



**Presenting:**

**30W320 & 30W360 Irving Park Road  
\$1,000,000**



Visit our website at: [www.IrvingParkLand.com](http://www.IrvingParkLand.com)

*Offered By:*

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## *Features of this property:*

- ◆ Two adjacent parcels totaling approximately 6.3 acres
- ◆ Property is Tax Exempt
- ◆ Access from Irving Park Road
- ◆ Possible access from Grey Fox Court for four homes built along the west side of the property to finish out the Court (homes would need to resemble the existing homes in size and elevation—per Village)
- ◆ Preliminary subdivision plat submitted and “smiled upon” by Village of Streamwood for 15 homes
- ◆ Village is open and willing to consider other subdivision ideas as well
- ◆ Annexing to Village of Streamwood to obtain Village sewer and water possible
- ◆ Possible Church facility layout also submitted to Village for preliminary approval
- ◆ Possibility of building 4 houses along Grey Fox Court and subdividing off the rest for a Church Facility
- ◆ Property is surrounded by ±\$250K homes on east and north sides, ±\$500K homes on north and west sides, and ±\$400K homes on the south side of the property across Irving Park Road
- ◆ Great location with easy access to Route 20, Route 59, and quick access to I-90



From Southeast corner of property looking west



From Northeast corner of property looking south and west



From Southwest corner of property looking north and east



## Neighbors



Neighboring Properties to the East and North (Cross Creek Subdivision  $\pm$ \$250K homes)



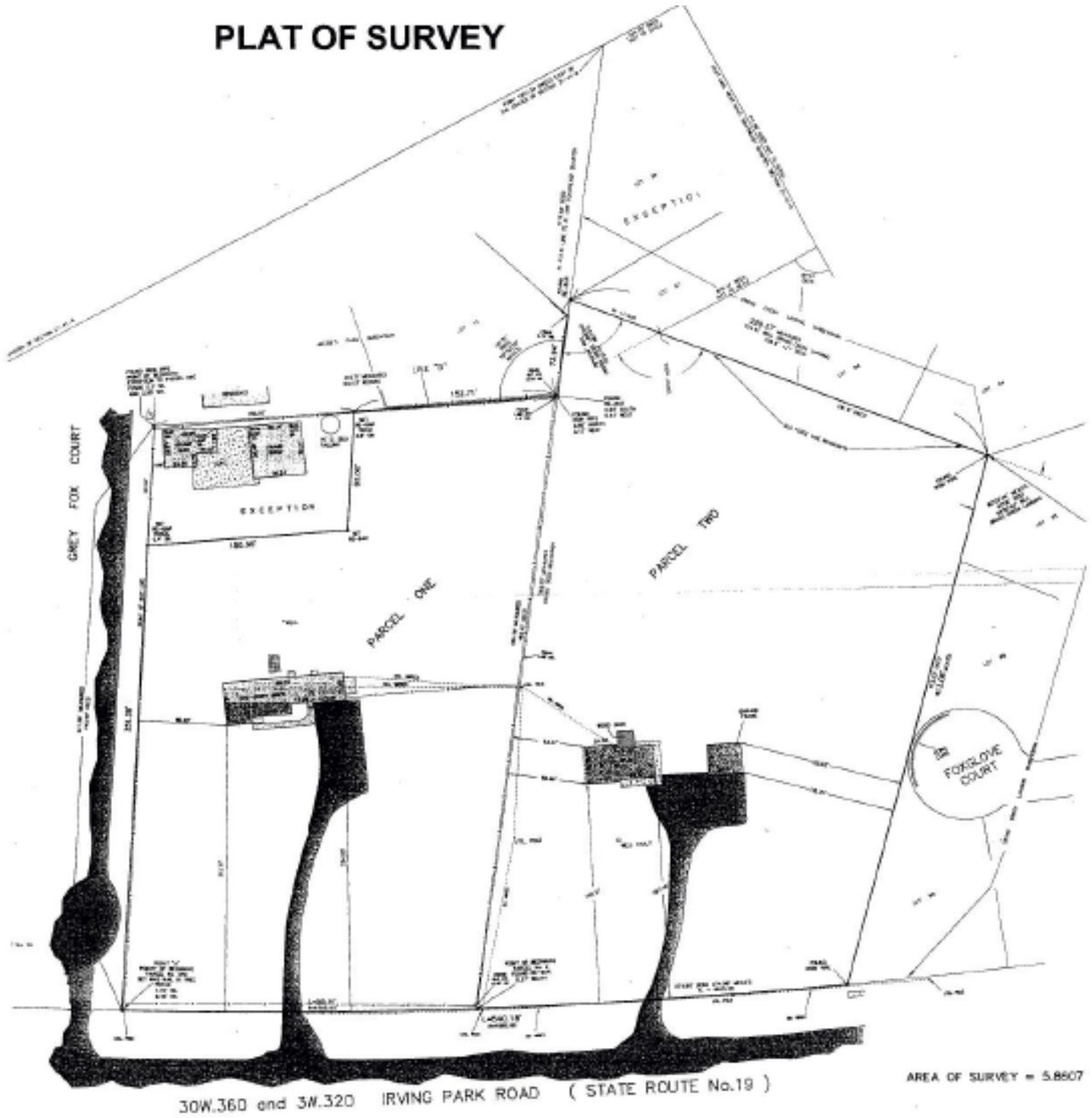
Neighboring homes to the West and North (Jacob's Farm Subdivision  $\pm$ \$500K homes)



