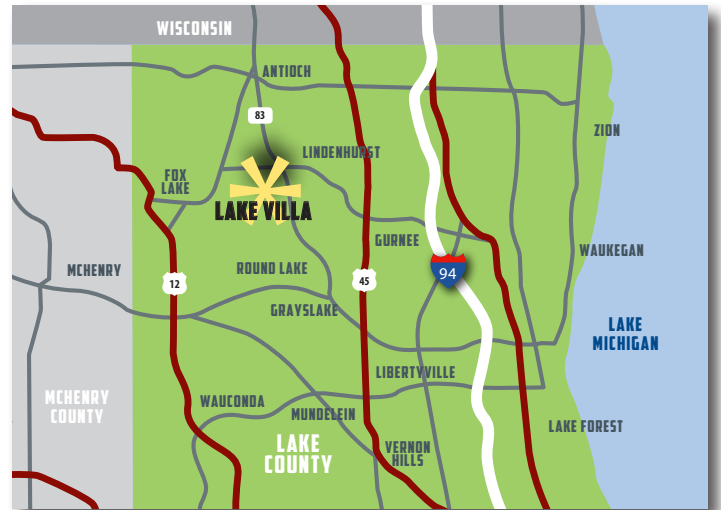


A large, white life preserver with four thick blue horizontal stripes is the central focus in the foreground. It is slightly out of focus compared to the background. To the left of the life preserver, a thick, light blue rope is coiled around a dark wooden post. The life preserver's central hole frames a view of a calm body of water at sunset. The sun is a bright, low orb on the horizon, casting a golden glow across the sky and reflecting on the water's surface. In the distance, a dark silhouette of a person stands on a small wooden dock or pier. The background shows a line of trees and a clear sky with soft, wispy clouds. The overall mood is peaceful and contemplative.

As a key gateway to the lakes region, there are 105,000 people and 26,000 jobs within a 10-minute drive and a median income of \$80,000. Access to major roads, Metra, and key anchors, such as power sports, marine showrooms, and a nearby expanding health care center, make this area prime for new opportunities.

