

MAKE IT LOMBARD



Strategically Located. Future Focused.



WELCOME TO LOMBARD!



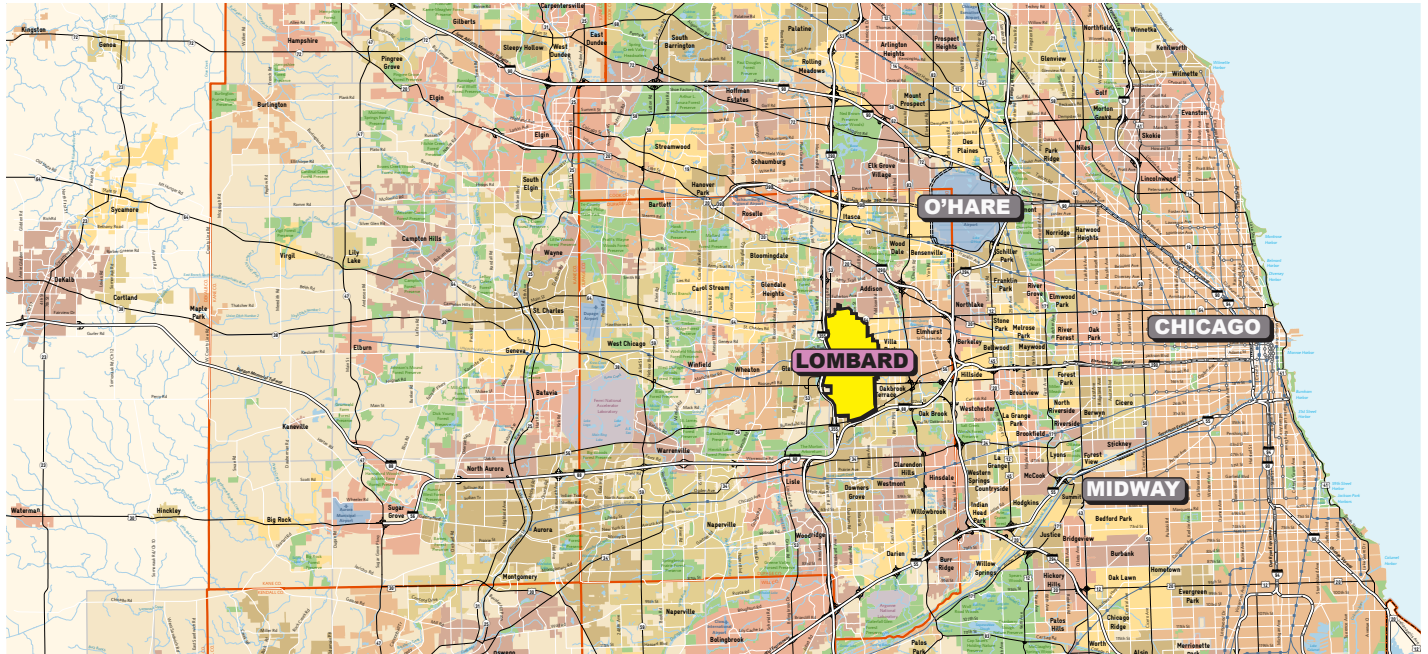
The Village of Lombard is a community where business and opportunity thrive. Strategically located in the heart of DuPage County, 20 miles west of Chicago, the Village offers unmatched access to the Chicago region's transportation network, a vibrant and growing customer base, and a supportive, business-friendly environment. Whether you're looking to open a new storefront, expand office operations, or invest in redevelopment, Lombard provides the infrastructure, workforce, and resources that make doing business here both seamless and successful.



Why Lombard?

Location and Accessibility

The Village of Lombard represents a strong investment opportunity at the heart of one of the nation's most dynamic suburban markets. Lombard has immediate access to I-355, I-88, I-290, and Metra rail, Lombard offers direct connectivity to Chicago and O'Hare International Airport, positioning projects for success across retail, residential, office, and mixed-use sectors.



The Lombard Metra Station is a vital hub in the heart of downtown Lombard, offering residents and visitors convenient access to the Union Pacific West Line. Located just steps from local shops, restaurants, and the scenic Prairie Path, it serves as a gateway to both Chicago and the western suburbs.

LOCATION! LOCATION! LOCATION!

Whether you're opening a business, commuting to work, or exploring new opportunities, Lombard's local, regional, and international connections make it a natural choice. Convenient transportation, excellent infrastructure, and a thriving community create a location where people and businesses thrive.

