

## MEMORANDUM

**TO:** William T. Lichter, Village Manager

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

**DATE:** February 5, 2008

**SUBJECT:** **Downtown Project Survey**

### **BACKGROUND**

This memorandum reviews the results of the most recent Downtown Lombard Community Vision survey. Surveys were distributed to the Trustees and Village President. Each of the 50 projects was ranked in terms of its relative importance or urgency, and the results were then divided into five tiers. This was the third project ranking since the "Community Vision" booklet was developed in 2003.

### **RESULTS**

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

#### *Tier 1 – Highest Priority*

- **Downtown-Yorktown Circulator** – Lombard is one of four communities selected by the DuPage Mayors and Managers Conference to develop additional public transportation within the Village. Staff is working with the steering committee to proceed with the final phase of the study.
- **101 W. St. Charles Road** – Café 101 has been vacant for an extended time; no active proposals.
- **Maple St. Chapel** – Activities continue under the supervision of the Main Street Chapel Preservation Society.
- **Train Platform Enhancements** – To begin following 2008 train station improvements.
- **Downtown Restaurant Forgivable Loan Program** – \$383,333 approved to date.

#### *Tier 2 – Medium-High Priority*

- **7-37 E. St. Charles Road** – The developer is seeking to sell the project.
- **Façade Grant Program** – \$419,067 approved to date.
- **Downtown Retail Business Grant Program** – \$43,000 approved to date.
- **130-144 E. St. Charles Road** – No plans have been developed for these properties.

- **Overhead Utilities Burial** – ComEd is developing engineering plans. Village staff will work with property owners to obtain necessary easements.
- **Downtown Relocation Grant Program** – \$82,293 approved to date.
- **14 W. St. Charles Road (Ken's TV)** – A Downtown Restaurant Forgivable Loan and Downtown Improvement and Renovation Grant was awarded to O'Neill's Pub for a two-story sit-down restaurant with outdoor dining. A grant extension was granted through the end of 2007, but no building permit plans have ever been submitted.
- **Helen Plum Library** – The library's 2003 public hearing approvals expired in 2005 following a failed referendum in 2004. Any future addition or new construction will require resubmittal for a new public hearing.
- **The Pointe at Lombard** – Construction is anticipated to begin in Spring 2008. A bronze sculpture will be added to the site as part of the Downtown Public Art Program.
- **100-120 E. St. Charles Road** – No active proposals.
- **Entry Signage** – Easements to be secured for installation of signs on private property; FY 2007-2008 construction.
- **200-236 E. St. Charles Road** – No plans have been developed for these properties.
- **Allied Drywall** – No active proposals.
- **Consultant Study**
- **Outdoor Dining** – Staff continues to encourage developers to include space for outdoor dining in their site plans.
- **101 S. Main Street** – No active proposals.
- **Cruise Nights** – This event is scheduled to begin its seventh season on June 7.
- **French Market** – The French Market will operate Elizabeth and St. Charles in 2008, again under the direction of Lombard Town Centre.
- **Trail Bridges** – Bridge planned for Great Western Trail at St. Charles/Grace/railroad; \$1.5 million grant received for 2008 construction.

*Tier 3 – Medium Priority*

- **134 W. St. Charles Road** – No active proposals.
- **Lombard Town Centre** – The organization is developing work plans for 2008 under Executive Director Elizabeth Gelman.
- **Dunkin Donuts Wall** – After the property owner signs a construction easement, this project will go out to bid for 2008 construction.
- **10 W. St. Charles Road (Former Dr. Doll's site)** – No active proposals.
- **Banners** – Lombard Town Centre may supplement existing Village banners.
- **100-104 W. St. Charles Road** – Both first-floor tenant spaces are occupied.
- **Grove Park Condos** – Both structures have been demolished and a building permit is ready to be issued pending a letter of credit.

- **Downtown Directory Kiosk** – To be installed as part of train station renovation.
- **Public Art Program**
- **Great Western Trail Lighting** – Timeline not established.
- **Identity Plaques** – Lombard Town Centre has previously expressed interest in being involved in the plaque program.
- **Sculpture Park** – The ECDC has given staff authorization to pursue a sculpture consortium.
- **Removal of Freestanding Signs** – No active proposals.
- **Maple Street South expansion** – No active proposals.
- **Hammerschmidt lot expansion** – No active proposals.
- **130-144 E. St. Charles Road parking** – No active proposals.

*Tier 4 – Medium-Low Priority*

- **Parkside-East expansion** – No active proposals.
- **AT&T (20 N. Main)** – No active proposals.
- **100 S. Main Street** – No active proposals; the Village is currently leasing the property for commuter permit parking.
- **Parking between The Texan BBQ & Parkview Pointe** – The Village will assume control of the lot once environmental issues have been resolved.
- **Townhomes of Lombard/Orchard Terrace** – The homeowners association that owns the lot is not interested at this time.
- **1 N. Grace Street** – No active proposals.
- **Pocket Parks** – A park was completed in 2008 as part of the Oak View Estates development.

*Tier 5 – Low Priority*

- **101 S. Main Street expansion – north** – No active proposals.
- **101 S. Main Street expansion – south** – No active proposals.

**UPDATES SINCE PROJECT RANKING**

Through the ranking process, two trustees requested that three projects be added to the booklet: the historic bank building at 1 S. Park Avenue, the former drive-in at 396 E. St. Charles Road, and a potential parking deck over the Elmhurst Hospital parking lot.

As in previous years, staff will request that the Village Board adopt the Downtown Lombard Community Vision as an official policy document. This action will provide a clear statement of the Village's intentions for the downtown area, and it will allow staff to guide redevelopment in accordance with the goals and projects set forth in the Vision.