

101-109 South Main Street Property Frequently Asked Questions

Since the Village acquired the 101-109 South Main Street property, there has been a wide level of interest as to its future. The 2.19 acre tract in the downtown area provides an opportunity to advance many of the goals expressed by the Village.

What's the project status?

The Village issued the Request for Proposals (RFP) on February 1, 2018 and received four responses. The Village and their consultants, Kane McKenna & Associates, Inc., reviewed the proposals. The matter was discussed at the Economic and Community Development Committee and the Plan Commission. On August 15, 2019, the Village Board approved the zoning entitlements.

The project is going back before the Plan Commission, and the Village Board, as the grocery/commercial/southern building being moved by more than ten feet. This is considered a major change in the planned development and therefore requires a new public hearing. The Plan Commission meeting is scheduled for November 18, 2019 at 7:00 p.m. at Village Hall.

What next?

The development needs additional zoning entitlements, which are scheduled to be reviewed by the Plan Commission at their November 18th meeting. The Plan Commission will make a recommendation vote to the Village Board. The Village Board will review the proposal for final consideration and make a final vote on the project. Plan Commission and Village Board meetings are open to the public.

As a resident, can I provide feedback?

Yes. This item will appear at the November 18th Plan Commission meeting, which is open to the public and allow for public comment.

What is being proposed on the site?

Holladay plans to construct approximately 120 apartment units with an additional 3,000 – 4,000 square feet which will likely be a restaurant; 10,000 sq. ft. of retail and a 2,000 sq. ft. outdoor food/gathering area (future grocer tenant Prairie Food Coop).

The Village's role is to ensure that the development proposal meets the goals set forth by the Village, meets the objectives set forth within the redevelopment agreement approved by the Village Board in April 2019, and addresses neighborhood and community concerns.

What will happen to the commuter parking spaces on the site?

As part of a redevelopment proposal, the temporary spaces currently located at 101 S. Main Street would be relocated to other locations in the downtown area. The Hammerschmidt parking lot along East St. Charles Road was expanded in 2016 in preparation for the sale of 101 S. Main Street

providing 92 new commuter parking spaces. Additionally, 16 new spaces were created in the lot on the north side of St. Charles Rd., adjacent to the Fire Department.

How will any development affect existing businesses and/or adjacent properties?

A primary goal of any project would be to create a development that is an asset to the downtown area and any negative impacts are minimized or avoided. The project will require zoning entitlements through the Village's Plan Commission process, where development concerns can be raised and addressed. Plan Commission meetings are open to the public.

When would construction start?

If the project is approved by the Village Board, construction may start in 2020. If the project is approved by the Village Board, the Village will be in constant contact throughout the construction process with the community.

How can I stay informed regarding what is going on regarding this property?

As the Village proceeds with this effort, regular updates will be made through the Village's web site at www.villageoflombard.org/101SouthMain. Interested individuals can always contact the Village of Lombard Community Development Department at (630) 620-5749 for further information.