

207 Webster St

BATAVIA, IL



OFFERING MEMORANDUM

KW COMMERCIAL
580 Duane St
Glen Ellyn, IL 60137

PRESENTED BY:

CJ MCCANN
Broker
O: 630.984.4701
office@mccannpropertiesinc.com

Table Of Contents

TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DETAILS	5
PHOTOS	6
FLOORPLANS	7
LOCATION INFORMATION	8
LOCATION MAP	9
RETAILER MAP	10
DEMOGRAPHICS	11
DEMOGRAPHICS MAP & REPORT	12
ADDITIONAL INFORMATION	13
ZONING MAP	14
ZONING INFORMATION	15
CHAPTER-2.4--DOWNTOWN-MIXED-USE-D	16

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from KW Glen Ellyn its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Glen Ellyn its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Glen Ellyn will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Glen Ellyn makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Glen Ellyn does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Glen Ellyn in compliance with all applicable fair housing and equal opportunity laws.



207 WEBSTER ST

PROPERTY INFORMATION

1

PROPERTY SUMMARY

PROPERTY DETAILS

PHOTOS

FLOORPLANS

Property Summary



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in Batavia, IL. This 1,810 SF building, constructed in 1959, offers an ideal space for office or office building use. With zoning for Downtown Mixed Use (DMU), the property presents versatile possibilities for potential investors. Boasting a convenient location in the Batavia area, this well-maintained building is perfectly positioned for business success. With 1 unit, this property provides a flexible layout to accommodate various business needs. Discover the potential for growth and prosperity within this distinguished property, situated in the heart of the vibrant Batavia community.

PROPERTY HIGHLIGHTS

- 1,810 SF building
- Built in 1959
- Zoned DMU
- Convenient location in Batavia area

OFFERING SUMMARY

Sale Price:	\$399,900
Number of Units:	1
Lot Size:	0.24 Acres
Building Size:	1,810 SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	397	1,065	4,026
Total Population	959	2,587	10,007
Average HH Income	\$134,438	\$133,921	\$140,843



Property Details

Sale Price

\$399,900

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	DMU
Lot Size	0.24 Acres
APN #	1222280009
Lot Depth	1,650 ft
2024 Property Taxes	\$9,143.00

LOCATION INFORMATION

Street Address	207 Webster St
City, State, Zip	Batavia, IL 60510
County	Kane

BUILDING INFORMATION

Building Size	1,810 SF
Tenancy	Single
Number of Floors	1
Year Built	1959
Number of Buildings	1

PARKING & TRANSPORTATION

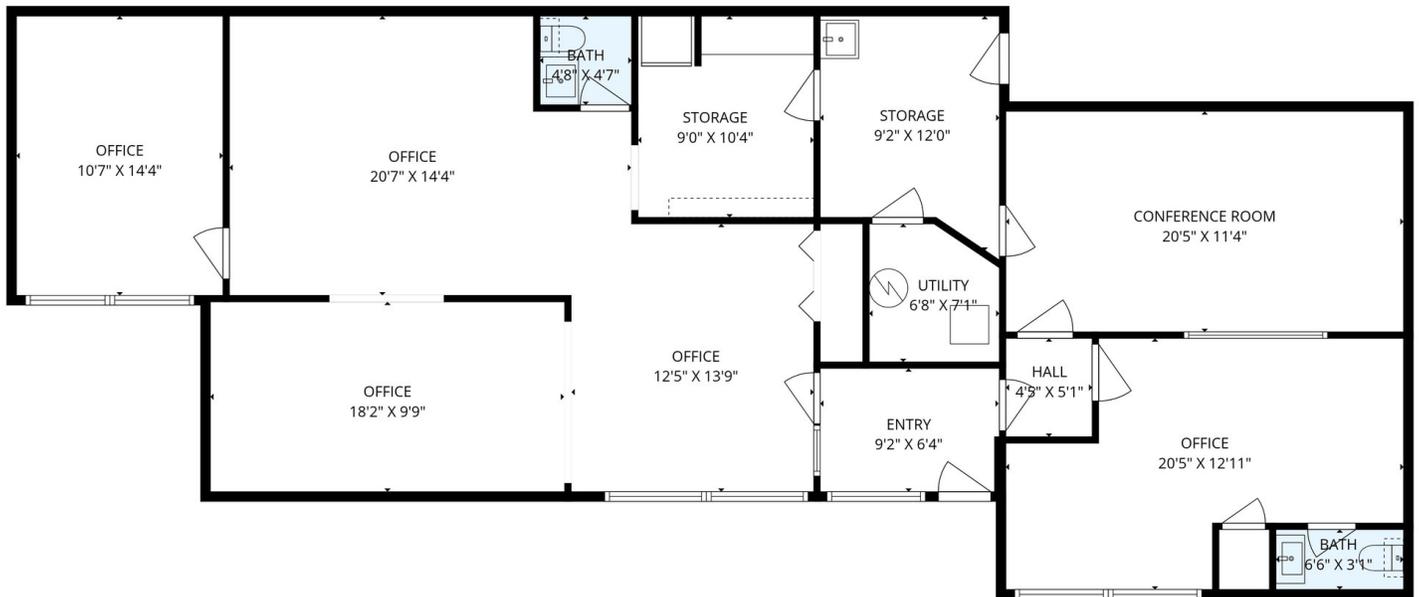
Parking Type	Surface
Number of Parking Spaces	11



