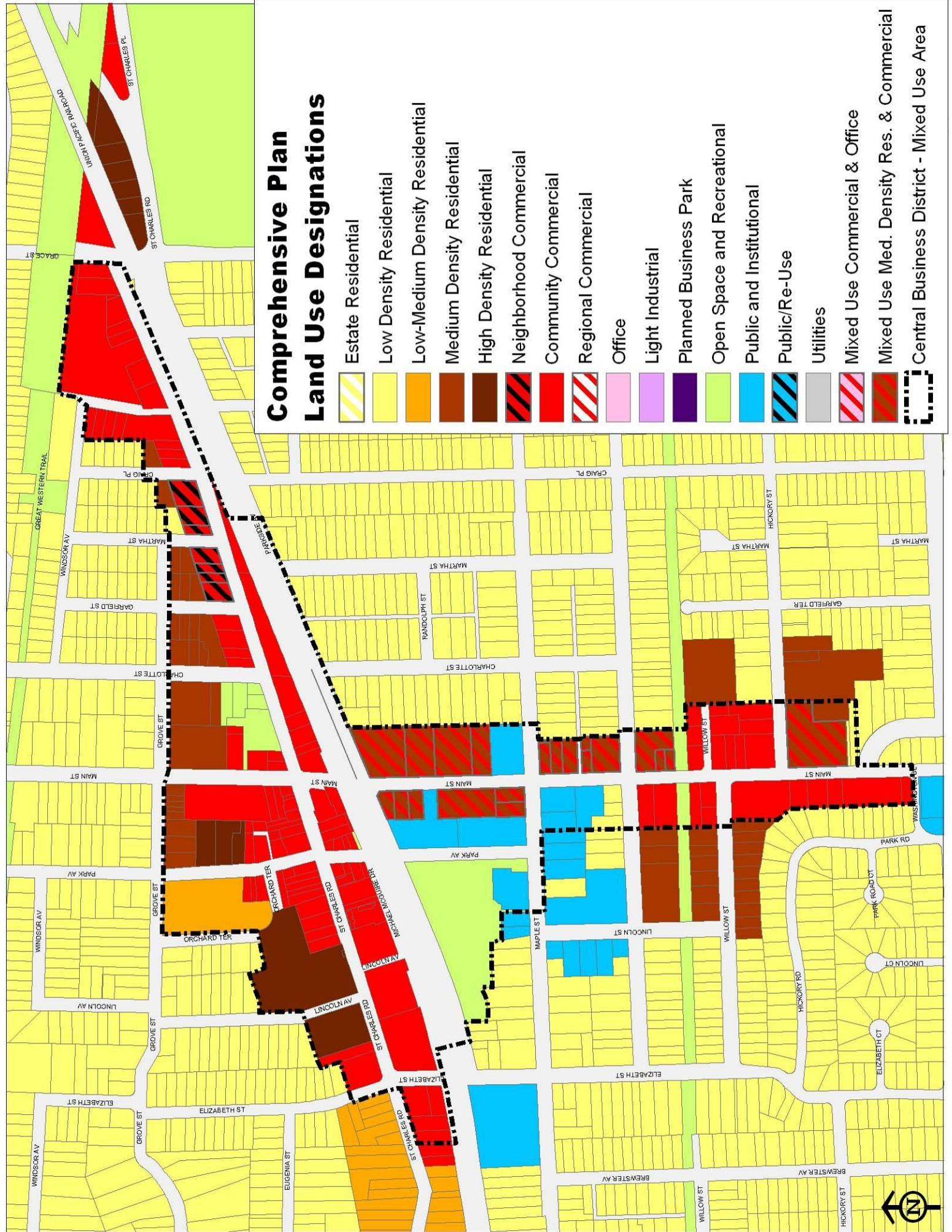


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## **Appendix B – Comprehensive Plan Designations**

