

# Lake Villa

## Discover the Opportunities

Lake Villa is a Lake County, family-oriented community with unique amenities. From the historic Lehmann Mansion to a walkable downtown with Metra service and a public beach, Lake Villa offers a balance between convenience, access, recreation, and open space.

As a key gateway to the Chicagoland's lakes region, there are nearly 190,000 residents within a 15-minute drive. Lake Villa is primed for growth because of its access to major roads, Metra, and key anchors, such as power sports, marine showrooms, and new restaurants and microbreweries. In 2018, Lake Michigan water became available to Lake Villa businesses and residents.

The Village Board's Economic Incentive Program encourages job creation and improvements to existing buildings. The Village offers permit fee waivers, sales tax rebates, and property tax abatements for desirable new construction. A façade grant program is also available. The Village's Downtown TIF covers 195 acres and 243 properties. Within this TIF area, the Village plans a flexible approach to public investment that improves the financing of development. There also is a Business District overlaying a slightly larger area that is generating revenue to fund enhancements for business development, public infrastructure upgrades, and beautification.

**“We invite you to explore the incredible redevelopment opportunities our community has to offer. Our vibrant town supports thriving businesses and offers welcoming neighborhoods. With strong infrastructure, a skilled workforce, and a supportive environment, your investments can flourish and make a lasting impact. Join us in creating a prosperous future.”**