Neighboring homes to the South—across Irving Park (Buckingham Woods Subdivision  $\pm$ \$400K)



# PLAT OF SURVEY





## Idea for 15 Home Subdivision

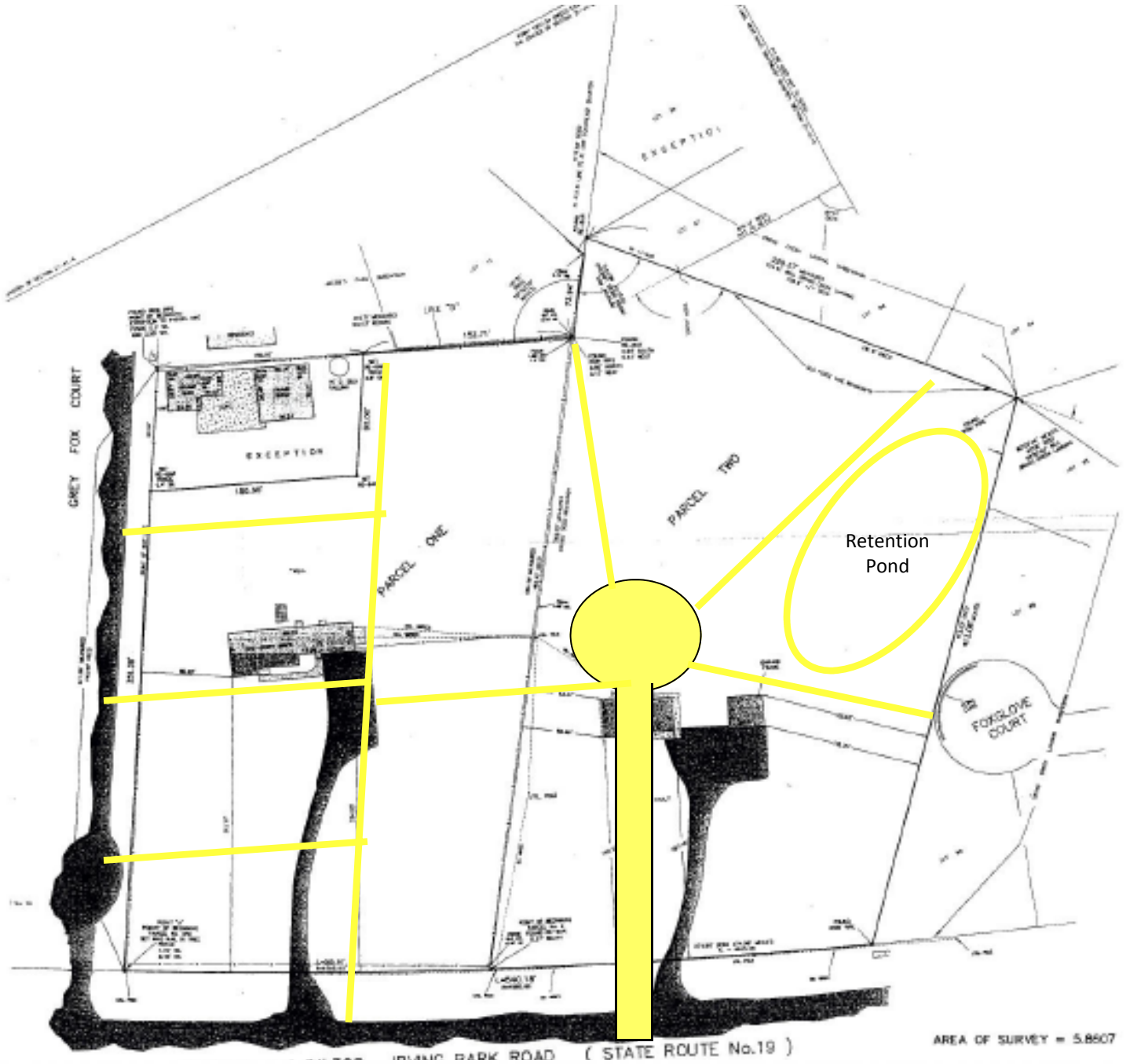
Submitted to Village of Streamwood for preliminary approval





