

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 two-minute walk to the Lake Villa Metra station and Post Office.

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

The Downtown Lakefront Opportunity Site can be accessed from Grand Avenue and could have a direct connection to Cedar Avenue and Metra. The site offers many possibilities for high-end apartments, townhomes, and commercial development. In 2016, the Village created a Tax Increment Financing (TIF) District that includes this area and it updated its development regulations and policies to take advantage the unique location and development potential. There also is a Business District overlaying this area that is generating revenue to fund enhancements for business development, public infrastructure upgrades, and beautification.



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

- Karl Warwick
VILLAGE ADMINISTRATOR
VILLAGE OF LAKE VILLA

CONTACT

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Village of Lake Villa

CONTACT

Karl Warwick

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AMENITIES

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

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