

OFFERING MEMORANDUM

515 PARK DRIVE

KENILWORTH RETAIL/RE- DEVELOPMENT OPPORTUNITY

Kenilworth, IL 60043

PRESENTED BY:

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SECTION 1

PROPERTY INFORMATION





OFFERING SUMMARY

SALE PRICE:	\$499,000
LOT SIZE:	2,370 SF
BUILDING SIZE:	2,370 SF

PROPERTY DESCRIPTION

Back on the market with huge price reduction. First time on the market in 50 years. This well-located retail building is located on Park Drive across from the Metra station in Kenilworth, IL - one of Chicago's wealthiest communities. The long-time home of The Federalist Antiques, the property is a 2,370 SF single-story commercial building that could accommodate any retail, office, or service business. Great street parking and visibility. The property is situated in Kenilworth's B-Business District as well as the village's TIF district. Current zoning would allow for a 3+ story structure to be built on the site. Priced to sell at \$499,000 with recent \$100k price reduction

LOCATION DESCRIPTION

Kenilworth, IL is a bedroom community in Chicago's affluent north shore suburban area. Located approx. 15 miles from downtown Chicago, Kenilworth is one of the most affluent towns in America, with an average annual household income of nearly \$300,000 and an average home price of over \$1.1 Million. Green Bay Road is the major north-south commercial corridor in this affluent area, which includes the neighboring towns of Winnetka and Wilmette.



LOCATION INFORMATION

BUILDING NAME	Kenilworth Retail/Re-development Opportunity
STREET ADDRESS	515 Park Drive
CITY, STATE, ZIP	Kenilworth, IL 60043
COUNTY	Cook
MARKET/SUBMARKET	Chicago North Shore
ZONING	B-Business District
BUILDING SIZE	+/- 2370 SF
LOT SIZE	+/- 2370 SF
PARKING	Ample Street Parking
TAX ID #'S / 2025 R.E. TAXES	05-28-217-032-0000 / \$24,742.95
TIF INFORMATION	https://www.vok.org/2351/Tax-Increment-Financing-District-TIF---G

PROPERTY HIGHLIGHTS

- \$100k Price Reduction
- Approx. 2370 SF single-story commercial building
- Great visibility and location
- Across the street from the Kenilworth Metra train station
- Easy street parking
- Perfect for any retail, office or service business
- Flexible B Business zoning allows for many possible retail or service businesses
- Located in Kenilworth's TIF District

