

LINDENHURST VILLAGE BOARD:

CORRIDOR PLANNING (TOO)

Introductions

- Lee Brown and Heather Faivre -- Teska Associates
- Initial study of Tax Increment Financing (TIF) of the Grand Avenue Corridor
- Recap of purpose and current status
- How do we enhance corridor (within the right-of-way) and with it, enhance marketability and attractiveness of redevelopment sites.
- What are some of the use and alternatives for likely redevelopment sites?



**LINDENHURST GRAND AVE CORRIDOR
STREETSCAPE CONCEPTS**



LOCAL CHARACTER: BONNER FARM



PEDESTRIAN SIGNAGE



BIKE PATH TRAIL HEAD



ROADSIDE NATIVE PLANTINGS



LIGHTING AND LANDSCAPE BUFFERS

LINDENHURST GRAND AVE CORRIDOR

STREETSCAPE CONCEPTS



**LINDENHURST GRAND AVE CORRIDOR
STREETSCAPE ELEMENTS**



SPLIT RAIL WOOD FENCE



BIKE RACKS



DECORATIVE STREET LIGHTS



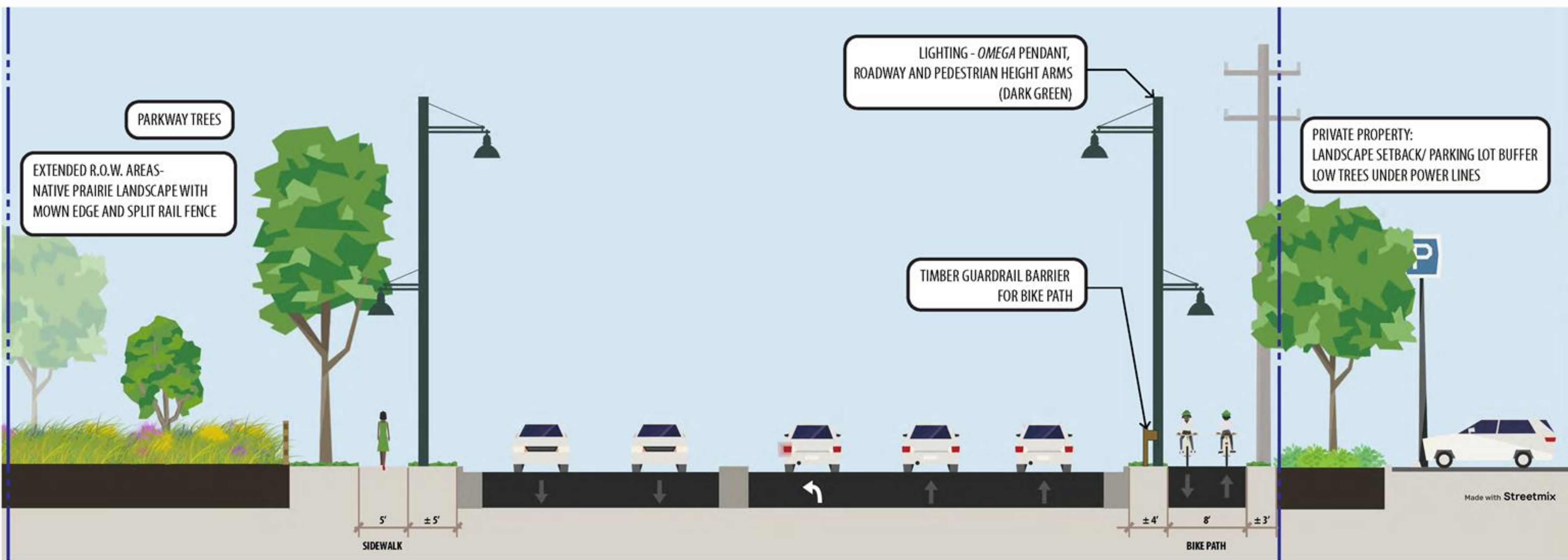
WOOD AND STEEL BOLLARDS



TIMBER BARRIERS AT BIKE PATH

LINDENHURST GRAND AVE CORRIDOR

STREETSCAPE CONCEPTS



LINDENHURST GRAND AVE CORRIDOR
GATEWAY AND WAYFINDING SIGNAGE

PRECEDENTS

