

Village of Lemont

2010 State of the Village Mayor Brian K. Reaves

Address to the
LEMONT AREA
CHAMBER OF COMMERCE
MAY 19, 2010



Village of Lemont State of the Village 2010



VILLAGE FINANCES

ECONOMIC CRISIS!

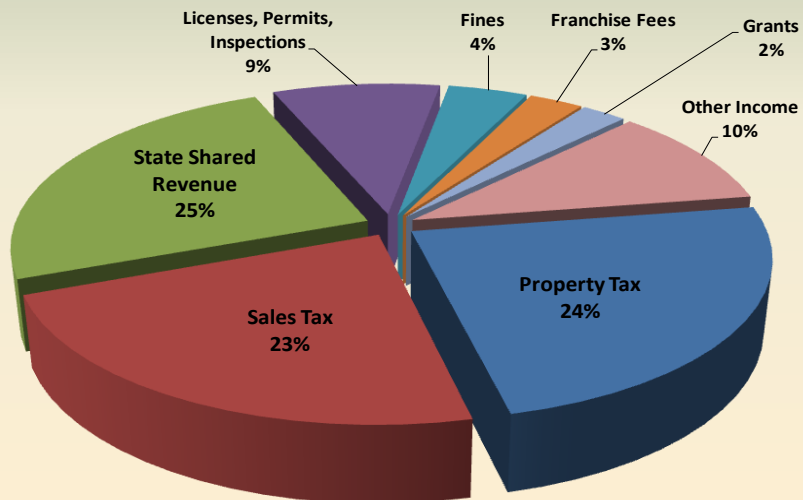


WHO'S TO BLAME?

VOTE NOW!

VILLAGE FINANCES

Revenue Sources, General Fund, FY 09



Village of Lemont State of the Village 2010

VILLAGE FINANCES

Sales Tax Revenue, 2005-2010

Year	Amount (in millions)	
2005	1.88	
2006	1.92	
2007	1.99	
2008	1.88	
2009	1.64	
2010	1.65	(projected)

Village of Lemont State of the Village 2010

VILLAGE FINANCES

State Shared Revenue, 2005-2010

Year	Amount (in millions)	
2005	1.00	
2006	1.31	
2007	1.35	
2008	1.54	
2009	1.44	
2010	1.30	(projected)

Village of Lemont State of the Village 2010

VILLAGE FINANCES

Permitting, Licenses, Fees, 2005-2010

Year	Amount (in millions)	
2005	1.15	
2006	1.47	
2007	1.03	
2008	1.27	
2009	0.64	
2010	0.85	(projected)

Village of Lemont State of the Village 2010

VILLAGE RESPONSE TO REDUCED REVENUES

Maintain Core Services



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VILLAGE RESPONSE TO REDUCED REVENUES

Increase Productivity of Workforce

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VILLAGE RESPONSE TO REDUCED REVENUES

Evaluated special events



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VILLAGE RESPONSE TO REDUCED REVENUES

Eliminate / reduce non-essential programs and services



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VILLAGE RESPONSE TO REDUCED REVENUES

Limit personnel lay-offs



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VILLAGE RESPONSE TO REDUCED REVENUES

Postpone, not eliminate infrastructure improvements



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VILLAGE CONSTRUCTION PROJECTS



Village of Lemont State of the Village 2010

VILLAGE CONSTRUCTION PROJECTS 2009

•Resurfacing Projects

- **Archer – HWY 83 to 135th** (IDOT)
- **New Avenue – Lockport to Archer** (IDOT)
- **Derby – Archer to 131st** (Village Project)
- **127th – Smith to New Avenue** (Village Project)
- **State Street – Illinois to 127th** (Village Project)

•Other Road Projects

- **Norton Reconstruction – Phase II**
- **Lemont Bridge Reconstruction**
(IDOT) via federal stimulus

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VILLAGE CONSTRUCTION PROJECTS 2010

- **Main Street Resurfacing** (IDOT)
via SW Conference of Mayors funding
- **127th Street and Timberline Signalization**
(federal stimulus funding)
- **Talcott Reconstruction** (Village Project)
- **Warner Ave Storm Sewer
and Road Reconstruction**
(Waiting for State to Pass Capital Budget)

