

FOR SALE!

Mixed Use Development Site

36,438 SF Parcel

United
Real Estate

Commercial



Brandon Kurdziel

708-288-8241 cell

BrandonUnitedRE@gmail.com

FOR SALE!

Mixed Use Development Site

36,438 SF Parcel



United Real Estate — Chicago is proud to introduce their exclusive listing of an opportunity to develop a 36,438 SF mixed-use development site.

Currently consisting of 4 parcels, the site has not been offered for sale in generations. This is a prime opportunity to develop an iconic property next to downtown Highwood IL. Currently in Highland Park, the property borders Highwood. 2 parcels on Temple Ave consisting of 21,902 SF, have favorable zoning in the B1A Waukegan-Bloom Neighborhood District. The additional 2 parcels which connect in the rear of the lot and have frontage on Walker Ave are zoned RM1 Medium to High Density Multi-family and adds an additional 14,626 SF bringing the total for all 4 parcels to 36,438 SF.

Currently at 429 Temple Ave sits a brick commercial building that is built out for restaurant use. Large seating room and bar along with large kitchen and cooler are on the first floor. On the 2nd floor is another dining room and 2 private rooms. There is also a 2nd kitchen, butler pantry, and office space. Property has hoods and black iron.

At 417 Temple sits a frame single family home in need of repairs currently used for storage. The property has 4 bedrooms 1.5 baths, large living room, formal dining room, and kitchen.

The Temple property also has a large gravel parking lot, driveway, and 4 car garage.

On the Walker property sits a single family home, tenant paying under market rents.

Brandon Kurdziel

708-288-8241 cell

BrandonUnitedRE@gmail.com

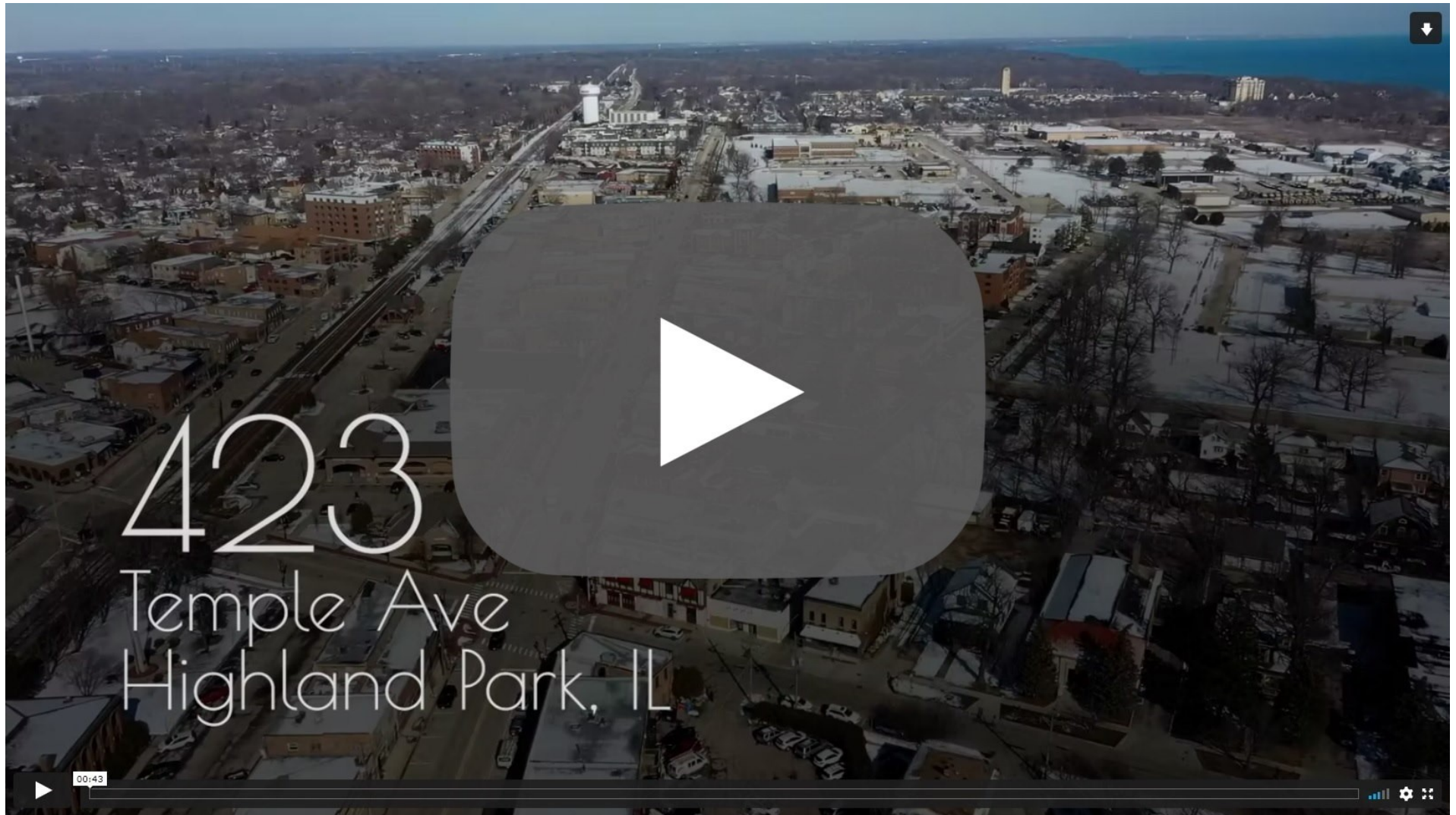
FOR SALE!