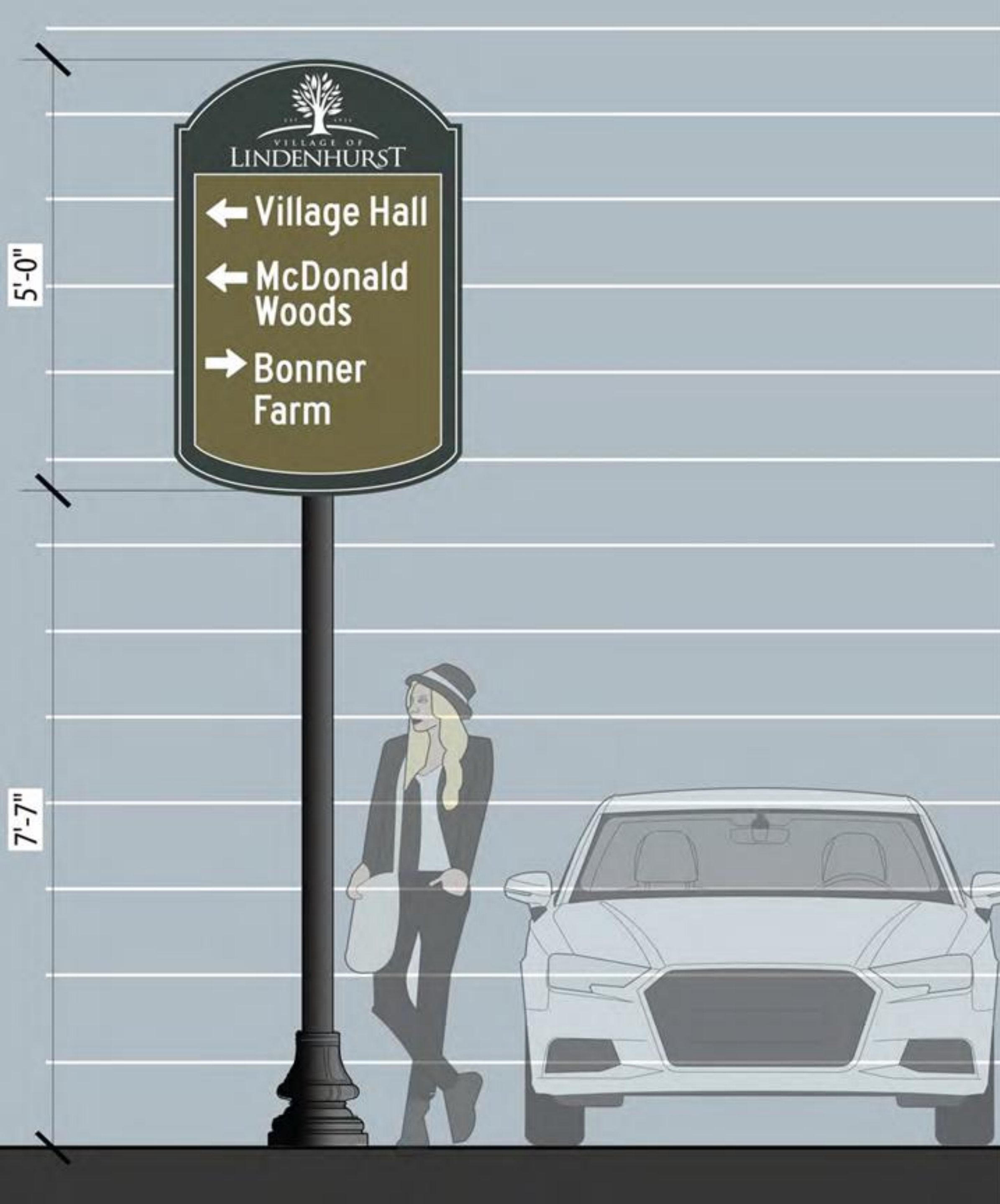


LINDENHURST GRAND AVE CORRIDOR

GATEWAY AND WAYFINDING SIGNAGE

EXISTING VILLAGE SIGNS





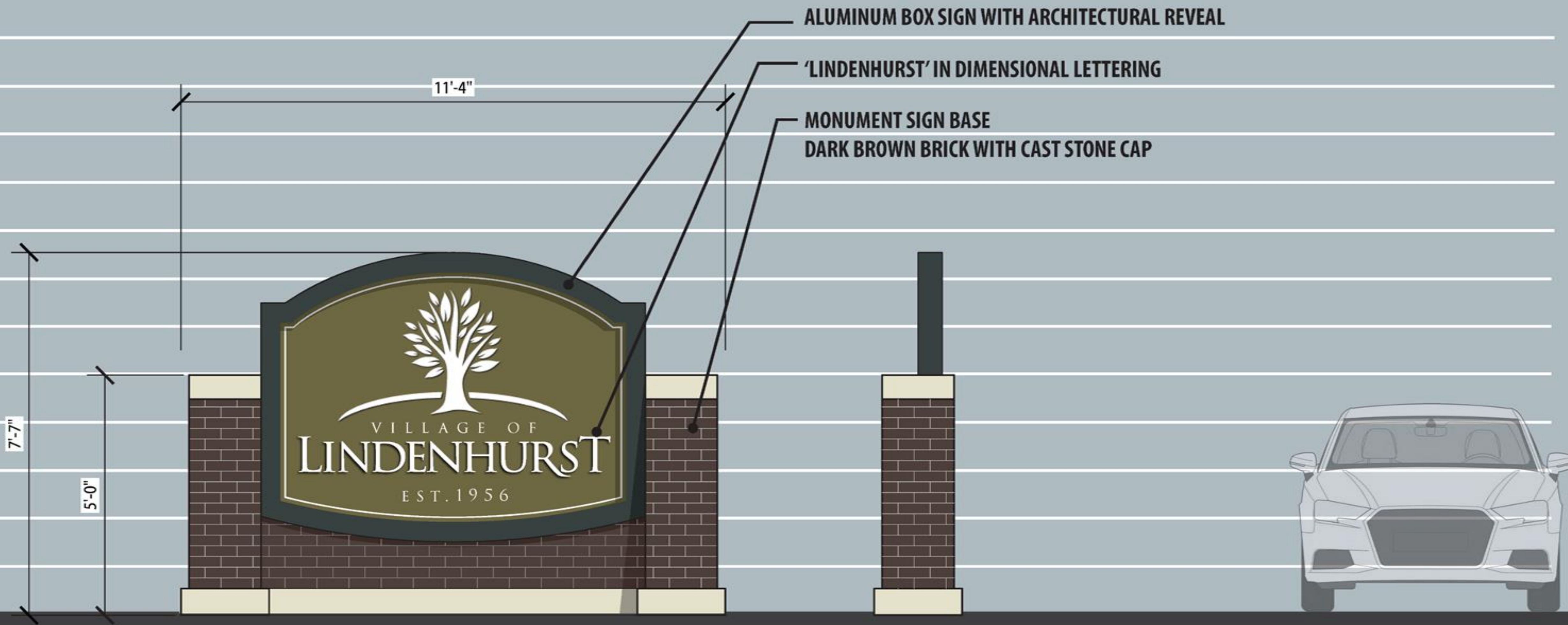
LINDENHURST GRAND AVE CORRIDOR GATEWAY AND WAYFINDING SIGNAGE

CONCEPT DESIGNS



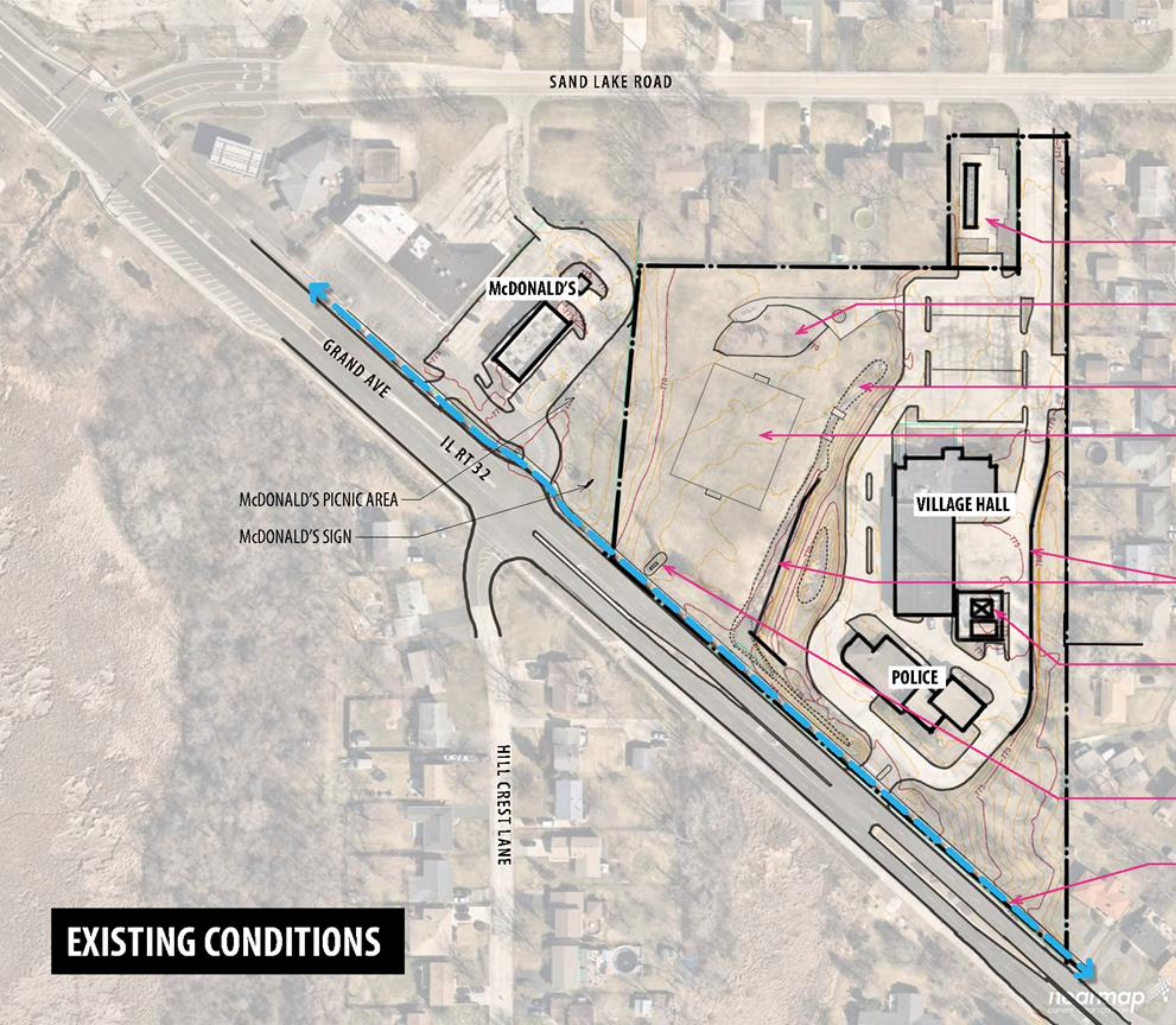
LINDENHURST GRAND AVE CORRIDOR
GATEWAY AND WAYFINDING SIGNAGE

CONCEPT DESIGNS



LINDENHURST GRAND AVE CORRIDOR
SLOVE PARK/VILLAGE HALL
OPEN SPACE CONCEPTS

EXISTING CONDITIONS



VETERANS MEMORIAL

PLAYGROUND

DRAINAGE SWALE

SOCCER FIELD (120' x 100')