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VILLAGE RESPONSE TO REDUCED REVENUES

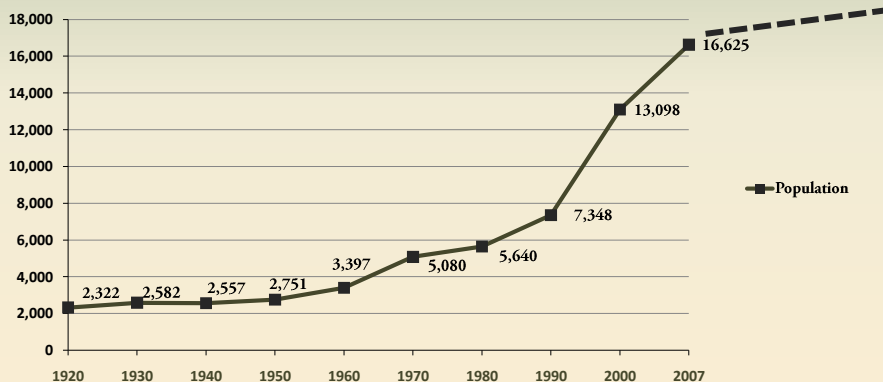
Infrastructure Projects



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U.S. CENSUS THIS YEAR...

Lemont Population, 1920 - 2007



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POTENTIAL FOR GROWTH

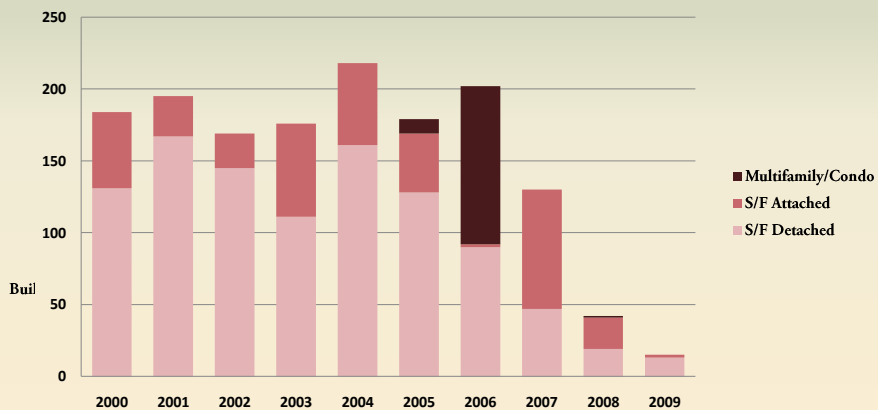


**Village has approved
828 units / subdivided
lots that remain unbuilt**

New Homes in 2010 = 5

Village of Lemont State of the Village 2010

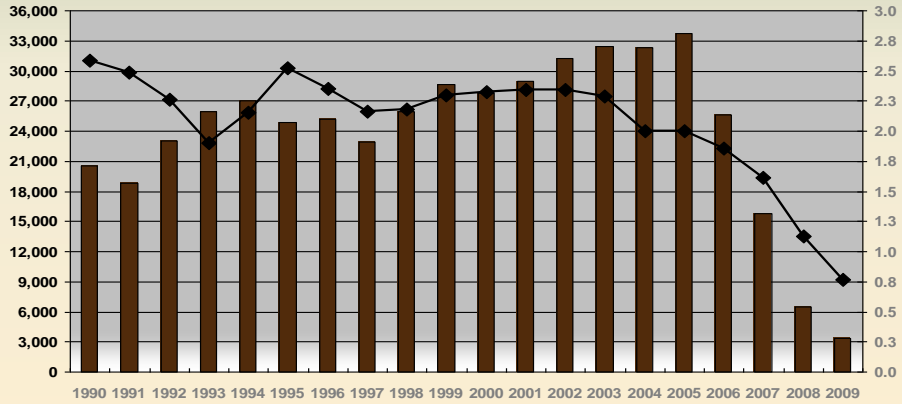
Lemont Residential Permits by Type (2000 - 2009)