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LAKE VILLA

A DOWNTOWN PRIME FOR NEW OPPORTUNITIES

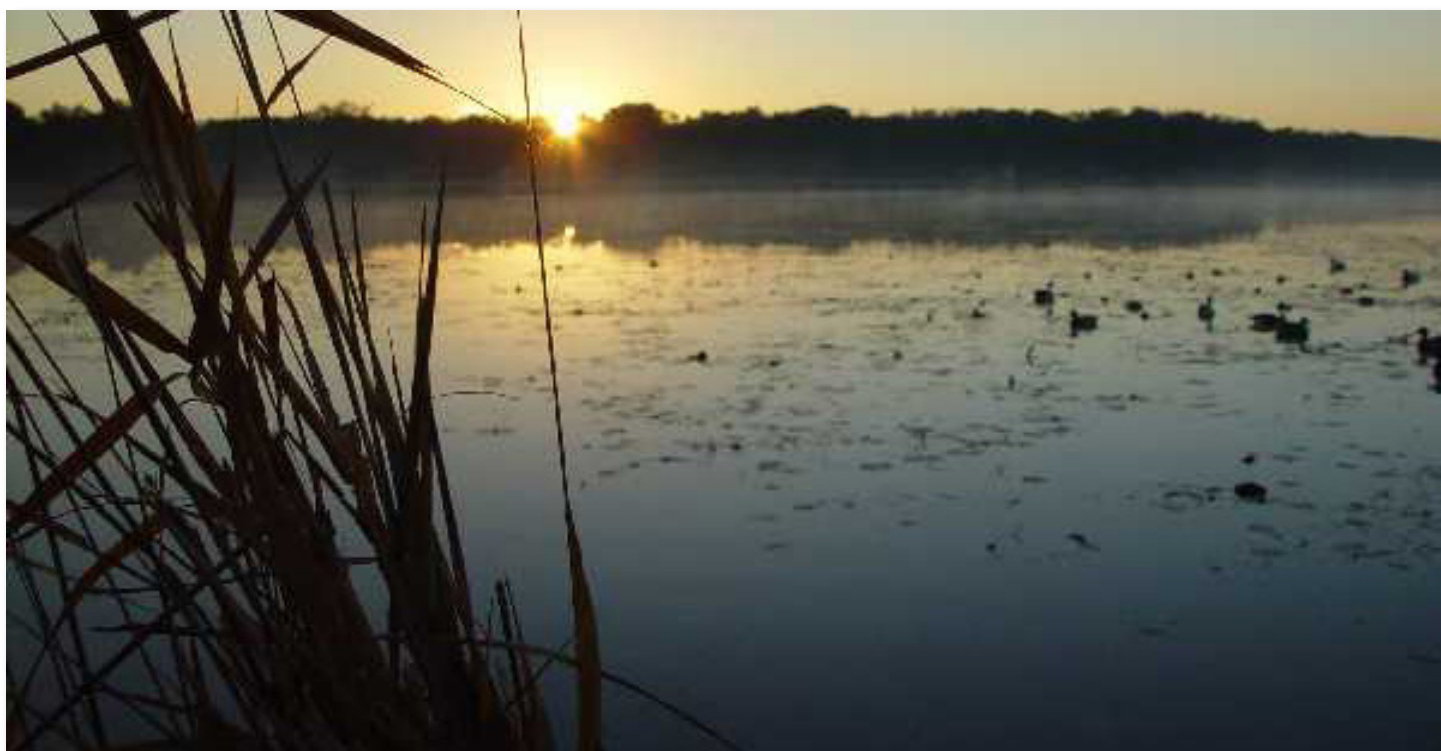
The Village Board recently adopted an Economic Incentive Program to incentivize job creation and façade improvements to existing buildings. The Village has also approved permit fee waivers, sales tax rebates, and property tax abatements for new construction. If you would like further information on Lake Villa and our economic incentive programs, please contact the Village for more information.



LAKE VILLA AT A GLANCE

	Lake Villa	Trade Area (10 Minute Drive Time)
2000 Population	6,499	96,282
2010 Population	8,741	112,135
2014 Population	8,898	112,241
Median Household Income	\$82,698	\$79,408
Average Household Income	\$104,281	\$98,851
Total Retail Trade	\$112 million	\$1.2 billion
Total Food & Drink	\$11 million	\$101 million

Sources: Teska Associates; 2014 ESRI Business Analyst Online



CONTACT

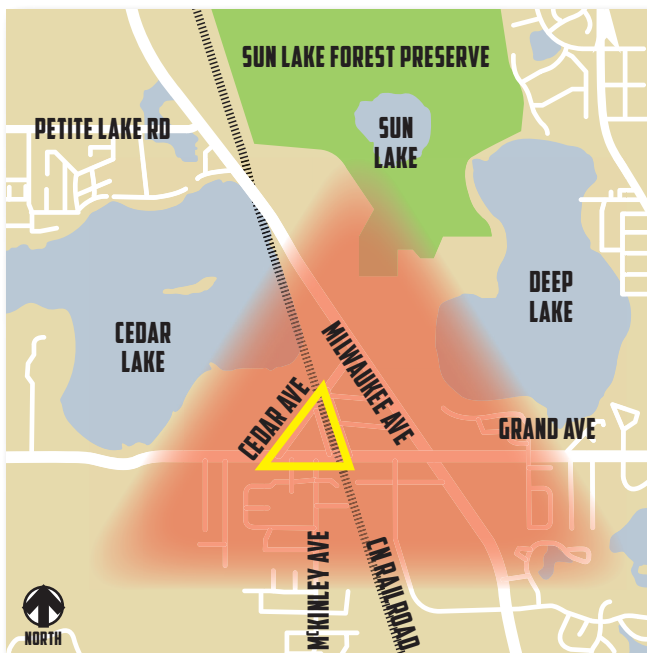
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LAKE VILLA TRIANGLE

A UNIQUE DOWNTOWN ON THE LAKE

The Lake Villa Triangle encompasses the downtown, and is bounded by Milwaukee Avenue/Route 83, Grand Avenue/Route 132, and Cedar Avenue. The Triangle is the heart of the Village and is nestled between Cedar Lake and Deep Lake. With Metra service to the Triangle and several key opportunity sites within blocks to Metra, the area is ripe for new development.