*- Mayor James McDonald*

8,750

**LAKE VILLA POPULATION**  
2020 Census Data

190K

**POPULATION**  
15-Min Drive-Time | 2020 Census Data

3,255

**RESIDENTIAL HOMES**  
Lake Villa | 2020 Census Data

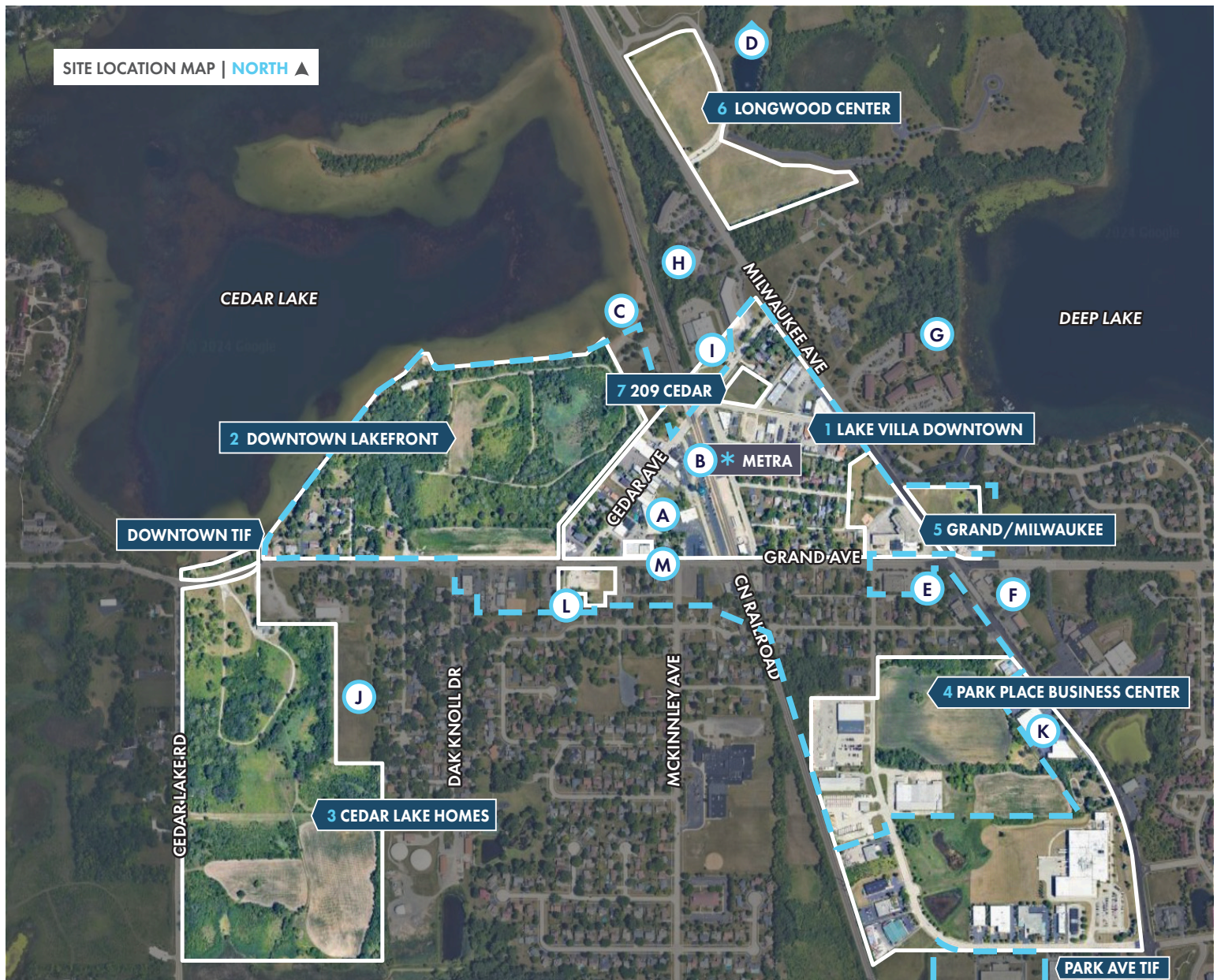
\$97K

**HOUSEHOLD INCOME**  
Lake Villa | 2020 Census Data

\$2.1B

**RETAIL SPENDING**  
15-Min Drive-Time | 2023 Esri Forecast





### 1. Lake Villa Downtown

Unique, affordable properties offer space for businesses to locate in the center of Lake Villa with access to Milwaukee Avenue/Route 83 and Grand Avenue/Route 132, Metra service, thriving restaurants, and Lehmann Park.

### 2. Downtown Lakefront Development

With waterfront exposure, this 36-acre site is a five-minute walk to Metra and is ready for mixed use residential, commercial, or office development.

### 3. Cedar Lake Parks

This conservation-oriented residential development site allows smaller lots and access to Cedar Lake.

### 4. Park Place Business Center

A variety of recreational, office, logistics, and light manufacturing uses can be accommodated on sizable pads in this business park which is located in a TIF District. The Downtown TIF does not cover the entire business park.

### 5. Grand-Milwaukee Intersection

This nearly eight-acre site has exposure to both Grand Avenue and Milwaukee Avenue and shares the intersection with Walgreens. There is a former school building that could be repurposed or redeveloped.

### 6. Longwood Center

A variety of commercial uses could be accommodated on the 14-acre site nearby the Lehmann Mansion event venue and Loffredo Park.

### 7. 209 Cedar Site

Mixed-use residential over retail adjacent to the Metra Station.

### AMENITIES

- A** Downtown Businesses
- B** Metra Station
- C** Lehmann Park + Beach
- D** Lehmann Mansion
- E** Walgreens
- F** Gas Station
- G** Multi-Family Housing
- H** Senior Housing
- I** Post Office
- J** Sports Fields
- K** Nielsen Enterprises
- L** 0 - 17 W Grand Ave
- M** Fire Station
- Redevelopment Opportunity



# Lake Villa Downtown

## 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 downtown 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 downtown area is ready for new investment.



**“Opening Harbor Brewing Company here has been amazing. We chose this town for its strong community and vibrant local culture. The support and energy downtown are incredible. If you're considering starting or moving your business, this is the perfect place to thrive.”**