Photos



Floorplans



STYLES MEDIA
REAL ESTATE PHOTOGRAPHY

Total GLA: 1485 sq. ft | Total: 1738 sq. ft
1st floor: 1485 sq. ft (Excluded areas 253 sq. ft)

Measurements Are Deemed Highly Reliable But Not Guaranteed



207 WEBSTER ST

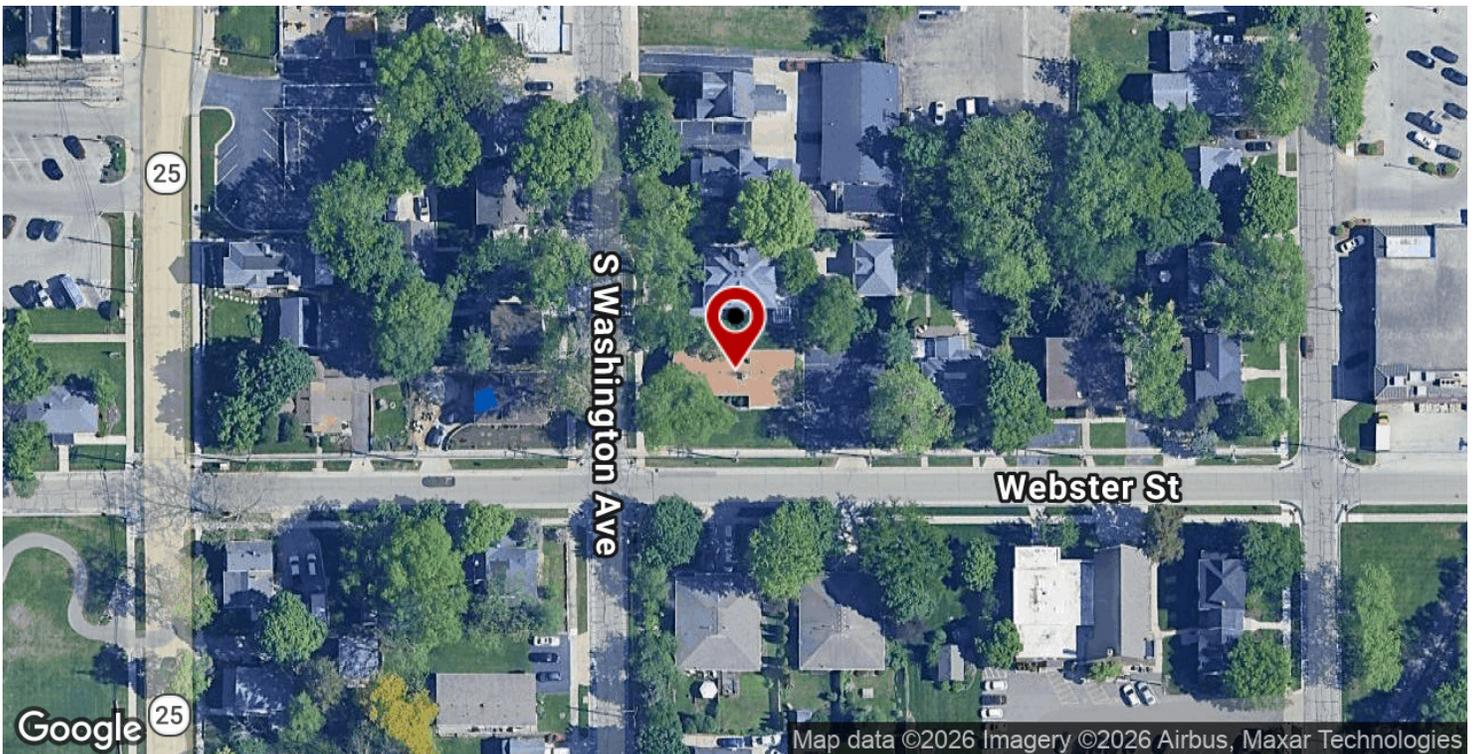
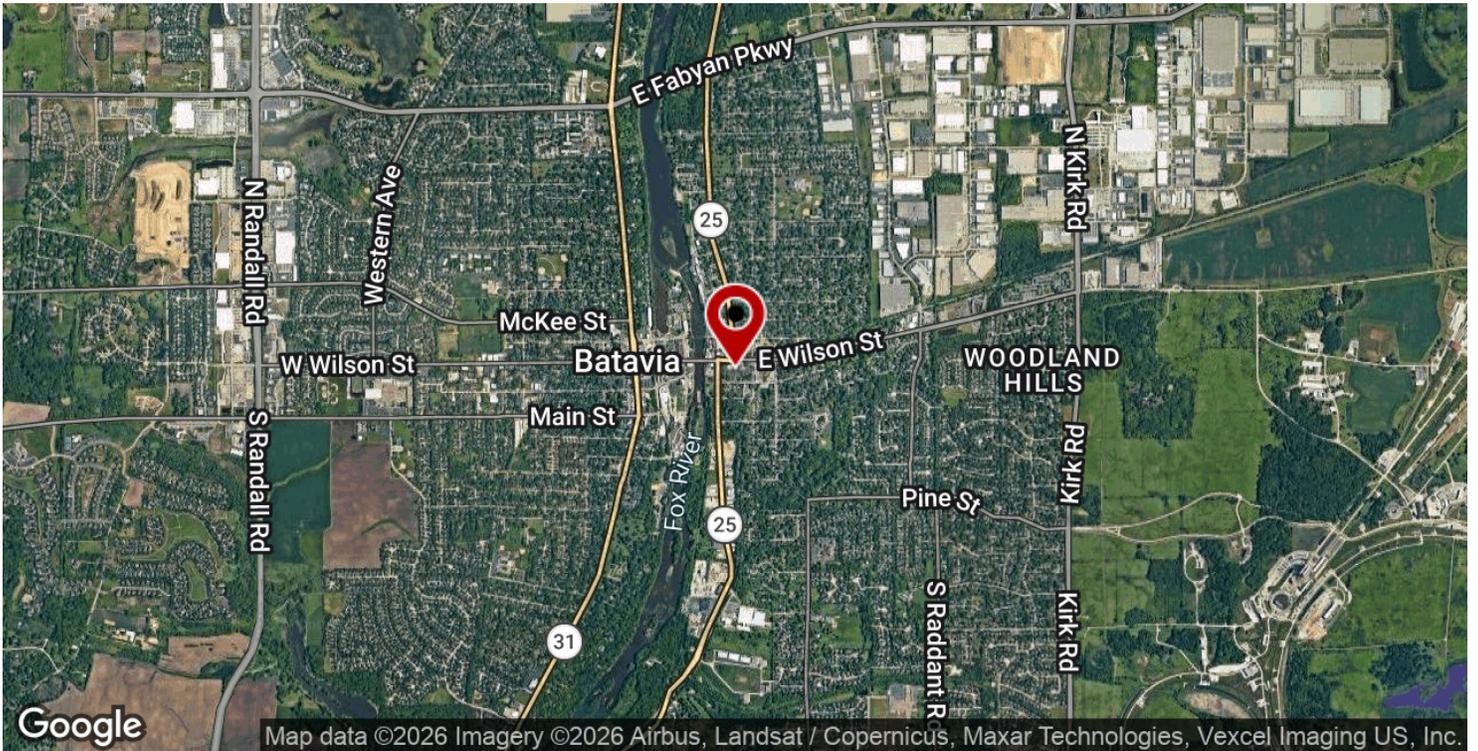
LOCATION INFORMATION