The Village of Lake Villa adopted a Transit-Oriented Development plan in 2013 that establishes development concepts for the downtown and provides a detailed set of economic development and marketing strategies. The Village is currently working to update its development regulations and policies to take advantage of its unique location and development potential.



DOWNTOWN LOCATION MAP

DOWNTOWN GOALS

- 1** Attract new retail, housing, and mixed-use development.
- 2** Support transportation improvements to enhance walkability, bike amenities, and access to transit.
- 3** Support reuse and redevelopment of properties along Cedar Avenue to promote a "downtown main street."
- 4** Create vibrant new development on key opportunity sites.
- 5** Support housing options that bring residents downtown.
- 6** Expand access to Cedar Lake and Deep Lake.
- 7** Focus on sports and recreation as anchor uses.
- 8** Connect to natural resources, open spaces, and biking and walking paths.
- 9** Improve streetscape design and signage.
- 10** Implement a marketing program using traditional and social media to promote Lake Villa Triangle.

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DISCOVER OPPORTUNITIES IN LAKE VILLA TRIANGLE FOR REINVESTMENT, REDEVELOPMENT, AND IMPROVEMENT



Redevelopment in the Lake Villa Triangle focuses on four primary opportunity sites that hold the greatest potential to enhance economic development.

1 DOWNTOWN LAKEFRONT SITE

Located along the waterfront of Cedar Lake, this 36-acre site can provide residential, commercial, civic, and open space uses to downtown and steps away from Metra.

2 INDUSTRIAL PARK SITE

This 17-acre site has the flexibility to either provide space for additional industrial users or accommodate sports facilities that cater to Lake Villa's active lifestyle.

3 CEDAR LAKE ROAD SITE

This 63-acre site is suitable for mid-density residential development, with proximity to Grant Woods Forest Preserve, Cedar Lake, and the trail network.

4 SCHOOL SITE

Formerly home to Pleviak Elementary School, this 5-acre site has the potential for adaptive reuse or redevelopment.

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DOWNTOWN LAKEFRONT OPPORTUNITY SITE

NEAR METRA, CEDAR LAKE, AND THE DOWNTOWN CORE



This 36-acre opportunity site is situated along the waterfront of Cedar Lake, adjacent to the core downtown area, Metra station, and major arterial roads along Grand Avenue (IL Route 132) and Milwaukee Avenue (IL Route 83). The site could be rezoned to Central Business District (CBD) and added to the Village Center Overlay (VC-O) District, which provides for an integrated, pedestrian-oriented, mixed use character allowing for building heights of up to four stories, or higher with appropriate building scale and consistency with the architectural character of the area.

- | | |
|-------------------------------|-------------------------------|
| A Core Downtown Area | G Retail Businesses |
| B Metra Station | H Multi-Family Housing |
| C Lehmann Park & Beach | I Senior Housing |
| D Lehmann Mansion | J Elementary School |
| E Kids Hope United | K U.S. Post Office |
| F Walgreens | L Soccer Fields |

Source: DigitalGlobe via Bing Maps.

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DOWNTOWN LAKEFRONT OPPORTUNITY SITE DEVELOPMENT CONCEPT: DATA & CHARACTERISTICS

Development of the Downtown Lakefront Opportunity Site holds many possibilities to take advantage of access off Grand Avenue, as well as close proximity to Metra and lakefront views. This illustrative development concept calls for retail and apartments along Grand Avenue, with townhouses or rowhouses near the lakefront, and a new direct connection to Cedar Avenue and Metra.