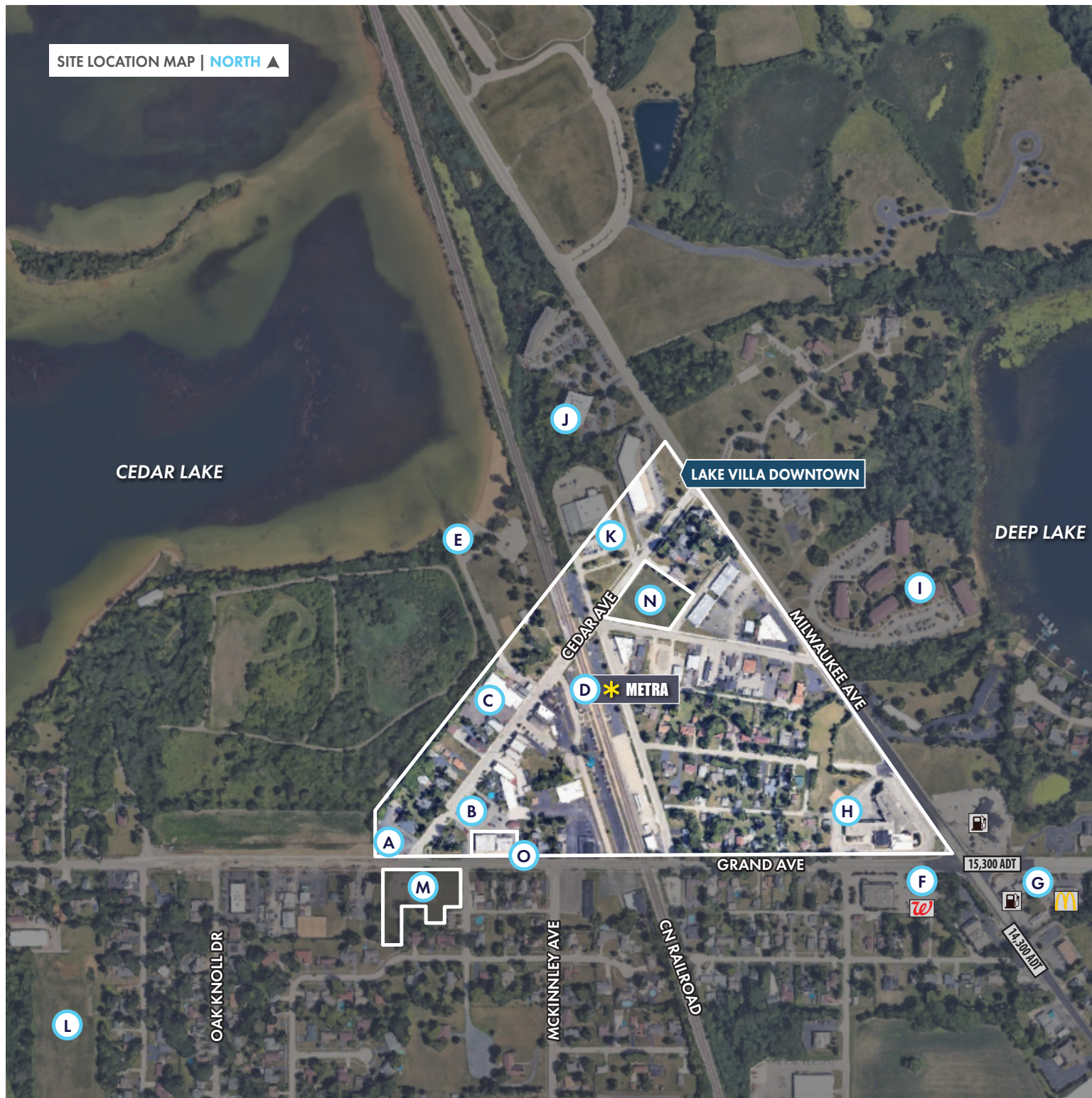
*- Kyle Wenzel | Owner Harbor Brewing Company*

To guide Downtown development, Lake Villa's Village Board adopted a Transit-Oriented Development plan. That Plan 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.





## AMENITIES

- |                                 |   |   |
|---------------------------------|---|---|
| <b>A</b> Timothy O'Toole's      | <b>G</b> Gas Station + McDonald's           | <b>M</b> 0 - 17 W Grand Ave Development Site    |
| <b>B</b> Village Hall           | <b>H</b> Grand/Milwaukee Redevelopment Site | <b>N</b> 209 Cedar Ave Development Site         |
| <b>C</b> Harbor Brewing Company | <b>I</b> Multifamily Housing                | <b>O</b> Fire Station Redevelopment Opportunity |
| <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> Oktoberfest Site                   |   |



# *Downtown Lakefront Development*

## **Amenity-Rich Living, Working & Playing**

Unique within the Chicagoland region, this 36-acre opportunity site has waterfront property on Cedar Lake, is next to the Village's Lehmann Park, touches the core downtown area, and is a five-minute walk to the Lake Villa Metra station and Post Office.



