

**300 N. East River Road, Desplaines, Illinois, 60016**

**Desplaines Marketing Summary and Table of Contents.**

**Marketing Summary March 11, 2025**

The 7-acre Property( approx.) is in the northern area of ( unincorporated) of Des Plaines and improved with 2 single family homes. We have already paved the way for the Path of Annexation ( contiguous ). The 2019 Des Plaines Comp Plan, and the City of Des Plaines is supportive to expand the City's footprint.

To the south, and east, are large lot single family homes in Cook County. With annexation City sanitary and storm sewers and city water can be accessible. To the south, is a new apartment building built a ( The Monarch). Closer, at 180 N. East River Rd, is a 16-unit townhome development, (one acre ) under construction selling/sold in the high 400's .

In November of 2017, the City approved original our site for 38 - 39 single family homes. Although these approvals have been under sun- set, the City is supportive of a new development on the property, and based upon current city actions, a denser (townhome) project may be possible. We believe the original site plan meets the City of Des Plaines Subdivision ordinance. The original site plan was designed for 38-39 SFH 40' lots, with 5' side yards and depths between 105'-110', for 30' wide units). Well respected Spaceco Engineering prepared the preliminary Engineering plans, and we believe it is in the developers' best interest to use the original site plan. The original site plan shows above grade detention, it also shows a private park, that may not be required due to a fee in lieu of open space, would be the preference of the Park District, so open space may be a marketing issue. Pioneer Engineering prepared a Phase 1 report, that shows no recognized environmental conditions.

The original site plan provided several types of floor plans, from smaller 3-bedroom homes, to larger 4-bedroom homes. Given the expanding empty nester market, there is a plan **with first floor master** suites. All plans have an office are on the main floor, a two-car attached garage and pad for 2 additional cars, unfinished basements, and rear yard for entertaining. The school districts are community Consolidated School District 62 and Maine Township High School District 207.

We believe the original site plan to be very flexible, as to also accommodate townhomes. Infact, we believe the same large floor plans can be built as townhomes ( by just moving the units together) and the density could be increased to about 50 units , which can be a windfall for those desiring a first-floor master . This would be better accomplished using the 29' wide plans ( see floor plans) . However, the facades most likely would need a revision from those original contemplated for SFH.

If the units are narrowed down a typical 24' Townhome, density could be increased to about 60 units.

Please feel to contract Bill Loftus at Spaceco via email at [wloftus@spacecoinc.com](mailto:wloftus@spacecoinc.com) or his cell phone 847-696-4060. Please note, any services and the like, performed by Spaceco will be at the ( potential) buyers' cost.

Please call me at 773-919-8083 or email me at [david@dubingurugroup.com](mailto:david@dubingurugroup.com), for any questions. --- David Dubin

## **Marketing Drop Box Contents March 10, 2025**

- 1a. Table of Contents for 300 N. East River Road 11/17/17 City Council Packet
- 1b. 300 N. East River Road City Council Packet 11/17/17
2. SFH (original ) color facades ( 4 pages)
- 3a. 30' wide 3 beds floor plan FIRST FLOOR MASTER approx. 1877 sf ( basement not shown)
- 3b. 30' wide (std) 3b beds floor plan approx. 2137 sf. ( basement not shown)
- 3c. 30' wide 4 beds floor plan approx. 2538 s.f. (Basement not shown)
- 3d. 29' wide (std) 3 bed floor plan approx. 1740 s.f ( basement not shown)
- 3e. 29' wide 4 beds floor plan approx. 1967 s.f. ( basement not shown)
- 3f. 29. Wide 3 beds floor plan FIRST FLOOR MASTER approx. 1596 sf. ( basement not shown)
- 4a Density Site Plan Analysis 11/13/24
- 4b. Site Plan measurements for Site Plan Analysis 11/13/24
5. 50-unit town home site plan example ( using 30'wide ; note 29'wide plan likely better fit)
6. Alderman of the 1<sup>st</sup> Ward Letter of Support 2/05/25
- 7a. 180 N. East River Rd. Townhomes 3/31/24 City Memo ( 15 units on 1 acre )
- 7b. 180 N. East River Rd. Townhomes 4/4/24 Approval City Council Minutes.
8. Annexation Path Map
9. ALTA Survey ( prior)
10. Site plan for 38 ( 30' wide ) SFH 12/08/17
11. Phase 1 Environmental Report
12. Staff meeting notes with Seller 10/9/24
13. Property PINS ( 7)