Mixed Use Development Site

36,438 SF Parcel

United
Real Estate

Commercial



Brandon Kurdziel

708-288-8241 cell

BrandonUnitedRE@gmail.com

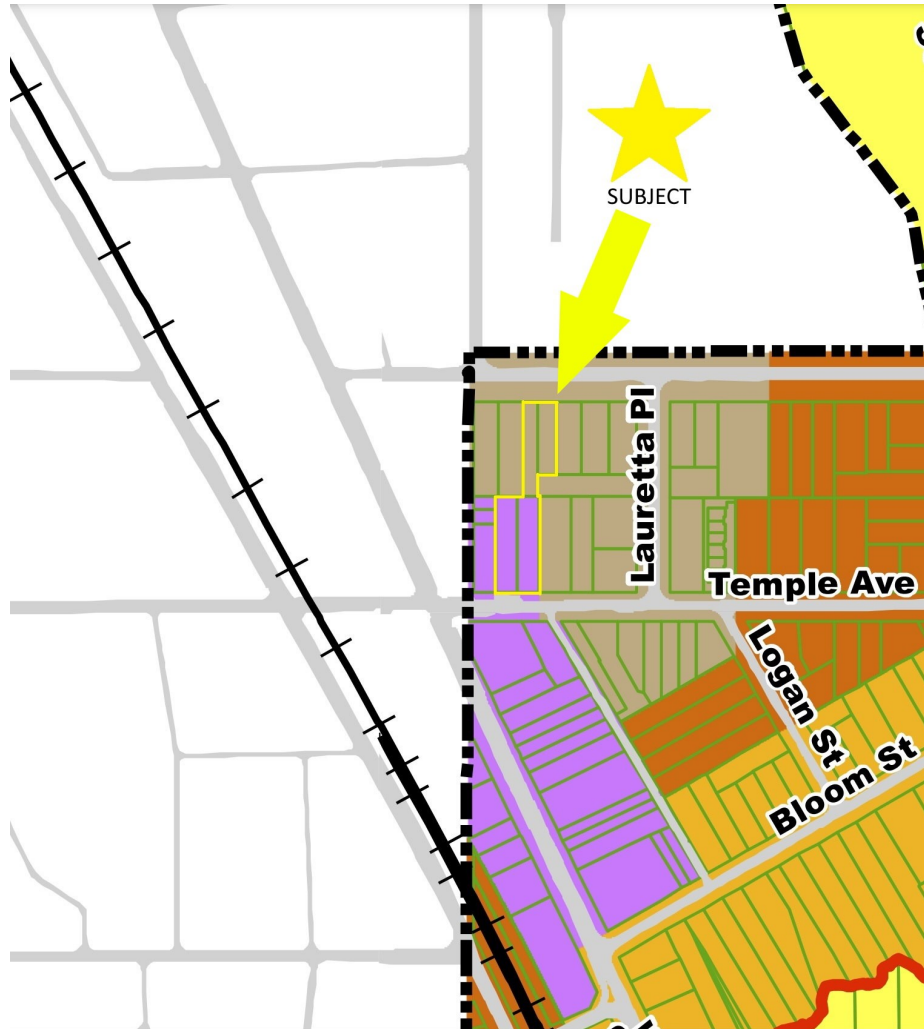
FOR SALE!

