



151 FIELDGATE DR.

St. Charles, IL

Three Parcels of land for sale.

4.95 Acres

FOR SALE

SALE PRICE: \$2,588,580



PROPERTY INFORMATION:

- Heart of East side St. Charles
- Excellent Access to:
 - North Avenue (Route 64)
 - Prime Retail and Office
 - Great Restaurants and Hotels
- Ideal development layout
- Commercial District Zoning with large use potential

POSSIBLE OWNER FINANCING

CONTACT INFORMATION:

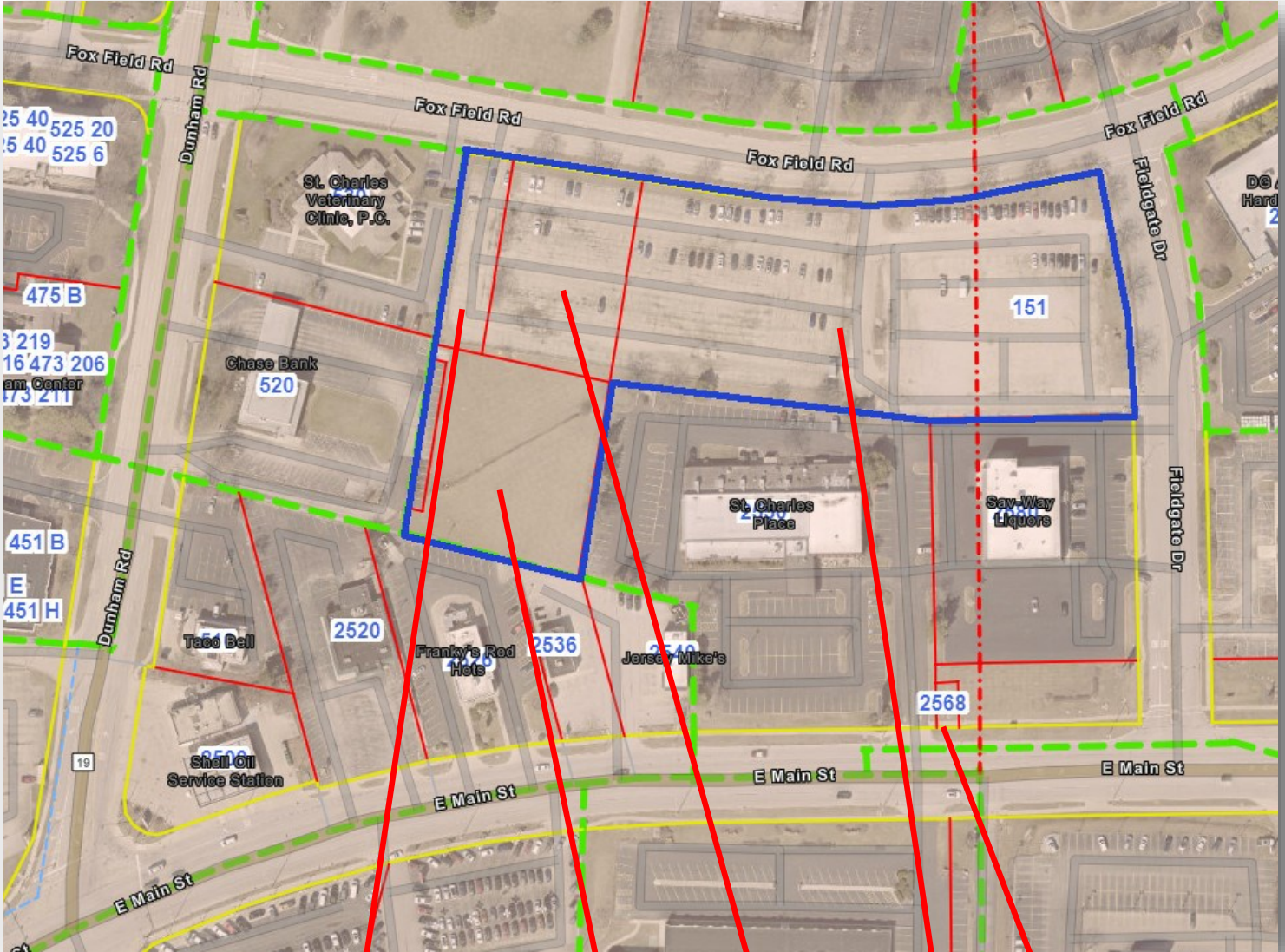
Ryan Corcoran
630.301.2999
ryan@complexmgmt.com





