

ONLINE AUCTION INDUSTRIAL DEVELOPMENT SITE

1550 DOWNS DRIVE
WEST CHICAGO, IL 60185

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Subject Property



Downs Dr

RR Spur →

ion Pacific Railroad



Disclaimer

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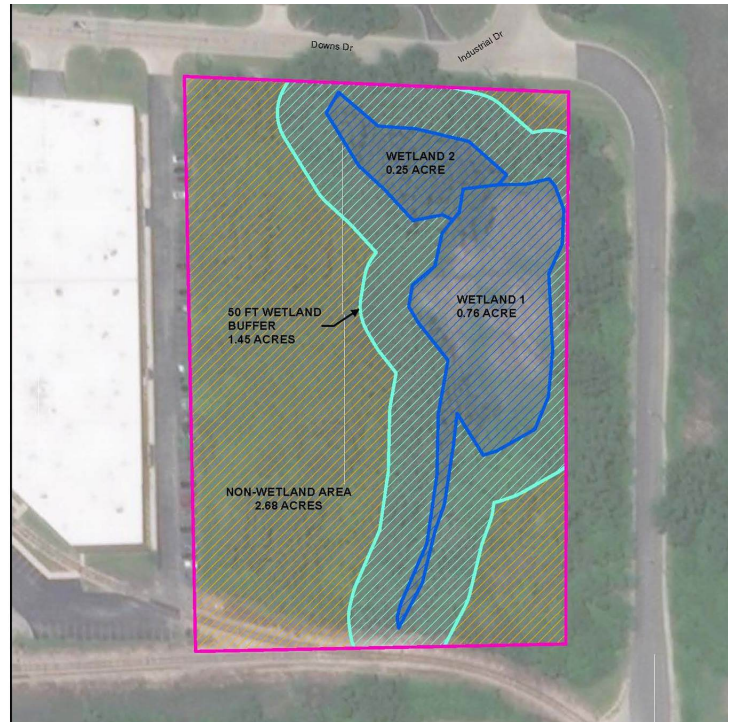
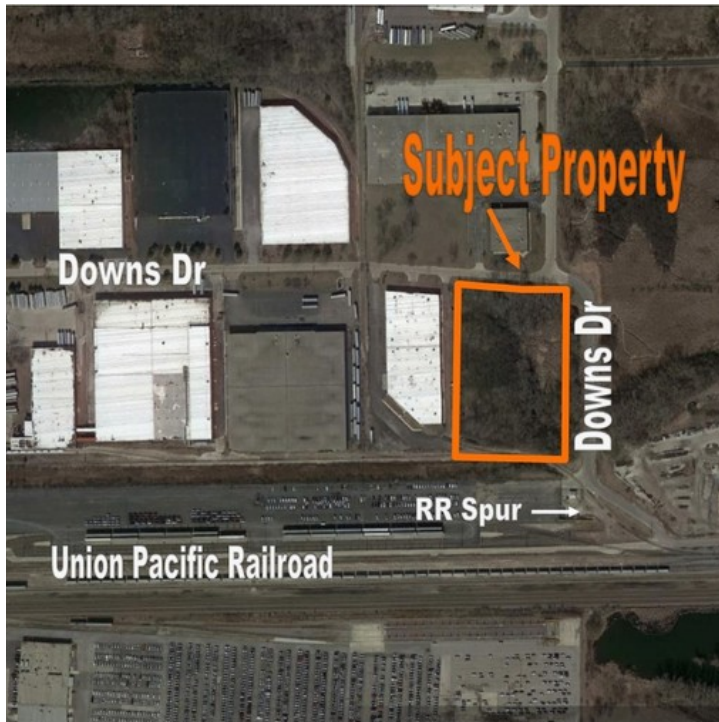
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This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Property Summary



OFFERING SUMMARY

Starting Bid:	Sells to highest bidder above \$50,000
Lot Size:	5.11 Acres
Zoning:	M - Manufacturing
Market:	Chicago - Far West
Submarket:	DuPage County
APN:	04-05-305-002
Taxes (2018):	\$19,177

PROPERTY OVERVIEW

Announcing the Online AUCTION of 1550 Downs Drive, West Chicago, Illinois. Thursday, April 2nd - Tuesday, April 7th. The property will begin to close at 4 pm on the April 7th. Visit SVNauctions.bidwrangler.com to register and bid.

