VILLAGE BOARD
COMMITTEE OF THE WHOLE MEETING

FEBRUARY 18, 2013 – 7:00 P.M.
LEMONT VILLAGE HALL
418 MAIN ST.
LEMONT, IL 60439

I. CALL TO ORDER

II. ROLL CALL

III. UNFINISHED BUSINESS

IV. DISCUSSION ITEMS

- **A. ART LOGISTICS CLASS 6b REQUEST**
  (PLANNING & ED)(STAPLETON)(BROWN/JONES)

- **B. DISCUSSION OF FRONT STREET LOFTS PARKING CONCERNS**
  (ADMIN./PD)(REAVES/MIKLOS)(WEHMEIER/SCHAFER/SHAUGHNESSY)

- **C. LEMONT 2030 COMPREHENSIVE PLAN UPDATE - TARGET INDUSTRIES**
  (PLANNING & ED)(STAPLETON)(BROWN/JONES)

- **D. FY 13-14 BUDGET**
  1. **BUDGET PROJECTION OVERVIEW/ECONOMIC FORECAST**
  2. **CAPITAL BUDGET UPDATE**
  3. **BUDGET GUIDANCE ON DEPARTMENT REQUESTS**

V. NEW BUSINESS

VI. AUDIENCE PARTICIPATION

VII. ADJOURN

Village of Lemont
Planning & Economic Development Department

418 Main Street · Lemont, Illinois 60439
phone 630-257-1595 · fax 630-257-1598

TO: Committee of the Whole #13-13

FROM: Charity Jones, Village Planner

THRU: James A. Brown, Planning & Economic Development Director

SUBJECT: Case 13-04, Art Logistics Class 6b Request

DATE: February 13, 2013

BACKGROUND

Rena Land, LLC, the owner of property at 13001, 13021, and 13067 Main Street, has requested that the Village support their application for a Class 6b property tax classification. The principal owner of Rena Land, LLC is Artkadizsz Gruszka, who is also the owner of Art Logistics, the parent company of the businesses proposed to be located on the subject property. The subject property was purchased by Rena Land, LLC on February 15, 2012 and Art Logistics submitted a site development permit for the property on March 20, 2012.

The proposed development described in the site development permit is substantially the same as that described in the Class 6b request: an approximately 19,500 sf warehouse space, an approximately 5,000 sf office space, and an approximately 13,400 sf mechanic shop. The proposed development would be occupied by Art Logistics, a warehousing and freight company, and Green APU, a manufacturer of auxiliary power units for semi-trucks. The applicant estimates total construction cost to total approximately $3.1 million. The proposed facility would house 150 full-time employees, with plans to hire an additional 30 employees in the first year.

Currently, Art Logistics is located in a 10,543 sf facility in Addison, Illinois.

PROGRAM DESCRIPTION

The 6b classification allows industrial property to be assessed at 10% of market value for 10 years, 15% in the 11th year, and 20% in the 12th year of the classification, rather than at the standard 25%. Cook County began the Class 6b program to attract new industry, stimulate industrial expansion, and increase employment opportunities throughout the county. To qualify for the program, a property must be (1) used primarily for industrial purposes and (2) be new construction, a substantial rehabilitation of an existing industrial site, or a substantial re-occupancy of an abandoned building. The 6b eligibility bulletin states a municipality must pass an ordinance or resolution that it consents and supports the 6b tax classification and that “it finds Class 6b necessary for development to occur on the subject property.” Otherwise, a property is not eligible to qualify for the classification.

ANALYSIS

Staff received the Class 6b request shortly before the deadline for COW report submission and therefore has not had time to verify the figures contained within the Class 6b request. Prior to the COW meeting, staff will review and confirm the tax and construction estimates. For the remainder of this analysis, staff will assume the figures submitted by the applicant are correct.

The subject site is within Special Service Area (SSA) #1. The required tax for each property in the special service area is based on each parcel’s assessed value as a percentage of the total assessed value in the special service area. Therefore, any increase in the assessed value of the subject property would increase the proportion of the total SSA tax paid by the subject property and reduce the burden on other SSA properties whose assessed value has not changed.

The applicant provides documentation that the current property taxes collected on the subject site total $22,584. With the proposed development, the applicant estimates that $123,443 in property taxes would be collected with the Class 6b and that $308,606 would be collected if the development were constructed and did not receive the Class 6b.

The applicant estimates that if it were to develop the same project in DuPage County, the property taxes would be $84,717.

The applicant demonstrates that the property tax burden for a similar facility is higher in Cook than in DuPage County. However, the applicant does not provide any evidence that this tax difference makes the project infeasible. The applicant does not include an evaluation of the purchase price of this site versus a comparable site in DuPage County; it is possible that higher tax prices are accounted for in the fair market value of property, meaning that all else equal, areas with lower taxes can demand higher sales prices. The applicant also does not provide any documentation regarding the projected operating revenue and expenses of the proposed business. There is no evidence that the higher tax burden makes it impossible for the proposed business to generate the necessary return on investment. Due to this lack of information, staff feels that the applicant has not demonstrated that the Class 6b is necessary for development to occur on the subject property.

Whether or not the applicant has met the minimum criteria for the Village to recommend approval of the Class 6b request, the Village should consider the larger policy precedent associated with this incentive request. In the past, the Village has supported a Class 6b request related to the redevelopment of existing and underutilized industrial property. Does the Village want to also incentivize new industrial development on currently vacant land? If so, under what conditions?

CONCLUSIONS

The applicant has not proven that an incentive is required for development on this site. If the Board wishes to incentivize new industrial development in this area, staff recommends that the applicant be required to provide additional information to demonstrate the need for the requested incentive.

ATTACHMENTS

1. Class 6b request, submitted by Elliot & Associates, on behalf of Rena Land, LLC.

ELLIOTT & ASSOCIATES
ATTORNEYS *at law*
1430 Lee Street, Des Plaines, IL 60018
Phone 847.298.8300
Fax 847.298.8388

February 10, 2013

Lemont City Hall
Planning and Economic Development Department
Attn: Charity Jones
418 Main Street
Lemont, IL 60439

Matter #: 33732-001
Property Address: 13021, 13001, 13067 Main Street
PINS: 22-14-400-026-0000; 22-14-400-038-0000; 22-14-400-021-0000
Township: Lemont

Dear Ms. Jones:

I am writing to request that you pass a resolution supporting the granting of a Class 6b Property Tax Incentive for 13001, 13021, and 13067 Main Street, which is currently vacant land. My client, Rena Land, LLC, recently purchased the land for $450,000 in February 2012 and is contemplating building an industrial building on this site. Having recently compiled the initial and ongoing ownership costs entailed in the construction and ownership of such a facility it has become clear to them that they will be unable to do complete this project without a Class 6b Tax Incentive.

The property owner purchased the land and would like to construct a 45,000 square foot industrial building containing both a warehouse and manufacturing workshop. Site plans and construction estimates have been developed, but have not been finalized. Construction has not begun at the site and will not begin unless a Class 6b Property Tax Incentive is feasible.

<u>Current Location</u>
Art Logistics currently rents a 10,543 square foot industrial building located at 425 E. Factory Road in Addison, Illinois. Art Logistics currently pays $21,000 per month in rent, which is inclusive of property taxes, for a total of $252,000 per year. The 2011 taxes for the building currently being leased by Art Logistics were $18,829.68 or approximately $1.78 psf. (See attached Freedom of Information Printout.) Art Logistics has extended its current lease and will remain in its current DuPage County location at least until September 2013.

New Construction

Art Logistics needs to build a brand new, 45,000 square foot building. They are considering this site for construction, however this site will not be economically feasible without the Class 6b Property Tax Incentive. The attached pricing summary indicates the construction project from start to finish, exclusive of profit, insurance, and general conditions will be approximately $3,112,109. Construction of the warehouse and office section will total approximately $1,383,263 and construction of the mechanic shop will total approximately $638,762.

If completed, the new development will consist of a 19,440 square foot warehouse with 21 overhead doors, a 4,882 square foot, 2-story office area attached to the main warehouse, and a 13,428 square foot mechanic shop for manufacture of auxiliary power units. (See attached site plan.)

Current and Potential Taxes

The current property taxes for the subject site as vacant land are approximately $22,585. If a Class 6b property tax incentive is granted and the property is developed as planned, the property taxes for the subject site based on current land values, construction estimates, and 2011 tax rates will be $123,443. Using the same land value, construction estimates, and tax rates, the property taxes for the completed development would be approximately $308,607 without the Class 6b property tax incentive.

If a development of the same size with the same fair market value were built in DuPage County, where Art Logistics is currently located, the property taxes would be approximately $84,717 based on the 2011 tax rate of the applicant's current building.

Occupants

Once completed, the building will be occupied by companies owned by Arkadizsz Gruszka who is also the principal owner of Rena Land, LLC, the entity that owns the land.

Art Logistics, Inc. is the parent company of all businesses planned to occupy the subject site. Art Logistics is a warehousing and freight company. Their primary function is to warehouse goods to be transported from one destination to another.

Green APU will be the primary occupant of the new building. Green APU designs and manufactures auxiliary power units for use in semi-trucks. These auxiliary power units prevent drivers from having to idle their engines in order to keep the heat or air conditioning running. The units allow the drivers to remain comfortable while reducing the environmental and financial impact of idling their engines by burning up to 80% less fuel. Green APU is a new business, but already has several hundred orders for their in-cabin generators. (See attached Marketing Material.)

Art Heavy Haul, Inc. is a sister company to Art Logistics, Inc. Art Heavy Haul specializes in the warehousing and transport of over-dimensional freight.

Employment

Art Logistics currently employs 150 full-time and no part-time employees. All employees are currently, and will always be, full-time. Upon occupation of the new facility, Art Logistics will have 150 employees with plans to add at least 30 in the first year for a total of 180 with further growth in the future.

In addition to the Art Logistics employees, the excavation and construction work to be completed at the subject site will create many jobs. These employees with patronize Lemont businesses during their time in the area.

We request you grant a resolution in support of a Class 6b Property Tax Incentive for the above referenced site.

Thank you for your consideration. If you have any additional questions or concerns please do not hesitate to contact me.

Very truly yours,

Joanne P. Elliott

JPE/srs
Enclosures

COOK COUNTY APPLICATION WITH ADDENDUM

COOK COUNTY ASSESSOR
JOSEPH BERRIOS

COOK COUNTY ASSESSOR'S OFFICE
118 NORTH CLARK STREET, CHICAGO, IL 60602
PHONE: 312.443.7550 FAX: 312.603.3616
WWW.COOKCOUNTYASSESSOR.COM

CLASS 6b
ELIGIBILITY APPLICATION

Carefully review the Class 6b Eligibility Bulletin before completing this Application. For assistance, please contact the Assessor's Office, Development Incentives Department, (312) 603-7529. This application, ***a filing fee of $500.00***, and supporting documentation (except drawings and surveys) must be filed as follows:

This application must be filed **PRIOR TO** the commencement of New Construction or **PRIOR TO** the commencement of Substantial Rehabilitation Activities or **PRIOR TO** the commencement of Reoccupation of Abandoned Property.

Applicant Information

Name: Prena Land, LLC Telephone: (630) 628-1660
Address: 425 Factory Rd.
City: Addison State: IL Zip Code: 60101

Contact Person (if different than the Applicant)

Name: Joanne Elliott
Company: Elliott & Associates Telephone: (847) 298-8300
Address: 1430 Lee Street
City: Des Plaines State: IL Zip Code: 60018
Email Address: joanne@ElliottLaw.com

Property Description (per PIN)

If you are applying for more than three different PINs, please submit the additional PIN information in an attachment.

Street address: (1) 13001 Main Street (Class 1-00)
Permanent Real Estate Index Number: 22-14-400-021-0000
(2) 13021 Main Street (Class 1-00)
Permanent Real Estate Index Number: 22-14-400-026-0000
(3) 13067 Main Street (Class 5-80)
Permanent Real Estate Index Number: 22-14-400-038-0000

City: Lemont State: IL Zip Code: 60439
Township: Lemont Existing Class: 1-00 & 5-80

Attach legal description, site dimensions and square footage, and building dimensions and square footage.

Identification of Persons Having an Interest in the Property

Attach a complete list of all owners, developers, occupants and other interested parties (including all beneficial owners of a land trust) identified by names and addresses, and the nature and extent of their interest.

Industrial Use

Attach a detailed description of the precise nature and extent of the intended use of the subject property, specifying in the case of multiple uses the relative percentages of each use.

Include copies of materials, which explain each occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

Nature of Development

Indicate nature of the proposed development by checking the appropriate space:

[X] New Construction (Read and Complete Section A)

[ ] Substantial Rehabilitation (Read and complete Section A)
Incentive only applied to market value attributable to the rehabilitation

[ ] Occupation of Abandoned Property – No Special Circumstances
(Read and complete Section B)

[ ] Occupation of Abandoned Property – With Special Circumstances
(Read and complete Section C)

A. If the proposed development consists of *new construction* or *substantial rehabilitation*, provide the following information:

Estimated date of construction commencement (excluding demolition, if any): APRIL 2013

Estimated date of construction completion: DECEMBER 2013

Attach copies of the following:

1. Specific description of the proposed new construction or substantial rehabilitation.
2. Current plat of survey for subject property.
3. 1st floor plan or schematic drawings.
4. Building permits, wrecking permits and occupancy permits (including date of issuance).
5. Complete description of the cost and extent of substantial rehabilitation or new construction (including such items as contracts, itemized statements of all direct and indirect costs, contractor's affidavits, etc.)

B. If the proposed development consists of the reoccupation of abandoned property, purchased for value, complete (1) and (2) below:

1. Was the subject property vacant and unused for at least 24 continuous months prior to the purchase for value?

   [ ] YES [ ] NO

   When and by whom was the subject property last occupied prior to the purchase for value?

   ____

   ____

   Attach copies of the following documents:

   (a) Sworn statements from persons having personal knowledge attesting to the fact and duration of vacancy and abandonment.
   (b) Records (such as statements of utility companies) which demonstrate that the property was vacant and unused and indicate duration of such vacancy.

2. Application must be made to Assessor prior to reoccupation:

   Estimated date of reoccupation: ____________________

   Date of purchase: ____________________

   Name of purchaser: ____________________

   Name of seller: ____________________

   Relationship of purchaser to seller: ____________________

   Attach copies of the following documents:

   (a) Sale contract
   (b) Closing statement
   (c) Recorded deed
   (d) Assignment of beneficial interest
   (e) Real estate transfer declaration

C. If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the incentive where there was a purchase for value, but the period of *abandonment prior to purchase was less than 24 continuous months*, please complete section (1) below. If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the incentive where there was *no purchase for value*, but the period of abandonment prior to application was 24 continuous months or greater, please complete section (2) below.

1. How long was the period of abandonment prior to the purchase for value? ____________

   When and by whom was the subject property last occupied prior to the purchase for value?

   ____

   ____

Attach copies of the following documents:

(a) Sworn statements from person having personal knowledge attesting to the fact and duration of vacancy and abandonment.
(b) Records (such as statements of utility companies) which demonstrate that the property was vacant and unused and indicated duration of such vacancy.
(c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. *Also include the ordinance or resolution for the Board of Commissioners of Cook County stating its approval for the less than 24-month abandonment period.*

Application must be made to Assessor prior to commencement of reoccupation of the abandoned property.

Estimated date of reoccupation: ____________________

Date of purchase: ____________________

Name of purchaser: ____________________

Name of seller: ____________________

Relationship of purchaser to seller: ____________________

Attach copies of the following documents:

(a) Sale contract
(b) Closing statement
(c) Recorded deed
(d) Assignment of beneficial interest
(e) Real estate transfer declaration

2. Was the subject property vacant and unused for at least 24 continuous months prior to the filing of this application?

[ ] YES [ ] NO

When and by whom was the subject property last occupied prior to filing this application?

____

____

Attach copies of the following documents:

(a) Sworn statements from persons having personal knowledge attesting to the fact and duration of vacancy and abandonment.
(b) Records (such as statements of utility companies) which demonstrate that the property was vacant and unused and indicate duration of such vacancy.
(c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. *Also include the ordinance or resolution for the Board of Commissioners of Cook County stating its approval for lack of a purchase for value.*

Application must be made to Assessor prior to commencement of reoccupation of the abandoned property.

Estimated date of reoccupation: ____________________

Employment Opportunities

How many construction jobs will be created as a result of this development? ________

How many permanent full-time and part-time employees do you now employ in Cook County?

Full-time: ___0___ Part-time: ________

How many new permanent full-time jobs will be created as a result of this proposed development?
180

How many new permanent part-time jobs will be created as a result of this proposed development?
__8__

Cook County Living Wage Ordinance

Applicant confirms that it has reviewed a copy of Chapter 34, Article IV, Division 1, of the COOK COUNTY LIVING WAGE ORDINANCE, Sec. 34-123, as amended.

Please mark the appropriate blank below to indicate which statement applies to the applicant:

__X__ Applicant acknowledges that during the appeal process it must provide an affidavit to the Cook County Assessor's Office stipulating it is in compliance with the above referenced Living Wage Ordinance because applicant is currently paying a living wage to its employees.

OR

_____ Applicant acknowledges that during the appeal process it must provide an affidavit to the Cook County Assessor's Office stipulating it is in compliance with the above referenced Living Wage Ordinance because applicant is not required to pay a living wage.

Local Approval

A certified copy of a resolution or ordinance from the municipality in which the real estate is located (or the County Board, if the real estate is located in an unincorporated area) should accompany this Application. *The ordinance or resolution must expressly state that the municipality supports and consents to this Class 6b Application and that it finds Class 6b necessary for development to occur on the subject property.* If a resolution is unavailable at the time the application is filed, a letter from the municipality or the County Board, as the case may be, stating that a resolution or ordinance supporting the incentive has been requested may be filed with this application instead. If the applicant is seeking to apply based on the reoccupation of abandoned property and will be seeking a finding of "special circumstances" from the municipality, in addition to obtaining a letter from the municipality confirming that a resolution or ordinance supporting the incentive has been requested, the applicant must file a letter from the County Board confirming that a resolution validating a municipal finding of special circumstances has been requested. If, at a later date, the municipality or the County Board denies the applicant's request for a resolution or ordinance, the applicant will be deemed ineligible for the Class 6b incentive, whether or not construction has begun. In all circumstances, the resolution must be submitted by the time the applicant files an "Incentive Appeal".

I, the undersigned, certify that I have read this Application and that the statements set forth in this Application and in the attachments hereto are true and correct, except as those matters stated to be on information and belief and as to such matters the undersigned certifies that he/she believes the same to be true.

____
Signature

01/20/13
Date

ARKADIUSZ GRUSZKA
Print Name

PRESIDENT
Title

Addendum

Interested Parties

Land Owner:
Rena Land, LLC
Interested Party: Arkadiusz Gruska

Occupants:
Art Logistics, Inc.
Art Heavy Haul, Inc.
Freight Kong, Inc.
SKR Truck Repair, Inc.
Green APU, Inc.

Interested Party: Arkadiusz Gruska

Industrial Use

The subject property will be occupied by Green APU, Inc., the manufacturer of auxiliary power units for use in the cabin of semi-trucks. These APU units save up to 80% more fuel when a truck is idle lower fuel costs as well as lessening the environmental impact of the idling truck, all while maintaining safety and comfort for the driver in the cabin.

The subject property will also be occupied by Art Logistics, Inc. and Art Heavy Haul, Inc. These two sister companies warehouse goods until they can be transported to their desired destination.

Description of new Construction

The new construction will be an approximately 45,000 square foot industrial building with warehouse space, a mechanic shop, and some office space. The development will be a part-one, part-two story building and of masonry construction.

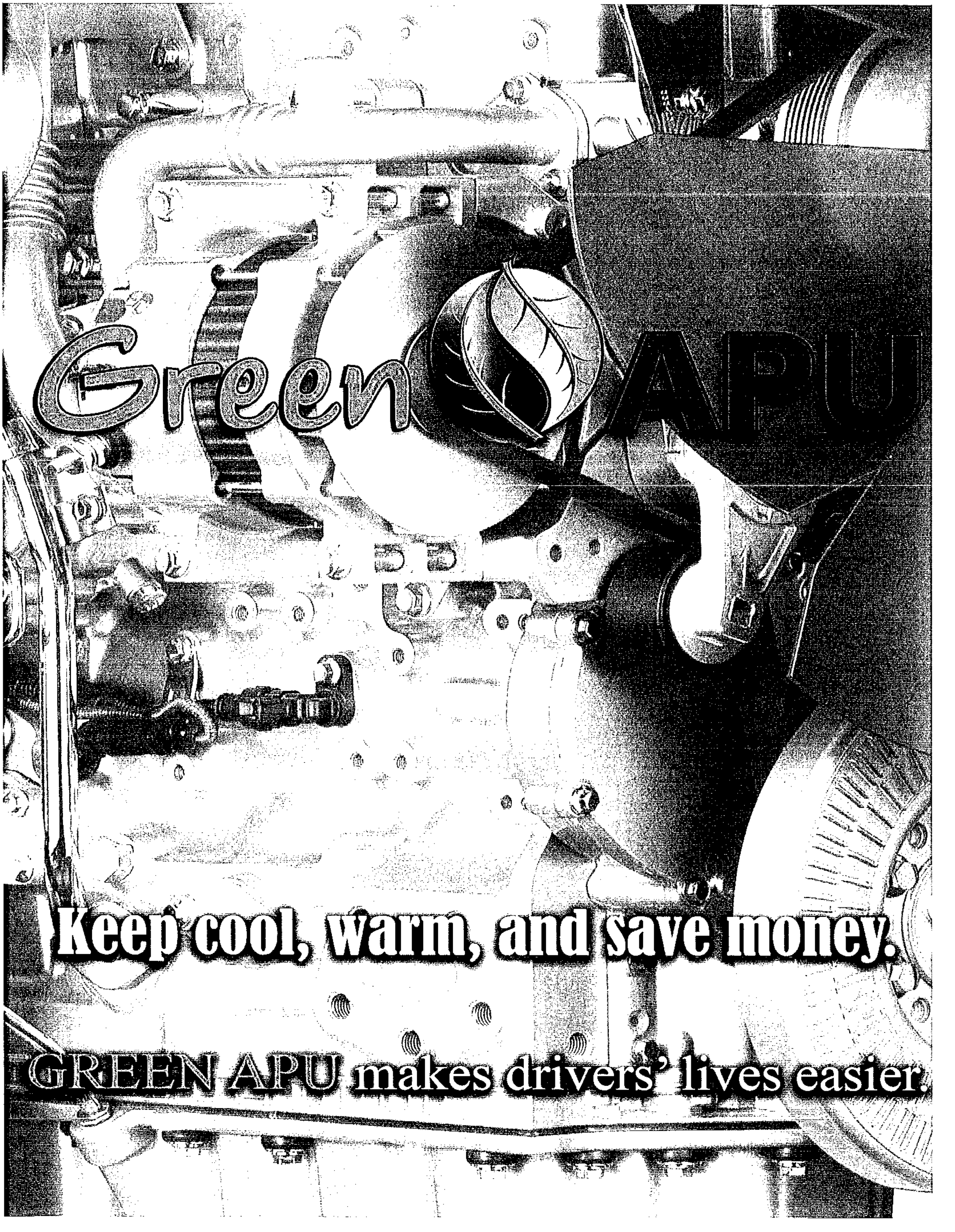
CONSTRUCTION ESTIMATES

ART LOGISTICS
WAREHOUSE AND MECHANICS SHOP
PRICING SUMMARY (NOVEMBER 15, 2012)

G2 Builders

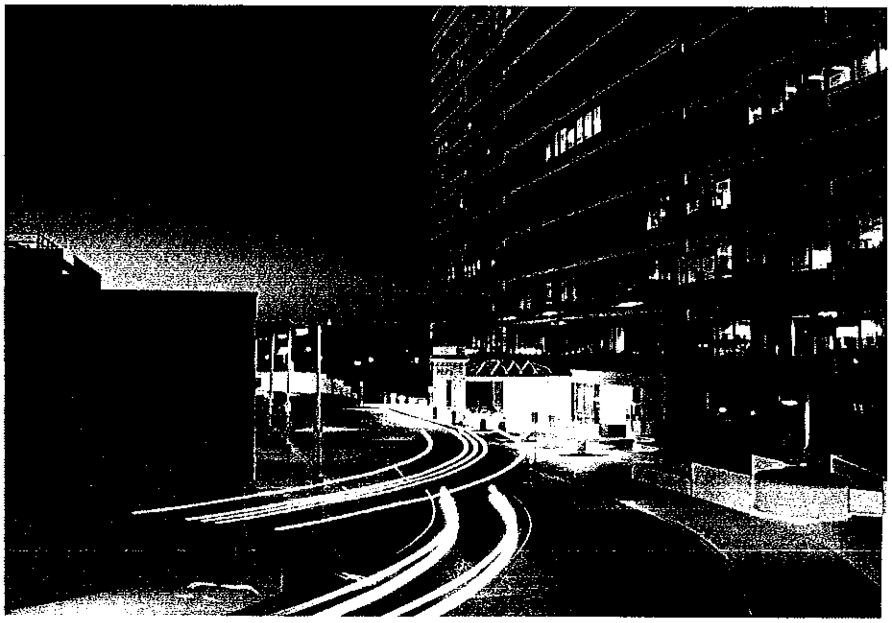
DESCRIPTION	SITEWORK	WAREHOUSE	MECHANIC SHOP	TOTALS
Earthwork/Excavation/Stone	210,711	25,191	14,713	**250,615**
Gravel Yard	81,900	-		**81,900**
Asphalt Paving	188,529			**188,529**
Site Utilities	209,550	-		**209,550**
Retaining Walls	31,050			**31,050**
Landscaping & Irrigation	3,725			**3,725**
H-Piles	135,000			**135,000**
Concrete	229,619	314,402	183,691	**727,712**
Pipe Bollards		18,150	23,100	**41,250**
Conventional Steel Building	-	232,269	81,557	**313,826**
Precast Concrete Panels		214,944	56,232	**271,176**
Cabinets & Countertop		2,175	2,725	**4,900**
Roofing and Sheetmetal	-	105,557	55,144	**160,701**
Skylights	-	23,100	21,000	**44,100**
Doors/Frames & Hardware	-	21,250	10,200	**31,450**
Overhead Doors	-	20,580	48,000	**68,580**
Dock Equipment		24,800	-	**24,800**
Glass & Glazing	-	27,210	1,500	**28,710**
2nd Floor Offices		58,800		**58,800**
Framing & Drywall		24,705	11,205	**35,910**
Acoustical Ceiling		11,578	5,400	**16,978**
Ceramic Tile	-	4,240	3,552	**7,792**
Vinyl Tile & Base		11,499	4,978	**16,477**
Precast Staining		9,770	2,556	**12,326**
Painting		12,114	18,157	**30,271**
Toilet Partitions & Accessories		2,900	1,700	**4,600**
Lockers		-	2,850	**2,850**
Specialties		2,420	864	**3,284**
Elevator		47,600		**47,600**
Fire Protection		33,884	19,574	**53,458**
Plumbing		23,660	17,200	**40,860**
HVAC		42,008	20,345	**62,353**
Electrical	-	56,355	24,690	**81,045**
Fire Alarm		12,102	7,829	**19,931**
Subtotal	**1,090,084**	**1,383,263**	**638,762**	**3,112,109**
General Conditions	34,593	43,897	20,271	**98,761**
Insurance	11,247	14,272	6,590	**32,109**
Overhead & Profit	56,796	72,072	33,281	**162,149**
Totals	**1,192,720**	**1,513,504**	**698,904**	**3,405,128**
Costs/SF	**32.02**	**62.53**	**53.56**	**91.41**

MARKETING MATERIALS


Green APU
Keep cool, warm, and save money.
GREEN APU makes drivers' lives easier.

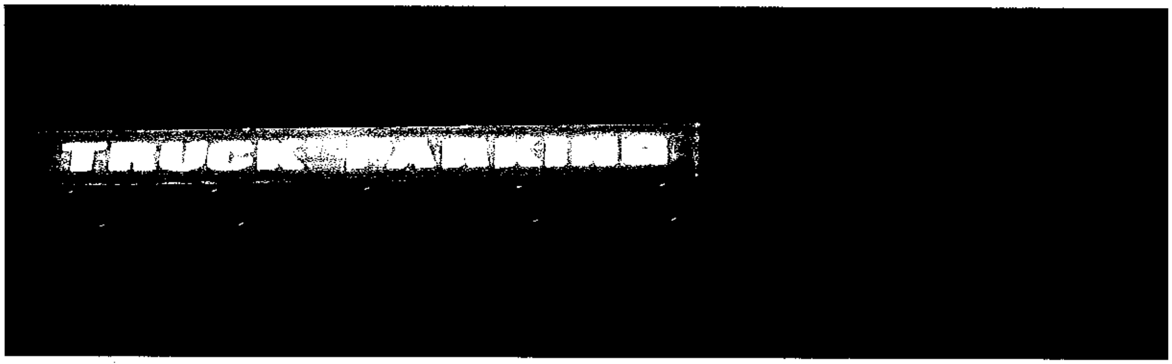
Green APU **Auxiliary Power Units**

The **Green APU** units are an active alternative to engine idle tested by actual drivers.
Save money while maintaining comfort within the truck cab.



The **Green APU** is exactly what you and your truck need:

1) cut your idle fuel costs by aproximately 80%
2) reduce costly truck service
3) maintain unit longevity of the APU
4) help save the environment



The **Green APU** works in cold and heat for optimal comfort without main engine idle.
Installation is quick and simple. The Green APU system can be fully installed in as little as **4 hours.**
You can decide to have integrated system with your vehicle's existing ducting system current or custom vents.
The **Green APU** has been road tested by drivers in real situations.
We asure you that our product will result in positive outcomes.

Green APU **safe your hard earned money.**

Green APU

What can I expect from my Green APU?

When I turn off the truck engine and turn on my APU I begin to save money while maintaining the comfort in my cab.

It's built to keep your cab air conditioned and the engine block warm without idling the truck. It recharges the truck's main battery. It extends the truck's engine life and longevity of truck parts, such as expensive belts etc. It ensures you won't violate mandated state emissions regulations.

Green APU Features:

Engine: Cat & Perkins, 2 cyl, Diesel
Oil change Interval: 600 hours – 1000 hours
Bio-Diesel: uses truck tanks
Fuel Consumption: .1 to .2 g/h versus 1.1 - 1.6 g/h
AC Power: optional

Provides:

Heating & air conditioning
Keeps the truck engine warm
Charges the truck battery
Compatible with shore power

ECO FRIENDLY

Advantage over other APU:

Sealed electric A/C compressor in the cabin ensures cooling capacity over time
All cab accessories are powered
Green APU starts in cold environment
Easy service

Miles Per Year	120,000
Idle Hours per Day	10
Operating Days per Year	250
Miles Per Gallon	6
Fuel at Idle	1.5
Fuel Cost per Gallon	$4.00
Purchase Price	$8,835
Interest Rate	10%
Finance Term	36 months

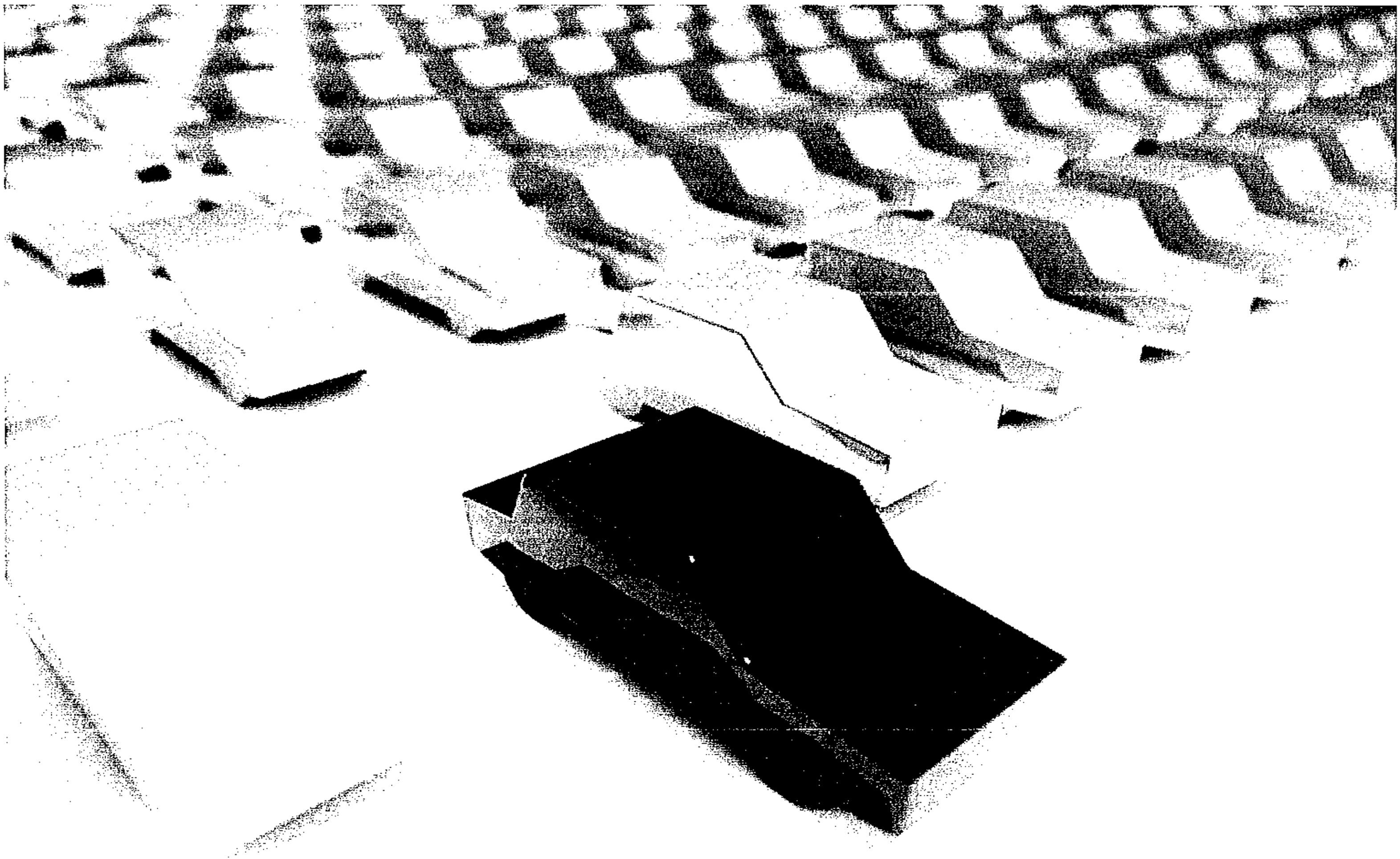
Idle Hours per Year		2500
Idle Fuel per Year	NaN	
Annual Idle Fuel Costs		$10,000
Annual Truck Maintenance Costs to Idle		$2,500

Cost to Operate the Green APU	
Annual Green APU Fuel Costs	$2,000
Annual Green APU Maintenance Costs	$162.50

Year Savings with Green APU		
Annual Idle Fuel Savings		$8,000
Yearly Savings Generated		$10,100
Increase in MPG	NaN	
MPG % Increase	NaN%	
Payback	8.5 months	

12 month warranty!!!