Mixed Use Development Site



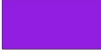


36,438 SF Parcel

United
Real Estate





Commercial



Commercial Districts

-  **B1** Neighborhood Commercial
-  **B1A** Waukegan-Bloom Neighborhood
-  **B2** Ravinia Commercial
-  **B3** Highway Commercial
-  **B4** Service

Multiple Family Residential Districts

-  **RM1** Medium to High Density
-  **RM1A** Medium to High Density
-  **RM2** High Density
-  **RO** High Density Res./Office

	Multiple Family Use - Minimum Lot Area		Single Family Use
	Per Lot	Per Unit	Minimum Lot Area
RM1	10,000 sq. ft.	2,904 sq. ft.	7,000 sq. ft.
RM1A	21,780 sq. ft.	1,980 sq. ft.	7,000 sq. ft.
RM2	21,780 sq. ft.	1,442 sq. ft.	7,000 sq. ft.
RO	21,780 sq. ft.	871 sq. ft.	7,000 sq. ft.

ZONING INFORMATION

The address you entered is associated with more than 1 search result for 1 or more data.

PIN

16-14-301-019-0000

ZONING INFORMATION

B1A

Waukegan-Bloom Neighborhood

CONTACT INFORMATION

Community Development: 847-432-0867

Brandon Kurdziel

708-288-8241 cell

BrandonUnitedRE@gmail.com

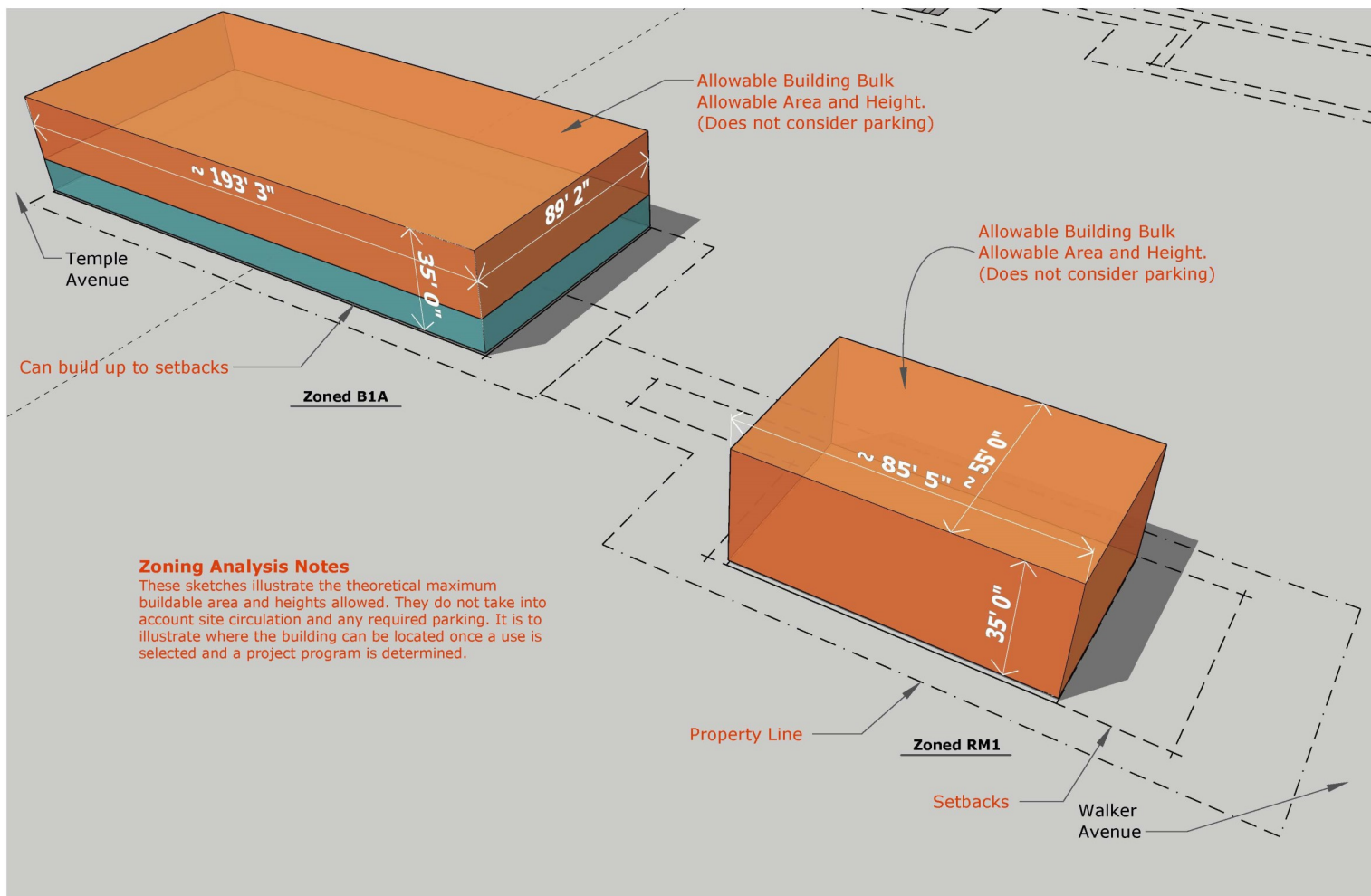
FOR SALE!

