

1480 E. Villa St., Elgin, IL

\$245,000



Property Highlights

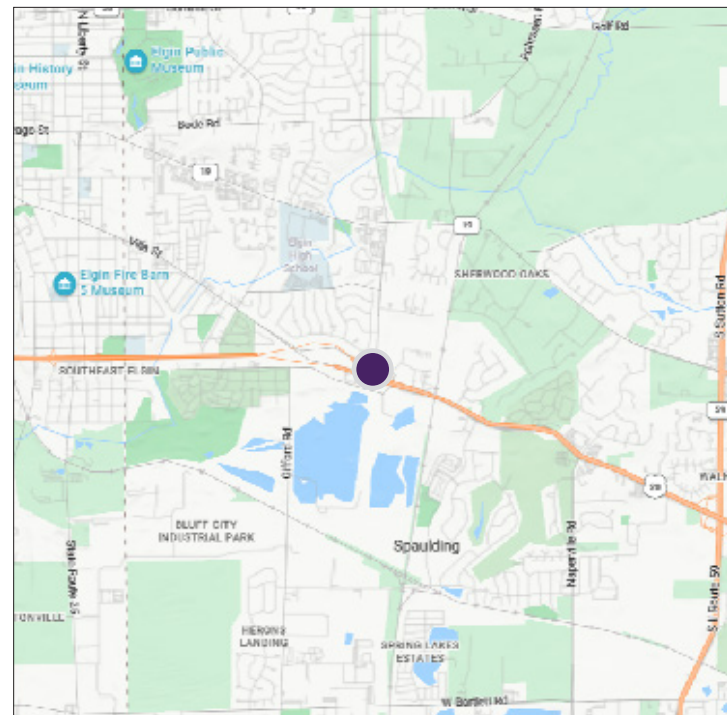
- 1.69 acre commercial/industrial land site
- Hard corner location on major west-bound thoroughfare into Elgin
- Prime location on busy Rte 20
- Potential development opportunities include retail, office, industrial and limited use - [click here for full list of uses](#)
- All utilities available to site
- Proposed 13,470 SF flex industrial warehouse building to be built on site
- Nearby businesses include Starbucks, Target, Panera Bread, Wendy's, Marshalls and several restaurants
- High traffic count: 38,924 vehicles daily
- Zoning: GI (General Industrial)
- Taxes (2022): \$7,385.44

Property Overview

A 1.69 acre (or 73,268 square foot) development site, located on a traffic-lit intersection in Elgin is available for sale at auction. Situated in a highly visible, hard corner location, in close proximity to downtown Elgin and major commercial thoroughfares, this site can be developed for a multitude of commercial uses, including industrial. All utilities are available to the site. Great opportunity for a developer or investor. Business in the area include Starbucks, Target, Panera Bread, Marshalls and several restaurants.

Elgin is one of the fastest growing suburbs south of Chicago. The site is just east of busy Harlem Avenue and is part of a growing local community with strong demographics.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	4,146	78,901	202,803
Households	1,302	25,244	65,836
Median Income	\$90,914	\$76,877	\$80,780