The property was previously listed for \$350,000. This is a 5.11 acre vacant corner parcel, with an estimated net buildable area of 2.0 acres, as approx. 60% of the site is within documented 100-year flood plain. The property is located in an established industrial area. West Chicago M zoning (manufacturing district). 2018 Taxes: \$19,177.

All utilities exist to site. An adjacent railroad spur for Union Pacific Railroad runs along the southern boundary. Generally level and at grade with adjacent streets and properties. The majority of the site is heavily covered with overgrown brush, a number of large trees, and some grassy wet areas.

Location



LOCATION OVERVIEW

The property is located in an established industrial area within the municipal limits of West Chicago. Immediately west of Prairie County Forest Preserve and Union Pacific Yard Office.

Access to regional roadways:

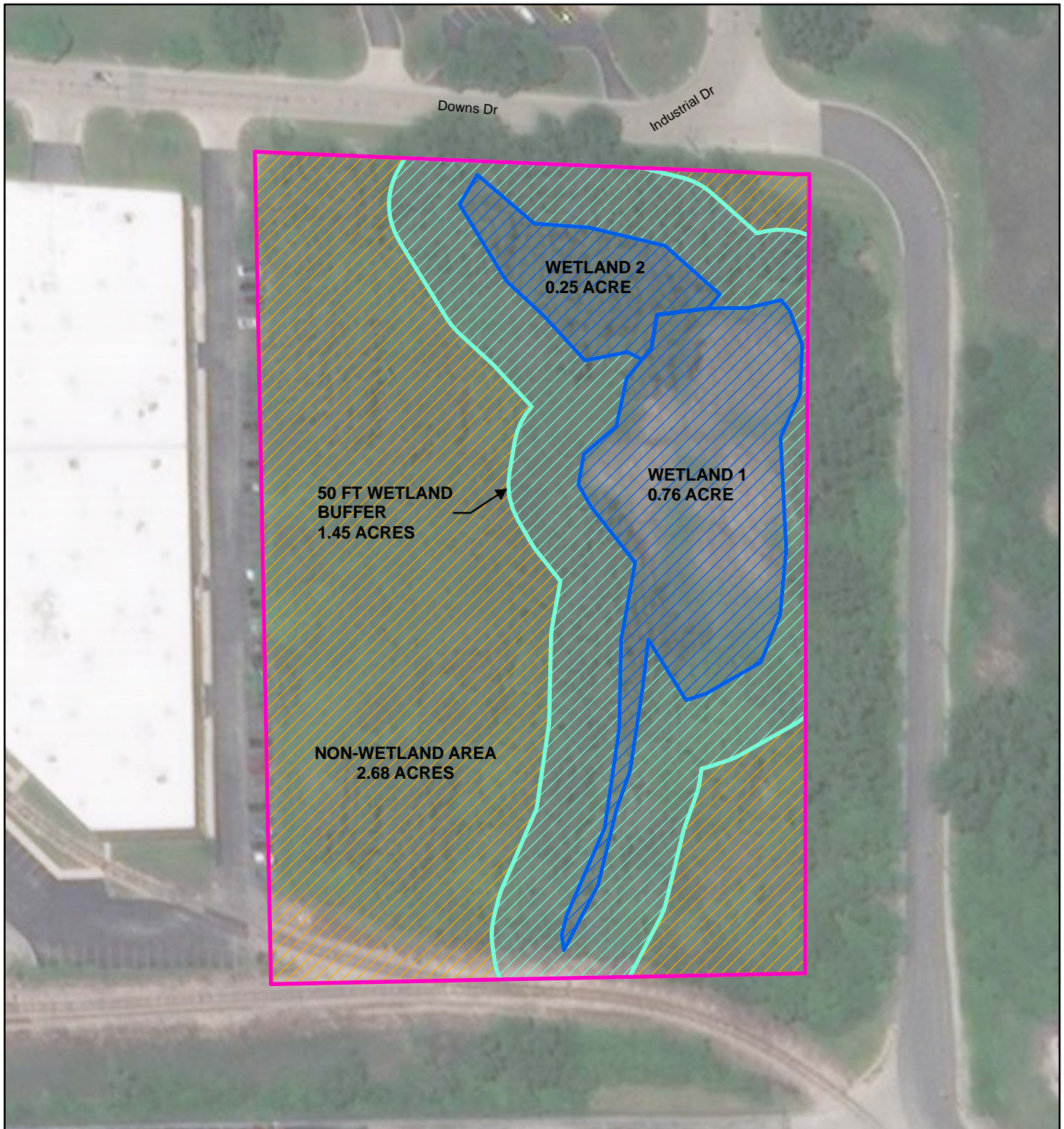
- 1.0 mile to IL Rt 38 [Roosevelt Rd] at Kress Rd
- 2.6 miles to IL Rt 64 [North Ave] at Powis Rd
- 2.9 miles to IL Rt 59 [Neltnor Blvd] at Hawthorne Ln
- 3.7 miles to Kirk Rd [Farnsworth] at Fabyan Pkwy
- 3.8 miles to DuPage Airport at Kirk Rd entrance