Mixed Use Development Site

36,438 SF Parcel

United
Real Estate

Commercial



Ridgeland Associates

Brandon Kurdziel

708-288-8241 cell

BrandonUnitedRE@gmail.com

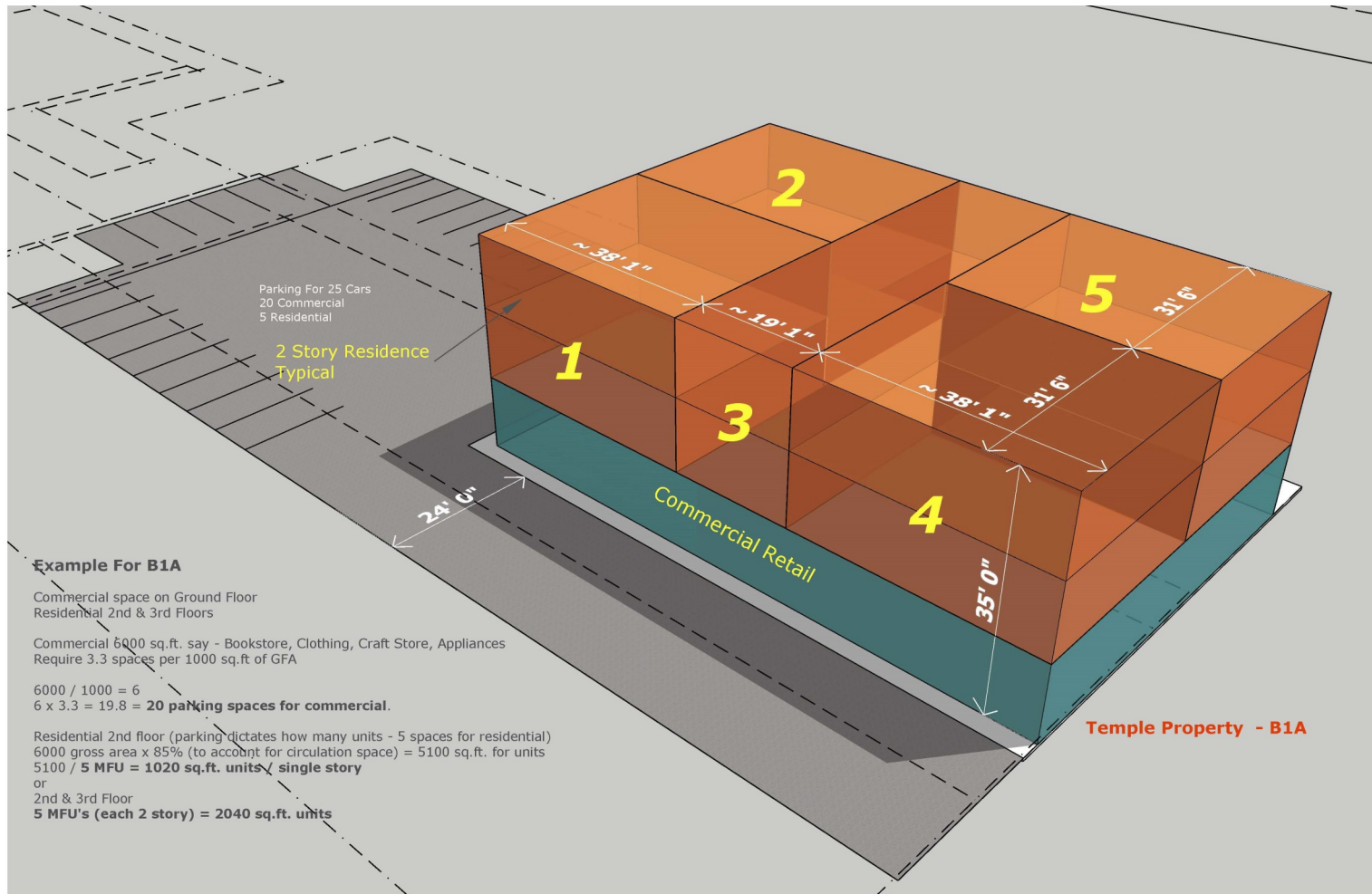
FOR SALE!