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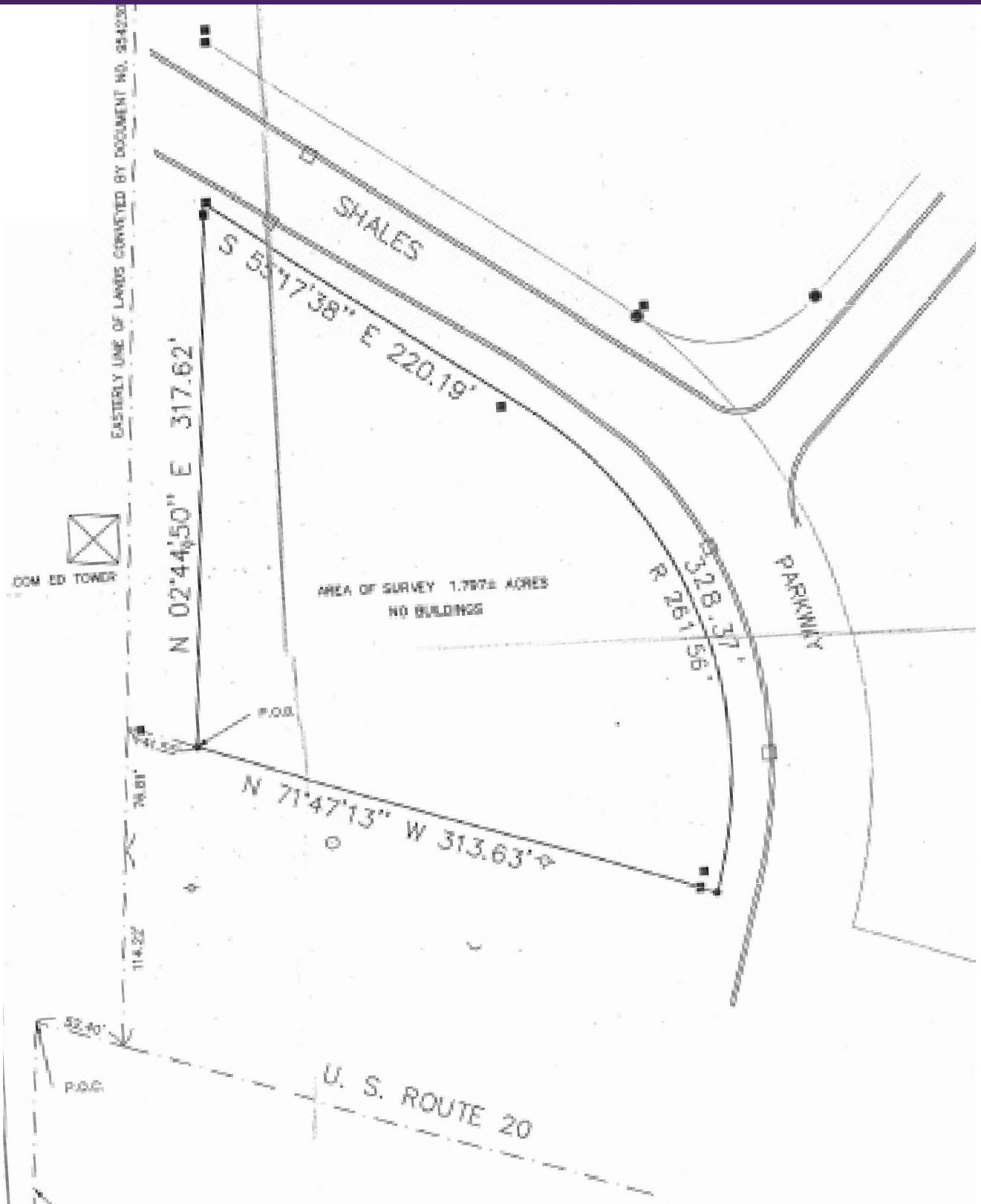
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Survey