2

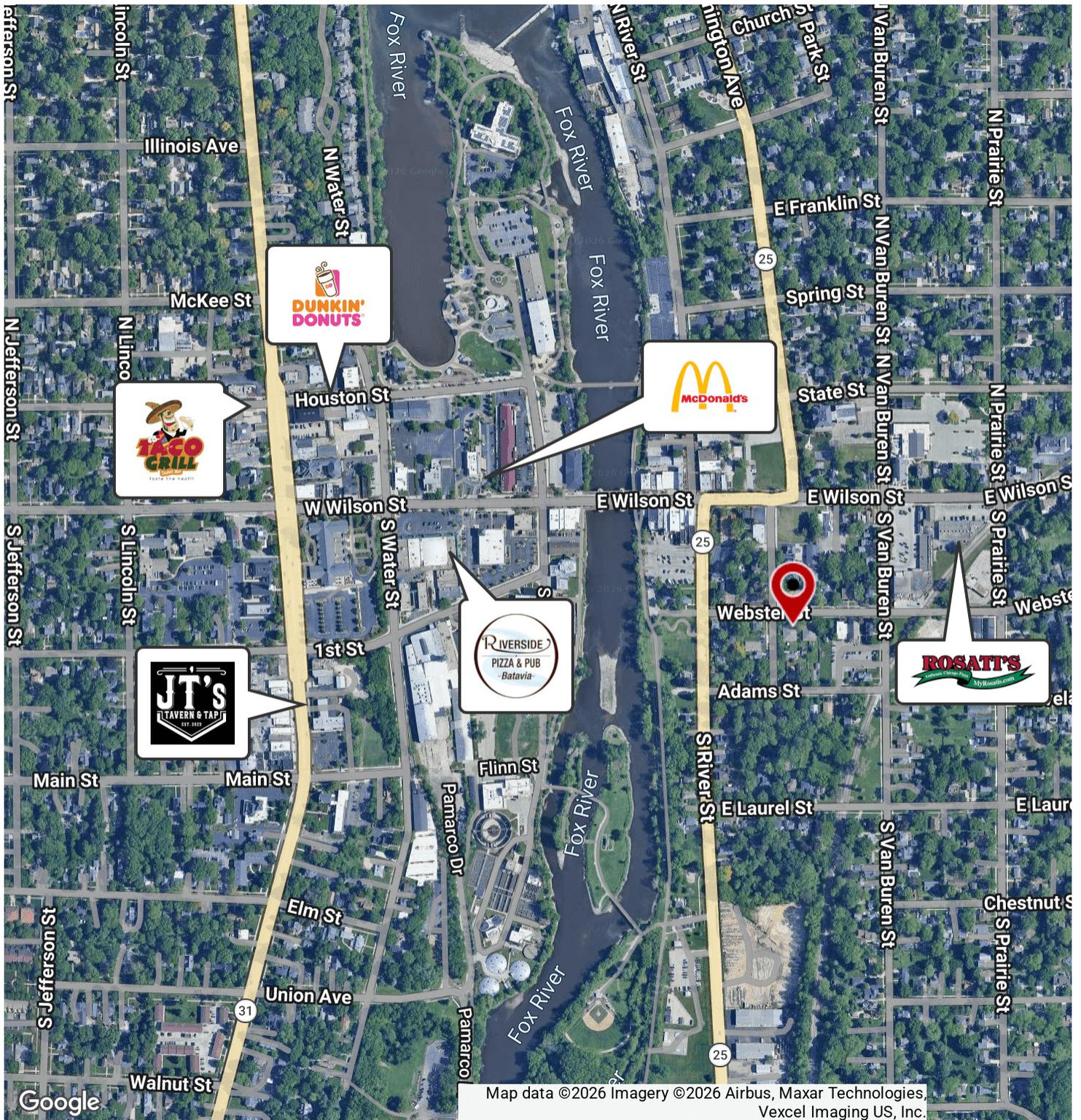
LOCATION MAP

RETAILER MAP

Location Map



Retailer Map



Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies, Vexcel Imaging US, Inc.