151 FIELDGATE DR.

St. Charles, IL



Pin: 09.26.276.034 - Small West Parcel

Pin: 09.26.276.032 - Grass Water Storage Parcel

Pin: 09.26.276.033 - Large West Parcel

Pin: 09.26.276.015 - Large Bldg Parcel

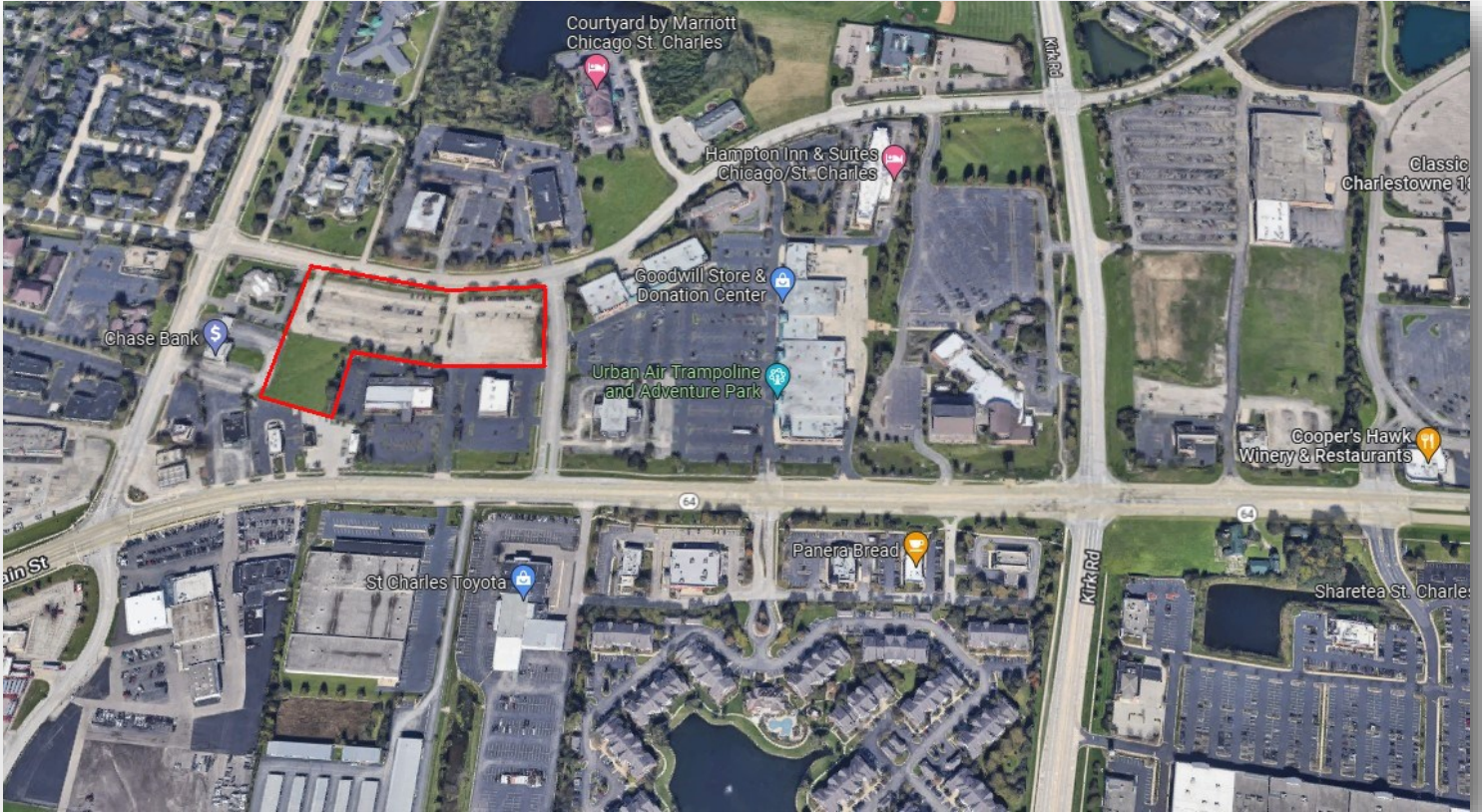
Pin 09.26.276.036 - Rt 64 Sign Parcel

ROUTE 64 SIGN PARCEL



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PERMITTED USES

The property is in a PUD (Foxfield Commons). The following permitted uses are from the annexation agreement from 1975:

