

Grand/Milwaukee Intersection

Instant Identity on Commercial Opportunity Sites

The intersection of Grand Avenue (Route 132) and Milwaukee Avenue (Route 83) provides two key opportunity sites, which offer new users an instant identity that promises to make the sites great locations for destination or convenience businesses.

A 4-acre opportunity site occupies the north side of Grand on the east side of Milwaukee. Walgreens and McDonald's are located immediately across Grand Avenue from this property. A Citgo gas station ready for modernization currently fills a portion of this site and the property owners are looking to partner with another user to complete development of the property.

Another 4-acre development opportunity occupies the northwest side of Grand at Milwaukee. This site contains a vacant lot and a surplus school currently leased to another educational use. The District has immediate interest in selling the vacant lot for development and has a longer-term vision for reuse or redevelopment of the school property. With a zero-property tax increment, this site is prime for a TIF incentive.

These two sites are located less than one mile from Vista Health's newest and fastest growing medical facility. This area is suitable for multi-story residential, retail, office, or redevelopment of the existing school building and is only a 5-minute walk to Lake Villa Metra Station. In August 2016, the Village created a Tax Increment Financing (TIF) District that covers this area. There also is a Business District overlaying this area, generating revenue to fund enhancements for business development, public infrastructure upgrades, and beautification.



“This gateway site is the perfect opportunity for the Village to partner with property owners to provide a proper entrance to our Village.”

- James McDonald, Mayor

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Village of Lake Villa



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AMENITIES

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|---------------------------------------|---------------------------------------|
| A Downtown Businesses | I First American Bank |
| B Metra Station | J Walgreens |
| C Nielsen Plaza Retail Center | K Children's Health Center |
| D Multi-Family Housing | L Shell Gas |
| E Potential Development Site | M McDonald's |
| F Lake View Terrace Apartments | N Prince of Peace School (K-8) |
| G Elementary School | O Animal Hospital |
| H Citgo Gas | P Carpet Castle |

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