



**Triangle Redevelopment Site**

📍 GURNEE, IL

PREPARED BY

**Kimley»Horn**

# Gurnee, IL

Halfway between  
Chicago and Milwaukee

(1 hour drive from each)



- ▶ Interstate visibility – 82,300 vehicles on I-94 daily
- ▶ Non-tolled intersections additional 38,000 vehicles daily
- ▶ 1 million daytime population within 30-minute drive

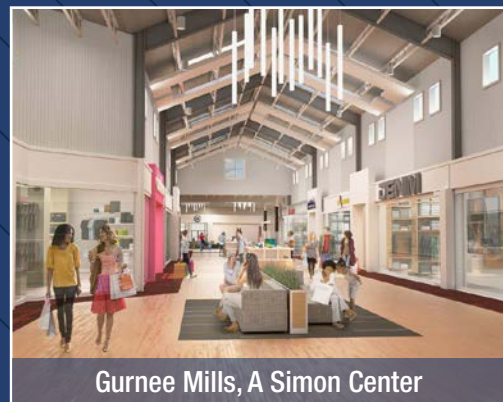
**GURNEE – One of the Midwest's Premier Tourism Destinations**

  
**23**  
MILLION VISITORS ANNUALLY

  
**1700**  
HOTEL ROOMS

  
**5.3**  
MILLION SQUARE FEET OF RETAIL

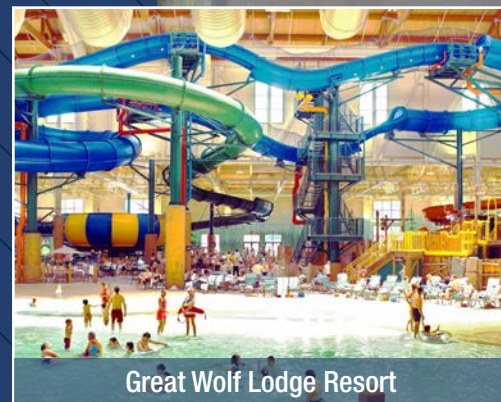
  
**\$1B**  
NEARLY \$1 BILLION ANNUAL RETAIL GROSS SALES



Gurnee Mills, A Simon Center



Six Flags Great America



Great Wolf Lodge Resort

SIX FLAGS  
GREAT  
AMERICA

WASHINGTON STREET



## Triangle Redevelopment Site

**44.18 ACRES, 2000' HIGHWAY FRONTAGE**

# Property Highlights



## INFORMATION:

**LOCATION:** 2,000' frontage on Interstate 94; south of Six Flags Great America, at the southwest corner of IL Route 21 and Washington Street

**SIZE:** 44.18 AC

**OWNERSHIP:** One owner

**UTILITIES:** All utilities are to the site. The Village anticipates assisting with up to \$4.0 million toward site infrastructure including internal roadway construction, traffic signal installation and modification, stormwater basin, and installation of water and sanitary.

**ZONING:** Unincorporated Lake County/Village of Gurnee. Annexation and rezoning are contemplated in the context of an approved project.

**LAND USE PLAN:** The Village of Gurnee Comprehensive Plan adopted October 2020 identifies this site as a Commercial Core Mixed-Use Focus Area:

- » mixed-use entertainment destination within the Village, offering recreation-oriented activities and events such as bowling, indoor trampoline parks, indoor skydiving, etc.
- » central gathering space...flanked by commercial retail, eating and drinking establishments, and office uses above the ground floor. On-street parking...urban, Village Center appeal.
- » variety of building types from two to six stories and a variety of potential uses including residential dwellings, retail, office, entertainment and hospitality uses.

*On behalf of the Village of Gurnee, I invite you join us in bringing to life our vision of a mixed-use entertainment destination/Village Center on this prominent, 44 acre site adjacent to Six Flags Great America. The Village Board and I are proud to be collaborating with the site owner to build upon Gurnee's reputation as the Midwest's premier tourism destination and a community of opportunity.*

*The Village's commitment begins with a potential \$4.0 million development allowance for site infrastructure and a straightforward entitlement process, but it doesn't end there; please engage with us to learn more.*