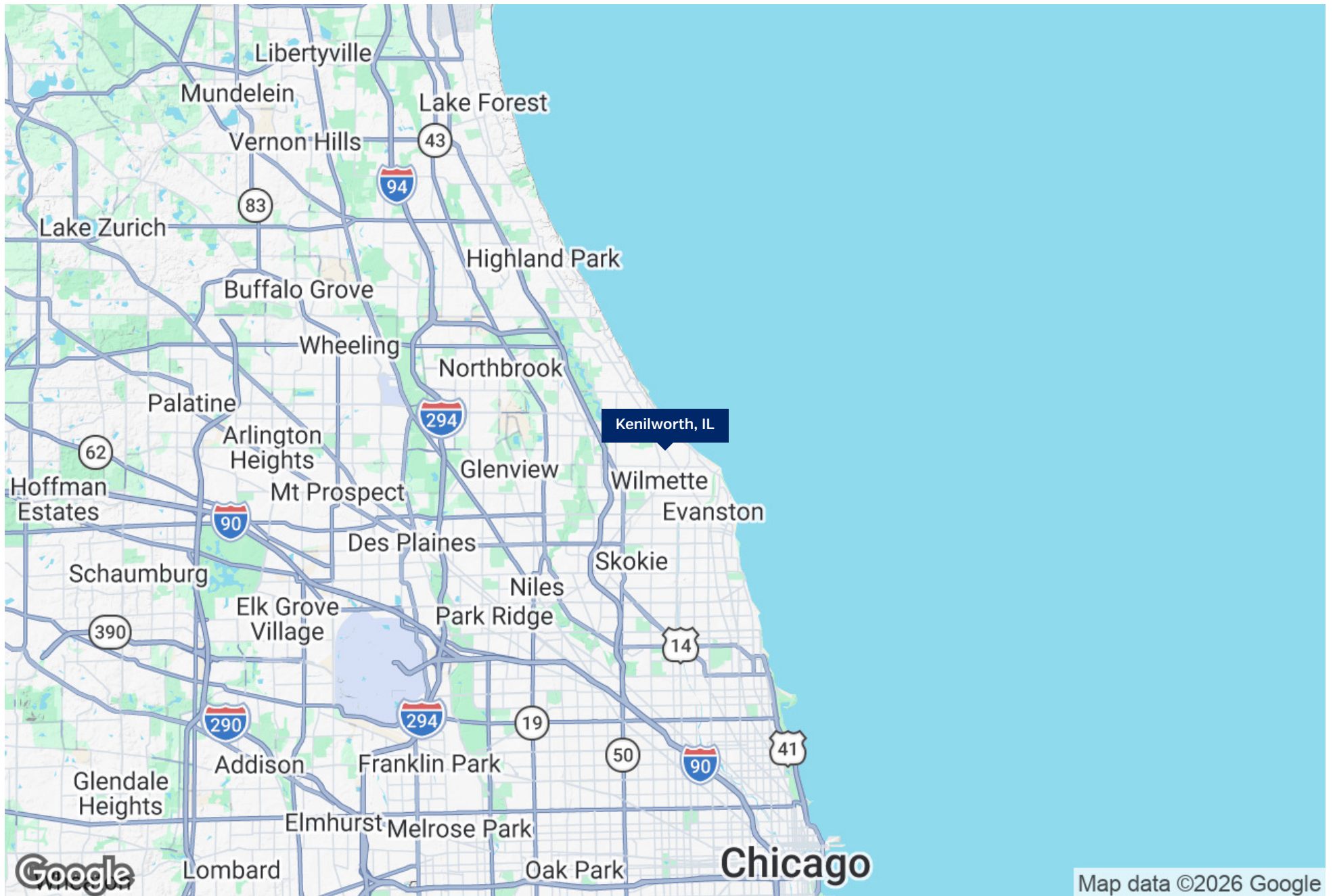