CALL NOW! (630) 628-1660 or (866) 807-8272 **www.greenapu.com**



About Green APU Inc.

Our APU is a manufactured in Chicago, IL, with parts manufactured by American owned companies.

WE ARE FOCUSED ON:

SAVINGS.
QUALITY.
COMFORT.
CUSTOMER SERVICE.

Please contact us for more information about Green APU!

Green APU Inc.
411 W. Factory Rd. Addison, IL 60101,
phone: (630) 628-1660 or (866) 807-8272 **www.greenapu.com**

CURRENT SURVEY

ALTA/ACSM LAND TITLE SURVEY

OF

PARCEL 1:

LOT 2 IN DOOLIN AND KIRK'S RESUBDIVISIONOF THE EAST 404.70 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4: TOGETHER WITH THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, (EXCEPT LOTS 1 TO 5, BOTH INCLUSIVE, OF CHRISTIAN BOE'S SUBDIVISION OF CERTAIN PARTS THEREOF) OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 30, 1889, AS DOCUMENT 1148383 IN BOOK 37 OF PLATS, PAGE 16, (EXCEPTING FROM LOT 2, THAT PART THEREOF LYING SOUTH OF THE NORTH LINE OF THE PROPERTY CONVEYED TO NORTHERN ILLINOIS GAS COMPANY BY DEED RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON MAY 2, 1963 AS DOCUMENT 18785599; ALSO EXCEPTING FROM SAID LOT 2, THAT PART THEREOF LYING WEST OF A LINE THAT IS 122.52 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 2; ALSO EXCEPTING THAT PART OF SAID LOT 2 LYING EAST OF THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 14) IN COOK COUNTY, ILLINOIS.

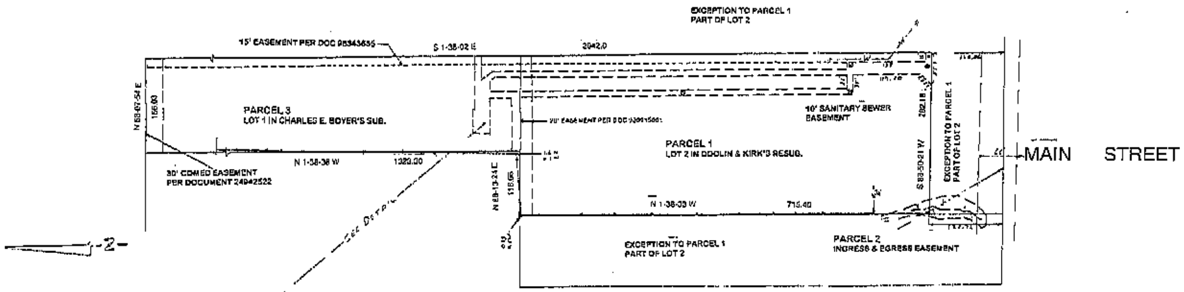
PARCEL 2:

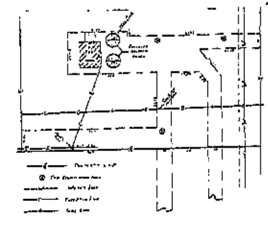
EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT GRANT FROM NORTHERN ILLINOIS GAS COMPANY TO NORTH AMERICAN CAR CORPORATION, DATED MAY1, 1963 AND RECORDED MAY 2, 1963 AS DOCUMENT 18785600 OVER THE FOLLOWING DESCRIBED LAND:

THAT PART OF LOT 2 IN DOOLIN AND KIRK'S RESUBDIVISIONOF THE EAST 404.70 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, TOGETHER WITH THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, (EXCEPT LOTS 1 TO 5, BOTH INCLUSIVE, OF CHRISTIAN BOE'S SUBDIVISION OF CERTAIN PARTS THEREOF) OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 30, 1889, AS DOCUMENT 1140303 IN BOOK 37 OF PLATS, PAGE 16, LYIN WEST OF THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 14 AND LYING SOUTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT IN THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 14 WHICH IS 128.06 FEET NORTH OF THE SOUTH LINE OS SAID LOT 2; THENCE WESTERLY TO A POINT ON THE WEST LINE OF SAID LOT 2 WHICH IS 131.81 FEET NORTH OF THE SOUTH LINE OF SAID LOT 2, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE EAST 1/2 OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRIONCIPAL MERIDIAN, ALSO KNOWN AS LOT 1 IN CHARLES E. BOYER'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRIONCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.





NOTES:

1. EASEMENT TO BADGER PIPELINE APPEARS TO BE A BLANKET EASEMENT ACROSS PROPERTY
2. COMM ED MARKER OBSERVED IN FIELD AT SOUTH END OF PARCEL 1 WAS A SINGULAR MARKER, THEREFORE, THE DIRECTION OF THE LINE COULD NOT BE DETERMINED.
3. THE LOCATION OF EASEMENT (DOC. 10008857) COULD NOT BE DETERMINED IN THE FIELD

TO: CHICAGO TITLE INSURANCE COMPANY
ARKADIUSZ GRUSZKA

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS MADE IN ACCORDANCE WITH THE THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR THE ALTA ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED FEBRUARY 11, 2011, DATE OF MAP OR PLAT: FEBRUARY 13, 2011

RONALD W. SODERQUIST, I.P.L.S. 2722 (EXPIRES 11/30/2012)

RONALD W. SODERQUIST
035-002722
PROFESSIONAL LAND SURVEYOR
ILLINOIS

12159 MEADOWLAND DR.
HOMER GLEN, ILL. 60491
708-301-0650

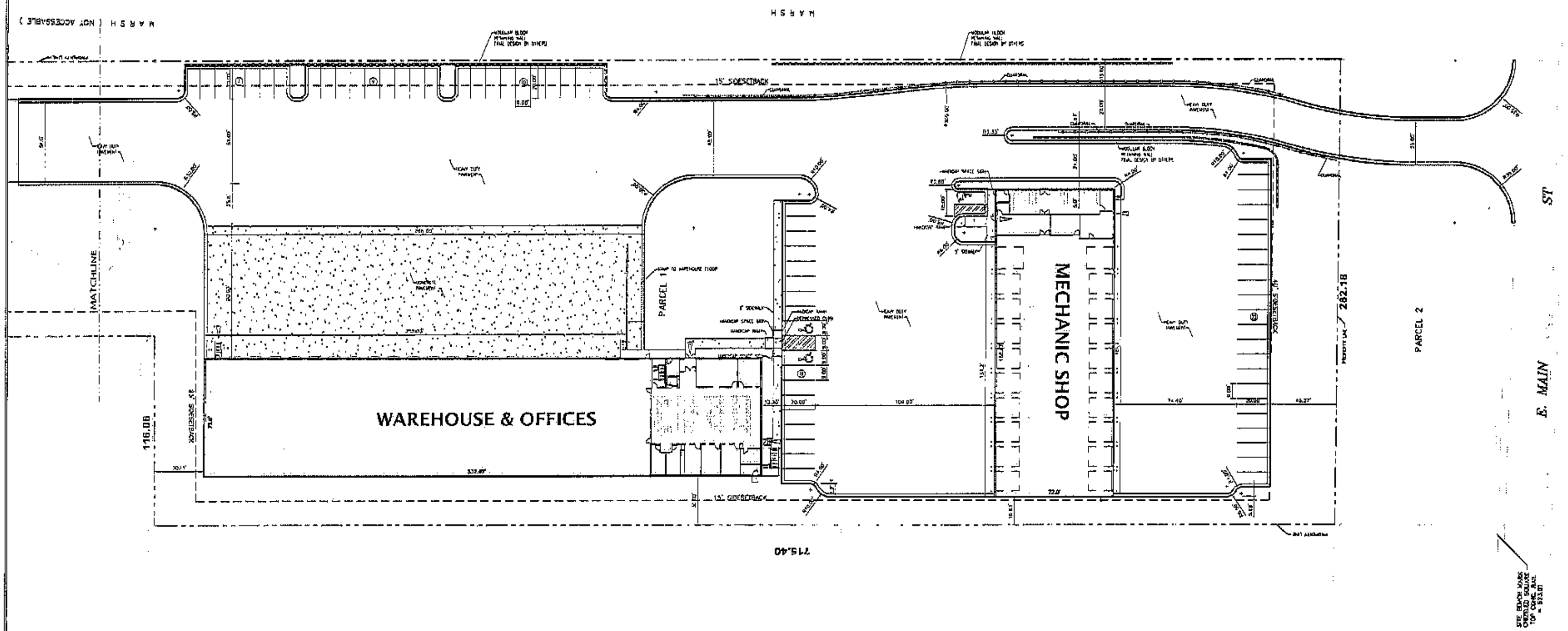
R.W. SODERQUIST LAND SURVEYORS		
SCALE: 1" = 100'	APPROVED BY:	DRAWN BY RWS
DATE: 2-13-11		REVISED
LEMONT BUSINESS PARK		
		DRAWING NUMBER 212-001

SITE PLAN

IN CONJUNCTION WITH

DJA CIVIL ENGINEERS & SURVEYORS

DAVE JOHNSON and ASSOCIATES, Ltd.
312 S. Hale Street Wheaton, Illinois 60187
ph. 630 752 8600 fax. 630 752 9556
www.DJAonline.net



SITE DATA

CURRENT ZONING, M2
SITE AREA : 0.07 ACRES
DISTURBED AREA: 0.80 ACRES
TOTAL IMPERVIOUS AREA: 5.58 ACRES
PERCENT OF IMPERVIOUS: 81.8%

PURPOSE:
DEVELOPMENT OF A TRANSPORTATION AND MAINTENANCE FACILITY
WAREHOUSE BUILDING: 34,203 SF (4,806 SF OFFICE)
MECHANIC SHOP: 13,046 SF (3,099 SF OFFICE)

PARKING TABULATION:
REQUIRED PARKING SPACES:
PROPOSED REGULAR SPACES: 64
PROPOSED HANDICAP SPACES: 3
TOTAL PARKING SPACES: 67

OWNER:
ART LOGISTICS, INC.
245 W. FACTORY ROAD
ADDISON, IL 60101
PHONE 847-366-0555

ARCHITECT
KB PARTNERSHIP, INC.
419-C HARRISON ST.
OAK PARK, IL 60304
PHONE: 708-848-7332
CONTACT: DANIEL BELTRAN

CIVIL ENGINEER:
DAVE JOHNSON AND ASSOCIATES, LTD.
312 S. HALE STREET
WHEATON, IL 60187
PHONE: 630-752-8600
CONTACT: DAVE JOHNSON

PARADIGM ENGINEERING SERVICES, INC.
7 DUNWOODY PARK, SUITE 115
ATLANTA, GA 30338
PHONE: 770-605-4030
CONTACT: BARRY DUNLOP

SITE NOTES

ANY SIGNS TO BE PERMITTED THROUGH VILLAGE OF LEMONT CODE ENFORCEMENT DIVISION: I.E., SUBDIVISION ENTRANCE SIGNS, MONUMENTS AND ALL COMMERCIAL SIGNS.

ANY CONSTRUCTION TRAILERS TO BE PERMITTED THROUGH VILLAGE OF LEMONT

VILLAGE OF LEMONT ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION REQUIREMENT. THE OWNER/DEVELOPER IS SOLELY RESPONSIBLE FOR COMPLIANCE FOR SAID ACT.

THIS INFORMATION WAS TAKEN FROM ALTA/ACSM LAND TITLE SURVEY BY R.W. SODERQUIST LAND SURVEYORS DATED FEBRUARY 13, 2012, AND TOPOGRAPHIC MAPPING SURVEY BY ANDREW SHEWAR LAND SURVEYOR DATED MARCH, 14, 2012.

NOTIFY VILLAGE OF LEMONT INSPECTOR 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION.

ALL UTILITIES IN AREAS OF CONSTRUCTION TO BE FIELD LOCATED AND VERIFIED BEFORE BEGINNING CONSTRUCTION

EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.

CONTRACTOR TO VERIFY EXISTING CONDITIONS INCLUDING EXTENT OF EXISTING BUILDINGS, BUILDING SLABS, PAVEMENTS ETC. BY ONSITE INSPECTION.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 17031C0579J, AND THE DATE OF SAID MAP IS AUGUST, 19, 2008. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED

ALL CONSTRUCTION IS TO COMPLY WITH VILLAGE OF LEMONT STANDARDS

ON-SITE BURIAL/DISPOSAL OF CONSTRUCTION AND DEMOLITION (C & D) WASTE IS PROHIBITED. CONSTRUCTION AND DEMOLITION (C & D) WASTE MEANS BUILDING MATERIALS FROM CONSTRUCTION AND DEMOLITION OPERATIONS WHICH INCLUDE, BUT ARE NOT LIMITED TO: ASBESTOS-CONTAINING WASTE, WOOD, BRICKS, METAL, CONCRETE, WALL BOARD, PAPER AND CARDBOARD.

CAUTION

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

WARNING
CALL BEFORE YOU DIG
1-800-892-0123
It's The Law!

24 HOUR CONTACT: ARKADIUSZ GRUSZKA 847-366-0555

paradigm
Engineering Services, Inc.
Seven Dunwoody Park, Suite 115
Atlanta, GA 30338
(770) 605-4030
www.paradigmeng.net

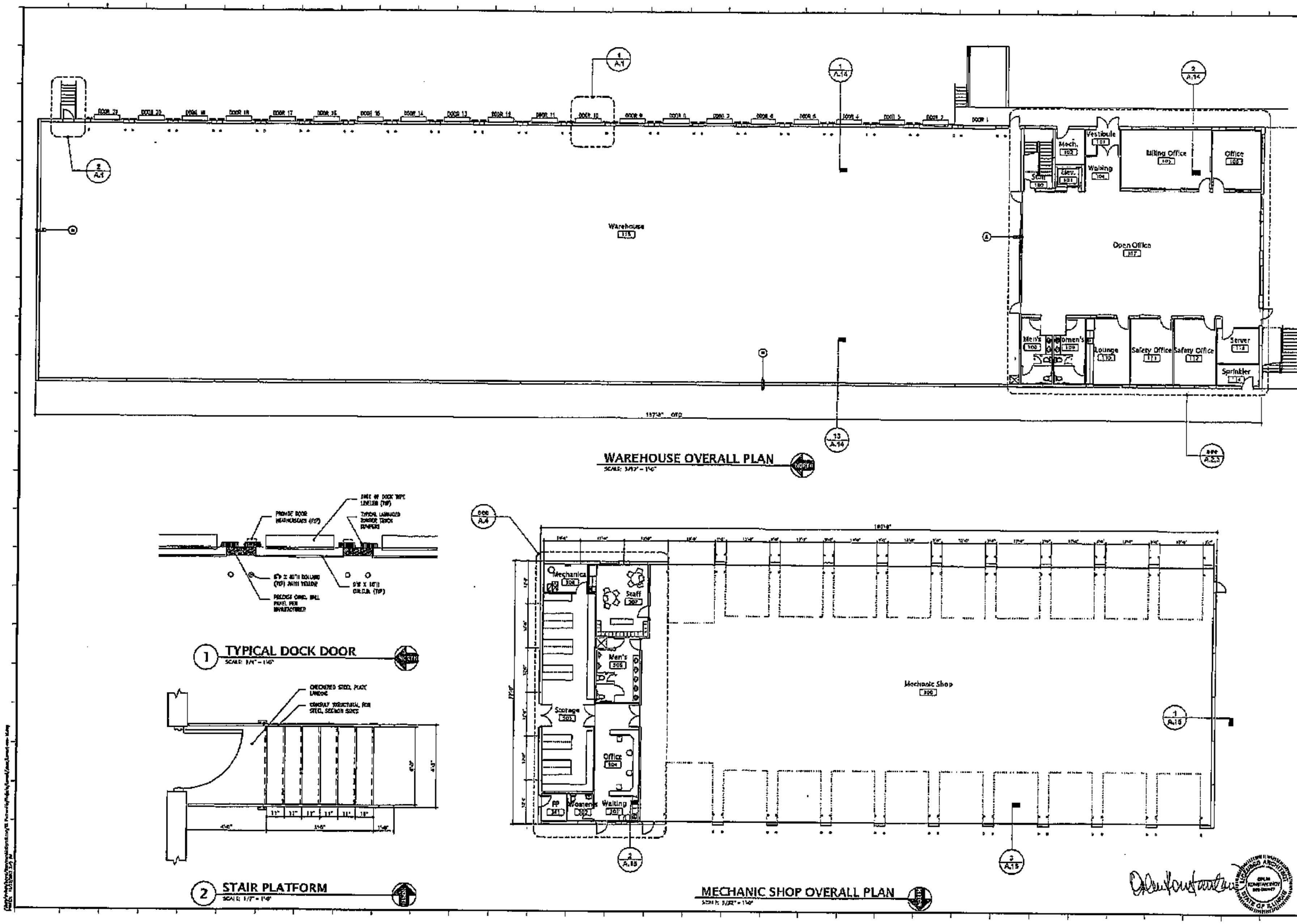
Project No.	P1210
Designed By	WBD
Drawn By	BJ
Checked By	WBD
Date	3-16-2012
Scale	1"=30'

No.	Revision	Date
	ADDRESS CITY COMMENTS - ADJUST BUILDING FOOTPRINT	10-24-12

ART LOGISTICS, INC.
425 W. FACTORY ROAD
ADDISON, ILLINOIS 60101
PHONE: 847-366-0555

SITE PLAN
ART LOGISTICS
TRANSPORTATION & MAINTENANCE FACILITY
13065 MAIN STREET
LEMONT, ILLINOIS

Drawing No.
C2.1



KB PARTNERSHIP
419 HARRISON ST.
OAK PARK, IL 60304
tel: (708) 948-7332
fax: (708) 575-3004
USP KBPARTNERSHIP.COM

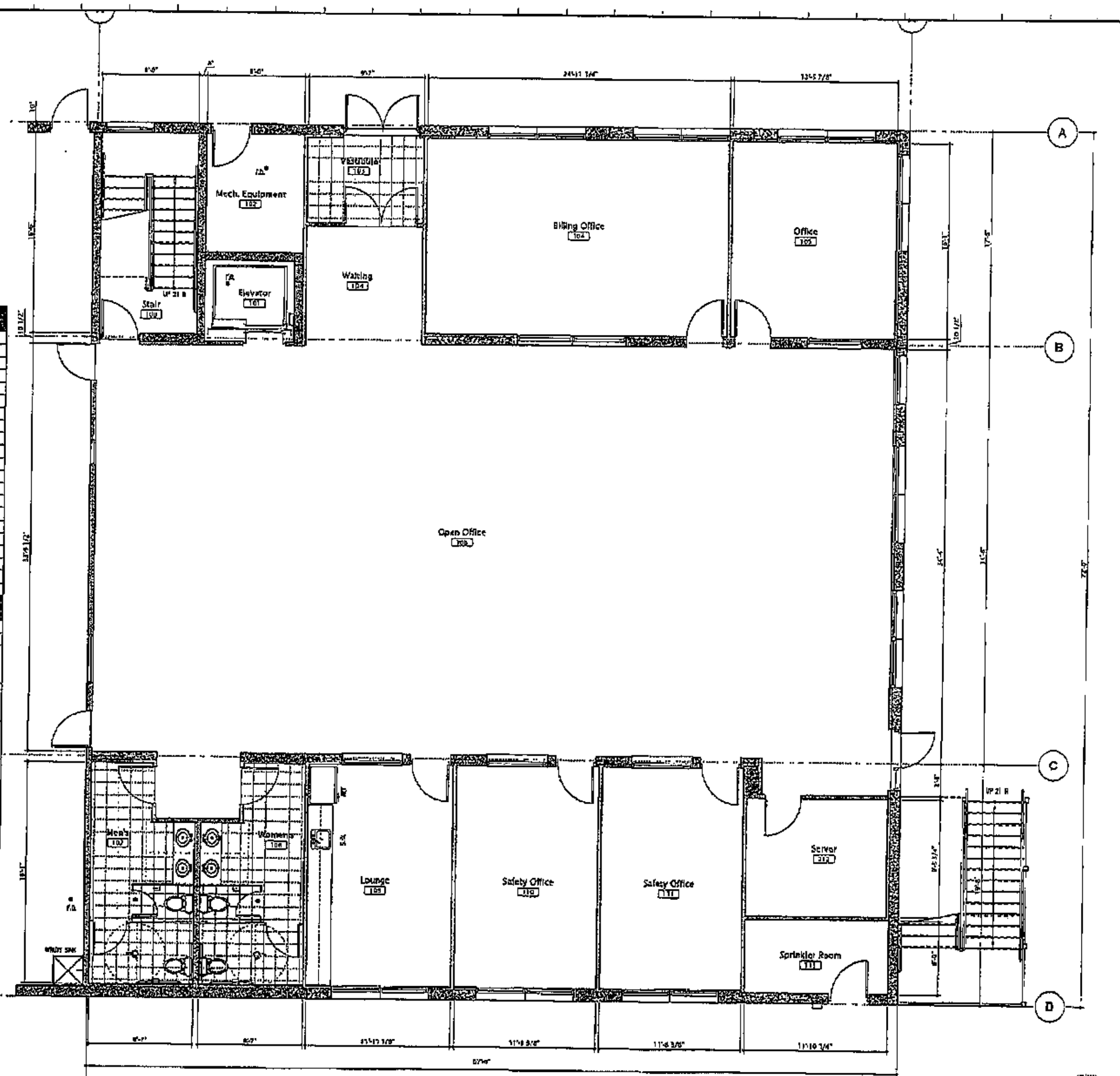
ART LOGISTICS TRANSPORTATION AND MAINTENANCE FACILITY

13065 Main Street, Lemont, IL 60439

OVERALL BUILDING PLANS

ISSUED FOR PERMIT
DATE: 10/28/2012

A.1



Room Schedule, Warehouse 1st Floor

ROOM #	ROOM TYPE	AREA IN SF	FLOOR FINISH	COMMENTS
100	STAIR	–	CONCRETE	OPEN TO STRUCTURE
101	ELEVATOR	–	RESILIENT	PER MANUFACTURER
102	MECHANICAL EQUIPMENT	79	CONCRETE	–
103	VESTIBULE	–	TILE	–
104	WAITING	91	CARPET	–
105	BILLING OFFICE	402	CARPET	–
106	OFFICE	317	CARPET	–
107	OPEN OFFICE	2394	CARPET	–
108	MEN'S BATHROOM	136	CERAMIC TILE	–
109	WOMEN'S BATHROOM	136	CERAMIC TILE	–
110	LOUNGE	216	TILE	–
111	SAFETY OFFICE	216	CARPET	–
112	SAFETY OFFICE	216	CARPET	–
113	SERVER ROOM	42	CARPET	–
114	SPRINKLER ROOM	36	CONCRETE	–
115	WAREHOUSE	14,854	CONCRETE	–

Wall Schedule

TAG	DESCRIPTION	COMMENTS
A	1HR FIRE BARRIER PER UL # U419 (SEE SHEET A.16 FOR UL INFO) 20 GA. 8" METAL STUD FRAMING @16" O.C. W/ (2) LAYER 5/8" F.S. GYPSUM BOARD EACH SIDE	CONTINUE PARTITION TO UNDERSIDE OF ROOF (SEE DETAIL 4 SHT. A.15)
B	10" INSULATED PRECAST CONCRETE WALL PANEL (R-10) UL DESIGN NO U[illegible] (SEE SHEET A.16)	
C	10" INSULATED PRECAST CONCRETE WALL PANEL (R-10) 25 GA. 2 1/2" METAL STUD FRAMING @16" O.C. W/ (1) LAYER 5/8" GYPSUM BOARD EACH SIDE. WALL HEIGHT 10'-6"	BRACE TO STRUCTURE ABOVE (SEE DETAIL 5 SHT. A.15)
D	25 GA. 3 5/8" METAL STUD FRAMING AT 16" O.C. W/ (1) LAYER 5/8" GYPSUM BOARD EACH SIDE. WALL HEIGHT 10'-6" INSTALL SOUND ATTENUATION BATTS AT ALL BATHROOM WALLS AND ELSEWHERE TO MINIMIZE NOISE AT WORK AREAS	BRACE TO STRUCTURE ABOVE (SEE DETAIL 5 SHT. A.15)
E	25 GA 5 5/8" METAL STUD FRAMING AT 16" O.C. W/ (1) LAYER 5/8" GYPSUM BOARD EACH SIDE. WALL HEIGHT 10'-6" INSTALL SOUND ATTENUATION BATTS AT ALL BATHROOM WALLS AND ELSEWHERE TO MINIMIZE NOISE AT WORK AREAS	BRACE TO STRUCTURE ABOVE (SEE DETAIL 5 SHT. A.15)

WAREHOUSE OFFICE 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

KSP
KB PARTNERSHIP
419 HARRISON ST.
OAK PARK, IL 60304
tel: (708) 948-7132
fax: (708) 573-3084

ART LOGISTICS TRANSPORTATION AND MAINTENANCE FACILITY

13065 Main Street, Lemont, IL 60439

WAREHOUSE OFFICE 1ST FLOOR PLAN

ISSUED FOR PERMIT
DATE: 10/29/2012
DATE:
DATE:
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DATE:
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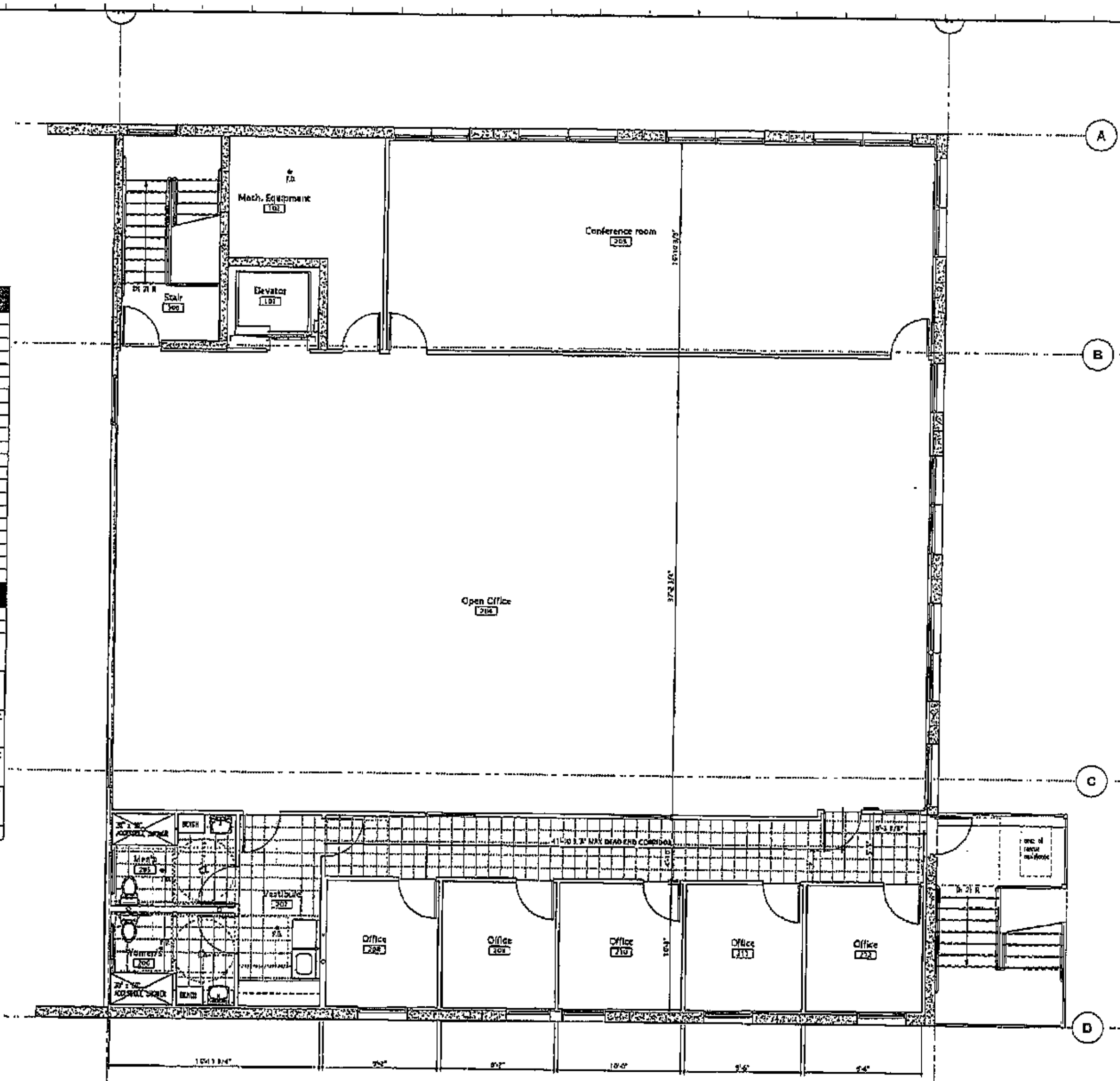
DATE:
DATE:

A.2

Room Schedule - Warehouse 2nd Floor				
ROOM #	ROOM TYPE	AREA IN SF	FLOOR FINISH	COMMENTS
200	STAIR	–	CONCRETE	OPEN TO STRUCTURE
201	ELEVATOR	–	ALUMINUM	PER MANUFACTURER
202	MECHANICAL EQUIPMENT	79	CONCRETE	–
203	CONFERENCE ROOM	714	CARPET	–
204	OPEN OFFICE	4040	CARPET	–
205	MEN'S BATHROOM	74	TILE	–
206	WOMEN'S BATHROOM	79	TILE	–
207	VESTIBULE	100	TILE	–
208	OFFICE	84	CARPET	–
209	OFFICE	82	CARPET	–
210	OFFICE	101	CARPET	–
211	OFFICE	85	CARPET	–
212	OFFICE	86	CARPET	–
213	STAIR	–	STEEL	–
214	CORRIDOR	210	TILE	–

Wall Schedule		
TAG	DESCRIPTION	COMMENTS
A	1HR FIRE BARRIER PER UL # U419 (SEE SHEET A.16 FOR UL INFO) 20 GA. 6" METAL STUD FRAMING @16" O.C. W/ (1) LAYER 5/8" F.S. GYPSUM BOARD EACH SIDE	CONTINUE PARTITION TO UNDERSIDE OF ROOF (SEE DETAIL 4 SHT. A.16)
B	10" INSULATED PRECAST CONCRETE WALL PANEL (B-15) UL DESIGN NO U925 (SEE SHEET A.16)	
C	10" INSULATED PRECAST CONCRETE WALL PANEL (B-15) 25 GA. 2 1/2" METAL STUD FRAMING @16" O.C. W/ (1) LAYER 5/8" GYPSUM BOARD EACH SIDE, WALL HEIGHT 10'-6"	BRACE TO STRUCTURE ABOVE (SEE DETAIL 5 SHT. A.15)
D	25 GA 3 5/8" METAL STUD FRAMING AT 16" O.C. W/ (1) LAYER 5/8" GYPSUM BOARD EACH SIDE, WALL HEIGHT 10'-6" INSTALL SOUND ATTENUATION BATTS AT ALL BATHROOM WALLS AND ELSEWHERE TO MINIMIZE NOISE AT WORK AREAS	BRACE TO STRUCTURE ABOVE (SEE DETAIL 5 SHT. A.15)
E	25 GA 3 5/8" METAL STUD FRAMING AT 16" O.C. W/ (1) LAYER 5/8" GYPSUM BOARD EACH SIDE, WALL HEIGHT 10'-6" INSTALL SOUND ATTENUATION BATTS AT ALL BATHROOM WALLS AND ELSEWHERE TO MINIMIZE NOISE AT WORK AREAS	BRACE TO STRUCTURE ABOVE (SEE DETAIL 5 SHT. A.15)



WAREHOUSE OFFICE 2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"

KSP
KO PARTNERSHIP
419 HARRISON ST.
OAK PARK, IL 60304
tel. (708) 948-7312
fax (708) 573-3004
e: USP@KSPARTNERSHIP.COM

ART LOGISTICS TRANSPORTATION AND MAINTENANCE FACILITY

13065 Main Street, Lemont, IL 60439

WAREHOUSE OFFICE 2ND FLOOR PLAN

ISSUED FOR PERMIT
DATE: 10/26/2012
DATE:
DATE:
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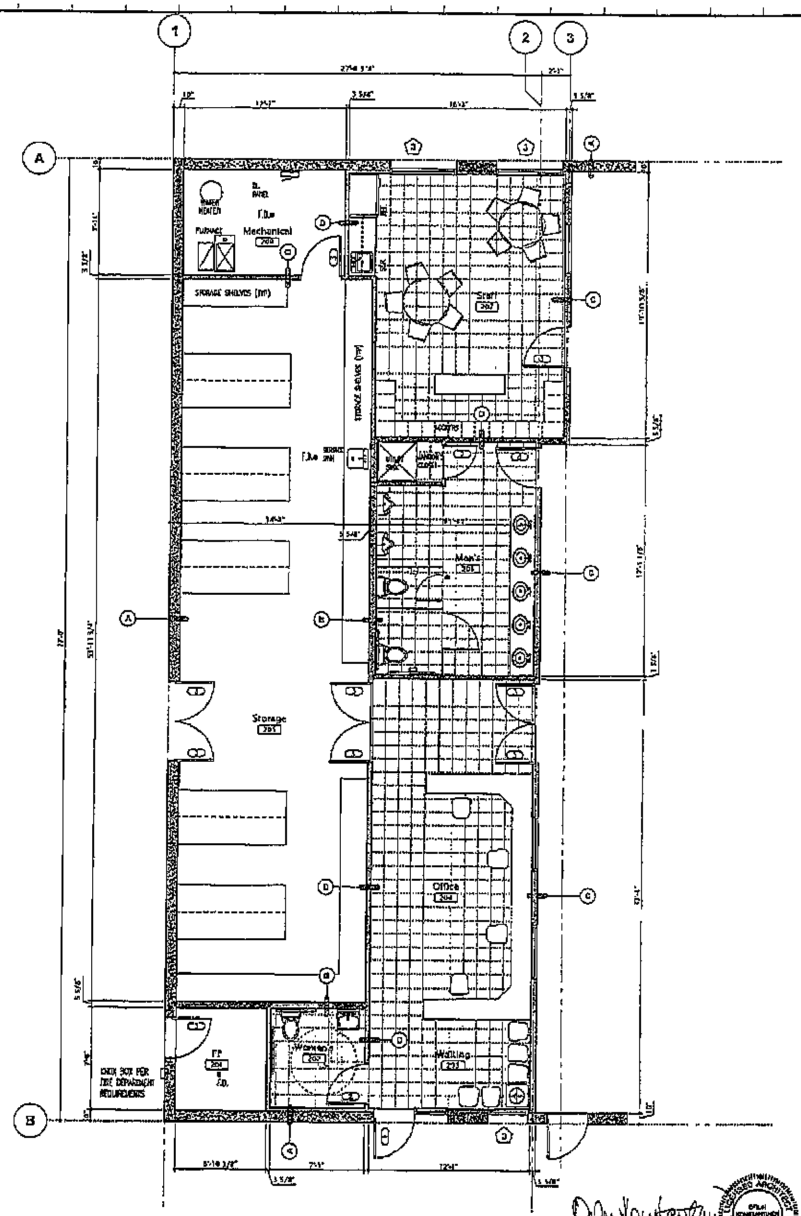
DATE:
DATE:

DATE:
DATE:
DATE:
DATE:

A.3

Room Schedule - Warehouse 2nd Floor				
ROOM #	ROOM TYPE	AREA IN SF	FLOOR FINISH	COMMENTS
300	MECHANIC'S SHOP	10,770	CONCRETE	OPEN TO STRUCTURE
301	SPRINKLER ROOM	50	CONCRETE	–
302	WOMAN'S BATHROOM	62	TILE	–
303	WAITING	51	TILE	–
304	OFFICE	330	TILE	–
305	STORAGE	759	CONCRETE	–
306	MEN'S BATHROOM	192	TILE	–
307	STAFF	260	TILE	–
308	MECHANICAL ROOM	68	CONCRETE	–

Wall Schedule		
TAG	DESCRIPTION	COMMENTS
A	1HR FIRE BARRIER PER UL # 419 (SEE SHEET A.16 FOR UL INFO) 20 GA. 6" METAL STUD FRAMING @16" O.C. W/ (1) LAYER 5/8" F.R. GYPSUM BOARD EACH SIDE –	CONTINUE PARTITION TO UNDERSIDE OF ROOF (SEE DETAIL 4 SHT. A.15)
B	10" INSULATED PRECAST CONCRETE WALL PANEL (R-15) UL DESIGN NO U623 (SEE SHEET A.16)	
C	10" INSULATED PRECAST CONCRETE WALL PANEL (R-15) 25 GA. 2 1/2" METAL STUD FRAMING @16" O.C. W/ (1) LAYER 5/8" GYPSUM BOARD EACH SIDE, WALL HEIGHT 10'-6"	BRACE TO STRUCTURE ABOVE (SEE DETAIL 5 SHT. A.15)
D	25 GA 3 5/8" METAL STUD FRAMING AT 16" O.C. W/ (1) LAYER 5/8" GYPSUM BOARD EACH SIDE, WALL HEIGHT 10'-0" INSTALL SOUND ATTENUATION BATTS AT ALL BATHROOM WALLS AND ELSEWHERE TO MINIMIZE NOISE AT WORK AREAS	BRACE TO STRUCTURE ABOVE (SEE DETAIL 5 SHT. A.15)
E	25 GA 5 5/8" METAL STUD FRAMING AT 16" O.C. W/ (1) LAYER 5/8" GYPSUM BOARD EACH SIDE, WALL HEIGHT 10'-0" INSTALL SOUND ATTENUATION BATTS AT ALL BATHROOM WALLS AND ELSEWHERE TO MINIMIZE NOISE AT WORK AREAS	BRACE TO STRUCTURE ABOVE (SEE DETAIL 5 SHT. A.15)



ENLARGED OFFICE PLAN
SCALE: 1/4" = 1'-0"

KSP PARTNERSHIP
419 HARRISON ST.
OAK PARK, IL 60304
tel (708) 943-7332
fax (708) 575-3004

ART LOGISTICS TRANSPORTATION AND MAINTENANCE FACILITY

13065 Main Street,
Lemont, IL 60439

MECHANIC SHOP OFFICE FLOOR PLAN

ISSUED FOR PERMIT
DATE: 10/26/2012

DATE:

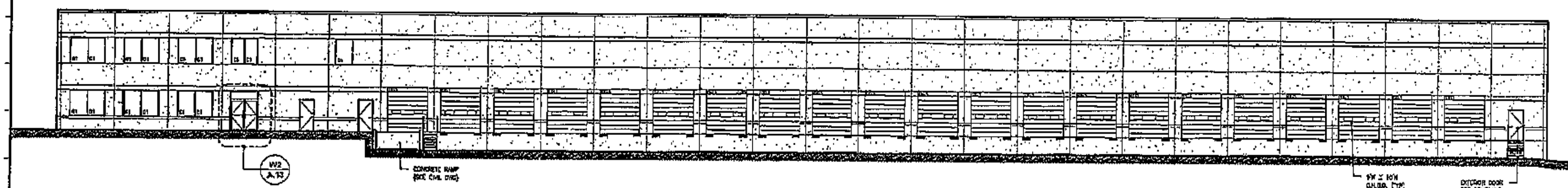
DATE:

DATE:

DATE:

DATE:

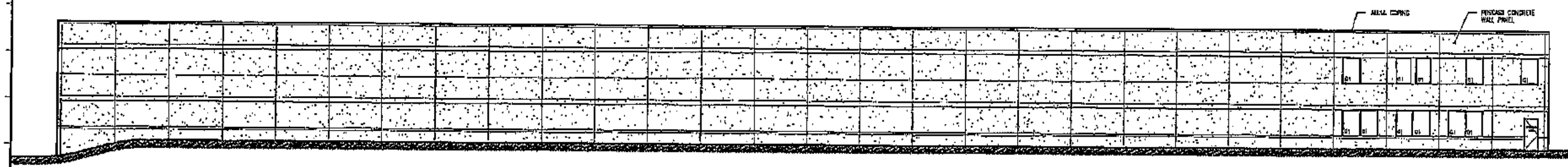
A.4



WAREHOUSE EAST ELEVATION

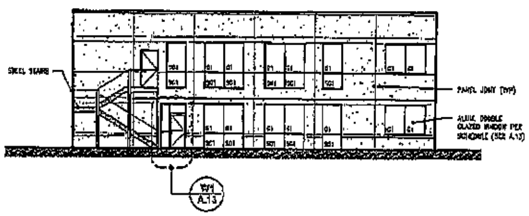
SCALE: 3/32" = 1'-0"

NOTE:
FOR GLAZING TYPES AND OVERHEAD DOORS CONSULT SHEET A.13 SCHEDULES



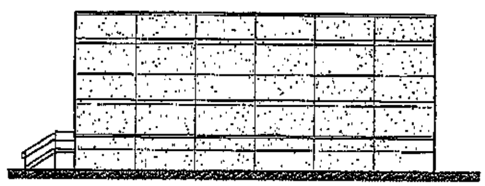
WAREHOUSE WEST ELEVATION

SCALE: 3/32" = 1'-0"



WAREHOUSE SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



WAREHOUSE NORTH ELEVATION

SCALE: 3/32" = 1'-0"

KSP
KB PARTNERSHIP

419 HARRISON ST.
OAK PARK, IL 60304
tel. (708) 948-7332
fax: (708) 575-2004

ART LOGISTICS TRANSPORTATION AND MAINTENANCE FACILITY

13065 Main Street,
Lemont, IL 60499

WAREHOUSE EXTERIOR ELEVATIONS

ISSUED FOR PERMIT
DATE: 10/26/2012
DATE:
DATE:
DATE:
DATE:

DATE:
DATE:
DATE:
DATE:

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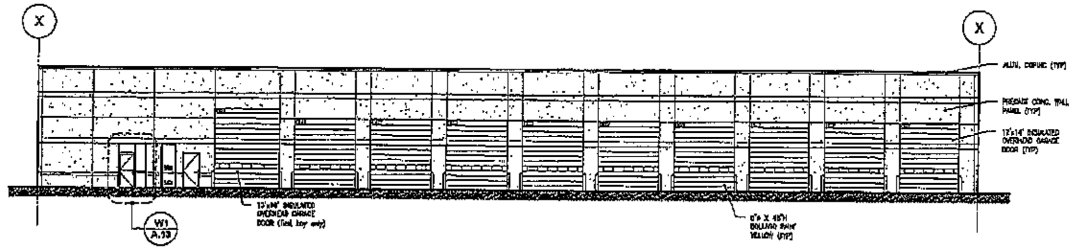
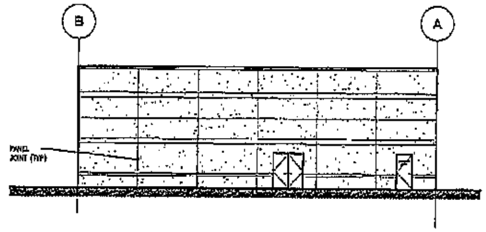
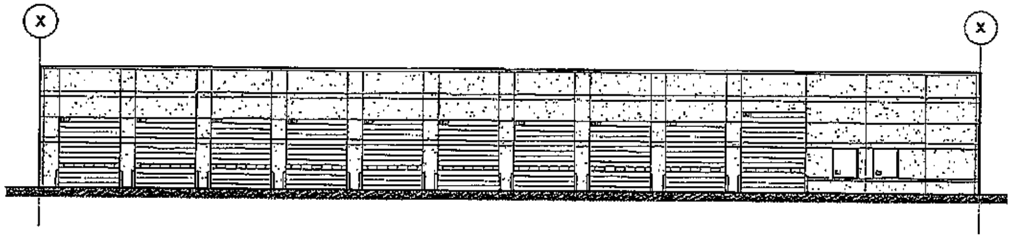
A.5



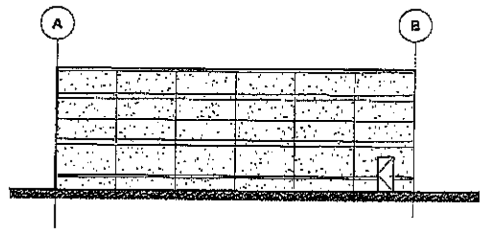
MECHANIC SHOP NORTH ELEVATION



MECHANIC SHOP EAST ELEVATION



MECHANIC SHOP SOUTH ELEVATION



MECHANIC SHOP WEST ELEVATION

KB PARTNERSHIP

419 HARRISON ST.
OAK PARK, IL 60304

tel. (708) 445-7337
fax. (708) 575-3004

ART LOGISTICS TRANSPORTATION AND MAINTENANCE FACILITY

13065 Main Street, Lemont, IL 60439

MECHANIC SHOP EXTERIOR ELEVATIONS

ISSUED FOR PERMIT
DATE: 10/26/2012

DATE:

DATE:

DATE:

DATE:

DATE:

DATE:

DATE:

DATE:

DATE:

A.6

CURRENT LOCATION

33732-001

February 11, 2013

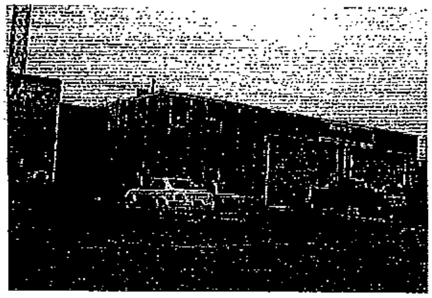
Industrial Property Information

Location Information
Parcel Number: **03-32-209-004**
Address: **425 FACTORY RD**
City: **ADDISON**
Neighborhood Code: **A03**

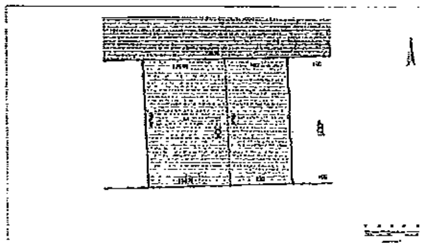
Land Data
Lot Size: **44,971**

Physical Characteristics
Office Area: **399**
Exterior Height: **17**
Number of Units: **1**
Overhead Doors: **36**
Concrete SF: **2,891**
Asphalt SF: **6,708**
Building Class: **C**
Construction: **Masonary**
Year Built: **1965**
Gross Building Area: **10,543**

Photograph



Site Map



Assessment Information

Year	Land	Improve	Total	Type	Tax Rate	Tax Amount	Tax Code	Est. Market Value
2012	91,540	150,240	241,780		0.0000	$0.00	3033	725,413
2011	101,840	167,140	268,980		7.0004	$18,829.68	3033	807,021
2010	101,840	167,140	268,980		6.3238	$17,009.76	3033	807,021

Where do your tax dollars go?

Sales Information
No recent sales

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PROPERTY TAX CALCULATIONS

CURRENT TAXES AS VACANT LAND

	22-14-400-026-0000	22-14-400-038-0000	22-14-400-021-0000	
Assessment Ratio	10%	25%	10%	
Market Value	$385,160	$77,240	$88,360	
Land AV	$38,115	$15,485	$8,836	
Improvement AV	$401	$3,825	$0	
TOTAL AV:	$38,516	$19,310	$8,836	
State Equalizer	2.9706	2.9706	2.9706	
2011 Tax Rate	11.405%	11.405%	11.405%	TOTAL FOR SITE:
Estimated Taxes:	**$13,049.10**	**$6,542.17**	**$2,993.61**	**$22,584.88**

POTENTIAL TAXES

	Taxes with 6b	**Taxes without 6b**
Assessment Ratio	10%	25%
Market Value*	$3,643,570	$3,643,560
Land AV	$53,145	$132,863
Improvement AV	$311,212	$778,027
TOTAL AV:	$364,357	$910,890
2011 State Equalizer	2.9706	2.9706
2011 Tax Rate	11.405%	11.405%
Estimated Taxes:	$123,443.03	$308,606.74

* Based on estimate of construction costs and current land values

INCENTIVES LIVING WAGE AFFIDAVIT

COOK COUNTY ASSESSOR
JOSEPH BERRIOS

COOK COUNTY ASSESSOR'S OFFICE
118 NORTH CLARK STREET, CHICAGO, IL 60602
PHONE: 312.443.7550 FAX: 312.603.3616
WWW.COOKCOUNTYASSESSOR.COM

INCENTIVES CLASS LIVING WAGE ORDINANCE AFFIDAVIT

ARKADIUSZ GRUSZKA as agent for the applicant set forth below, who is seeking a classification incentive as referenced below, I do hereby state under oath as follows:

1. As the agent for the applicant set forth below, I have personal knowledge as to the facts stated herein.
2. The property identified by PIN(s) with commonly known address(es), listed in Exhibit A attached and herein incorporated, are/is the subject of a pending application/renewal (circle as appropriate) for one of the following development incentives provided by the Code of Ordinances of Cook County, Chapter 74, Article II, Division 2, The Cook County Real Property Assessment Classification Ordinance, Sec.74-60 et seq., as amended:

   X Class 6b ___ Class 8 (industrial property) ___ Class 9
3. The Cook County Assessor's Office has issued the following control number regarding this application/renewal (circle as appropriate), ______________.
4. I have reviewed the Code of Ordinances of Cook County, Chapter 34, Article IV, Division 1 and The Cook County Living Wage Ordinance, Sec. 34-127 et seq., as amended (the "Ordinance"), and certify that the applicant is in compliance with the above referenced Cook County Living Wage Ordinance, due to one of the following options (check as appropriate):

   X Applicant is currently paying a living wage to its employees, as defined in the Ordinance.

   OR

   ___ Applicant is not required to pay a living wage, pursuant to the Ordinance.

Further affiant sayeth not.

______________________ Agent's Signature	ARKADIUSZ GRUSZKA President Agent's Name & Title
______________________ Agent's Mailing Address	(630) 628 1660 Agent's Telephone Number
ART LOGISTICS INC. Applicant's Name	425 W FACTORY RD, ADDISON, IL 60101 Applicant's Mailing Address
G.MARTIN@ARTLOGI.COM Applicant's e-mail address	

Subscribed and sworn before me this 5 day of February, 2013.

Witold D. Bienko
Signature of Notary Public

OFFICIAL SEAL
WITOLD D BIENKO
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:03/16/15

1/25/11

EXHIBIT A

(Please type or Print)

PIN(s)	Common Address
22-14-400-026-0000	13021 main Street
22-14-400-021-0000	13067 main Street
22-14-400-038-0000	13001 main Street

CLOSING STATEMENT

Village Board

Agenda Memorandum Item #

To: Mayor & Village Board

From: Ben Wehmeier, Village Administrator
George Schafer, Assistant Village Administrator
Kevin Shaughnessy, Chief of Police

Subject: **Discussion of Front Street Lofts Parking Concerns**

Date: February 14, 2013

BACKGROUND/HISTORY

In 2006 the Village and the Developer of the Front Street Lofts entered into a Redevelopment Agreement for the development of the property at or near 340 River Street. The Agreement provided for, among other things, the construction of 4 buildings containing a total of 82 residential units and retail space, and a public parking garage consisting of approximately 260 parking spaces. As part of the agreement, the owners of each individual unit would be entitled to 1 parking space in the parking garage, while paying quarterly for the use of the parking space. 82 of the parking spaces are currently reserved for the property owners. The remaining spots in the parking garage are free for the public to use, with a 4 hour parking restriction Monday through Friday during the day.

Recently there has been a request from the homeowners to acquire an additional space for their unit. As this would be a deviation from the redevelopment agreement, this action would need policy direction from the Board. If the Village were to allow an additional space, the charge for the space needs to be determined. As part of the agreement, the owners pay $75 per space per quarter. They pay this amount to the management association via their assessments and the management association pays to the Village. If the Village were to sell extras spaces, the management company would prefer the transaction take place directly between homeowner and the Village.

Questions for the meeting:

1. Is the Village willing to offer the spaces?
2. Where should these spaces be located? i.e. anywhere in garage or certain floors
3. What should the cost be? Should it be consistent with the first space offered by the agreement?
4. Will the Village offer a certain amount of extra spaces out until they run out, or 1 per unit?
5. If the employees to the businesses want a reserved spot, what should the process/fee be for employees of these businesses? Where should these spaces be preferably located?

PROS/CONS/ALTERNATIVES (IF APPLICABLE)

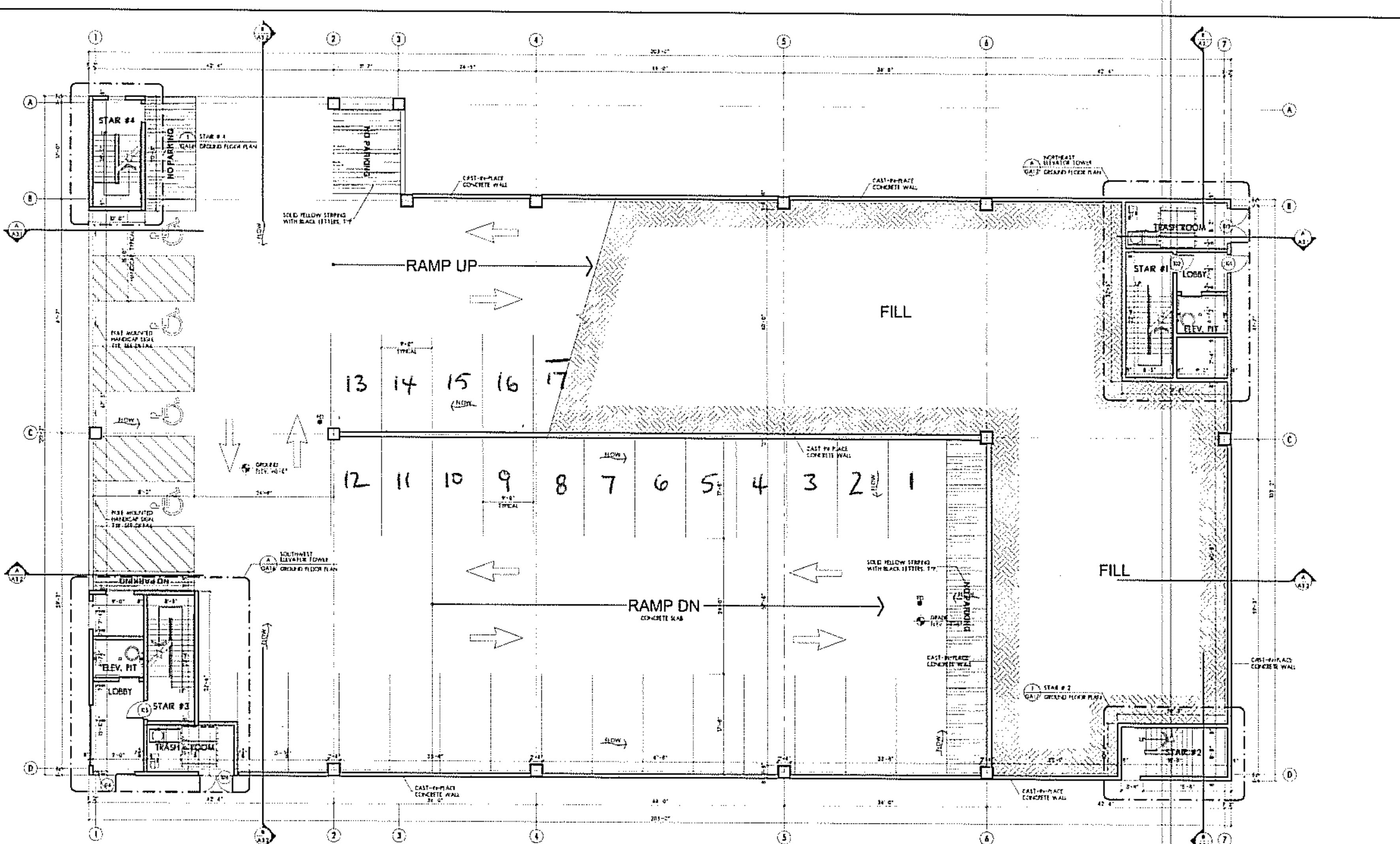
RECOMMENDATION

ATTACHMENTS (IF APPLICABLE)

1. Parking Garage Space Layout

SPECIFIC VILLAGE BOARD ACTION REQUIRED

The item is up for discussion purposes only.



NORTH

GROUND FLOOR PLAN
SCALE: 1/8"=1'-0"

PARKING DATA

TIER			
GRADE	30	4	34
1	57	1	58
2	55	2	57
3	55	2	57
4	52	1	53
TOTAL	240	10	250

• RESERVED PARKING SCHEME NUMBERED 1 - 82. MAY 5, 2008

DRAWING INDEX

ARCHITECTURAL

		REVISION DATE
GA1.1	GROUND FLOOR PLAN	05-25-06
GA1.2	FIRST TIER FLOOR PLAN	05-25-06
GA1.3	SECOND TIER FLOOR PLAN	05-25-06
GA1.4	THIRD TIER FLOOR PLAN	05-25-06
GA1.5	FOURTH TIER FLOOR PLAN	05-25-06
GA1.6	ENLARGED FLOOR PLANS	05-25-06
GA1.7	ENLARGED FLOOR PLANS	05-25-06
GA2.1	EXTERIOR ELEVATIONS	05-25-06
GA2.2	EXTERIOR ELEVATIONS	05-25-06
GA3.1	BUILDING SECTIONS	05-25-06
GA3.2	BUILDING SECTIONS	05-25-06
GA4.1	ELEVATOR TOWER DETAILED SECTION	05-25-06
GA4.2	BUILDING DETAILED SECTION	05-25-06
GA4.3	BUILDING ELEVATOR STAIR SECTION	05-25-06
GA4.4	BUILDING DETAILED SECTION	05-25-06
GA5.1	SCHEDULE	05-25-06

SEAL

LICENSED ARCHITECT — STATE OF ILLINOIS

LICENSE EXPIRES:

CURRENT DATE:

I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE CONFORM TO THE BUILDING CODE AND ORDINANCES OF VILLAGE OF LEMONT, ILLINOIS

052506

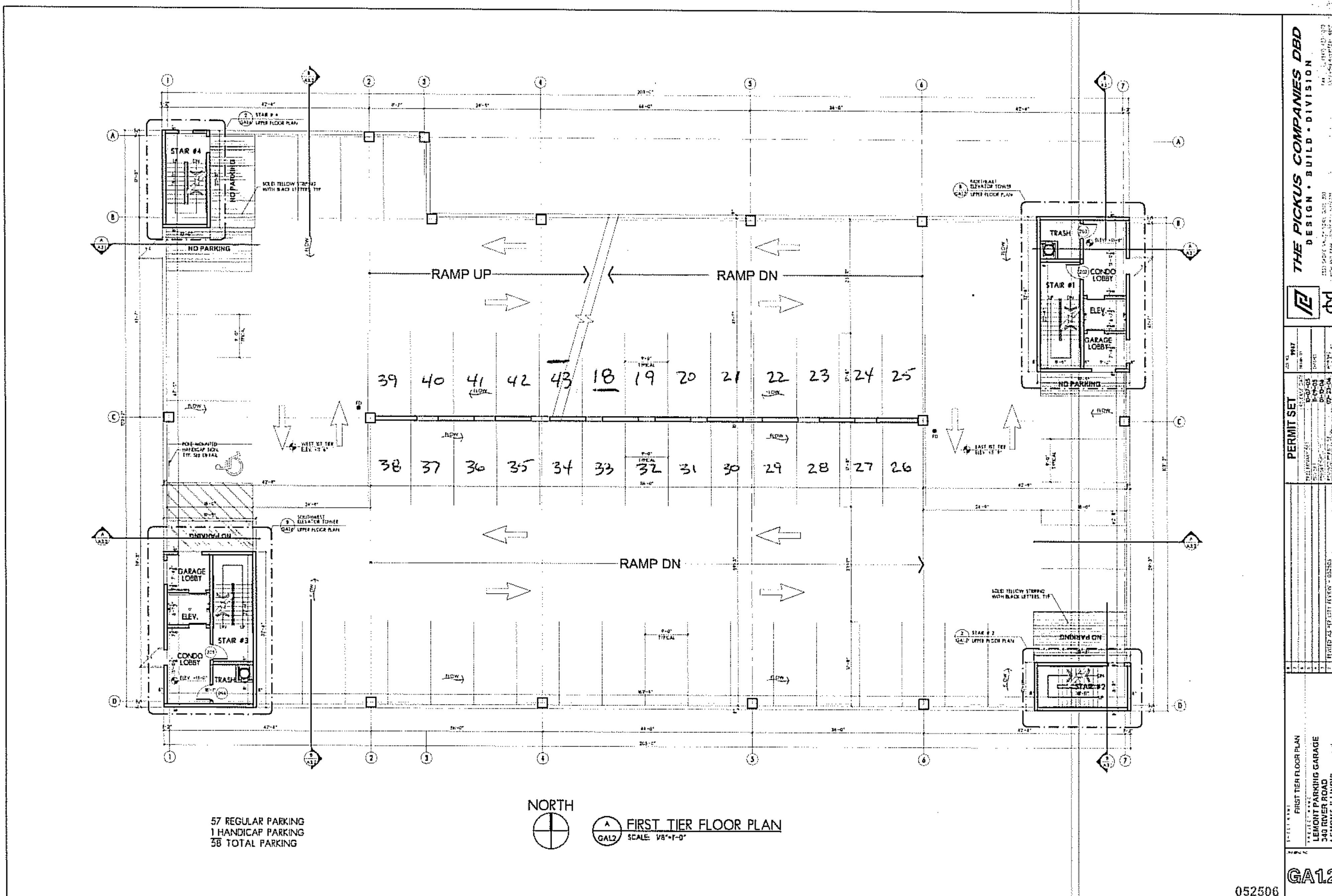
THE PICKUS COMPANIES DBD
DESIGN • BUILD • DIVISION

PERMIT SET

GROUND FLOOR PLAN

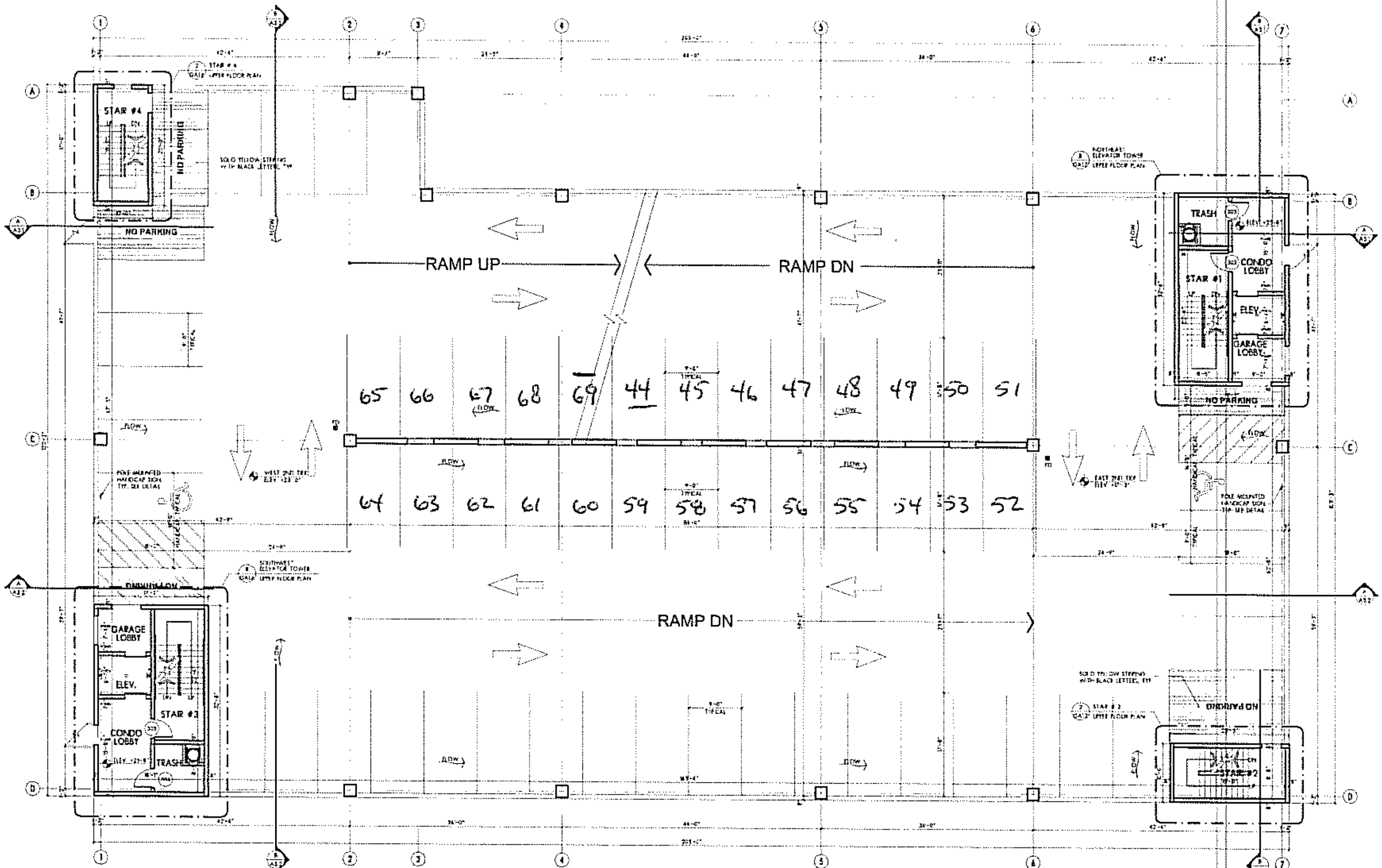
LEMONT PARKING GARAGE
340 RIVER ROAD
LEMONT, ILLINOIS

GA1.1



STAIR #4
NO PARKING
RAMP UP
RAMP DN
TRASH
CONDO LOBBY
STAIR #1
ELEV.
GARAGE LOBBY
39 40 41 42 43 18 19 20 21 22 23 24 25
38 37 36 35 34 33 32 31 30 29 28 27 26
FLOW
NO PARKING
GARAGE LOBBY
ELEV.
STAIR #3
CONDO LOBBY
TRASH
RAMP DN
NO PARKING
STAIR #2
57 REGULAR PARKING
1 HANDICAP PARKING
58 TOTAL PARKING
NORTH
A GA1.2 FIRST TIER FLOOR PLAN
SCALE: 1/8"=1'-0"
THE PICKUS COMPANIES DBD
DESIGN • BUILD • DIVISION
PERMIT SET
FIRST TIER FLOOR PLAN
LEMONT PARKING GARAGE
340 RIVER ROAD
LEMONT, ILLINOIS
GA1.2
052506

2 OF 5



NORTH

A / GA1.3 SECOND TIER FLOOR PLAN
SCALE: 1/8"=1'-0"