DEVELOPMENT CHARACTERISTICS

	A	B	C	D
Building Type	Retail	Mixed Use	Residential	Residential
Floors	1 floor	5 floors	2 to 3 floors	3 floors
Unit Count	40,000 sq ft	50,000 sq ft (retail) 160 units (residential)	79 units	264 units
Parking	180 spaces	300 spaces	2-car garage per unit	432 spaces
Use(s)	Grocery store or other retail businesses	Retail businesses at ground floor w/ rental apartments on top 4 floors (40 units per floor)	Townhouses	Rowhouses or residential flats (condos)

INDUSTRIAL PARK OPPORTUNITY SITE

NEAR EXISTING INDUSTRIAL USES ALONG MILWAUKEE AVENUE



- A Core Downtown Area
- B Nielsen Enterprises
- C Ringa Funeral Home
- D Pleviak Elementary School
- E Palombi Middle School
- F Prince of Peace Catholic Church
- G Walgreens
- H Lake Villa Medical Building
- I Retail Businesses
- J Light Industrial Businesses

Source: DigitalGlobe via Bing Maps.

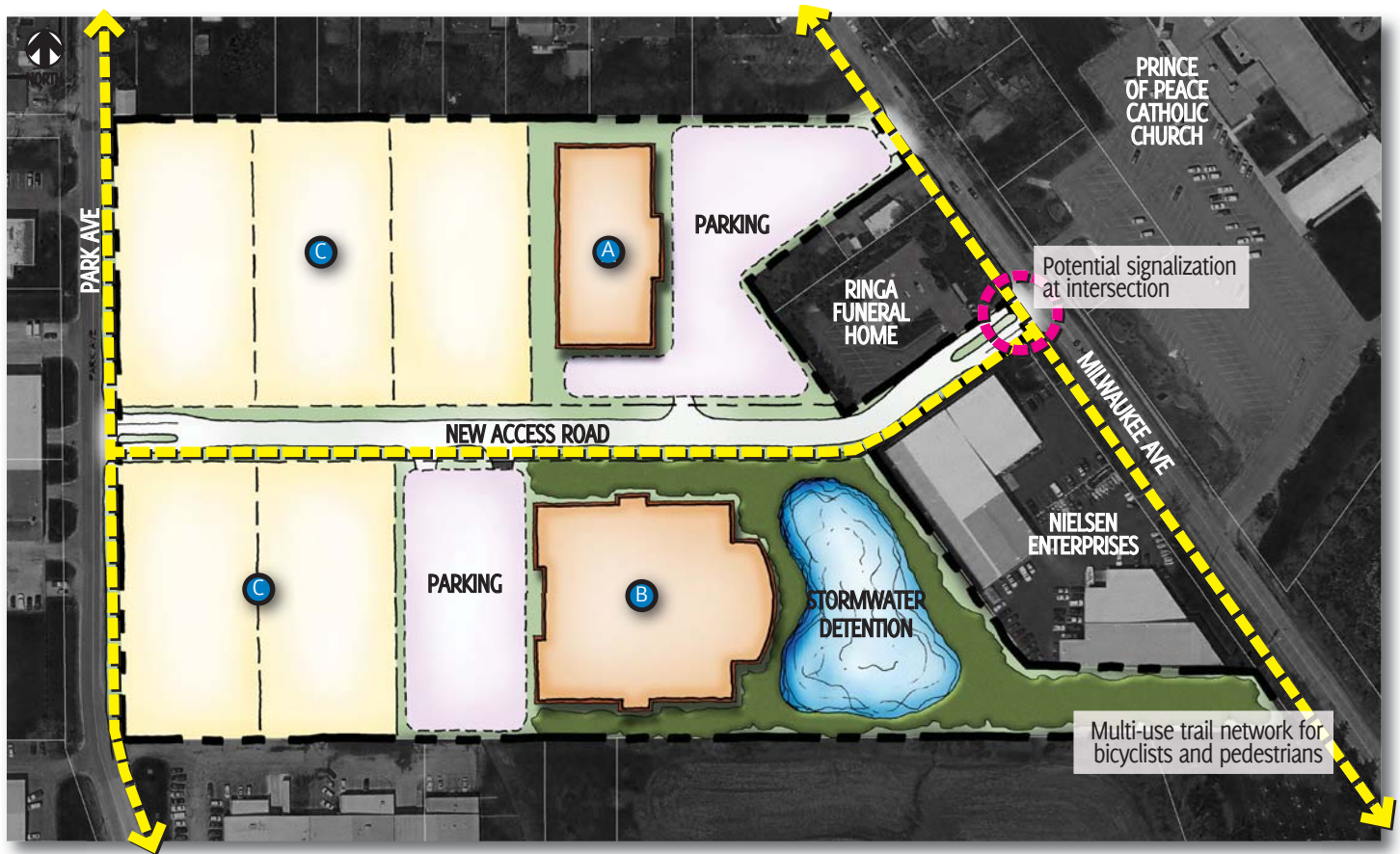
This 17.7-acre opportunity site is located along the west side of Milwaukee Avenue (IL Route 83) and south of Grand Avenue (IL Route 132). Situated within an industrial park area, the site is adjacent to existing light industrial, office, and commercial uses along Park Avenue and Milwaukee Avenue. The Industrial Park Opportunity Site provides the flexibility to accommodate light industrial businesses, as well as spaces for indoor/outdoor sports facilities that support the active recreation lifestyle of Lake Villa. The Lake Villa Downtown TOD Plan recommends rezoning the site from a mix of Commercial Business (CB) and Residential 2 (R2) to Limited Industrial (LI) zoning designation, which allows for industrial as well as recreation centers, community centers, skating rinks, and sports facilities as permitted and conditional uses.