**“As Village Administrator I look forward to guiding this unique project to add waterfront living to Downtown Lake Villa.”**

*- Michael Strong | Village Administrator*



The Village Board expanded the Village Center Overlay Zoning District to cover this site and revised its planned unit development process to ease approvals. Zoning allows an integrated, pedestrian-oriented, mixed-use development with building heights of four to five stories.

The Downtown Lakefront Opportunity Site has direct access to Grand Avenue. The Village has acquired property to also allow direct access Cedar Avenue and Metra. The site offers many possibilities for high-end apartments, townhomes, and commercial development. The Village created a Tax Increment Financing (TIF) District that includes this area. There also is a Business District overlaying this area that is generating revenue to fund enhancements for business development, public infrastructure upgrades, and beautification.





## AMENITIES

- |                                 |   |
|---------------------------------|---|
| <b>A</b> Downtown Businesses    | <b>G</b> Gas Station + McDonald's                       |
| <b>B</b> Village Hall           | <b>H</b> Grand/Milwaukee Redevelopment Opportunity Site |
| <b>C</b> Harbor Brewing Company | <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> Oktoberfest Site                               |



# *Cedar Lake Road Homes*

## **Lake Access Homes for Active Families**

This 63-acre single-family residential opportunity site offers the natural amenities of the adjacent spring-fed Cedar Lake and Grant Woods Forest Preserve.



**“ Proximity Cedar Lake, Grant Woods Forest Preserve and Downtown Lake Villa make this a premier site for new development.”**

*- James McDonald, Village President*



Lake Villa encourages a design approach that attracts families and empty-nesters seeking access to recreational amenities. Situated west of the downtown core on Grand Avenue/Route 132, this opportunity provides easy access to Metra, community events, and downtown businesses. To encourage flexible, eco-sensitive design, the Village zoned the property to allow lot sizes of 8,000 square feet, 9,300 square feet, and 10,200 square feet. Concepts that illustrate that approach were included in Lake Villa's Transit-Oriented Development plan.

### **Grant Woods Forest Preserve**

*1,226 acres*

- Biking
- Canoeing/Kayaking
- Fishing
- Hike Lake County Challenge
- Hiking
- Picnic Shelter Rental
- Snowmobiling
- Summer Camps
- Cross Country Skiing





## AMENITIES

- |   |   |
|---|---|
| <b>A</b> Grant Woods Forest Preserve        | <b>G</b> Microbrewery                           |
| <b>B</b> Bradley Counseling Center          | <b>H</b> Lake Villa United Methodist Church     |
| <b>C</b> Pedestrian Underpass to Cedar Lake | <b>I</b> Fire Station Redevelopment Opportunity |
| <b>D</b> Oktoberfest Site                   | <b>J</b> Village Hall                           |
| <b>E</b> Public Works Facility              | <b>K</b> Downtown Businesses                    |
| <b>F</b> Sherwood Memorial Park             | <b>L</b> Downtown Lakefront Development Site    |



# *Park Place Business Center*

## **Join Logistics, Light Industry & Nearby Retail**

This 24-acre opportunity site is situated within a business park adjacent to existing light industrial, office, and commercial uses and is available for new development.



“Expanding our business to Lake Villa was a game-changer for us. The municipality was incredibly welcoming and provided exceptional support throughout the move. The level of cooperation and encouragement we received from the Village was outstanding. I highly recommend this community to any business looking to relocate or expand.”

- *Madeleine Creevy* | Executive V.P. of Xttrium Labs Inc.



There are two TIF districts in this area. The Downtown TIF covers the northern portion of the Business Park. The Park Ave TIF covers three parcels on the south side of Park Avenue. There also is a Business District overlaying this area that generates revenue to fund enhancements for business development, public infrastructure upgrades, and beautification.