Highlights

SALE HIGHLIGHTS

- Online AUCTION Monday, April 6th - Tuesday, April 7th
- 5.11 acre corner parcel
- Est. 2.0 acre buildable area
- Partial flood zone (est 60%)
- Established industrial area
- All utilities to site
- Adjacent railroad spur
- Access to regional roadways





Scale:

0 100 Feet

Project Number: 19-0222

Prepared by:

Orientation:



Date: 9/17/2019

Legend:

- Wetland Boundary
- 50 ft Wetland Buffer
- Non-Wetland Area
- Project Boundary

Project Name:

1550 Downs Drive Property

Prepared for:

Boys & Girls Clubs of America

Aerial Date:

2017

Exhibit Title:

Wetland Boundary-Revised

Exhibit:

1

Aerial Photos



Site Photos



Railroad Spur



RR Spur - SW Corner



RR Spur - SE Corner

Neighboring Properties



Utilities



Electric & Gas



Water



Water



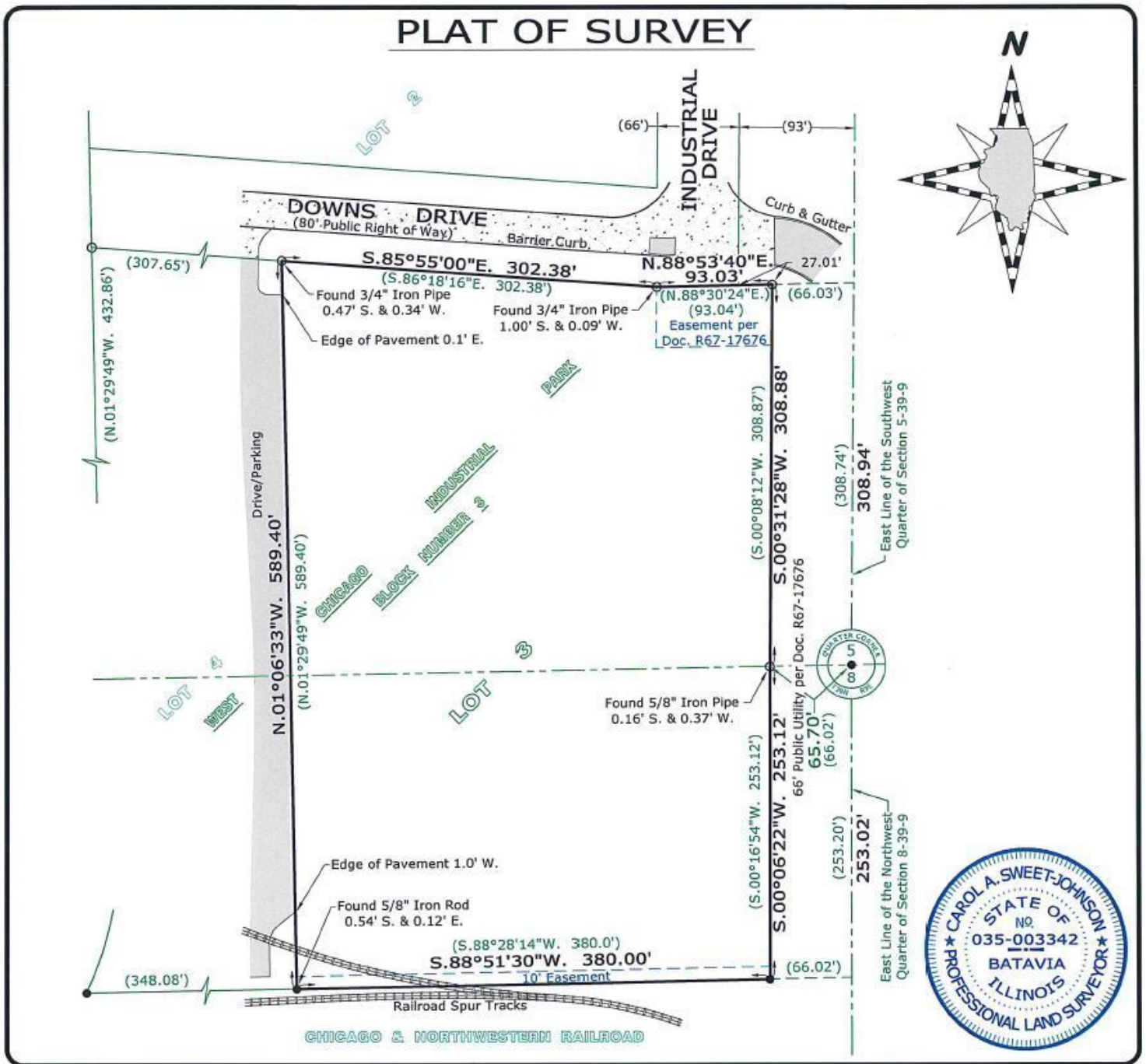
Water



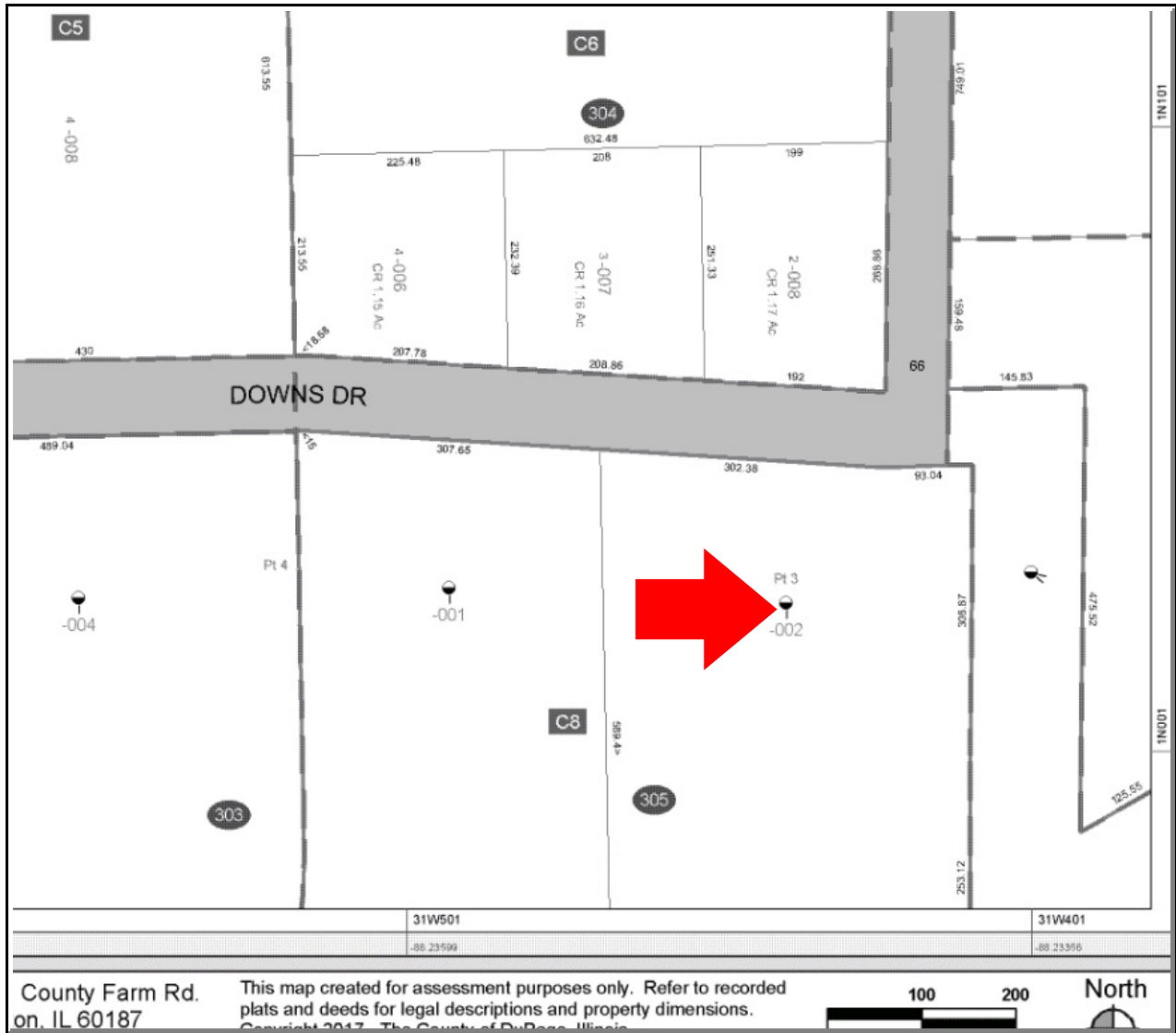
Storm

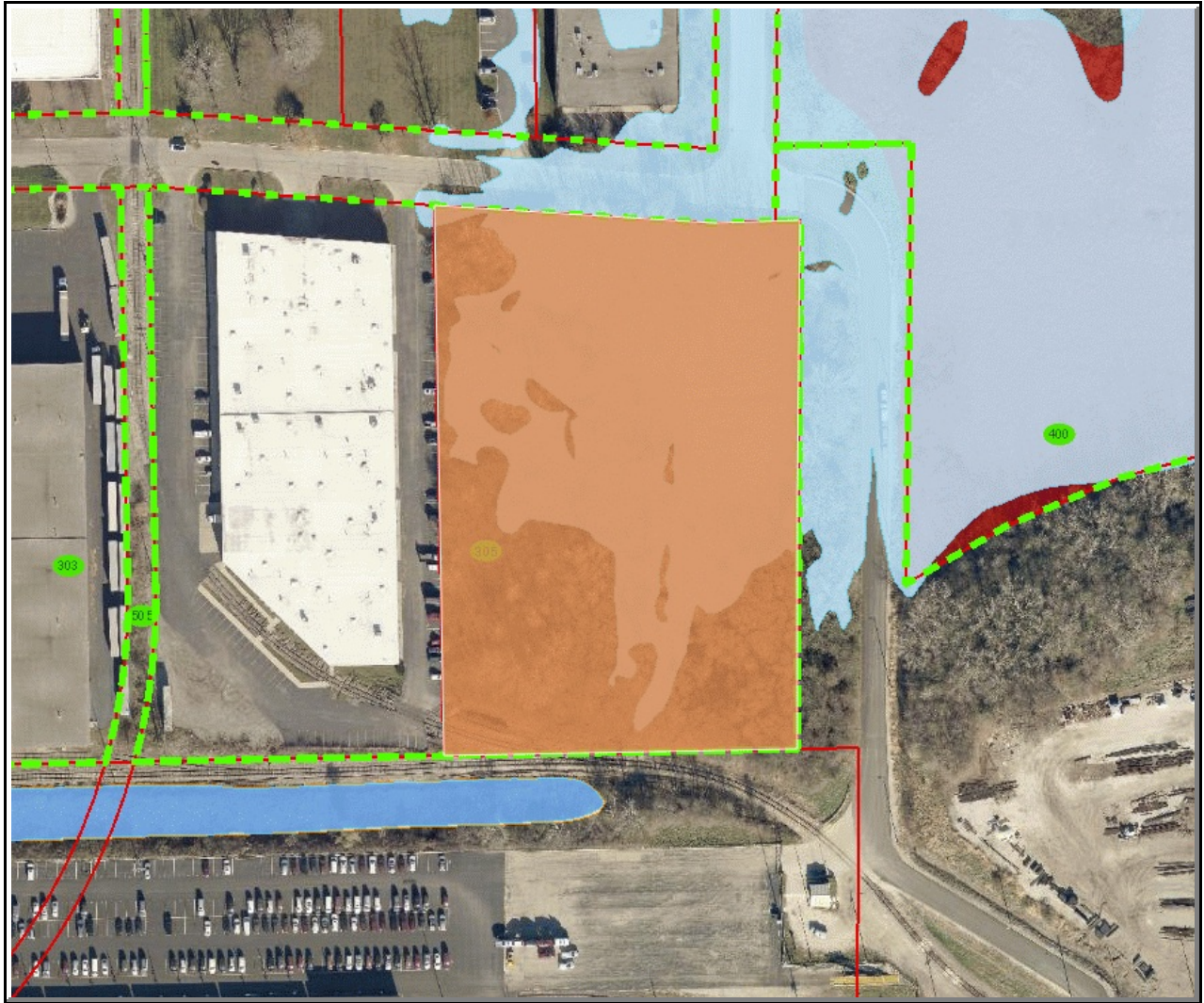


Sanitary



PLAT MAP



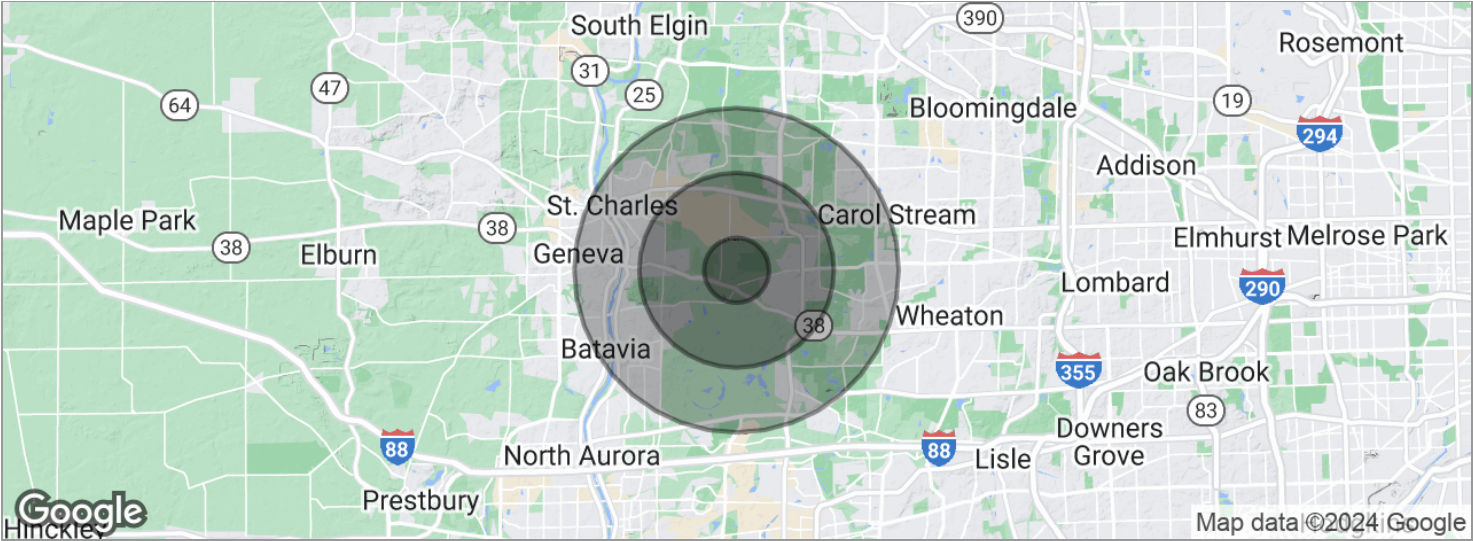
SUBJECT PROPERTY AERIAL MAP

(Map Shows Flood Plain in Light Blue and Wetlands Offsite to The East in Red)

ZONING

Zoning District:	M, Manufacturing District
Zoning Authority:	City of West Chicago
District Purpose:	To provide areas within the community of manufacturing facilities, research facilities, research park, warehouses and wholesale manufacturing. It is