EXHIBIT "F"

1.00 Property Contained on Exhibit E

This phase of the PUD is designed to accommodate the needs of a much larger consumer population than is served by the Neighborhood Business District; thus a wider range of uses is permitted for both daily and occasional shopping.

1.01 Permitted Uses

A. Uses permitted in this Phase are subject to the following conditions:

- (1) All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail on the premises where produced.
- (2) All business, servicing, processing, except for off-street parking and loading, shall be conducted within completely enclosed buildings.
- (3) Establishments of the "drive-in" type offering goods or services directly to customers waiting in parked motor vehicles are allowed only by conditional use permit.
- (4) The unenclosed parking of trucks as an accessory use, when used in the conduct of a permitted business listed hereafter in this Section, shall be limited to vehicles of not over 1 1/2 tons capacity when located within 75 feet of a Residence District boundary line.

B. Any use permitted in the present B-1 District of the St. Charles Zoning Ordinance, as amended, shall be permitted herein; and in addition, the following uses shall be permitted:

1. Antique shops.
2. Apartment hotels.
3. Art shops or galleries, but not including auction rooms.
4. Automobile accessory stores.
5. Banks and financial institutions.
6. Bicycle sales, rental, and repair stores.
7. Business machine sales and service.
8. Camera and photographic supply stores.
9. Carpet and rug stores.
10. Catering establishments.
11. China and glassware stores.
12. Clothing and costume rental.
13. Clubs and lodges, non-profit and fraternal.
14. Coin and philatelic stores.
15. Custom dressmaking.
16. Department stores.

17. Dry cleaning establishments, employing not more than four persons.
18. Electrical and household appliance store, including radio and television sales.
19. Employment agencies.
20. Florist shops.
21. Frozen food stores, including locker rental in conjunction therewith.
22. Furniture stores, including upholstering when conducted as part of the retail operations, and accessory to the principal use.
23. Furrier shops, including incidental storage and conditioning of furs.
24. Garden supply, tool and seed stores.
25. Gift shops.
26. Interior decorating shops, including upholstering and making of draperies, slip covers and other similar articles, when conducted as part of the retail operations and accessory to the principal use.
27. Jewelry stores, including watch repair.
28. Leather goods and luggage stores.
29. Locksmith shops.
30. Medical and dental clinics and offices.
31. Meeting halls.
32. Millinery shops.
33. Musical instrument sales and repair.
34. Office machine sales and servicing.
35. Office supply stores.
36. Optical sales, rental.
37. Orthopedic and medical appliance stores.
38. Paint and wallpaper stores.
39. Phonograph record and sheet music stores.
40. Photography studios, including the developing of film and pictures when conducted either as part of the retail business on the premises or off-site.
41. Picture framing, when conducted for retail trade on the premises only.
42. Radio and television stations and studios.
43. Radio and television sales, service, and repair shops.
44. Restaurants, including the serving of alcoholic beverages if incidental to the serving of food as the principal activity.
45. Schools - music, dance, and business.
46. Sewing machine sales and service - household appliances only.
47. Shoe stores.
48. Sporting goods stores.
49. Tailor shops.
50. Telegraph offices.
51. Theaters, indoor.
52. Ticket agencies, amusement.
53. Toy shops.
54. Travel bureaus and transportation ticket offices.
55. Undertaking establishments and funeral parlors.
56. Wearing apparel shops.
57. Bakeries
58. Book and stationery stores.
59. Currency exchanges.
60. Haberdasheries.



Continued...