Village of Lemont State of the Village 2010

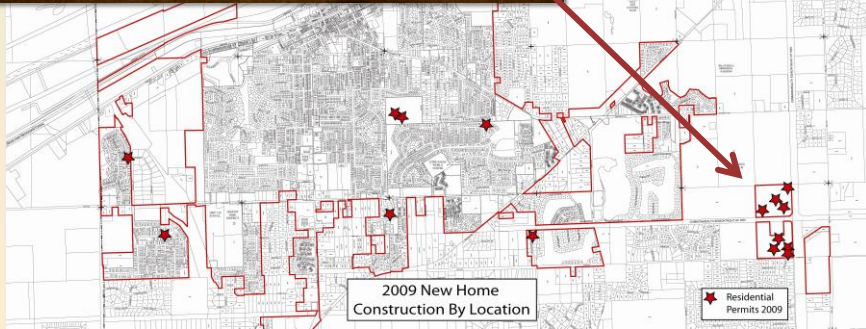
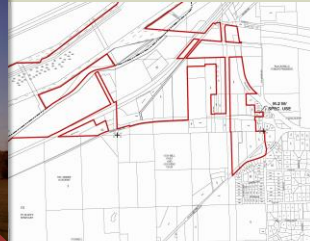
Single-Family Building Permits in the Chicago Metropolitan Region And as a Percentage of U.S. Single-Family Permits

Bar = Chicago Metro permits; Line = Chicago Metro percentage of U.S. permits



Village of Lemont State of the Village 2010

8 of 15 building permits in Glens of Connemara



Village of Lemont State of the Village 2010

Coming Soon!

FIRESTONE

127TH STREET



Village of Lemont State of the Village 2010

Coming Soon!

LEARNING CENTER

127TH STREET



Village of Lemont State of the Village 2010

Coming Soon!

ATLANTIS BANQUET CENTER

ARCHER AVE



Village of Lemont State of the Village 2010

Coming Soon!

FRONT STREET CANTINA

FRONT STREET LOFTS



Village of Lemont State of the Village 2010

Coming Soon!

7th LEMONT VILLAGE SQUARE



Deja Vu

Slammer's

Verizon

Global Learning Tutoring Center

Jimmy John's

Deja Vu

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New dept at

TARGET

ARCHER AVE



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New Business: STATIONERY GIRL MAIN ST



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New Business: CELINA'S DERBY PLAZA



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New Business: **DUPLICITY** OLD TOWN SQUARE



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New Business:

THE WORLD ACCORDING TO... OLD TOWN SQUARE



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New Business:

CHICAGO TASTE GYROS

STATE ST



Village of Lemont State of the Village 2010

New Business: 3 CORNERS

RILEY'S POINTE



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Other New Businesses:

- THIS MUST BE THE PLACE MUSIC ACADEMY
- MAHA ENTERPRISES
- FOCUS BUILDING SERVICES
- COMTECH SECURITY
- PIECH DECORATING
- PROPERTY GUARDIAN SERVICES
- CFM TEST AND BALANCE
- LITAS, INC
- LINEAR INTERNATIONAL
- RBD TECHNICAL SERVICES, INC
- CONSUMER BENEFIT RESOURCES, INC.
- THE TIDAL CRAVE
- ACTIVE SPINNING CORP.
- X-QUISITE NAILS



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Economic Development Issues



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Metra Frequency



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High-Speed Rail



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DEVELOPMENT INITIATIVES

Incentives



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FAÇADE Grant Program



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FAÇADE Grant Program

- Limited to Downtown TIF District
- Matching grant (50/50)
- Maximum Village match is \$15,000
- Must apply for grant prior to start of work
- Must pay full cost upfront—Village will reimburse for the grant amount

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DOWNTOWN DEVELOPMENT INITIATIVES



Informational
kiosks installed

Directional
signage to be
installed later
this summer

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DOWNTOWN DEVELOPMENT INITIATIVES

Canal Landscaping



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DOWNTOWN DEVELOPMENT INITIATIVES