Mixed Use Development Site

36,438 SF Parcel

United
Real Estate

Commercial



Ridgeland Associates

Brandon Kurdziel

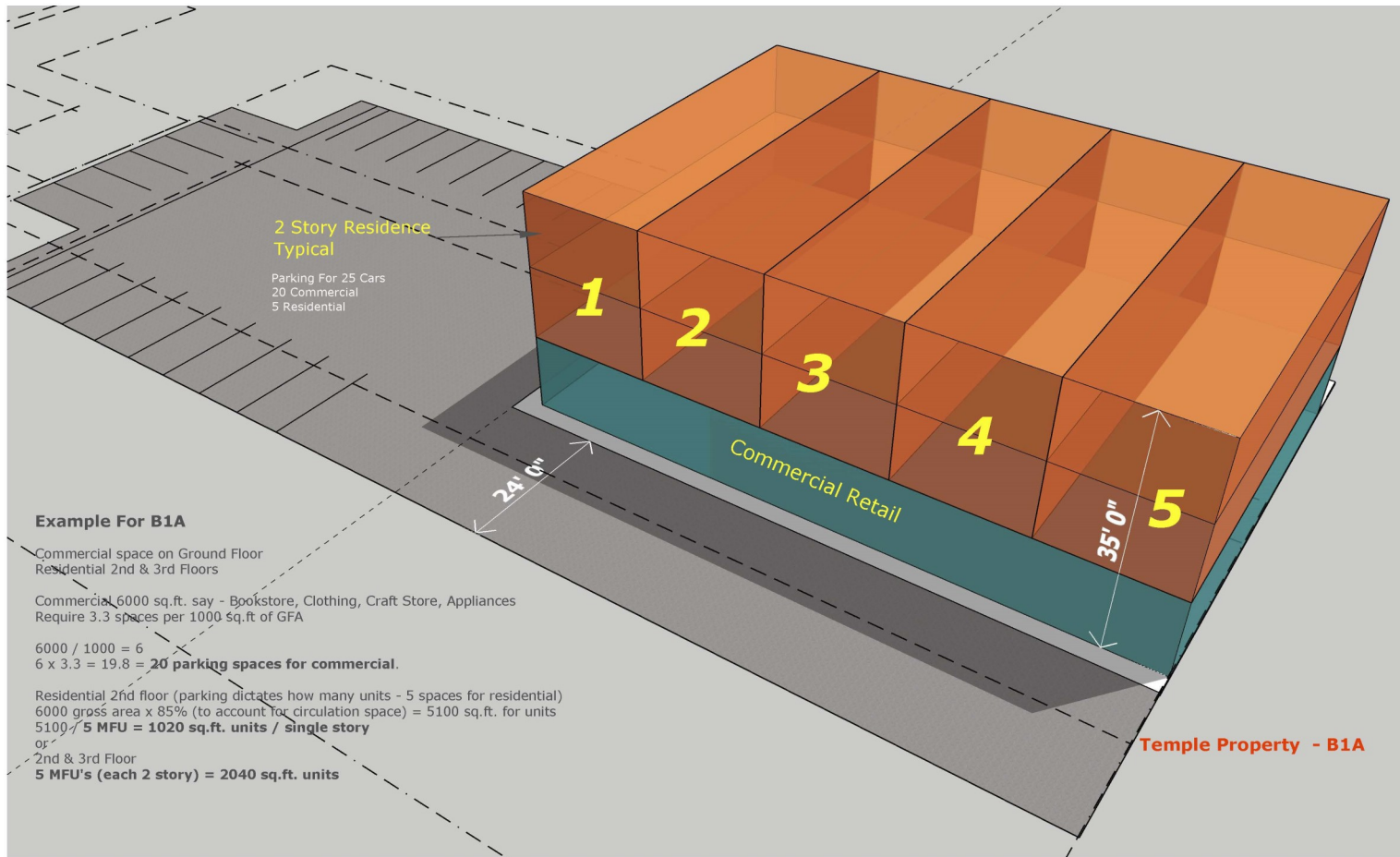
708-288-8241 cell

BrandonUnitedRE@gmail.com

FOR SALE!

