Project Description:

The Village of Lombard proposes to develop a Butterfield Road Corridor Strategic Master Plan. The Butterfield Road Corridor is located on the southern end of Lombard, encompassing Yorktown Center regional mall and a sizeable amount of office and multi-family development. For over 50 years, the Butterfield Road Corridor has been a major retail destination and economic driver for Lombard and DuPage County.

Market shifts in the last 15 years have brought significant change to the Corridor. The ongoing realignment of the retail sector has led to vacancies at Yorktown Center, including at an anchor tenant space and a high-visibility peripheral building. Tenants at the mall have shifted from a retail-heavy mix toward more personal services and experience-driven businesses. The softening market for office space has led to a reduction in the number of workers patronizing area businesses. The result has been decreased retail sales tax generated by Yorktown Center, which in turn has impacted the financial outlook of the Village and individual property owners.

In recent years, property owners in the Corridor have sought alternatives to retail and office development. Yorktown Center undertook a zoning entitlement process in 2015 in order to make 14 acres of property on the periphery of the Center available for a pedestrian-friendly mixed-use neighborhood development, guided by a form-based code. To date, 470 new apartment units have been built and an additional 340 units entitled on property that it was once slated for commercial development. Another 26-acre parcel along Butterfield Road that previously housed a college campus may attract residential development in the near future.

These developments represent a transformation of the Corridor into a truly mixed-use suburban neighborhood. The Village has adopted two business districts and a TIF to secure funding sources for aspects of this transformation. However, the Village has not engaged in a comprehensive planning effort for the Corridor, and therefore has no policy document to guide future land use and financial decisions.

Village staff have identified several broad planning concerns for the Corridor that bear more study, including:

- Assessment of transportation opportunities in light of increasing residential population. Seven Pace bus routes serve the study area, with a major bus stop located in the Yorktown Center mall parking lot.

- Consideration of pedestrian improvements, with particular emphasis on pedestrian connectivity between residential development and Yorktown Center.

- Open space assessment. There is currently limited recreational and passive park space in this area.

- Consideration of mobility needs of an aging population. Lombard's population of residents aged 65 years and over has increased over the last 10 years, and the Village anticipates the study area will attract more senior residents in the future.

The Butterfield Road Corridor is a local and regional economic center in the midst of a seismic shift. A strategic master plan for the Corridor will help ensure that the area continues to flourish in the face of changing market forces.

Project Location: Area surrounding Yorktown Center, and along the Butterfield Road corridor, the 22nd Street corridor, and Highland Avenue; roughly bounded by Butterfield Road, Highland Avenue, 22nd Street and Meyers Road.