Local and Regional Connections

Multiple interstates: I-355, I-88, and I-290 provide quick travel throughout the Chicago suburbs and beyond.

Metra Access: The Metra Union Pacific West line connects Lombard directly to Chicago.

National and International Connections

Airports: Just minutes from O'Hare International Airport and Midway Airport.

National and International Reach: Whether shipping products, attending conferences, or traveling globally, Lombard's connectivity ensures that businesses and residents stay linked to markets worldwide.

OPPORTUNITY AWAITS! AREAS TO LOCATE

Downtown Lombard

Commercial Areas

Industrial Areas

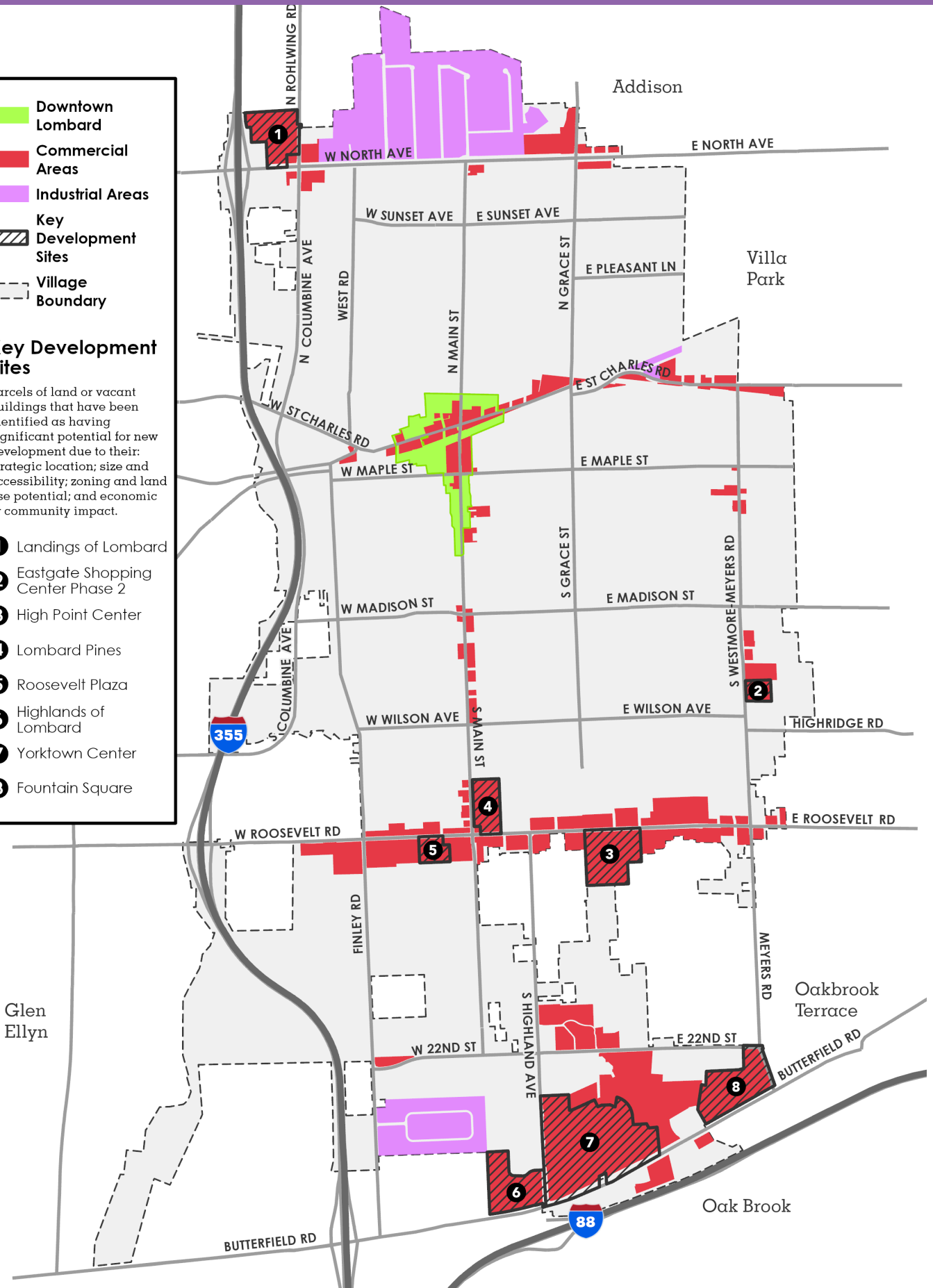
Key

- Development Sites**
- Village Boundary**

Key Development Sites

Parcels of land or vacant buildings that have been identified as having significant potential for new development due to their: strategic location; size and accessibility; zoning and land use potential; and economic or community impact.