55 REGULAR PARKING
2 HANDICAP PARKING
57 TOTAL PARKING

THE PICKUS COMPANIES DBD
DESIGN • BUILD • DIVISION

PERMIT SET

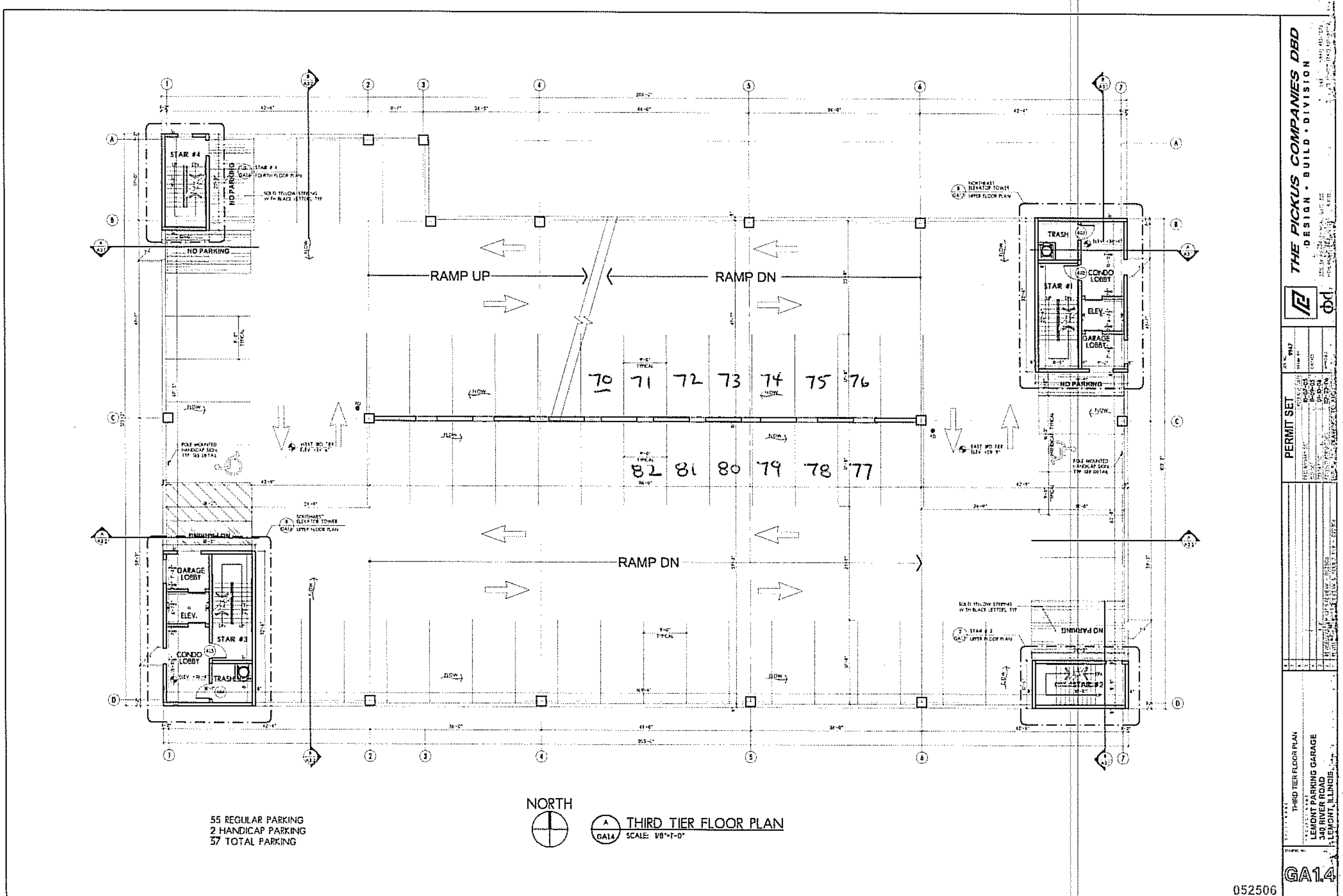
SECOND TIER FLOOR PLAN

LEMONT PARKING GARAGE
340 RIVER ROAD
LEMONT, ILLINOIS

GA1.3

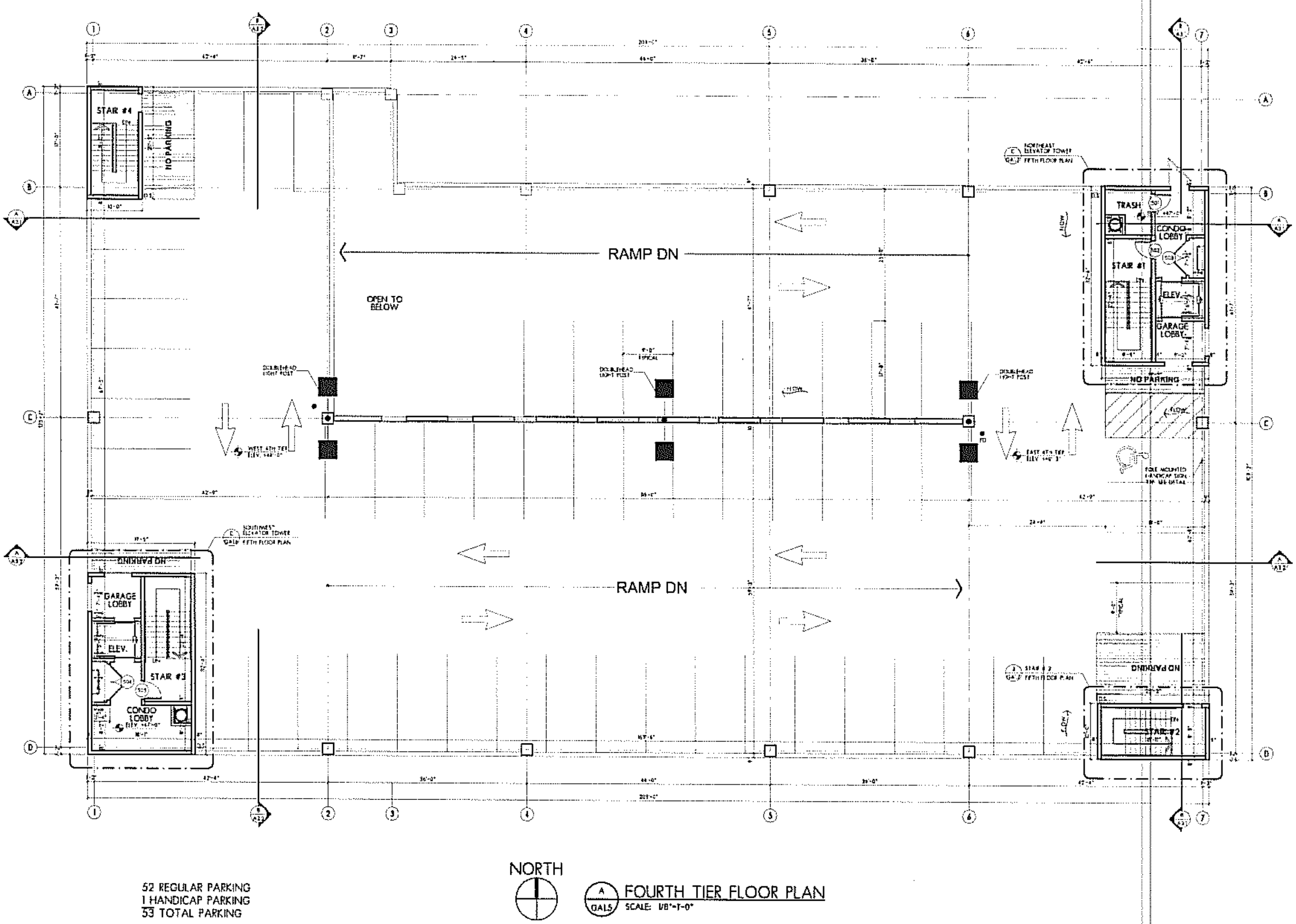
052506

3 of 5



RAMP UP
RAMP DN
RAMP DN
STAIR #4
NO PARKING
NO PARKING
STAIR #1
TRASH
CONDO LOBBY
ELEV.
GARAGE LOBBY
NO PARKING
GARAGE LOBBY
ELEV.
STAIR #3
CONDO LOBBY
TRASH
NO PARKING
STAIR #2
70 71 72 73 74 75 76
82 81 80 79 78 77
55 REGULAR PARKING
2 HANDICAP PARKING
57 TOTAL PARKING
NORTH
THIRD TIER FLOOR PLAN
THE PICKUS COMPANIES DBD
DESIGN • BUILD • DIVISION
PERMIT SET
THIRD TIER FLOOR PLAN
LEMONT PARKING GARAGE
340 RIVER ROAD
LEMONT, ILLINOIS
GA1.4
052506

4 of 5



52 REGULAR PARKING
1 HANDICAP PARKING
53 TOTAL PARKING

FOURTH TIER FLOOR PLAN
SCALE: 1/8"=1'-0"

THE PICKUS COMPANIES DBD
DESIGN · BUILD · DIVISION

PERMIT SET

FOURTH TIER FLOOR PLAN
LEMONT PARKING GARAGE
340 RIVER ROAD
LEMONT, ILLINOIS

GA1.5

052506

5 of 5

Village of Lemont
Planning & Economic Development Department

418 Main Street · Lemont, Illinois 60439
phone 630-257-1595 · fax 630-257-1598

TO: Committee of the Whole #14-13

FROM: Charity Jones, Village Planner

THRU: James A. Brown, Planning & Economic Development Director

SUBJECT: Lemont 2030 Comprehensive Plan Update – Target Industries

DATE: February 13, 2013

SUMMARY

In economic development there is a saying to "shoot at everything that flies and claim everything that falls." The attached Target Industries Report takes an alternate approach. It seeks to make efficient use of limited resources by focusing on: (1) specific industries that are likely to be attracted to Lemont's unique strengths and (2) key areas in and around Lemont with the highest potential for current and future economic activity.

The Target Industries Report serves as the foundation for the economic development element of Lemont's new comprehensive plan, Lemont 2030. The economic development element will include specific recommendations for policy changes, physical improvements, marketing efforts, etc. to support local economic growth but in all of the element's recommended actions, the emphasis will be on the retention or growth of the target industries in the attached report.

Staff will present the draft economic development element to the Planning & Zoning Commission on Wednesday, February 20 and intend to present a draft to the Committee of the Whole in April. This report is presented at this time for the Committee's review and comment, as any changes to it could result in changes to the draft economic development element.

ATTACHMENTS

1. Target Industries Report

Village of Lemont Target Industries Report

February 2013
Village of Lemont
Planning & Econmic Development Department

photos courtesy of Village of Lemont

Table of Contents

Report Summary

The Village of Lemont is in the process of updating its comprehensive plan and has identified an economic development vision for the community and several related economic development goals. This report is intended to provide guidance for the Village to begin achieving its economic development goals in a way that makes efficient use of limited resources. It identifies six industry sectors toward which the Village should concentrate its economic development efforts. These target industry sectors are industries or groups of industries that are compatible with Lemont's community vision and are likely to choose to locate, remain, or grow in Lemont because of its economic, geographic, or other comparative advantages. The report also delineates ten geographic areas, called economic activity centers, within which sustained or increasing economic activity should occur.

This report is divided into four parts. First is an overview of the Village's economic development vision and goals that were identified through a public visioning process that occurred in the fall of 2011. Second is a list of target industries that the Village can seek to cultivate or retain and an explanation of the methodology used to identify these target industries. Third is a set of proposed economic activity centers, locations that are well suited to accommodate the target industries. Finally, the report concludes with a matrix showing the desirable locations for the various target industries.

Economic Development Vision & Goals

In 2030, Lemont will have a thriving business community with few vacant commercial buildings. Downtown Lemont will be characterized by round the clock activity. Lemont will be a desired destination for visitors from outside the community.

The above statement is to be the vision for the Economic Prosperity section of Lemont's new Comprehensive Plan – Lemont2030. It was developed based on extensive public input gathered during the fall of 2011. In addition to this general vision statement, the public process resulted in several goals that support the community vision for economic prosperity. Among these goals, are:

- The Village will have an aggressive approach to business attraction and retention.
- Lemont residents will have adequate choices within the community to meet most of their retail shopping needs.
- The ratio of local employment to population will be increased.
- The Village will have annexed areas of strategic importance to the Village's current or future economy.
- The Village will continue to make enhancements to the downtown, the I&M Canal, and the Heritage Quarries Recreation Area to make these areas attractive destinations for residents and visitors.
- The Village, along with other partners like the Chamber of Commerce, will actively promote Lemont as a destination for visitors.
- The Village will have more businesses that provide goods or services for teenagers in the community.

These statements reflect a community desire for 1) broader retail choices, 2) increased business and industry activity, particularly activity resulting in new jobs, and 3) pro-active planning to provide locations for new business and industry. The statements also reflect a desire for stronger public sector involvement in economic development efforts.

Target Industries

Overview

In order to address community desires and the economic development goals that resulted from the Village's visioning process, this report identifies target industries for Lemont. Target Industries are industries or groups of industries that are compatible with Lemont's community vision and are likely to choose to locate, remain, or grow in Lemont because of its economic, geographic, or other comparative advantages. The practice of targeting certain areas of economic activity has become increasingly commonplace among local governments and regional economic development organizations to most efficiently use limited resources in economic development.[1] This report is based on a careful examination of Lemont's competitive position in the marketplace, its assets and its liabilities. The targeted industries chosen are divided into two categories: growth targets and preservation targets. Lemont should seek to increase the proportion of growth target industries in the total local economy. The majority of the Village's economic development resources should be devoted to sustaining and growing activity within the growth target industries. Preservation target industries are those which are not expected to increase significantly as a percent of the total local economy, but are still vital components of the local economy. The Village should seek retention and expansion of existing businesses and limited attraction of new businesses in the preservation target industry sectors, with a goal of keeping existing sites in productive use. The targeted industries contained within this report should take priority as the Village considers future marketing, incentives, tax reductions, or other economic development efforts.

Defining Industries

This report focuses on industry sectors as defined by the North American Industrial Classification System (NAICS), which was created by federal agencies in the United States, Canada and Mexico to provide a standardized system for classifying business establishments.[2] Industry sectors can include several industry groups, called subsectors, which in turn each contain individual industries. Industries and industry groups within a given industry sector all engage in similar activities. For example, NAICS Sector 62 – Health Care and Social Assistance includes four subsectors – Ambulatory Health Care Services, Hospitals, Nursing and Residential Care Facilities, and Social Assistance. Within these subsectors are industries such as: physician's offices, medical and diagnostic laboratories, hospitals, nursing care facilities, vocational rehabilitation services, etc.

A Note on Clusters. As a part of the industry targeting trend mentioned previously, many local and regional economic development agencies have adopted a cluster based strategy. Clusters are groups of related industries located in proximity to one another that share common labor pools, infrastructure, or other resources; they are also related through upstream (suppliers) and downstream (buyers) linkages.[3] Businesses within the cluster benefit by being near one another. Examples of two well known clusters are the Research Triangle area in North Carolina and Silicon Valley in California. To properly target clusters, an economic development organization must define which business types fit within each cluster. This involves an understanding of intra and inter-industry linkages as well as supply chain dynamics. Such an analysis is possible at the regional scale and organizations like the Chicago Metropolitan Agency for Planning (CMAP) and Choose DuPage have adopted this approach. For a community the size of Lemont, such an analysis is not feasible. To define a cluster taxonomy requires comprehensive data regarding specific types of industries (e.g. 4-digit or greater NAICS codes); for smaller geographies data at this level of detail is often suppressed to protect confidentiality of the establishments reporting the data. Additionally, clusters are defined as a combination of many different types of establishments (e.g. 100+ NAICS 6-digit industry codes).[4] Even if the necessary data were available, Lemont's local economy is so small it is unlikely that enough components of any given cluster would be present to draw reasonable conclusions from the analysis. However, where feasible, this report provides more detailed targeting within a given sector by accounting for national trends, regional dynamics (trends and targeted industries) and local competitive position. In the retail sector specifically, the availability of proprietary data allowed for more detailed targeting.

1 Swager, R. J. "The Targeting Study in Economic Development Practice." Economic Development Review, Vol. 5, Issue 2 (1987): 56-60.
2 http://www.census.gov/eos/www/naics/, accessed 07/18/12
3 Porter, Michael. "Clusters and the New Economics of Competition." Harvard Business Review, Vol. 76 Issue 6 (1998): p77-90.
4 http://www.ibrc.indiana.edu/innovation/clusters.html, accessed 07/23/12

Identifying Targets

To begin to identify potential target industry sectors, each NAICS industry sector was analyzed against five criteria:

1. Whether resident employment within the sector was significant (defined as 7% or more of working residents employed in the sector).[5]

2. Whether the percentage of local jobs within the sector was a significant component of all Lemont jobs (defined as 7% or more of all local jobs).

3. Whether the sector had experienced positive local employment growth from 2002 to 2010.

4. Whether Lemont exhibited a high location quotient (greater than or equal to 1.25) for the sector, as compared to both the region and the state.

5. Whether the industry sector aligned with the Village's stated economic development vision and goals.

Of the 20 total NAICS industry sectors, seven sectors met three of the five preliminary selection criteria. The seven industry sectors were then further evaluated based on the following:

1. National industry sector employment trends, both past and projected.

2. Whether regional industry targeting efforts included the industry sector.

3. Regional industry sector employment trends.

4. A qualitative analysis of Lemont's unique strengths, weaknesses, opportunities and threats.

Based on the analysis of these factors, in combination with the preliminary criteria, six industry sectors were chosen. Four sectors are identified as growth targets, while two sectors are identified as preservation targets. The growth targets include: health care and social assistance; retail trade; professional, scientific and technical services; and arts, entertainment and recreation. The preservation targets are manufacturing and transportation and warehousing. The attached appendices provide the data upon which these determinations were based.

The following section of this report provides a summary analysis of each target industry. For each industry, a description[6] is provided, followed by an examination of national trends, regional dynamics including targeting efforts by regional economic development agencies, and local factors that influence Lemont's competitive position. Each target industry section concludes with recommended actions specific to that industry.

5 Industry sectors with 7% or more of total employment represented 50% of total workforce.

6 All industry sector descriptions provided by NAICS through the Bureau of Labor Statistics - http://www.census.gov/cgi-bin/sssd/naics/naicsrch?chart=2012, accessed 06/25/12

Growth Target 1: Health Care & Social Assistance

Description

The Health Care and Social Assistance sector (NAICS 62) comprises establishments providing health care and social assistance for individuals. The sector includes both health care and social assistance because it is sometimes difficult to distinguish between the boundaries of these two activities. The industries in this sector are arranged on a continuum starting with those establishments providing medical care exclusively, continuing with those providing health care and social assistance, and finally finishing with those providing only social assistance. The services provided by establishments in this sector are delivered by trained professionals. All industries in the sector share this commonality of process, namely, labor inputs of health practitioners or social workers with the requisite expertise. Many of the industries in the sector are defined based on the educational degree held by the practitioners included in the industry. Excluded from this sector are aerobic classes and nonmedical diet and weight reducing centers.

Examples of businesses in this sector are: doctor's offices, hospitals, mental health treatment facilities, home health care services, medical laboratories, nursing homes, social service agencies, and day care centers.

National Trends

The Health Care and Social Assistance sector has been and continues to be a growing component of the U.S. economy. From 2000 to 2010, while national employment shrank by .2% annually, employment within the Health Care and Social Assistance sector grew by 2.6% annually.[7] From 2010 to 2020, it is projected to add more jobs than any other sector in the U.S. economy.[8] As the baby-boom generation moves entirely into the 55-years-and-older age group by 2020, continued increases in demand for health care services is expected.[9]

Within the Health Care and Social Services Sector, specific industries are among the fastest growing in the U.S. economy, meaning they are predicted to have the highest percentage increase in employment from 2010 to 2020. They make up six of the 20 fastest growing industries:

Industries With the Fastest Growing Wage and Salary Employment – Health Care & Social Assistance Sector					
Industry description	2007 NAICS Codes	Thousands of jobs		Change	Annual rate of change
		2010	2020	2010-20	2010-20
Home health care services	6216	1,080.6	1,952.4	871.8	6.1
Individual and family services	6241	1,215.0	2,066.4	851.4	5.5
Outpatient, laboratory, and other ambulatory care services	6214, 6215, 6219	1,077.1	1,471.2	394.1	3.2
Offices of health practitioners	6211, 6212, 6213	3,818.2	5,209.6	1,391.4	3.2
Community and vocational rehabilitation services	6242, 6243	557.5	738.4	180.9	2.9
Child day care services	6244	851.8	1,101.3	249.5	2.6

Source: US Bureau of Labor Statistics Table 1.3 Fastest growing occupations, 2010 and projected 2020

A related measure of growth is the total number of jobs predicted to be added in each industry from 2010 to 2020. Here again, industries in the Health Care and Social Assistance Sector rank highly, accounting for seven of the 20 largest employment growth industries. The table on the following page lists these industries.

7 www.bls.gov, accessed 06/15/12

8 United States Bureau of Labor Statistics, Employment Projections 2010-2020, USDL-12-0160, released February 01, 2012

9 United States Bureau of Labor Statistics, Employment Projections 2010-2020, USDL-12-0160, released February 01, 2012

Industries With the Largest Wage and Salary Employment Growth – Health Care & Social Assistance Sector					
Industry description	2007 NAICS Codes	Thousands of jobs		Change	Annual rate of change
		2010	2020	2010-20	2010-20
Offices of health practitioners	6211, 6212, 6213	3818.2	5209.6	1391.4	3.2
Hospitals	622	4685.3	5563.6	878.3	1.7
Home health care services	6216	1080.6	1952.4	871.8	6.1
Individual and family services	6241	1215.0	2066.4	851.4	5.5
Nursing and residential care facilities	623	3129.0	3951.0	822.0	2.4
Outpatient, laboratory, and other ambulatory care services	6214, 6215, 6219	1077.1	1471.2	394.1	3.2
Child day care services	6244	851.8	1101.3	249.5	2.6

Source: US Bureau of Labor Statistics Table 1.4 Occupations with the largest job growth, 2010 and projected 2020

Regional Dynamics

Regionally, the Chicago Metropolitan Agency for Planning (CMAP) and Choose DuPage target a portion of industries within the Health Care & Social Services sector. Industries within the Ambulatory Care Services subsector are targeted, but doctors' and other medical professionals' offices are excluded. Other components of the Health Care & Social Assistance sector, like hospitals and residential care facilities, are also excluded from regional targeting. The lack of regional targeting for a majority of industries within the Health Care and Social Assistance sector is not because these industries are not growing. In fact, CMAP reports that this sector is a major source of employment in the region and continues to grow.[10] However, CMAP also reports that the region as a whole does not exhibit a high concentration of health care industries.[11] This lack of concentration indicates that at the regional level, industries in the health care and social assistance sector are servicing local needs, i.e. they are not bringing new dollars into the region.

Lemont's Competitive Position

Although pursuit of the health care and social assistance sector may not be a strategic opportunity for the region, the same is not true for Lemont. Lemont shows strong concentration within the health care and social assistance sector when compared to both the Chicago region and Illinois.[12]

The Health Care and Social Assistance sector is also a major source of employment for workers in Lemont, representing 18.5% of all jobs in Lemont in 2010.[13] Some of Lemont's largest employers, like Timberline Knolls residential treatment facility, Franciscan Village, and Lemont Nursing & Rehabilitation are in the Health Care and Social Assistance sector. In fact, more workers in Lemont are employed in this sector than in any other industry sector. The same is true for Lemont residents, many of whom work outside the Lemont area. These residents represent a local potential labor pool for new businesses in this sector.

Lemont has important locational advantages for the development of health care industry businesses. It is located nearly equidistant from two new hospital campuses. Adventist Bolingbrook Hospital in Bolingbrook is approximately seven and a half miles (10 minute drive time) from Lemont's 127th Street interchange onto I-355 and Silver Cross Hospital in New Lenox is nine and a half miles (12 minute drive time) from the same point. Adventist Bolingbrook is a 310,000 square foot, 138 bed hospital that opened in 2008.[14] It is the first new (non-replacement) hospital built in Illinois since the 1970's.[15] In 2007, Silver Cross Hospital opened in New Lenox.[16] The 76-acre campus includes a 289 bed hospital and is significantly larger than its previous facility located in Joliet.[17] These facilities represent major expansions of health care services in the southwest suburbs.

10 CMAP Industry Clusters Technical Report, p.10
11 CMAP Industry Clusters Technical Report, p.10
12 Significant Location quotients (>1.25) revealed using Census On the Map data, smaller LQs shown using ILDES datasets
13 US Census Bureau, Longitudinal Employer-Household Dynamics (LEHD) Program, http:onthemap.ces.census.gov/
14 http://www.chicagobusiness.com/article/20071103/ISSUE01/100028735
15 http://articles.chicagotribune.com/2008-01-15/news/0801140687_1_new-hospital-facility-hinsdale-hospital
16 http://www.silvercross.org/about-us/replacement-hospital
17 http://www.silvercross.org/about-us/replacement-hospital

Targets Within Sector
Within the Health Care & Social Assistance growth target industry sector, the Village may have the most success focusing on the following industries or business types:

- Health Care & Social Assistance sector businesses that offer above average incomes and/or are high growth industries within the sector, such as those shown in the tables on the preceeding pages.

- Health Care & Social Assistance sector businesses that would benefit from proximity to hospitals, yet do not rely on immediate hospital access, and do not rely on high population within immediate (1-3 mile) area. Further research is needed on this topic, but preliminary recommendations include: physician's offices (NAICS 6211), particularly specialists; outpatient facilities (NAICS 6214); medical and diagnostic laboratories (NAICS 6215); and other health practitioners' offices (NAICS 6213).

Growth Target 2: Retail Trade

Description
The Retail Trade sector comprises establishments engaged in retailing merchandise and rendering services incidental to the sale of merchandise. The retailing process is the final step in the distribution of merchandise; retailers are, therefore, organized to sell merchandise in small quantities to the general public. This sector comprises two main types of retailers: store and nonstore retailers. This analysis focuses on store retailers.

Store retailers operate fixed point-of-sale locations, located and designed to attract a high volume of walk-in customers. In general, retail stores have extensive displays of merchandise and use mass-media advertising to attract customers. They typically sell merchandise to the general public for personal or household consumption, but some also serve business and institutional clients. In addition to retailing merchandise, some types of store retailers are also engaged in the provision of after-sales services, such as repair and installation.

National Trends
The retail sector is a large and growing component of the US economy. Although not growing at as fast a rate as other sectors, employment in the retail sector is second only to construction as projected to add the most jobs to the national economy from 2010 to 2020.

Regional Dynamics

None of the regional organizations target the retail sector. This is not surprising, as retail is typically considered to be a local-serving component of an economy; therefore, these organizations would probably not consider it to be a major driver of new economic growth at the regional scale. Moreover, at a regional scale, new retail development often draws customers from existing retail developments; as opposed to growing, economic activity is simply redistributed within the region.

Lemont's Competitive Position
At the local level, retail can serve the local residents, but it can also draw dollars from outside the community. For Lemont, retail development fits the Village's economic goals and can generate positive economic impact for the local community through increased sales tax revenue. The Village receives 1% of sales tax collected on retail sales. Although this is a small portion of the overall sales tax collected, it is an important source of revenue for the Village's budget. Sales tax accounted for 14.3% of all Village revenue collected in FY 2011 and was the highest single source of revenue, second only to property tax.[18] Therefore it is appropriate that this report include a detailed analysis of Lemont's current retail environment, community perceptions of Lemont's retail offerings, and its competitive position relative to its neighbors and other similar communities.

Current Retail Environment. Lemont currently has approximately 1.2 million square feet of gross retail space. While small retail spaces are located along major thoroughfares throughout the Village, retail development is primarily clustered in four districts – Downtown, 127th & State, the Eastside, and Long Run Creek:

18 Village of Lemont 2011 Comprehensive Annual Financial Report, p.9

- Downtown Lemont is a charming historic district, primarily comprised of older buildings each containing 1,000 sf or less of ground floor retail. The downtown also includes a recently constructed five story mixed use building with approximately 24,000 sf of ground floor retail.

- The intersection of 127th Street and State Street in Lemont is the hub of retail space in Lemont. There are three shopping centers clustered around the intersection, each anchored by a grocery store. Lemont Plaza, built in 1983, is the oldest of the three shopping centers. It contains an approximately 117,000 sf building, with two outlots. Lemont Plaza is anchored by Chipain's, a locally owned independent grocery store. Centennial Plaza, built in 1997, is anchored by Jewel-Osco and contains approximately 92,000 sf in the main building. Centennial Plaza also includes one outlot, which is occupied by a Burger King. Lemont Village Square, constructed in 2007, is the newest shopping center built in Lemont. Lemont Village Square's main 50,000 sf building is anchored by ALDI. Other national tenants like Starbucks and Jimmy John's occupy the 3,700 sf outbuilding. The size and anchor tenants of these shopping centers fit the International Council of Shopping Center's (ICSC) description of neighborhood shopping centers.

- Lemont's Eastside retail district is primarily comprised of two small strip shopping centers. Rilly's Pointe is a 16,000 sf center that is anchored by 3 Corners Grill & Tap, a locally owned restaurant. Across from Rilly's Pointe is the Derby Plaza development. Derby Plaza's retail building contains approximately 15,000 sf and is anchored by an ethnic grocery store. The Derby Plaza development also contains approximately 22,000 sf of Class B office space.

- The Long Run Creek retail district is the Long Run Marketplace shopping center. Long Run Marketplace includes an approximately 264,000 sf building containing a Target, Kohl's, Home Goods and Office Max. The center also includes two outbuildings; one is 6,400 sf and the other is 7,400 sf.

Most of the retail space in Lemont is relatively modern and regularly configured. Lemont Plaza underwent a façade update in 2005; however, the larger site has not been improved. The expansive parking lot with poor striping and limited landscaping creates a dated appearance. Additionally both outbuildings are vacant. The other shopping centers have more modern appearances, although Centennial Plaza and Long Run Marketplace would both benefit from added landscaping to improve the aesthetics of their expansive parking lots. The majority of the available retail space in the community has previously been occupied, so most tenants are not facing build out of raw spaces. The major exceptions to this rule would be the developments in Lemont's Eastside District and the Front Street Lofts in downtown Lemont; these are raw spaces. Additionally, downtown Lemont has many older spaces that are functionally obsolete for many retailers. However, because most of the older downtown buildings have avoided total obsolescence through proper maintenance and/or renovation, many independent start-up businesses thrive in the smaller footprints provided within the downtown district.

Lemont is primarily a local serving, convenience retail district with an average trade area of three miles, or approximately seven minutes. This conclusion is supported by the type of retailers presently located in Lemont. As noted, Lemont's major shopping centers fall within the ICSC neighborhood shopping center category; centers in this category have average trade area of three miles. There are also many salons and other personal services businesses, which are convenience type uses. Lemont has several national chain retailers, but aside from fast food restaurants, all of the dining establishments in the community are locally owned or small Chicago-area chains (one to five locations). Of 11 chain retail establishments located in Lemont, the average trade area per store (as measured by the location of existing stores in the Chicago market) is approximately three miles. Lemont's taxable retail sales are not concentrated in any one particular SIC code (e.g. drinking and eating places), indicating that it is not a strong niche market.

Community Perceptions. As noted previously in this report, in fall 2011 Village staff conducted a community survey as part of the Village's update to the Lemont Comprehensive Plan. Over 400 people, or approximately 2.5% of the total village population, responded. Although the survey respondents do not reflect a true statistical representation of the community, they did reflect a diverse segment of the overall population. Among businesses owners who responded to the survey, the most negative aspects of owning a business in Lemont were a lack of traffic downtown and a lack of support from residents; taxes came in third. Among residents, the largest complaints regarding businesses were that there are too few in town and the existing businesses lack variety. Residents were also concerned about perceived high vacancy rates, particularly in the downtown. Approximately 64% of survey respondents stated that when they shop, they do so outside the community. Approximately 76% of respondents stated that when they go out to eat or drink, they do so outside the community.

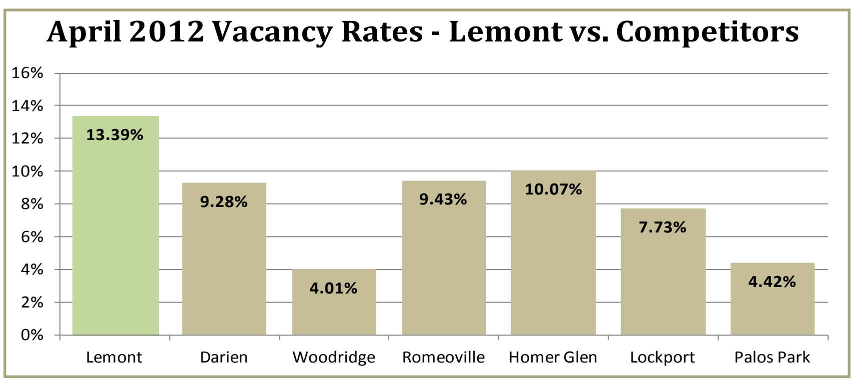
The Comprehensive Plan survey reflects a desire for greater variety in Lemont's retail offerings. Lemont is unique among the typical Chicago suburbs in that it is not homogeneous with regard to household income. Lemont's residents are spread along the economic spectrum. What one group desires is often derided by the other (e.g. an Aldi grocery store). This presents a challenge in attracting some retailers and satisfying consumer desires.

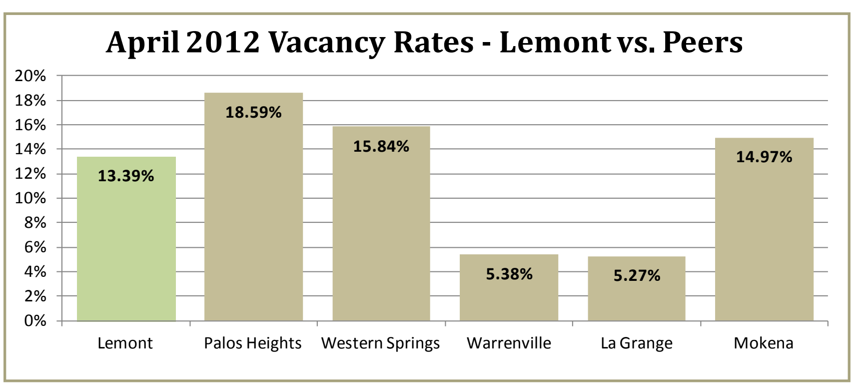
Specifically, survey responses indicate a general desire for more national or large regional chain eating places. This may be because Lemont's residents truly want these particular chains, or may be that national and large regional chains are an easy way to reference a particular type of desired eatery (e.g. a family oriented sit-down format).

According to attendees of a real estate broker focus group in 2011 (see local SWOT Analysis for more details), filling vacant retail space in Lemont can be challenging due to a lack of nearby residential density, a lack of vehicular traffic through the community, and Cook County's higher tax rates than neighboring counties.

Retail Performance – Comparison to Peers and Competitors. This report analyzes Lemont's retail performance compared to five peer communities and six competitor communities. Competitor communities are those that are close enough to compete with Lemont for retail activity (e.g. a retailer would most likely not place a location in both communities). Peer communities were chosen based on their proximity to Lemont, their physical environment, their population, median household income, and total 2011 taxable retail sales.

