



## MEMORANDUM

**TO:** Scott R. Niehaus, Village Manager

**FROM:** William J. Heniff, AICP, Director of Community Development

**DATE:** September 17, 2015

**SUBJECT:** Lombard Town Centre Quarterly Report

*OK for agenda SN*

*WJH*

As part of the approved 2015 funding request for Lombard Town Centre, the Village Board requested that Lombard Town Centre provide regular updates regarding the activities associated with the downtown. To this end, please find the attached quarterly report, prepared by Lombard Town Centre, which summarizes such activities and events. Sarah Richardt, Lombard Town Centre Executive Director, will be at the September 17<sup>th</sup> meeting to discuss the report and their accomplishments to date.

### RECOMMENDATION

Please place this item on the September 17, 2015 Village Board agenda under Items for Discussion.

To: Village of Lombard Board of Trustees

Cc: Scott Niehaus, Village Manager

From: Sarah Richardt  
Lombard Town Centre  
Executive Director

Re: Lombard Town Centre

Date: September 17, 2015



Highlights:

- Lombard Town Centre has been working with the Village to create a downtown parking plan. Over the past few months we have designed a map that is already available for businesses to share. Starting October 5, we will be implementing a two-week warning period for parking violations. After that, the police department will begin issuing tickets. We are excited about the new businesses moving into downtown and we want to make sure everyone is parking in appropriate spaces and it is properly communicated to all that visit downtown.
- The Lombard Town Centre office has moved to 2 S. Park Suite 2C. The move has been advantageous for the organization. It has led to more opportunities for meetings as well as opened a retail space for a new boutique. People still readily find our new location.
- We are anticipating approximately six more businesses opening by the end of the year including, Mesa Electronics, Mesa Audio and Video, Lori Mesa Antique Jewelry, MKT, Lombard Plumbing and Balkan Bakery. An art Studio is also opening on S. Main next to Mr. Z's.
- Lombard Town Centre has had a 28% increase in membership to date over 2014.
- The Blackhawks outdoor viewing event and cruise night movie night were both well attended in Lombard and led to great visitor opportunities in the downtown.
- Cruise Nights was successful for many businesses in sales this year. The negative parking issues were decreased this year for businesses due to Village communication and enforcement.
- I will be speaking at Mary Martha Guild, AAUW and presenting at the Illinois Association of Museums in the next quarter to talk about the growth of downtown. I will also be speaking on importance of partnerships with the Village, school groups, and community organizations.
- Planning for Spooktacular on October 18<sup>th</sup> is our main focus currently. We are partnering with Prairie Food Co-op and inviting many community organizations to be involved this year.

Sarah Richardt  
Lombard Town Centre  
Executive Director

<b>Vacancies in Downtown TIF District</b>	
<b>2015 Empty Properties</b>	<b>Status</b>
9 S. Park	New Lease to Lombard Plumbing, opening October
11 N. Main	Open ( Shoucha, Yoga)
104 E. St. Charles	Vacant (for sale only)
108 E. St. Charles	Sold
23 W St. Charles	Vacant (Park Ave. Music)
6 W. St Charles	Vacant (old Bona)
10 W. St. Charles	Vacant
14 W. St. Charles	Opening pending build-out
18 W. St. Charles	Opening Fall 2015
1 S. Park	Currently working on second floor residence
112 S. Main St.	Vacant (Blossoms flower shop)
114 W. St. Charles Suite B	Vacant (Penelope)
105 W. St. Charles	Vacant (Capone's)
101 W. St. Charles	New Lease, opening in Winter(Babcock's of Lombard)
2 S. Park Suite 2B	Owner Occupied
2 S. Park Suite 2C	Open, Lombard Town Centre
2 S. Park Suite 3	Open, The Yoga Place
15 Orchard Place	Vacant (John Burns Construction)
<b>Total Vacant: 8</b>	

<b>Businesses Closed</b>			
<b>Name</b>	<b>Address</b>	<b>Type</b>	<b>Date</b>
John Burns Construction	105 Orchard	Temporary Construction	July 2015

<b>New Business Opened</b>				
<b>Name</b>	<b>Address</b>	<b>Type</b>	<b>Notes</b>	<b>Date</b>
Shoucha Yoga	11 N. Main	Yoga Studio	Moved from Westmore-Meyers Road	July 1, 2015
TheYoga Place	2 S. Park	Yoga Studio	Moved from Glen Ellyn	July 1, 2015
Paradiso Boutique	6 S. Park Ave.	Women's Boutique	Moved into old LTC office	Aug, 2015



<b><i>Businesses Relocated or Expanded</i></b>				
<b>Name</b>	<b>Address</b>	<b>Type</b>	<b>notes</b>	<b>Date</b>
Lombard Town Centre	2 S. Park Ave	Office	Moved to second floor location	July1, 2015

<b><i>Business Leads</i></b>
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- Clothing and Shoe boutique looking in downtown
- National franchise looking to relocate to Lombard
- Chocolate store looking to move in
- Tobacco Store looking at property

<b><i>Businesses/Building Sold</i></b>			
<b>Biz/Bldg</b>	<b>Address</b>	<b>Price</b>	<b>New Owner</b>
	108 E. St. Charles	unknown	Architect and Photographer

<b><i>Buildings For Sale</i></b>			
<b>Address</b>	<b>Last Business/Name</b>	<b>Price</b>	<b>Status</b>
9 N. Main	Hammerschmidt Building	\$750,900	For Sale
104 E. St. Charles	Old Upholstery	\$349,000	For Sale
108 E. St. Charles		\$419,000	<b>sold</b>
28 W. St. Charles	Henderson's/FairyTales	\$749,000	For Sale

<b><i>Events</i></b>			
<b>Event</b>	<b>Attendance</b>	<b>Profit</b>	<b>Notes</b>
Blackhawks Viewing Event	600-700	\$150	Great event with Short turnaround
Lombard Ale Fest	1300	\$1200	Solid partnership with booster club
Cruise Night Movie Night	200	\$50	West downtown exposure

<b><i>Membership</i></b>		
<b>Fiscal Year to August 31</b>	<b>Individual</b>	<b>Business</b>
2014	24	25
2015	36	33

**29% increase over 2014**

<b><i>Outreach</i></b>			
	January 2015	September 2015	
Facebook (LTC)	977	1283	24% increase
Constant Contact	2037	2195	7% increase
			Open rate of 25.6%

**Upcoming speaking engagements:**

**Speaker at Illinois Association of Museums Conference**

**AAUW meeting**

**Mary Martha Guild Meeting**