

FOR SALE!

Mixed Use Development Site

36,438 SF Parcel

United
Real Estate

Commercial



Brandon Kurdziel

708-288-8241 cell

BrandonUnitedRE@gmail.com

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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.

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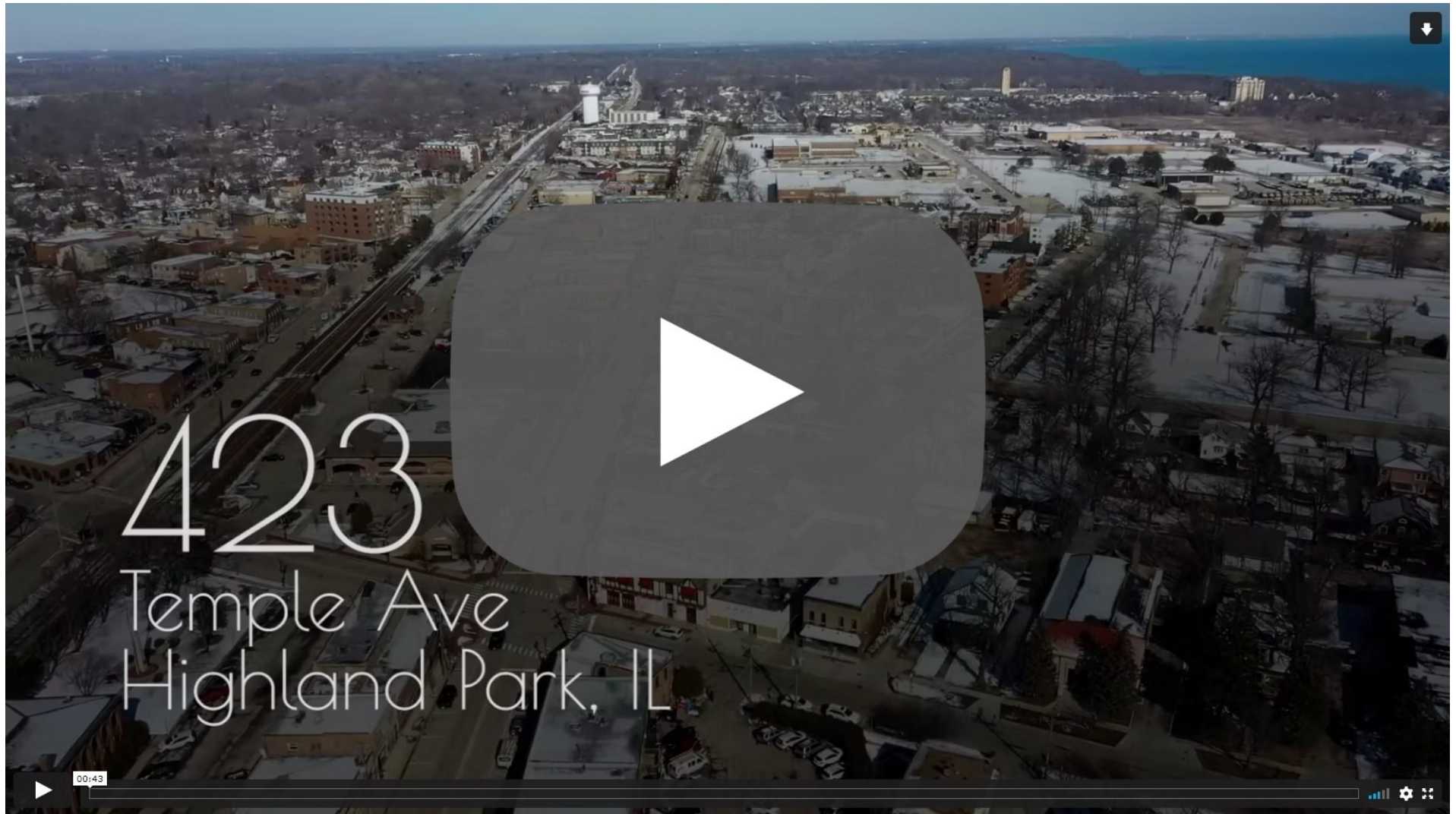
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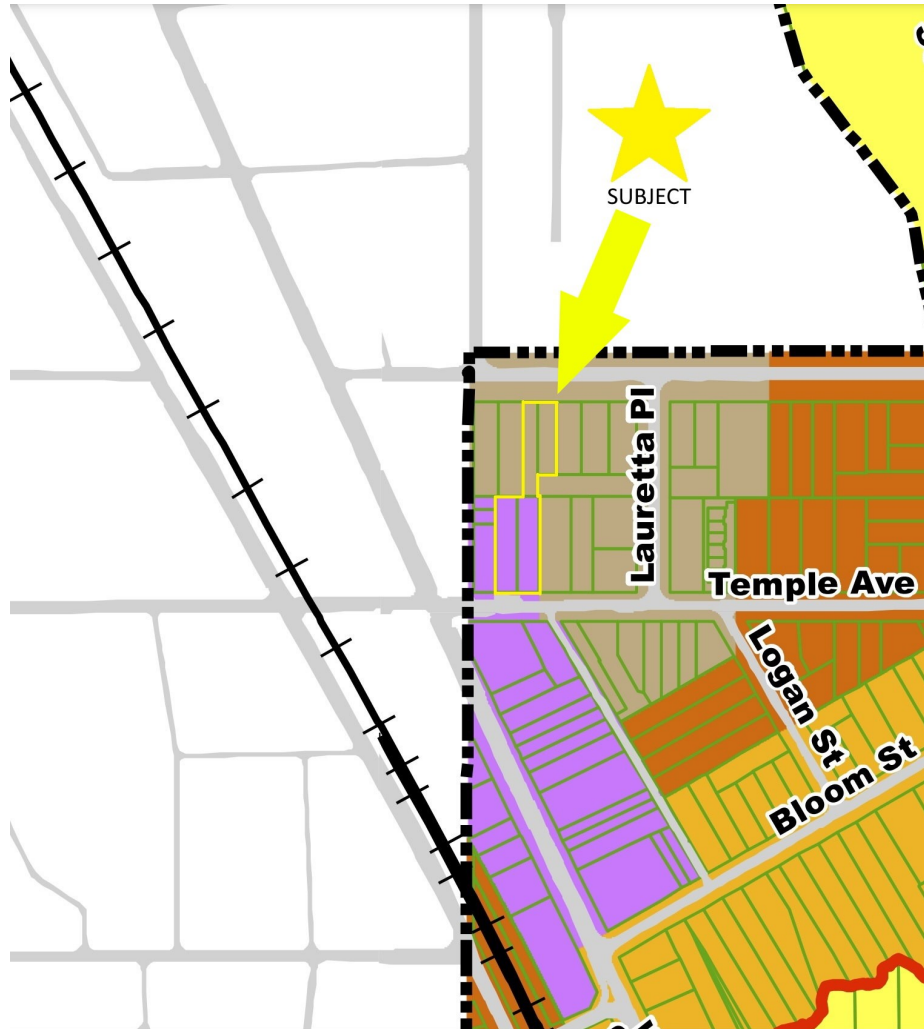
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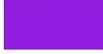


