

Vacant Land 2.38 Acres

FOR SALE

PROPERTY SPECIFICATIONS

Description:	Vacant Land
Land Size:	2.38 Acres
Possession:	Closing
Zoning:	C-2-A Randall Rd Commercial
Real Estate Taxes:	\$267.38 (2013)
Sales Price:	\$596,000 (\$5.25 PSF)



PROPERTY OVERVIEW

Vacant Land
2.5 Acre Site

- High traffic, high exposure site adjacent to many national and regional retailers including Menards, Woodman's Market, Harris Bank, Starbucks, Dunkin Donuts, UPS Store
- Access at light plus right in, right out on Huntley Rd
- Diverse and growing commercial and residential area
- Located on Huntley Rd with 13,700 vehicles per day
- **PIN:** 03-17-103-010

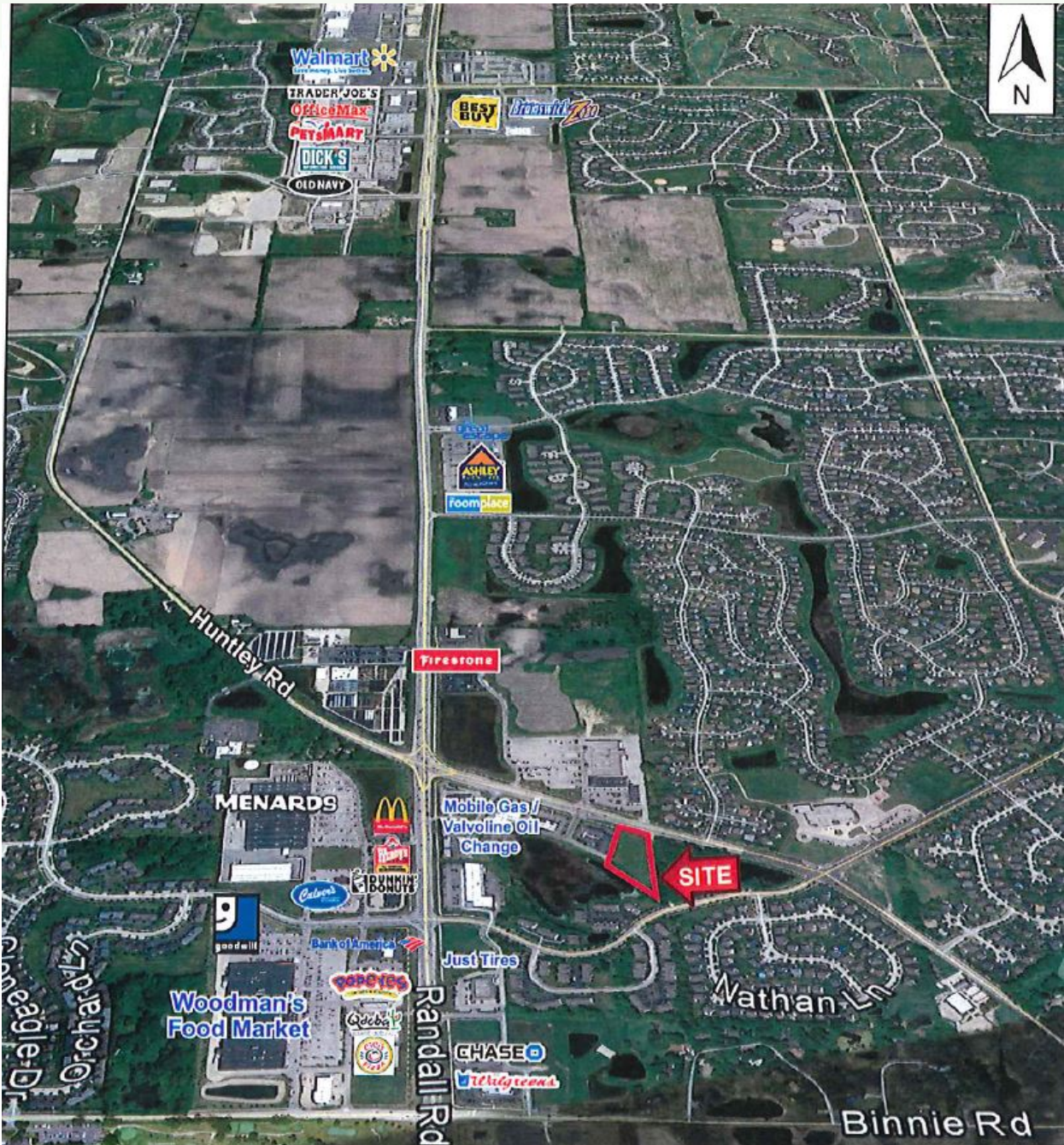
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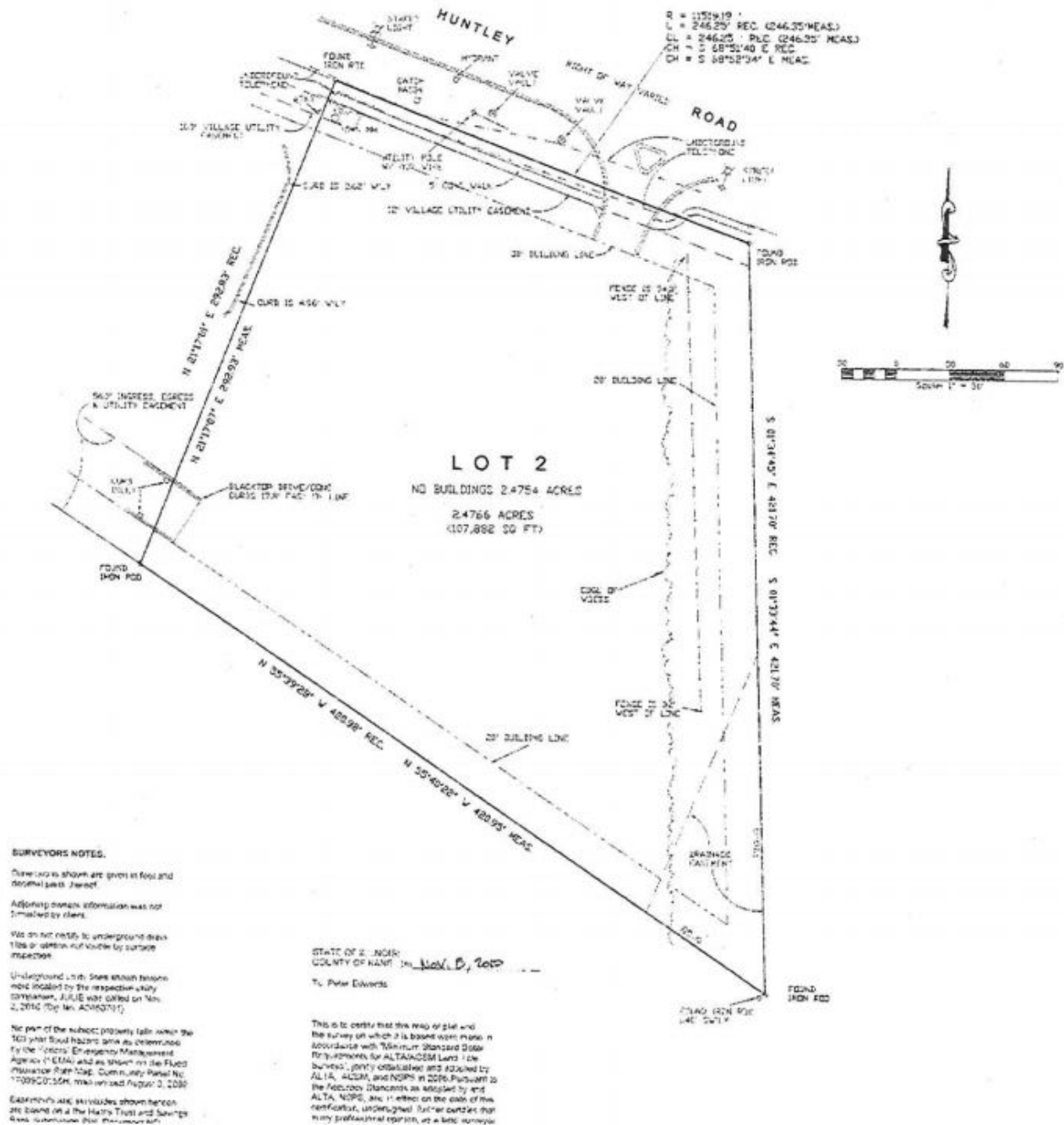
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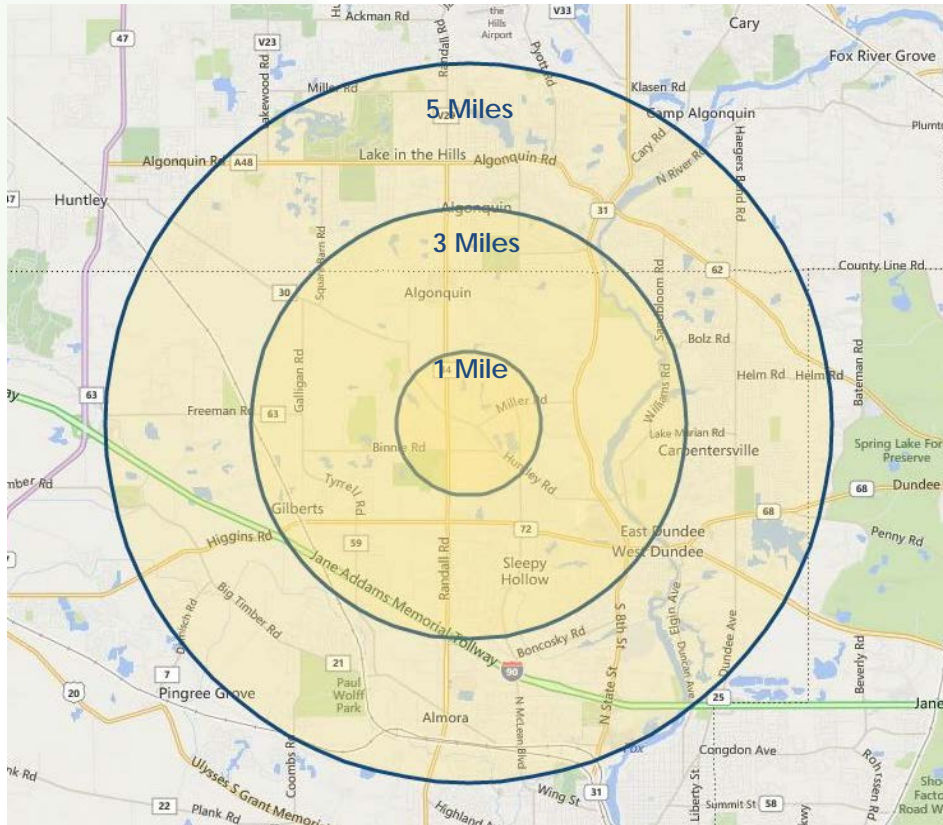