PERMITTED USES & ZONING

61. Hardware stores.
62. Hotels - including dining and meeting rooms, provided that business uses, other than those which are commonly incidental to a hotel business, shall not occupy space fronting on a hotel hall or lobby.
63. Laundries - automatic self-service type or by hand, employing not more than two persons in addition to the owner or manager.
64. Loan offices.
65. Locksmith shops.
66. Mail order service stores.
67. Newspaper offices - but not including printing.
68. Offices - business, professional and public.
69. Physical culture and health services, gymnasiums, reducing salons, masseurs, and public baths.
70. Post offices.
71. Restricted production and repair limited to the following: art needlework, clothing, custom manufacturing and alterations for retail only of jewelry from precious metals and watches.

1.02 Other Uses

Any other use may be granted only by specific approval by the City Council and may be requested by petition in accordance with this agreement and upon advice of advisory bodies of the City of St. Charles.

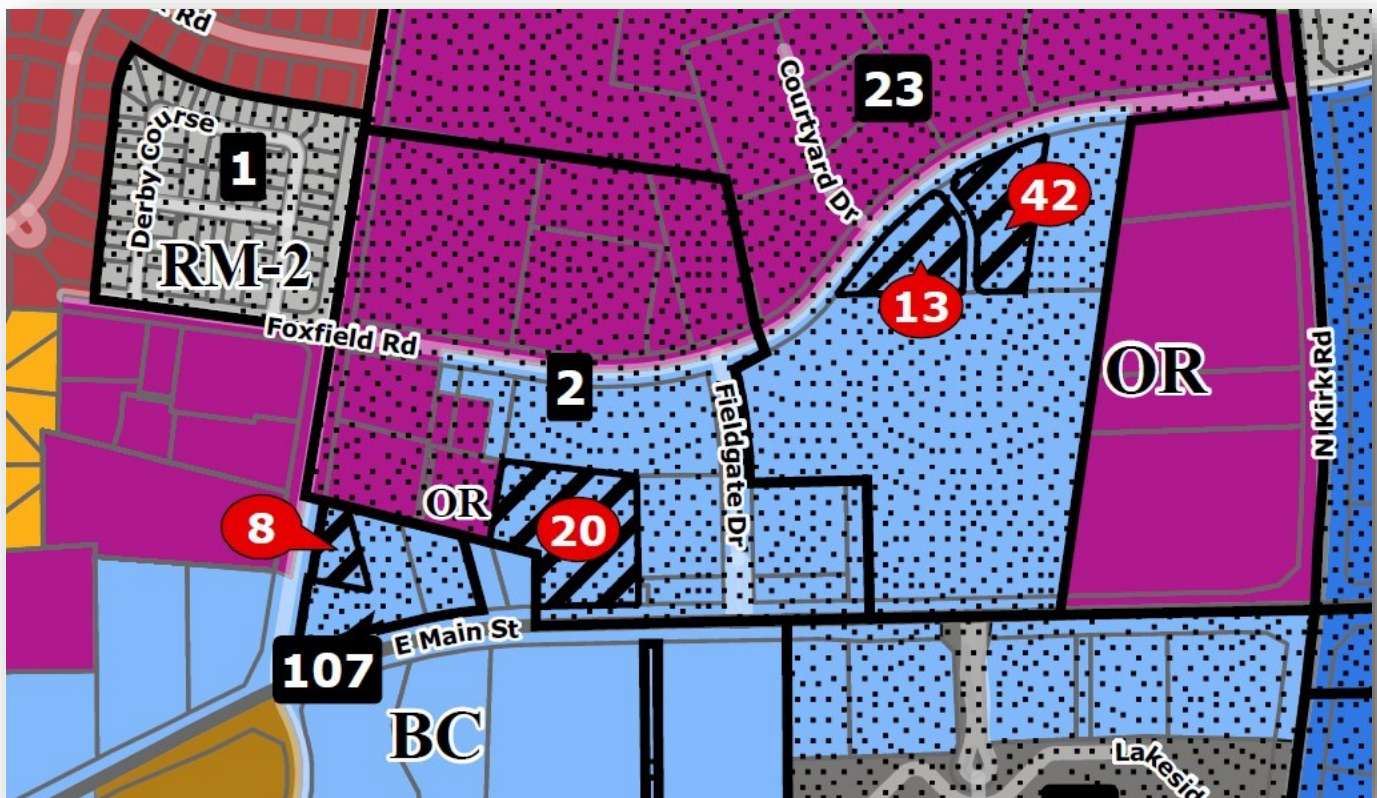
Requirements

1.03 Floor Area Ratio

Not to exceed .65.

