

# Lake Villa Triangle

## The Heart of a Growing Village

*Lake Villa's historic downtown core is the center of a triangle bounded by Milwaukee Avenue/Route 83, Grand Avenue/Route 132, and Cedar Avenue. The Triangle is nestled between two spring-fed recreational lakes, Cedar Lake and Deep Lake. With Metra's Lake Villa Station and several key opportunity sites, the Triangle area is ready for new investment.*

To guide Triangle development and redevelopment, Lake Villa's Village Board adopted a Transit-Oriented Development plan in 2013. That report offers a development vision and details the following economic growth and marketing strategies.

- Attract new retail, housing, and mixed-use development.
- Enhance walkability, bike amenities, and access to transit.
- Reuse and redevelop properties along Cedar Avenue to promote a "downtown main street."
- Create vibrant new development on key opportunity sites.
- Expand access to Cedar Lake and Deep Lake.
- Focus on sports and recreation as anchor uses.
- Connect to natural resources, open spaces, and biking and walking paths.

In 2016, the Village created a Tax Increment Financing (TIF) District and updated its development regulations and policies to allow denser development in its Village Center zone as well as the possibility for planned development. The TIF District encompasses the entire triangle area. There also is a Business District overlaying this area and generating revenue to fund enhancements for business development, public infrastructure upgrades, and beautification.



“ Proximity to a very active park and families supporting local foods have made Lake Villa a great place for my restaurant.

- Sam Galati

GALATI'S ITALIAN RESTAURANT  
& PIZZERIA

## CONTACT



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Village of Lake Villa

## CONTACT

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CEDAR LAKE

DEEP LAKE

J

E

K

I

C

D \* METRA

LAKE VILLA TRIANGLE

H

A

B

GRAND AVE 18,300 ADT

F

G

L

DAK KNOLL DR

MCKINLEY AVE

CN RAILROAD

SITE LOCATION MAP | NORTH

## AMENITIES

- |   |                                       |
|---|---------------------------------------|
| <b>A</b> Downtown Businesses                    | <b>G</b> Shell Gas + McDonald's       |
| <b>B</b> Village Hall                           | <b>H</b> Elementary School            |
| <b>C</b> Busy Brains Children's Museum (FUTURE) | <b>I</b> Multi-Family Housing         |
| <b>D</b> Metra Station                          | <b>J</b> Senior Housing               |
| <b>E</b> Lehmann Park + Beach                   | <b>K</b> Post Office                  |
| <b>F</b> Walgreens                              | <b>L</b> Ocktoberfest / Soccer Fields |

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