

Village of Lindenhurst



Economic Development Report 2015

December 14, 2015

2301 E. Sand Lake Road • www.lindenhurstil.org • (847) 356-8252

1. New Business

This section will provide an overview of new non-residential business activity in 2015.

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. 2015 Goals – Progress Report

This section identifies progress made on the economic development goals established for 2015.

6. 2016 Goals

This section will include a discussion of economic development goals for 2016.

New Businesses

This section highlights new business development that occurred in 2015.

The Furniture Stop • 2080 E. Grand Avenue

The Furniture Stop is a family-owned discount home furniture and mattress store.

Superior Garage Builders • 2236 E. Grand Avenue

This is a garage construction company.

S.T.U.D.Y.S Ministries • 616 N. Bridgeport Terrace Unit J/K

This is a place of workshop located in the Waterford Commons business area.

Matt Co Refrigeration, LLC • 103 Fairfield Road

This is a home-based business specializing in refrigeration and repairs.

Learning Possibilities • 431 Rosewood Crossing

Dugan Imaging • 521 Harrisburg Court

This home-based business is a full service boutique style portrait studio.

www.duganimaging.com

Bibiana Ocampo Daycare • 2325 Federal Parkway

This is a home-based day care business.

Chances Bar • 455 U.S. Highway 45

Chances is a bar next to the Ad Lib GeoCafe, serving fine wines, craft beers and cocktails.

This section highlights construction approvals that occurred in 2015.

Antioch Pizza Shop • 1858 E. Grand Avenue

Antioch Pizza Shop, which has operated in Antioch since 1977, is planning a second location in Lindenhurst, planned to be open in 2016. www.antiochpizzashop.com.

Napoli's Pizza • 2240 E. Grand Avenue

Napoli's Pizza is a planning to open a store at 2240 E. Grand Avenue.

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.

The Village continues to actively market the following properties:

Southeast Regional Planning Area – Route 45 and Route 132

During 2015, the Village successfully negotiated the annexation of roughly 20 parcels to facilitate future non-residential development in the Route 45 and Route 132 area. There are a number of large, undeveloped parcels in this area that are being targeted for future non-residential and retail development.

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.

As in past years, the Village continues to make regular contact with 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. While there are not specific leads on this property, the Village continues to maintain a relationship with Metro Commercial Real Estate, the firm that represents this property.

Route 45/Grand Avenue (Formerly the Village Green site) (64 Acres)

This 64 acre commercially zoned 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 this location. The property is not currently being actively marketed for sale by the property owner, however, the Village continues to seek potential development interest.

Route 45/Grand Avenue (Residential Portion of Former Village Green (100 acres)

This property is currently under contract for purchase by an area developer and residential home builder. Current plans call for an age-restricted senior housing development. We hope to receive development plans sometime in early 2016.

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

As reported last year, the Village has been assisting a specific business interested in a portion of this parcel. In the early part of this year, Speedway announced plans to purchase a portion of the 70 acre parcel for the development of a convenience store and fueling station. During 2015, Speedway has been working through the due diligence process, receiving Village Board approval for a Plat of Subdivision in July.

Grand Avenue and Lindenhurst Drive Area Properties

There are several properties currently for sale in the area of Grand Avenue and Lindenhurst Drive. This area has been targeted as a potential redevelopment area and local and national retailers have been contacted and have expressed interest in the area.

Route 45/Independence Site

This site will provide for future economic development possibilities, including mixed-use residential/commercial development.

Grand Avenue and Mallard Ridge

The Village has made contact with the firm representing this property, Goodfriend & Associates. The Village continues to market this piece for new development.

Former Carpet One Building and Charter One Building

The Village is actively recruiting potential retail users to occupy these spaces.

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.

Outreach

This year, the Village reached out to approximately 14 national retail, grocery and restaurant chains combined. The Village continues to pursue and follow-up on the contacts made as a result of these outreach efforts.

Business Visits

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 Village, economic development and business-related topics. Topics discussed include questions about video gaming licenses, code enforcement and general Village information.