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Commercial



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

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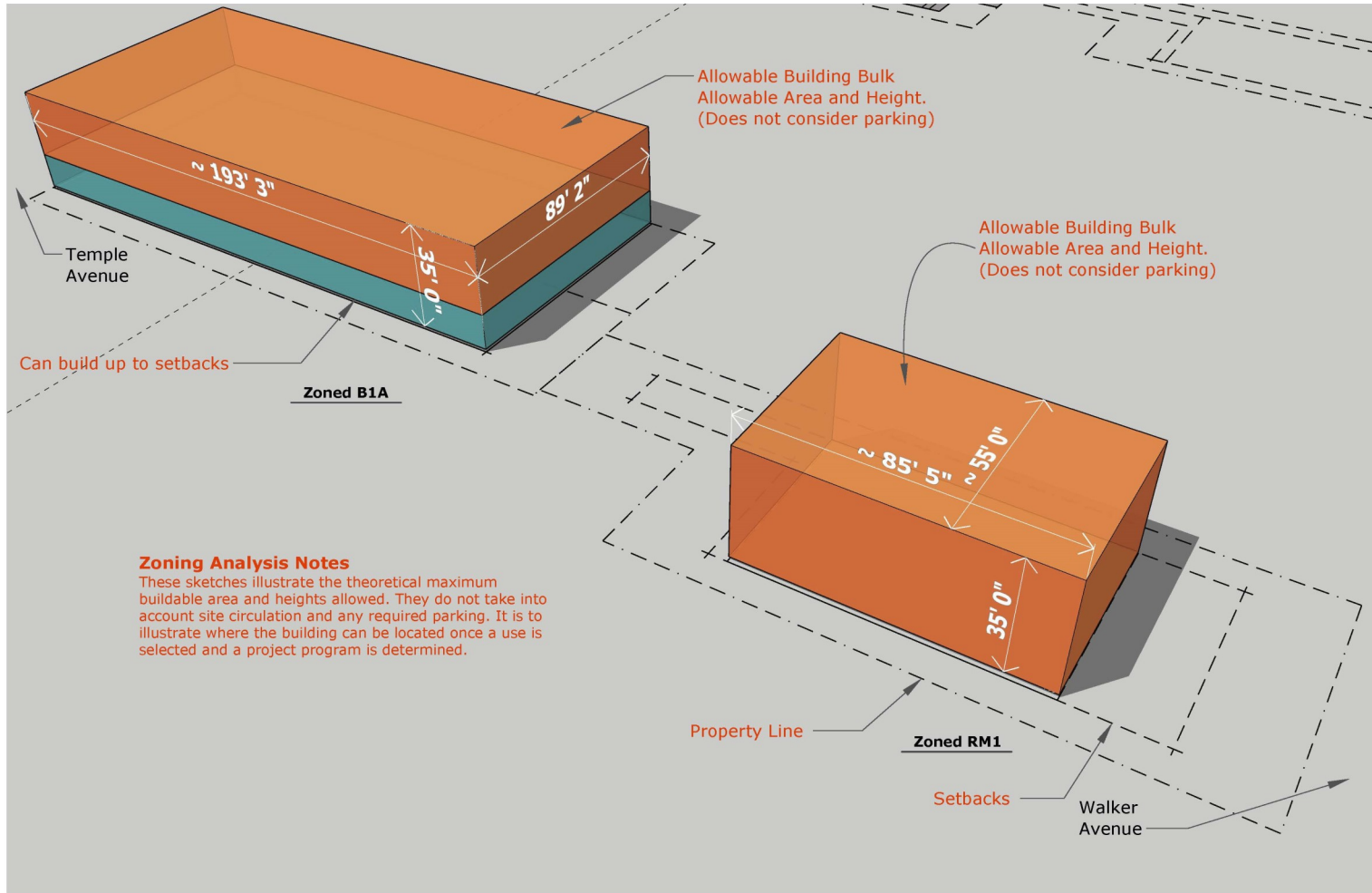
