

Village of Lindenhurst



Economic Development Report

2012



Table of Contents

1. New Business

This section will provide an overview of new non-residential business activity in 2012.

2. Business Recruitment

This section will provide an overview of the Village's efforts to attract and recruit new business to Lindenhurst.

3. Business Support

This section will provide an overview of the Village's efforts to support local businesses.

4. Community Improvements

This section will provide an overview of the Village's effort to enhance infrastructure to make sites shovel-ready and to make sites more attractive to potential businesses.

5. Training

This section will provide an overview of economic development related training and in-service accomplishments.

6. 2012 Goals – Progress Report

This section identifies progress made on the economic development goals established for 2012.

7. 2013 Goals

This section will include a discussion of economic development goals for 2013.



New Business

This section will highlight new business development that occurred in 2012.

Medical Office Building – Grand Avenue and Deep Lake Road

In 2012, the 45,000 square foot medical office building located on the Vista Medical Campus opened. Current tenants include Advanced Radiology and Oncology, Vista Comprehensive Cancer Center, and Dr. Ortachelli D.D.S. This development will provide an estimated \$185,000 in annual new property tax revenue for local school districts.

Nino's Gyros – Grand Avenue

Nino's Gyros opened in Lindenhurst in 2012 occupying the previous Subway location. Nino's is open for lunch and dinner.

STEPS Performing Arts Center

STEPS Performing Arts Center opened in Lindenhurst in 2012 occupying space in Linden Plaza. STEPS is a dance studio and academy.

Allendale Resale Shop

Allendale Resale Shop opened in Lindenhurst in 2012 occupying space in Linden Plaza.

BF Frames and Gifts

BF Frames and Gifts opened in Lindenhurst in 2012 occupying space in Linden Plaza.

Tiger Tai Quan Dao

Tiger Tai Quan Dao opened in Lindenhurst in 2012 occupying space in Waterford Commons.

Lazer Loft Boutique

Lazer Loft Boutique opened in Lindenhurst in 2012 occupying space in Waterford Commons.

Richard's Building Supply Expansion

In 2012, the Village approved plans for the expansion of Richard's Building Supply to allow the expansion of outdoor storage that will allow their Lindenhurst location to serve as a distribution center.



Business Recruitment

The Village's recruitment and marketing program involves regular contact with potential developers about business opportunities within the Village. This program involves matching potential developers with available sites and spaces, communicating the many features and amenities of Lindenhurst, ensuring a streamlined and efficient process and evaluating incentive opportunities. Although the recent local and national economic factors have impacted business expansion and new store development, particularly in the retail sector, the Village continues to aggressively pursue potential new development through business contact and site specific marketing efforts.

In 2012, Village staff attended the International Council of Shopping Centers (ICSC) Deal Making Conference. This two day event provides developers, retailers, property owners and community leaders with the opportunity to discuss potential development opportunities. The Village made direct contact with over 30 major retailers and commercial developers.

Southwest Corner of Sand Lake/Route 45 (20 acres)

A major portion of this site is currently owned by a major retail chain and previous studies have identified this site as a prime location for grocery/miscellaneous retail use. This site has been for sale for several years.

The Village has contacted numerous grocery stores regarding this location. There is a total of 20 acres available on this site. The corner 6 acre site sold in 2011 to a commercial development company. In 2012, the Village had a series of discussions with the property owner about development of a grocery store. The national grocery store chain completed an updated market analysis, with the Village providing demographic information on the site as part of their analysis.

Route 45/Grand Avenue (Formerly the Village Green site) (160 Acres)

This 160 acre mixed-use site continues to be a key location for potential development within Lindenhurst. Over the past year, the Village continues to have communication with national retailers and commercial developers regarding location. The Village has also worked with the broker to identify appropriate development types and determine interested developers.

The Village developed a parcel brochure and distributed to targeted developers/retailers at the ICSC Deal Making conference, which has generated some interested and further evaluation of the property.