Sincerely,

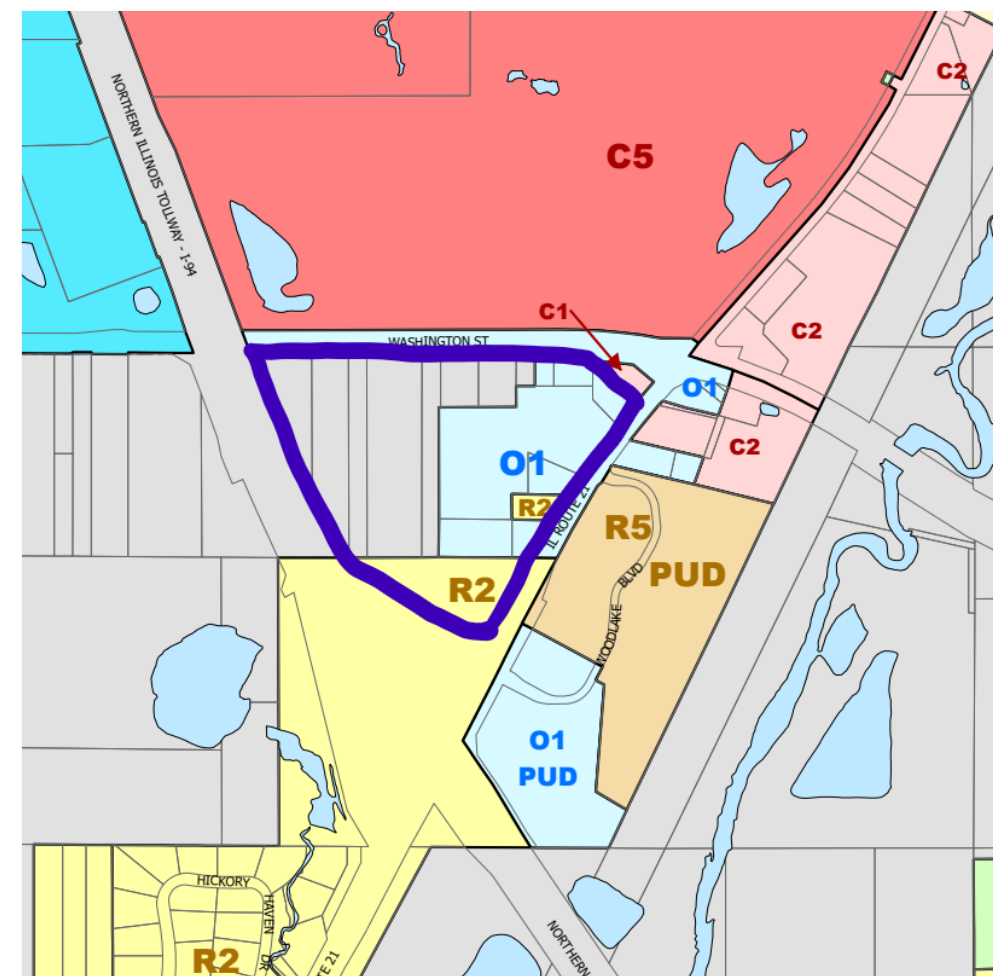
Mayor Thomas B. Hood > Village of Gurnee

## ► Annual Average Daily Traffic Counts

- W. Washington Street: 25,200
- IL Route 21 (N Milwaukee Ave): 12,700
- I-94 Tri-State Tollway: 82,300

**ACCESS:** The site is highly visible and accessible from the I-94 Tri-State tollway. It is served by three nontolled interchanges – one full (Grand Avenue) and two partial (Belvidere Road southbound, Milwaukee Avenue northbound). Site access is anticipated to be taken from Milwaukee Avenue & Woodlake Boulevard and Washington Street & Six Flags Drive with full signalized intersections at both locations.