# 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 2008, 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 (02/08)                   |
|-------------------------------------|---|------|---------|----------------------------------|
| High Priority                       | Downtown-Yorktown Circulator                    | 1.4  | 1       | 4th study phase underway         |
|                                     | 101 W. St. Charles Road                         | 1.5  | 1       | Business for sale                |
|                                     | Maple St. Chapel                                | 1.8  | 1       | -                                |
|                                     | Train Platform Enhancements                     | 1.9  | 1       | To follow station improvements   |
|                                     | Downtown Restaurant Forgivable Loan Program     | 1.5  | 1.5     | Ongoing                          |
| Medium-High Priority                | 7-37 E. St. Charles Road                        | 1.8  | 1.5     | Project to be sold               |
|                                     | Façade Grant Program                            | 1.8  | 1.5     | Ongoing                          |
|                                     | Downtown Retail Business Grant Program          | 1.8  | 2       | Ongoing                          |
|                                     | 130-144 E. St. Charles Road                     | 1.9  | 2       | Village seeking demolition order |
|                                     | Overhead Utilities Burial                       | 1.9  | 2       | ComEd engineering underway       |
|                                     | Downtown Relocation Grant Program               | 1.9  | 2       | Ongoing                          |
|                                     | 14 W. St. Charles Road (Ken's TV)               | 2.0  | 2       | Awaiting permit submittal        |
|                                     | Helen Plum Library                              | 2.1  | 2       | -                                |
|                                     | The Pointe at Lombard                           | 2.1  | 2       | 2008 construction                |
|                                     | 100-120 E. St. Charles Road                     | 2.1  | 2       | -                                |
|                                     | Entry Signage                                   | 2.1  | 2       | -                                |
|                                     | 200-236 E. St. Charles Road                     | 2.3  | 2       | -                                |
|                                     | Allied Drywall                                  | 2.4  | 2       | -                                |
|                                     | Consultant Study                                | 2.5  | 2       | -                                |
|                                     | Outdoor Dining                                  | 2.5  | 2       | -                                |
|                                     | Block Face Redevelopments                       | 2.6  | 2       | -                                |
|                                     | 101 S. Main Street                              | 2.3  | 2.5     | -                                |
|                                     | Cruise Nights                                   | 2.3  | 2.5     | Ongoing                          |
| French Market                       | 2.3   | 2.5  | Ongoing |                                  |
| Bridges                             | 2.5   | 2.5  | -       |                                  |
| Medium Priority                     | 134 W. St. Charles Road                         | 2.6  | 2.5     | -                                |
|                                     | Lombard Town Centre                             | 2.6  | 2.5     | -                                |
|                                     | Dunkin Donuts Wall                              | 2.6  | 3       | Owner to sign easement           |
|                                     | 10 W. St. Charles Road (Former Dr. Doll's site) | 2.8  | 3       | -                                |
|                                     | Banners   | 2.8  | 3       | -                                |
|                                     | 100-104 W. St. Charles Road                     | 2.9  | 3       | -                                |
|                                     | Grove Park Condos (27 W. Grove Street)          | 3.0  | 3       | Permit issued                    |
|                                     | Downtown Directory Kiosk                        | 3.0  | 3       | -                                |
|                                     | Public Art Program                              | 3.1  | 3       | Ongoing                          |
|                                     | Great Western Trail Lighting                    | 3.1  | 3       | -                                |
|                                     | Identity Plaques                                | 3.3  | 3       | -                                |
|                                     | Sculpture Park                                  | 3.4  | 3       | -                                |
|                                     | Removal of Freestanding Signs                   | 3.4  | 3       | -                                |
|                                     | Maple Street South expansion                    | 3.3  | 3.5     | -                                |
| Hammerschmidt lot expansion         | 3.3   | 3.5  | -       |                                  |
| 130-144 E. St. Charles Road parking | 3.5   | 3.5  | -       |                                  |
| Medium-Low Priority                 | Parkside-East expansion                         | 3.8  | 3.5     | -                                |
|                                     | AT&T (20 N. Main)                               | 3.8  | 3.5     | -                                |
|                                     | 100 S. Main Street                              | 3.8  | 3.5     | Lease renewed through 9/2008     |
|                                     | Parking between The Texan BBQ & Parkview Pointe | 3.5  | 4       | -                                |
|                                     | Townhomes of Lombard/Orchard Terrace            | 3.6  | 4       | Ownership not interested         |
|                                     | 1 N. Grace Street                               | 3.8  | 4       | -                                |
| Low Priority                        | Pocket Parks                                    | 3.8  | 4       | -                                |
|                                     | 101 S. Main Street expansion – north            | 4.6  | 5       | -                                |
|                                     | 101 S. Main Street expansion – south            | 4.6  | 5       | -                                |

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## Appendix D – Completed Projects

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

### 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 constructing a 1,500-sq. ft. addition on the west side of the building for their MRI and CT scanning equipment.



### 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 2007, five condominium units are still available. The retail spaces are occupied by Contours Express, Feel Good Hair, and Bruck Lighting.



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### **229 S. Main Street (Main Street Place)**

PINS: 06-08-121-011

SIZE: 0.98 acres

EXISTING ZONING: B5A

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



### **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 a potential future location at Elmhurst Memorial Hospital Lombard Health Center.



### **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.

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### **Finley/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.



### **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.



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### **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).