RETAINING WALLS

COMMUNICATIONS TOWER

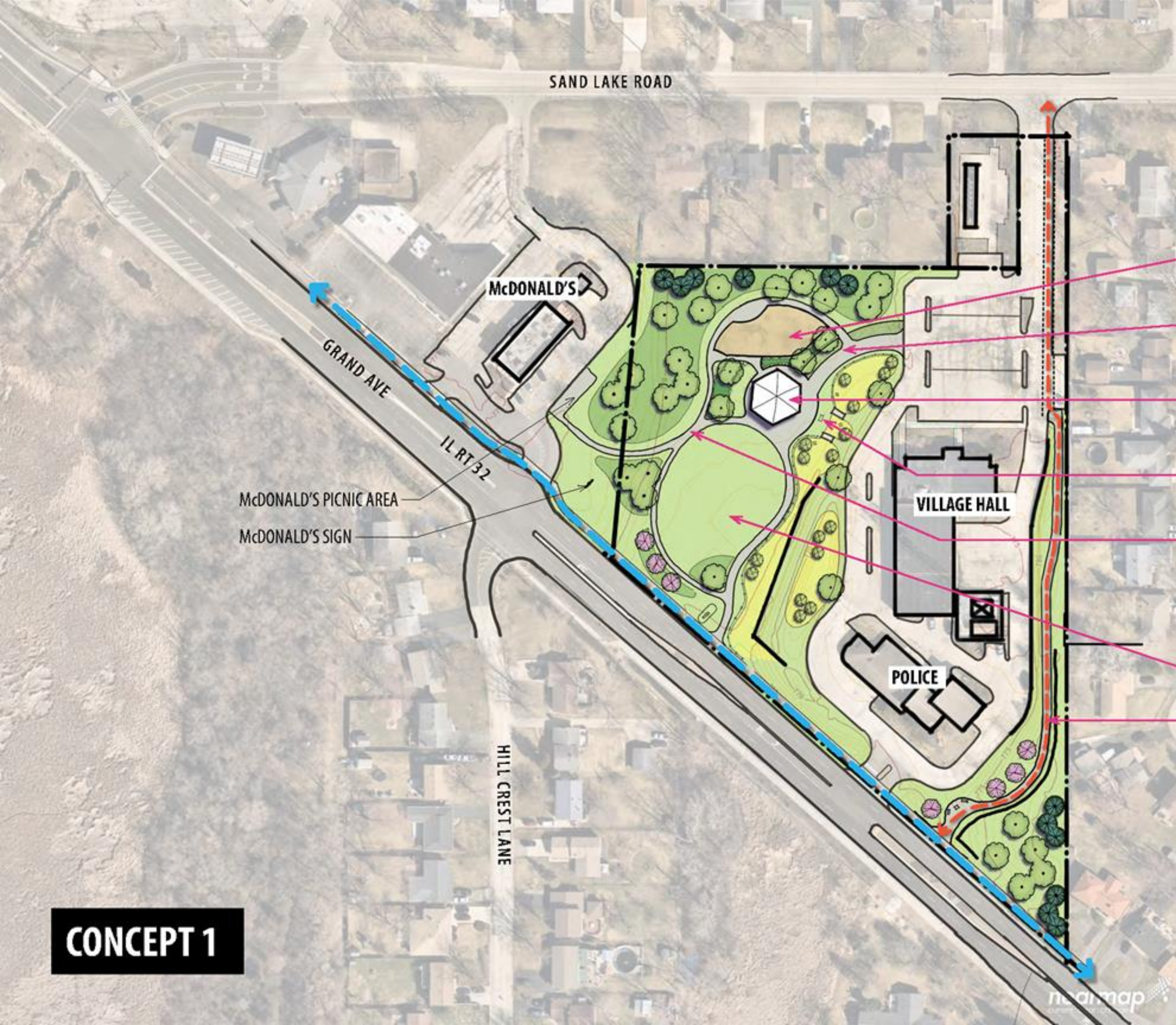
PARK SIGN

MULTI-USE PATH ALONG
GRAND AVE

LINDENHURST GRAND AVE CORRIDOR

SLOVE PARK/VILLAGE HALL

OPEN SPACE CONCEPTS



EXISTING PLAYGROUND

MARKET PROMENADE
BLOCK-LAWN SHOULDER PROVIDES EXPANDED SPACE FOR EVENTS

EVENT PAVILION
FARMER'S MARKETS, ART & CRAFTS FAIR, LIVE MUSIC, MOVIES IN THE PARK, ETC.

