

Park Place Business Center Addition

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This 24-acre opportunity site is situated within a business park adjacent to existing light industrial, office, and commercial uses, and includes a vacant 55,000 square foot building with three loading docks.

Lake Villa is open to rezoning the site to permit industrial as well as recreation centers, community centers, skating rinks, sports facilities, and conditional uses, such as breweries and distilleries. In August 2016, the Village created a Tax Increment Financing (TIF) District that covers this area. There also is a Business District overlaying this area and generating revenue to fund enhancements for business development, public infrastructure upgrades, and beautification.

To guide industrial park development and redevelopment, Lake Villa included this area in its 2013 Transit-Oriented Development (TOD) Plan. That plan suggests that a destination retail center and recreation complex be added to capitalize on visible frontage along Milwaukee Avenue and join Nielsen Enterprises in serving customers from the Lakes Region. A 50,000 square foot recreation facility could be built, and there is space for additional industrial/distribution uses. A new entry could provide direct access to Milwaukee Avenue and the industrial/recreational uses, as well as a road connection north to Grand Avenue. Other site provisions include consolidated stormwater management, wetland conservation, and connectivity to Lake Villa's multi-use trail system. Lake Villa will be served with access to Lake Michigan water in 2018.



“ At our location adjacent to this Lake Villa development opportunity, Nielsen Enterprises began as a dream of two brothers and evolved into a snowmobiles, motorcycles, watercraft, jet boats, and ATVs and SidexSides dealership that is known for being the largest in the Midwest.

- Ted Nielsen
NIELSEN ENTERPRISES

CONTACT

 **KARL WARWICK**, VILLAGE ADMINISTRATOR
kwarwick@lake-villa.org | (847) 356-6100
65 Cedar Avenue, Lake Villa IL 60046

Village of Lake Villa



CONTACT

Karl Warwick
 Village Administrator
 kwarwick@lake-villa.org
 (847) 356-6100
 65 Cedar Avenue
 Lake Villa, IL 60046

SITE LOCATION MAP | NORTH 

AMENITIES

- | | |
|---|---------------------------------------|
| A Metra Station | J Prince of Peace School (K-8) |
| B Downtown Businesses | K Carpet Castle |
| C Lake Villa CC School Distcit #41 | L Vonco Products |
| D Elementary School | M Ringa Funeral Home |
| E Citgo Gas | N Nielsen Enterprises |
| F Walgreens | O Cemetery |
| G Children's Health Center | P Medical Care Center |
| H Shell Gas + McDonald's | Q State Bank of the Lakes |
| I Animal Hospital | R Park Place Business Center |

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