- 1 Landings of Lombard
- 2 Eastgate Shopping Center Phase 2
- 3 High Point Center
- 4 Lombard Pines
- 5 Roosevelt Plaza
- 6 Highlands of Lombard
- 7 Yorktown Center
- 8 Fountain Square



BUSINESS AND ECONOMIC STRENGTH

Buying Power: Retail Sales per Capita

Lombard's total retail sales is approximately \$1.199 billion, translating to \$27,321 per capita. This high per-capita retail sales suggest strong local spending power.

Daytime Population

According to Choose DuPage, Lombard's daytime population, which includes both residents and incoming workers, stands at approximately 47,985. The daytime population exceeding the resident base highlights a steady influx of workers or visitors, which signals opportunity for retail businesses.

Office and Industrial

Lombard is home to a variety of business, professional, medical, general tenant and corporate offices. Large scale corporate and general tenant office uses are located along portions of both 22nd Street and Butterfield Road.



Lombard has three traditional light industrial areas:

- 1) The 250-acre **North Avenue Industrial Park** is Lombard's largest industrial area. It offers excellent access to I-355 and a short five mile-drive to I-294.
- 2) The smaller **East St. Charles Road Light Industrial Area** is comprised of a diverse mix of successful local businesses.
- 3) The **Yorkbrook Business Park** is a 17-building industrial property that spans 740,000 square feet across 60 acres and includes a diverse range of tenants operating both regionally and nationally.

BUSINESS AND ECONOMIC STRENGTH

Retail Anchors and Districts

The Village has a number of retail destinations including the Yorktown Center, Downtown Lombard, Fountain Square of Lombard, the Highlands of Lombard, and the Roosevelt Road Corridor.

Downtown

Downtown Lombard is conveniently located near the Lombard Metra station, providing easy access to Chicago and surrounding areas. This makes it a popular destination for commuters and visitors seeking a suburban experience with urban connectivity. Downtown Lombard offers a variety of dining experiences, from casual eateries to more refined establishments. The area also features unique retail shops, providing a personalized shopping experience.



Yorktown Center

Yorktown Center is a prominent shopping mall that opened in 1968. At that time, it was the largest shopping center in the U.S., covering 1.3 million square feet. Today, it continues to serve as a central retail and community hub, undergoing significant redevelopment to adapt to modern retail trends. Pacific Retail Capital Partners (PRCP) and Synergy Construction are leading a transformative mixed-use redevelopment of the former Carson's department store site.



Construction is underway for **Yorktown Reserve**, featuring roughly 600 luxury multi-family residential units and a 1-acre plaza named **The Square** which will add new open space.

YORKTOWN RESERVE



THE SQUARE



Roosevelt Road Corridor

Roosevelt Road serves as a significant commercial corridor with substantial traffic volumes (approximately 43,700 vehicle trips per day), making it a prime location for retail and commercial development. Roosevelt Road is undergoing significant economic development, transforming from a once underutilized corridor into a vibrant commercial and mixed-use area.



Why Lombard?

Pro-Business

Lombard's business climate is built on a foundation of support and partnership. The Village works closely with entrepreneurs, developers, and investors to streamline approvals and provide clear guidance, ensuring projects move forward efficiently. Local leadership understands that business success is community success, and policies are designed to encourage innovation, reinvestment, and long-term stability.

Opportunities

Lombard offers a wide variety of locations for retail, office, and residential projects from transit-oriented redevelopment in the historic downtown to high-traffic commercial sites along Roosevelt Road, Butterfield Road, and near redeveloping Yorktown Mall. Businesses benefit from a diverse customer base, a skilled regional workforce, and a community that values both tradition and forward-thinking growth.

“Simply put, Lombard combines strategic location, a supportive environment, and strong market fundamentals, making it the right place to open, grow, and invest in business.”



AWARD WINNING SCHOOLS!

Lombard is served by many award winning public and private schools.