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INDUSTRIAL PARK OPPORTUNITY SITE

DEVELOPMENT CONCEPT: DATA & CHARACTERISTICS



With existing industrial uses along Park Avenue to the south of the downtown core, this opportunity site has the flexibility to either provide space for additional industrial users or accommodate sports facilities. As the illustrative development concept above shows, space for a 30,000 sq ft retail center would be accommodated with visible frontage along Milwaukee Avenue. A 55,000 sq ft recreation facility could also be built, with potential space for additional industrial users. A new connector street would provide access to the industrial/recreational uses, as well as link Milwaukee Avenue to Park Avenue. Other site provisions include stormwater management, wetland conservation, and connectivity to the multi-use trail system.

DEVELOPMENT CHARACTERISTICS

	A	B	C
Building Type	Retail	Recreation	Industrial
Floors	1 floor	1 floor	TBD
Unit Count	30,000 sq ft	55,000 sq ft	TBD
Parking	120 spaces	120 spaces	TBD
Use(s)	Retail businesses	Indoor sports facility	Industrial facilities w/ flexibility to provide temporary or permanent sports facilities

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CEDAR LAKE ROAD OPPORTUNITY SITE

POTENTIAL FOR LOW DENSITY CONSERVATION RESIDENTIAL UNITS



This 63.4-acre opportunity site is situated at the southeast corner of Grand Avenue (IL Route 132) and Cedar Lake Road. Surrounded by existing residential neighborhoods and the natural setting of Cedar Lake and Grant Woods Forest Preserve, the Cedar Lake Road Site offers a prime opportunity for single family residential development. The site has been rezoned to allow for lot sizes of 8,000 sq ft, 9,300 sq ft, and 10,200 sq ft.

- A Core Downtown Area
- B Grant Woods Forest Preserve
- C Chicago Kickers Soccer Club
- D Soccer Field
- E Municipal Facility
- F Pedestrian Underpass

Source: DigitalGlobe via Bing Maps.

