

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 700,000 people and more than 400,000 jobs within a 30-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 the newly opened Vista Health System campus just east on Grand Avenue. In 2018, Lake Michigan water will be available to Lake Villa businesses and residents.

The Village Board's recently adopted 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. In August 2016, the Village created a 195-acre Tax Increment Financing (TIF) District that covers 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.

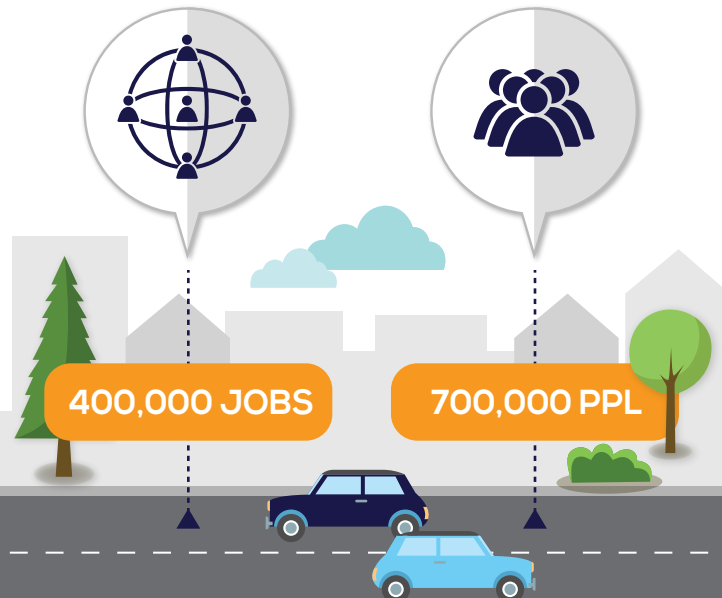


“ Lake Villa welcomes your business with a flexible approach and programming to make you successful.

– Mayor James McDonald

► **Within a 30 Minute Drive**

Over 700,000 people, 400,000 jobs, Metra access, & dozens of key anchors including the Vista Health System Campus and marine showrooms.



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1. Lake Villa Triangle

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, Lehmann Park's swimming beach, wake-free boat launch, volleyball court, picnic shelter, and playground.

2. Downtown Lakefront Development Site

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

3. Cedar Lake Homes

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

4. Business Park

A variety of recreational, office, logistics, and light manufacturing uses can be accommodated on sizable pads on the 24-acres remaining in this developing business park. There are several other sites in close proximity with constructed facilities that could be repurposed using TIF incentives.

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LAKE VILLA, ILLINOIS

5. Grand-Milwaukee Intersection Opportunities

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. Lake Tower Crossing

Nestled between dynamic residential developments and near Lakes High School, Tower Crossing, and the regional youth baseball park offer pad sites and adjacent developable land at an established commercial center.

AMENITIES

- A** Downtown Businesses
- B** Metra Station
- C** Lehmann Park + Beach
- D** Lehmann Mansion
- E** Walgreens
- F** Shell Gas + McDonald's
- G** Multi-Family Housing
- H** Senior Housing
- I** Post Office
- J** Soccer Fields / Oktoberfest
- K** Nielsen Enterprises
- L** Prince of Peace School (K-8)

