

OFFERING MEMORANDUM

# 515 PARK DRIVE

KENILWORTH RETAIL/RE-  
DEVELOPMENT OPPORTUNITY

Kenilworth, IL 60043

PRESENTED BY:

WAYNE CAPLAN

O: 312.529.5791

wayne.caplan@svn.com



SECTION 1

PROPERTY  
INFORMATION





## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$599,000
<b>LOT SIZE:</b>	2,370 SF
<b>BUILDING SIZE:</b>	2,370 SF

## PROPERTY DESCRIPTION

**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. It is also adjacent to several other properties that could accommodate an assemblage of up to approx. 11,000 SF of land for new development.

## 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

<b>BUILDING NAME</b>	Kenilworth Retail/Re-development Opportunity
<b>STREET ADDRESS</b>	515 Park Drive
<b>CITY, STATE, ZIP</b>	Kenilworth, IL 60043
<b>COUNTY</b>	Cook
<b>MARKET/SUBMARKET</b>	Chicago North Shore
<b>ZONING</b>	B-Business District
<b>BUILDING SIZE</b>	+/- 2370 SF
<b>LOT SIZE</b>	+/- 2370 SF
<b>PARKING</b>	Ample Street Parking
<b>TAX ID #'S / 2020 RE TAXES</b>	05-28-217-032-0000 /\$33,509
<b>TIF INFORMATION</b>	<a href="https://www.vok.org/2351/Tax-Increment-Financing-District-TIF---G">https://www.vok.org/2351/Tax-Increment-Financing-District-TIF---G</a>

## PROPERTY HIGHLIGHTS

- Huge 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 uses including retail, residential, office, mixed-use as well as a 3+ story structure
- Potential for assemblage of up to 11,000 SF of land
- Located in Kenilworth's TIF District

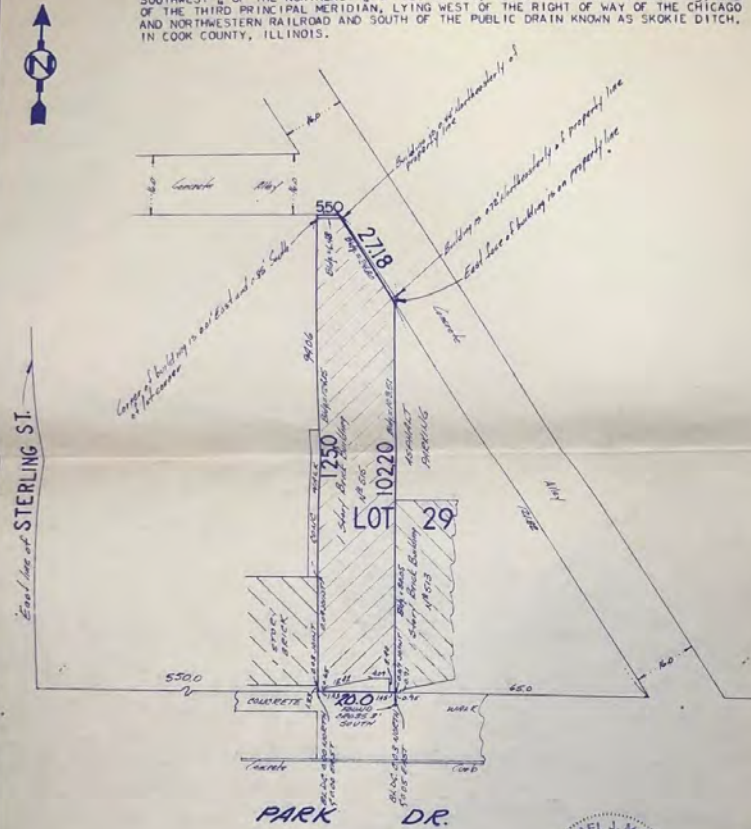
# PLAT OF SURVEY

5323 W. MONROE STREET  
SKOKIE, ILLINOIS

BY  
**W. L. SAMBORSKI**  
REGISTERED ILLINOIS LAND SURVEYOR

TELEPHONE  
Orchard 4-7373

OF  
THE WEST 20 FEET OF LOT 29 (AS MEASURED ON THE SOUTH LINE OF SAID LOT 29) IN  
BLOCK 5 IN WEST KENILWORTH SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE  
SOUTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 13, EAST  
OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE RIGHT OF WAY OF THE CHICAGO  
AND NORTHWESTERN RAILROAD AND SOUTH OF THE PUBLIC DRAIN KNOWN AS SKOKIE DITCH,  
IN COOK COUNTY, ILLINOIS.