RAIN GARDEN INTERPRETIVE FEATURES

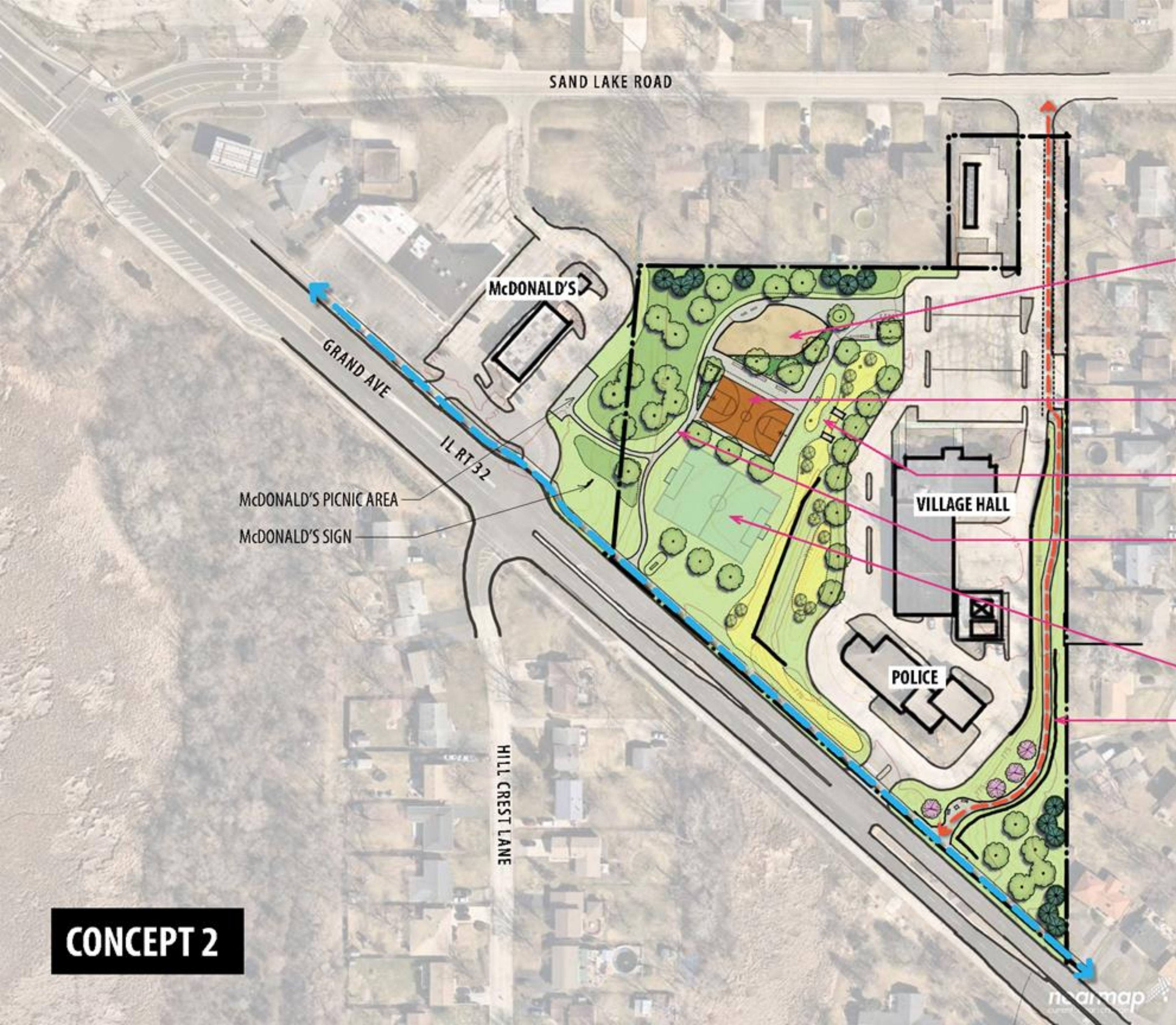
LOOP WALKING PATH
• CONNECTION TO GRAND AVE BIKE PATH
• COORDINATE WITH McDONALD'S TO CREATE CONNECTION TO EXISTING RESTAURANT PICNIC AREA

OPEN LAWN

NEW BIKE PATH CONNECTION TO SAND LAKE ROAD
TRAIL HEAD, NEW RETAINING WALL

CONCEPT 1

LINDENHURST GRAND AVE CORRIDOR
SLOVE PARK/VILLAGE HALL
OPEN SPACE CONCEPTS



EXISTING PLAYGROUND

BASKETBALL COURT
MULTI-PURPOSE PAVED AREA FOR FARMER'S MARKETS AND EVENTS

RAIN GARDEN INTERPRETIVE FEATURES

WALKING PATH
• CONNECTION TO GRAND AVE BIKE PATH
• COORDINATE WITH McDONALD'S TO PROVIDE CONNECTION TO EXISTING RESTAURANT PICNIC AREA

