

VILLAGE OF LOMBARD  
REQUEST FOR BOARD OF TRUSTEES ACTION  
For Inclusion on Board Agenda

Resolution or Ordinance (Blue) \_\_\_\_\_ *Waiver of First Requested*  
  X   Recommendations of Boards, Commissions & Committees (Green)  
Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: David A. Hulseberg, Village Manager

DATE: February 8, 2012 (B of T) Date: February 16, 2012

TITLE: Metra Outreach – Downtown Lombard Parking

SUBMITTED BY: Department of Community Development *WA*

BACKGROUND/POLICY IMPLICATIONS:

The Economic and Community Development Committee through the Development of Community Department transmits their recommendation that the Village President sign correspondence to Metra initiating an outreach effort to explore funding opportunities for future additional parking within the Downtown Lombard area.

The Economic and Community Development Committee recommended approval of this request.

Please place this item on the February 16, 2012 Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X \_\_\_\_\_ Date \_\_\_\_\_  
Finance Director X \_\_\_\_\_ Date \_\_\_\_\_  
Village Manager X \_\_\_\_\_ Date \_\_\_\_\_

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



## MEMORANDUM

**TO:** David A. Hulseberg, AICP, ICMA-CM, Village Manager

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

**DATE:** February 16, 2012

**SUBJECT:** **Metra Outreach – Downtown Lombard Parking**

On February 7, 2012, the Economic and Community Development Committee (ECDC) favorably considered the attached memorandum and draft letter to Metra to explore capital funding opportunities for future additional parking within the Downtown Lombard area. As the memorandum states, the Village Board has expressed a desire for additional parking opportunities within the downtown area and Metra has identified the potential need for such spaces for commuter operations. The intent of the draft letter is to initiate a discussion with Metra on the capital funding opportunities for parking in Lombard and to have Metra include such improvements within their future capital improvements program. As with the new Elmhurst parking structures in their downtown, it is hoped that this discussion can also facilitate funding partnerships with other applicable funding sources as well.


### **ACTION REQUESTED**

The ECDC recommends to the Village Board that they authorize the signature of the Village President on the attached correspondence to Metra requesting that they work with the Village to facilitate funding opportunities for additional parking in Downtown Lombard.



## MEMORANDUM

**TO:** Peter Breen, Chairperson  
Economic and Community Development Committee

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

**DATE:** February 7, 2012

**SUBJECT:** **Metra Outreach – Downtown Lombard Parking**

The Community Development Department is seeking the input and recommendation of the Economic and Community Development Committee (ECDC) to initiate an outreach effort to Metra to explore funding opportunities for future additional parking within the Downtown Lombard area.

### **BACKGROUND**

The Downtown Lombard Revitalization Guidebook (i.e., the Plan) was adopted in March, 2011. As part of the downtown planning effort last year, Chapter 6 of the Plan included a discussion of the need for additional parking. Future parking demands can be classified into two distinct categories – additional customer/business parking needs and commuter parking needs. The Plan noted that should the plan be fully realized and implemented, the new businesses would create additional demand for parking, which could be accommodated by additional surface lots, parking lot consolidation and redesign, on-street parking or a parking structure. These facilities could also be used for shared parking purposes between uses and activities.

With respect to commuter parking needs, Metra offered their comments as part of a work team developing the Plan. Metra completed a separate study that suggested that Metra may have a future need or demand for 200 additional commuter parking spaces for the Lombard station in the long term. They stated that their immediate concern was to ensure that the existing supply remains available and that the Plan recognizes the anticipated future demand. Metra also represented that they do not have ready capital funds available for such a project. However, Village staff notes that Metra was able to secure funding for a recently completed parking structure in Elmhurst.

The issue for additional future parking in the downtown area was also mentioned as part of the Village Board's annual strategic planning process. The Board expressed a desire to advance the parking recommendations of the Plan (page 87), to include additional downtown parking. While some additional parking can be created through private development, as was done for Lincoln Place and Elmhurst Memorial Healthcare, additional commuter parking should be explored with Metra.