intended that this particular district will generally provide for manufacturing of an assembly nature from finished goods, warehousing and wholesale activities. Supportive services for manufacturing are generally of a non-retail or personal service character and should be encouraged to locate in this district.
Permitted Uses:	This district permits numerous industrial uses and office uses
Minimum Lot Area:	None
Minimum Lot Width:	100 feet
Maximum Lot Coverage:	None stated
Maximum Floor Area Ratio:	1.5:1
Maximum Building Height:	75 feet
Front Yard Setback:	40 feet for buildings and 20 feet for parking areas
Rear Yard Setback:	20 feet for buildings and 15 feet for parking areas
Interior Side Yard Setback:	20 feet for buildings and 15 feet for parking areas
Corner Side Yard Setback:	40 feet for buildings and 20 feet for parking areas
Parking Requirements:	1 space for each 1,000 sf of space up to 100,000 sf; plus 1 space for each 2,000 sf in excess of 100,000 sf
Loading Requirements:	None under 5,000 sf; 1 space from 5,001-10,000 sf; 2 spaces from 10,001-50,000 sf; and 3 spaces from 50,001-100,000 sf
Subject's Zoning Conformity:	Per preliminary review of the above zoning regulations, it is our opinion that the subject is a legal and conforming use of the site. The development potential of the site would be limited due to the flood plain located on the site.