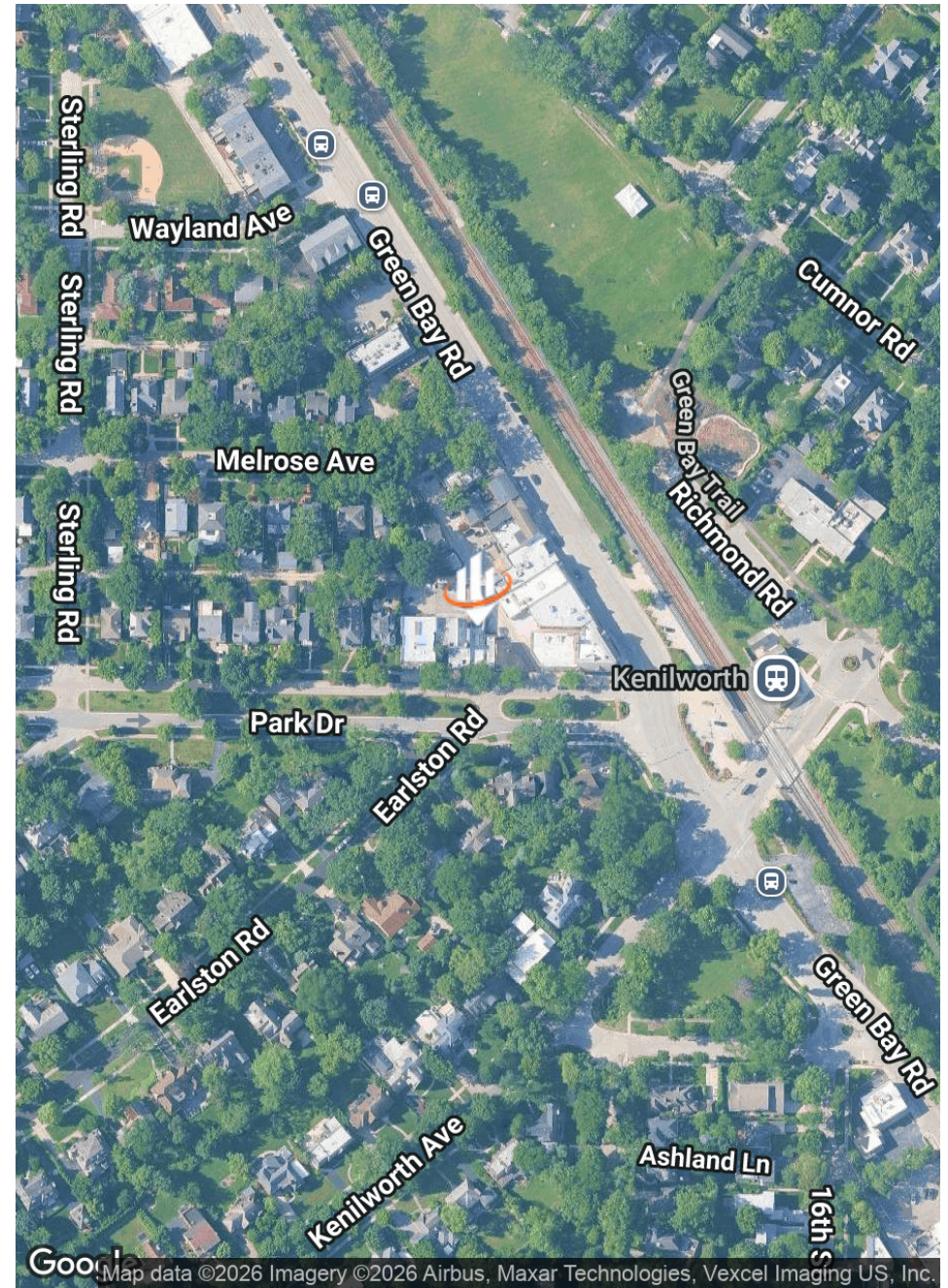
