



Village of

LINDENHURST

Developing Today for Tomorrow

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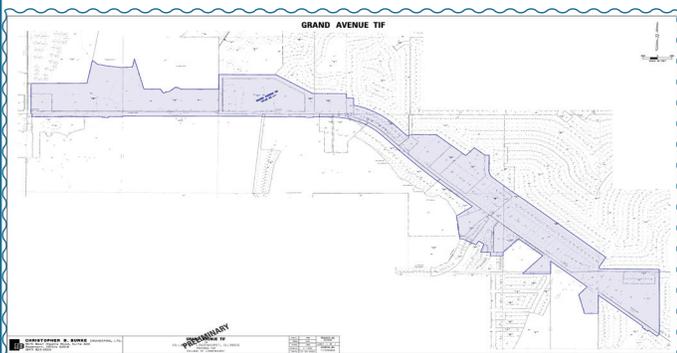
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Grand Avenue TIF District Ordinances Approved

Examining ways to redevelop and revitalize the Grand Avenue corridor was identified as a priority by the Village Board and staff through the Village's strategic planning process. Whether formally or informally, the condition of certain structures along the corridor and perceived lack of vibrancy is one of the most frequent complaints the Village fields on a regular basis. The Village began evaluating options to achieve this goal for well over a year. This work culminated on May 9, 2022 where the Village considered and approved a series of three ordinances which will establish a section of Grand Avenue as a redevelopment project area and institute Tax Increment Financing (TIF) as a means to reinvest in and revitalize the corridor.

Some milestones which occurred in the TIF approval process include:

- The Village Board set the public hearing for the TIF at the January 24th regular meeting for March 21st. This "started the statutory clock" on getting the Grand Avenue TIF approved.
- Notice to taxing bodies for the Joint Review Board meeting went out on February 4th.
- Notice to residents regarding the public hearing and other TIF information went out to residents within 750 feet of the district on February 18th.



- The Joint Review Board meeting occurred, which included representatives of all overlapping taxing bodies on March 1, 2022. The Joint Review Board voted 8-0 to recommend implementation of a TIF along Grand Avenue to the Village Board. One representative to the Joint Review Board abstained.
- Notices of the public hearing for the TIF appeared in the Daily Herald twice – one on February 28, 2022 and the second on March 7, 2022.
- The Village conducted the public hearing regarding the TIF at a special meeting on March 21, 2022.

The final step in the TIF adoption process was to consider three ordinances implementing the Grand Avenue TIF no less than 14 days, but no greater than 90 days after the public hearing. May 9, 2022 is almost squarely in the middle of those parameters.

Setting out exclusively to establish a TIF was not the Village's overall approach. The Village discussed other options for redevelopment with Teska during this process, but it was determined that other redevelopment mechanisms would not provide the amount of funding impact required to make needed and substantial change along the corridor. Nor did the Village ever want to stretch the bounds of eligibility when it came to a TIF.

(continued on page 3)

Event Calendar

**Check out www.lindenhurstparks.org for more details on family and adult events.*

- **Monday, July 4: Village Hall & Postal Substation CLOSED for Independence Day**
- **Wednesdays through August 3: Live Music in the Parks Concert Series continues** (see page 4) *
- **Monday, Sept. 6: Village Hall & Postal Substation CLOSED for Labor Day**

From the Mayor's Desk



As some of you may know, I am a member of the Lake Villa Township Lions Club. Volunteering and performing community service is important to me - and my family.

At our annual Lions Club Installation meeting held recently, where our Club officers are sworn in for the upcoming Lions year, I was presented with a letter acknowledging my 15 years as a Lake Villa Township Lion. 15 years!! It seemed like only yesterday, I was invited to and attended a Lions dinner meeting at Reflections on Deep Lake restaurant, where I was able to learn more about Lions Club International and meet many

other community volunteers, including many that I knew through other community involvement.

Our community is stronger because of the volunteers who give of their time (and in many cases, also money), and the leaders that step forward to guide community groups and the community.

Our community can always use more volunteers. Community groups, Lindenfest Inc., Village Commission and Committees can always use help. Young and old, experienced and inexperienced - there are plenty of opportunities for everyone!