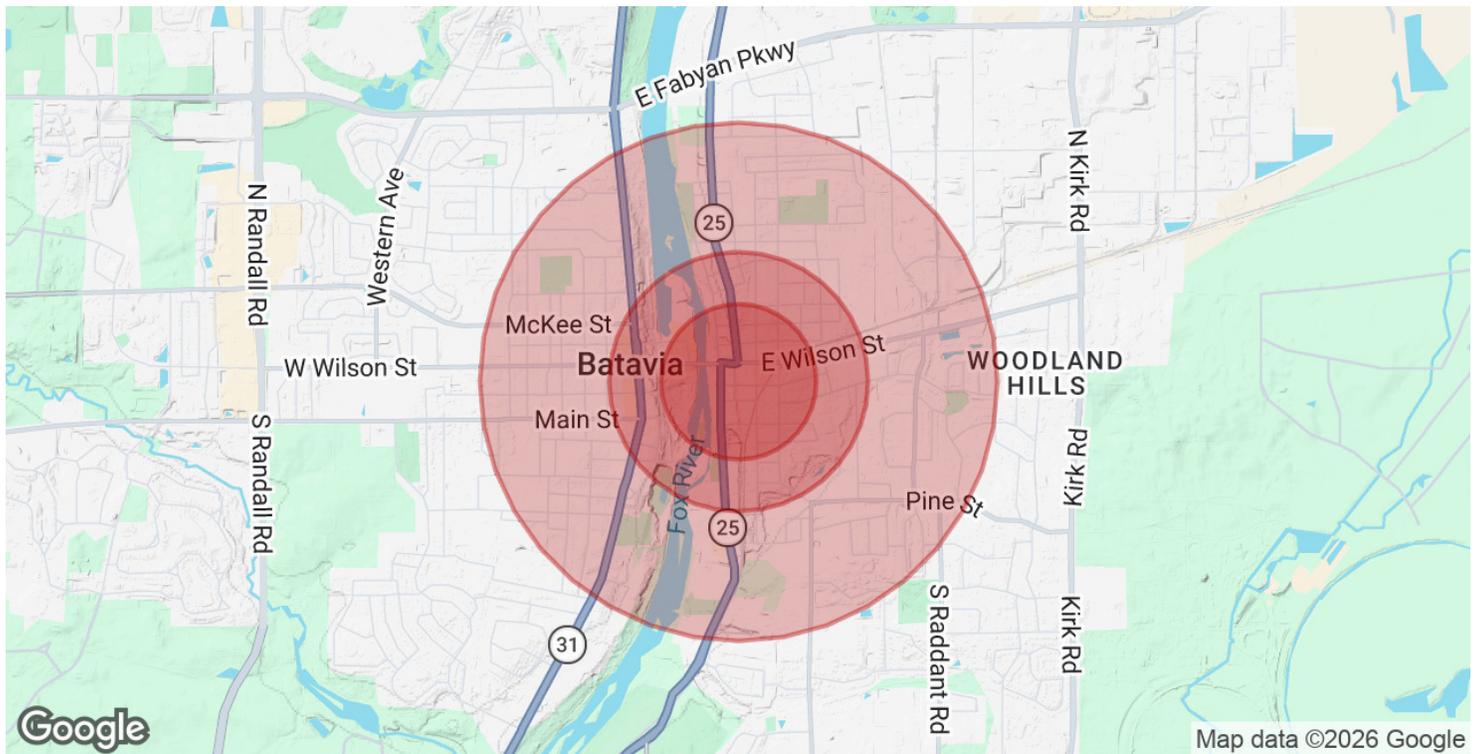
207 WEBSTER ST

DEMOGRAPHICS

3

DEMOGRAPHICS MAP & REPORT

Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	959	2,587	10,007
Average Age	41	41	41
Average Age (Male)	40	40	39
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	397	1,065	4,026
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$134,438	\$133,921	\$140,843
Average House Value	\$349,379	\$351,359	\$368,105