Talcott Street Improvements



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DEVELOPMENT INITIATIVES

Marketing of Village

Print advertising budget for HCCVB

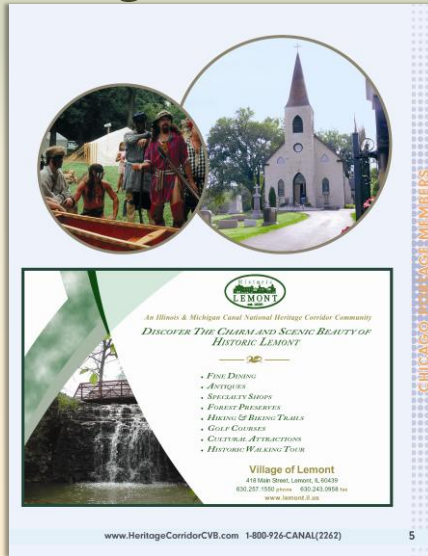
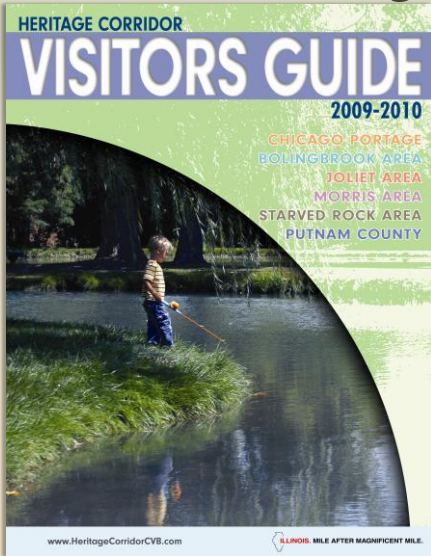


ONE OF 42 STATE RECOGNIZED AND
FUNDED TOURISM BUREAUS

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DEVELOPMENT INITIATIVES

Marketing of Village



Village of Lemont State of the Village 2010

DEVELOPMENT INITIATIVES

Marketing of Village



Provided by:
Heritage Travel, Inc.
 a subsidiary of the
NATIONAL TRUST FOR HISTORIC PRESERVATION

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DEVELOPMENT INITIATIVES

Marketing of Village



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DEVELOPMENT INITIATIVES

Marketing of Village

Fall 2009 – Lemont received White House designation as a
“Preserve America Community”



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DEVELOPMENT INITIATIVES

Marketing of Village

*Lemont is
one of only ten
Preserve America
communities in
Illinois*

PRESERVE AMERICA
Explore and Enjoy Our Heritage

Home Executive Order Presidential Award **Communities** Federal Support Clearinghouse

Preserve America is a national initiative in cooperation with the Advisory Council on Historic Preservation; the U.S. Departments of Defense, Interior, Agriculture, Commerce, Housing and Urban Development, Transportation, and Education; the National Endowment for the Humanities; the President's Committee on the Arts and Humanities; and the President's Council on Environmental Quality.

Preserve America Community: Lemont, Illinois

Lemont, Illinois, (population 16,625) was first settled in 1836. The village's origins are inextricably linked with the construction of the Illinois and Michigan (I&M) Canal, which was begun the same year Lemont was settled, and completed in 1848. The I&M Canal represented a revolution in the transportation of goods and people, linking the Illinois and Mississippi rivers with the Great Lakes for the first time.

While digging the canal, workers discovered an excellent grade of Dolomite limestone just below the topsoil.

Designated Preserve America Communities

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Destination Development



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**BIKE PLANNING
with National Park Service**

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DOWNTOWN DEVELOPMENT INITIATIVES



Breakfast Club

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DEVELOPMENT INITIATIVES

New service:

**Tracking of
retail space**

**Location
assistance**

RETAIL
FOR LEASE

Lemont Plaza
1052, 1150 State St
Lemont, IL 60439



Structure	
Building Type:	Retail
SUA Type:	General Franchising/Community Centers
Class:	
RBA:	28,853 SF
Typical Floor:	28,853 SF
Stories:	1
Building Status:	Existing
Year Built:	1988
% Leased:	78.7%
Owner Occupied:	Yes
Owner Type:	-
Tenants:	Multiple Tenant
Land Area:	8.84 AC
Parcel No.:	23.29.367.013.0000
Parking:	150 (two Surface Spaces are available) Ratio of 6.12/1,000 SF