The following business sites were visited: Children's of America, Kiefer Flooring, Richard's Building Supply, Lindenhurst Family Practice, North Suburban Physical Therapy, Lindenhurst Health and Fitness Center, 7-11, Chopstix, Subway, Family Video, Allendale Resale, AHA Resale, Grande Jakes, Nino's, Aristocrat Shoe Repair, Subway, and Carpet One.

Chamber of Commerce

The Village is actively involved with the Lindenhurst-Lake Villa Chamber that promotes business activity. The Village and the Chamber continue to operate under a business support services agreement that provides for certain business support services. As such, the Chamber is providing the following:

- Implement and maintain a Shop Local Program/Campaign, including maintaining a Shop Local website, updating business specials, and periodically develop and distribute Shop Local related materials (window signs, stickers, magnets, bags, etc.)
- Developed and distributed a local business map.
- With the Village, conduct periodic business visits.
- Continue the customer attraction new resident program, including any Village information and other local business materials.

Business Recognition Program

The Village created a business recognition program as a way of recognizing major milestones and showing appreciation for businesses that are new to Lindenhurst as well as businesses that have been successful over the year. The program includes the following:

- Welcome letter and Chamber ribbon cutting ceremony
 - Letter from the Village celebrating five year anniversaries
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- Highlight in the Village newsletter celebrating five year anniversaries
- Website newsflash celebrating five year anniversaries
- Proclamation by Village Board celebrating 10 year anniversaries
- Recognizing major business accomplishments, contributions to the community and successful development and redevelopment projects.

In 2015, the Village recognized Twisted Cow for their continued support of the Village's bike safety program.

In 2015, the Village presented Ad Lib GeoCafe and Chances Bar with the 2015 Business of the Year award for their successful redevelopment project.

Website

This year, the Village completed a website redesign. As part of the process, the Village updated a list of available properties and buildings with zoning, property/building size, and location information. The Village website includes business resource information related to small business development, major employers and demographics. A Business Development Process page was created that includes a summary of how the development process works in Lindenhurst.

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 proactively 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.

Southeast Regional Utility Extension

As the Village continues to thoroughly explore all economic development opportunities, the Village has taken the approach of making vacant properties attractive and shovel-ready. In 2015, the Village completed the engineering design for the extension of water and sanitary sewer utilities to the southeast regional planning area. Construction will begin in early 2016.

Wastewater Treatment Facility Improvements

The Village and Lindenhurst Sanitary District have recently completed 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

In April, the Central Lake County Joint Action Water Agency (CLCJAWA) Board of Directors approved the final route study for the Lake Michigan Water Project. The route was selected in order to maximize constructability and minimize utility conflicts. This route also allows the pipelines to be readily available for future maintenance and repairs.

The Preliminary Engineering Report design phase of the pipeline extension was completed in 2015. This phase included surveying, geotechnical analysis, development of design criteria, hydraulic and surge analysis, environmental and wetland analysis, and a final route refinement. In addition, the final engineering drawings commenced, and the bidding process for the transmission main, which will bring Lake Michigan water to Lindenhurst, will begin in December 2015. Additionally, CLCJAWA continues to move forward with the loan application process for low-interest loan funding through the Illinois Environmental Protection Agency (IEPA).

As part of the process to bring a long-term, sustainable water source to our community through Lake Michigan water, several internal Village improvements need to be made within our existing municipal water system. Construction of the first phase of internal improvements was completed in 2015. The remaining portions of the Phase I work, along with Phase II improvements, will be completed in 2016. Project completion and the delivery of Lake Michigan water is planned for 2017.

Grand Avenue Improvements

The Village is currently participating in the process undertaken by the Illinois Department of Transportation (IDOT), 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 completed a Grand Avenue corridor streetscape plan that includes lighting, enhancements and pedestrian improvements that could be completed in conjunction with this project.

Beck Road Reconstruction

Working with IDOT, the Lake County DOT, and engineering consultants Gewalt Hamilton, the Village has been awarded grant funding to reconstruct Beck Road from Sand Lake Road to Grass Lake Road. In 2015, Phase I and II engineering was completed. The project is scheduled for bidding in early 2016 with construction starting in July 2016.