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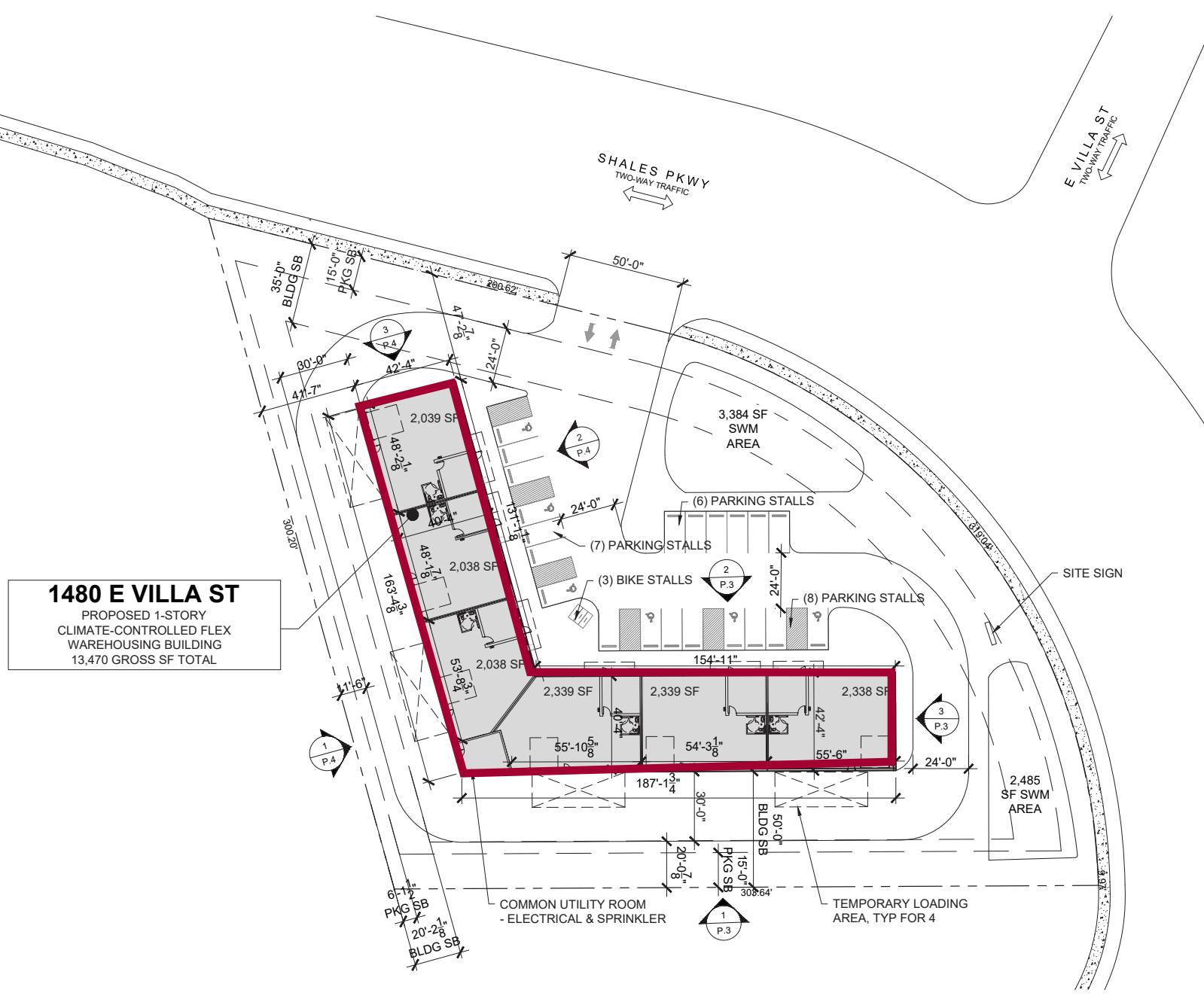
Sealed Bid Auction: Terms and Conditions

Zoning Data

BULK & DENSITY		EXISTING ZONING	VARIANCES	PROPOSED PROJECT	
Lot Area [SF]		78,294.00		78,294.00	
Zoning District		GI - General Industrial		GI - General Industrial	
Use Group		Vacant		Warehousing	
Maximum Floor Area Ratio [F.A.R.]		0.80		Actual Ratio [F.A.R.]	0.17
Maximum Area Allowed by F.A.R.		62,834.7		Actual Area [F.A.R.]	13,470.0
Maximum Building Coverage [%]		60%		Actual Lot Coverage[%]	17%
Maximum Building Coverage [SF]		47,078.1		Actual Lot Coverage[SF]	13,470.0
YARDS/HEIGHT					
Required Yards [ft]	Street	35.00'		Provided	35.00'
	Interior	20.18'		Provided	20.18'
	Arterial road	50'-0"			50'-0"
Required Parking Setbacks [ft]	Street	15'-0"		Provided	15'-0"
	Interior	6.17'		Provided	6.17'
Maximum Building Height [ft]		N/A		Proposed	19'-0"
COMMERCIAL PARKING/LOADING					
Required Off Street Parking Spaces		Warehousing : 1 per 1.5 employees, or 1 per 1,000 sf, whichever is greater (13,470/1,000 = 13 spaces required		Provided	21.0
Required Accessible Parking Spaces		1 per 25 spaces		Provided	6.0
Required Off Street Loading		Determined by Development Administrator		Provided	
Required Bicycle Parking		5% of auto parking, 3 min		Provided	3.0
ADDITIONAL					
Architectural Standards		Y			
Flood Zone / Criteria		Zone - X			
Easements		Y / N			
Variances:					
Notes:					