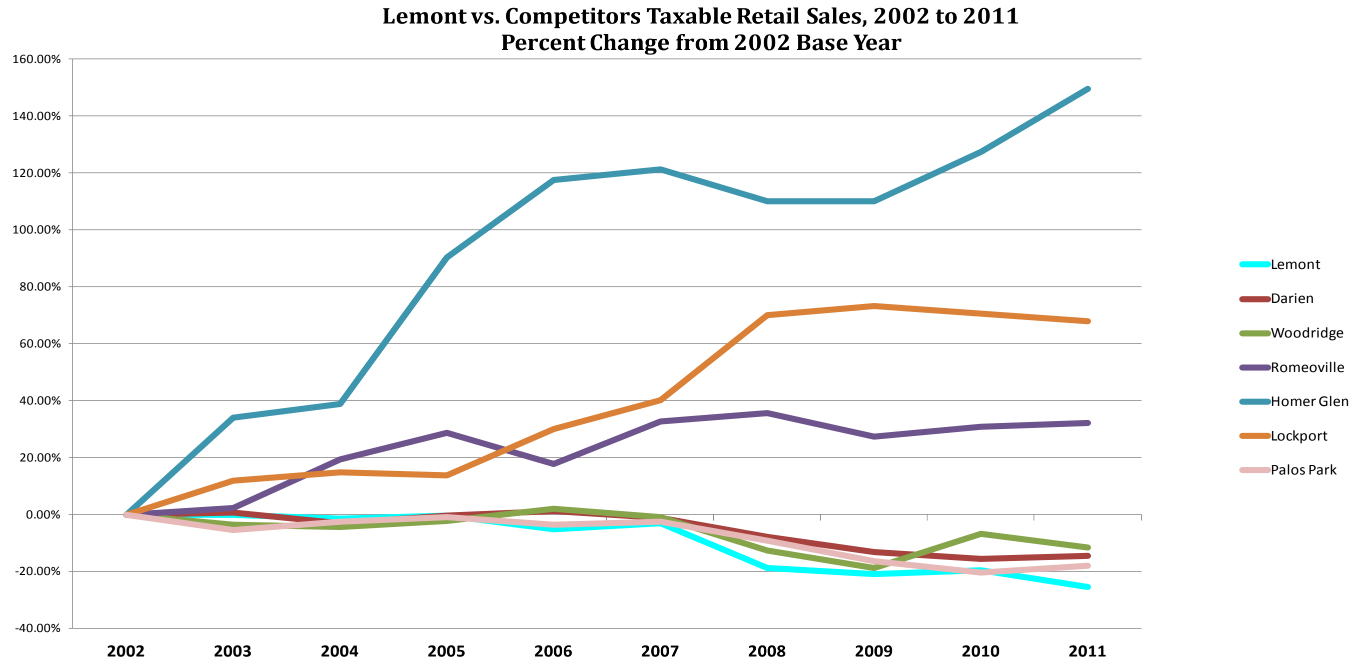
As compared to its peers and competitors Lemont's retail is underperforming, but not drastically so. Lemont's retail vacancy rate as of April was higher than any of its competitors. Among its peers, Lemont's vacancy rate was closer to average.





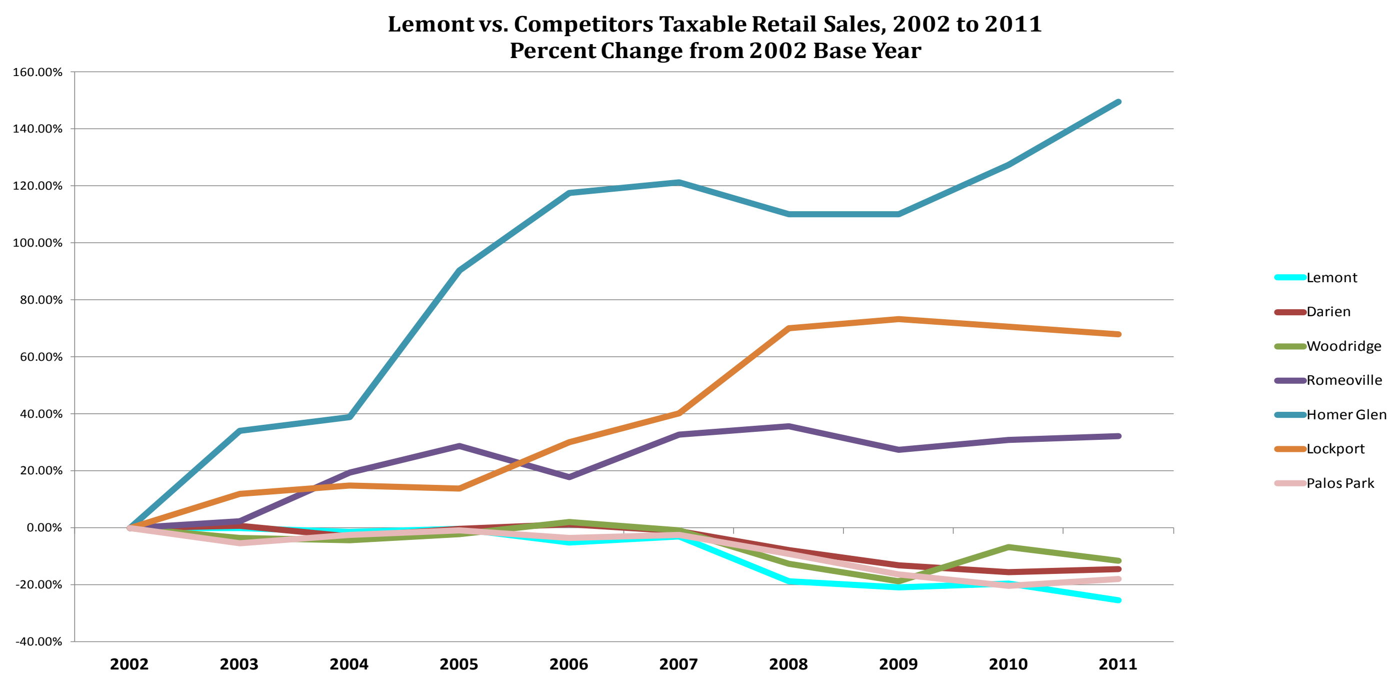
Source: Costar.com

Since 2002, Lemont's total taxable retail sales have declined (as evaluated using constant 2012 dollars). The 2008 recession hit Lemont particularly hard, creating a 16.33% drop in taxable retail sales from 2007 totals. Comparatively, surrounding competitor communities saw only an approximately 5% decline in 2008 and two communities actually increased taxable retail sales in 2008. Among competitor communities from 2002 to 2011, Lemont, Darien, Woodridge, and Palos Park have experienced a general decline in retail sales while Romeoville, Lockport, and Homer Glen have increased sales. This is due in large part to the fact that Romeoville, Lockport and Homer Glen have all had significant areas of new development over the last ten years.



Source: IL Department of Revenue

Lemont fares better against its competitors than against its peers. Most of Lemont's peers finished 2011 with higher taxable retail sales than were received in 2002. Again, some of the growth for communities like Mokena and Warrenville came from new development. However, even Palos Heights and Western Springs, which are both substantially more built- out than Lemont, fared better than Lemont over the study period.



Source: IL Department of Revenue

It appears from this analysis that many peer and competitor communities experienced growth in retail sales in the years leading up to the recession. Even though many communities' sales have been in a declining trend since 2008, the earlier growth has helped to soften the blow. It appears that Lemont, along with some of the other communities, missed out of this period of investment and growth.

Attached as Appendix E is a document containing charts, graphs, and tables that illustrate the data used to support the selection of the peer and competitor communities and the foregoing analysis.

Targets Within Sector
Within the Retail Trade growth target industry sector, the Village may have the most success focusing on the following industries or business types:

- Convenience retail uses, with a trade area of approximately seven minutes; begin by targeting those specific types of retailers where our local trade area exhibits unmet demand. The Buxton Retail Leakage and Surplus Analysis attached as Appendix F shows the current supply of and demand for various types of retailers in Lemont's primary trade area, a 7-minute drive time from the intersection of 127th Street and State Street. Retail categories showing leakage are areas where consumer demand within the trade area is not being met within the trade area. These retail categories are potential opportunities for new retailers to meet the unmet demand. Retail categories showing surpluses are those categories where supply within the trade area exceeds demand within the trade area. A surplus means that customers are coming from outside the trade area to purchase goods and services in these categories.

- Auto parts, accessory and tire stores and full service restaurants show unmet demand sufficient to support at least one additional retailer in each category.

- Clothing stores and clothing accessories are in demand in the local trade area. Although large national clothing chains are unlikely to locate to Lemont, the Village should consider pursuing smaller independent stores, or stores that are particularly well suited to service Lemont's demographics.

- Supply of and demand for various types of retailers will change constantly as consumer preferences change and retail establishments within the Village's trade area are opened and closed. The Village should continue to use analytics like those offered through Buxton to guide retail attraction efforts.

Growth Target 3: Professional, Scientific and Technical Services

Description
The Professional, Scientific, and Technical Services sector comprises establishments that specialize in performing professional, scientific, and technical activities for others. These activities require a high degree of expertise and training. The establishments in this sector specialize according to expertise and provide these services to clients in a variety of industries and, in some cases, to households. Activities performed include: legal advice and representation; accounting, bookkeeping, and payroll services; architectural, engineering, and specialized design services; computer services; consulting services; research services; advertising services; photographic services; translation and interpretation services; veterinary services; and other professional, scientific, and technical services.

National Trends
The Professional, Scientific and Technical Services sector is projected to add employment at a rate twice that of the total national economy from 2010 to 2020.[19] Three specific industries within this sector are projected to be among the 20 fastest growing in the economy: management, scientific, and technical consulting services; computer systems design and related services; and other professional, scientific, and technical services.[20] Three industries within this sector are also among the 20 industries projected to have the largest employment growth nationally: management, scientific, and technical consulting services; computer systems design and related services; and architectural, engineering, and related

19 www.bls.gov, accessed 06/15/12
20 US Bureau of Labor Statistics, Table 1.3 Fastest growing occupations, 2010 and projected 2020

services.[21] No industries within this sector are project to be among the industries experiencing the most rapidly decline, i.e., largest employment losses from 2010 to 2020.

Regional Dynamics
Because CMAP and Choose DuPage employ a cluster approach to industry targeting, they only target industries within the professional, scientific, and technical services sector that are related to the larger cluster targets like energy or printing and publishing. The Will County Center for Economic Development (Will CED) targets the entire professional and business services supersector, which includes the management of companies and enterprises sector and the administrative and support and waste management and remediation services sector in addition to the professional, scientific, and technical services sector.

Lemont's Competitive Position
Lemont's current local employment does not show any concentration of jobs within the professional, scientific, and technical services sector. However, 7.7% of working residents of Lemont are employed in this sector.[22] Jobs in the professional, scientific and technical services sector often require advanced degrees, and residents of Lemont are well suited to fill these positions.

Businesses in this sector are often small; according to the 2007 Economic Census, the average establishment size (i.e. number of employees) in this sector was nine. While the Economic Census includes all establishments with one or more employees, the Census Bureau's 2009 Nonemployer statistics reveal that approximately 14% of all businesses with no paid employees (e.g. individual proprietorships, partnerships, etc.) are in the professional, scientific, and technical services sector. Nonemployer establishments are often well suited for home occupations; Lemont's desirability for homeowners in the professional, scientific and technical services sector makes it an attractive location for home occupations in this sector. Additionally, Lemont offers small, affordable office space that suits this sector's primarily small business needs.

Many businesses in this sector, attorneys, accountants, etc., rely on nearby population for a customer base. Although Lemont does not offer high concentrations of businesses and residents for these businesses to serve, it is well situated among a diverse set of communities that together could provide a sufficient customer base. Will County's continued growth will provide more new customers in the coming years. Good interstate access makes it easy to get to and from Lemont to service clients outside the immediate area. Additionally, Lemont's position as picturesque and historic community makes it a unique and attractive destination for clients' visits. Therefore, Lemont may not be a prime location for a business that relies on very near local population, like an accountant's office, but may be an excellent location for a business with a somewhat larger service area, like an advertising agency.

Targets Within Sector

- Businessess with ten or less employees and in fields that are not highly dependent on immediately surrounding customer base (e.g. engineering firms, architectural services, computer design services, advertising, etc.).
- Businesses that service or are otherwise related to other target growth industries.

Growth Target 4: Arts, Entertainment and Recreation

Description
The Arts, Entertainment, and Recreation sector includes a wide range of establishments that operate facilities or provide services to meet varied cultural, entertainment, and recreational interests of their patrons. This sector comprises (1) establishments that are involved in producing, promoting, or participating in live performances, events, or exhibits intended for public viewing; (2) establishments that preserve and exhibit objects and sites of historical, cultural, or educational interest; and (3) establishments that operate facilities or provide services that enable patrons to participate in recreational activities or pursue amusement, hobby, and leisure-time interests.

21 Source: US Bureau of Labor Statistics Table 1.4 Occupations with the largest job growth, 2010 and projected 2020
22 US Census Bureau, Longitudinal Employer-Household Dynamics (LEHD) Program, http:onthemap.ces.census.gov/

Some establishments that provide cultural, entertainment, or recreational facilities and services are classified in other sectors.

National Trends
Employment in the arts, entertainment, and recreation sector is projected to grow slightly faster than the total economy from 2010 to 2010 (1.7 percent vs. 1.3 percent annual growth).[23] It represents a very small portion of total US economy, accounting for only 1.3 percent of total employment and less than 1 percent of total economic output.[24]

Regional Dynamics
World Business Chicago is the only other regional economic development entity seeking to target the tourism and entertainment industry. Although Chicago does not show a strong concentration of employment in this sector when compared to the nation, tourism and entertainment is a significant component of the city's economy with increasing economic output and employment. This sector also provides significant tax revenues for the city.

Lemont's Competitive Position
Lemont shows a strong concentration of employment in the arts, entertainment and recreation sector when compared to the Chicago region and the state. In 2010, 520 jobs, 8.4% of all jobs in Lemont, were in this sector.[25] Although Lemont's many golf courses may be assumed to comprise majority of the employment in this sector, only Ruffled Feathers should be captured in this data because it is the only golf course within the village limits. More research is needed to determine the remaining employment centers within this sector, although the sector does include businesses like bowling alleys, recreational sports teams/organizations, fitness centers, museums, etc.

The many outdoor recreational amenities in and near Lemont support its position as a potential center for recreation based businesses. Additionally, Lemont has a long history of community engagement in the arts including public art projects, local art galleries, and a recently approved small performing arts center.

Targets Within Sector
Within the Arts, Entertainment & Recreation growth target industry sector, the Village may have the most success focusing on the following industries or business types:

- Businesses that support the economic prosperity vision priorities of enhancing the downtown, the I&M Canal, and the Heritage Quarries Recreation Area.

- Businesses that support the economic prosperity vision priority of providing services for the youth of the community.

Preservation Target 1: Manufacturing

Description
Manufacturing is a very broad sector of the economy. The Manufacturing sector comprises establishments engaged in the mechanical, physical, or chemical transformation of materials, substances, or components into new products.

Establishments in the Manufacturing sector are often described as plants, factories, or mills and characteristically use power-driven machines and materials-handling equipment. However, establishments that transform materials or substances into new products by hand or in the worker's home and those engaged in selling to the general public products made on the same premises from which they are sold, such as bakeries, candy stores, and custom tailors, may also be included in this sector. Manufacturing establishments may process materials or may contract with other establishments to process their materials for them. Both types of establishments are included in manufacturing.

National Trends
The manufacturing sector has seen declining employment in recent years and that trend is not predicted to change; the

23 www.bls.gov, accessed 06/15/12
24 www.bls.gov, accessed 06/15/12
25 US Census Bureau, Longitudinal Employer-Household Dynamics (LEHD) Program, http:onthemap.ces.census.gov/

20 detailed industries projected to lose the largest numbers of jobs from 2010 to 2020 are primarily in the manufacturing sector.[26] Employment in the manufacturing sector as a whole is projected to decrease by .1% by 2020.[27] However, some industries within manufacturing (e.g. cement and concrete product manufacturing) are projected to increase employment through 2020. The highest employment growth subsectors/industries in manufacturing are: veneer, plywood, and engineered wood product manufacturing; cement and concrete product manufacturing; sawmills and wood preservation; and other transportation equipment manufacturing.

Although the manufacturing sector is losing employment, it is increasingly productive with growing outputs projected through 2020.[28]

Regional Dynamics
CMAP acknowledges that the manufacturing sector is a large part of the region's economy and is one of the region's largest employment sectors. However, CMAP also acknowledges that regionally the manufacturing sector mirrors national trends in that productivity is increasing, while employment has continued to shrink.[29]

Nonetheless, components of the manufacturing sector are targeted for growth by CMAP and other regional organizations. The following table shows which type of manufacturing activity is being targeted by each regional economic development organization. While there is overlap among the various organizations' targets, each entity has based its targets on the specific workforce and built environment characteristics unique to each organization's jurisdiction.

Manufacturing Industry Targets of Regional Economic Development Organizations				
Manufacturing Industries *(either NAICS subsector or generalized grouping based on cluster definitions)*	**CMAP**	**Choose DuPage**	**Will CED**	**World Business Chicago**
Health Care Related	X	X	X	X
Advanced Manufacturing[1]	X	X		
Energy Related	X[2]	X		
Printing		X	X	
Primary Metals		X		X
Fabricated Metals		X	X	X
Machinery		X	X	X
Defense Related		X		
Food			X	
Plastic and Rubber Products			X	
Chemical			X	X

1 Advanced Manufacturing includes a broad spectrum of manufacturing industries, all using advanced processes.

2 Includes green energy manufacturing only

Lemont's Competitive Position
Employment in Lemont reflects a strong concentration in the chemical manufacturing subsector (LQ = 1.45) when compared to statewide employment data. When compared to the Chicago metro area, Lemont still shows a concentration, but to a lesser degree (LQ = 1.34).

Lemont current has 1.18 square miles of land zoned for manufacturing/industrial purposes. Most of this land is currently in use and has been used by industrial businesses for decades. Because of this long history, many sites have environmental constraints that dampen their potential for other uses. Additionally, the existing buildings and

26 United States Bureau of Labor Statistics, Employment Projections 2010-2020, USDL-12-0160, released February 01, 2012
27 www.bls.gov, accessed 06/15/12
28 www.bls.gov, accessed 06/15/12
29 CMAP Industry Cluster Snapshot, p.6

transportation access (road, water, or rail) on these sites represent significant prior investment, which also makes the sites more economically viable for continued industrial use than conversion to other uses.

Lemont's industrial properties are well situated to accommodate manufacturing uses. Rail, water and interstate access are all in close proximity to industrial sites. Also, although Cook County taxes are higher than surrounding collar counties, Lemont offers closer proximity to Chicago. Finally, Lemont is a safer community than many industrial areas near Chicago and the community's available housing is attractive to owners and managerial staff of manufacturing facilities.

Lemont's manufacturing sites are small, however, when compared to average plant size requirements.
The buildings on many of the sites are older and in some cases functionally outdated. Therefore, redevelopment and parcel assembly may be necessary to meet the needs of new occupants.

Targets Within Sector
Within the Manufacturing preservation target industry sector, the Village should limit its efforts to industries or business types with the following characteritics:

- Operations that can generate sales tax revenue for the Village;
- Businesses or industries with higher than average employment for the sector;
- Industries aligned with CMAP target manufacturing industries;
- Buildings and sites with exceptional design/aesthetics; and/or
- Businesses with limited environmental impacts.

Preservation Target 2: Transportation & Warehousing

Description
The Transportation and Warehousing sector includes industries providing transportation of passengers and cargo, warehousing and storage for goods, scenic and sightseeing transportation, and support activities related to modes of transportation. Establishments in these industries use transportation equipment or transportation related facilities as a productive asset. The type of equipment depends on the mode of transportation. The modes of transportation are air, rail, water, road, and pipeline.

National Trends
Nationally, the transportation and warehousing sector is growing, but not at a rate that is substantially higher than the rest of the economy.[30] None of the industries in this sector are among the 20 fastest growing. However, truck transportation is among the top 20 industries projected to add the most jobs between 2010 and 2020.

Regional Dynamics
The Chicago area has been an important transportation hub since the opening of the Illinois and Michigan Canal in 1848 and transportation and warehousing continues to be an important sector in our regional economy. As CMAP reports, employment in transportation and warehousing is more concentrated in the Chicago region than in the nation as a whole. Employment in the transportation and warehousing sector represents approximately 4% of total regional employment and employment within the sector has grown by slightly over 2% from 2005 to 2010.[31]

Although all the regional economic development organizations mention transportation as either a specifically targeted industry or an industry needed to support other industries' growth, Will County has arguably most actively engaged in expanding the transportation sector in its economy. Since 2002, 1,750 acres of intermodal facilities with 3,700 of industrial park facilities have been developed.[32] The transportation and warehousing sector is the third largest source

30 www.bls.gov, accessed 06/15/12
31 US Census Bureau, Longitudinal Employer-Household Dynamics (LEHD) Program, http:onthemap.ces.census.gov/
32 Will CED Inland Port Impact Study, September 2010

of employment in Will County and totaled 28,281 jobs in 2010.[33] But perhaps in part because local activity in the transportation and warehousing sector has grown so large, Will County is now focusing its economic development efforts on other industries; transportation and warehousing is not a primary target for attraction or expansion/retention except in that it impacts the County's ability to successfully attract and expand other targeted industries.[34]

Lemont's Competitive Position
Lemont has unique assets to support transportation and warehousing uses. Specifically Lemont's location along the Sanitary & Ship Canal makes it a logical location for businesses that rely on water-based freight. Lemont has .88 square miles of land within the Canal Overlay District, which is intended to support water transportation related industries. Lemont also offers close proximity to Chicago while remaining outside much of the worst congested areas. Additionally, because Lemont has always been engaged in transportation, there is an existing community of established businesses in the area. In fact, Lemont shows very strong concentrations of employment in the transportation and warehousing sector when compared to the region or state (LQ of 1.75 or higher).

However, many of Lemont's industrially zoned properties are not large or new enough to compete with the vast amount of warehouse space constructed within the last ten years in Will County. Also, Cook County taxes are a disadvantage to all industrial properties when compared to Will or DuPage County properties.

Additionally, Lemont has limited industrially zoned property and therefore needs to carefully choose its targets so they best equip the community to reach its economic development goals. One of Lemont's economic development goals is to create local employment. A related goal is to expand retail options; national and regional retailers often require a minimum amount of daytime (i.e. workforce) population to support a location decision. The transportation and warehousing sector, or at least portions of it, may not be the best target to help Lemont achieve these goals. Warehousing tends to create less employment than other industrial uses given the same amount of space. For example, one land planning model assumes 5,000 sf per employee for warehouse uses and 2,500 sf per employee for all other industrial uses.[35]

Targets Within Sector
Within the Manufacturing preservation target industry sector, the Village should limit its efforts to industries or business types with the following characteritics:

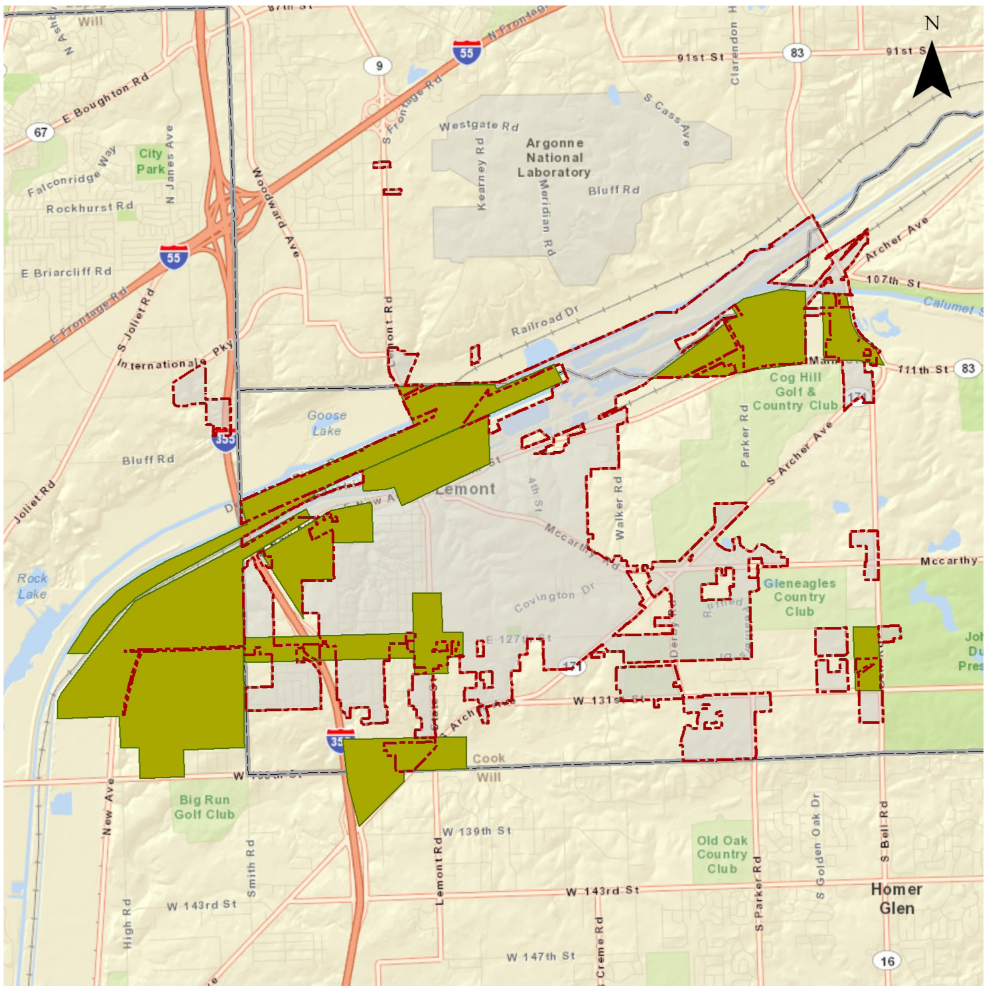
- Barge / canal related industries, such as those within NAICS 483: Water Transportation;
- Warehousing, logistics, and truck transportation industries that include ancillary services (e.g. accounting, dispatching, managerial offices, etc.), which provide higher ratios of employment than simply a warehouse or freight terminal; and/or
- Buildings and sites with exceptional design/aesthetics.

33 Will CED Inland Port Impact Study, September 2010
34 Will County Target Industry & Workforce Analysis, Executive Summary, January 2008, p.1
35 Fiscal Impact Analysis Model, Fishkind & Associates, accessed through South Florida Regional Planning Council, http://www.sfrpc.com/fiam.htm

Economic Activity Centers

The preceding section of this report identified industries that the Village should target for retention or attraction efforts. This section of the report identifies existing and potential locations where the targeted industries are already or may be located. In all, ten locations have been identified as economic activity centers. Economic activity centers are existing or potential future hubs of business activity; they are not intended to capture all commercial activity within the Village but rather to focus on those areas where there are or may in the future be significant concentrations of activity. The map below shows the economic activity centers in green. The Village boundary is illustrated as a red dashed line and the grey dashed line is the county boundary.

Village of Lemont – Location Map & Economic Activity Centers



Downtown Economic Activity Center

Downtown Lemont is a historic, mixed use district with many retail and small office uses. To the west side of downtown is the former Tri-Central Marine property, an approximately 48 acre brownfield site owned by MWRD. Tri-Central Marine closed in 1992, and the chemical storage tanks were removed by 1999. Redevelopment of the site has been limited by soil contamination and long-standing MWRD policies that did not favorably view the sale or short-term leases of its properties. In January 2013 the Village announced intentions to re-develop the site with an indoor-outdoor sports complex. Successful pursuit and fulfillment of such a plan could have significant and long-term positive impacts on the downtown Elsewhere in downtown older, non-historic buildings are used for light industry and offer additional sites for potential infill redevelopment. The existing Metra station in downtown is an asset, but its full potential remains unrealized because of limited commuter service on the Heritage Corridor line.

Sanitary & Ship Canal Economic Activity Center

Most of the properties within this center are adjacent to the Sanitary and Ship Canal; these sites they are largely owned by MWRD and leased to various businesses. Most the existing businesses in the area are related to the transportation industry sector, particularly water-borne trasnportation. Near I-355 is a 40-acre vacant site that, despite its acreage, is hampered by it's long, narrow shape.

Municipal water and sewer are not currently available to a majority of these sites, limiting their potential for some uses. In the past these properties were not well maintained by tenants, but more recent developments have been held to higher site design standards.

Citgo Economic Activity Center

The area within this center is dominated by the Citgo Lemont refinery. North of the refinery are some heavy industrial uses and acres of underutilized property, which could be developed for industrial purposes. In particular, the 50-acre former CECO/Thomas/Austeel steel mill site has great inustrial redevelopment potential but remains grossly underutilized.

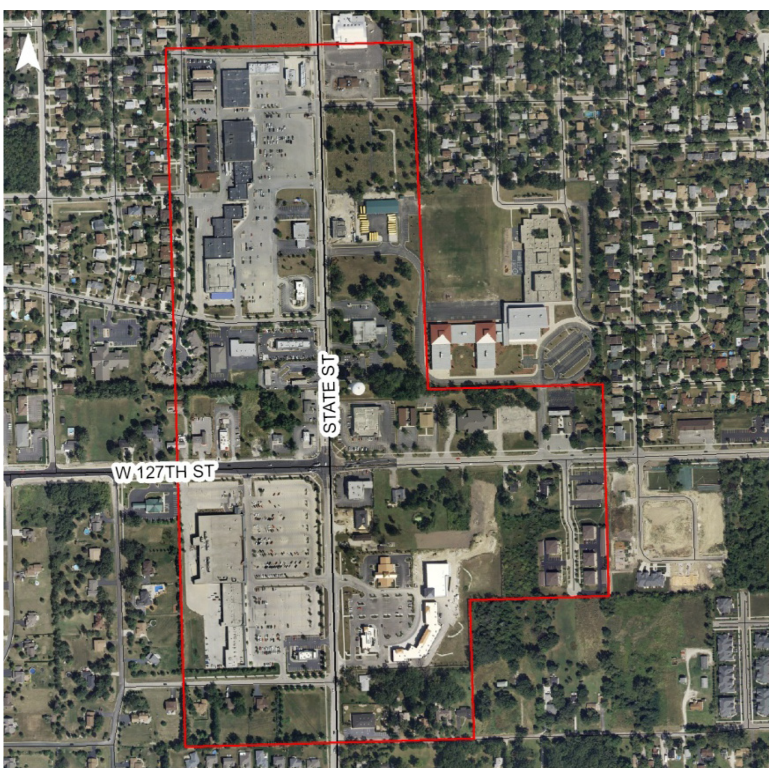
In addition to the refinery itself, Citgo controls the vacant property east and south of the refinery. Citgo would not allow any development that creates high concentrations of people, due to emergency concerns. In the past Citgo representatives have expressed a willingness to allow other industrial users in the vicinity. However, nearby existing residential development could complicate any future industrial development.

Timberline Economic Activity Center

The Timberline economic activity center is home to Timberline Knolls, a nationally renowned residential psychiatric treatment facility offering support for women with mental health issues, particularly eating disorders. West of Timberline Knolls is over 140 acres of vacant or marginally utilized land. Development of this property is challenged by the site's highly variable topography, including a bluff near the north end of the site. However, the Timberline Knolls facility is built on similar topography and the facility's unique setting is an asset touted to prospective clients.

West 127th Economic Activity Center

127th Street corridor, west of State Street is primarily occupied by civic uses and medical facilities. The Lemont Park District, Lemont Township and Old Quarry Middle School are all located along the corridor. Additionally, the Advocate Oupatient Center and several other medical offices are located in the area. The corridor still has over 20 acres of vacant property available. Recently, medical users have shown interest in the area and the area is well suited to accommodate medical establishments. The I-355 interchange is located near the middle of the corridor. Due to lack of traffic volumes, sites west of the interstate are of limited retail potential. Sites east of the interstate are of modest retail potential.

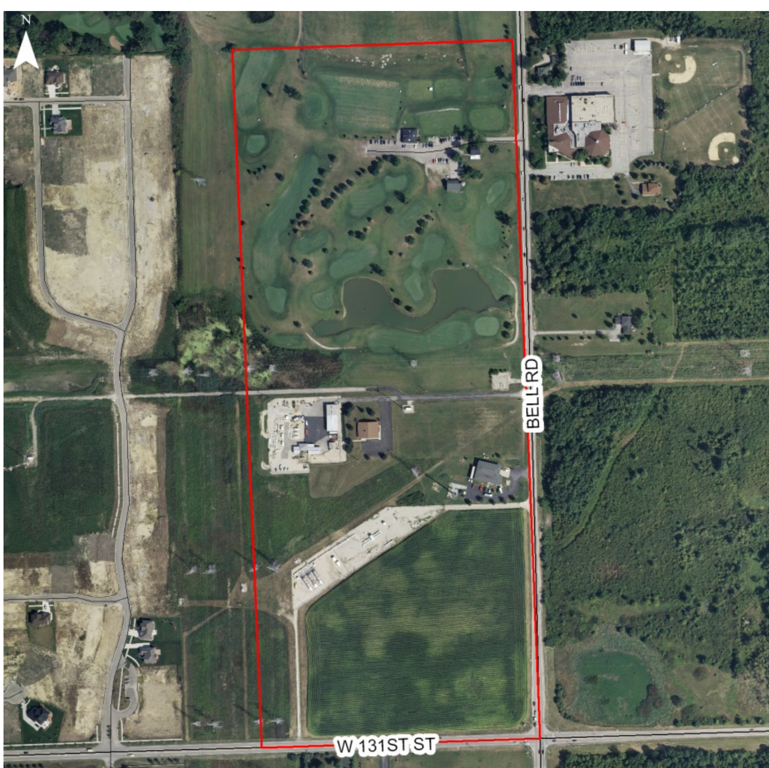


State & 127th Economic Activity Center

The State & 127th area is primarily developed with retail uses. The community's three major retail shopping centers are located in the area. There are a few smaller vacant parcels and several vacant or underutilized sites appropriate for infill retail development. A few parcels in this area remain unincorporated and should be targeted for annexation and appropriate rezoning.

