

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



SIX FLAGS
GREAT
AMERICA

GURNEE - One of the Midwest's Premier Tourism Destinations


23
MILLION VISITORS ANNUALLY


1700
HOTEL ROOMS


5.3
MILLION SQUARE FEET OF RETAIL

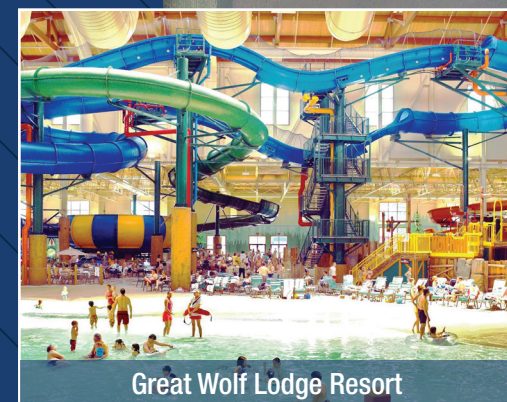

\$1B
OVER \$1 BILLION ANNUAL RETAIL GROSS SALES



Gurnee Mills, A Simon Center



Six Flags Great America



Great Wolf Lodge Resort

Triangle Redevelopment Site

44.18 ACRES DIVISIBLE, 2000' HIGHWAY FRONTAGE

Area Context



▶ PINs: 0722300008, 0722300009,
0722300010, 0722300011, 0722300012,
0722300023, 0722400001, 0722400002,
0722400003, 0722400004, 0722400005,
0722400011, 0722400050, 0722400052,
0722400054, 0722400056, 0722400057

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, divisible to commercial pad sites

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 by the Village of Gurnee 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.

INCENTIVES

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,

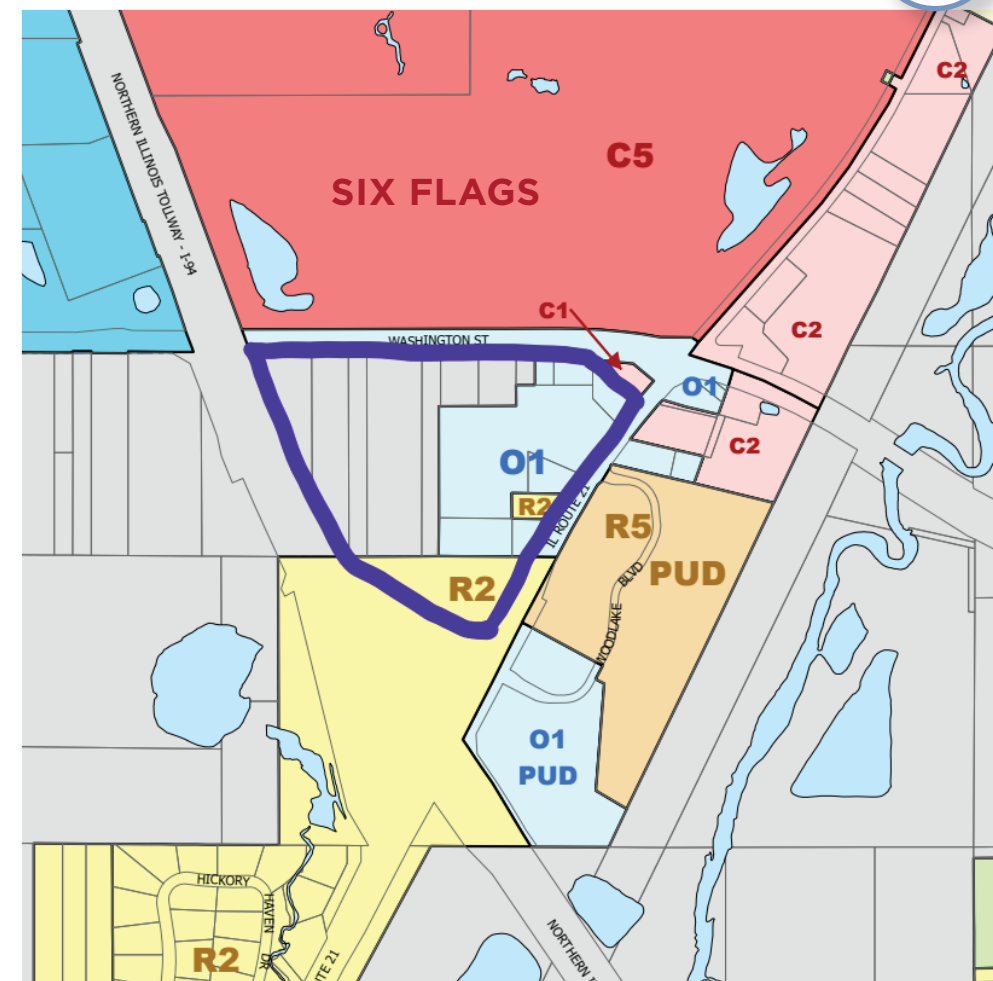
Mayor Thomas B. Hood > Village of Gurnee