### **South Main Street 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.

### **Sprinkler Park**

In summer 2007, the Park District opened a new sprinkler park at the corner of St. Charles Road and Lincoln Avenue. This popular, free-of-charge facility is open every day for the enjoyment of young children and their parents.



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### **St. John's Lutheran Church**

In late summer 2007, St. John's Lutheran Church opened a new masonry school building on the west side of Lincoln Avenue. The private school serves students from preschool through Grade 8.



### **Garage on Hammerschmidt Lot**

The Village has installed a garage on the eastern end of the Hammerschmidt parking lot property. This garage, which was designed to resemble a historic train depot, will be used by the Village as storage for various downtown events.



### **15-19 & 21-25 W. St. Charles Road Parking Lots**

This project involves improvements to the private parking areas along McGuire Drive behind Sweet Street, Ts N Taps, Smoke for Less, and Park Avenue Music. The Village approved Downtown Improvement and Renovation Grants for 50%



of the project costs. The property owners received zero-interest loans to assist with the balance of the costs, which will be repaid upon the sale of the property.

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### **Orchard Terrace Customer Parking**

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) for the construction of new on-street parking spaces. 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.



### **Illinois Prairie Path Lighting**

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.

### **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.



## 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              |
| <b>Program Total:</b> |                              |                                   | <b>\$ 82,293</b>       |

### 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               |
| <b>Program Total:</b> |                                  |                                     | <b>\$ 419,067</b>      |



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**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             |
| <b>Program Total:</b> |                      |                         | <b>\$ 383,333</b>      |

**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               |
| <b>Program Total:</b> |                   |                         | <b>\$ 43,000</b>       |

**Downtown Public Art Program**

| <u>Date</u>           | <u>Artwork</u>    | <u>Address</u>          | <u>Approved Amount</u> |
|-----------------------|-------------------|-------------------------|------------------------|
| Nov-07                | "Leapfrog Kids"   | to be determined        | \$ 1,575               |
| Jan-07                | "Your Turn"       | Elizabeth & St. Charles | \$ 19,000              |
| May-06                | "A Penny a Day"   | 211 W. St. Charles Road | \$ 13,000              |
| Dec-05                | "Some Say Soon"   | 50 E. St. Charles Road  | \$ 6,000               |
| Aug-05                | "Hometown Pledge" | Main & St. Charles      | \$ 12,000              |
| Aug-05                | "Apple a Day"     | Elizabeth & St. Charles | \$ 7,000               |
| <b>Program Total:</b> |                   |                         | <b>\$ 58,575</b>       |

**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               |
| <b>Program Total:</b> |                 |                    | <b>\$ 5,035</b>        |

**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              |
| <b>Program Total:</b> |                           |                                       | <b>\$ 1,090,490</b>    |

**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> |                 |                |                        |
| <b>Program Total:</b>                     |                 |                | <b>\$ -</b>            |