Business Recruitment

Northeast Corner of Grand Avenue and Deep Lake Road (70 acres)

The Village has discussed possible development types with the owner of this 70 acre site and has been in contact with local retail stores to discuss possible location at this site. There is sufficient space on this site for multiple buildings. In addition, the Village had several meetings with a national hardware store about the possible acquisition of this parcel.

Route 45/Independence Site

A 51 acre site in this area was recently annexed into the Village of Lindenhurst. This site will provide for future economic development possibilities.



Business Support

The Village is working to increase its support of local business through a variety of initiatives. This section will highlight those efforts this year.

Sign Code Modifications

On the request of several businesses, the Village reviewed its sign code regulations and made several modifications to make regulations more business-friendly. These modifications include, allowing LED signs, modifying the variance process and making other miscellaneous modifications. The code was once again reviewed and updated in 2012 to further allow the use of LED signage.

Accessory Uses

In 2012, the Village reviewed various sections of the Zoning Code related to Accessory Uses, like outdoor storage of goods for sale at retail. Modifications were adopted by the Village Board to allow more flexibility for businesses to utilize Accessory Uses to compliment their primary business.

Business Visits and Action Plan

The Village, in conjunction with the Lindenhurst-Lake Villa Chamber of Commerce, continued its business visit program to collect information from businesses and to discuss various economic and business-related topics. Follow-up visits will be conducted in 2013.

Chamber of Commerce

The Village is actively involved with the Lindenhurst-Lake Villa Chamber that promotes business activity. Some of these activities include discussions concerning a possible support services contract for events at business locations and a shop local campaign.

New Construction Checklist

To clarify the steps in the approval process and make the process more transparent, the Village developed a new construction checklist. This checklist includes all the necessary information for new development approvals including Village standards and required procedures.



Business Support

Shop Local Campaign

The Village is working with the Chamber of Commerce to develop a “Shop Local” campaign. This initiative will be designed to encourage residents to shop locally through education and marketing.

Approval Process

The Village recently modified its approval and permit processes to make it more transparent and more streamlined for applicants. Applicants for new construction, signs, and general permits, etc. will now see an improved process.

Business District Events

In 2012, the Village worked with the Lindenhurst Park District to plan and coordinate community events in certain business districts to attract customers to the business areas.

Website

The Village website includes a list of available properties and buildings with zoning, property/building size, and location.

The Village website includes business resource information related to small business development, major employers and demographics.

The Village also maintains a database of licensed businesses for use by the public. This database includes business name, location, contact information and business types. Customers can reference this database when looking for local businesses.



Community Improvements

The Village of Lindenhurst pro-actively plans for the completion of community improvements that will enhance property values and make Lindenhurst a more attractive location for businesses and homeowners. In addition, the Village continues to identify improvements needed to make key development sites shovel-ready. This section highlights progress on community improvement for this year.

Wastewater Treatment Facility Improvements

The Village and Lindenhurst Sanitary District are in the process of completing improvements to the wastewater treatment facility to ensure sufficient capacity is available for current and future developments. This project is near completion.

Lake Michigan Water

The Village is in the process of exploring options to obtain a sustainable, long-term solution to the community's water needs. Studies have shown that Lake Michigan water is the most cost effective long term solution to our community's drinking water needs. In light of this, the Village has been evaluating the feasibility and cost effectiveness of obtaining Lake Michigan water.

Grand Avenue Improvements

The Village is currently participating in the process undertaken by the Illinois Department of Transportation, to identify and recommend improvements along Grand Avenue, from Munn Road to Sand Lake Road. This area was identified for improvement due to the high amount of accidents that occur along this section. The proposed improvements would add a turn lane to improve safety. The Village is working to complete a Grand Avenue Corridor Plan that would include lighting, and pedestrian improvements that could be completed in conjunction with this project.

Southeast Area Wastewater Conveyance Study/Water Main Extension

In 2012, the Village approved engineering plans to study the possible extension of water and sewer utilities to the Southeast portion of the Village to provide essential utility services to key development parcels, making those parcels "shovel-ready." The Village is currently in the process of conducting a conveyance study to determine the most cost effective and efficient way to extend sewer lines to the area.