Demographics data derived from AlphaMap



207 WEBSTER ST

ADDITIONAL INFORMATION

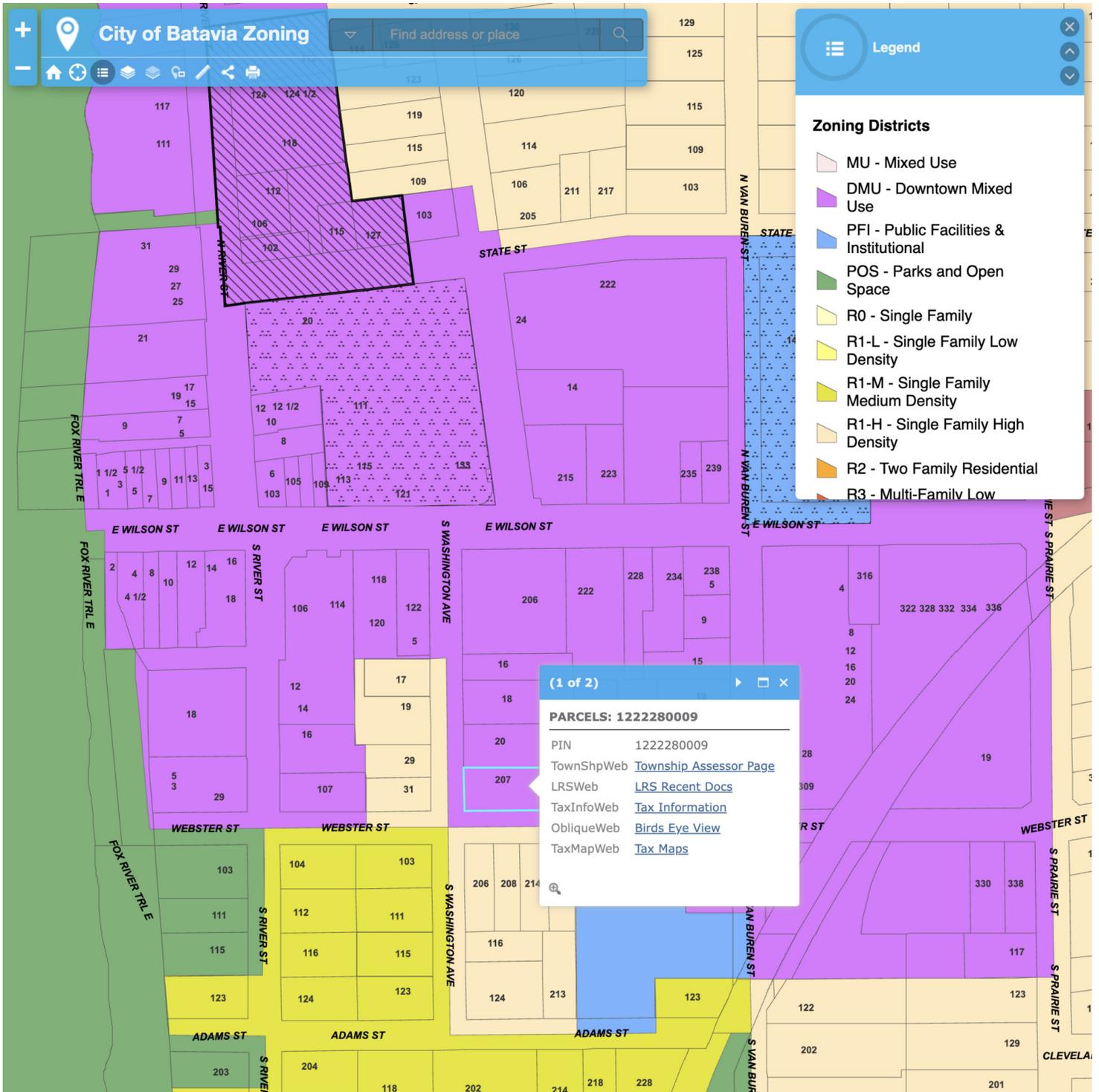
4

ZONING MAP

ZONING INFORMATION

CHAPTER-2.4--DOWNTOWN-MIXED-USE-DISTRICT-(PDF).PDF

Zoning Map



Zoning Information

Chapter 2.4: Downtown Mixed Use Zoning District

Sections:

- 2.401 Purposes
- 2.402 Applicability
- 2.403 Land Use Regulations
- 2.404 Site Development Regulations
- 2.405 Additional Use and Development Regulations

2.401 Purposes

The purposes of the Downtown Mixed Use Zoning District are to:

- A. Implement the policies and goals of the Comprehensive Plan and redevelopment plans of the City.
- B. Protect the historic character of the downtown area and promote continuity of that character in new development.
- C. Strengthen the pedestrian environment of the downtown area.
- D. Create an economically vital and diverse downtown.
- E. Expand housing opportunities in the downtown.
- F. Establish high quality architecture in new development and redevelopment.
- G. Create coherent and consistent street spaces.
- H. Insure that downtown off-street parking enhances and complements the historic character of the area.

2.402 Applicability

The provisions of this Chapter shall apply to existing development and new projects located wholly or partially within the Downtown Mixed Use Zoning District.

2.403 Land Use Regulations

- A. **Regulations.** Table 2.403: Land Use Regulations – Downtown Mixed Use District sets forth the land use regulations for the Downtown Mixed Use district. The regulations are established by letter designations as follows:

"P" designates permitted uses.



Chapter 2.4: Downtown Mixed Use Zoning District

Sections:

- 2.401 Purposes
- 2.402 Applicability
- 2.403 Land Use Regulations
- 2.404 Site Development Regulations
- 2.405 Additional Use and Development Regulations

2.401 Purposes

The purposes of the Downtown Mixed Use Zoning District are to:

- A. Implement the policies and goals of the Comprehensive Plan and redevelopment plans of the City.
- B. Protect the historic character of the downtown area and promote continuity of that character in new development.