BC—COMMUNITY BUSINESS ZONING

BC is the underlying zoning (local business uses). The property is in a PUD (Foxfield Commons). The city of St. Charles is open to discussing anything outside of the listed uses.



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ALTA/ACSM LAND TITLE SURVEY

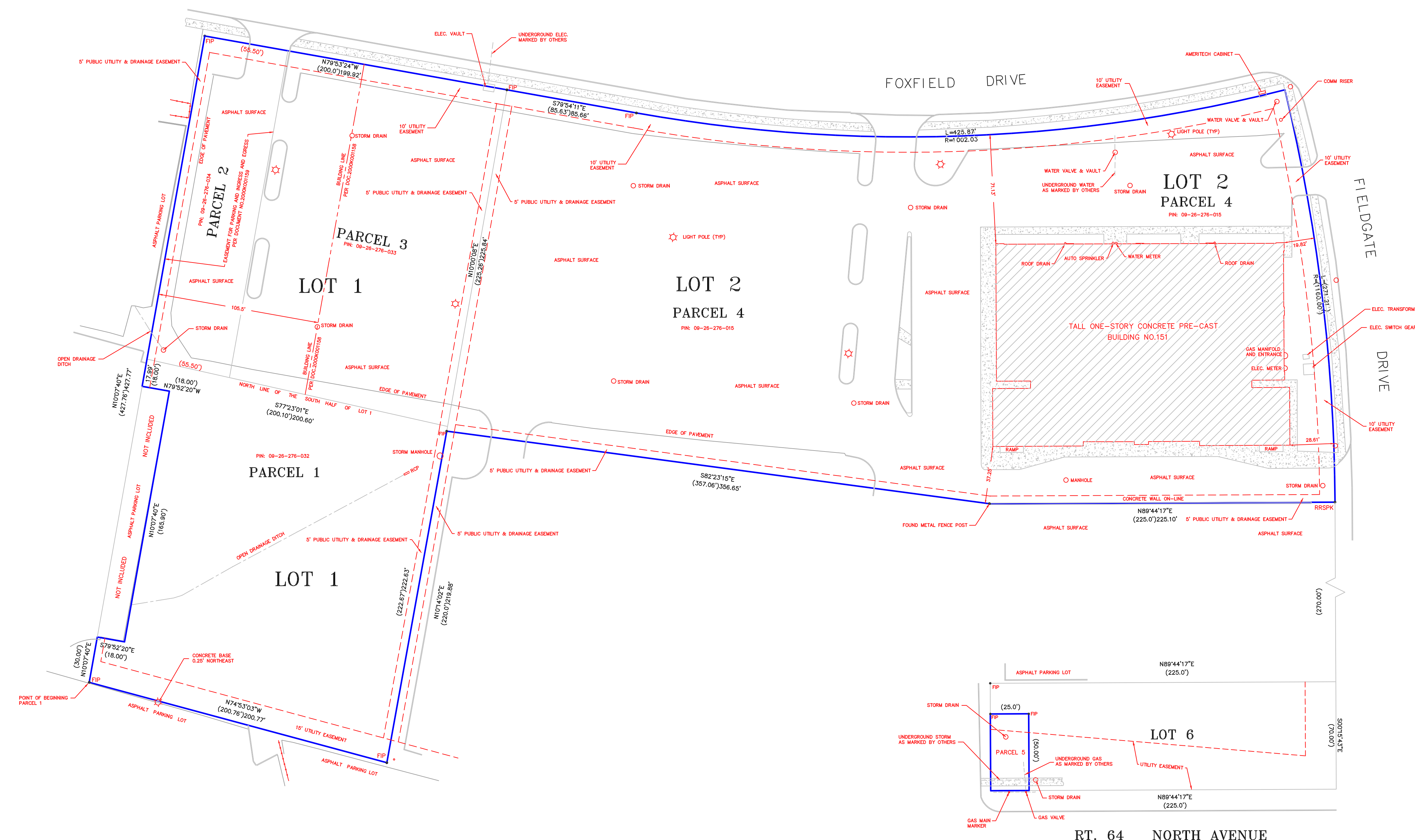
PARCEL 1: THAT PART OF LOT 1 IN FOXFIELD SQUARE UNIT NO.1, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 25 AND PART OF THE NORTHEAST QUARTER OF SECTION 26 TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 11, 1977 AS DOCUMENT 1427078 AND CORRECTED BY A LETTER OF CORRECTION RECORDED NOVEMBER 01, 1977 AS DOCUMENT 1430439, IN KANE COUNTY, ILLINOIS FURTHER DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 IN SAID FOXFIELD SQUARE UNIT NO. 1; THENCE NORTHERLY 30.00 FEET ALONG THE WEST LINE OF SAID LOT 1; THENCE EASTERLY PERPENDICULAR TO THE LAST DESCRIBED COURSE 18.00 FEET; THENCE NORTHERLY, 165.90 FEET ALONG A LINE BEING 18.00 FEET EASTERLY AND PARALLEL WITH THE WEST LINE OF SAID LOT 1; THENCE WESTERLY PERPENDICULAR TO THE LAST DESCRIBED COURSE 18.00 FEET TO THE WEST LINE OF SAID LOT 1; THENCE NORTHERLY ALONG SAID WEST LINE 18.00 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID LOT 1 (AS MEASURED ALONG THE EAST AND WEST LINES THEREOF); THENCE EASTERLY, 200.10 FEET ALONG SAID NORTH LINE FORMING AN ANGLE OF 87 DEGREES 31 MINUTES 57 SECONDS WITH THE LAST DESCRIBED COURSE AS MEASURED COUNTER-CLOCKWISE THEREFROM TO THE WEST LINE OF LOT 3 IN SAID FOXFIELD SQUARE UNIT NO.1; THENCE SOUTHERLY , 222.67 FEET ALONG SAID WEST LINE FORMING AN ANGLE OF 90 DEGREES 31 MINUTES 09 SECONDS WITH THE LAST DESCRIBED COURSE AS MEASURED COUNTER-CLOCKWISE THEREFROM TO THE SOUTHERLY LINE OF SAID FOXFIELD SQUARE UNIT NO.1; THENCE WESTERLY, 200.87 FEET ALONG SAID SOUTHERLY LINE FORMING AN ANGLE OF 84 DEGREES 58 MINUTES 59 SECONDS WITH THE LAST DESCRIBED COURSE AS MEASURED COUNTER-CLOCKWISE THEREFROM TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