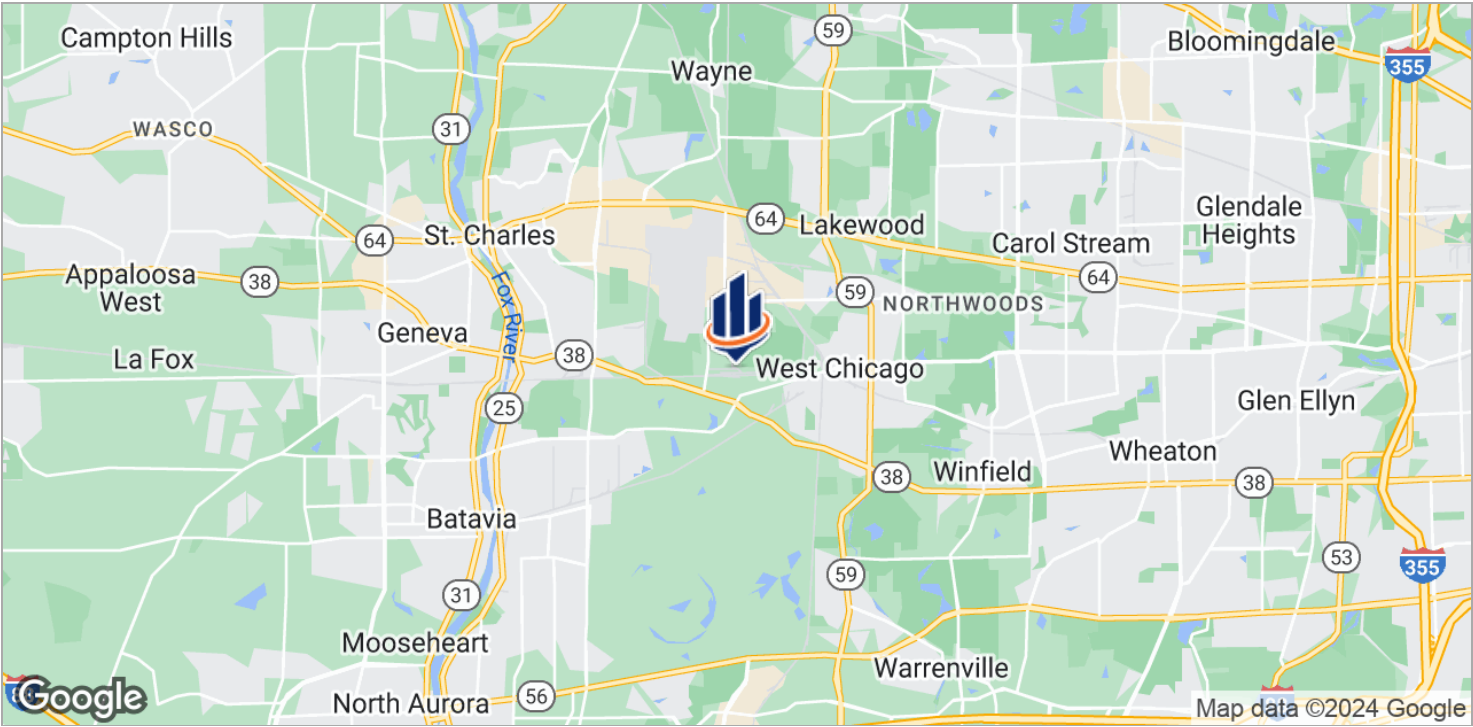
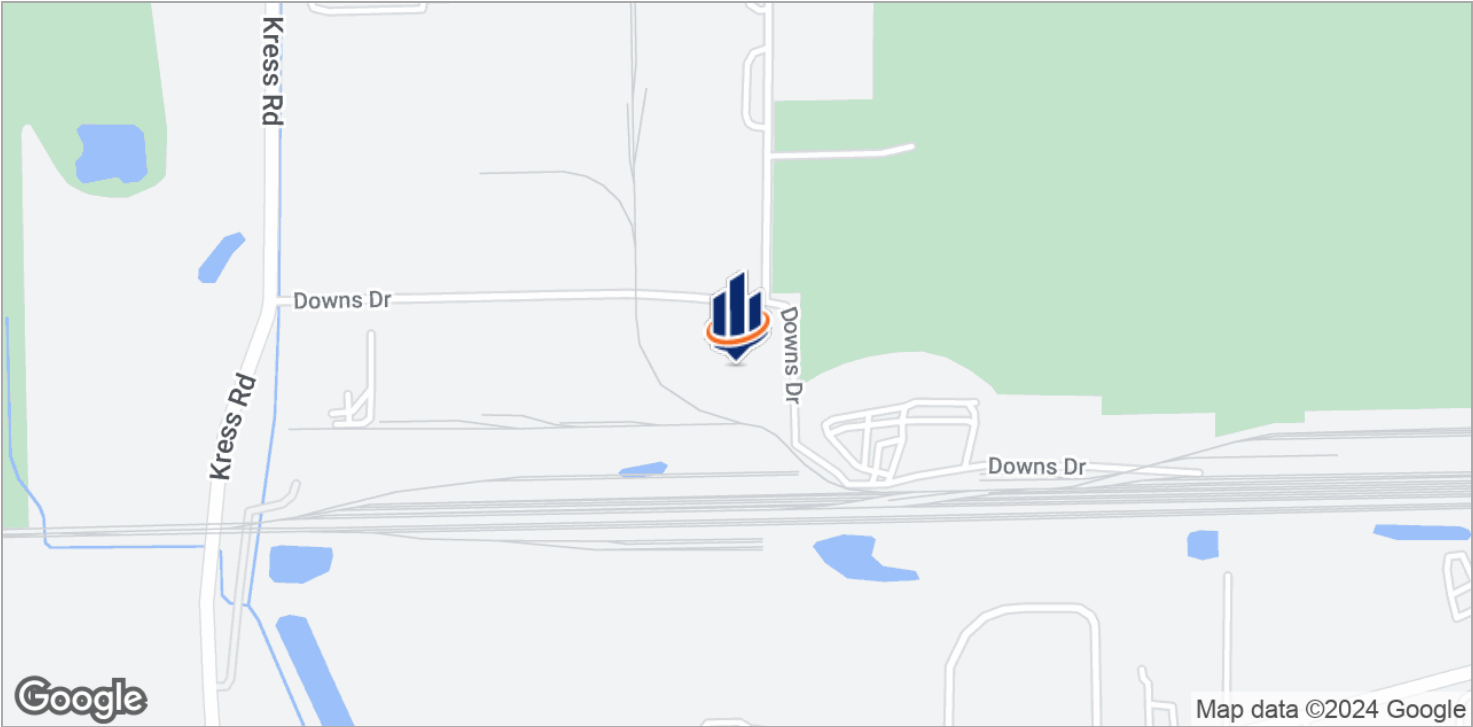
Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,508	34,424	99,626
Median age	30.2	32.7	36.3
Median age [Male]	30.1	32.0	35.7
Median age [Female]	29.8	33.2	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	937	10,590	33,513
# of persons per HH	3.7	3.3	3.0
Average HH income	\$79,088	\$80,380	\$97,797
Average house value	\$245,630	\$304,507	\$357,205