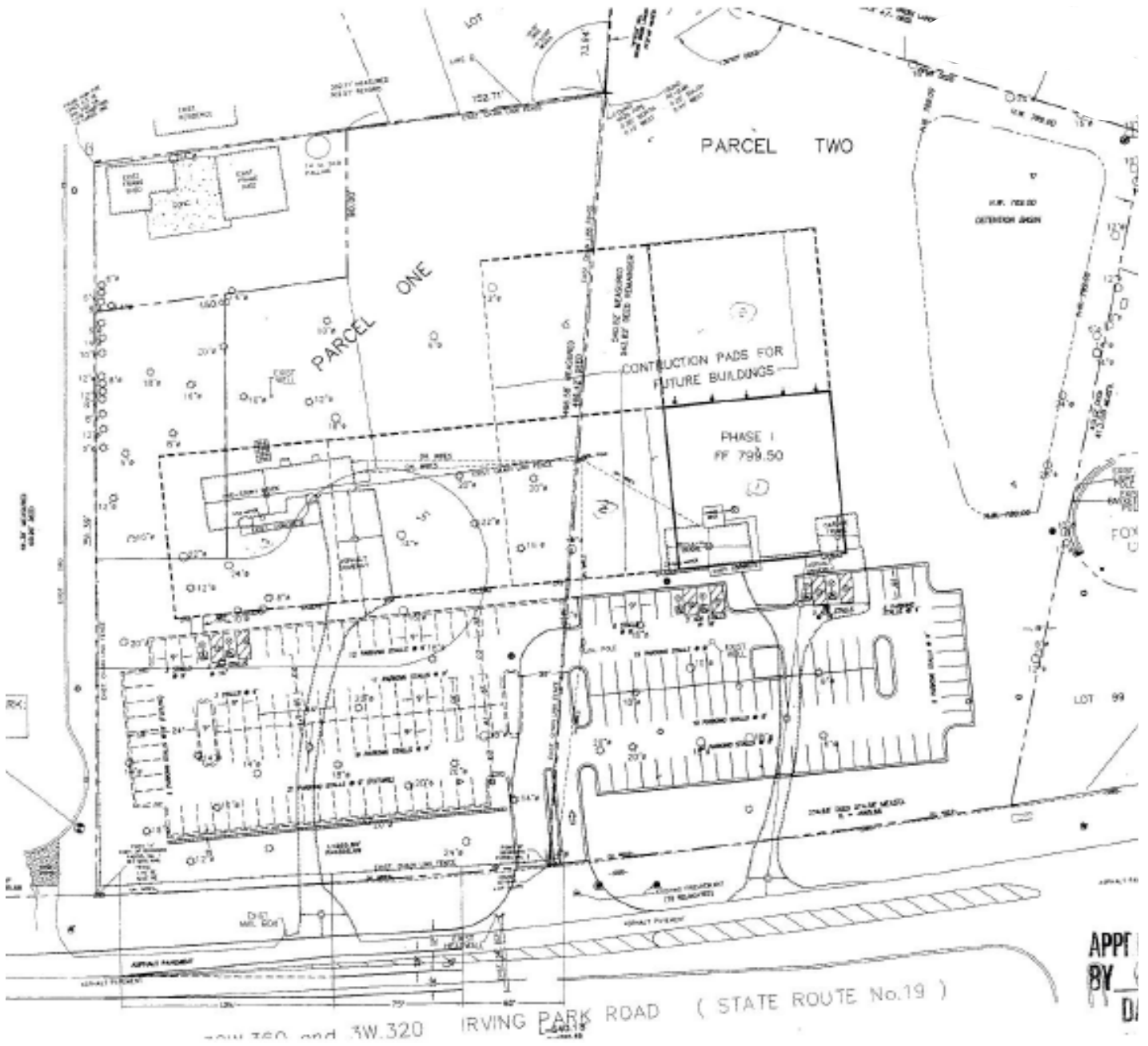
### Idea for a total of 8 homes

(4 homes along the west property adjacent to Gray Fox Court and accessed through Jacobs Farm subdivision and four executive homes with larger lots accessed from Irving Park) (conceptual only—not submitted to Village)