To guide business park development and redevelopment, Lake Villa included this area in its Transit-Oriented Development (TOD) Plan. That plan suggests that a destination center to capitalize on visible frontage along Milwaukee Avenue and join Nielsen Enterprises in serving customers from the Lakes Region. A 50,000 square foot facility could be built, and there is space for additional industrial/distribution uses. A new entry could provide direct access to Milwaukee Avenue and the industrial/commercial uses, as well as a road connection north to Grand Avenue. Other site provisions include consolidated stormwater management, wetland conservation, and connectivity to Lake Villa's multi-use trail system. Lake Villa has access to Lake Michigan water and utilities.





## AMENITIES

- |   |                                       |                                     |
|---|---------------------------------------|-------------------------------------|
| <b>A</b> Metra Station                    | <b>G</b> Children's Health Center     | <b>M</b> Ringa Funeral Home         |
| <b>B</b> Downtown Businesses              | <b>H</b> McDonald's                   | <b>N</b> Nielsen Enterprises        |
| <b>C</b> Lake Villa CC School District #4 | <b>I</b> Animal Hospital              | <b>O</b> Cemetery                   |
| <b>D</b> Milwaukee / Grand Site           | <b>J</b> Prince of Peach School [k-8] | <b>P</b> Medical Care Center        |
| <b>E</b> Gas Station                      | <b>K</b> Carpet Castle                | <b>Q</b> State Bank of the Lakes    |
| <b>F</b> Walgreens                        | <b>L</b> Encore Packaging             | <b>R</b> Park Place Business Center |

# *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.



**“ 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*



A 4-acre opportunity site occupies the north side of Grand Ave. on the east side of Milwaukee Ave. Walgreens and McDonald's are located across Grand Avenue from this property. A gas station ready for modernization is located next to the 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 Ave. at Milwaukee Ave. This site contains a vacant lot and a surplus school. The School 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 fast 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. A TIF District covers this area and there is a Business District overlaying this area, generating revenue to fund enhancements for business development, public infrastructure upgrades, and beautification.





## AMENITIES

- |                                      |   |                                       |
|--------------------------------------|---|---------------------------------------|
| <b>A</b> Downtown Businesses         | <b>G</b> Former School                  | <b>M</b> Gas Station                  |
| <b>B</b> Metra Station               | <b>H</b> Gas station/C-store and retail | <b>N</b> Prince of Peace School [K-8] |
| <b>C</b> Nielsen Plaza Retail Center | <b>I</b> First American Bank            | <b>O</b> Animal Hospital              |
| <b>D</b> Multi-Family Housing        | <b>J</b> Walgreens                      | <b>P</b> Carpet Castle                |
| <b>E</b> Potential Development Site  | <b>K</b> Health Center                  |                                       |
| <b>F</b> Lakeview Terrace Apartments | <b>L</b> McDonald's                     |                                       |



# *Longwood Center Destination Cluster*

## **Join Unique Regional Attractions**

Located on Route 83 (Milwaukee Avenue), adjacent to Lehmann Mansion events and wedding venue and Loffredo Park, just south of Nielsen Enterprises Marine Center and luxury lakefront residential lots on Deep Lake, this property offers an opportunity to add entertainment, restaurants, lodging, or shopping to this regional destination.

**“When our destination dealerships devoted to snowmobiles, motorcycles, watercraft, jet boats, ATVs, and side-by-sides outgrew our space south of Grand Avenue, we opened our Marine Center to fully commit ourselves to watersports. Customers from three states are finding this great location.”**

*- Ted Nielsen | Business Owner*



Totaling more than 14 acres, a mix of uses on various sized lots could locate on this property. The Village Board revised its planned unit development process to ease approvals for creative projects developed on properties like Longwood Center. The site is adjacent to Loffredo Park which includes a hockey rink and recreational sports field that host football, soccer, field hockey, and lacrosse.