**ZONING MAP:** [http://www.gurnee.il.us/zoning\\_ordinance](http://www.gurnee.il.us/zoning_ordinance)



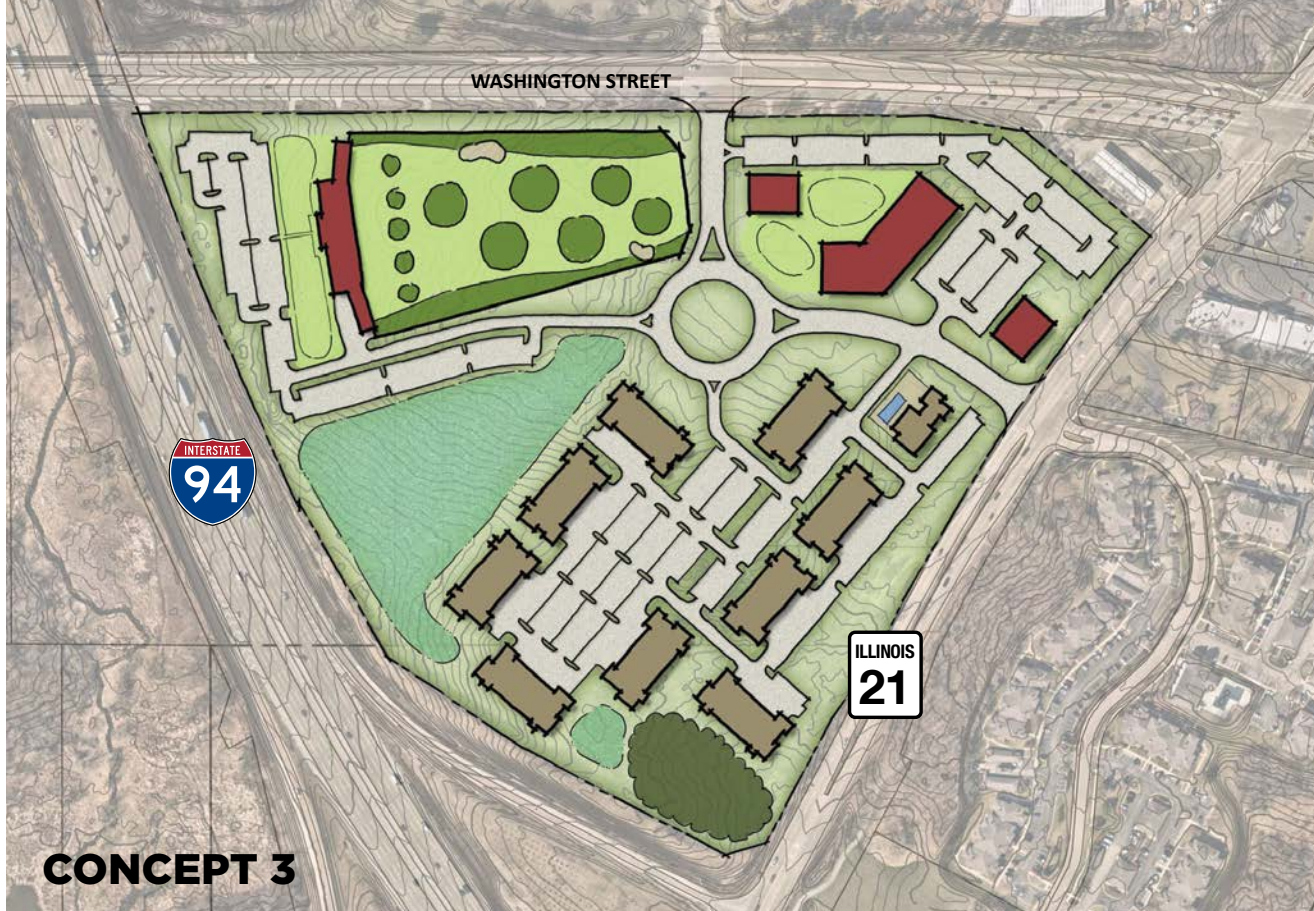
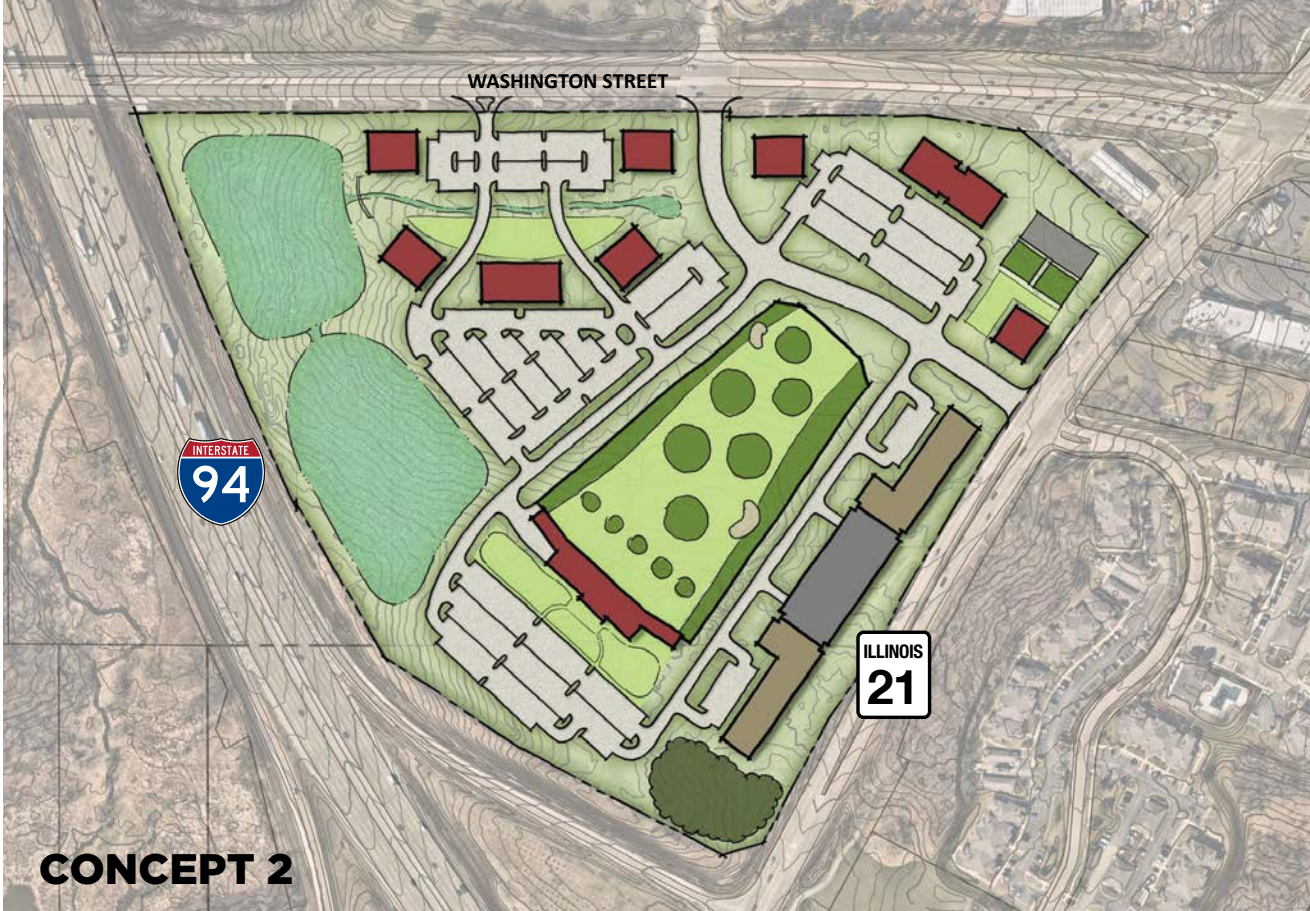
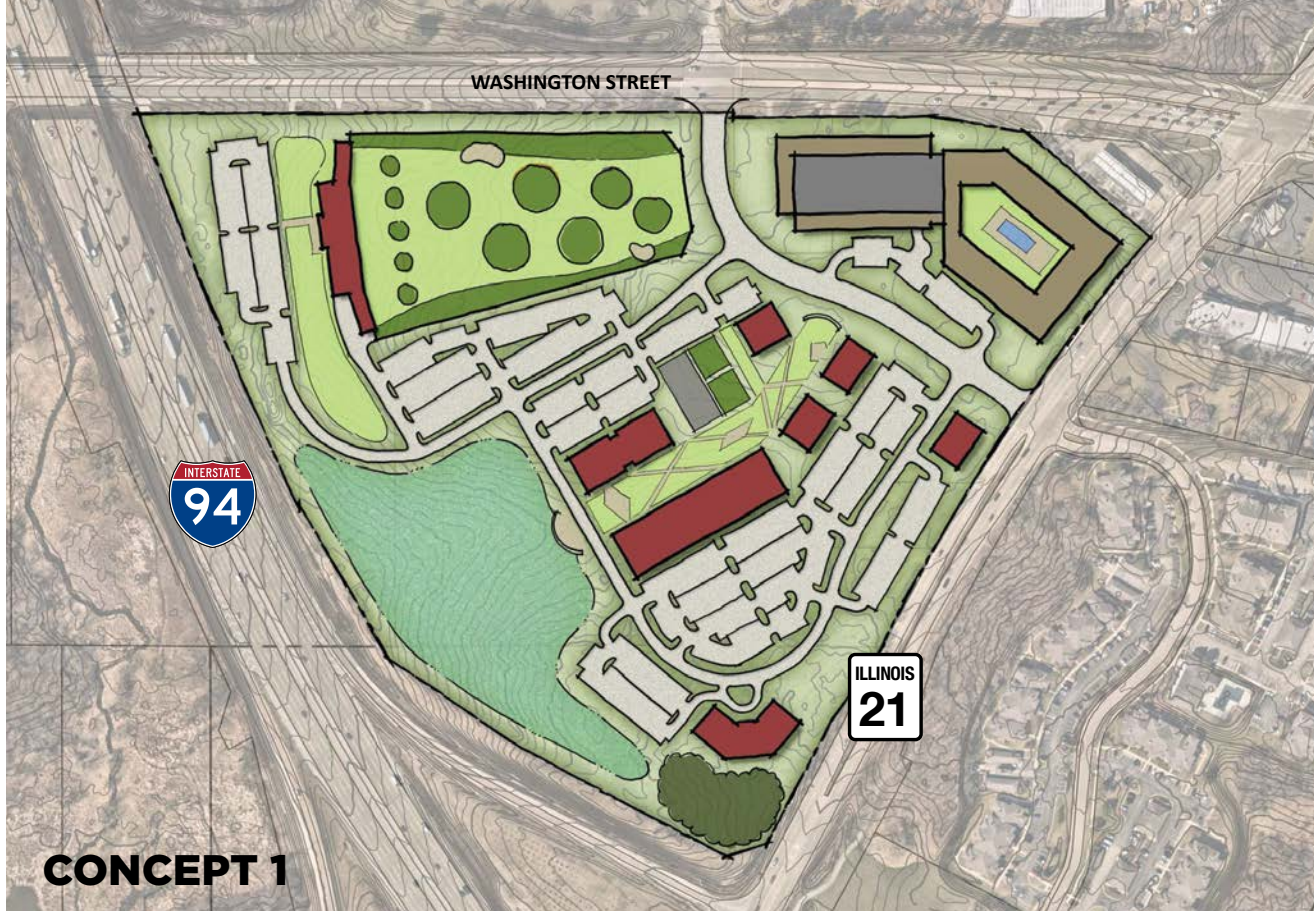
# Concept Plans