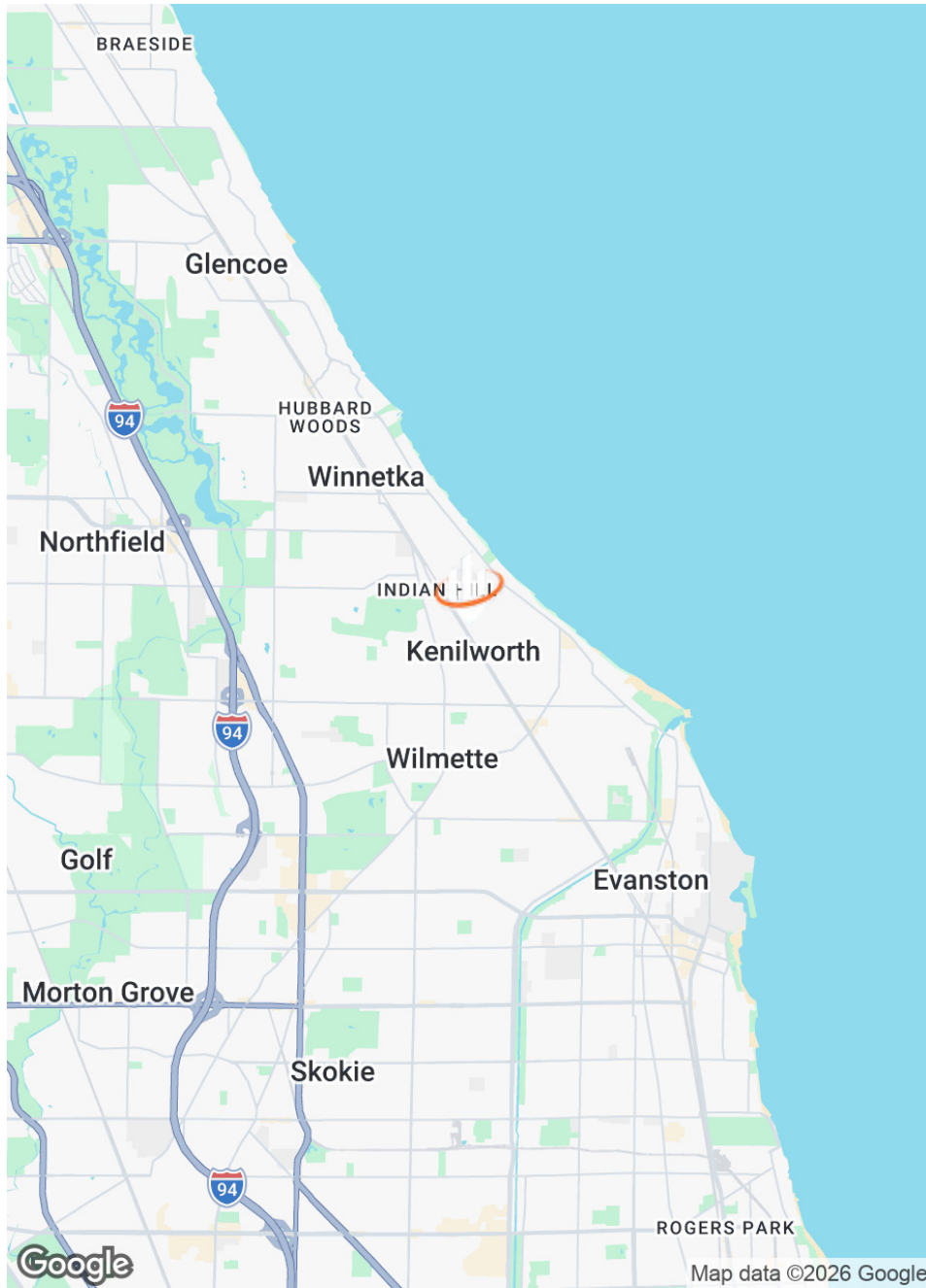


