

TIF District

Rumor 1

 “The Village proposes to tear down houses in the proposed Grand Avenue TIF district, relocating and/or displacing residents to make a downtown area.”



The Village is investigating the feasibility of a TIF District along the Grand Avenue business corridor. No specific decisions have been made by the Board regarding any properties in the corridor, nor has the decision been made to even formally establish the District.

Rumor 2

 “Businesses that go in this TIF District will have decreased or no taxes for 20-30 years.”



That is not how the “tax increment financing” works. Owners are still required to pay taxes. Please see the Village website section devoted to the [Grand Avenue TIF Redevelopment District](#).

Rumor 3

 “The Lake Forest Health & Fitness Center is an example of a failed TIF District.”



The Health & Fitness Center, nor the surrounding property, were ever a part of a TIF district.

Water Bills

Rumor 1

 “The Village of Lindenhurst’s water rates are higher than those in the area.”



Lindenhurst remains squarely in the middle of the surrounding communities’ water rates:

MUNICIPALITY	WATER	SEWER	DISCOUNT	USAGE	1,100CF/8,228 GAL USER*
Round Lake Beach	\$7.80	\$3.67	None	Per 1,000 gal	\$107.76
Antioch (East of Deep Lake Road)	\$3.07	\$6.59	None	Per 1,000 gal	\$115.28
Libertyville	First 4,000 gal = \$2.74 5,000-8,000 gal = \$5.48 9,000+ gal = \$8.22	\$6.05	Seniors: \$5.10/1,000 for water, \$8.29/1,000 for sewer	Per 1,000 gal	\$116.76
Grayslake	\$15.87		None	Per 1,000 gal	\$126.96
Lindenhurst (2019)	\$6.09	\$5.75	15% for 62+	Per 100 CF	\$134.74
Lake Villa (5/1/2020)	\$9.58	\$7.46	None	Per 1,000 gal	\$136.32
Lindenhurst (2020)	\$6.27	\$5.92	10% for 62+ prior to 5/1/2020	Per 100 CF	\$143.09
Gurnee (West of Tollway)	\$5.01	\$1.56	None	Per 1,000 gal	\$143.33
Lake Zurich	\$14.00	\$4.08	Seniors: \$14.24 Flat Discount	Per 1,000 gal	\$144.64
Round Lake	\$8.62		\$1 Off From Rate	Per 1,000 gal	\$153.48
Fox Lake (Metered User, North System)	\$3.63	\$3.63	None	Per 1,000 gal	\$155.78
Mundelein	\$5.54	\$3.70	\$15.04 per month for 65+ for 1500 cf. or less	Per 100 CF	\$156.58
Wauconda	\$17.14		10% to residents 65+	Per 1,000 gal	\$171.40

Visit the Village website for tips on [How you can Save Money & Water](#).

Rumor 2

 “Leaks within the Village’s pipes are causing my high water bill.”



Residents are only charged for the water that goes through their home’s water meter.

Anytime you notice an unusual spike in your usage, please be sure to check for running hoses, dripping faucets and obvious water use. Remember that many leaks are not obvious: faulty water softeners, water heaters, home humidifiers, toilets and sprinkler systems may refill or run more than you’re aware, or often have costly leaks undetectable by sight.

Certain water meters allow the Village staff to run data logs indicating your water usage increases and decreases by the hour. Please contact the Village Hall for more detail.

You can also make an appointment with Public Works to see if the meter indicates you have running water, even if you feel all the water is off in your home. Although our Public Works staff are not plumbers, they may be able to provide assistance with some areas to check, while also checking for continuous or intermittent running water.

Visit the Village website for tips on [How you can Save Money & Water](#).

Rumor 3

 “The Village tampers with my meter to inflate my water bill.”



The meters are installed as-received from the factory. These “smart” meters can track hourly consumption, and leak or backflow issues. The Village selects a portion of residential and commercial meters annually for accuracy testing by a third party.

If you believe there is an issue with your meter, please contact the Village Hall for a Public Works appointment.