Maybe you'll even volunteer for a group and enjoy it so much that 15 years will go by in a blink of the eye.

A handwritten signature in black ink that reads 'Donie Martin'.

Traffic Safety Reminders

Soon you will notice a new device at the Sand Lake Road/Country Place crosswalk near Millennium Trail. Although this device enhances pedestrian safety, it should be noted that with or without a crosswalk signal, drivers are always required to yield to pedestrians within a crosswalk.

The Secretary of State (SOS) reminds us that drivers and pedestrians are both responsible for traffic safety; however, drivers should always be prepared to yield the right-of-way and should not drive unnecessarily close to pedestrians.

Here are some additional rules the SOS office wishes us to keep in mind:

1. When approaching a pedestrian with a disability who is utilizing a guide dog, a white cane, a wheelchair or other assistive device on a sidewalk or roadway, the pedestrian has the right-of-way and is granted the same rights as any pedestrian.
2. A driver must come to a complete stop (and yield):
 - To any pedestrian, whether or not within a marked crosswalk. Pedestrians include those walking their bikes at a crosswalk.
 - On school days, when children are in close proximity to a school zone crosswalk.
 - When making a turn at any intersection.
 - When making a lawful turn on a red light after coming to a complete stop.
 - After coming to a complete stop at a stop sign or flashing red signal at an intersection.
3. Bicyclists have the same rights and responsibilities as other roadway users. Additionally:
 - Bicyclists are required to travel in the same direction as vehicles.
 - Bicyclists should travel just to the right of faster moving traffic. However, certain hazards such as rough surfaces, debris, drainage grates or a narrow traffic lane may require bike riders to move toward the center of the lane.
 - When passing a bicyclist, motorists must do so slowly and leave at least three feet of passing space.
 - Drivers must yield the right-of-way to a bicyclist just as they would to another vehicle.



For more information, please see the [Rules of the Road](#).

Linden Notes

Landscape Collection

Landscape service runs through November 28th. Landscape waste includes grass, shrubbery, small tree limbs and weeds. Sticker service: With our recent negotiated Groot contract, stickers decreased from \$3.40 to \$2.50, and one must be affixed to each 32-gallon container or Kraft bag placed curbside each week. There is no limit to the number of containers that may be placed curbside with sticker service. Subscription service: This service is \$165 annually. Residents may place up to four 32-gallon containers or Kraft style bags curbside each week; any additional containers would require a sticker. Residents may have unlimited bags or 33 gallon cans of leaves from October 18th - November 29th; no

stickers needed. Stickers can be purchased at the following locations:

- **Village Hall**
2301 E Sand Lake Road
- **Butera Finer Foods**
1500 E Grand Avenue

For more information, please contact Groot at (847) 693-2700.

50/50 Programs

Lindenhurst offers reimbursement to residents that have planted a tree, added shoreline buffer plantings or purchased a rain barrel and/or compost bin.

- Program dollars will be dispersed by the Village to the homeowner after proof of purchase and residency.
- Households may participate one time during the Village's fiscal year (May 1- April 30).
- Residents must submit a receipt

to Village Hall for reimbursement.

- First-come, first-served basis as budgeted funds are available.

Please visit the Community Resources/Green Initiatives section of the Village website at www.lindenhurstil.org for forms and information.

Utility Bill Payment Options

Residents can take advantage of the Village's online utility bill system, at no additional cost. Residents can use InvoiceCloud to pay their utility bill, view the bill or receive paperless billing through the e-bill program. To register, visit www.lindenhurstil.org and click "Pay Your Utility Bill" on the homepage, and click the link <https://www.invoicecloud.com/lindenhurstil>.

Please contact Village Hall at (847) 356-8252 if you have any questions about on-line utility bill payments.



Ordinance Reminders

Animals: Animals are required to be leashed when off owner's property, and waste must be removed immediately.

Fireworks: It is unlawful to sell or discharge any fireworks within the Village.

Inoperable Vehicles: Any vehicle unable to drive under its own power, or with flat tires, or without valid registration is considered inoperable and may not be stored within public view nor under a tarp. Inoperable vehicles may only be stored within a garage.