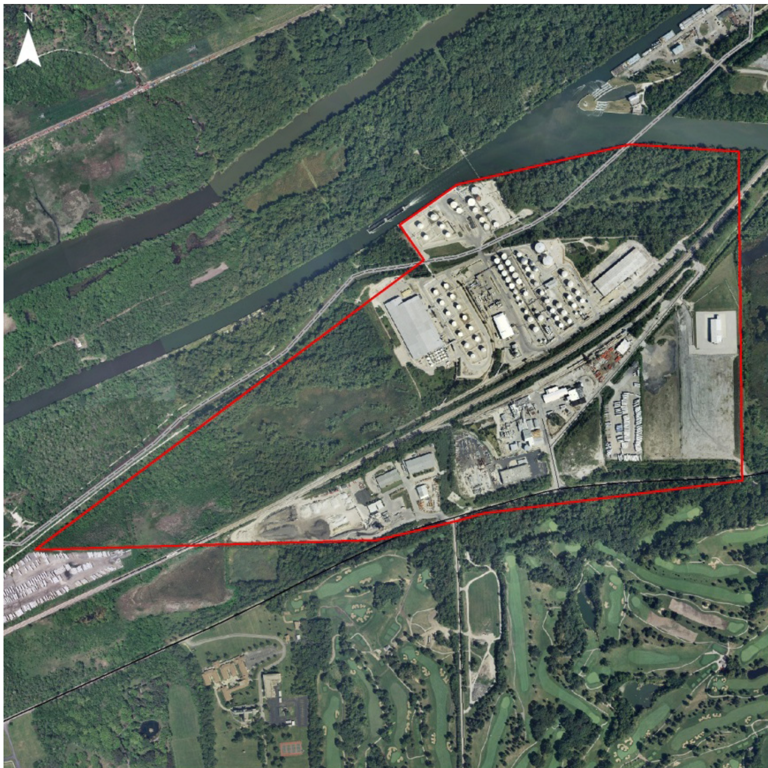
Archer / I-355 Economic Activity Center

The Archer / I-355 area presently has a 264,000 sf retail center, anchored by Target. There is an interchange onto I-355 at Archer Avenue. This interstate access could be an asset to future development in the area. However, this area has had flooding problems in the past and portions of the area are unbuildable due to floodplain restrictions. Additionally, ownership is dispersed; parcel assembly would be a challenge to any significant development. Finally, providing sewer service to any areas south of 135th Street would require a facilities planning area amendment for MWRD; this is also a challenge to development.



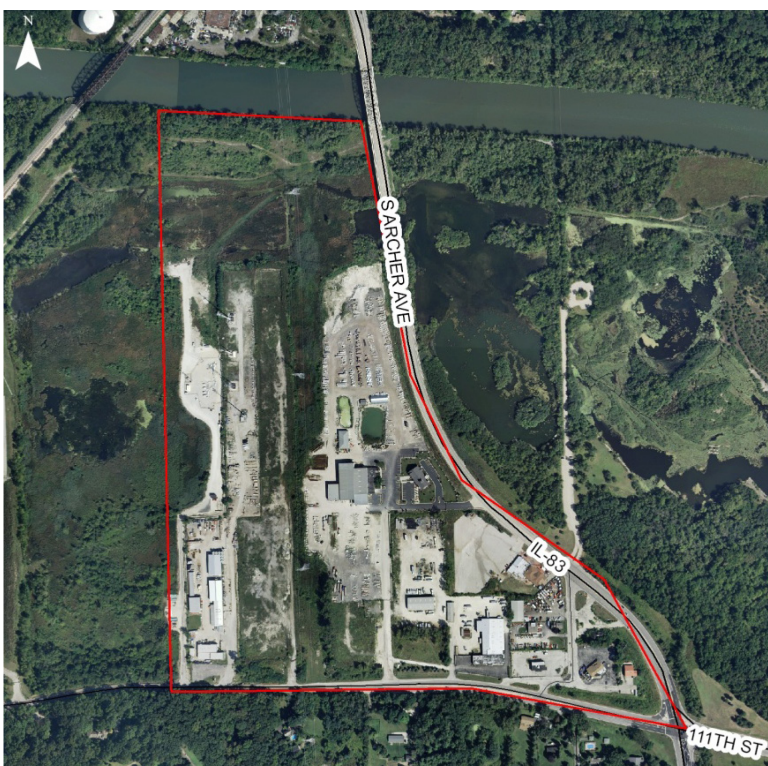
Bell Road Economic Activity Center

Approximately half of the Bell Road center is already zoned for commercial use. The north half is a golf course whose owners have expressed interest in redeveloping the site for an alternate use. The area is not serviced by Village utilities, but sufficient water and sewer are available nearby and the Village has plans to extend service to the area. Bell Road has reasonable traffic volumes to support retail development, and long-range plans include a widening of Bell Road, but existing retail to the south may already satisfy retail demand in the immediate area. Approved and contemplated residential development in the area could nevertheless make the Bell Road corridor increasingly attractive for some commercial development.



Maley Road Economic Activity Center

The Maley Road center is presently dominated with industrial uses. The largest of these uses is the IMTT chemical storage facility. The area is well served by both the Sanitary and Ship Canal and rail. Route 83 is also very nearby. The existing industrial sites and buildings are generally older and not up to current Village site development standards. Several of the sites have environmental restrictions.



Route 83 Economic Activity Center

Most of the property within the Route 83 center is within the Village's newly established Gateway TIF district. The Village has acquired several underutilized or vacant sites with a goal of assembling most property in the TIF under single ownership. Utilities were recently extended to the area. With these improvements, the site may be viable for local serving retail development or other institutional or commercial use.

Industry / Location Matrix

The following matrix joins the target industries to Lemont's economic activity centers. Cells shaded in green indicate that a given target industry is appropriate for a given activity center. These recommended locations should be considered in future annexation, planning and economic development efforts. Detailed area plans for each of the activity centers may be appropriate to successfully accommodate new or expanding businesses. Additionally, the Village should explore the feasibility of annexing areas within Economic Activity Centers that are not in currently within the municipal boundary.

	Target Industries					
	Growth Targets				Preservation Targets	
Economic Activity Areas	Health Care	Retail	Professional, Scientific & Tech. Ass't.	Arts, Ent. & Recreation	Manufacturing	Transportation & Wholesale
Downtown						
Sanitary & Ship Canal						
Citgo						
Timberline						
W. 127th Street						
State & 127th						
Archer / I-355						
Bell Road						
Maley Road						
Route 83						

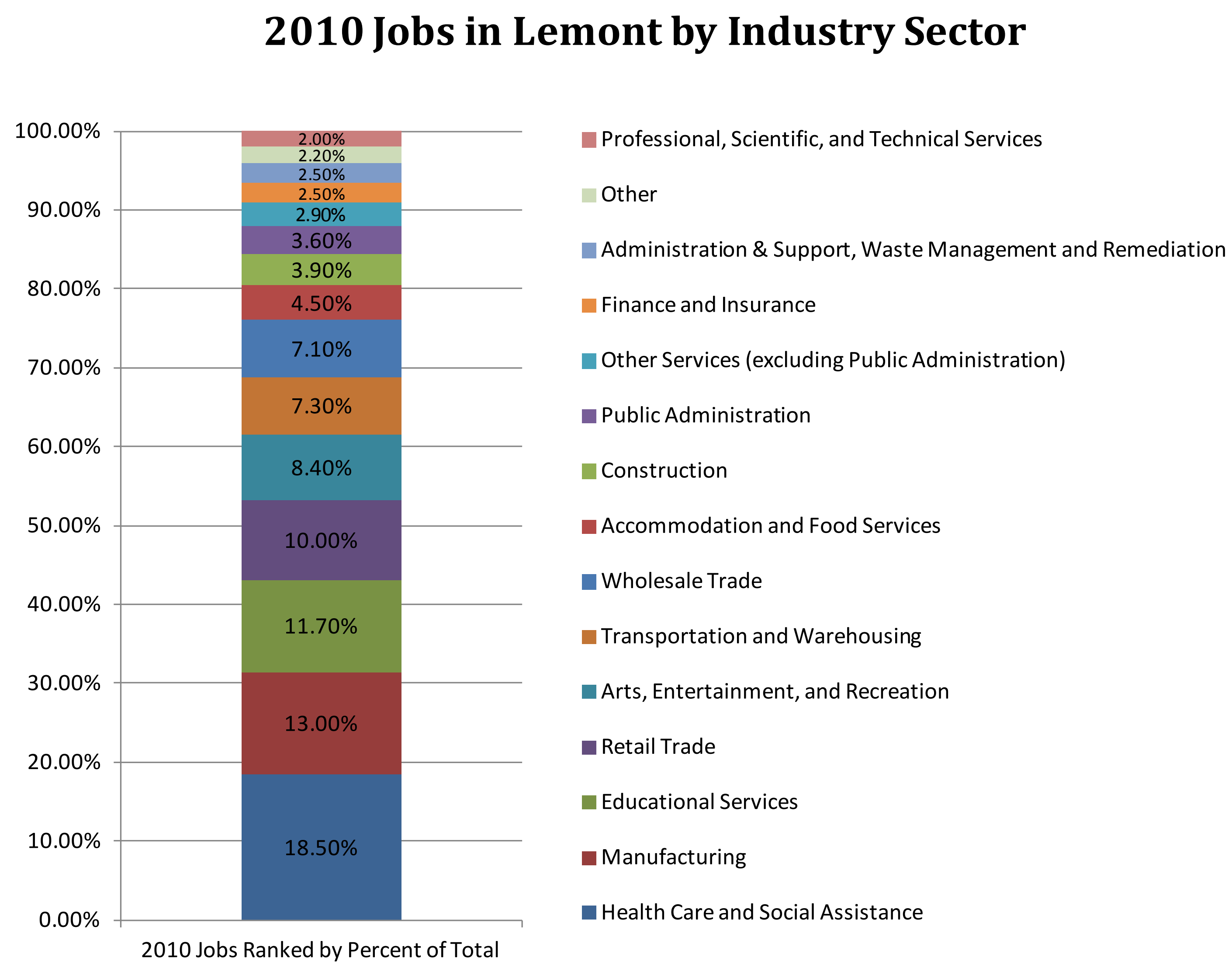
Appendices

Appendix A	Local Employment Composition & Trends
Appendix B	Lemont Strengths, Weaknesses, Opportunities and Threats (SWOT) Analysis
Appendix C	Location Quotients
Appendix D	Regionally Targeted Industries
Appendix E	Retail Peer and Competitor Community Data
Appendix F	Lemont Detailed Retail Analysis, including Buxton Retail Leakage and Surplus Report

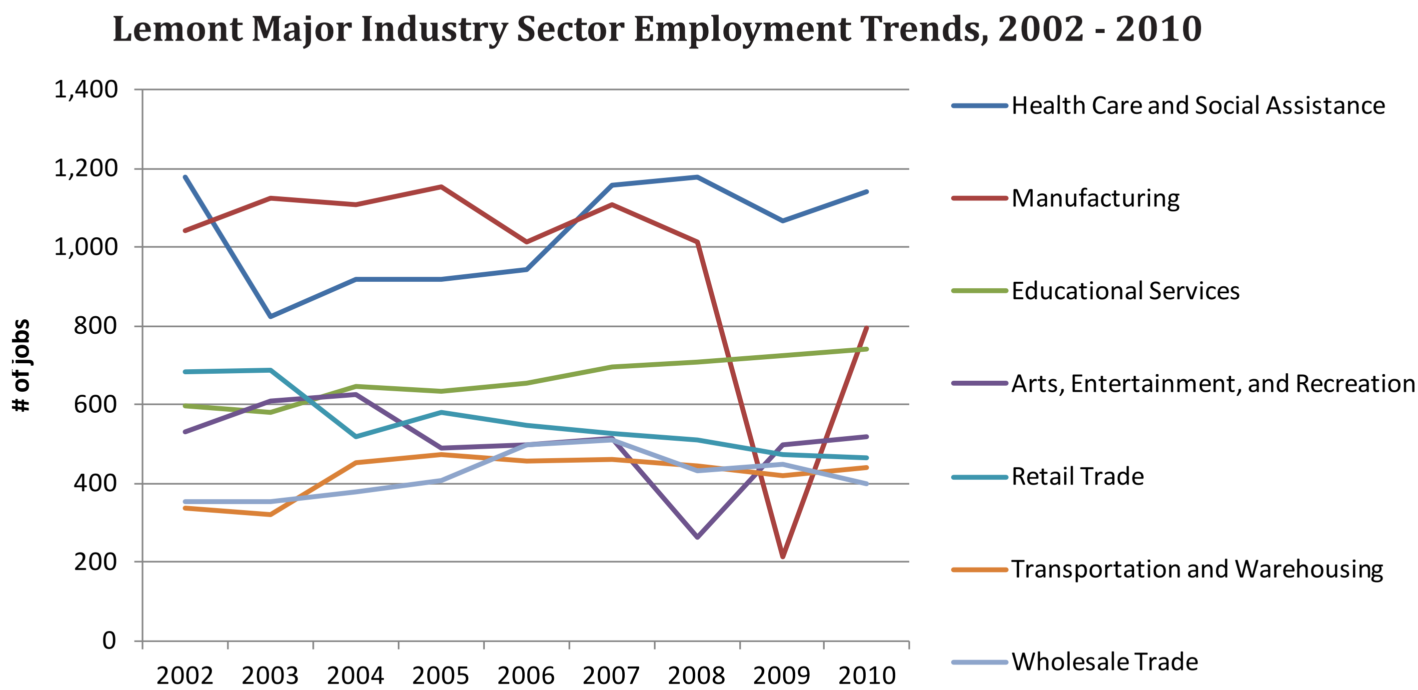
Lemont Local Employment Composition & Trends

Note: Unless otherwise noted, data is from US Census Bureau, Longitudinal Employer-Household Dynamics (LEHD) Program, http:onthemap.ces.census.gov/

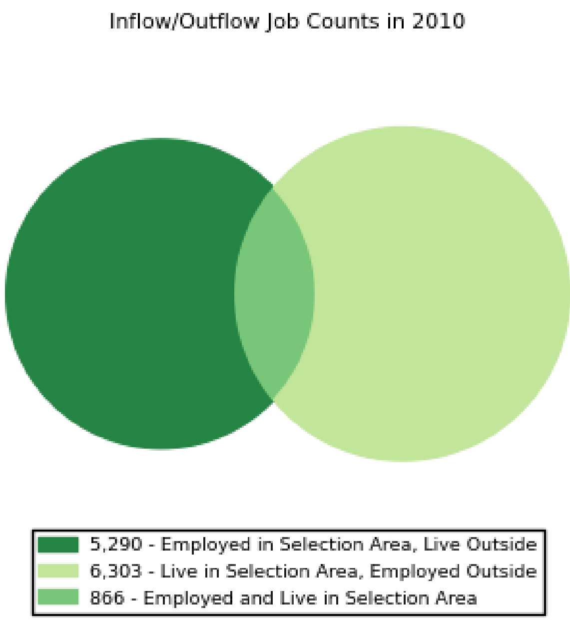
In 2010, there were a total of 6,156 jobs located within the Village of Lemont. Over 50% of the total jobs were divided among just four industry sectors: health care and social assistance; manufacturing; educational services; and retail trade. The chart below shows the distribution of jobs among various industry sectors. Industry sectors with 1% or less of total local jobs are grouped as "other."



Annual local employment data from 2002 to 2010 reveals that about half of industries in Lemont have experienced positive employment growth. The chart below illustrates the employment trends of industries accounting for at least 5% of total local jobs in 2010, while the table, *Lemont Jobs by NAICS Sector 2002 to 2010*, shows employment trends for all industry sectors in Lemont.



Lemont Jobs by NAICS Industry Sector, 2002 to 2010										
Industry Sector	% Change 2002 - 12	2010	2009	2008	2007	2006	2005	2004	2003	2002
Health Care and Social Assistance	-3.14%	1,141	1,067	1,176	1,157	943	916	917	822	1,178
Manufacturing	-23.54%	796	213	1,014	1,107	1,013	1,154	1,106	1,123	1,041
Educational Services	23.95%	740	724	708	695	655	634	644	579	597
Arts, Ent., and Recreation	-1.89%	519	497	264	516	498	488	624	610	529
Retail Trade	-32.06%	464	471	511	526	546	580	518	686	683
Transportation and Warehousing	31.64%	441	418	442	462	456	474	451	319	335
Wholesale Trade	13.31%	400	449	430	510	498	405	377	353	353
Accommodation and Food Services	-57.48%	273	456	423	485	526	652	661	657	642
Construction	-70.98%	238	310	406	608	717	736	756	642	820
Public Administration	10.61%	219	224	231	200	215	206	122	195	198
Other Services (excluding Public Administration)	61.26%	179	168	214	196	170	175	156	133	111
Finance and Insurance	-7.93%	151	190	180	175	196	195	168	162	164
Administration & Support, Waste Management and Remediation	-19.87%	125	158	194	162	151	129	133	130	156
Professional, Scientific, and Technical Services	2.48%	124	120	126	157	147	132	130	106	121
Information	26.67%	57	67	48	46	41	49	39	42	45
Real Estate and Rental and Leasing	86.36%	41	35	39	46	35	33	27	25	22
Mining, Quarrying, and Oil and Gas Extraction	4.35%	24	23	20	15	23	21	17	23	23
Utilities	n/a	10	0	5	2	0	0	0	2	0
Management of Companies and Enterprises	0.00%	1	0	5	7	1	4	2	1	1
Agriculture, Forestry, Fishing and Hunting	n/a	0	0	0	1	0	1	0	0	0

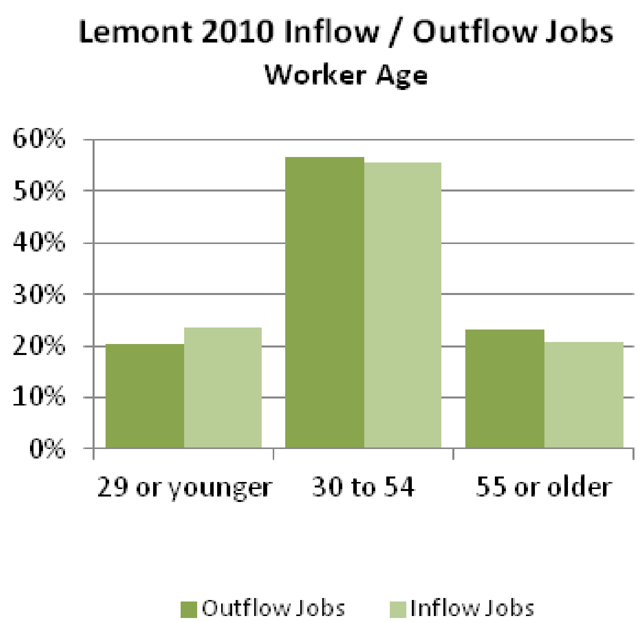


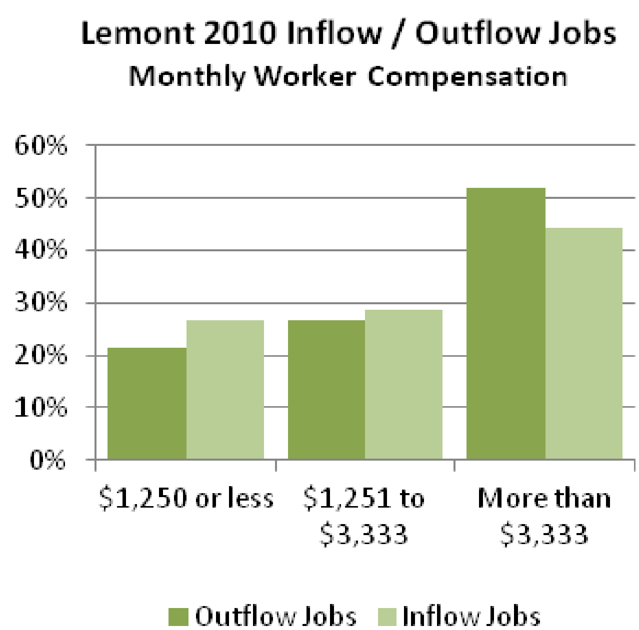
Note: chart generated by http:onthemap.ces.census.gov/

The vast majority of jobs in Lemont (85.9%) are filled by workers who do not live in Lemont. Conversely, Lemont's local residents largely work outside of Lemont. Of 7,169 workers living in Lemont, only 12% also work in Lemont; the other 88% work outside the community. The chart to the left illustrates the relationship between workers who live in Lemont and workers who are employed in Lemont.

One of the Village's economic development goals is to increase the number of local jobs in relationship to the local population. Ideally, these jobs would be filled by local residents. The Village may be able to increase local employment by targeting industries that hire workers matching the local population's education and experience. Doing so would have multiple benefits. First, it links new industry with the existing labor pool. Second, it provides opportunities for reduced commute times and increased quality of life for residents. Third, it achieves several of the village's economic development goals: increasing daytime population, which supports increased retail development; providing jobs for residents within the community; and keeping people in the community, which increases the propensity to spend locally.

In order to ensure that these jobs are attainable to local residents, it is important to understand the characteristics of the jobs available in Lemont and the jobs currently held by our residents. The two following charts represent the age distribution and income for jobs in Lemont held by residents from outside the area (inflow jobs) and jobs outside the area held by Lemont residents (outflow jobs). The majority of inflow and outflow jobs have similar characteristics. The largest difference is in jobs paying over $3,333 a month; more residents are leaving Lemont for jobs in this category. $3,333 a month equates to $39,996 per year; although there is certain a wide range of salaries above this point, annual pay of $39,996 is close to area averages. The average annual earnings for all workers in the Chicago area (CBSA) is $31,757.[1] For males in the Chicago area that are employed full-time the average annual wage is $57,769; for females employed full-time the average is $41,130.[2]





1 2010 American Community Survey, 1 Year Estimates

2 2010 American Community Survey, 1 Year Estimates

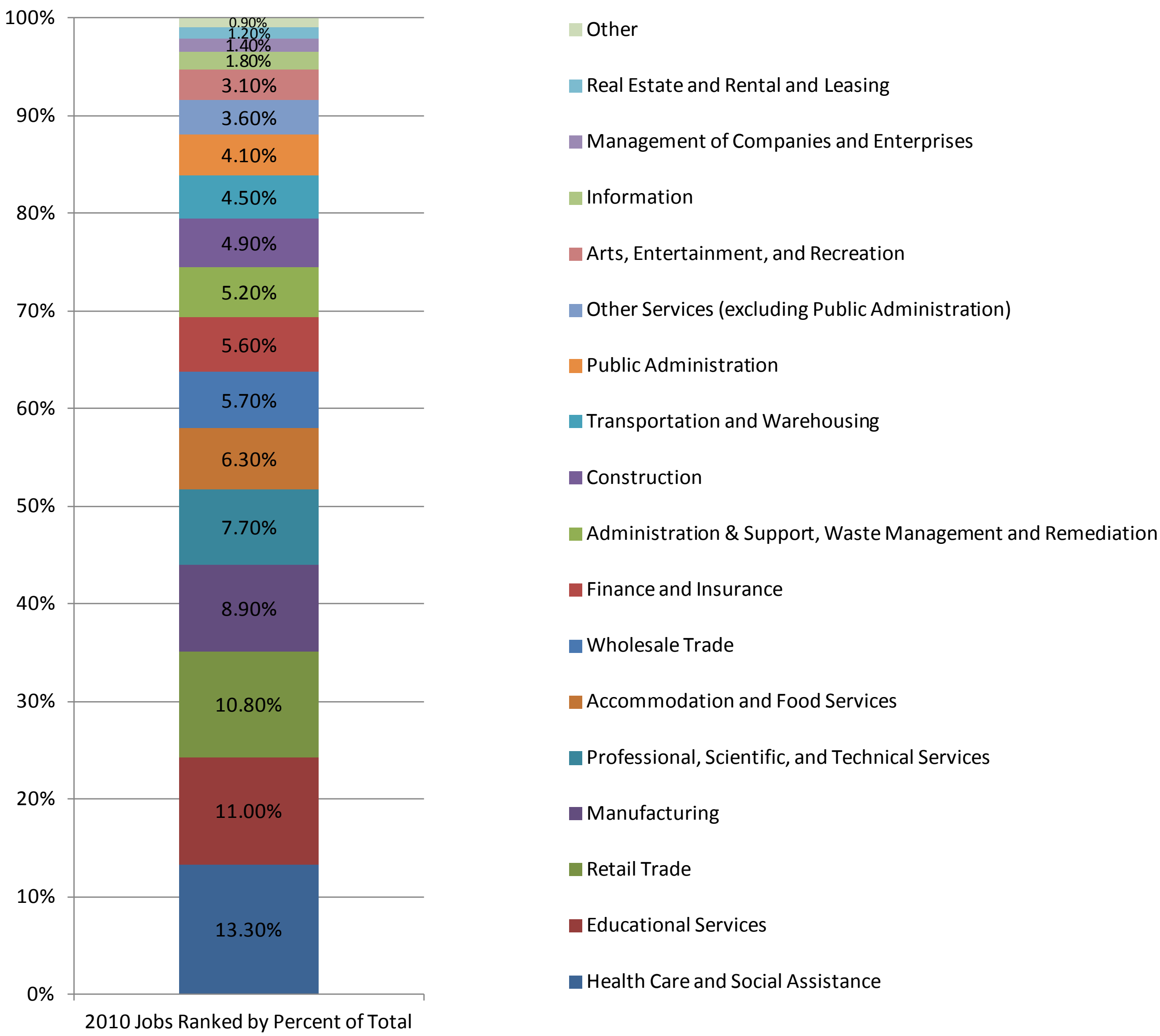
Lemont residents likely occupy high paying jobs because they are well educated as compared to state averages, as shown in the table below.

Educational Attainment	Illinois	Lemont
Percent high school graduate or higher	86.9%	98.7%
Percent bachelor's degree or higher	30.8%	40.0%

Source: 2010 American Community Survey, 1yr and 5 yr estimates

The following chart illustrates the various industry sectors within which Lemont residents are employed. Over 50% of workers are concentrated in five industry sectors: health care and social assistance; educational services; retail trade; manufacturing; and professional, scientific, and technical services. As noted previously, over 50% of jobs in Lemont are within these industry sectors, with the exception of the professional, scientific, and technical services sector.

2010 Lemont Residents' Employment by Industry Sector



Lemont, IL – Local Community SWOT Analysis

Local Demographics and Population

As a location for employers, one of Lemont's strengths is that it has an educated workforce; it's percent of residents with high school and bachelor's degrees far exceeds state and metro area averages. For retailers, Lemont has above average household incomes, indicating more disposable income to support local retail activity.

Lemont's weaknesses include its lack of diversity. Although lacking in racial diversity, Lemont does have ethnic diversity represented in large Polish and Lithuanian populations. Additionally, the community has a diversity of faith institutions, including the Hindu Temple of Greater Chicago.

Demographic Profile of Lemont vs Illinois and the Chicago Metro Area

	Illinois	Chicago MSA	Lemont, IL
Median Household Income ($)	52,972	57,104	89,309
Median Age (years)	36.6	34.5	42.6
Percent White	71.5	65.4	95.9
Educational Attainment (pop. Age 25 and over)			
Percent high school graduate or higher	86.9	86.4	92.4
Percent bachelor's degree or higher	30.8	34.0	38.7

Sources: U.S. Census Bureau, 2010 Census, ACS 1-yr estimates, ACS 5-yr estimates

School Performance

Lemont has two public school districts that serve the local community. Lemont-Bromberek Combined School District 113A serves grades K-8 and Lemont High School District 210 serves grades 9-12. The high school district is considered medium sized by the IL State Department of Education standards, while the grade school district is considered large.

Lemont School District 113A has recently suffered from fiscal management issues that have placed the school on the Illinois State Board of Education's (ISBE) watch list; the ISBE threatened to take over District 113A unless the district got its fiscal house in order. Consequently, the district has lower expenditures per pupil than the state average and higher average classroom sizes. However, District 113A's students still perform well on reading and math exams; the district continues to make adequate yearly progress under the terms of the No Child Left Behind law.

According to the evaluation metrics chosen, the state of School District 210 is the opposite of District 113A. School District 210 spends more per pupil than the state average and has comparable average class sizes. It also has a higher graduation rate than the state average. However, the district did not make adequate yearly progress in 2011, and less of its students met or exceeded state reading and math standards than the state average. Interestingly, the district achieved its highest ever average ACT composite score in 2011, 23.0 pts.[1] This score is almost three full points higher than the 2011 state average of 20.9.[2]

1 http://www.lhs210.net/news/default.aspx?ArticleId=518, accessed 02/15/12
2 http://www.isbe.net/news/2011/aug17.htm, accessed 02/15/12

Comparison of Lemont School Districts vs. Statewide Averages (2011 data)

Evaluation Metric	Statewide	SD113A	SD210
% of Students Meeting or Exceeding Standards in Reading	75.0	87.6	73.6
% of Students Meeting or Exceeding Standards in Math	80.8	95.8	72.3
Attendance	94.0	95.8	Not avail.
Graduation Rate	83.8	n/a	91.2
Adequate Yearly Progress Met?	No	Yes	No
Average Class Size – Kindergarten	20.9	28.1	n/a
Average Class Size – Grade 3	22.3	34.1	n/a
Average Class Size – Grade 8	21.3	33.1	n/a
Average Class Size – High School	19.2	n/a	20.8
Instructional Expenditure per Pupil ($)	6,773	5,879	8,693
Operational Expenditure per Pupil ($)	11,537	10,472	15,497

Source: 2011 Illinois Interactive Report Card, Northern Illinois University, with support from the Illinois State Board of Education. Updated: Sunday, February 12, 2012

Tax Burden

Lemont struggles to compete with nearby communities for commercial and industrial development due to its disadvantageous tax situation. Property taxes for commercial and industrial properties are typically higher in Cook County than in nearby Will or DuPage counties. This is due in large part to the Cook County 10/25 Ordinance, which assesses commercial and industrial properties at 25% of market value and residential properties at 10% of market value. Will and DuPage counties assess all properties as 33.33% of market value. This situation would appear to be advantageous for properties in Cook County, but state law requires that the total assessed value for property within counties equal 33.33% of the market value of all property within each county. To achieve this standard, the state applies an equalization factor to all assessments. Because Cook County purposefully assesses all of its properties below the 33.33% standard, its equalization factor is high. Since residential properties are assessed at a lower rate than commercial and industrial properties, the tax burden is disproportionately shifted to industrial and commercial properties.

Sales tax is another comparative weakness for Lemont versus surrounding communities. Lemont actually lies within three different counties: Will, DuPage, and Cook, but the vast majority of Lemont's territory is in Cook County. Lemont's sales tax rate in Cook County is 8.5%. By comparison, if retail properties were located in the DuPage or Will County portions of Lemont, their sales tax rate would be 7%.

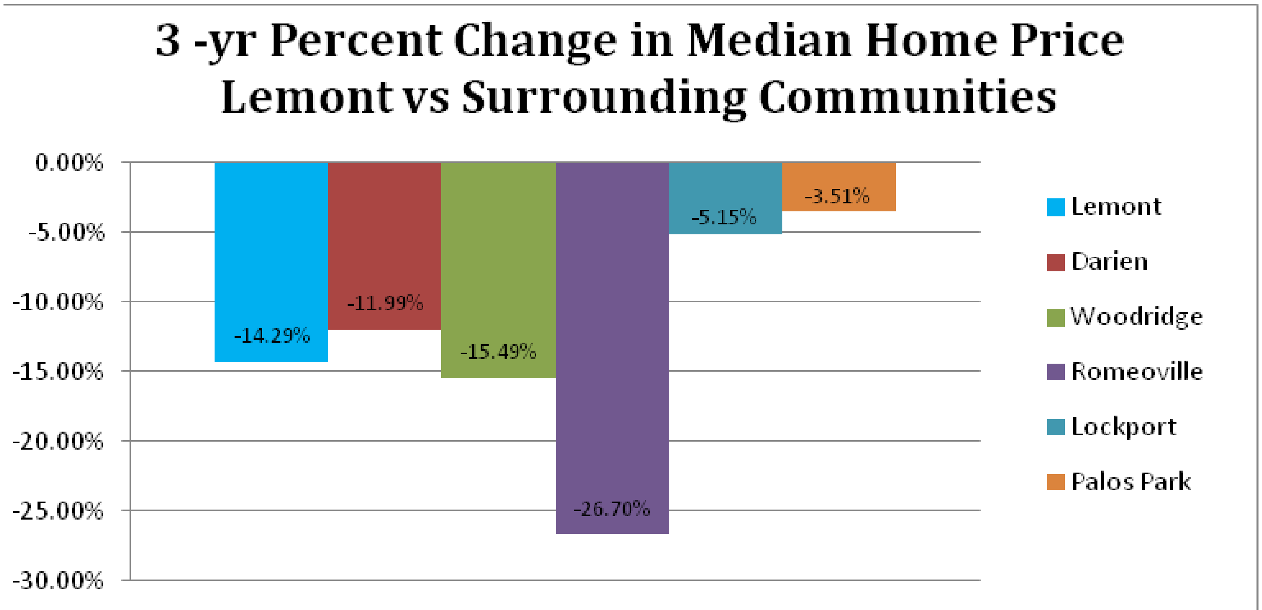
Available Infrastructure

One of Lemont's strengths is that it provides its own water service and has excess capacity to meet daily demand. This allows for new development to proceed without costly upgrades to Village facilities. Most of the Village and its adjacent planning area is serviced by water and sewer, or has service within a reasonable distance. The Village has recently made plans to extend water and sewer service into a portion of its unincorporated planning area, opening this area up to additional development opportunities.

One limitation for Lemont is its inability to provide sewer service to adjacent sites in Will and DuPage counties. Any extension of service into those areas requires an amendment to the Water Reclamation District of Greater Chicago's (MWRD) facilities planning area. Another limitation for Lemont is that it is considerably older than many neighboring communities; its aging infrastructure is insufficient for new development in some parts of the community. In particular, this is an issue near the historic downtown retail district. The Village has taken proactive steps to improve infrastructure in these areas, but more work remains.