Community Improvements

Community Improvement Plan

The Village is in the process of developing a multi-year community improvement plan to prioritize and plan for needed improvements and replacement of major community infrastructure. These include transportation, storm water, and drinking and wastewater improvements to ensure that possible economic development sites are shovel-ready.



2012 Economic Development Goals

To enhance the knowledge base for those involved in economic development activities, the Village of Lindenhurst participated in the following training programs during 2012. Staff did not attend any specific training programs during 2012.

Lake County Partners Retail Expenditure Data Analysis

Lake County Partners provided the Village will a retail expenditure analysis for Lindenhurst. The detailed report identifies spending patterns for Lindenhurst residents in areas like retail marketplace profile, recreation expenditures, household budget expenditures, and house and home expenditures. Staff worked with Lake County Partners to analyze the data for its use in our overall recruitment efforts.



2012 Economic Development Goals

Continue to promote and market Lindenhurst as an attractive place for new business.

1. Continue to market the Sand Lake Road/Route 45 property and recruit potential development. – ***In progress***
2. Market sites in Lindenhurst to hardware stores to replace the loss of the True Value store. – ***In progress***
3. Work with the national broker of the Village Green site to identify and pursue interested investors. – ***In progress***

Continue with the Village's business support program.

1. In conjunction with the Chamber of Commerce, continue the business visit program and implement business action plan. - ***Completed***
2. Continue to support local businesses through involvement with the Chamber of Commerce. - ***Completed***
3. Identify opportunities to streamline the Village's approval process and zoning regulations to increase business growth opportunities. - ***Completed***

Enhance the Village's economic development website as a marketing tool for Lindenhurst.

1. Enhance the available site section by including additional information on sites including site sizes, cost, zoning, utilities and price. - ***Completed***
2. Identify communities with award winning economic development websites and incorporate ideas into the Village's website. – ***In progress***

In conjunction with the Chamber of Commerce, launch a Shop Local campaign to encourage residents to shop local. – *In progress*

In response to recent changes to the Village's sign code, survey businesses to obtain information on desired characteristics of LED signs. - *Completed*

Create a corridor plan for Grand Avenue.

1. Begin to establish a desired identity for Grand Avenue in Lindenhurst through architecture standards, and by identifying desired lighting, banners, streetscaping, and landscaping. – ***In progress***
-



2013 Economic Development Goals

Continue to promote and market Lindenhurst as an attractive place for new business.

1. Continue to market the Sand Lake Road/Route 45 property and recruit potential development.
2. Market sites in Lindenhurst to hardware stores to replace the loss of the True Value store.
3. Work with the brokers of the key commercial parcels in the southeast area to identify and pursue interested investors.

Continue with the Village's business support program.

1. In conjunction with the Chamber of Commerce, continue the business visit program and implement business action plan.
2. Continue to support local businesses through involvement with the Chamber of Commerce and implementation of a Shop Local Program.
3. Identify opportunities to streamline the Village's approval process and zoning regulations to increase business growth opportunities.

Finalize a corridor plan for Grand Avenue.

1. Finalize a corridor plan that will establish a desired identity for Grand Avenue in Lindenhurst through architecture standards, and by identifying desired lighting, banners, streetscaping, and landscaping.

Continue to Identify Opportunities to Enhance the Village's Zoning Code

The Zoning Code is an important part of guiding development, through the establishment of zoning standards. The Village's Zoning Code and use table has not been reviewed in some time and is in need of updating. Over the years, many laws and standards have been updated and the Zoning Code should be revised to be compliant with new standards and laws.



VILLAGE OF LINDENHURST

2301 E. Sand Lake Road
Lindenhurst, Illinois 60046

Tel: 847-356-8252
Fax: 847-356-8270



www.lindenhurstil.org



Lindenhurst Economic
Development