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Ridgeland Associates

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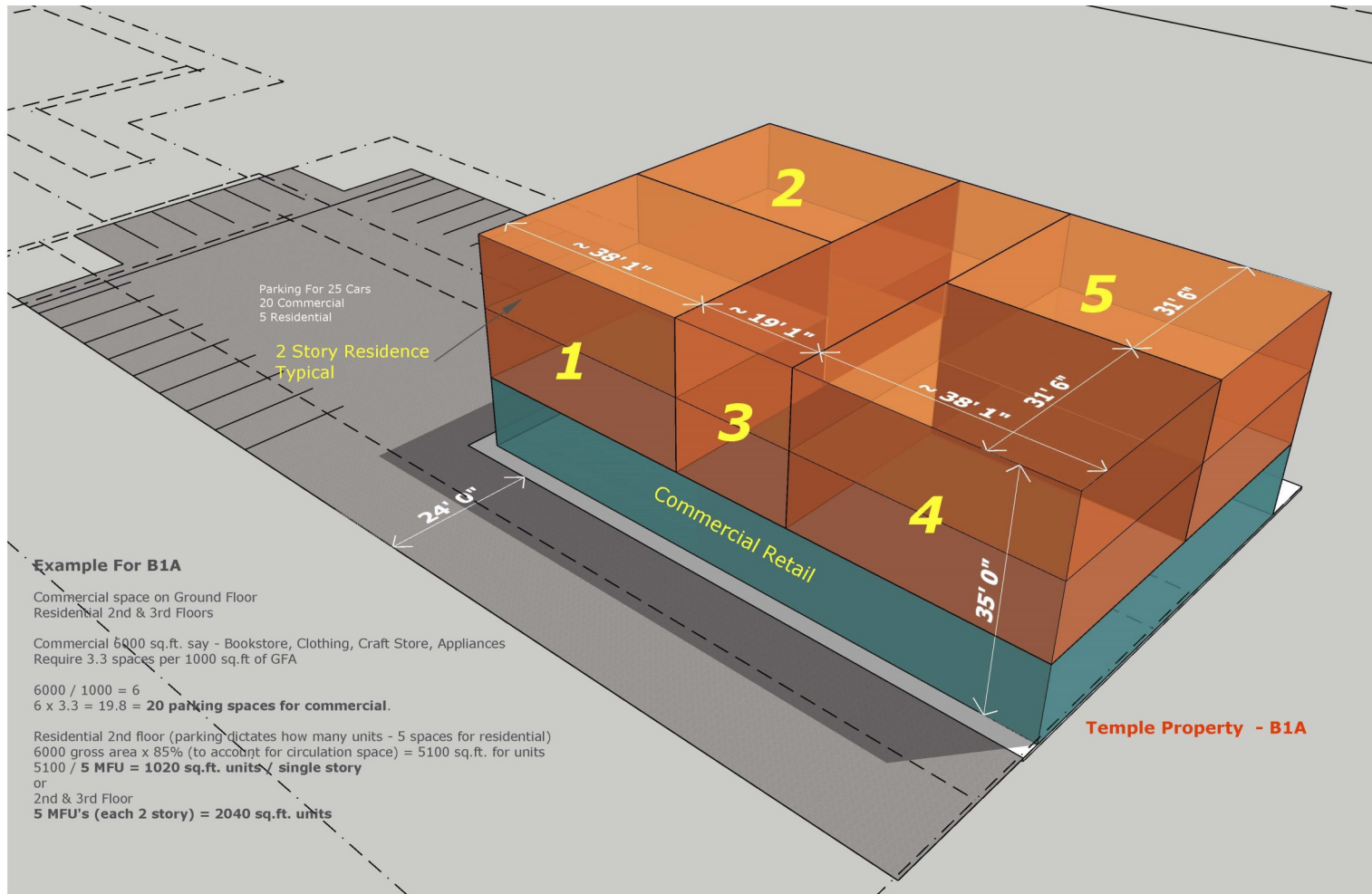
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Example For B1A