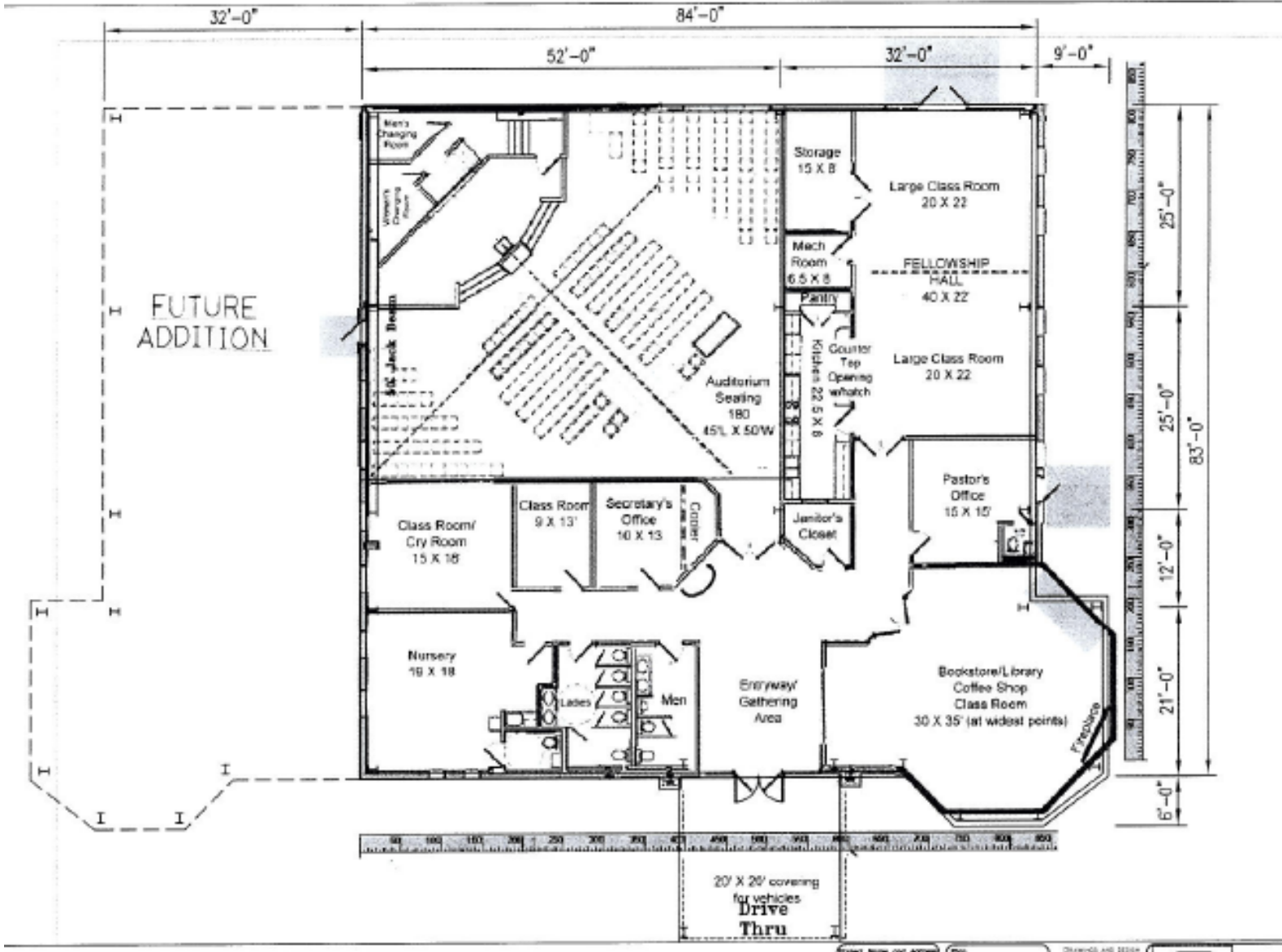


### Idea for Church Facility



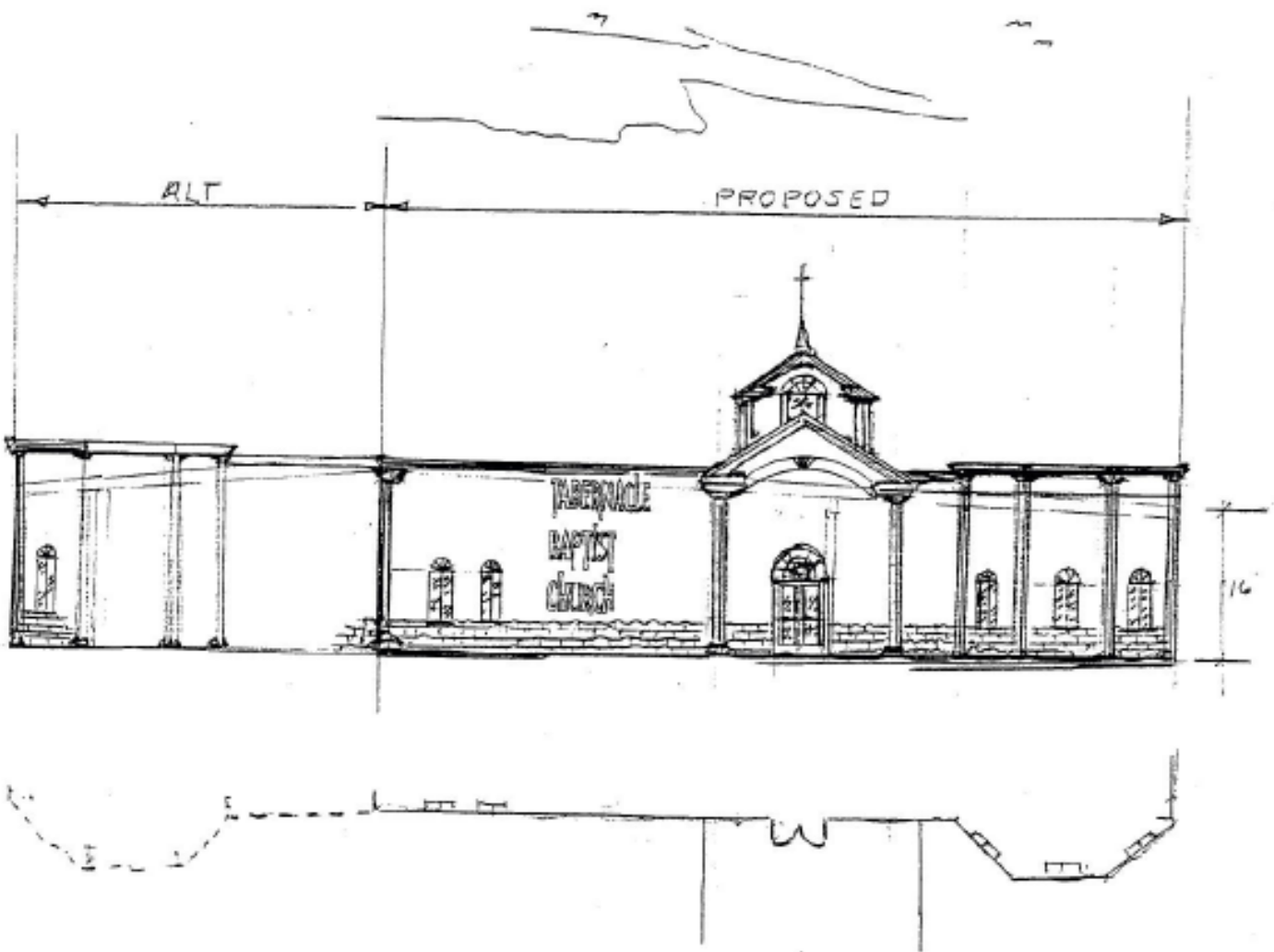


## Plans for a possible Church Building





## Front Elevation of Possible Church Facility





**Land**  
 Status: **NEW**  
 List Price: **\$1,000,000**    Orig List Price: **\$1,000,000**  
 Rent Price: **\$0**    Orig Rent Price: **\$0**  
 Rental Unit:    Lease Type:  
 Address: **30W360 Irving Park RD, Elgin 60120**  
 Directions: **Irving Park West of 59 North Side of Irving**  
 Sold by:  
 Off Mkt Date:    Contract Date:  
 Closed Date:    Finance Code:  
 Owner: **Fee Simple**    Subdivision:  
 Front Footage: **540**    Dimensions: **466X302X351X265**  
 Corp Limits: **Unincorporated**  
 Township: **Hanover**  
 Rooms:    Bedrooms:    Bathrooms:  
 Fireplaces:    Parking:    Mstr Bath:  
 Basement:    Cars:    Bmt Bath:

<b>School Data</b>	<b>Coordinates</b>	<b>Tax</b>	<b>Miscellaneous</b>	Backup Package: <b>No</b>
Elementary: <b>(46)</b>	North:	Amount: <b>\$0</b>	Waterfront: <b>No</b>	Appx Land Sq Ft:
Junior High: <b>(46)</b>	South:	PIN: <b>06214000070000</b>	Acreage:	Tot Lots Avail:
High School: <b>(46)</b>	West:	Mult PINs:	Special: <b>No</b>	Min Req/Sq Ft (1):
Other:	East:	Tax Year: <b>2008</b>	Loans:	Min Req/Sq Ft (2):
		Tax Exmps: <b>Other</b>	Equity:	Other Min Req Sq Ft:

Air Cond:	Foundation:	Potential Use: <b>Planned Unit Development, Residential-Single Family, Special Use</b>
Land Amenities:	Farms Type:	Possession: <b>Closing</b>
Backup Info:	Features: <b>State Road</b>	Road Surface: <b>Asphalt</b>
Basement:	Heat/Fuel:	Rail Availability:
Bldg Improvements:	Oth Info: <b>School Bus Service</b>	Style:
Client Needs:	Known Existing Liens:	Tenant Pays:
Client Will:	Land Description:	Type:
Construction:	Location:	Sale Terms:
Current Use: <b>Residential-Single Family</b>	Lot Size: <b>5.0-9.99 Acres</b>	Utilities: <b>Electric to Site, Gas to Site, Sanitary Sewer Nearby, Water-Nearby, Well-Private</b>
Exterior:	Ownership Type: <b>Corporation</b>	

Remarks: **Approximately 6 beautiful acres w/preliminary subdivision plat for 15 homes already submitted to Streamwood and annexation to Streamwood possible. Currently property is tax exempt for church facility. Lots of options for