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

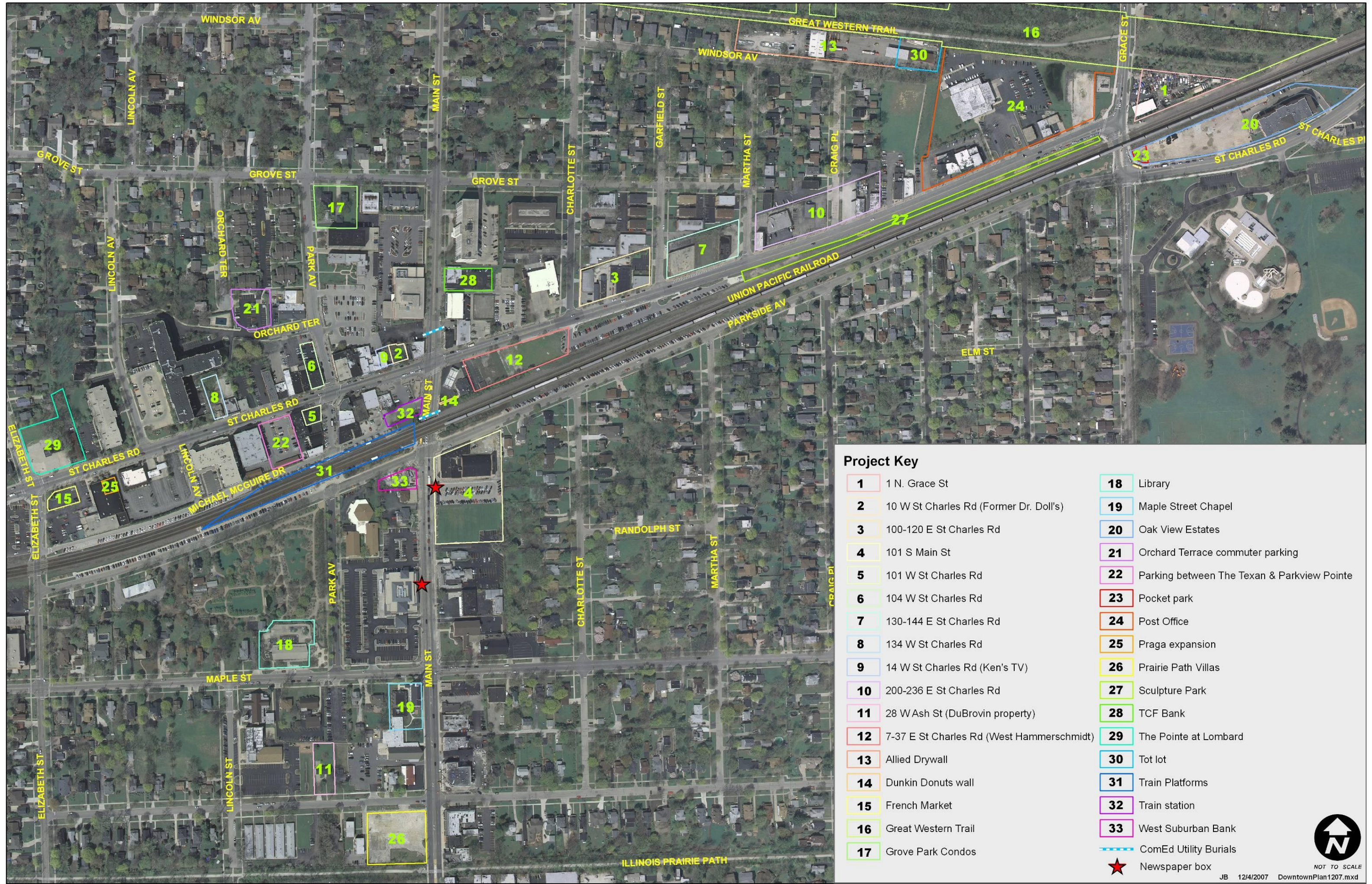
| <u>Date</u>           | <u>Business</u> | <u>Address</u>              | <u>Approved Amount</u> |
|-----------------------|-----------------|-----------------------------|------------------------|
| Nov-06                | Seamless Gutter | 601-609 E. St. Charles Road | \$ 13,220              |
| Dec-05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

**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             |

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## **Appendix F – Downtown Lombard Area Project Map**



**Project Key**

- |           |   |   |   |
|-----------|---|---|---|
| <b>1</b>  | 1 N. Grace St                             | <b>18</b>   | Library                                     |
| <b>2</b>  | 10 W St Charles Rd (Former Dr. Doll's)    | <b>19</b>   | Maple Street Chapel                         |
| <b>3</b>  | 100-120 E St Charles Rd                   | <b>20</b>   | Oak View Estates                            |
| <b>4</b>  | 101 S Main St                             | <b>21</b>   | Orchard Terrace commuter parking            |
| <b>5</b>  | 101 W St Charles Rd                       | <b>22</b>   | Parking between The Texan & Parkview Pointe |
| <b>6</b>  | 104 W St Charles Rd                       | <b>23</b>   | Pocket park                                 |
| <b>7</b>  | 130-144 E St Charles Rd                   | <b>24</b>   | Post Office                                 |
| <b>8</b>  | 134 W St Charles Rd                       | <b>25</b>   | Praga expansion                             |
| <b>9</b>  | 14 W St Charles Rd (Ken's TV)             | <b>26</b>   | Prairie Path Villas                         |
| <b>10</b> | 200-236 E St Charles Rd                   | <b>27</b>   | Sculpture Park                              |
| <b>11</b> | 28 W Ash St (DuBrovin property)           | <b>28</b>   | TCF Bank                                    |
| <b>12</b> | 7-37 E St Charles Rd (West Hammerschmidt) | <b>29</b>   | The Pointe at Lombard                       |
| <b>13</b> | Allied Drywall                            | <b>30</b>   | Tot lot                                     |
| <b>14</b> | Dunkin Donuts wall                        | <b>31</b>   | Train Platforms                             |
| <b>15</b> | French Market                             | <b>32</b>   | Train station                               |
| <b>16</b> | Great Western Trail                       | <b>33</b>   | West Suburban Bank                          |
| <b>17</b> | Grove Park Condos                         |  | ComEd Utility Burials                       |
|           |   |  | Newspaper box                               |



NOT TO SCALE