**RESURVEY:**

SAMBORSKI, MATTIS, INC.  
3418 MAIN STREET, SUITE 213  
SKOKIE, ILLINOIS 60076

STATE OF ILLINOIS  
COUNTY OF COOK

I, W. L. SAMBORSKI, a Registered Illinois  
Land Surveyor, do hereby certify that I have  
surveyed the above described property and  
that the survey of same is correctly represented  
on the plat hereon drawn,  
SKOKIE, Feb 7<sup>th</sup> 1975, A.D. 1975.

Measurements are shown in feet and decimals and  
are correct at 62 degrees Fahrenheit.  
SCALE: 1 inch = 20 feet  
ORDER No. 76-75  
BOOK: 173 PAGE: 24  
ORDERED BY: Kenilworth Realty  
COMPARE ALL POINTS BEFORE BUILDING  
BY SAME AND AT ONCE REPORT  
ANY DIFFERENCE

Order No. 853-86  
NOVEMBER 5, A.D. 1986





Interior View from front of store



Interior View from back of store



Exterior View



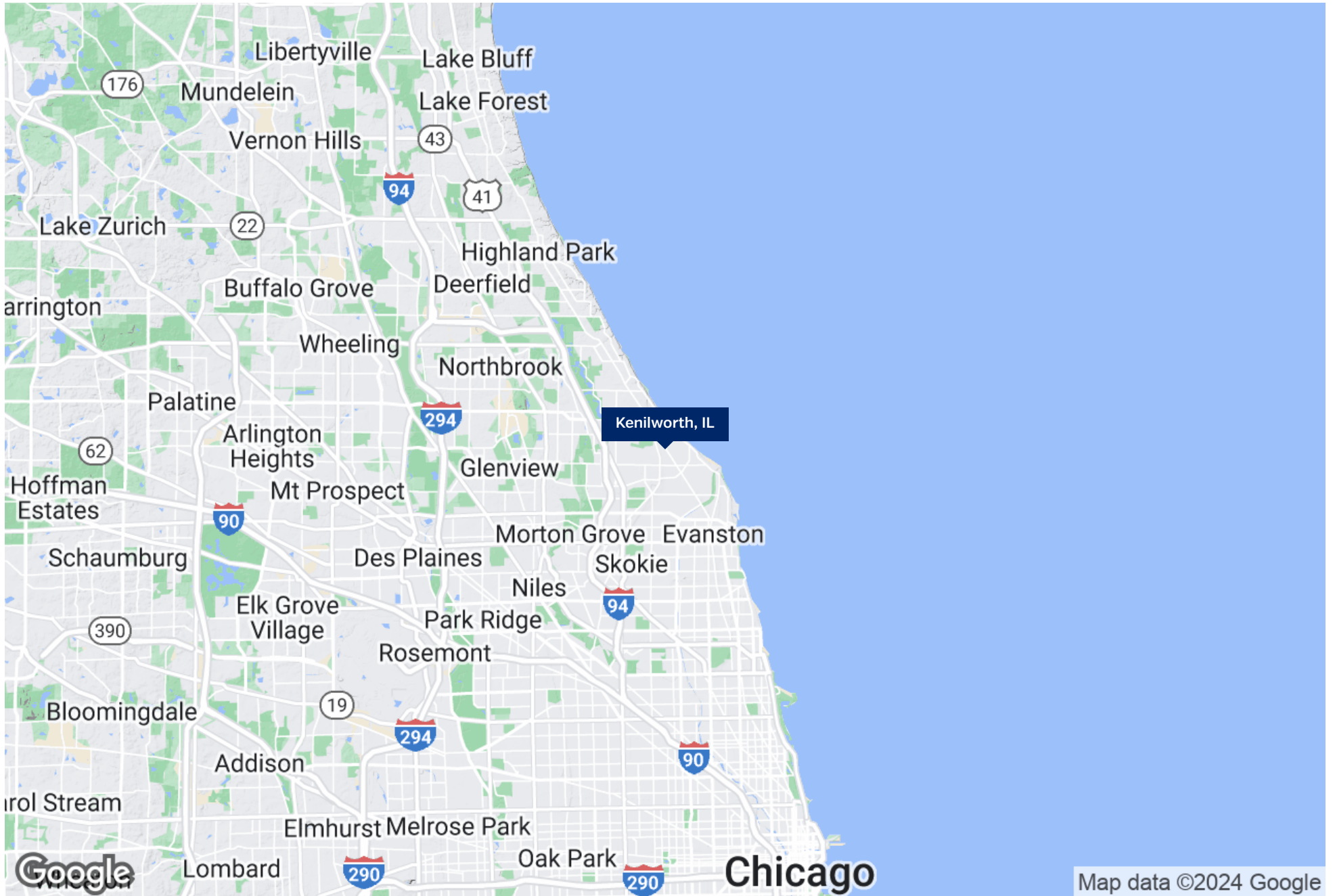
Kenilworth Metra train station

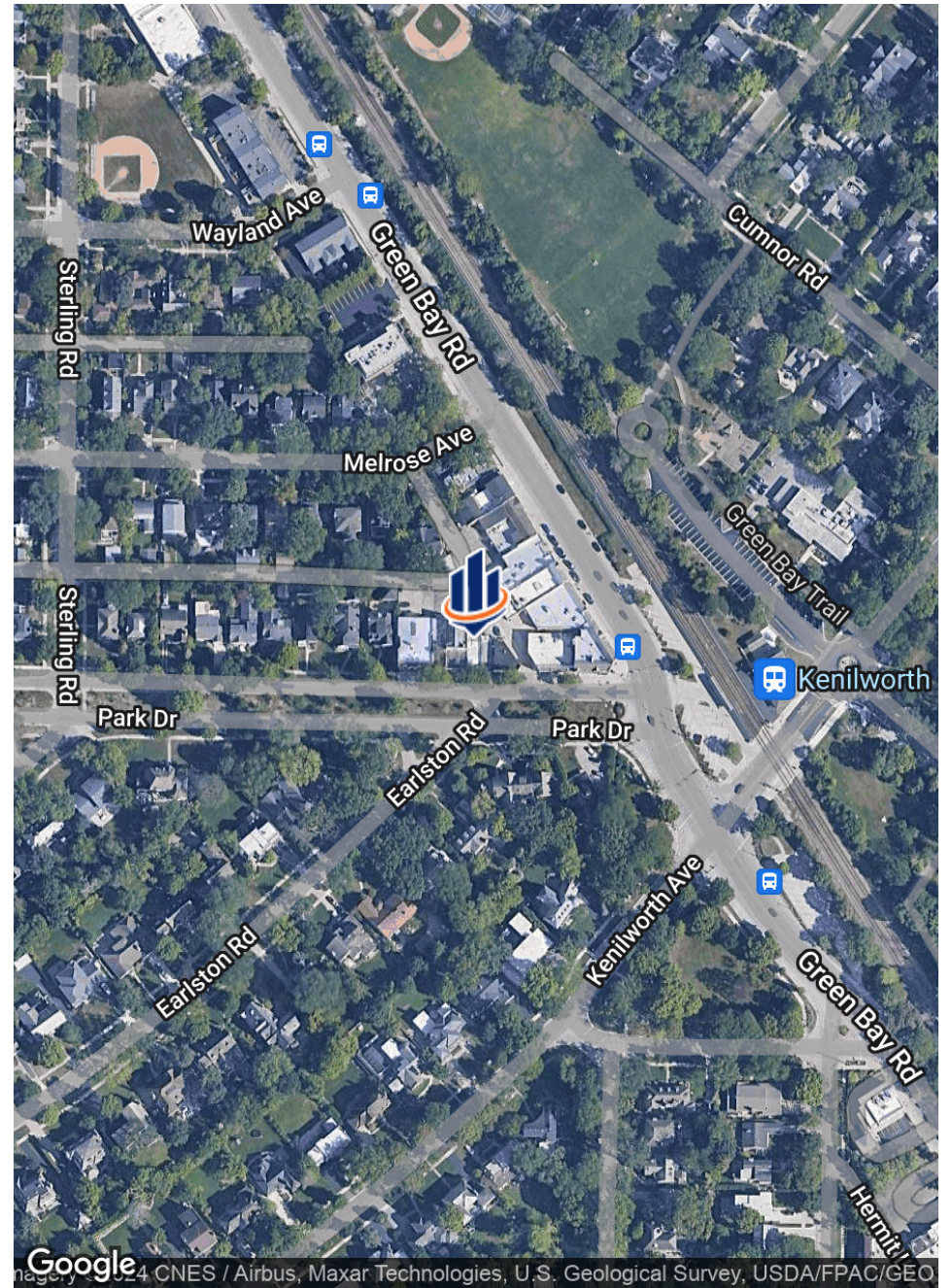
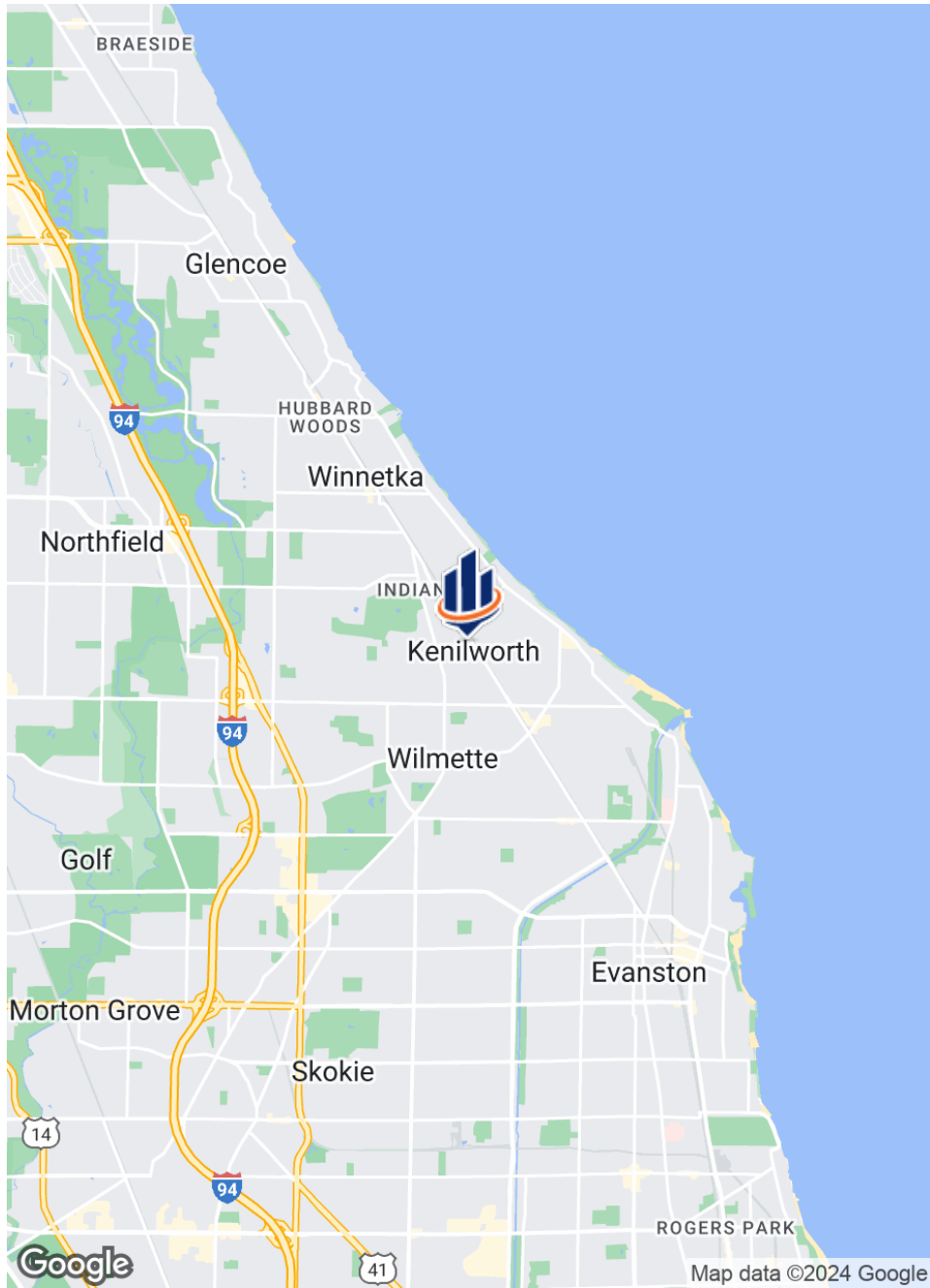
SECTION 2