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CEDAR LAKE ROAD OPPORTUNITY SITE

DEVELOPMENT CONCEPT: DATA & CHARACTERISTICS



Situated west of the downtown core, this opportunity site is suitable for primarily residential development, as the illustrative development concept to the left shows. With proximity to Grant Woods Forest Preserve to the west and Cedar Lake to the north, the site has access to a variety of open spaces. New zoning allows smaller lot sizes, starting at 8,000 sq ft, which will need to comprise at least 50% of all lots. The zoning also allows for at least 15% of the lots to be 9,300 sq ft and a minimum 15% to be 10,200 sq ft. A restaurant and clubhouse could also be developed at the Cedar Lake Road/ Grand Avenue intersection, with views of Cedar Lake.

DEVELOPMENT CHARACTERISTICS

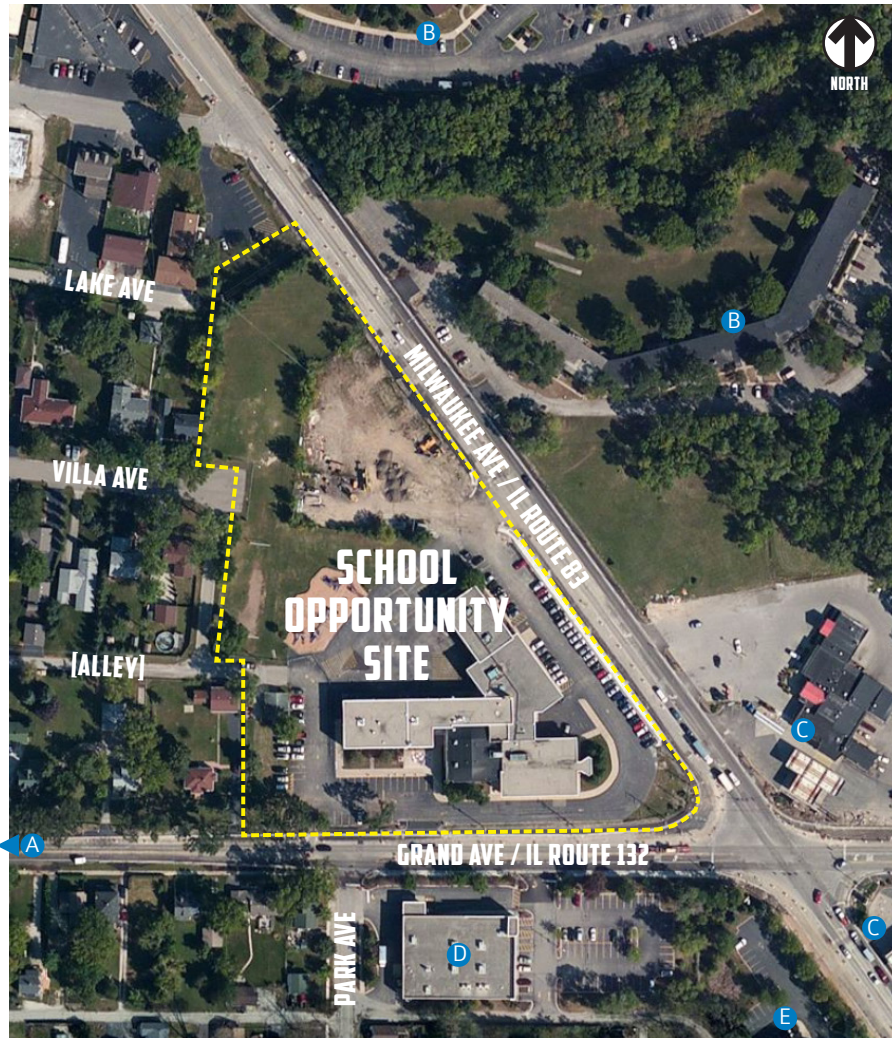
	A	B	C
Building Type	Residential	Residential	Retail
Floors	2 floors	2 floors	1 floor
Unit Count	49 units	66 units	15,000 sq ft
Parking	Garage per unit	Garage per unit	110 spaces
Use(s)	Single family residential	Single family residential	Restaurant or clubhouse for adjacent recreational facilities

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SCHOOL OPPORTUNITY SITE

POTENTIAL TO REVITALIZE A KEY INTERSECTION IN LAKE VILLA



Located at the northwest corner of Grand Avenue (IL Route 132) and Milwaukee Avenue (IL Route 83), this 17.7-acre opportunity site has the capacity to revitalize one of Lake Villa's prime roadway intersections by introducing a new mix of uses. Currently, the building is being leased by Lake Villa School District 41 to another district for a school use; however, there is a possibility for redevelopment, including commercial uses taking advantage of visibility and traffic counts.