Mixed Use Development Site

36,438 SF Parcel



Ridgeland Associates

Brandon Kurdziel

708-288-8241 cell

BrandonUnitedRE@gmail.com

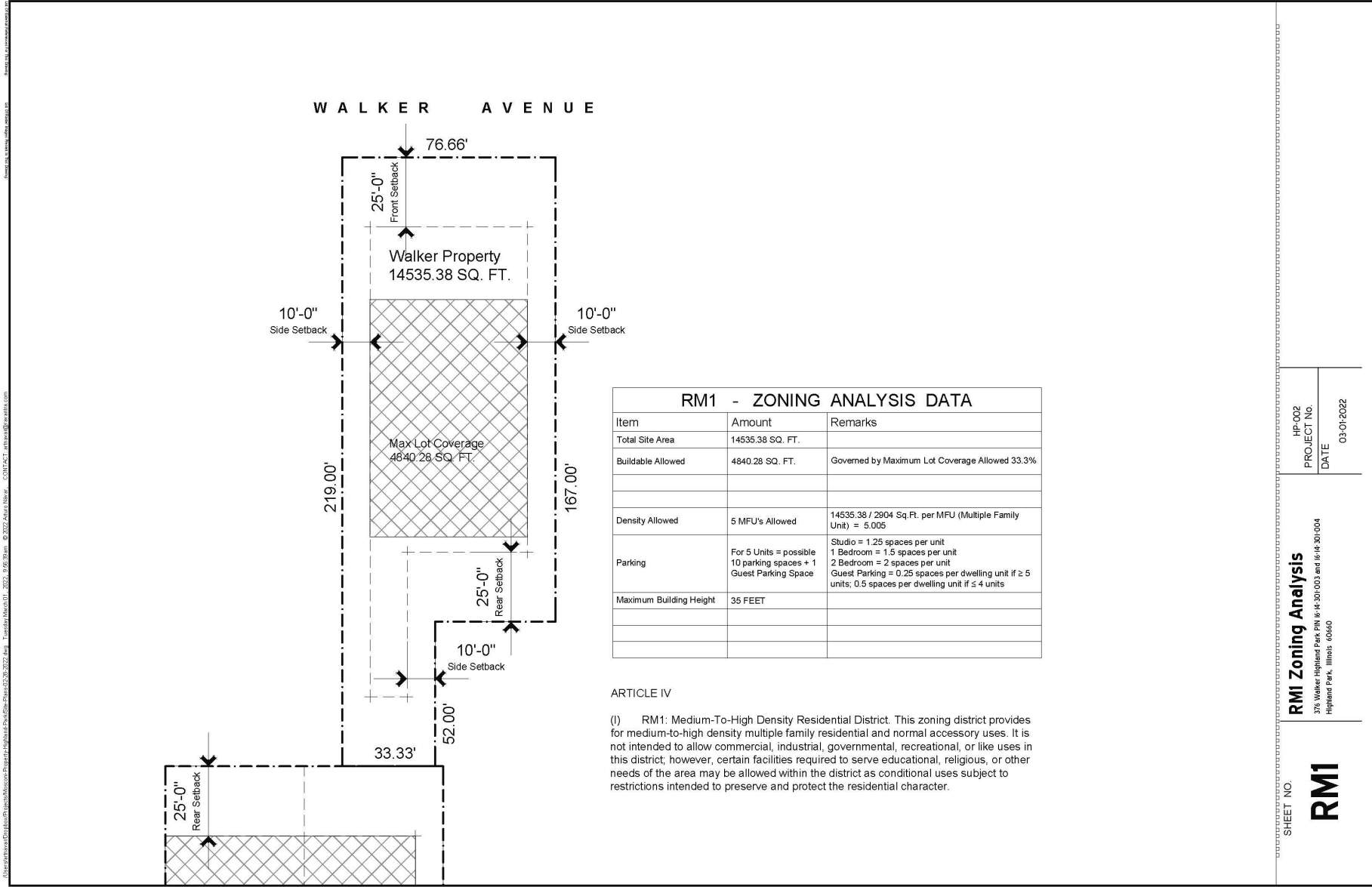
FOR SALE!

Mixed Use Development Site

36,438 SF Parcel

United
Real Estate

Commercial



RM1 - ZONING ANALYSIS DATA		
Item	Amount	Remarks
Total Site Area	14535.38 SQ. FT.	
Buildable Allowed	4840.28 SQ. FT.	Governed by Maximum Lot Coverage Allowed 33.3%
Density Allowed	5 MFU's Allowed	14535.38 / 2904 Sq.Ft. per MFU (Multiple Family Unit) = 5.005
Parking	For 5 Units = possible 10 parking spaces + 1 Guest Parking Space	Studio = 1.25 spaces per unit 1 Bedroom = 1.5 spaces per unit 2 Bedroom = 2 spaces per unit Guest Parking = 0.25 spaces per dwelling unit if ≥ 5 units, 0.5 spaces per dwelling unit if ≤ 4 units
Maximum Building Height	35 FEET	

ARTICLE IV

(I) **RM1: Medium-To-High Density Residential District.** This zoning district provides for medium-to-high density multiple family residential and normal accessory uses. It is not intended to allow commercial, industrial, governmental, recreational, or like uses in this district; however, certain facilities required to serve educational, religious, or other needs of the area may be allowed within the district as conditional uses subject to restrictions intended to preserve and protect the residential character.