- C. Strengthen the pedestrian environment of the downtown area.
- D. Create an economically vital and diverse downtown.
- E. Expand housing opportunities in the downtown.
- F. Establish high quality architecture in new development and redevelopment.
- G. Create coherent and consistent street spaces.
- H. Insure that downtown off-street parking enhances and complements the historic character of the area.

2.402 Applicability

The provisions of this Chapter shall apply to existing development and new projects located wholly or partially within the Downtown Mixed Use Zoning District.

2.403 Land Use Regulations

- A. **Regulations.** Table 2.403: Land Use Regulations – Downtown Mixed Use District sets forth the land use regulations for the Downtown Mixed Use district. The regulations are established by letter designations as follows:

"P" designates permitted uses.

"L" designates uses that are permitted subject to certain limitations. Number designations refer to the limitations listed at the bottom of Table 2.403: Land Use Regulations – Downtown Mixed Use District.

"T" designates uses that are permitted to be conducted for a temporary period of time. Time limitations are listed in Table 4.509: Temporary Uses.

"A" designates uses that require an Administrative Use Permit pursuant to Chapter 5.4: Use Permits.

"C" designates uses that require a Conditional Use Permit pursuant to Chapter 5.4: Use Permits.

- B. **Unlisted Uses.** Uses are defined in Chapter 6: Glossary. If a proposed use is not listed in the Glossary, the Planning and Zoning Officer shall determine if the proposed use is substantially similar to a permitted use; in that event, the Planning and Zoning Officer shall assign the proposed use to a permitted use definition.
- C. **Prohibited Uses.** Uses not listed in Table 2.403: Land Use Regulations – Downtown Mixed Use District below or not assigned to a Use Definition pursuant to Section 2.403.B: Unlisted Uses, are prohibited.
- D. **Additional Use and Development Regulations.** Additional use and development regulations for the Downtown Mixed Use District are set forth in Section 2.405: Additional Use and Development Regulations.