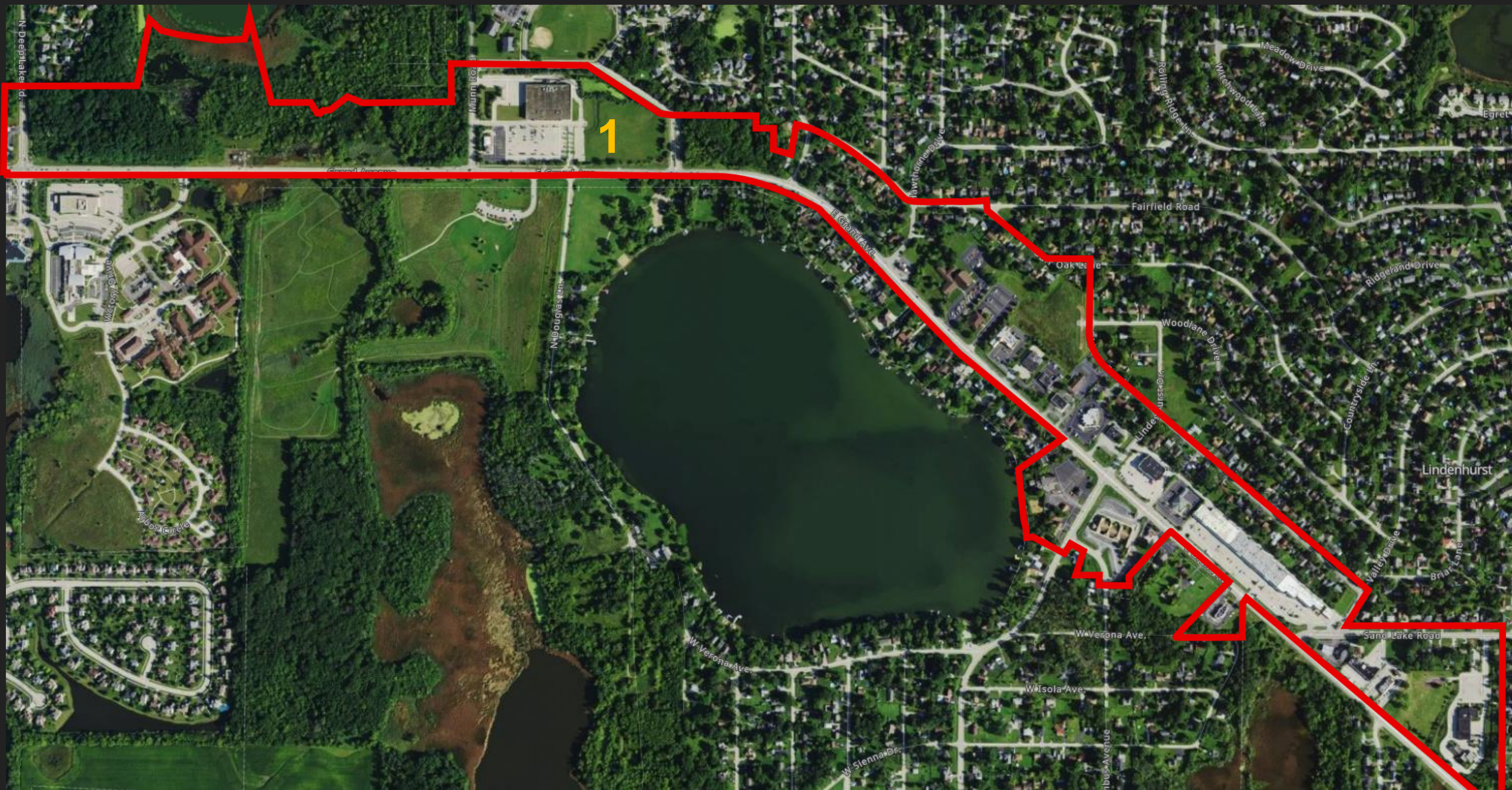
SOCCER FIELD (105' x 80')