2015 Economic Development Goals

Update and enhance the Village's Zoning Code

- The Village's attorney is in the process of reviewing and updating the current Zoning Code. 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.
- *The Village Attorney has completed the review and draft updating of the Zoning Code. The next steps will be to conduct a series of public meetings with the Plan Commission to review and discuss the proposed amendments.*

Create an economic development marketing brochure

- Create a professional and updated marketing brochure/folder that can be readily available for staff members to distribute at conferences to potential developers and retailers.
- *This project was deferred.*

Create an economic development plan

- Create a 5-year plan for economic growth in Lindenhurst, as well as expanding the Village's revenue base.
- Focus on strategies for retail retention and expansion.
- *A draft economic development plan has been created. The Village also developed an approved an economic development incentive framework.*

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

- Continue to market key properties: Sand Lake Road/Route 45 property, and Routes 132 and 45, Route 132 and Deep Lake Road.
- Work with the brokers and private property owners of the key commercial parcels in the southeast area to identify and pursue interested investors.
- Pursue large retailers/grocery stores for intersection of Routes 132 and 45.
- *Completed in 2015 and efforts ongoing.*

Continue with the Village's business support program

- In conjunction with the Chamber of Commerce, continue the business visit program.
- Continue to support local businesses through involvement with the Chamber of Commerce and the Shop Local Program.
- Implement the Village/Chamber support services agreement.
- *Completed in 2015 and efforts ongoing.*

Pursue Village staff training opportunities

- Working with our professional associations (ICMA, ILCMA, ICSC) to select applicable economic development training opportunities.
- *Completed in 2015 and efforts ongoing.*

Grand Avenue Streetscape Project

- Continue to work with IDOT and finalize selection of streetscaping elements.
- Create a financing plan as part of the Village's capital improvement plan (CIP).
- *Completed in 2015.*

Other future considerations:

Business assistance programs, such as façade rehabilitation or outdoor dining.

2016 Economic Development Goals

Facilitate the Development Approval Process for the new Ziegler Nissan Dealership

- In early 2016, we anticipate the new Ziegler Nissan will be submitting development plans for review and approval by the Village. Construction is slated to begin in March 2016.

Coordinate the Extension of Utilities to the Southeast Regional Planning Area

- In 2015, the Village coordinated the completion of engineering design of the extension of water and sanitary sewer utilities to the southeast regional planning area. In 2016, the Village will coordinate and oversee the construction process.

Facilitate the Development Approval Process for the new Speedway

- In 2016, we anticipate that Speedway will be submitting development plans for review and approval by the Village. Speedway is in the process of purchasing several acres of undeveloped land at the corner of Route 132 and Deep Lake Road.

Coordinate and complete the recommended amendments to the Village's Zoning Code

- The Village's attorney has completed the process of reviewing and updating the current Zoning Code. In 2016, the Village will conduct a series of public meetings to review and consider the recommended amendments.

Continue active recruitment of a local hardware store

- In 2016, the Village will continue to aggressively pursue area hardware stores by marketing certain key development opportunities.

Continue active recruitment of a national grocery store

- In 2016, the Village will continue to make follow-up calls and meetings with national grocery stores in the hopes of finding a development opportunity.

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

- Continue to market key properties: Sand Lake Road/Route 45 property, and Routes 132 and 45, Route 132 and Deep Lake Road, Route 132 corridor.
- Work with the brokers and private property owners of the key commercial parcels in the southeast area to identify and pursue interested investors.
- Pursue large retailers/grocery stores for intersection of Routes 132 and 45.
- Focused development planning efforts on the southeast regional planning area.

Continue with the Village's business support program

- Continue to support local businesses through involvement with the Chamber of Commerce and the Shop Local Program.
- Implement the various aspects of the Village/Chamber support services agreement.
- Continue to work with the Village of Lake Villa, Lake Villa Township, Lindenhurst Park District, and Lindenhurst-Lake Villa Chamber of Commerce on the development of new community events that connect the community to area business districts.

Grand Avenue Streetscape Project

- Continue to work with IDOT and finalize selection of streetscaping elements.

Other future considerations:

- Business assistance programs, such as façade rehabilitation or outdoor dining.
 - Consider an update to the Village's Comprehensive Plan
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For more information about the Village of Lindenhurst, including business and retail opportunities, please use this QR code to visit the Village's website.



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