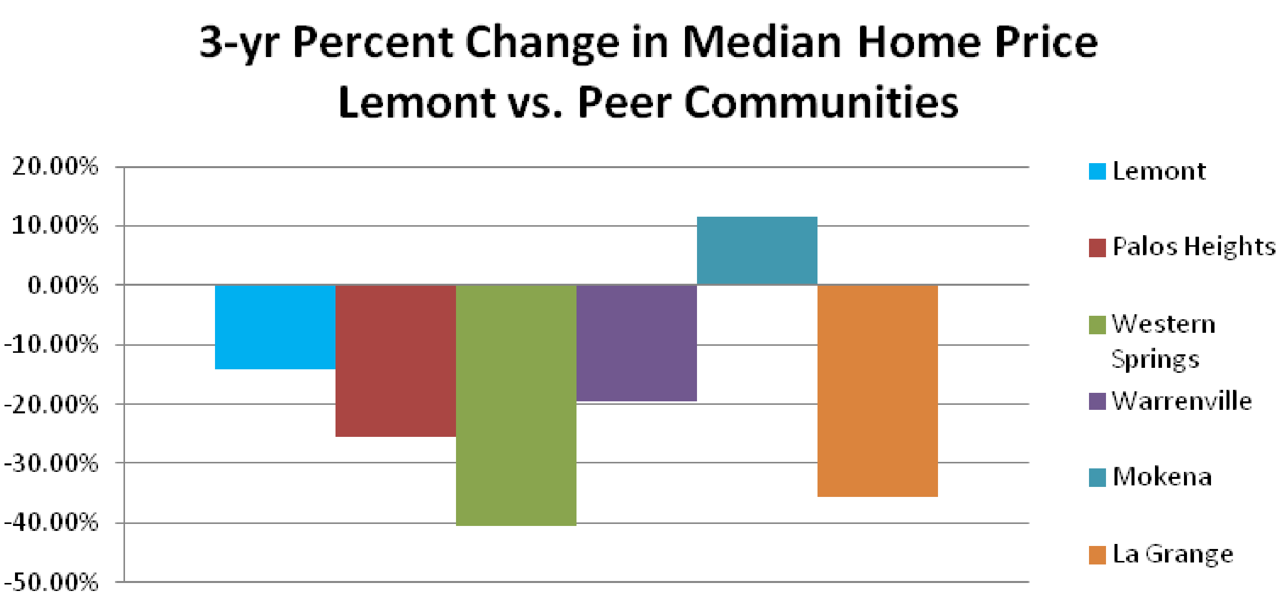
Home Value Trends

When compared to its surrounding neighbors, Lemont retains high residential real estate values, as represented by current median home price and by the price per square foot for homes sold in 2011. However, Lemont has the third largest decline in median home price among its five nearest neighbors over the last three years.



Source: ChicagoTribune.com/classified/realestate/transactions

When comparing Lemont to other western and southwestern suburban communities with similar population and median household incomes, Lemont compares more favorably. Although Lemont shows a negative change in median home price over three years, its decline is smaller than all other declining communities. Mokena is the only community with rising home prices over the study period.



Source: ChicagoTribune.com/classified/realestate/transactions

Broker Analysis

On April 6, 2011, the Village met with 10 commercial real estate brokers who represent properties for sale or lease in Lemont. Invitations were sent to all brokers or property owners who represent property or buildings currently for sale or lease in Lemont; approximately 30 total. The purpose of this meeting was to 1) begin to build relationships between the Village and the commercial real estate community, 2) educate the brokers on how the Village works to promote available sites and buildings, and 3) gather input from the brokers on the challenges and opportunities of marketing properties in Lemont and how the Village and the commercial real estate community can better work together to fill available sites & buildings. Below is a list of the comments received, grouped by the type of property in question.

Office Properties

- Many office uses (e.g. medical) rely on nearby population growth to create demand. Lemont's relative geographic isolation and the overall slowing of area population growth are challenges to filling office space.
- I-355 is an asset, but Cook County taxes make Lemont's properties less competitive against comparable Will or DuPage County properties.
- Office users now are less location-specific; they are more focused on getting a good deal and moving in quickly. Anything the Village can do to speed up the build-out process will make Lemont's office properties more competitive. One thing that might help is to modify building permits to allow partial build-out permits.
- The brokerage community understands that the Village is not in a position to do anything about the Cook County tax structure, and likely can offer minimal, if any, local financial incentives. However, cultivating a pro-business reputation among the brokerage community will help compensate for these things.

Retail Properties

- Lemont's lower population density is a challenge to brining in retail, as is Cook County taxes. County taxes are particularly challenging in filling ground lease properties (e.g. shopping center outlots).
- I-355 is both a positive and a negative for retail. It has made Lemont more accessible, but also has reduced traffic volumes on Lemont roads.
- The Village needs to develop marketing materials focused on the Village as a whole that can be used to attract retailers. This would supplement site-specific marketing materials created by brokers for individual sites.
- The Village should be more proactive in recruiting businesses to Lemont (e.g. consider attending ICSC events, direct marketing campaign to retailers, etc.).
- Permitting is also a concern for retail properties, particularly streamlining the process and providing a single point of contact for permit reviews.

Industrial Properties

- The Class 6b property tax exemption is an asset available to Cook County industrial properties. The Village should have a single point of contact on Village staff for all 6b questions; this person should be well versed in the 6b program.
- The Village should inventory its industrial sites, and consider marketing prime properties to industrial users.
- The industrial brokerage community is relatively small and close-knit. By cultivating positive relationships with industrial brokers the Village will improve the likelihood of new industrial development in Lemont.

Lemont Location Quotients

Location quotients (LQ) are used to measure the relative concentration of local employment in a given industry or occupation as compared to employment in the same industry in a larger reference region. When applied to employment, location quotients measure the ratio of a sector's share of total local employment to that sector's share of total reference region employment.

$$LQ = \frac{\text{(Local Employment in Sector / Total Local Employment)}}{\text{(Reference Region Employment in Sector / Total Reference Region Employment)}}$$

In many cases, the reference region is the United States. In this case, since we are examining a local municipality, a smaller reference region was chosen. This study calculated location quotients using the State of Illinois, the Chicago-Joliet-Naperville, IL-IN-WI Metropolitan Areas (CBSA), and the Chicago metro area (Cook, DuPage, Lake, Will, Kane, and McHenry counties) as reference regions.

An industry with an LQ equal to 1.0 possesses exactly the same share of total local employment as that sector's share of the reference region's employment. When an industry possesses a location quotient greater than 1.0, this signals that the sector is more concentrated in the local area than it is in the reference region. Conversely, a location quotient less than 1.0 indicates that the sector is less concentrated in the local area than it is in the reference region. The higher the location quotient, the more concentrated the employment in that industry for the local area. Typically a location quotient of 1.25 or higher would a significant concentration of employment within a given industry sector. However, because this study is examining smaller geographies, the location quotients are more susceptible to large variation than if examining a larger regional economy vs. national employment.

Therefore, these location quotients are used as just one factor among many to provide an introductory examination of Lemont's competitive position. Those industry sectors with large location quotients (1.25 or higher) as compared to both the region and the state for are considered for targeting, but the final determination of the appropriate target industries for Lemont are based on many other factors.

US Census Bureau, Longitudinal Employer-Household Dynamics (LEHD) Program

Lemont Location Quotients - 2010 Employment Data

NAICS Industry Sector	Lemont Jobs	Chicago CBSA Jobs	LQ - Chicago CBSA	IL Jobs	LQ - IL
Agriculture, Forestry, Fishing and Hunting	0	4,992	0.00	15,466	0.00
Mining, Quarrying, and Oil and Gas Extraction	24	1,699	9.55	8,900	2.40
Utilities	10	18,849	0.36	27,575	0.32
Construction	239	135,610	1.19	188,118	1.13
Manufacturing	799	411,436	1.31	567,370	1.25
Wholesale Trade	435	227,758	1.29	287,456	1.35
Retail Trade	615	451,827	0.92	594,956	0.92
Transportation and Warehousing	448	174,949	1.73	224,545	1.78
Information	60	92,759	0.44	115,866	0.46
Finance and Insurance	151	233,651	0.44	296,609	0.45
Real Estate and Rental and Leasing	40	60,145	0.45	71,431	0.50
Professional, Scientific, and Technical Services	124	300,084	0.28	347,667	0.32
Management of Companies and Enterprises	1	79,817	0.01	97,194	0.01
Administration & Support, Waste Management and Remediation	151	290,821	0.35	342,220	0.39
Educational Services	723	422,791	1.16	578,417	1.11
Health Care and Social Assistance	1,141	539,698	1.43	737,998	1.38
Arts, Entertainment, and Recreation	520	85,129	4.13	98,084	4.72
Accommodation and Food Services	275	321,470	0.58	429,713	0.57
Other Services (excluding Public Administration)	181	153,633	0.80	196,825	0.82
Public Administration	219	154,392	0.96	253,823	0.77
All Industries	6,156	4,161,510	1.00	5,480,233	1.00

Source: US Census Bureau, onthemap.ces.census.gov/

IL Department of Employment Security, Quarterly Census of Employment & Wages					
Lemont Location Quotients - March 2011 Employment Data					
NAICS Industry Sector or Subsector	**Lemont Jobs** (Cook Co. portion only)	**Chicago Metro Area Jobs** (Cook, DuPage, Lake, Will, Kane, & McHenry)	**LQ - Chicago Metro Area**	**IL Jobs**	**LQ - IL**
Agriculture, Forestry, Fishing and Hunting	0	2,125	0.00	13,346	0.00
Mining, Quarrying, and Oil and Gas Extraction	A/	928	n/a	8,900	n/a
Utilities	0	10,001	0.00	23,479	0.00
Construction	395	105,050	2.29	176,934	1.98
Manufacturing	804	356,069	1.37	568,117	1.26
Food	0	44,576	0.00	75,664	0.00
Beverage & Tobacco	0	3,378	0.00	5,374	0.00
Textile Mills	0	659	0.00	966	0.00
Textile Product Mills	A/	2,608	n/a	2,965	n/a
Apparel	0	2,708	0.00	3,663	0.00
Leather & Allied Products	0	572	0.00	1,235	0.00
Wood Products	A/	1,985	n/a	5,976	n/a
Paper	0	16,596	0.00	20,138	0.00
Printing & Related Support	A/	22,082	n/a	30,547	n/a
Petroleum & Coal Products	A/	2,808	n/a	5,264	n/a
Chemical	76	34,544	1.34	45,054	1.50
Plastics & Rubber Products	A/	27,147	n/a	39,117	n/a
Nonmetallic Mineral Products	A/	6,401	n/a	12,161	n/a
Primary Metal Products	0	8,190	0.00	18,766	0.00
Fabricated Metal Products	A/	59055	n/a	90,823	n/a
Machinery	A/	34096	n/a	77,234	n/a
Computer & Electronic Products	0	25638	0.00	34,510	0.00
Electrical Equipment, Appliance & Components	0	18107	0.00	23,197	0.00
Transportation Equipment	A/	13998	n/a	34,688	n/a
Furniture & Related Products	0	7590	0.00	12,458	0.00
Miscellaneous	A/	23331	n/a	28,317	n/a
Wholesale Trade	406	194765	1.27	285,547	1.26
Retail Trade	702	377492	1.13	579,465	1.08
Transportation & Warehousing	553	148134	2.27	216,377	2.27
Information	19	72590	0.16	100,004	0.17
Finance & Insurance	111	204383	0.33	277,723	0.35
Real Estate & Rental and Leasing	52	54411	0.58	69,357	0.67
Professional, Scientific, & Technical Services	110	273860	0.24	350,776	0.28
Management of Companies & Enterprises	0	75976	0.00	97,166	0.00
Administrative & Support & Waste Management and Reme	151	265874	0.35	355,396	0.38
Educational Services	138	116500	0.72	140,714	0.87
Health Care & Social Assistance	855	455205	1.14	695,196	1.09
Arts, Entertainment, & Recreation	317	49016	3.93	66,291	4.25
Accomodations & Food Services	351	288728	0.74	432,925	0.72
Other Services (except Public Administration)	256	136559	1.14	196,228	1.16
Unclassified	A/	4760	n/a	5,919	n/a
ALL INDUSTRIES - Private Employment Total	5247	3,192,426	1.00	4,659,860	1.00

Source: IL DES, QCEW and Where Workers Work data sets, http://www.ides.illinois.gov/page.aspx?module=17&item=31

Note: A/ indicates suppressed data

Regionally Targeted Industries

Lemont is located within Cook, DuPage and Will counties, so each county's target industries were identified and examined. Additionally, World Business Chicago provides target industries for the City of Chicago and the Chicago Metropolitan Agency for Planning (CMAP) identifies industry targets for the seven county region. All of these targeting efforts were examined.

CMAP and the DuPage County Economic Development Corporation, Choose DuPage, employ a cluster based approach to industry targeting. Both entities define clusters using a framework developed by the Purdue Center for Regional Development and the Indiana Business Research Center. The various clusters identified within the framework are each comprised of a specific combination of 6-digit NAICS industry codes; data at this level of detail is generally either unavailable or suppressed for a geography as small as Lemont. Therefore, Lemont cannot know if its local industries comprise all or a portion of any of the regionally targeted clusters. Additionally, I have reservations regarding the cluster framework used by CMAP and Choose DuPage; the originators of the framework specifically state that it was developed as a tool for rural regions and I therefore question it's applicability to a metropolitan region like Chicago.[1]

CMAP's GoTo2040 Plan does not provide a full list of clusters on which to focus regional economic development efforts. Rather, it states that freight/logistics, advanced manufacturing, and biomedical/biotechnical are three "clusters of particular importance" but that "additional sectors should also be targeted to identify specific actions for implementation." [2] The report also notes that fostering a green energy/technology cluster could be important to the region.

CMAP Target Clusters

Cluster Title	Brief Description	Example of Industries Included in Cluster
Advanced Manufacturing[1]	Primarily a variety of manufacturing industries; also includes testing labs and scientific research and development services.	33271- Machine shops 333313 - Office machinery manufacturing 3344 - Semiconductor and other electronic component manufacturing 33511 - Electric lamp bulb and part manufacturing 335921 - Fiber optic cable manufacturing 339112 - Surgical and medical instrument manufacturing
BioMedical/ BioTechnical	Manufacturing related to health care, sales of items related to health care, and Ambulatory Health Care Services (excluding medical professionals' offices)	3254 Pharmaceutical and medicine manufacturing 334517 Irradiation apparatus manufacturing 446 Health and personal care stores 562211 Hazardous waste treatment and disposal 6214 Outpatient Care Centers 6216 Home Health Care Services
Freight / Logistics[2]	Nearly all industries located within the Transportation and Warehousing sector (NAICS 48-49), excluding postal, scenic / sightseeing, and most transit services.	481 Air transportation 482 Rail transportation 483 Water transportation 485112 Commuter rail systems 4855 Charter bus industry 486 Pipeline transportation
Green Energy / Technology[3]	As a subset of the Energy cluster, primarily services related to the development of energy.	533 Lessors of nonfinancial intangible assets (except copyrighted works) 54133 Engineering services 54136 Geophysical surveying and mapping services 54138 Testing laboratories 54162 Environmental consulting services

1 http://www.ibrc.indiana.edu/innovation/index.html

2 GoTo2040, p.190

3 Advanced Manufacturing is not a cluster identified in either the CMAP Industrial Cluster Snapshot Report, or the Purdue cluster framework employed by CMAP; Advanced Materials is a cluster identified in both. Therefore it is assumed that the final GoTo 2040 report intended "advanced manufacturing" to mean "advanced materials".

4 Freight/Logistics is not a cluster identified in either the CMAP Industrial Cluster Snapshot Report, or the Purdue cluster framework employed by CMAP; Transportation and Logistics is a cluster identified in both. Therefore it is assumed that the final GoTo 2040 report intended "freight/logistics" to mean "transportation and logistics".

5 Green Energy is not a cluster identified in either the CMAP Industrial Cluster Snapshot Report, or the Purdue cluster framework employed by CMAP. It is assumed that Green Energy would be a subset of the Energy (fossil and renewable) cluster identified by the Purdue cluster framework.

Choose DuPage indentifies nine target industry clusters. Choose DuPage's targeted clusters include all of the CMAP targeted clusters identified in GoTo 2040, with the difference that CMAP only targets green energy but Choose DuPage targets all of the energy cluster. Choose DuPage includes an additional five clusters not identified by CMAP: business and financial services; information technology and telecommunications; manufacturing (fabricated metals, machinery & primary metals); printing and publishing; and defense and security.

Choose DuPage Clusters, In Addition to CMAP Clusters

Cluster Title	Brief Description	Example of Industries Included in Cluster
Business & Financial Services	Professional and specialized services and printing	323115 Digital printing 518 Internet service providers, web search portals, and data processing services 524 Insurance carriers and related activities 525 Funds, trusts, and other financial vehicles 5411 Legal services 5413 Architectural, engineering, and related services 5415 Computer systems design and related services
Information Technology & Telecomm-unications	Communications related manufacturing and telecom-munications services	23821 Electrical contractors 3342 Communications equipment manufacturing 3343 Audio and video equipment manufacturing 334518 Watch, clock, and part manufacturing 5112 Software publishers 5172 Wireless Telecommunications Carriers (except Satellite) 518 Internet service providers, web search portals, and data processing services 5415 Computer systems design and related services
Manufacturing	Within the manufacturing supercluster, fabricated met-als, machinery & primary metals manufacturing	331 Primary metal manufacturing 332 Fabricated metal product manufacturing **(except 332992, 3, 4, 5)** 333 Machinery manufacturing
Printing & Publishing	Services and manufactur-ing related to communica-tions media (books, tv, etc.) excluding internet commu-nications.	339950 Sign manufacturing 51511 Radio broadcasting 51521 Cable and other subscription programming 516 Internet publishing and broadcasting 51911 News syndicates 54143 Graphic design services 541613 Marketing consulting services
Defense & Security	Manufacturing, sales and services related to national defense.	212291 Uranium-radium-vanadium ore mining 32592 Explosives manufacturing 332992 Small arms ammunition manufacturing 4231 Motor vehicle and motor vehicle parts and supplies merchant wholesalers 5616 Investigation and security services 927 Space research and technology

Will County's Center for Economic Development (Will CED) identifies six industry sectors in their targeting materials. The titles for each of the "industry sectors" are marketing oriented and do not necessarily relate to any NAICS code, cluster framework, or other standardized identification tool. However, each industry sector generally correlates to one or more NAICS sectors or subsectors. Often, the Will CED also includes NAICS codes of particular industries that are to be specifically targeted within a target industry sector. Sometimes these industries are located in a NAICS sector outside the primary sector identified, but are usually closely related to the work done by industries in the primary sector. Therefore, in most cases, it is possible to relate Lemont's industry data to Will CED's targeted industry sectors.

Will CED Target Industry Sectors

Sector Title	Primary NAICS Codes comprising Sector	Specifically Targeted Industries
Professional & Business Services	54 – Professional, Scientific, and Technical Services 55 – Management of Companies and Enterprises 56 – Administrative & Support & Waste Management & Remediation	518 - Internet Service Providers, Web Search Portals, and Data Processing Services 541214 - Payroll Services 5413 - Architectural, Engineering, and Related Services 5414 - Specialized Design Services 5415 - Computer Systems Design and Related Services 5416 - Management, Scientific, and Technical Consulting Services 5417 - Scientific Research and Development Services 5419 - Other Professional, Scientific, and Technical Services 561 - Administrative and Support Services
Food Processing	311 – Food Manufacturing	3112 - Grain Milling 3113 - Sugar and Confectionary Product Manufacturing 3114 - Fruit and Vegetable Preserving and Specialty Food Manufacturing 3115 - Dairy Product Manufacturing 3119 - Miscellaneous Food Manufacturing 333294 - Food Product Machinery Manufacturing 333100 - Agriculture, Construction, and Mining Machining Manufacturing
Life Sciences	334 – Computer and Electronic Product Manufacturing	334510 - Electro-medical and Electrotherapeutic Apparatus Manufacturing 334511 - Search, Detection, Navigation, Guidance Aeronautical & Nautical System Instrument Manufacturing 334516 - Analytical Laboratory Instrument Manufacturing 334517 - Irradiation Apparatus Manufacturing 3391 - Medical Equipment and Supplies Manufacturing 62151 - Medical and Diagnostic Laboratories
Advanced Manufacturing	326 – Plastic and Rubber Product Manufacturing 323 – Printing and Related Support Activities 325 - Chemical Manufacturing 333 – Machinery Manufacturing 332 – Fabricated Metal Product Manufacturing	3335 - Metalworking Machinery Manufacturing 333298 - All Other Industrial Machinery Manufacturing 325211 - Plastics Material & Resins 333220 - Plastics and Rubber Industry Machinery Manufacturing 3261 - Plastics Product Manufacturing 5417 - Scientific Research & Development Services 333293 - Printing Machinery and Equipment Manufacturing 333291 - Paper Industry Machinery Manufacturing

The Cook County Bureau of Economic Development does not provide any industry targeting.

World Business Chicago employs a primarily sector based approach to identify target industries, but blends cluster principles into its analysis. It identifies seven industry "asset" sectors to target for further growth and development in Chicago: manufacturing, finance and insurance, professional and business services, wholesale trade, administration & support, waste management and remediation, transportation & warehousing, and management of companies and enterprises. Within the manufacturing sector, World Business Chicago notes that Chicago has high location quotient and projected growth in the chemicals manufacturing subsector.

WBC identifies the entire professional and business services supersector as a target for growth. Within the supersector, WBC targets the management, scientific and technical consulting services industry as one with a high location quotient and growth projections. The management, scientific and technical consulting services industry is within the professional, scientific, and technical services sector, within which Lemont residents are heavily concentrated.

Transportation and logistics is also a targeted sector for WBC, with a particular focus on air transportation, general freight trucking, and freight transportation arrangement. Lemont workers are also concentrated in transportation and logistics.

Finally, although not a high location quotient for Chicago, WBC targets a tourism and entertainment cluster, as it is the city's fourth highest exporting industry group.

World Business Chicago Target Industries

Sector Title	Primary NAICS Codes comprising Sector	Specifically Targeted Industries
Tourism & Entertainment	71 – Arts, Entertainment & Recreation 72 – Accommodation and Food Services	No specific targets mentioned
Transportation & Logistics	481 – Air transportation 482 – Rail transportation 483 – Water transportation 484 – Truck transportation	4811 - Scheduled air transportation 4885 - Freight transportation arrangement 4841 - General freight trucking
Headquarters & Business Services	54 – Professional, Scientific, and Technical Services 55 – Management of Companies and Enterprises 56 – Administrative & Support & Waste Management & Remediation	5416 - Management, scientific and technical consulting services 5242 - Agencies, brokerages and other insurance-related activities 5613 - Employment services
Manufacturing	31- 33, all Manufacturing sectors	3335 - Metals and Machine Manufacturing 325 - Chemicals and Advanced Materials 3254 - Pharmaceutical and Medical Device Manufacturing

Lemont Detailed Retail Analysis

Lemont's Current Retail Environment

Retail Space Overview

Lemont has approximately 1.2 million square feet of gross retail space. Retail development is primarily clustered in four districts – Downtown, 127^{th} & State, the Eastside, and Long Run Creek.

Downtown Lemont is a charming historic district, primarily comprised of older buildings each containing 1,000 sf or less of ground floor retail. The downtown also includes a recently constructed five story mixed use building with approximately 24,000 sf of ground floor retail.

The intersection of 127^{th} Street and State Street in Lemont is the hub of retail space in Lemont. There are three shopping centers clustered around the intersection, each anchored by a grocery store. Lemont Plaza, built in 1983, is the oldest of the three shopping centers. It contains an approximately 117,000 sf building, with two outlots. Lemont Plaza is anchored by Chipain's, a locally owned independent grocery store. Centennial Plaza, built in 1997, is anchored by Jewel-Osco and contains approximately 92,000 sf in the main building. Centennial Plaza also includes one outlot, which is occupied by a Burger King. Lemont Village Square, constructed in 2007, is the newest shopping center built in Lemont. Lemont Village Square's main 50,000 sf building is anchored by ALDI. Other national tenants like Starbucks and Jimmy John's occupy the 3,700 sf outbuilding. The size and anchor tenants of these shopping centers fit the International Council of Shopping Center's (ICSC) description of neighborhood shopping centers.

Lemont's Eastside retail district is primarily comprised of two small strip shopping centers. Rilly's Pointe is a 16,000 sf center that is anchored by 3 Corners Grill & Tap, a locally owned restaurant. Across from Rilly's Pointe is the Derby Plaza development. Derby Plaza's retail building contains approximately 15,000 sf and is anchored by an ethnic grocery store. The Derby Plaza development also contains approximately 22,000 sf of Class B office space.

The Long Run Creek retail district is the Long Run Marketplace shopping center. Long Run Marketplace includes an approximately 264,000 sf building containing a Target, Kohl's, Home Goods and Office Max. The center also includes two outbuildings; one is 6,400 sf and the other is 7,400 sf.

Other small retail spaces are located along major thoroughfares throughout the Village.

Physical Characteristics

Most of the retail space in Lemont is relatively modern and regularly configured. Lemont Plaza underwent a façade update in 2005; however, the larger site has not been improved. The expansive parking lot with poor striping and limited landscaping creates an dated appearance. Additionally both outbuildings are vacant. The other shopping centers have more modern appearances, although Centennial Plaza and Long Run Marketplace would both benefit from added landscaping. The majority of the available retail space in the community has previously been occupied, so most tenants are not facing build out of raw spaces. The major exceptions to this rule would be the developments in Lemont's Eastside District and the Front Street Lofts in downtown Lemont; these are raw spaces. Additionally, downtown Lemont has many older spaces that are functionally obsolete for many retailers. However, because most of the older downtown buildings have avoided total obsolescence through proper maintenance and/or renovation, many independent start-up businesses thrive in the smaller footprints provided within the downtown district.

Retail Tenant Mix and Trade Area

Lemont is primarily a local serving, convenience retail district with an average trade area of three miles, or approximately seven minutes. This conclusion is supported by the type of retailers presently located in Lemont. Grocery stores anchor three of the four largest shopping centers in the village. As noted, these shopping centers fall within the ISCS neighborhood shopping center category; centers in this category have average trade area of three miles. There are also many salons and other personal services businesses, which are convenience type uses. Lemont has several national chain retailers, but aside from fast food restaurants, all of the dining establishments in the community locally owned or small Chicago-area chains (one to five locations). Of 11 chain retail establishments located in Lemont, the average trade area per store (as measured by the location of existing stores in the Chicago market) is approximately three miles. Lemont's taxable retail sales are not concentrated in any one particular SIC code (e.g. drinking in eating places), indicating that is it not a strong niche market.

Community Perceptions of Lemont Retail
In fall 2011, Village staff conducted a community survey as part of the Village's update to the Lemont Comprehensive Plan. Over 400 people, or approximately 2.5% of the total village population, responded. Although the survey respondents do not reflect a true statistical representation of the community, they did reflect a diverse segment of the overall population. Among businesses owners who responded to the survey, the most negative aspects of owning a business in Lemont were a lack of traffic downtown and a lack of support from residents; taxes came in third. Among residents, the largest complaints regarding businesses were that there are too few in town and the existing businesses lack variety. Residents were also concerned about perceived high vacancy rates, particularly in the downtown. Approximately 64% of survey respondents stated that when they shop, they do so outside the community. Approximately 76% of respondents stated that when they go out to eat or drink, they do so outside the community.

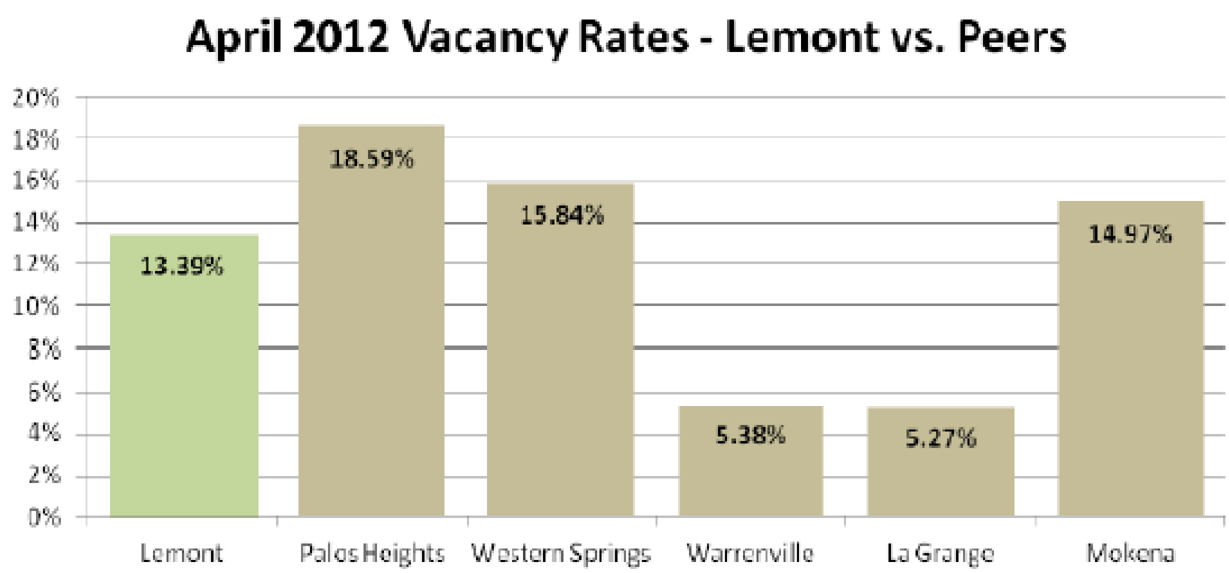
The Comprehensive Plan survey reflects a desire for greater variety in Lemont's retail offerings. Lemont is unique among the typical Chicago suburbs in that it is not homogeneous with regard to household income. Lemont's residents are spread along the economic spectrum. What one group desires is often derided by the other (e.g. an Aldi grocery store). This presents a challenge in attracting some retailers and satisfying consumer desires.

Specifically, survey responses indicate a general desire for more national or large regional chain eating places. This may be because Lemont's residents truly want these particular chains, or may be that national and large regional chains are an easy way to reference a particular type of desired eatery (e.g. a family oriented sit-down format).

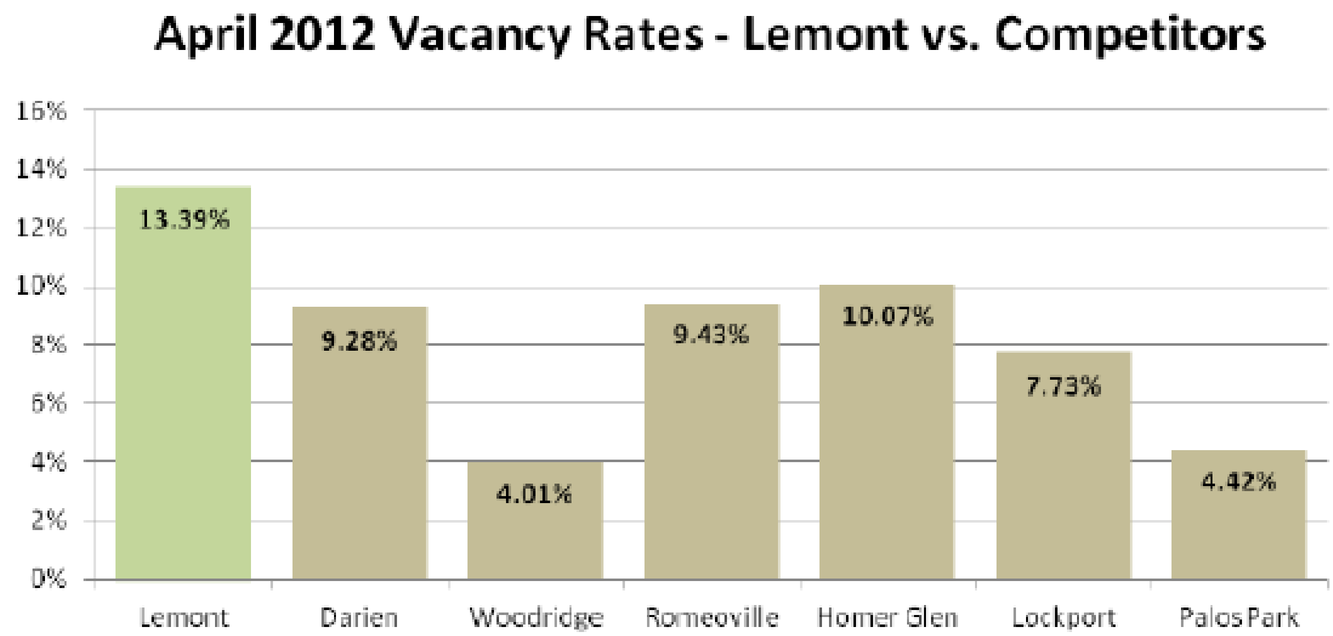
According to attendees of a real estate broker focus group in 2011, filling vacant retail space in Lemont can be challenging due to a lack of nearby residential density, a lack of vehicular traffic through the community, and Cook County's higher tax rate than neighboring counties.

Lemont Retail Performance – Comparison to Peers and Competitors
This report analyzes Lemont's retail performance compared to five peer communities and six competitor communities. Competitor communities are those that are close enough to compete with Lemont for retail activity (e.g. a retailer would most likely not place a location in both communities). Peer communities were chosen based on their proximity to Lemont, their physical environment, their population, median household income, and total 2011 taxable retail sales.

As compared to its peers and competitors Lemont's retail is underperforming, but not drastically so. Lemont's retail vacancy rate as of April was higher than any of its competitors. Among its peers, Lemont's vacancy rate was closer to average.