Use Classification	DMU	Additional Regulations
Amplified Artistic Performance	P, L8	
Animal Services		
<i>Animal Grooming</i>	P	
<i>Small Animal Clinics</i>	P	
Automated Teller Machine (ATM)	P	
Banks and Other Financial Institutions		
<i>Without Drive Through Facilities</i>	P	
<i>With Drive Through Facilities</i>	C	
Banquet Facility	C	
Bed and Breakfast Home	A, L12	See Section 2.405.H and Title 3-11
Brewery or Distillery with Taproom, 5,000 Square Feet or Less	P	
Brewery or Distillery with Taproom, over 5,000 Square Feet	C	
Brewpub	P	
Building Material and Home Improvement Sales and Service, Retail	P, LI	
Business Services	P	
Carnival	T	See Section: 4.509
Child Care Facility	P	
Conference Center	C	
Congregate Living Facility	P	

Table 2.403 Land Use Regulations – Downtown Mixed Use		
Use Classification	DMU	Additional Regulations
Clubs and Lodges	C, L2	
Cultural Institutions	P	
Dry Cleaning and Laundry Outlet	P	
Eating and Drinking Establishments		
<i>Bars/Taverns/Nightclubs/Lounges</i>	P	
<i>Restaurants, Full Service</i>	P	
<i>Restaurants, Limited Service</i>	P, L4	
Entertainment and Recreation, Indoor		
<i>Small-Scale</i>	P	
<i>Large-Scale</i>	C	
Entertainment and Recreation, Outdoor	C, L5	
Farmers' Market	T	See Section 4.509
Food Preparation		
<i>Small-Scale</i>	P, L7	
Fortune Telling Business	C	
Funeral and Undertaking Services	C	
Garden Supply Stores and Plant Nurseries	P, L7	
Government Offices and Facilities	P	
Group Home	P	
Haunted House	T	See Section 4.509
Health Care Facilities		
<i>Urgent Care Facility</i>	P	
<i>Medical Offices and Clinics</i>	P	
Hospice	P	
Hotels and Commercial Lodging	C	
Instructional Services, Specialized	P	
Laundry Services	P	
Mail Order Catalog or Internet Sales	P, L7	
Maintenance and Repair Services	C	
Manufacturing and Assembly		
<i>Artisan</i>	P, L6	
Massage Establishment	C	
Media Studio	P	
Offices, General	P	
Over-The-Air Reception Device	P	See Section 4.8
Parking Facilities	P	
Personal Services	P	
Public Safety Facilities	P	
Religious Assembly	C, L2	
Residential, Permanent		
<i>Loft Unit</i>	P	
<i>Multi-Family</i>	P	
Retail Sales, Convenience	P	
Retail Sales, Furniture	P	
Retail Sales, General	P	
Satellite Dish Antenna, Large	P, L3	See Chapter 4.8
Seasonal Sales	T	See Section 4.509
Senior Housing	P	
Shelter Care Facility	C	
Shelter Care Facility, Homeless	C	
Smoking Lounge	C, L9	
Swap Meet, Flea Market and Auction, Indoor	C	
Swap Meet and Auction, Outdoor	T	
Tattoo Parlor / Piercing Studio	C	See Title 4-9-1
Teen Nightclub	C	
Utilities		
Facilities	A	

Table 2.403 Land Use Regulations – Downtown Mixed Use		
Use Classification	DMU	Additional Regulations
Well Site	A	
Vehicle and Equipment Sales, Leasing and Services		
Car Wash	P	See Section 4.512
Fueling Facility	C	
Fueling Facility, Alternative	A	
Motor Vehicle Sales and Leasing, New and Used – Internet Based	C, L11	
Vehicle and Equipment Sales, Leasing and Services		
Non-Commercial Vehicle Rental	C	
Tent Sale, Vehicle	T	See Section 4.509
Vehicle and Equipment Services, Light	C	
Video Gaming Establishment	C, L10	See City Code Title 3, Chapter 26
Wireless Communication Facilities	C	
L1:	Permitted less than 5,000 square feet; Conditional Use over 5,000 square feet	
L2:	Conditional Use. Use is not permitted in existing commercial structures	
L3:	Only as a use incidental to the principal use of the property	
L4:	Drive-through restaurants require a Conditional Use Permit	
L5:	Outdoor motorized recreation facilities are prohibited.	
L6:	Permitted in conjunction with retail sales of products produced on the premises	
L7:	Less than 2,500 square feet	
L8:	Accessory Use to an established use	
L9:	Use must be located in a free-standing building without other occupancies	
L10:	Conditional Use Permit is required for either a principal or accessory/incidental use.	
L11:	Inventory or potential inventory vehicles parked, displayed, stored, or kept on the property is prohibited.	
L12:	Only in structures that are Single Family, Detached and Single Family Attached (Duplex), as defined in Chapter 6: Glossary.	