### **Facts on Lehmann Mansion**

- Built in 1912
- Restored by Village in 2001, with tent addition in 2011
- Capacity of up to 300 guests
- Highly rated by top websites:
  - The Knot: 4.7/5.5 stars
  - WeddingWire: 4.9/5 stars
  - Yelp: 4.7/5.5 stars
  - Facebook: 4.7/5 stars
  - Google: 4.7/5.5 stars





## AMENITIES

- |  |  |                               |
|--|--|-------------------------------|
| <b>A</b> Nielsen Enterprises Marine Center | <b>G</b> Post Office                   | <b>M</b> Deep Lake Apartments |
| <b>B</b> Frank M. Loffredo Park            | <b>H</b> Crossings Plaza Retail Center |                               |
| <b>C</b> Lehmann Mansion                   | <b>I</b> Downtown Businesses           |                               |
| <b>D</b> Lakewood Tower                    | <b>J</b> Metra Station                 |                               |
| <b>E</b> Cedar Village Apartments          | <b>K</b> Nielsen Plaza Retail Center   |                               |
| <b>F</b> Lehmann Park + Beach              | <b>L</b> Kids Hope United              |                               |





# 209 Cedar Avenue Site

## Downtown Living, Retail & Outdoor Plaza

Located at the center of Lake Villa, this site offers a three-story mixed-use opportunity close to Metra and Lehmann Park that can provide downtown living, retail, and live/work units.

209 Cedar is a 60,000 square foot lot available for development in Downtown Lake Villa. The site is immediately next to the Metra Station, Post Office, and businesses along Cedar Avenue. The site is ideal for a mixed-use development with retail and residential uses. The conceptual site plan calls for two buildings with a total of 48 dwelling units, two commercial units and two live-work units.

The commercial space would open up to a plaza at the southwest corner of the site, next to both the Metra Station and across from Lehmann Park. The live-work spaces could house business services, gallery or art space. The residential units would have direct access to their units rather than served by a central corridor. Enhanced landscaping and buffers would provide both privacy and a walkable environment for residents and customers.



“The Village has assembled this exceptional site next to a Metra Station, Lehmann Park and downtown restaurants that is available for new mixed-use development.”





## 209 CEDAR AVE: GROUND LEVEL

### B: Mixed-Use Building

Floor 1:  
Two Commercial Units  
Two Live/Work Units

### A: Residential Building

Floors 1-3  
12 Units Per Floor, 36 Units Total



SITE LOCATION MAP | NORTH ▲



### Site Characteristics

#### A - Residential Building

A unique location for a 3-Story apartment building with 12 units per floor for a total of 36 units. Residents have access to amenities within walking distance such as the Metra Station, Post Office and restaurants.

A1 Dwelling Unit: 780 sq.ft.

A2 Dwelling Unit: 840 sq.ft.

A3 Dwelling Unit: 900 sq.ft.

#### B - Mixed-Use Building

This 3-Story mixed-use apartment building is equipped with two commercial spaces and two live/work units on the ground floor and two stories of residential above. The second and third story residential floors each have six units a total of 12 units. A plaza in the southwest corner would support a retail use such as a restaurant or cafe.

B1 Commercial Unit: 1,560 sq.ft.

B2 Commercial Unit: 1,800 sq.ft.

B3 Live/Work Units: 840 sq.ft.

### Site Data & Summary

A Residential Building

B Mixed-Use Building

C Plaza

D Parking Lot

Total Dwelling Units: 48

Total Parking Spaces: 65

Parking Ratio: 1.35 spaces Per 1 DU

Nine new diagonal parking spaces along Cedar Avenue to serve commercial and guest parking.



## 209 CEDAR AVE: FLOORS 2-3

### B: Mixed-Use Building

Floor 2 & 3: Residential  
6 Units Per Floor, 12 Units Total

### A: Residential Building

Floors 1-3  
12 Units Per Floor, 36 Units Total

MIXED-USE BUILDING

CEDAR AVE

LAKE AVE

RESIDENTIAL BUILDING



SITE LOCATION MAP | NORTH ▲

## Site Characteristics - 2nd and 3rd Floors

### A - Residential Building

Twelve dwelling units would be located on floors 2 and 3 of a 3-story, 2unit building. All units would have access from common vestibules rather than a building-length corridor.

A1 Dwelling Unit: 780 sq.ft.

A2 Dwelling Unit: 840 sq.ft.

A3 Dwelling Unit: 900 sq.ft.

### B - Mixed-Use Building

Six dwelling units on floors 2 and 3 of a 3-story, mixed use building. The residential units would have a view over the green space along Cedar Avenue as well as a new public plaza at the southwest corner of the site.

B1 Dwelling Unit: 780 sq.ft.

B2 Dwelling Unit: 840 sq.ft.