Public Schools

Public schools include Lombard School District 44, DuPage School District 45, Glenbard Township High School 87, and DuPage High School District 88. Some examples of public school awards include:

- **Lombard Elementary School District 44** is recognized for its continuing excellence, and its experienced teaching staff. District 44 serves approximately 3,001 students with a student-teacher ratio of 12:1 and earns strong ratings for academics and diversity.
- **Glenbard East High School** was recognized in the AP School Honor Roll for 2023–24 and also received the AP Access Award, which acknowledges schools providing equitable access to Advanced Placement courses across diverse student groups.
- **Willowbrook High School** earned a spot on the 2024 College Board AP School Honor Roll at the Bronze level, acknowledging the school's commitment to broadening access and boosting performance in Advanced Placement coursework.

Private and Parochial Schools

Lombard offers a variety of private schooling options—accounting for 26% of K–12 enrollment, well above the state average of 12%.

College Preparatory School of America (CPSA) – Lombard

- **Grades:** Pre-K through 12
- **Enrollment:** 540 students
- **Reputation:** Consistently ranked as one of the top Islamic schools in the U.S., with a strong track record of graduates attending leading universities.

Other Private Schools

- Creative Montessori Learning Center (PK–K)
- Montini Catholic High School (9–12)
- St. John's Lutheran (PK–8)
- St. Pius X Elementary (PK–8)

Higher Education

Lombard offers many higher education opportunities, especially in the health sciences, and is conveniently located near several well-regarded institutions.

- National University of Health Sciences (NUHS)
- Northern Baptist Theological Seminary
- The Illinois Media School

Other Nearby Institutions (within 5 miles): College of DuPage, Midwestern University

ROOTED IN HISTORY AND ENRICHED BY CULTURE

Lombard is more than just a place to live—it's a community that values its past, invests in its people, and celebrates its future. With its excellent schools, outstanding park system, vibrant events, historic sites, and cultural amenities, Lombard offers the perfect balance of tradition and progress.

A Proud History

The Village of Lombard, affectionately known as the “Lilac Village,” is a community with a history as rich as its gardens. Founded in 1869, Lombard has grown from a rural settlement to a thriving suburban destination, all while preserving its heritage and small-town charm. The community's identity is closely tied to the **Lombard Historical Society**, which preserves and celebrates its past through landmarks like the Victorian-era Sheldon Peck Homestead, the only home in Illinois recognized as part of the Underground Railroad.



Community Facilities and Amenities

The **Helen Plum Library** recently opened at 411 South Main Street just south of Downtown. Between March 2024 and February 2025, the library welcomed over 218,000 visitors, hosted over 1,000 programs, and checked out over 535,500 materials.

The Lombard Park District is a cornerstone of community life, managing over 450 acres of parkland and numerous facilities that support year-round recreation such as the Madison Meadow Athletic Center. The Park District offers something for everyone—athletic fields, trails, playgrounds, aquatic centers, and fitness programs that bring people of all ages together. Among its gems is Lombard Common, home to Paradise Bay Water Park, Lombard Golf Course, and Four Seasons Park.

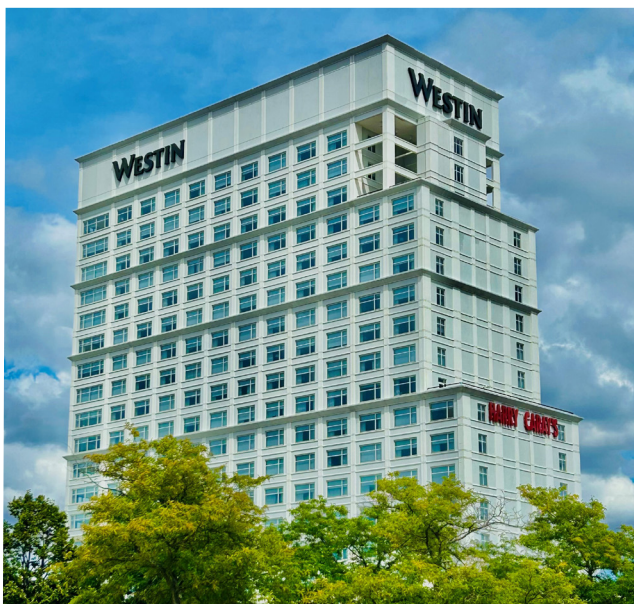
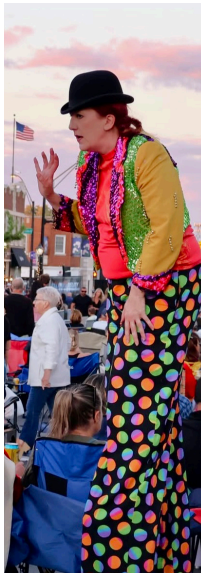


Lilacia Park is a well-loved green space that serves as both a recreational retreat and a community gathering place. The park is home to over 700 lilac bushes and 25,000 tulips, making it both a botanical treasure and a symbol of Lombard's identity. Seasonal events, concerts, and family-friendly activities keep the park vibrant all year long.