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Demographics	1 mile	3 miles	5 miles
Population	38,357	86,601	93,614
Households	11,273	28,343	30,489
Average Household Size	3.42	3.05	3.07
Average Household Income	\$69,336	\$89,117	\$90,902
Median Age	29.4	35.2	35.1
Median Age - Male	29.2	34.8	34.7
Median Age - Female	29.7	35.7	35.5
Average House Value	\$174,500	\$239,462	\$244,744

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Zoning Information

16.16.030 C-2-A Randall Road Commercial District.

- A. Intent and Purpose. Commercial districts are adopted to protect the character and maintain the stability of the commercial areas of the village. The C-2-A district is established specifically for the commercial areas along Randall Road.
- B. Permitted Uses. The following uses are permitted within the C-2-A district:
1. Any permissive or special use of the C-1 district;
 2. Automobile dealer, new and used cars, or boat sales subject to site plan review by the village board;
 3. Automobile fuel/filling station, with or without an accessory convenience store and/or an accessory car wash;
 4. Bakery;
 5. Bowling alley or billiard parlor;
 6. Business, commercial or professional school;
 7. Commercial storage facility, subject to all applicable supplemental review standards for a commercial storage facility as an accessory use in the C-2-A district as provided in Section 16.16.040;
 8. Dancing or music academy;
 9. Drive-in food or eating establishment, including but not limited to restaurant;
 10. Dyeing, cleaning, laundry, printing, painting, plumbing, tinsmithing, tire sales and service, upholstery and other general service or repair establishment of similar character, provided that there shall be no open or unenclosed storage of materials or equipment;
 11. Frozen food locker;
 12. Funeral home or mortuary;
 13. Hardware store and/or home center;
 14. Health and fitness facility;
 15. Hotel or motel;
 16. Outdoor display, as defined in Section 16.04.020, as an accessory use to a permitted or special use, subject to all applicable supplemental standards as provided in Section 16.16.040;
 17. Professional offices, including medical and dental offices and clinics;
 18. Radio or television broadcasting station or studio, not including antenna structures and towers for reception or transmission;
 19. Rental business, when conducted entirely within a fully enclosed structure;
 20. Retail sale of merchandise not otherwise regulated by this code;
 21. Taverns; and
 22. Veterinarian clinic or animal hospital.
- C. Special Uses. The following uses are special uses within the C-2-A district:
1. Car wash, as a principal use, subject to all applicable supplemental drive-through review standards as provided in Section 16.16.040;
 2. Lumberyard and building materials;
 3. Outdoor dining areas, as an accessory use to a principal use serving alcoholic liquor for consumption on the premises, subject to all applicable supplemental review standards as provided in Section 16.16.040;
 4. Theaters, not including adult entertainment establishments, subject to all applicable supplemental review standards as provided in Section 16.16.040.F; and
 5. Used car automobile dealer (where such used car sales are not an accessory use of a new car automobile dealer), trailer or boat sales or storage lot.
- D. Accessory Uses. Accessory uses are permitted within the C-2-A district in accordance with the standards in Section 16.18.020, unless listed as a permitted use or special use in any zoning district.
- E. Lot Size Requirements. The following minimum lot size requirements shall be provided for all lots created within the C-2-A district:
1. Minimum Lot Area: Forty-three thousand five hundred sixty (43,560) square feet.
 2. Minimum Lot Width: One hundred (100) feet.
- F. Setback Requirements. The following minimum yards shall be provided within the C-2-A district:
1. Front Yard: Thirty (30) feet.
 2. Side Yard:
 - a. Zero feet if adjacent to non-residentially zoned property.
 - b. Ten (10) feet if adjacent to residentially zoned property.
 3. Rear Yard: Twenty (20) feet
- G. Maximum Lot Coverage. Individual lots within the C-2-A district shall include at least thirty-five percent (35%) of open space (which open space may include pedestrian walkways and patios). Buildings and other paved surfaces shall not be considered open space.
- H. Maximum Building Height. All buildings and other structures erected within the C-2-A district shall not exceed forty (40) feet in height and shall not exceed three stories.

(Ord. No. 09-57, § 3, 11-3-2006; Ord. No. 11-39, § 5, 7-5-2011)

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