subdivision! Side by side lots - 2nd lot is 274x413x261x540. Price includes both lots for a total of approximately 6.3 acres. Call for additional email packet of information**

Agent Remarks: **Additional Pin 06214000120000 Houses on property are teardowns. Call Listing Agent for plats & additional information or to walk property.**

Internet Listing: <b>All</b>	Remarks on Internet?: <b>Yes</b>	Addr on Internet?: <b>Yes</b>
VOW AVM: <b>No</b>	VOW Comments/Reviews: <b>No</b>	
Listing Type: <b>Exclusive Right to Sell</b>	Holds Earnest Money: <b>Yes</b>	Lock Box: <b>None</b>
Coop Comp: <b>2.5% - \$150</b>	Special Comp Info: <b>None</b>	
Showing Inst: <b>Call Listing Office</b>		
Owner: <b>Owner of Record</b>	Ph #:	Agent Owned/Interest?: <b>No</b>
Broker: <b>Baird &amp; Warner (8012)</b>	Ph #: <b>(847) 524-4444</b>	Team:
List Agent: <b>Dawn Larsen (26271)</b>	Ph #: <b>(847) 923-6948</b>	Email: <b>dawn.larsen@bairdwarner.com</b>
Co-lister:	Ph #:	More Agent Contact Info: <b>Cell 847-254-0741</b>

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Prepared By: Dawn Larsen - Baird & Warner 11/22/2009 12:45 AM