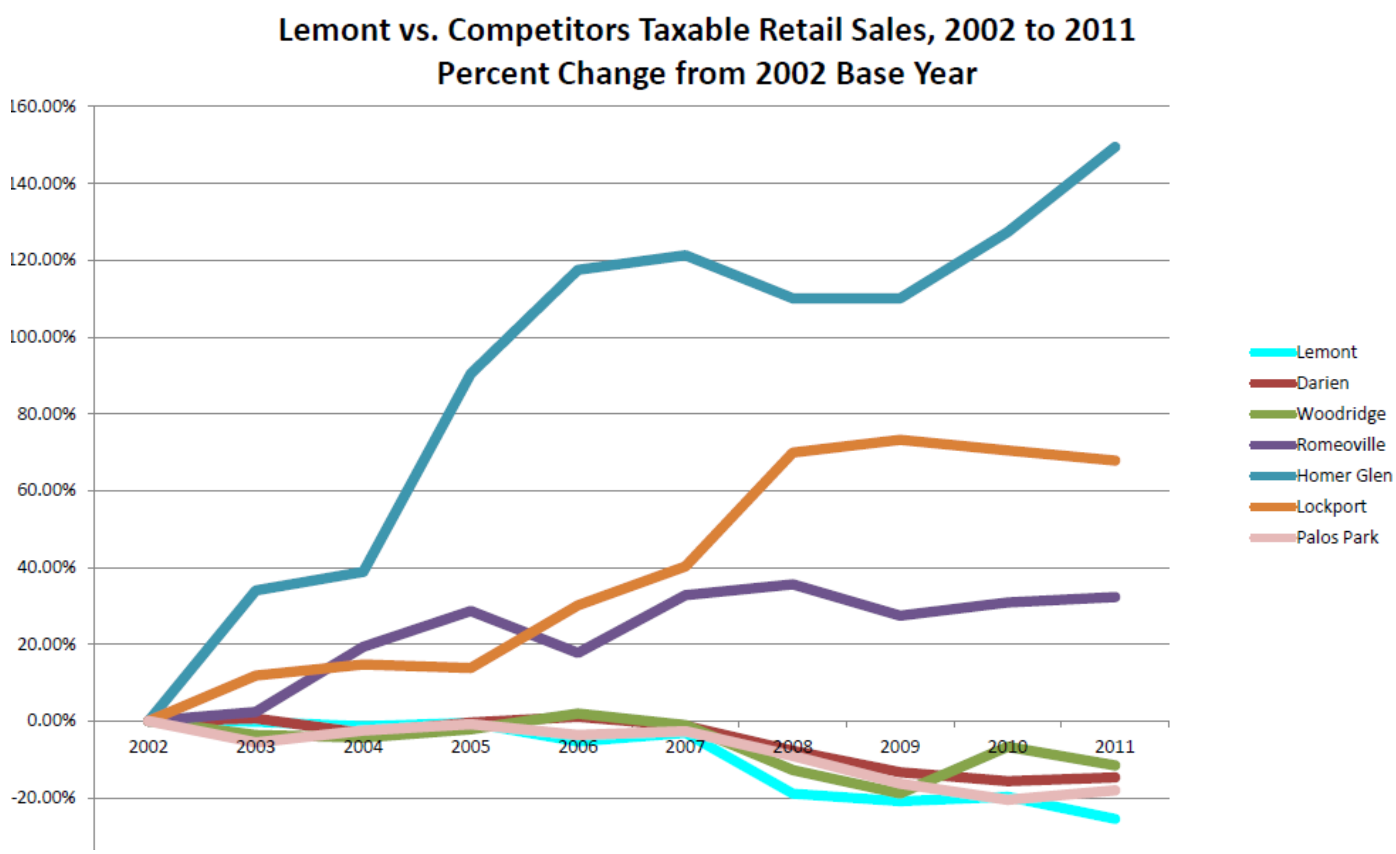


Source: Costar.com



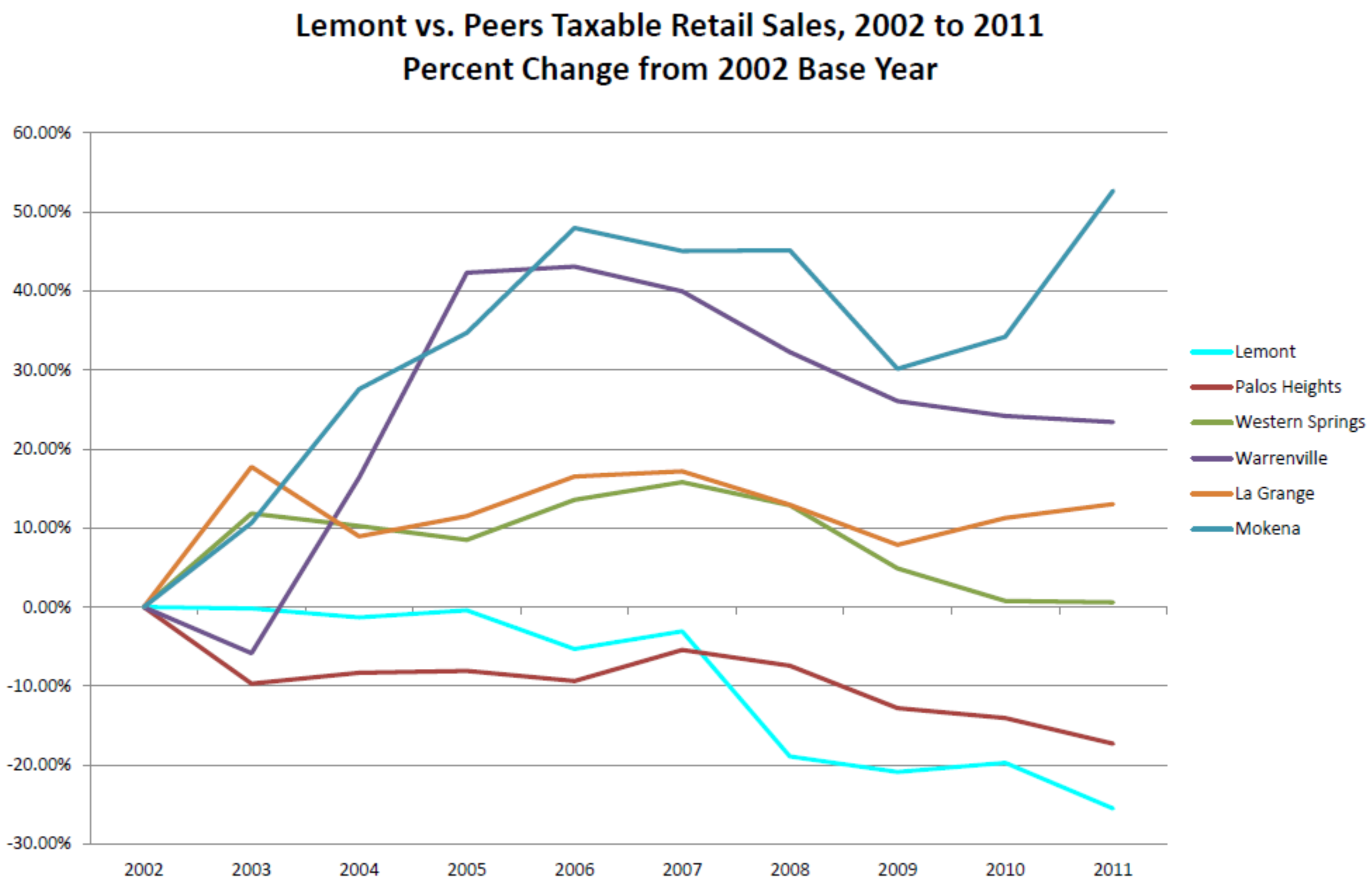
Source: Costar.com

Since 2002, Lemont's total taxable retail sales have declined (as evaluated using constant 2012 dollars). The 2008 recession hit Lemont particularly hard, creating a 16.33% drop in taxable retail sales from 2007 totals. Comparatively, surrounding competitor communities saw only an approximately 5% decline in 2008 and two communities actually increased taxable retail sales in 2008. Among competitor communities from 2002 to 2011, Lemont, Darien, Woodridge, and Palos Park have experienced a general decline in retail sales while Romeoville, Lockport, and Homer Glen have increased sales. This is due in large part to the fact that Romeoville, Lockport and Homer Glen have all had significant areas of new development over the last ten years.



Source: IL Department of Revenue

Lemont fares better against its competitors than against its peers. Most of Lemont's peers finished 2011 with higher taxable retail sales than were received in 2002. Again, some of the growth for communities like Mokena and Warrenville came from new development. However, even Palos Heights and Western Springs, which are both substantially more built- out than Lemont, fared better than Lemont over the study period.

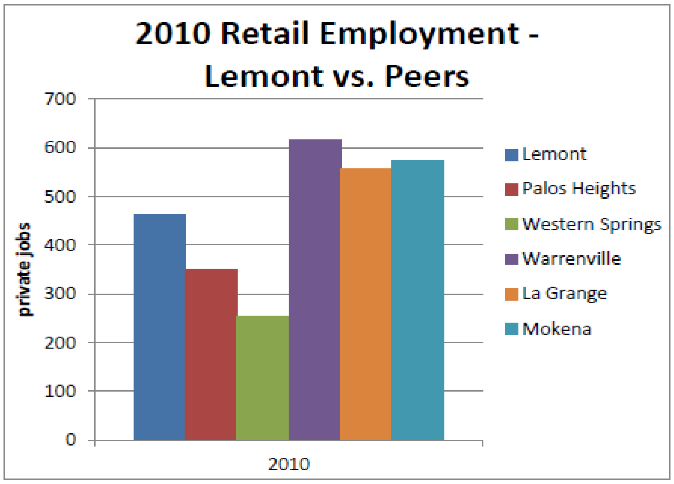


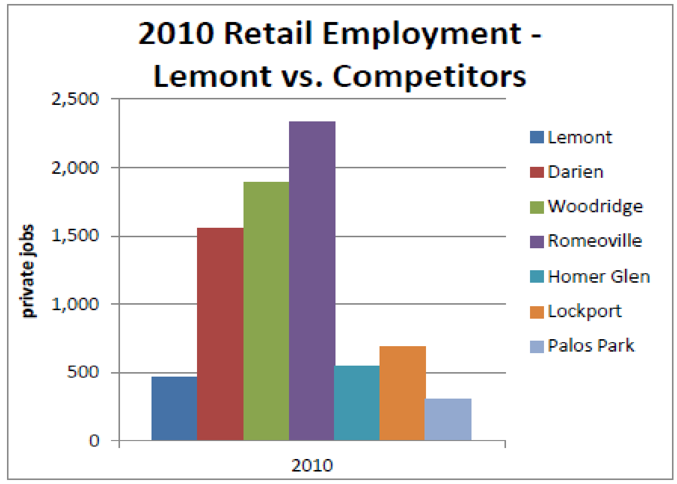
Source: IL Department of Revenue

It appears from this analysis that many peer and competitor communities experienced growth in retail sales in the years leading up to the recession. Even though many communities' sales have been in a declining trend since 2008, the earlier growth has helped to soften the blow. It appears that Lemont, along with some of the other communities, missed out of this period of investment and growth.

Lemont's retail employment data over the study period also confirms a declining amount of retail activity in the Village. It is interesting to note that while 2008 represented a large decrease in retail sales, there was not a correspondingly large decrease in retail employment.

US Census Bureau, Longitudinal Employer-Household Dynamics (LEHD) Program, http:onthemap.ces.census.gov/





US Census Bureau, Longitudinal Employer-Household Dynamics (LEHD) Program, http:onthemap.ces.census.gov/

Additional charts, graphs, and tables representing the data used to support the selection of the peer and competitor communities and the foregoing analysis are available upon request.

Lemont Retail Opportunities

Lemont already excels in providing certain retail goods and services, as indicated by a Buxton Retail Leakage and Surplus Analysis. Within the village limits, Lemont shows a surplus of electronics and appliance stores, food and beverage stores, health and personal care stores, and food service and drinking places. This surplus means that people are coming from outside the village limits to shop and dine in Lemont.

More important than looking at retail surplus or leakage for the village limit is to examine the village's retail trade area. The attached Buxton Retail Leakage and Surplus Analysis, shows the existing sale and consumer demand within the Village's primary trade area, a 7-minute drive time of 127th and State Streets. Retail categories showing leakage are areas where consumer demand within the trade area is not being met within the trade area. These retail categories are potential opportunities for new retailers to meet the unmet demand. Retail categories showing surpluses are those categories where supply within the trade area exceeds demand within the trade area. As noted, this means that customers are coming from outside the trade area to purchase goods and services in these categories.

The Buxton Retail Leakage and Surplus Analysis indicates unmet demand for businesses like automobile dealers, furniture stores, bookstores, etc. It is unlikely that these represent real opportunities for Lemont, as they are either declining retail types (e.g. bookstores) or require traffic and retail density not feasible for the village (e.g. auto dealers).

The report does provide some guidance for types of retail that Lemont could feasibly pursue. Auto parts, accessory and tire stores and full service restaurants show unmet demand sufficient to support at least one additional retailer in each category. Also, clothing stores and clothing accessories are in demand in the local trade area. Although large national clothing chains are unlikely to locate to Lemont, perhaps the Village could pursue smaller independent stores, or stores that are particularly well suited to service Lemont's demographics. The report also indicates significant unmet demand for general merchandise stores; more research would be needed to see what type of retailer within this category is truly needed to serve the unmet demand. The Village should continue to use analytics like those offered through Buxton to guide retail attraction efforts.

Retail Leakage and Surplus Analysis

The Retail Leakage and Surplus Analysis examines the quantitative aspect of the community's retail opportunities. It is a guide to understanding retail opportunities but it is not an analysis that indicates unconditional opportunities. The analysis is sometimes called "a gap analysis" or "a supply and demand analysis" and can aid in the following:

-Indicating how well the retail needs of local residents are being met
-Uncovering unmet demand and possible opportunities
-Understanding the strengths and weaknesses of the local retail sector
-Measuring the difference between actual and potential retail sales

Understanding Retail Leakage

Retail leakage means that residents are spending more for products than local businesses capture. Retail sales leakage suggests that there is unmet demand in the trade area and that the community can support additional store space for that type of business.

However, retail leakage does not necessarily translate into opportunity. For example, there could be a strong competitor in a neighboring community that dominates the market for that type of product or store.

Understanding Retail Surplus

A retail surplus means that the community's trade area is capturing the local market plus attracting non-local shoppers. A retail surplus does not necessarily mean that the community cannot support additional business. Many communities have developed strong clusters of stores that have broad geographic appeal. Examples of these types of retailers include: sporting goods stores, home furnishing stores, restaurants, and other specialty operations that become destination retailers and draw customers from outside the trade area.

Examining the quantitative aspects (Leakage/Surplus) is only part of the evaluation of community's retail opportunities. Before any conclusions can be drawn about potential business expansion or recruitment opportunities, qualitative considerations such as trade area psychographics and buying habits must be analyzed in context of other market factors.

Interpreting Leakage Index

1.0 = equilibrium, meaning that demand and sales in the area being analyzed are in balance.

.80 = demand exceeds sales by 20%, meaning that consumers are leaving the area being analyzed.

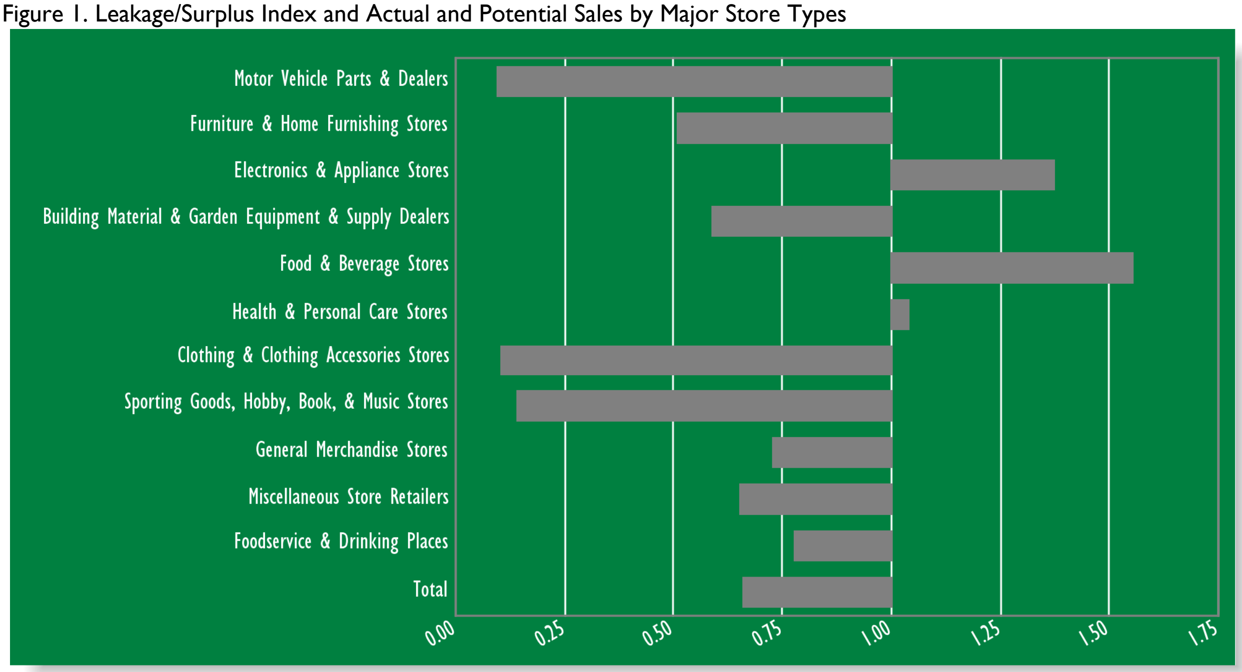
1.2 = sales exceed demand by 20%, meaning that consumers are coming from outside the area being analyzed.

Leakage/Surplus Index by Major Store Type

The quantitative comparison of retail leakage and surplus in the twelve major store types shown in the chart and table below provides an initial measure of market opportunities. Combining this analysis with the knowledge of the local retail situation will take the process of identifying retail possibilities one step further.

Figure 1 provides the leakage/surplus indices and following is the sales potential and actual sales for major store types.

Figure 1. Leakage/Surplus Index and Actual and Potential Sales by Major Store Types

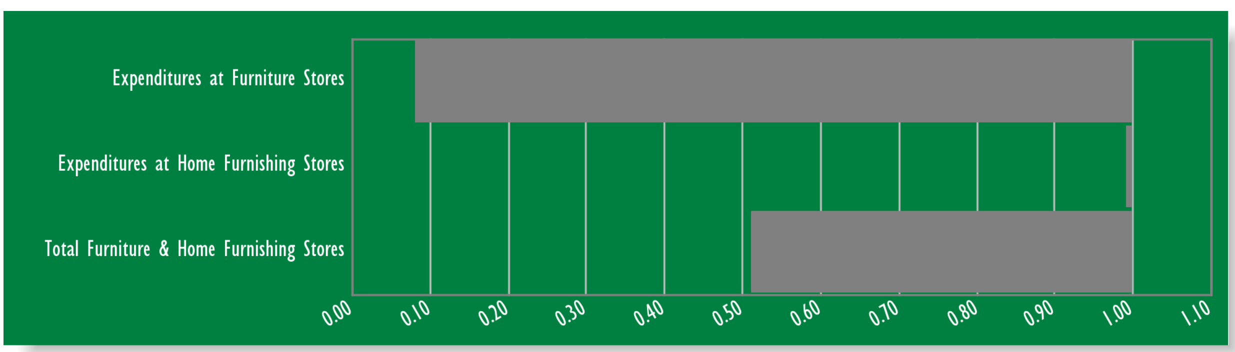


Store Type	Potential	Actual Sales	Leakage
Motor Vehicle Parts & Dealers	79,858,590	7,641,929	0.1
Furniture & Home Furnishing Stores	13,409,875	6,850,584	0.5
Electronics & Appliance Stores	11,104,836	15,255,899	1.4
Building Material & Garden Equipment & Supply Dealers	55,954,955	33,141,708	0.6
Food & Beverage Stores	49,436,982	76,834,796	1.6
Health & Personal Care Stores	20,875,174	21,631,350	1.0
Clothing & Clothing Accessories Stores	24,186,973	2,541,663	0.1
Sporting Goods, Hobby, Book, & Music Stores	8,864,911	1,252,707	0.1
General Merchandise Stores	55,654,680	40,489,918	0.7
Miscellaneous Store Retailers	12,054,647	7,880,802	0.7
Foodservice & Drinking Places	43,815,339	34,182,156	0.8
Total	375,216,963	247,703,513	0.7

Sub-Categories of Motor Vehicle Parts & Dealers

Store Type	Potential	Actual Sales	Leakage
Expenditures at Automotive Dealers	68,368,152	2,023,528	0.0
Expenditures at Other Motor Vehicle Dealers	5,433,329	1,072,704	0.2
Expenditures at Automotive Parts, Accessories, and Tire Stores	6,057,109	4,545,697	0.8
Total Motor Vehicle Parts & Dealers	79,858,590	7,641,929	0.1

Sub-Categories of Furniture & Home Furnishing Stores



Store Type	Potential	Actual Sales	Leakage
Expenditures at Furniture Stores	7,104,603	586,829	0.1
Expenditures at Home Furnishing Stores	6,305,271	6,263,756	1.0
Total Furniture & Home Furnishing Stores	13,409,875	6,850,584	0.5

Sub-Categories of Electronics & Appliance Stores

Store Type	Potential	Actual Sales	Leakage
Expenditures at Appliance, Television, and Other Electronics Stores	8,315,972	14,149,490	1.7
Expenditures at Computer and Software Stores	2,319,860	1,106,409	0.5
Expenditures at Camera and Photographic Equipment Stores	469,004	0	0.0
Total Electronics & Appliance Stores	11,104,836	15,255,899	1.4

Sub-Categories of Building Material & Garden Equipment & Supply Dealers

Store Type	Potential	Actual Sales	Leakage
Expenditures at Home Centers	20,387,310	3,115,148	0.2
Expenditures at Paint and Wallpaper Stores	1,246,414	0	0.0
Expenditures at Hardware Stores	4,052,635	815,903	0.2
Expenditures at Other Building Materials Dealers	25,848,962	25,791,117	1.0
Expenditures at Outdoor Power Equipment Stores	628,162	703,306	1.1
Expenditures at Nursery and Garden Centers	3,791,472	2,716,233	0.7
Total Building Material & Garden Equipment & Supply Dealers	55,954,955	33,141,708	0.6

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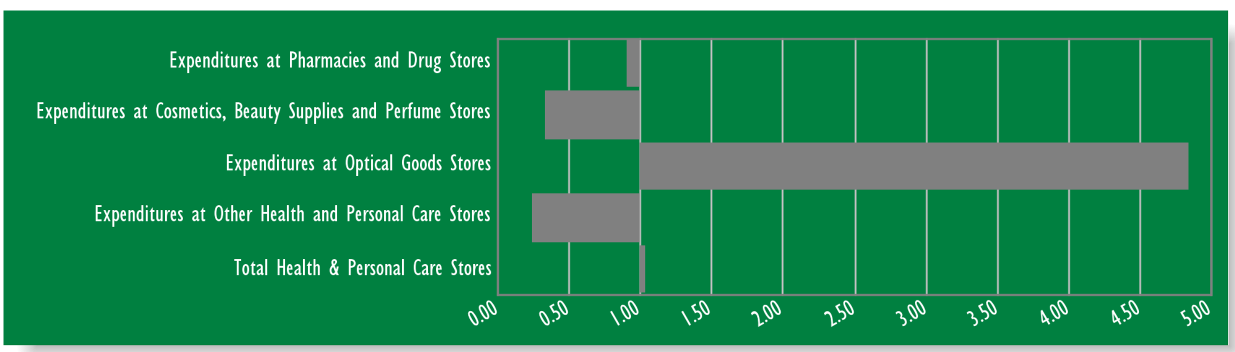
Sub-Categories of Food & Beverage Stores

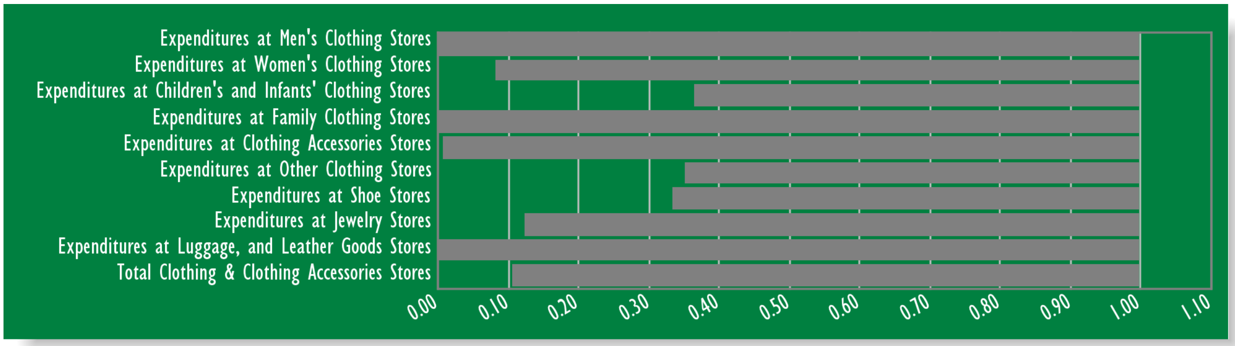
Store Type	Potential	Actual Sales	Leakage
Expenditures at Supermarkets and Other Grocery (except Convenience) Stores	42,568,249	69,305,038	1.6
Expenditures at Convenience Stores	2,290,156	0	0.0
Expenditures at Specialty Food Stores	1,390,998	308,369	0.2
Expenditures at Beer, Wine, and Liquor Stores	3,187,579	7,221,388	2.3
Total Food & Beverage Stores	49,436,982	76,834,796	1.6

Sub-Categories of Health & Personal Care Stores



Store Type	Potential	Actual Sales	Leakage
Expenditures at Pharmacies and Drug Stores	17,924,074	16,199,601	0.9
Expenditures at Cosmetics, Beauty Supplies and Perfume Stores	703,050	236,172	0.3
Expenditures at Optical Goods Stores	1,009,258	4,892,484	4.8
Expenditures at Other Health and Personal Care Stores	1,238,793	303,092	0.2
Total Health & Personal Care Stores	20,875,174	21,631,350	1.0

Sub-Categories of Clothing & Clothing Accessories Stores



Store Type	Potential	Actual Sales	Leakage
Expenditures at Men's Clothing Stores	1,092,012	0	0.0
Expenditures at Women's Clothing Stores	4,455,059	368,680	0.1
Expenditures at Children's and Infants' Clothing Stores	861,415	314,161	0.4
Expenditures at Family Clothing Stores	9,144,763	0	0.0
Expenditures at Clothing Accessories Stores	431,587	3,429	0.0
Expenditures at Other Clothing Stores	1,104,870	388,518	0.4
Expenditures at Shoe Stores	2,934,211	982,628	0.3
Expenditures at Jewelry Stores	3,866,953	484,247	0.1
Expenditures at Luggage, and Leather Goods Stores	296,104	0	0.0
Total Clothing & Clothing Accessories Stores	24,186,973	2,541,663	0.1

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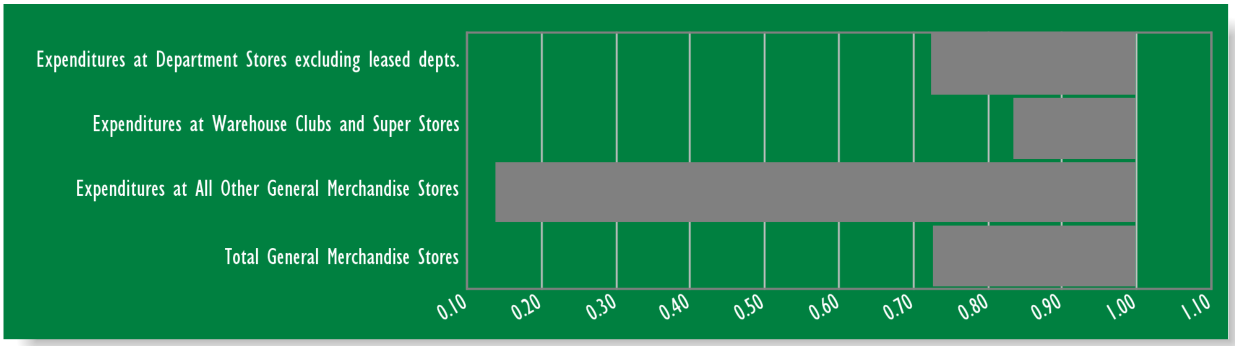
Sub-Categories of Sporting Goods, Hobby, Book, & Music Stores

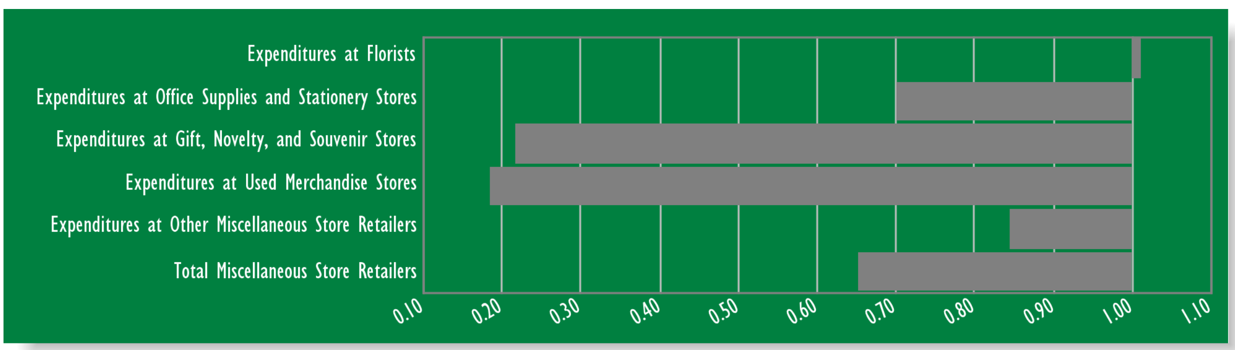
Store Type	Potential	Actual Sales	Leakage
Expenditures at Sporting Goods Stores	3,212,910	538,007	0.2
Expenditures at Hobby, Toys and Games Stores	1,942,279	298,136	0.2
Expenditures at Sew/Needlework/Piece Goods Stores	465,219	640	0.0
Expenditures at Musical Instrument and Supplies Stores	570,561	355,444	0.6
Expenditures at Book Stores and News Dealers	1,875,377	60,481	0.0
Expenditures at Prerecorded Tape, Compact Disc, and Record Stores	798,565	0	0.0
Total Sporting Goods, Hobby, Book, & Music Stores	8,864,911	1,252,707	0.1

Sub-Categories of General Merchandise Stores



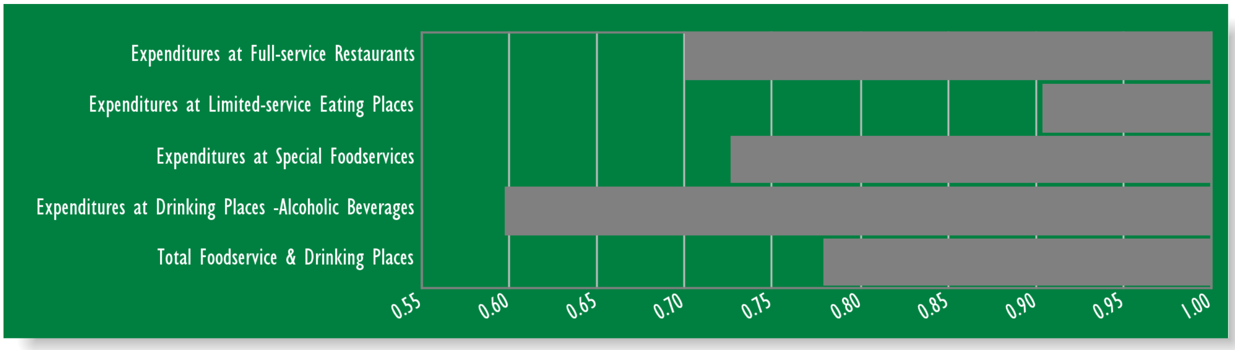
Store Type	Potential	Actual Sales	Leakage
Expenditures at Department Stores excluding leased depts.	27,676,606	20,087,494	0.7
Expenditures at Warehouse Clubs and Super Stores	23,680,775	19,801,832	0.8
Expenditures at All Other General Merchandise Stores	4,297,298	600,593	0.1
Total General Merchandise Stores	55,654,680	40,489,918	0.7

Sub-Categories of Miscellaneous Store Retailers



Store Type	Potential	Actual Sales	Leakage
Expenditures at Florists	908,801	920,351	1.0
Expenditures at Office Supplies and Stationery Stores	2,771,748	1,947,265	0.7
Expenditures at Gift, Novelty, and Souvenir Stores	2,163,161	471,974	0.2
Expenditures at Used Merchandise Stores	1,082,003	202,109	0.2
Expenditures at Other Miscellaneous Store Retailers	5,128,933	4,339,103	0.8
Total Miscellaneous Store Retailers	12,054,647	7,880,802	0.7

Sub-Categories of Foodservice & Drinking Places



Store Type	Potential	Actual Sales	Leakage
Expenditures at Full-service Restaurants	20,219,013	14,164,188	0.7
Expenditures at Limited-service Eating Places	17,733,599	16,043,531	0.9
Expenditures at Special Foodservices	3,647,918	2,649,572	0.7
Expenditures at Drinking Places -Alcoholic Beverages	2,214,810	1,324,866	0.6
Total Foodservice & Drinking Places	43,815,339	34,182,156	0.8

Sources and Methodology

The primary data sources used in the construction of the database include:

- Current year AGS (Applied Geographic Solutions) Consumer Expenditure Estimates
- Census of Retail Trade, Merchandise Line Sales
- Census Bureau Monthly Retail Trade

The Census of Retail Trade presents a table known as the Merchandise Line summary, which relates approximately 120 merchandise lines (e.g. hardware) to each of the store types. For each merchandise line, the distribution of sales by store type can be computed, yielding a conversion table which apportions merchandise line sales by store type.

The AGS (Applied Geographic Solutions) Consumer Expenditure database was re-computed to these merchandise lines by aggregating both whole and partial categories, yielding, at the block group level, a series of merchandise line estimates which are consistent with the AGS Consumer Expenditure database.

These two components were then combined in order to derive estimated potential by store type. The results were then compared to current retail trade statistics to ensure consistency and completeness.

Village Board

Agenda Memorandum

Item #

to: Mayor & Village Board

from: Ben Wehmeier, Village Administrator
George Schafer, Assistant Village Administrator

Subject: FY 13-14 Budget Introduction

date: April 19, 2012

BACKGROUND/HISTORY

The Village staff has begun in full earnest to begin the budget process for Fiscal Year 13-14. The initial draft of the five capital budget was presented to the board at the December workshop meeting. Staff has begun the preparation of their department level operation budgets for this upcoming year. Initial meetings have been held with each department to review their initial draft budgets.

Historically, the February workshop meeting has been utilized to review trends, economic indicators and the initial budget outlook. This year will follow a similar format with some changes on focus areas. Monday's presentation will focus on the following:

- National/State Economic Overview
- Relevant Indicators – Housing Forecast
- Introduction to New Budget Format – transition from Old to New
- FY 14 Initial Budget Outlook
- Proposed Capital Expenditure Discussions
    - TIF overview
- Discussion of Budget Process
- Further Discussions for Budget Preparation Guidance

The remaining tentative budget schedule is as follows:

- Recommended Budget Forwarded to Finance Committee – beginning of March
- March 11 – Notice of Budget Availability
- March 18 – Proposed Budget Presentation – Workshop Meeting
- March 29 – Publication for Public Hearing on Budget
- April 8 – Public Hearing on Budget
- April 8/22 – Approval of FY 13-14 Budget