



## **Lake Villa Pleviak School Pre-Proposal Conference and Question and Answer December 10, 2025**

### **Village and School District Representatives:**

Mayor James McDonald, Village of Lake Villa

Michael Strong, Village of Lake Villa

Michael Conway, School District 41

Scott Goldstein, Teska Associates, Inc.

Terri Haymaker, The Planera Group

### **Attendees:**

Jeremy Oremland, Zeller

Andrew Cohen, Vequity Real Estate

Viral Parekh, Cordogan Clark

Richard Blair, Cordogan Clark

### **Meeting Summary**

Scott Goldstein, President of Teska Associates, Inc. opened the meeting. Teska and The Planera Group have been hired by the Village of Lake Villa to facilitate the process for the Pleviak School Site. The school site is located at Rt. 83 and Rt. 132. There is an Intergovernmental Agreement (IGA) between the School District and Village of Lake Villa to convey the property to a development team.

Mayor James McDonald welcomed everyone to the meeting. He shared the commitment of the Village to economic development. We are open for business with recent openings of Timothy O'Toole's Pub, Harbor Brewing, Starling Senior Apartments and Dunkin at Lake Tower Crossing.

Michael Conway, President of School Board District #41, expressed the District's support for the process. The school was closed in 2014, but leased the building to another school district between 2014 and 2024. The District decided to join forces with the Village of Lake Villa to determine the best way to utilize this property for the benefit of everyone. Scott Goldstein followed up that it cannot be a traditional public or private school use.

Michael Strong, Administrator of the Village of Lake Villa provided a vision for the site – vibrant mixed-use destination. We believe it is uniquely positioned for a quality development as envisioned in our comprehensive plan. We are seeking a development team that shares this vision that can deliver a high-quality retail and residential uses. Retail could include grocery, restaurants – national and local talents. Residential to help expand our housing options and year-round customer base. The site's recent rezoning to Central Business District (CBD) furthers the comprehensive plan that brings more activity to the downtown. Comprehensive plan emphasizes walkability, placemaking, active street edges.

Scott Goldstein provided information regarding the site. The site is 5.33 acres, 11 PIN's available plus Villa Ave. right-of-way could be requested from the Village. The property was recently rezoned to CBD. This was intended to save a step in the process by allowing a blend of residential above the ground floor and commercial. There is \$2.8 B in spending within 15 minute drive time. There is a health care facility just to the east. Recent openings of pubs and restaurants on Cedar Ave. Lennar has a proposal for 130 units that has received preliminary approval from the Village Board in July 2025, just down Rt. 132 to the west. There is a similar process to this for 209 Cedar Ave. RFQ released last year. The Village Board passed a Memorandum of Understanding with a developer that has proposed the site to be a mixed-use development with residential over commercial.

Terri Haymaker, The Planera Group, described the RFQ process, the first of a two-step process. The items of the RFQ are detailed in the presentation. Letter of introduction, development team organization, qualifications of team and individuals as a part of the team. Also required is a description of comparable projects by the development team, demonstration of public private partnerships, financial capacity, preliminary project narrative and conceptual approach. There is a 20 page maximum and 20 M total cap. Proposal (or a link if over 20M file size) to [pleviak@teskaassociates.com](mailto:pleviak@teskaassociates.com).

Criteria for RFQ selection include team composition and qualifications, comparable project experience (35 points) and conceptual vision (35 points) and implementation strategy (30 points). This is the first step – questions due December 17, qualifications due January 12, both to the email address listed above. There may be questions for developers after submission. Then a short list of development teams will be interviewed by the Village Board prior to the RFP process.

#### Questions:

- 1) How long is the school been vacant?
  - a. Answer: school closed in 2014, then leased to another school from 2014 to 2024. The school is currently being used by police departments for training for school events.
- 2) Do we know the date of construction?
  - a. Answer: originally built in 1910, and then a number of additions.
- 3) The land acquisition that must be a minimum of 80% of appraised value? Is there an appraisal available and can the number be shared?
  - a. Answer: The Intergovernmental Agreement (IGA) states that the "total purchase price of the School District Properties in the aggregate shall not be less than eighty percent (80%) of an MAI appraised value of the land AS-IS without considering the value of any existing improvements on the School District Properties given that such structures are expected to be demolished at a later date." As such, the determination of appraised value will take place during the RFP selection and negotiation process. The goal of this Request for Qualifications is to encourage development teams to submit their qualifications, experience, general narrative and conceptual approach. As the project is located both within a TIF District and Business Development District, site acquisition, demolition and site preparation are all eligible expenses that can be taken into consideration during the RFP process when development teams would present their financial pro forma for the proposed project including purchase price based on a MAI appraised value.

- 4) What is the city's take on drive-thrus?
  - a. Answer: Prior design shared shows a possible drive-thru in the back. There is no prohibition on drive-thrus, depends on design to not be visible from the front and meets the goals of the Village.
- 5) Is there a minimum number of residential based on the Village's needs?
  - a. Answer: There is no minimum requirement for residential. Residential uses are discussed in the comprehensive plan. The Village has provided preliminary approval at Lennar and is reviewing mixed-use with residential at 209 Cedar, so is open to residential uses.