PARCEL 2: THE WEST 55.5 FEET (AS MEASURED AT RIGHT ANGLES TO THE WEST LINE THEREOF) OF THE NORTH HALF OF LOT 1 IN UNIT NO.1, FOXFIELD SQUARE, ST. CHARLES, KANE COUNTY, ILLINOIS, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL 3: THE NORTHERLY HALF OF LOT 1 EXCEPT THE WESTERLY 55.5 FEET (AS MEASURED AT RIGHT ANGLES TO THE WEST LINE THEREOF) IN UNIT NO.1, FOXFIELD SQUARE, ST. CHARLES, KANE COUNTY, ILLINOIS, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL 4: LOT 2 OF UNIT NO.1, FOXFIELD SQUARE, ST. CHARLES, KANE COUNTY, ILLINOIS, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL 5: THE SOUTH 50 FEET OF THE WEST 25 FEET OF LOT 6 IN UNIT NO.1, FOXFIELD SQUARE, ST. CHARLES, KANE COUNTY, ILLINOIS, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.



- INDICATES ASPHALT SURFACE
 INDICATES CONCRETE SURFACE
- ABBREVIATIONS**
- AC=ACRES
 - ELEC=ELECTRIC
 - RC=REINFORCED CONCRETE PIPE
 - RRSPK=RAILROAD SPIKE
 - SQ. FT.=SQARE FEET
 - OHWS=OVER HEAD WIRES
 - COMM=COMMUNICATIONS
 - SIR=SET IRON ROD
 - FIP=FOUND IRON PIPE
 - SPK=SET PK NAIL
 - FRK=FOUND PK NAIL
 - (150.00)=RECORDED INFORMATION
 - 150.00=MEASURED INFORMATION
 - 150.00DEED=INFORMATION CONTAINED ON DEED
 - *CL= WSP=WOOD SERVICE POLE

SURVEYORS NOTES

THE BASIS OF BEARINGS SHOWN HEREON IS ASSUMED AND ARE SHOWN FOR ANGULAR REFERENCE ONLY.