HP-002
PROJECT No.
DATE 03-01-2022

RM1 Zoning Analysis
37% Walker Highland Park PIN 16-14-300003 and 16-14-301004
Highland Park, Illinois 60060

SHEET NO.
RM1

Brandon Kurdziel

708-288-8241 cell

BrandonUnitedRE@gmail.com

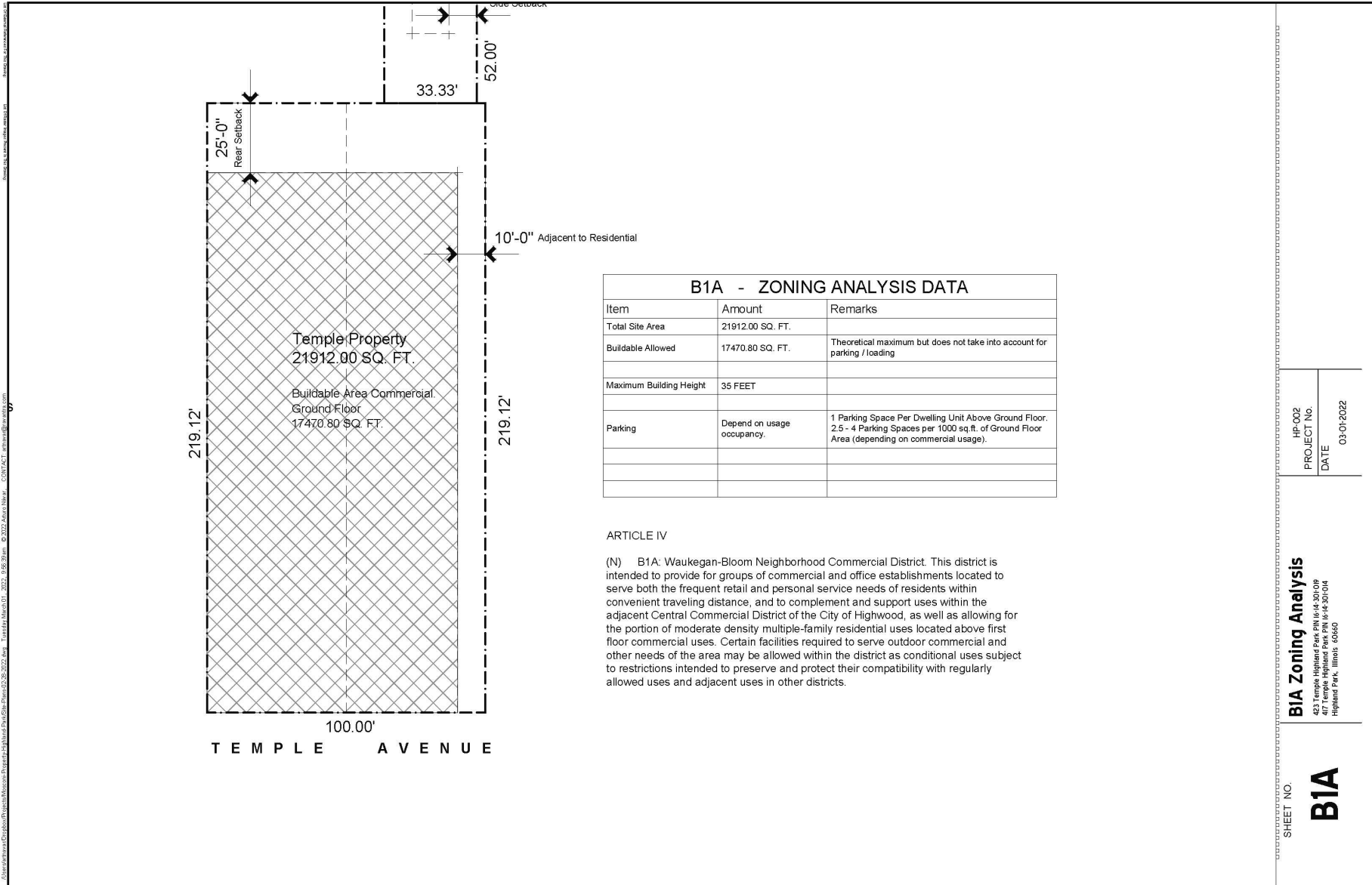
FOR SALE!