2.404 Site Development Regulations

Table 2.404: Site Development Regulations –Downtown Mixed Use District sets forth the site development regulations for the Downtown Mixed Use district, which are in addition to the development regulations set forth in Section 2.405: Additional Use and Development Regulations and Chapter 4. Letter designations in the *Additional Regulations* column refer to regulations that follow Table 2.404: Site Development Regulations – Downtown Mixed Use District.

Table 2.404 Site Development Regulations – Downtown Mixed Use District		
Standards	DMU	Additional Regulations
Minimum Lot Area	None	
Maximum Building Height (ft.)	50	See Chapter 3.4
Minimum Building Height (ft.)	20	
Maximum Building Setback (ft.)		
Front	10	
Side (Corner)	10	
Minimum Building Setback (ft.)		
Side (Interior)	0	
Rear	0	
Minimum Parking Setback from Streets (ft.)	10	
Separation between Buildings(ft.)	0 / 5	
Building Setback to Parking (ft.)	10	See Section 4.203.N
Exterior Lighting Standards, Maximum Height (ft.)	15	See Chapter 4.211.B.3

2.405 Additional Use and Development Regulations

- A. **Transparency.** All principal structures, other than religious institutions, adjacent to public streets shall have a minimum percentage of their length comprised of vision glass, from at least 24 inches above grade to 7 feet above grade, including both window and door openings. The following transparency requirements shall apply:
1. *Non-Residential*
 - a. First Floor Front Elevation. Front elevations shall have a minimum of 60 percent transparency.
 - b. First Floor Street Side Elevations. Street side elevations shall have a minimum of 40 percent transparency.
 - c. Elevations Above the First Floor. Street elevations above the first floor shall have a minimum of 25 percent transparency, measured by length.
 2. *Residential*
 - a. First Floor Front Elevation. Front elevations shall have a minimum of 50 percent transparency.
 - b. First Floor Street Side Elevations. Street side elevations shall have a minimum of 25 percent transparency.
 - c. Elevations above the First Floor. Street elevations above the first floor shall have a minimum of 40 percent transparency, measured by length.
- B. **Penetrations.** Principal structures shall have a minimum of one pedestrian entry every 75 feet on elevations facing public streets. Non-residential entries shall be functional and remain unlocked during regular business hours.
- C. **Historic Structures.** Notwithstanding the above provisions, landmarked buildings or buildings classified as Significant or Contributing in the *City of Batavia Historic Preservation Listing* shall continue, and where possible restore, the historic pattern and form of window and door openings.
- D. **Accessory Structures.** Accessory structures shall comply with the following regulations:
1. *Establishment.* An accessory structure shall not be constructed prior to construction of a principal structure.
 2. *Location.* Accessory structures may be located:

- a. Within the building envelope.
 - b. Within a required interior side or rear setback, but not within a required front or street side setback area.
3. *Maximum Height.* The maximum height of accessory structures shall be 15 feet.
 4. *Separation.* Accessory structures shall be separated from principal structures and other accessory structures by a minimum of 10 feet, measured from the exterior walls.
- E. ***Drive-Through Facilities.*** Drive-through facilities shall be a minimum of 50 feet from property designated for residential use in the Comprehensive Plan.
- F. ***Outdoor Storage.*** Outdoor storage is prohibited.
- G. ***Outdoor Dining Areas.*** Uncovered outdoor dining areas are permitted in building setback areas. Permanent installations shall require Administrative Design Review approval. Adjacent public property may be used for outdoor dining after the business owner seeking to use the adjacent public property enters into a license agreement with the City for that purpose.
- H. ***Bed and Breakfast Homes.***
1. Bed and Breakfast Homes as defined in Chapter 6: Glossary shall be subject to all requirements of City Code Title 3, Chapter 11.
 2. The Bed and Breakfast Home located in a structure containing two (2) dwelling units may not be owner-occupied provided the same dwelling unit owner occupies the other dwelling unit in the same structure.
 3. The Bed and Breakfast Home shall not be located in a structure containing a *Group Home*.
 4. Bed and Breakfast Homes shall not be located on properties having nonconforming *Guest Quarters*.
 5. ***Administrative Use Permit Required.*** Bed and Breakfast Homes shall require an Administrative Use Permit. Mailed notice of application for an Administrative Use Permit shall be given to adjacent property owners, including properties directly across a street from the property, and owners of properties adjoining front and side property lines to those properties. Notice shall be mailed no later than 15 days before a decision is made on the application.

6. *Parking Required.* Bed and Breakfast Homes shall provide the following minimum parking improvements on the *Zoning Lot*:
 - a. In addition to the number of spaces required of the residence(s) on the property, one (1) space must be provided for each rented room.
 - b. Parking shall not extend over a sidewalk.
 - c. Owners, occupants, and guests of Bed and Breakfast Home properties shall not be granted a City-issued Overnight Parking Permit.