SECTION 2

LOCATION INFORMATION







SECTION 3

ZONING
INFORMATION



Kenilworth

Zoning Map

August 2009

Zoning Districts

- R-1 Single-Family Residential
- R-2 Single-Family Residential
- R-3 Single-Family Residential
- R-4 Single-Family Residential
- B Business District
- S School
- P Parks
- M-1 Mahoney Park
- M-2 Municipal Land
- R Railroad and Parking

Adopted by the Village Board of the Village of Kenilworth, Illinois,
 this _____ day of _____, 2010.
 Approved by _____
 Village President

 Village Clerk
 Adopted as part of Ordinance No. _____, effective _____.



B BUSINESS DISTRICT REGULATIONS

§ 153.095 PERMITTED AND SPECIAL USES IN B BUSINESS DISTRICT.

The uses in the following table designated by a P are permitted as of right in B Business District. Except as specifically limited by this chapter, the remaining uses listed in the following table may be permitted in the Business District as a special use, which is designated by an S, and subject to the issuance of a special use permit as provided in § [153.245](#) and subject to the additional standards set forth in §§ [153.095](#) through [153.099](#). Uses that are not identified in the following table are prohibited in the Business District.

<i>Description of Use</i>	<i>Category</i>
Description of Use	Category
Residential	
Multiple-family dwellings above ground floor only	P
Retail Trade	
Antique store, including the sale of antiques and semi-antiques, but not including pawnshops	P
Appliance store	P
Art gallery and/or picture framing store	P
Art supply and/or stationery store	P
Artisan and maker space	P
Automobile, motorcycle, boat and marine sales and showroom, indoor display, and storage	S
Book and/or music store	P
China and/or glassware store	P
Clothing store	P
Floor covering, carpet and/or rug store	P
Florist	P
Furniture store	P
Gift store	P
Grocery store	S
Hardware store, tile store, household goods, and plumbing supply, including locksmith and small repair services	P
Jewelry store	P
Kitchen, bath and cabinet store	P
Leather goods and/or luggage store	P
Office supply store	P
Optical goods store	P
Pharmacy and/or drug store	P

Shoe store	P
Sporting goods store, including sales, rental and repair of bicycles and other sporting equipment	P
Toy store and/or hobby shop	P
Wallpaper and paint store	P
Food and Beverage	
Beer, wine and spirits shop	P
Brew pub	S
Catering (as a principal use)	S
Craft brewery/distillery/meadery/winery	S
Outdoor dining accessory to restaurant, full service; restaurant, limited service; or specialty food and beverage	S
Restaurant, full service	P
Restaurant, limited service	P
Specialty food and beverage	P
Services	
Bank	S
Barber shop	P
Business, professional, and financial services offices above ground floor	P
Business, professional, and financial services offices, ground floor	S
Dry cleaner and laundry receiving shop, but not processing or cleaning	P
Hair salon and/or day spa	P
Interior decorating service	P
Medical/dental offices, immediate care, and specialty care, above ground floor	P
Medical/dental offices, immediate care, and specialty care, ground floor	S
One-on-one educational services	P
Performing arts theater	S
Photography studio	P
Physical fitness facilities, including one-on-one personal training	S
Schools, training and educational services	S
Shoe repair	S
Tailor	P

United States post office	P
Weight loss clinic	S
Miscellaneous	
Additions to or modifications of buildings or structures resulting in a floor area of 10,000 square feet or more	S
Boutique hotel	S
New buildings or structures with a floor area of 10,000 square feet or more	S
Planned unit developments	S
Principal buildings with height in excess of the maximum permitted, but not in excess of 40 feet	S
Substantial alterations to buildings or structures resulting in a floor area of 10,000 square feet or more	S
Building-mounted wind energy systems (BWES)	S
Small wind energy systems (SWES)	S

(Ord. 577, passed 4-14-1969; Ord. 1018, passed 6-22-2009; Ord. 1024, passed 8-10-2009; Ord. 1082, passed 5-21-2012; Ord. 1318, passed 10- 24-2022; Ord. 1356, passed 4-15-2024)

§ 153.096 MAXIMUM HEIGHT.

Except as otherwise authorized by this chapter, the maximum height of buildings and structures shall be as follows:

<i>Type</i>	<i>Maximum Height</i>
Principal buildings and structures	35 feet or 3-1/2 stories