LOCATION  
INFORMATION









SECTION 3

ZONING  
INFORMATION



ADOPTED  
JANUARY 14, 2008

# 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 Districts
- 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  
 On \_\_\_\_\_ 2009  
 Approved by \_\_\_\_\_  
 Village President  
 \_\_\_\_\_  
 Village Clerk  
 Adopted at a public hearing on \_\_\_\_\_ 2009



## 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.

<i>Description of Use</i>	<i>Category</i>
<b>Residential</b>	
Multiple-family dwellings, but not on the first floor or ground level	P
<b>Retail Trade</b>	
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
Automobile galleria	S
Bakery	P
Beer, wine and spirits shop	S
Book, music and/or video store	P
China and/or glassware store	P
Clothing store	P
Coffee shop	P
Floor covering, carpet and/or rug store	P
Florist	P
Furniture store	P
Gift store	P
Grocery store	S
Hardware store, including locksmith and small repair services and automotive supply	P
Ice cream and/or candy store	P
Jewelry store	P
Kitchen, bath and cabinet store	P
Leather goods and/or luggage store	P
Meat market and/or butcher shop	S

Office supply store	P
Optical goods store	P
Outdoor dining accessory to restaurant, full service; restaurant, limited service; coffee shop; bakery; ice cream store; or candy store	S
Pharmacy and/or drug store	P
Plumbing and tile store	P
Restaurant, full service	S
Restaurant, limited service	S
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
<b>Services</b>	
Bank	S
Barber shop	P
Business and professional offices	P
Dry cleaner and laundry receiving shop, but not processing or cleaning	P
Financial services offices	P
Hair salon and/or day spa	P
Interior decorating service	P
One-on-one educational services	P
One-on-one personal training and fitness studio	P
Performing arts theater	S
Photography studio	P
Physical fitness facilities	S
Schools, training and educational services	S
Shoe repair	P
Tailor	P
United States post office	P
Weight loss clinic	S
<b>Miscellaneous</b>	
Additions to or modifications of buildings or structures resulting in a floor area of 10,000 square feet or more	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)

### **§ 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

(Ord. 577, passed 4-14-1969; Ord. 1018, passed 6-22-2009)

### **§ 153.097 MINIMUM YARD REQUIREMENTS.**

(A) *Front yard.* No front yard shall be required, except that no building hereafter erected or structurally altered along the westerly side of Green Bay Road between the north line of Kenilworth Avenue and the south line of Wayland Avenue shall project in an easterly direction beyond a line 70 feet westerly of and parallel to the easterly line of Green Bay Road.

(B) *Side yard.* No side yard shall be required, but if one is provided it shall have a width of not less than five feet.

(Ord. 577, passed 4-14-1969; Ord. 1018, passed 6-22-2009)

### **§ 153.098 RESTRICTIONS ON PERMITTED AND SPECIAL USES.**

Uses permitted or authorized as special uses in the B Business District are subject to the following restrictions.

(A) All business, servicing or processing, except for off-street parking or loading, shall be conducted within completely enclosed buildings, except as otherwise authorized by this chapter.

(B) Establishments of the “drive-in” or “drive-through” type offering goods or services directly to customers waiting in parked motor vehicles are not permitted.

(C) Dwelling units shall have a minimum 600 square feet per unit.

(D) Off-street parking facilities for motor vehicles shall be provided in accordance with the regulations set forth in §§ 153.185 through 153.192 hereof.

(Ord. 577, passed 4-14-1969; Ord. 1018, passed 6-22-2009; Ord. 1057, passed 2-22-2011)

### **§ 153.099 VISIBILITY AT INTERSECTIONS.**

On a corner lot in the B Business District, nothing shall be erected, placed, planted or allowed to grow in a manner as to impede the vision between a height of two and one-half and ten feet above the centerline grades of the intersecting streets in the area bounded by the lot lines of the corner lot, and a line joining points along the lot lines 20 feet from the point of their intersection.

