Lake Villa Triangle
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 Triangle 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 Triangle area is ready for new investment.

To guide Triangle development and redevelopment, Lake Villa’s Village Board adopted a Transit-Oriented Development plan in 2013. That report 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.

“Proximity to a very active park and families supporting local foods have made Lake Villa a great place for my restaurant.”

- Sam Galati
GALATI’S ITALIAN RESTAURANT & PIZZERIA

Village of Lake Villa

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AMENITIES

A Downtown Businesses
B Village Hall
C Busy Brains Children’s Museum [FUTURE]
D Metra Station
E Lehmann Park + Beach
F Walgreens

G Shell Gas + McDonald’s
H Elementary School
I Multi-Family Housing
J Senior Housing
K Post Office
L Oktoberfest / Soccer Fields

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