Lease	
Total Available:	6,828 SF
Sealed Space:	824 SF
Max Contig:	2,216 SF
Space Unit:	Retail
Rent/SF/yr:	126.00-132.00
Expenses:	2000 T/m @ \$2.37/m ²

For Sale Info

Wall Per Side

Assestion

Year	MSA	MSR	MSR/MSA	MSR/MSA	MSR/MSA	MSR/MSA	MSR/MSA	MSR/MSA
2007	1.48	1.45	1.45	82.00	82.00	82.00	82.00	82.00
2008	1.54	1.54	1.54	82.00	82.00	82.00	82.00	82.00
2009	1.74	1.74	1.74	82.00	82.00	82.00	82.00	82.00

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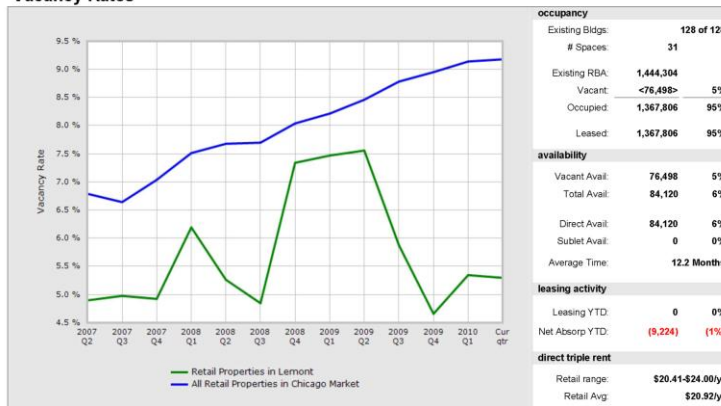
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DEVELOPMENT INITIATIVES

Vacancy Rates

Vacancy Rates in Existing Retail



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5/17/2010

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LEMONT — MUCH TO BE PROUD OF...

**... poised for future growth and
increased economic vitality**

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LEMONT — MUCH TO BE PROUD OF...

**DOWNTOWN VISION GRADUALLY
COMING TO FRUITION**



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**LEMONT — MUCH TO BE PROUD OF...
REMAINS ATTRACTIVE FOR NEW ENTREPRENEURS**



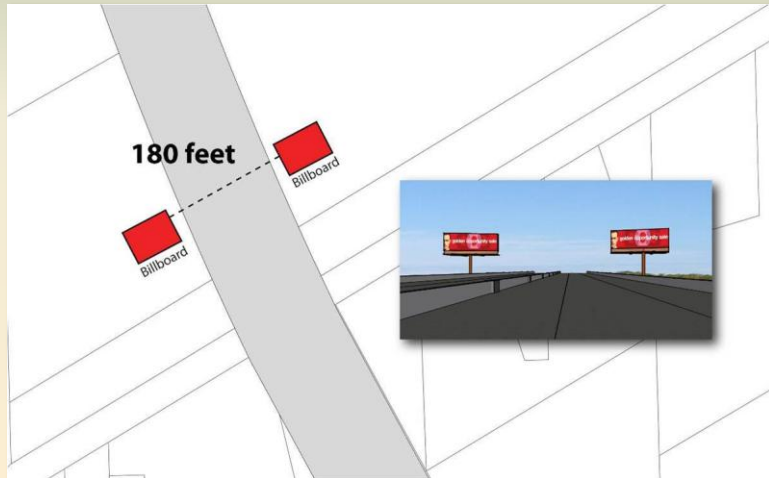
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**LEMONT — MUCH TO BE PROUD OF...
MAINTAINING STRONG DESIGN STANDARDS**



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LEMONT — MUCH TO BE PROUD OF...
CONCERN FOR RESIDENTS: BILLBOARD LAWSUIT



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LEMONT — MUCH TO BE PROUD OF...
**Chamber – Village Cooperation
Chamber Move to Village Hall**



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CHAMBER — VILLAGE PARTNERSHIPS



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