NEW BIKE PATH CONNECTION TO SAND LAKE ROAD
TRAIL HEAD, NEW RETAINING WALL

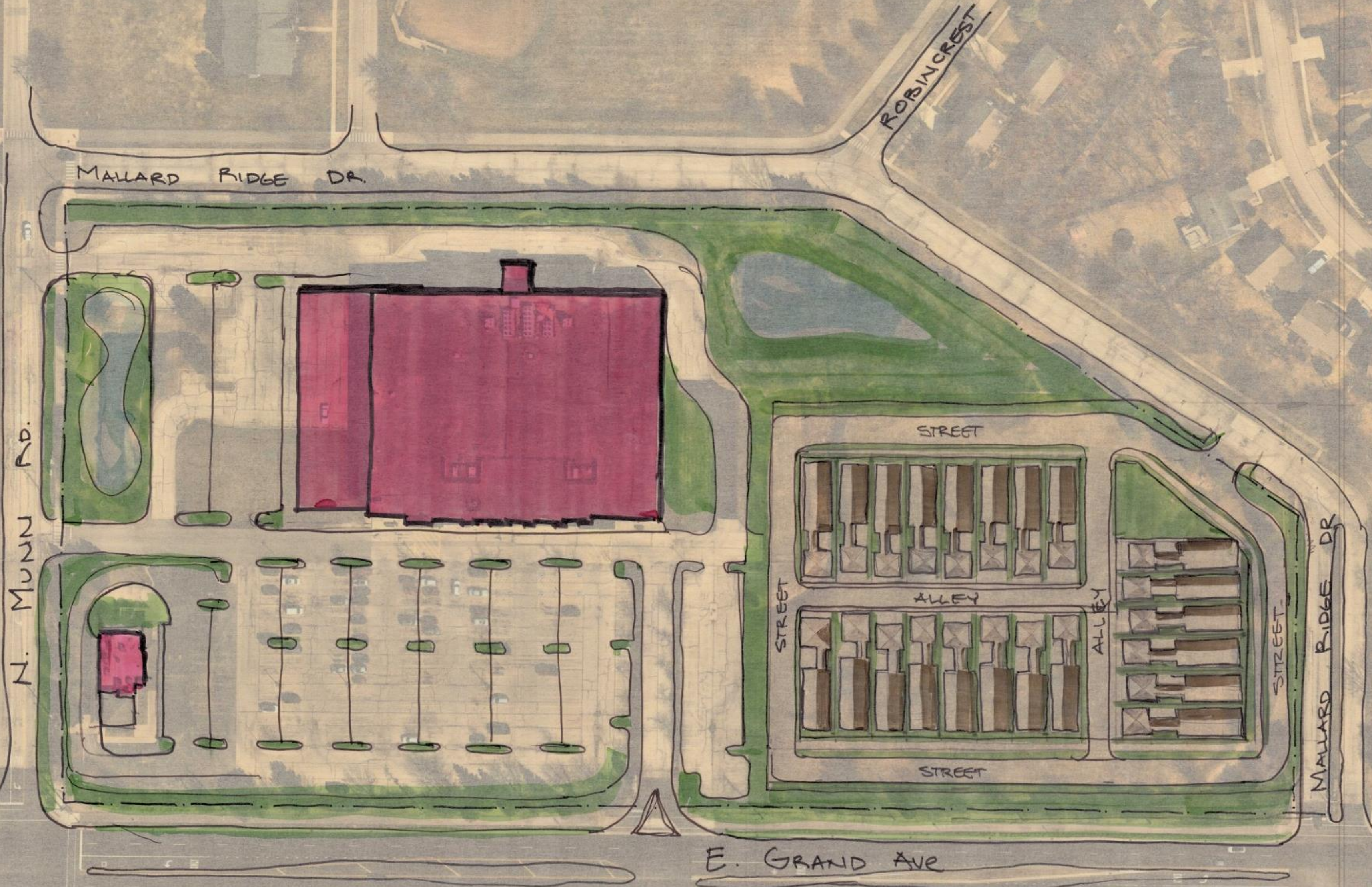
CONCEPT 2

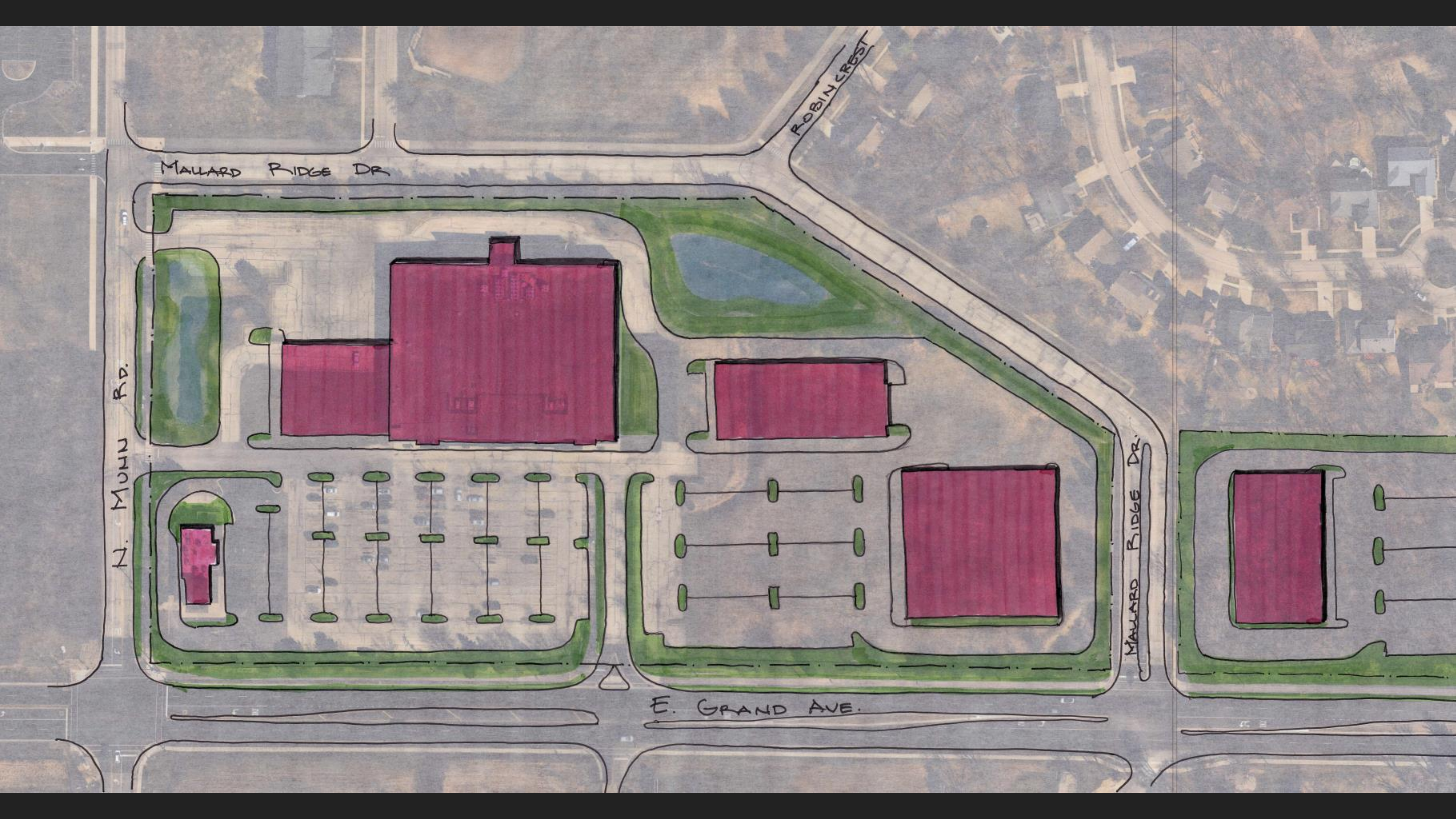
Land Use alternatives for redevelopment sites

- ▶ Increased property value
- ▶ Market supported and sustainable
- ▶ Attractive and compatible









MALLARD RIDGE DR

ROBINCREST

N. MUNN RD.

MALLARD RIDGE DR.