► 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.

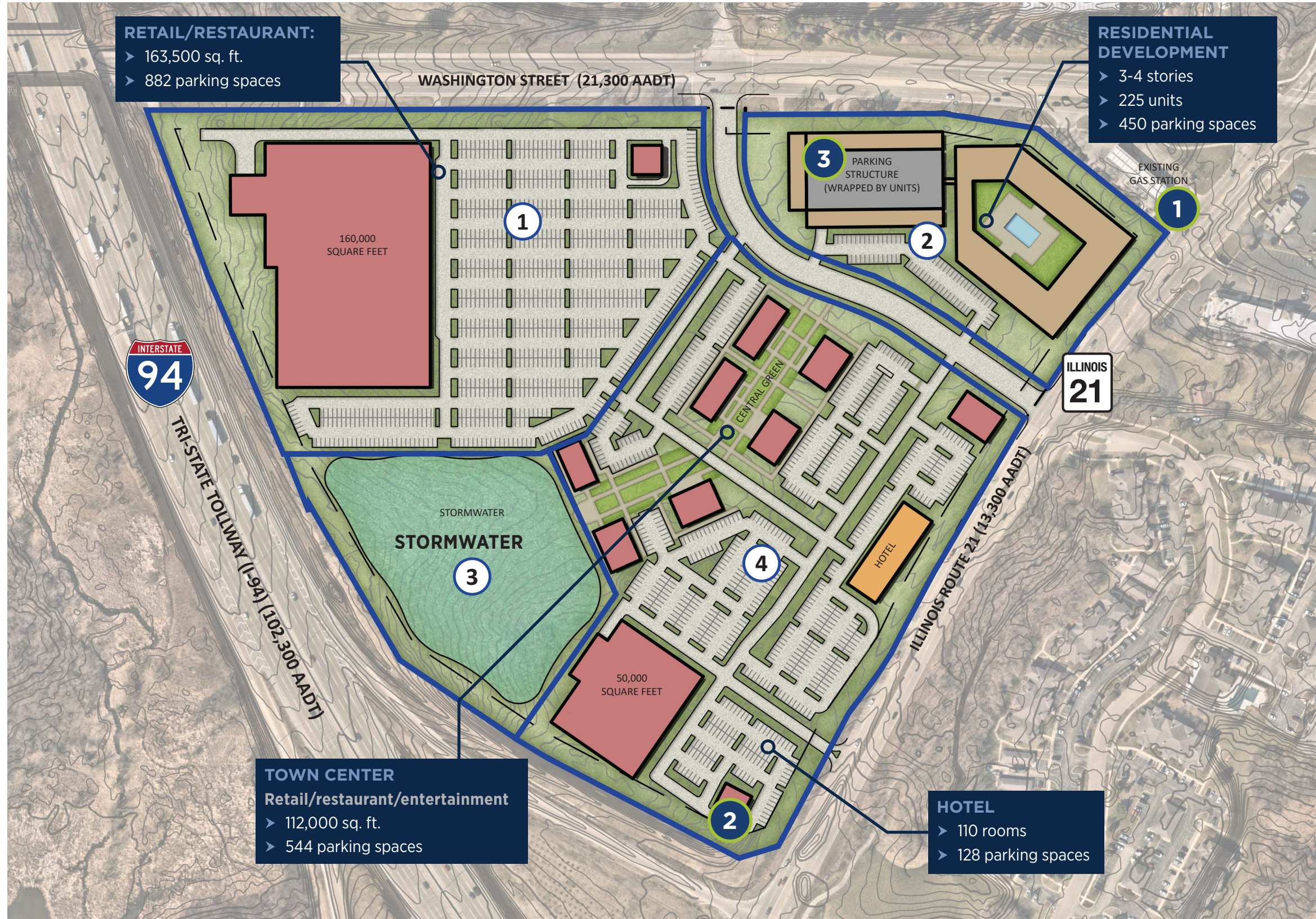
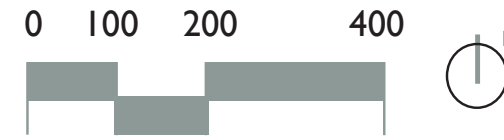
ZONING MAP: http://www.gurnee.il.us/zoning_ordinance