(Ord. 577, passed 4-14-1969; Ord. 1018, passed 6-22-2009)

**§§ 153.100 THROUGH 153.109 RESERVED.**

SECTION 4

DEMOGRAPHICS



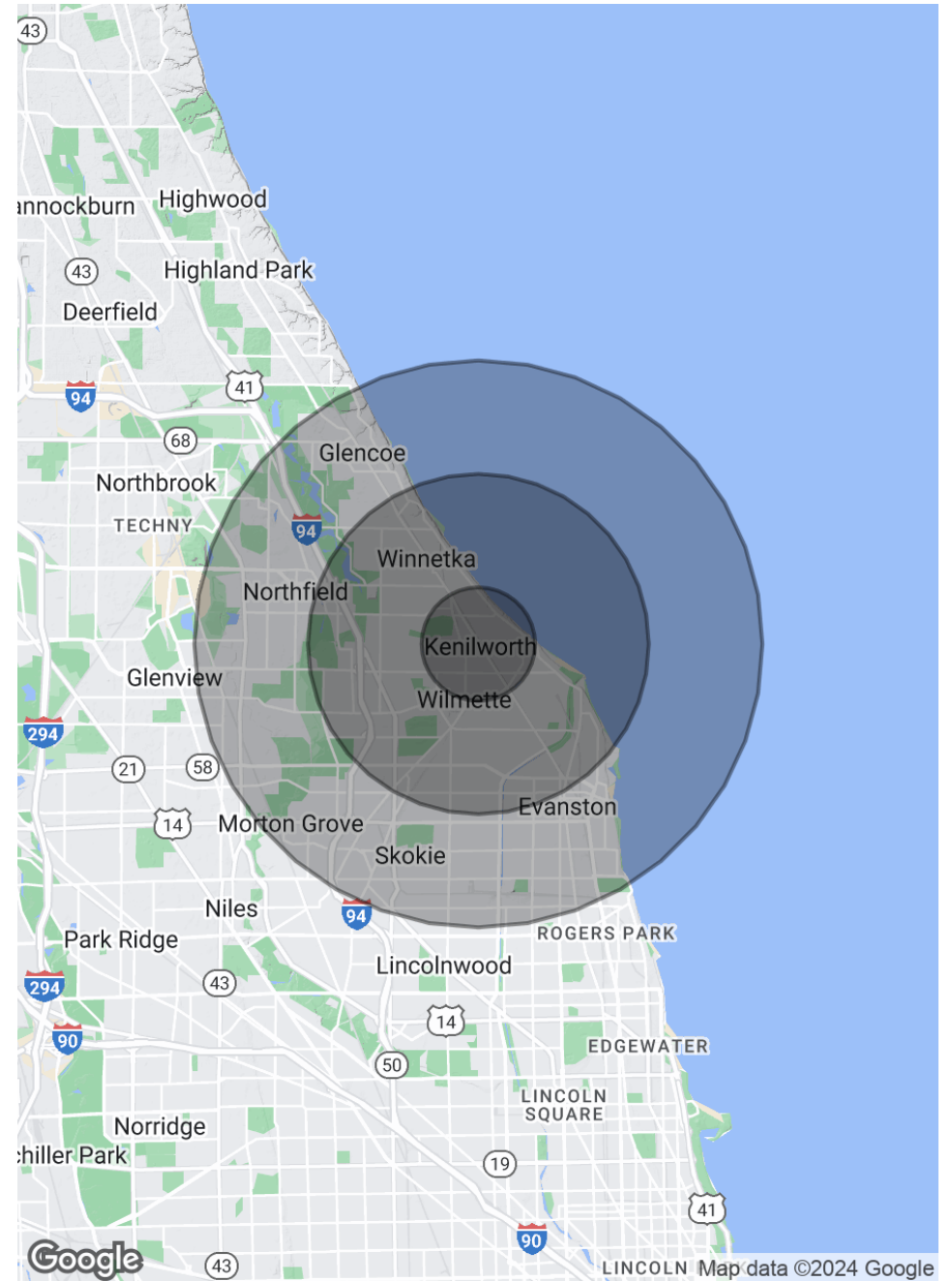
## POPULATION

	1 MILE	3 MILES	5 MILES
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

	1 MILE	3 MILES	5 MILES
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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