The Village of Gurnee and the site owner guided the preparation of these three concept plans to test potential options for land uses, circulation, and site layout. These concepts are not meant to be proscriptive, rather to illustrate the Village's goals for this site – a mix of entertainment, dining, retail, hospitality, and residential capitalizing on the site's high visibility and central Gurnee location.

The 44.18-acre site consists of 17 parcels, some unincorporated. It is anticipated that a cohesive site development plan could result in annexation and rezoning of the entire site by the Village of Gurnee.

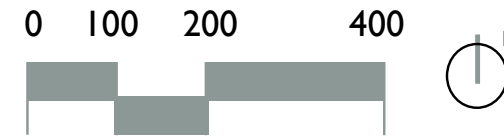
Entire site is for sale by one owner, divisible down to commercial pad sites.

The Village of Gurnee and the site owner are working collaboratively to bring this vision to fruition.



# Concept Plans (con't)

## CONCEPT 1



### SITE DATA - CONCEPT 1

#### Overall Site Area:

› 44.18 Acres

#### Residential:

› 225 units

› 450 parking spaces (2/unit)

#### Commercial:

› 77,000 sq. ft.

› 600 parking spaces  
(7.8 per 1,000 sq. ft.)

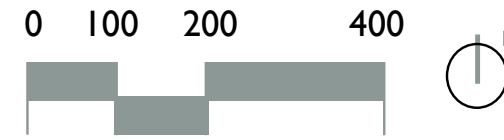
#### Golf/Entertainment:

› 52 bays

› 312 parking spaces (6 per bay)

# Concept Plans (con't)

## CONCEPT 2



### SITE DATA - CONCEPT 2

#### Overall Site Area:

» 44.18 Acres

#### Residential:

» 220 units

» 400 parking spaces (2/unit)

#### Commercial:

» 75,000 sq. ft.

» 680 parking spaces  
(9.1 per 1,000 sq. ft.)

#### Golf/Entertainment:

» 52 bays

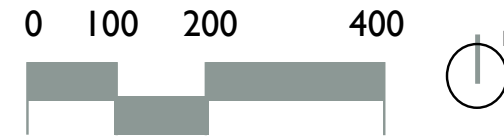
» 312 parking spaces (6 per bay)

#### LEGEND

- 1** Existing gas station
- 2** Preserved woodland
- 3** Parking structure

# Concept Plans (con't)

## CONCEPT 3



### SITE DATA - CONCEPT 3

#### Overall Site Area:

» 44.18 Acres

#### Residential:

» 180 units

» 360 parking spaces (2/unit)

#### Commercial:

» 48,000 sq. ft.

» 350 parking spaces  
(7.3 per 1,000 sq. ft.)

#### Golf/Entertainment:

» 52 bays

» 312 parking spaces (6 per bay)

#### LEGEND

- 1 Existing gas station
- 2 Preserved woodland
- 3 Parking structure

# Area Context







## Contact information:

### **Ellen Dean**

Economic Development Director

Village of Gurnee

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📱 847-651-8281

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