- A Core Downtown Area
- B Multi-Family Housing
- C Retail Businesses
- D Walgreens
- E Lake Villa Medical Building

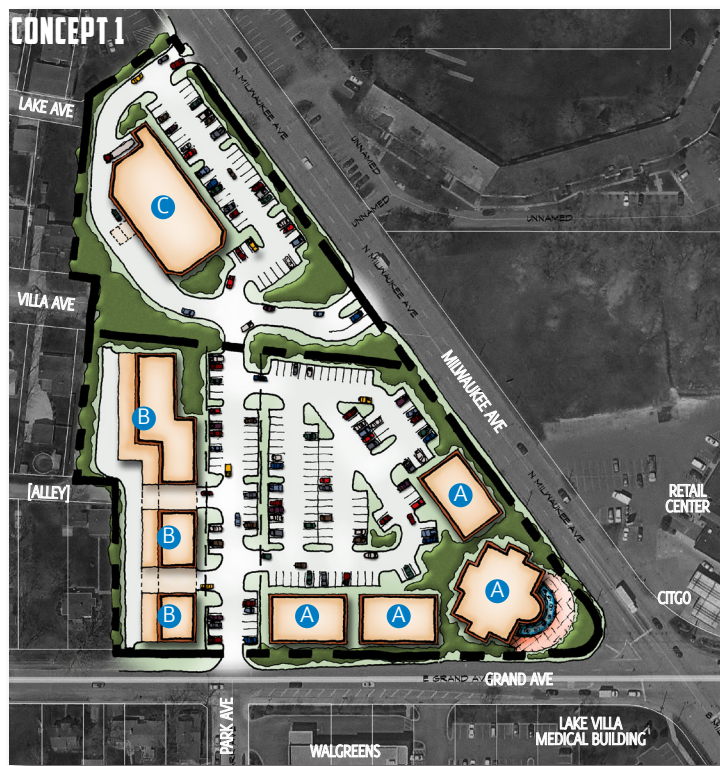
Source: DigitalGlobe via Bing Maps.

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SCHOOL OPPORTUNITY SITE

DEVELOPMENT CONCEPTS: DATA & CHARACTERISTICS



DEVELOPMENT CHARACTERISTICS, CONCEPT 1

	A	B	C
Building Type	Retail	Mixed Use	Retail
Floors	1 floor	2 floors	1 floor
Unit Count	14,000 sq ft	19,200 sq ft RETAIL 38,400 sq ft LIVE/WORK	14,700 sq ft
Parking	162 spaces	Shared w/ Building A	56 sp.
Use(s)	Retail businesses in multiple buildings	Retail businesses at ground floor w/ second floor flex live/work space or loft residential	Retail

Concept 1 removes the school building to accommodate new retail buildings at the corner of Milwaukee and Grand, with retail/residential mixed use along a newly extended Park Avenue. Also, a retail building with potential for a drive thru facility could be provided on the triangular site north of Villa Avenue.



DEVELOPMENT CHARACTERISTICS, CONCEPT 2

	A	B
Building Type	Office	Retail
Floors	1 floor	1 floor
Unit Count	Varies	14,700 sq ft
Parking	162 spaces	56 spaces
Use(s)	Office spaces retrofitted into retained school building	Retail business w/ potential drive thru

Concept 2 for this opportunity site retains and retrofits the existing school building with office, medical, or educational uses. Also, a retail building with potential for a drive thru facility was proposed on the triangular site north of Villa Avenue.

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