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 spaces for residential)
 6000 gross area \times 85% (to account for circulation space) = 5100 sq.ft. for units
 $5100 / 5$ MFU = **1020 sq.ft. units / single story**
or
2nd & 3rd Floor
5 MFU's (each 2 story) = 2040 sq.ft. units

Ridgeland Associates

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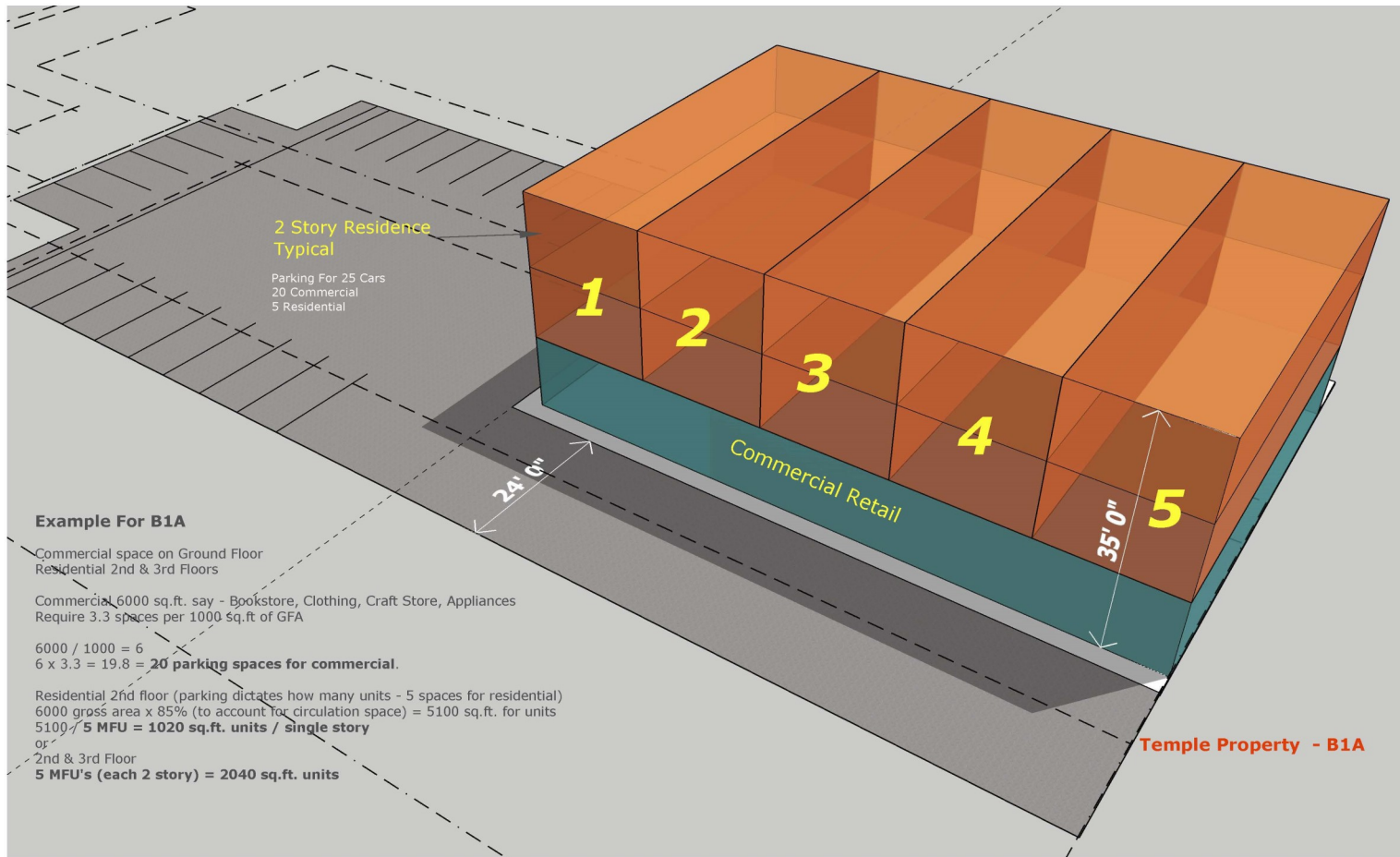
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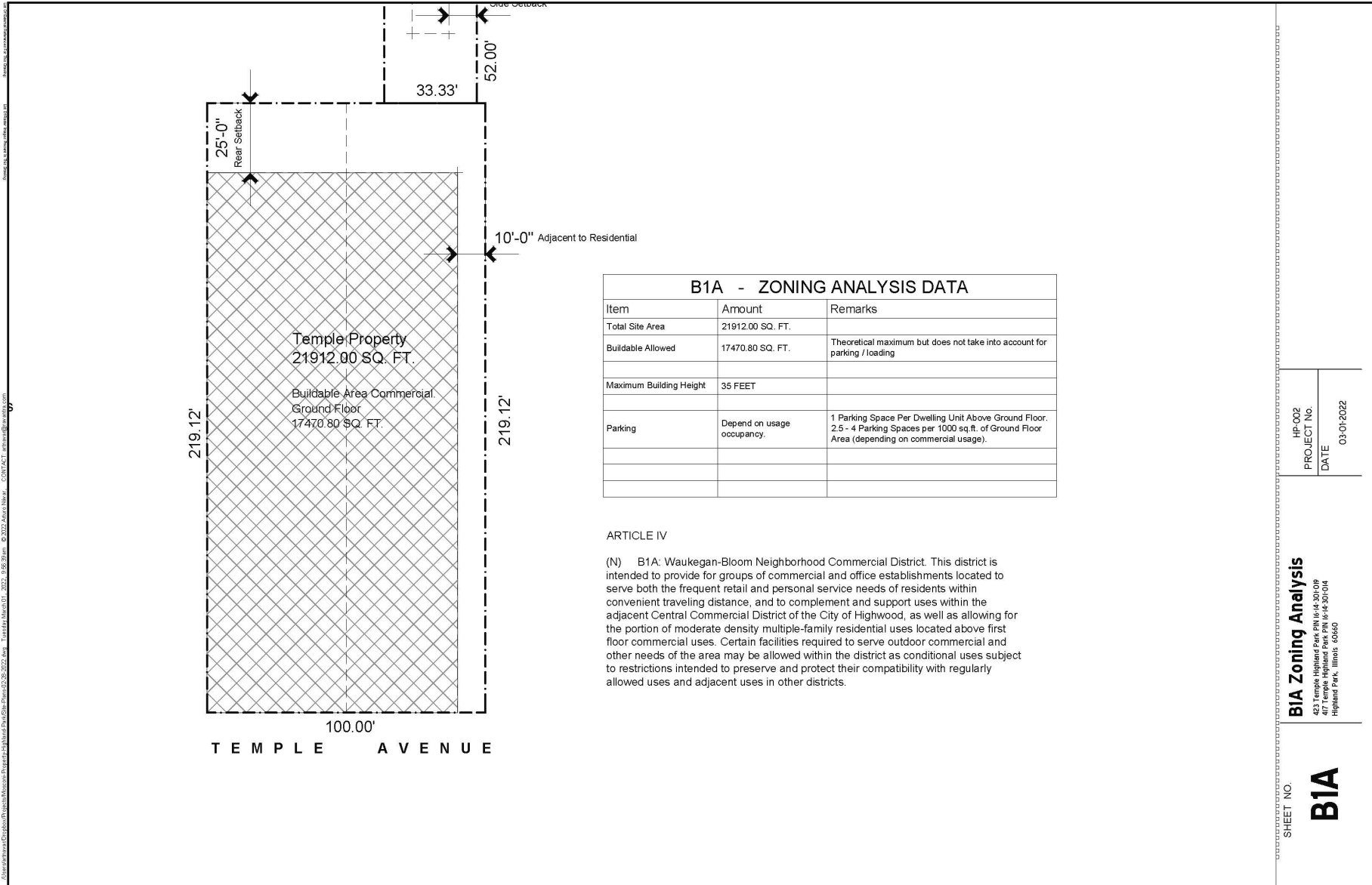
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| B1A - ZONING ANALYSIS DATA | | |
|----------------------------|----------------------------|---|
| Item | Amount | Remarks |
| Total Site Area | 21912.00 SQ. FT. | |
| Buildable Allowed | 17470.80 SQ. FT. | Theoretical maximum but does not take into account for parking /loading |
| Maximum Building Height | 35 FEET | |
| Parking | Depend on usage occupancy. | 1 Parking Space Per Dwelling Unit Above Ground Floor. 2.5 - 4 Parking Spaces per 1000 sq.ft. of Ground Floor Area (depending on commercial usage). |