Staff had an initial discussion with Metra staff regarding this issue. Their staff recommended that the Village formally send a letter to Metra noting the need for future commuter parking, noting our downtown plan implementation efforts and Elmhurst's grant. This request would be to initiate a discussion between Metra and the Village regarding future parking needs. Ultimately, the request would be made to Metra to begin to look at exploring this possibility and/or placing the item in a future capital improvements program. A draft letter is attached for consideration.

As a separate but related issue, staff notes that the nature of the parking spaces (surface lots or parking structure) would be a function of real estate economics and proximity to the downtown station. Parking structure construction costs are significantly higher (usually exceeding \$20,000 per stall) as compared to surface lots (highly variable but ranging about \$5,000 per stall). The economics of parking structures only makes them viable options if land is scarce and the cost for land acquisition exceeds construction costs. However, for purposes of initiating discussion, staff believes the general discussion regarding downtown parking should be initiated, with the ultimate design and possible locations being a function of further exploration and discussion.

**ACTION REQUESTED**

Staff requests that the Economic and Community Development Committee recommend to the Village Board approval of a letter to be sent to Metra requesting that they work with the Village of Lombard and facilitate funding opportunities for additional parking in Downtown Lombard.

February 16, 2012

Alex Clifford  
Executive Director/CEO  
Metra  
547 W. Jackson Blvd.  
Chicago, IL 60661

**Re: Lombard Station Commuter Parking**

Dear Mr. Clifford:

As you may be aware, the Village of Lombard recently completed and adopted the Lombard Downtown Revitalization Project Guidebook (the "Plan") for Downtown Lombard. This document, which was adopted as a component of our overall Village Comprehensive Plan, provides a framework for both short-term and long-term public and private improvements within our downtown area. This planning effort was primarily funded through a Regional Transportation Authority (RTA) Planning Grant and Metra staff was an active participant in the plan preparation.

With the adoption of the Plan in March, 2011, the Village is now implementing the plan. The Plan identifies several recommendations pertaining to parking for both business and commuter needs. Through the planning effort, we were informed that Metra may have a future demand for 200 additional commuter parking spaces for the Lombard station. These additional spaces would be in addition to the existing supply already available in the downtown area.

The Lombard Village Board of Trustees has also expressed a desire to advance the parking recommendations of the Plan, which could include a parking structure. The Village Board has approved a request that Metra be sent a formal correspondence regarding this matter. The Village would like to initiate discussions regarding future parking needs and how Metra can assist us in implementing the parking recommendations suggested by Metra and incorporated into our Plan. While Metra staff has expressed to the Village that capital funding for future parking are not readily available at present, the Village respectfully requests that this issue be further explored. We also note that the City of Elmhurst was successful in securing funding through Metra for their recently constructed parking garage in their community. Ultimately, our request would be made to Metra to look at placing the item in a future capital improvements program.

In closing, we have had a good working relationship with Metra staff in the past on a number of previously constructed and pending development projects in the Village. We also look forward to working with Metra staff on this and other related issues to ensure that any future improvements are of mutual benefit.

Please feel free to contact me at (630) 620-5712 so that we can begin to discuss future parking opportunities and funding in Lombard. Thank you for your consideration.

Respectfully,

VILLAGE OF LOMBARD

William J. Mueller  
Village President

Draft



## VILLAGE OF LOMBARD

255 E. Wilson Ave.  
Lombard, Illinois 60148-3926  
(630) 620-5700 Fax (630) 620-8222  
www.villageoflombard.org

February 16, 2012

**Village President**  
William J. Mueller

**Village Clerk**  
Brigitte O'Brien

**Trustees**

Greg Alan Gron, Dist. 1  
Keith T. Giagnorio, Dist. 2  
Zachary C. Wilson, Dist. 3  
Peter Breen, Dist. 4  
Laura A. Fitzpatrick, Dist. 5  
William "Bill" Ware, Dist. 6

**Village Manager**  
David A. Hulseberg

*"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."*

*"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."*

Alex Clifford  
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Metra  
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Village President