E. GRAND AVE.





BURR OAK LN.

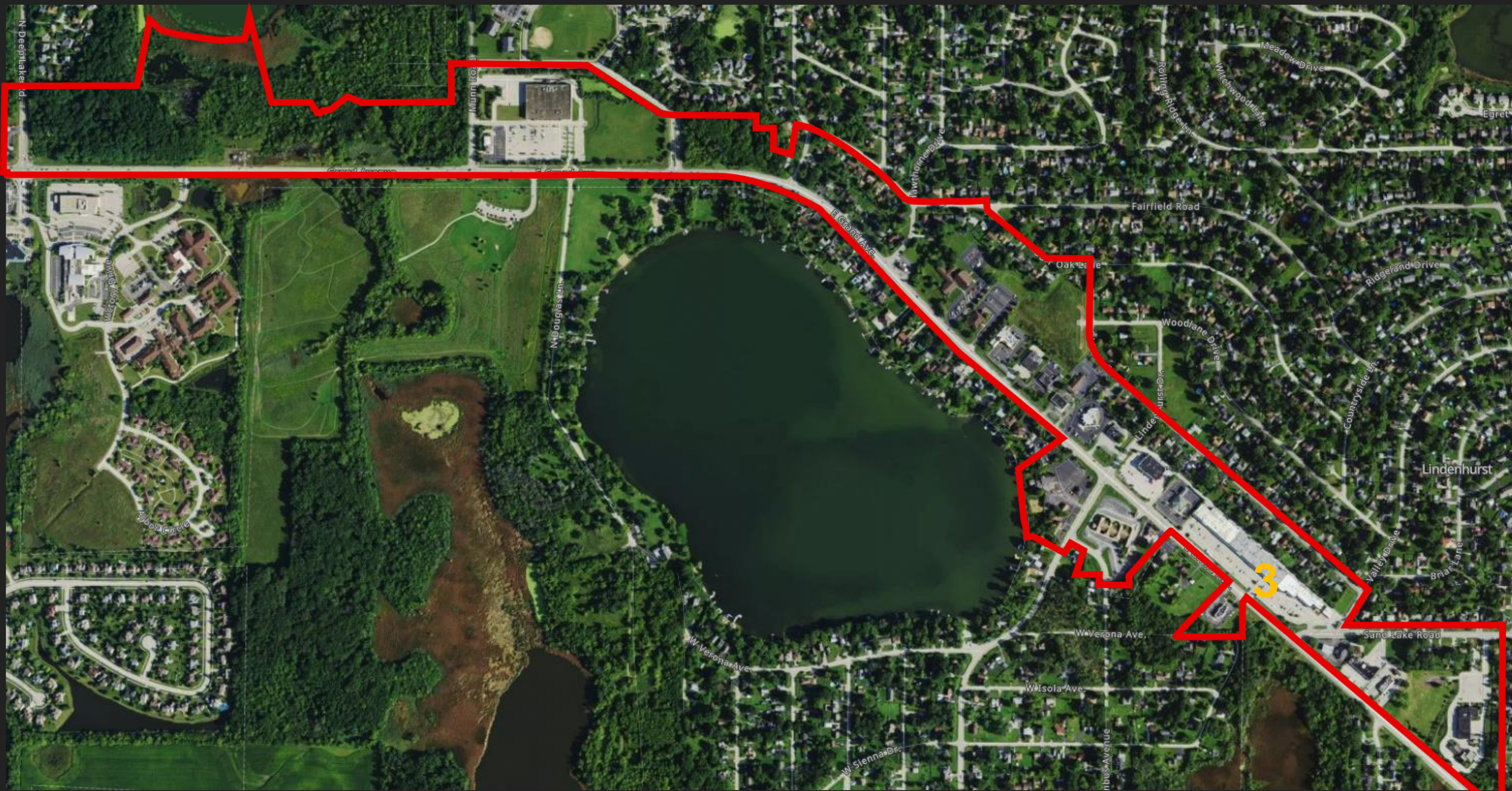
OLD ELM RD.

WOODLANDS DR.

E. GRAND AVE







N Deep Lake Rd

Munn Rd

Grand Avenue

Victory Drive

Victory Circle

Niboughs Ln

W Verona Ave

W Sienna Dr

W Isola Ave

Liberty Avenue

E Grand Ave

Lawrence Drive

Fairfield Road

Oak Lake

Woodlane Drive

Lindenhurst Dr

W Verona Ave

3

Sand Lake Road

Ridgeland Drive

Lindenhurst

Valley Drive

Brian Lane

Rolling Ridge Ln

Witchwood Lane

Meadow Drive

Eggen



OLD ELM RD

VALLEY DR

E. SAND LAKE RD.

E. GRAND AVE.



OLD ELM RD.

VALLEY DR.

E. SAND LAKE

E. GRAND AVE

What's next

- ▶ Redevelopment Plan
- ▶ Notices
- ▶ JRB and Public Hearing