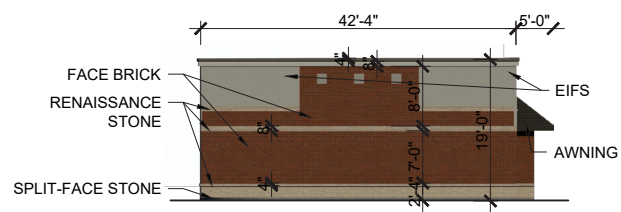
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Proposed Flex Industrial Warehouse

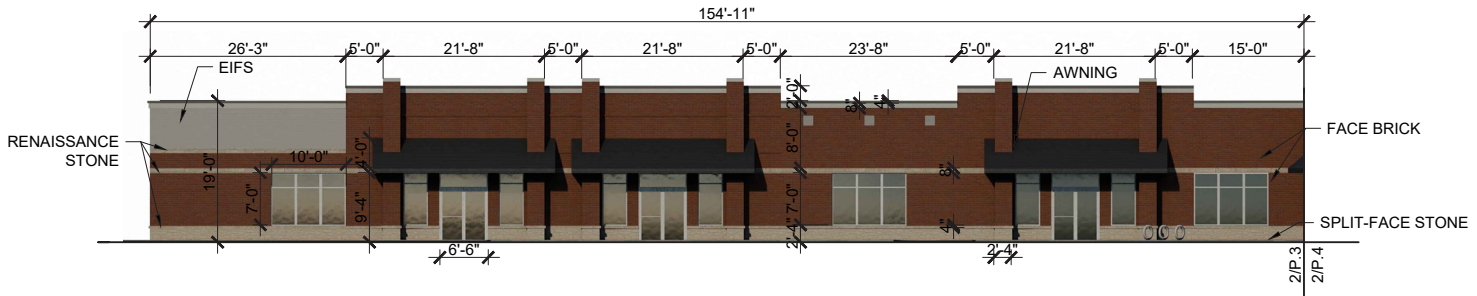


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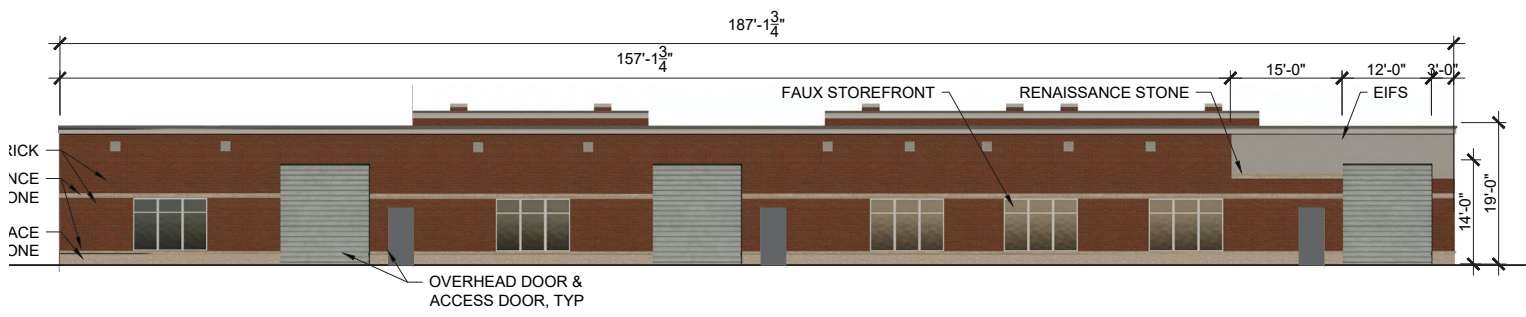
Proposed Flex Industrial Warehouse