SECTION 4

DEMOGRAPHICS



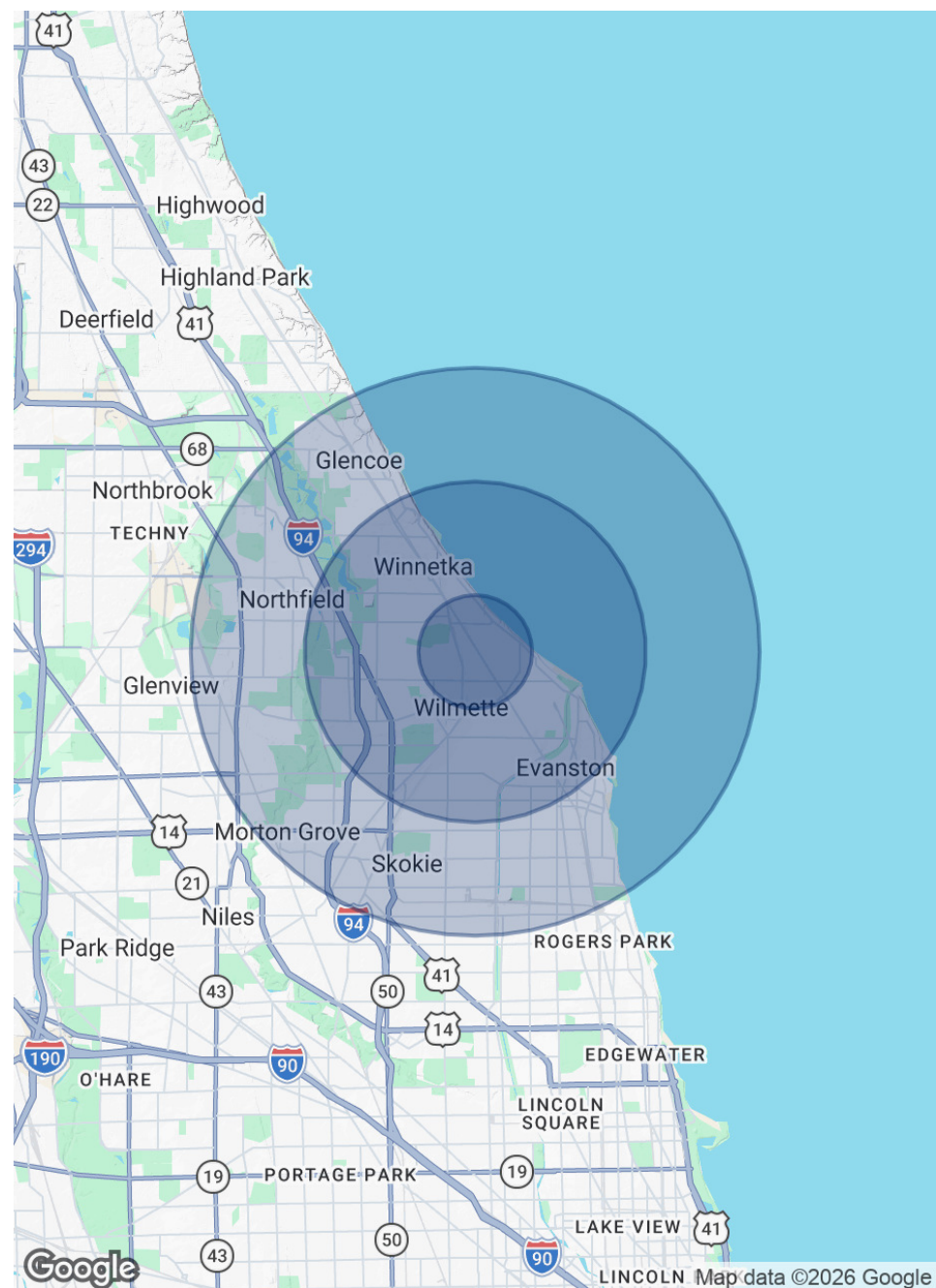
POPULATION

TOTAL POPULATION	13,920	90,777	229,327
AVERAGE AGE	43.9	43.5	42.9
AVERAGE AGE (MALE)	41.8	41.9	41.5
AVERAGE AGE (FEMALE)	44.4	45.1	44.1

HOUSEHOLDS & INCOME

TOTAL HOUSEHOLDS	5,075	36,131	92,291
# OF PERSONS PER HH	2.7	2.5	2.5
AVERAGE HH INCOME	\$280,594	\$204,617	\$157,900
AVERAGE HOUSE VALUE	\$1,014,442	\$706,736	\$570,082

* Demographic data derived from 2020 ACS - US Census



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This Offering Memorandum 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 Memorandum 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.