(TIF District, continued from page 1)

And while TIF will not be a panacea to cure all the ills of the current conditions of the corridor, it does boost our ability to compete with other jurisdictions that may have other development advantages which Lindenhurst may be unable to replicate.

The ordinances presented and approved on May 9, 2022 handle three different aspects of establishing the Grand Avenue Tax Increment Financing District Redevelopment Project Area:

1. **Approving a Redevelopment Plan and Project for the Grand Avenue District Redevelopment Project Area** – This ordinance adopts the Redevelopment Plan and Project as proposed by Teska Associates. This is the same redevelopment plan that was discussed at the March 21, 2022 public hearing.
2. **Designating the Grand Avenue District Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act** – As the name suggests, this ordinance establishes the official boundaries of the TIF District.
3. **Adopting Tax Increment Allocation Financing for the Grand Avenue District Redevelopment Project Area** – The final ordinance establishes that tax increment financing is the mechanism which will assist in the redevelopment of the previously defined area. This allows the incremental taxes which arise from the value of improvements within the corridor to be transferred to the Village for statutorily-defined uses within the corridor and in accordance with our redevelopment plan.

For additional information on Tax Incremental Financing and background on the TIF process, please visit www.lindenhurstil.org.

When Do You Need A Building Permit?

Often, residents do repairs and enhancements to their homes not realizing that they require a Building Permit. Generally **permits are required** for the following work, but please consult Village Hall prior to making any interior or exterior changes:

- Window replacement (new size)
- Roof replacement
- Air conditioning replacement
- Electrical service upgrades
- Furnace replacement
- Siding replacement
- Sewer repair
- Water heater replacement
- Any structural modification
- Fence replacement
- Home addition
- Antenna/Equipment platform
- Commercial build-out
- Commercial remodel
- Deck/Screen porch
- Commercial driveway
- Finished basement
- Fire/water damage
- Fireplace
- Garage
- Gazebo
- Generator
- Irrigation system
- Multi-family construction
- Plumbing alteration
- Pool (capable of being filled to a depth of 24" or more, including inflatable pools)
- Sea wall
- Shed
- Sign
- Season room
- Spa/hot tub
- Demolition

Projects that do **NOT** require a permit:

- Patio
- Driveway
- Door Replacement (same size)
- Kitchen cabinets/flooring
- Windows (same size)

Building Permit Procedure

1. Obtain a [Building Permit Application](#) from the Village's [website](#), or from the Village Hall.
2. Complete the application in its entirety including any drawings, plans, surveys, or required supporting documents. Submit via email to mail@lindenhurstil.org.
NOTE: It is the responsibility of the homeowner to confirm compliance with any additional regulations in their Homeowners' Association, if applicable. The approval of a building permit by the Building Department does not imply adherence to any HOA covenants, conditions, or restrictions.
3. Permits for re-roofing, siding, furnace or air conditioner replacements, water heaters, sewer repairs and electric service upgrades can generally be issued within one business day via email. Other permits requiring review typically take between 3 to 10 working days.
4. The Building Department will notify you when your permit application has been approved. Permits can be paid via telephone at 847-356-8252, and will be emailed to you, or sent via U.S. mail. If necessary, permits can be picked up and paid for at the Village Hall, Monday through Friday 8:30 a.m. - 4:30 p.m. Permit prices depend on the scope and size of the project. Green permit cards must be displayed at the building site and be visible from the street.
5. Upon completion of the project, the owner must contact the Building Department to schedule a final inspection. Certain projects require several inspections throughout construction (i.e. finishing a basement or any addition or remodeling project). This can be clarified when the permit is received.
6. Following a successful final inspection, the Building Department will issue and mail you a "Certificate of Completion." This form serves to close out your permit. At this point the permit card may be removed from the building site.

Please contact Village Hall at 847-356-8252 with any questions.

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Mayor Dominic Marturano
Trustee Patty Chybowski
Trustee Patrick Dickson
Trustee Patrick Dunham
Trustee Ronald Grace
Trustee Heath Rosten
Trustee Dawn Suchy
Village Clerk Jody Stoughtenger

Village Board meetings are scheduled on the second and fourth Monday of every month at 7:00 p.m. at the Village Hall, 2301 E. Sand Lake Road.
Please visit www.lindenhurstil.org for more information.