Mixed Use Development Site

36,438 SF Parcel

**United
Real Estate**

Commercial



HP-002
PROJECT NO.
DATE
03-01-2022

B1A Zoning Analysis
423 Temple Highland Park PIN 05-04-301018
417 Temple Highland Park PIN 05-04-301014
Highland Park, Illinois 60640

SHEET NO.
B1A

Brandon Kurdziel

708-288-8241 cell

BrandonUnitedRE@gmail.com

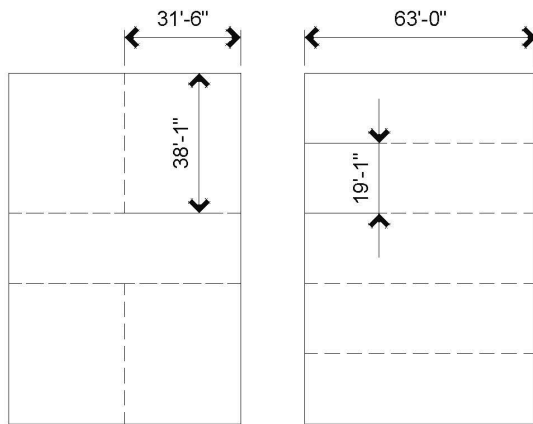
FOR SALE!

Mixed Use Development Site

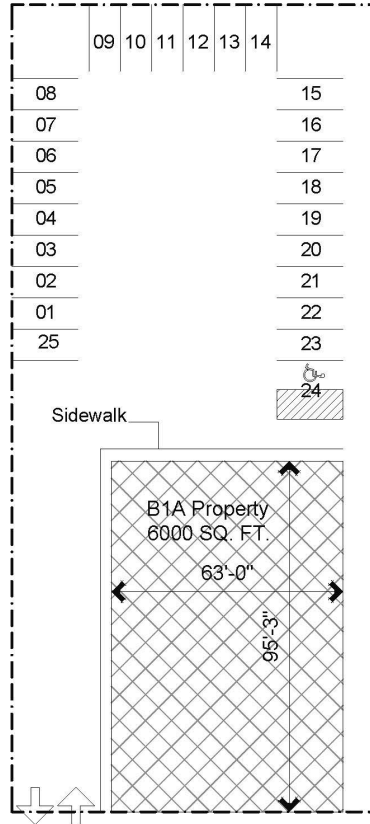
36,438 SF Parcel

United
Real Estate

Commercial



Possible Residential Layouts



TEMPLE AVENUE

General Example For B1A

Commercial space on Ground Floor
Residential 2nd & 3rd Floors

Commercial 6000 sq.ft. say - Bookstore, Clothing,
Craft Store, Appliances
Require 3.3 spaces per 1000 sq.ft of GFA

$6000 / 1000 = 6$
 $6 \times 3.3 = 19.8 = 20$ parking spaces for commercial.

Residential 2nd floor (parking dictates how many units
- 5 extra for residential)
 6000 gross area \times 85% (to account for circulation
space) = 5100 sq.ft. for units
 $5100 / 5$ MFU = 1020 sq.ft. units
or
2nd & 3rd Floor
 5 MFU's (each 2 story) = 2040 sq.ft. units

Note:
These general analysis example(s) is/are preliminary
in nature and as all projects contain unique elements
and requirements, these examples do not directly
address any specific refuse removal, storm water
management or landscaping requirements that may
impact the final design depending on use of the
property(s).

PROJECT NO.	HP-002
DATE	03-01-2022

B1A Zoning Example Design
423 Temple Highland Park PIN 16-14-301019
477 Temple Highland Park PIN 16-14-301014
Highland Park, Illinois 60660

SHEET NO.
B1A EX

Brandon Kurdziel

708-288-8241 cell

BrandonUnitedRE@gmail.com

FOR SALE!

Mixed Use Development Site

36,438 SF Parcel

United
Real Estate

Commercial



Brandon Kurdziel

708-288-8241 cell

BrandonUnitedRE@gmail.com

FOR SALE!

Mixed Use Development Site

36,438 SF Parcel

United
Real Estate

Commercial



Brandon Kurdziel

708-288-8241 cell

BrandonUnitedRE@gmail.com