B3 Dwelling Unit: 900 sq.ft.

### Nearby Amenities

Lake Villa Metra Station

Lake Villa Post Office

Shopping

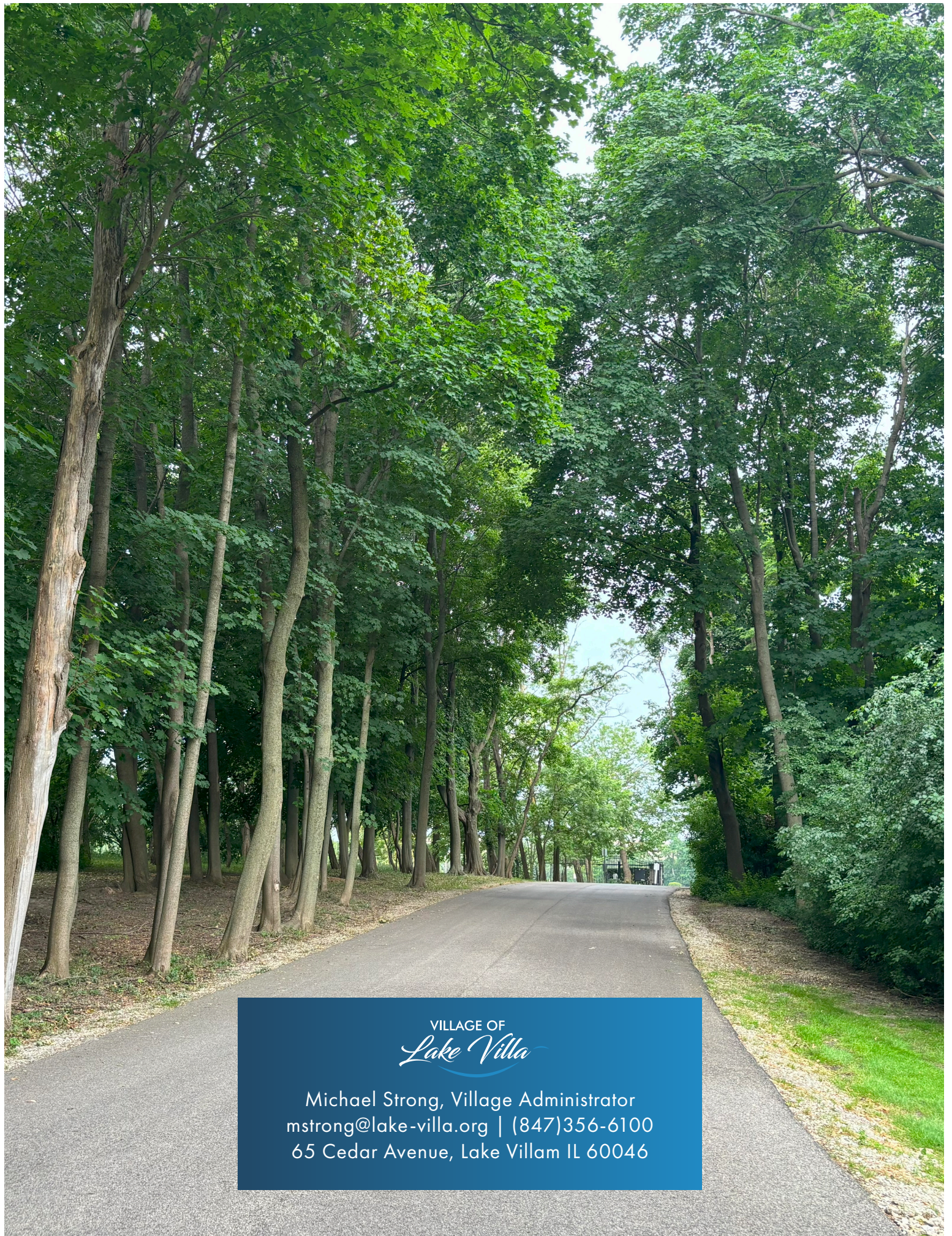
Restaurants

Lehmann Park and Beach

Milwaukee Avenue / Route 83

Grand Avenue / Route 132





VILLAGE OF  
*Lake Villa*

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