EVENTS THAT BRING LOMBARD TOGETHER!

Lombard is a village that truly knows how to celebrate. Throughout the year, the community hosts a wide array of events that create a strong sense of togetherness and showcase the Village's identity.

- **Lilac Time Festival:** Spring parades, concerts, and tours of over 700 lilac bushes.
- **Cruise Nights & Summer Concerts:** Classic cars, music, and family fun downtown.
- **Holiday Traditions:** Tree lightings, Santa visits, and festive gatherings.
- **Cultural & Community Events:** Farmers' markets, arts and crafts fairs, Vintage Days, Spooktacular, and heritage celebrations.



Places to Stay

The Village has 11 hotels with over 1,700 rooms! The hotels bring thousands of guests to the Village each year to benefit Lombard's restaurants and other businesses. Some notable hotels include:

- **The Westin Hotel:** An upscale hotel featuring 500 rooms, an indoor pool, fitness center, and 39,000 sq ft of meeting space. Located near Yorktown Center.
- **Embassy Suites:** Offers spacious two-room suites, free cooked-to-order breakfast, evening reception, indoor pool, and fitness center.
- **Hyatt Place at Fountain Square:** Modern hotel featuring spacious rooms, 24/7 dining options, fitness center, and convenient access to local attractions.

A GREAT PLACE TO LIVE!

Lombard combines the charm of a historic suburban village with the conveniences of modern living.

Housing

Lombard's housing stock is diverse and appealing, offering something for every stage of life:

- **Single-family homes:** Spacious, well-maintained properties, many with classic architectural styles.
- **Townhomes and condos:** Affordable options for young professionals, small families, and downsizing residents.
- **Apartments:** Modern, amenity-rich communities for renters who want convenience and connectivity.

Affordability: Compared to other Chicago suburbs, Lombard offers competitive pricing without sacrificing quality of life, making it an ideal place for families, first-time homebuyers, and retirees alike.



KEY DEMOGRAPHICS

- **Population & Age**
 - Total Population: 43,722
 - Median Age: 38.8 years
- **Household & Income**
 - Households: 17,354
 - Average Household Size: 2.5
 - Median Household Income: \$97,253
 - Owner Occupied: 70.4%
 - Renter Occupied: 23.6%
 - Median Home Value: \$321,200
 - Median Gross Rent: \$1,834
- **Race & Ethnicity**
 - White (Non-Hispanic): 66.1%
 - Hispanic or Latino: 13.2%
 - Asian (Non-Hispanic): 11.4%
 - Black or African American (Non-Hispanic): 5.5%
- **Education Levels**
 - Graduate or Professional Degree: 16.2%
 - Bachelor's Degree: 33%
 - Associates Degree: 8.0%
 - High School Graduation Rate: 96.7%

LOMBARD AWARDS AND ACCOLADES!

Village of Lombard

- Certificate of Achievement for Excellence in Financial Reporting

Lombard Park District

- National Gold Medal Award Finalist
- Excellence in Financial Reporting
- Illinois Distinguished Accredited Agency (by the IAPD)

Lombard Historical Society

- Award of Excellence: Honored by the Illinois Association of Museums
- Recognition of Historic Sites

Public and Private Schools

- Various awards including National Blue Ribbon Schools and in various categories such as Fine Arts, Music, Early Childhood, and Physical Education

WE WANT TO WORK WITH YOU!

Lombard has demonstrated a commitment to working with developers and property owners to come up with creative, innovative ways to assist developments that provide a significant benefit for the Village.

Village's Community Development Department

The Community Development Department works with business and property owners throughout Lombard to retain existing businesses and help them expand, while also recruiting new commercial, office, and industrial tenants.

Development News

Interested in finding out about new developments in Lombard? Check out the Village of Lombard's "What's Happening At..." Storymap on our website at www.villageoflombard.org/developments

Village Incentives

The Village of Lombard supports businesses through a combination of financial incentives, regulatory navigation, and strategic planning, all delivered through the Community Development Department. Whether you're launching a new venture, expanding an existing one, or relocating within Lombard, there are structured programs and services to guide and support you!



CONTACT INFORMATION

For more information, please contact the Village of Lombard.

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