ARTICLE IV

(N) B1A: Waukegan-Bloom Neighborhood Commercial District. This district is intended to provide for groups of commercial and office establishments located to serve both the frequent retail and personal service needs of residents within convenient traveling distance, and to complement and support uses within the adjacent Central Commercial District of the City of Highwood, as well as allowing for the portion of moderate density multiple-family residential uses located above first floor commercial uses. Certain facilities required to serve outdoor commercial and other needs of the area may be allowed within the district as conditional uses subject to restrictions intended to preserve and protect their compatibility with regularly allowed uses and adjacent uses in other districts.

| | |
|--------|-------------|
| 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

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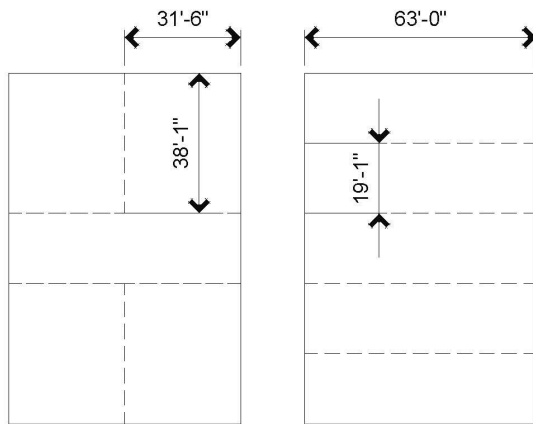
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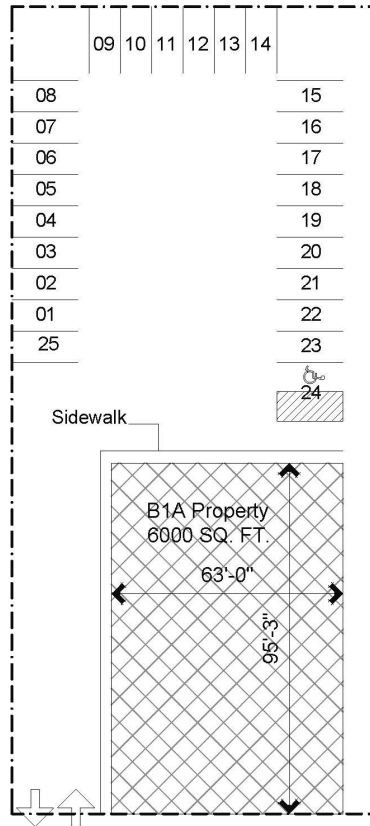
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Possible Residential Layouts



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

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

Residential 2nd floor (parking dictates how many units
- 5 extra for residential)
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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

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