Site consists of 17 parcels, some unincorporated. Cohesive site development is anticipated to result in annexation and rezoning of the entire site by the Village of Gurnee.

Concept Plans

CONCEPT 1 - Illustrative, not intended to be prescriptive



SITE DATA - CONCEPT 1

Overall Site Area:

- » **44.18 Acres**
(includes 1.7 acres of dedicated right-of-way)

Parcel 1 - 14.7 Acres

- » Retail/Restaurant: 163,500
- » Parking: 882 spaces
(5.4 spaces/1,000 square feet)

Parcel 2 - 6.3 Acres

- » Residential (3-4 stories): 225 units
- » Parking: 450 spaces
(2 spaces per unit)
- » Surface Parking: 75 spaces
- » Structured Parking: 375 spaces

Parcel 3 - 5.4 Acres

- » Stormwater

Parcel 4 - 16.1 Acres

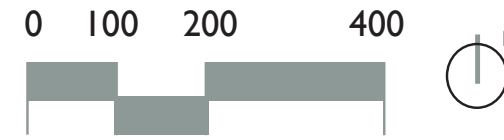
- » Retail: 112,000 square feet
- » Parking: 544 spaces
(4.9 space/1,000 square feet)
- » Hotel (4-5 stories): 110 rooms
- » Parking: 128 spaces

LEGEND

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

Concept Plans

CONCEPT 2 - Illustrative, not intended to be prescriptive



SITE DATA - CONCEPT 2

Overall Site Area:

- » **44.2 Acres**
(includes 1.7 acres of dedicated right-of-way)

Parcel 1 - 7.8 Acres

- » Stormwater

Parcel 2 - 13.8 Acres

- » Retail/Restaurant: 65,000 square feet
- » Parking: 690 spaces
(10.6 spaces/1,000 square feet)

Parcel 3 - 6.3 Acres

- » Retail/Restaurant: 32,000 square feet
- » Parking: 370 spaces
(11.5 spaces/1,000 square feet)

Parcel 4 - 6.5 Acres

- » Retail: 50,000 square feet
- » Parking: 375 spaces
(7.5 spaces/1,000 square feet)

Parcel 5 - 8.1 Acres

- » Residential (4 Stories): 210 units
- » Parking: 346 Spaces Total
(1.65 spaces/unit)
 - » 288 surface spaces
 - » 118 structured spaces (first level)

LEGEND

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



Contact information:

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