THE AREA CONTAINED IN THE SURVEY SHOWN HEREON IS: 215,715 SQUARE FEET, OR 4.952 ACRES MORE OR LESS.

THE UTILITIES SHOWN HEREON ARE FROM ABOVE GROUND OBSERVATION AT THE TIME OF SURVEY. ADDITIONAL UTILITIES MAY STILL EXIST AND MAY NOT BE SHOWN HEREON.

- GENERAL NOTES:**
- 1) COMPARE ALL POINTS PRIOR TO ANY CONSTRUCTION AND REPORT ANY DIFFERENCES TO SURVEYOR AT ONCE.
 - 2) FOR BUILDING RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES, CONSULT YOUR LOCAL MUNICIPAL AUTHORITIES.
 - 3) CALL J.U.L.I.E. ☎ 1-800-892-0123 FOR LOCATIONS OF UNDERGROUND UTILITIES, PRIOR TO ANY DIGGING OR CONSTRUCTION.
 - 4) THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM ABOVE GROUND OBSERVATION ONLY. UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON, PROCEED WITH EXTREME CAUTION!!!!

STATE OF ILLINOIS)
 COUNTY OF KANE) S.S.

TO: BURNETT TITLE AND GARY D. MCGRATH.

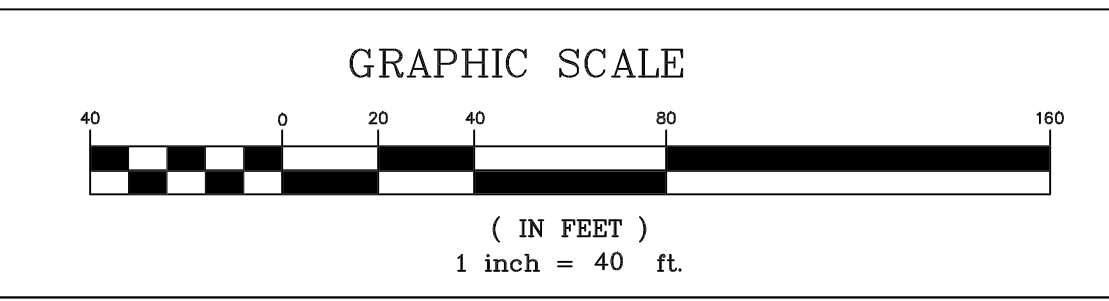
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS _____ OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON _____

DATED THIS _____ DAY OF _____

BRADLEY E. HATTENDORF, ILLINOIS PROFESSIONAL LAND SURVEYOR
 REGISTRATION NO. 35-3372

SURVEY PREPARED AT THE REQUEST OF:

DIANA S. LARSON
 ATTORNEY AT LAW
 963 STONEHAVEN DRIVE
 ELGIN, ILLINOIS 60124



TITLE REPORT NO.14-03207 WAS REVIEWED IN THE PREPARATION OF THIS SURVEY, HOWEVER EASEMENTS, LIMITATIONS, RIGHTS AND RESTRICTIONS MAY STILL EXIST THAT ARE NOT SHOWN HEREON, PLEASE CONSULT LEGAL COUNSEL OR YOUR LOCAL MUNICIPAL AUTHORITIES FOR CLARIFICATION.

PROPERTY ADDRESS: 151 FIELDGATE DRIVE, ST.CHARLES, ILLINOIS 60174

SURVEY PREPARED BY:
 HATTENDORF LAND SURVEYING
 PROFESSIONAL DESIGN FIRM NO. 184005493
 P.O. BOX 1079
 ELGIN, ILLINOIS 60121
 TEL (847) 717-3149
 FAX (847) 717-3159
 bhattendorf@bcglobal.net

REVISIONS		
1		
2		
3		
4		

FIELD WORK COMPLETED:
 AUGUST 05, 2014

DRAFTING COMPLETED:
 AUGUST 06, 2014

DRAWN BY: LB & BEH
 CHECKED BY: BEH