3 PARTIAL EAST ELEVATION
SCALE: 1/16" = 1'-0"



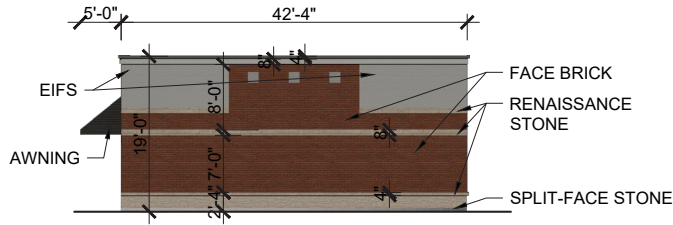
2 PARTIAL NORTH ELEVATION
SCALE: 1/16" = 1'-0"



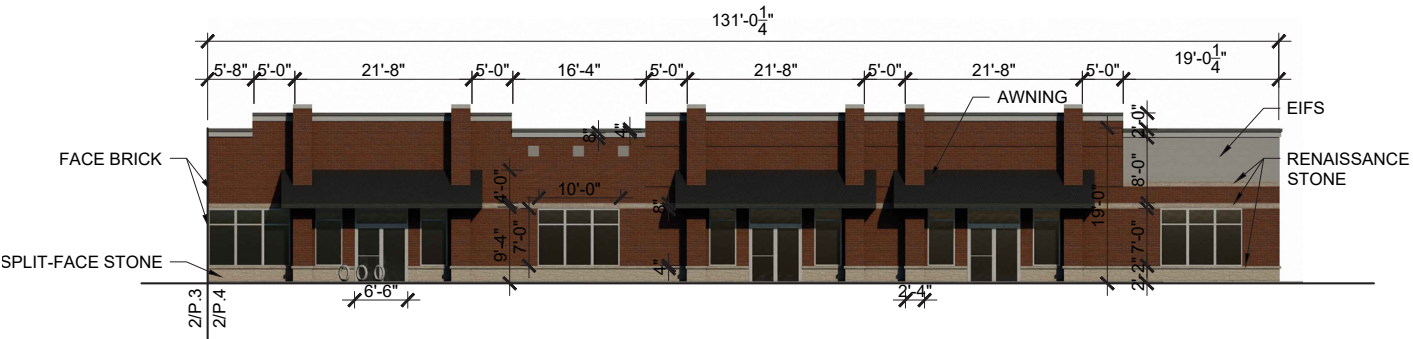
1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

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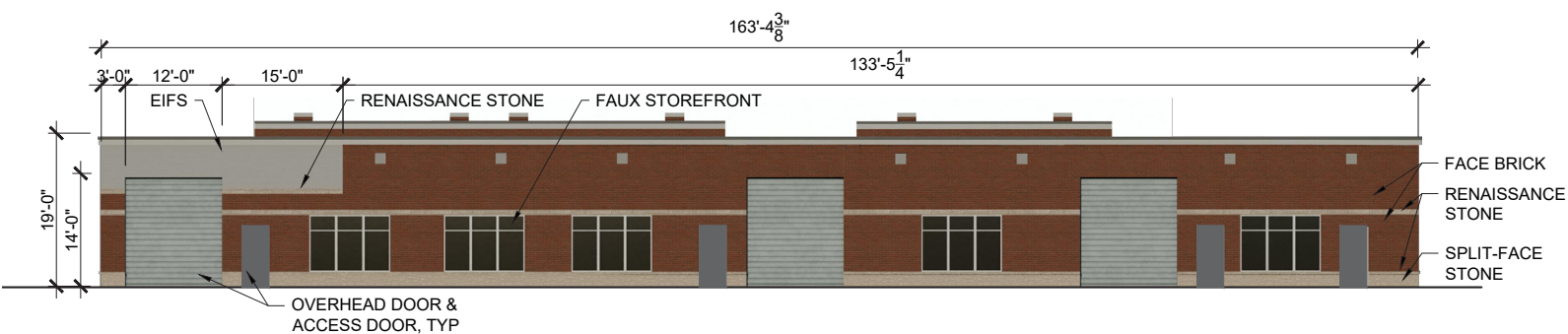
Proposed Flex Industrial Warehouse



3 PARTIAL NORTH ELEVATION
SCALE: 1/16" = 1'-0"



2 PARTIAL EAST ELEVATION
SCALE: 1/16" = 1'-0"



1 WEST ELEVATION
SCALE: 1/16" = 1'-0"