* Demographic data derived from 2020 ACS - US Census

Location Maps



Advisor Bio

Direct: | Cell:

Advisor Bio

NEIL JOHNSON

Managing Director/Broker



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PROFESSIONAL BACKGROUND

Neil Johnson serves as managing director / broker for SVN Landmark Commercial Real Estate LLC, specializing in retail, office, and industrial properties - as well as vacant land - throughout the Chicago metro area.

Johnson has 35+ years of experience in commercial real estate brokerage, investment, and land development. Since 2005 his SVN Landmark team has participated in over 1,000 sale and lease transactions. Our office transaction volume has been more than \$225 million, including \$55+ million in 2022-23. Johnson serves as the national Leasing Council Co-Chair for SVN International.

Prior to joining SVN in 2005, Johnson served as lead commercial broker for Coldwell Banker [1997-2001] and Miscella Real Estate [2001-2005], both in Geneva IL.

Johnson is active in St. Charles, Geneva and Batavia civic groups including chambers of commerce. He serves on the board of directors for the Geneva Chamber of Commerce. Johnson is also an active member of Batavia Covenant Church, where he served as Chairman for three years.

Johnson earned a masters degree from Loyola University and a bachelor of arts from North Park College. He was honored with the Community Image Award from the St Charles Chamber of Commerce, and the Richard H. Driehouse Foundation Award from Landmarks Preservation Council of Illinois for redevelopment of an historic boutique hotel in downtown St Charles IL.

EDUCATION

BA - North Park College, Chicago
MA - Loyola University, Chicago

MEMBERSHIPS & AFFILIATIONS

International Council of Shopping Centers [ICSC]