

As of April 2015

PROPERTY REVIEW



2.83+/- acres

SE CORNER - WEST BARTLETT & MUNGER ROADS
Bartlett, IL

PINS: 06-33-301-029-0000

Property Specifications...

Property Specifications:

Listing Price: \$695,000 (\$5.64/s.f.)

PIN: 09-33-301-029-0000

Acreage: 2.83 +/- acres

Current Use: Vacant

Current Zoning: ER-2 [NOTE: Village of Bartlett recognizes need to rezone]

Improvements: Vacant Land; utilities are adjacent to site - Sanitary Sewer / Water / Gas
No recapture required on infrastructure

Existing Access Road to Parcel in place

On-site Improvements: None

Surrounding Uses: Elementary School adjacent to east

Township: Hanover Township

County: Cook

Flood Plain: Property does not appear to be within a Flood Plain Area [see attached]

Site Plans ...



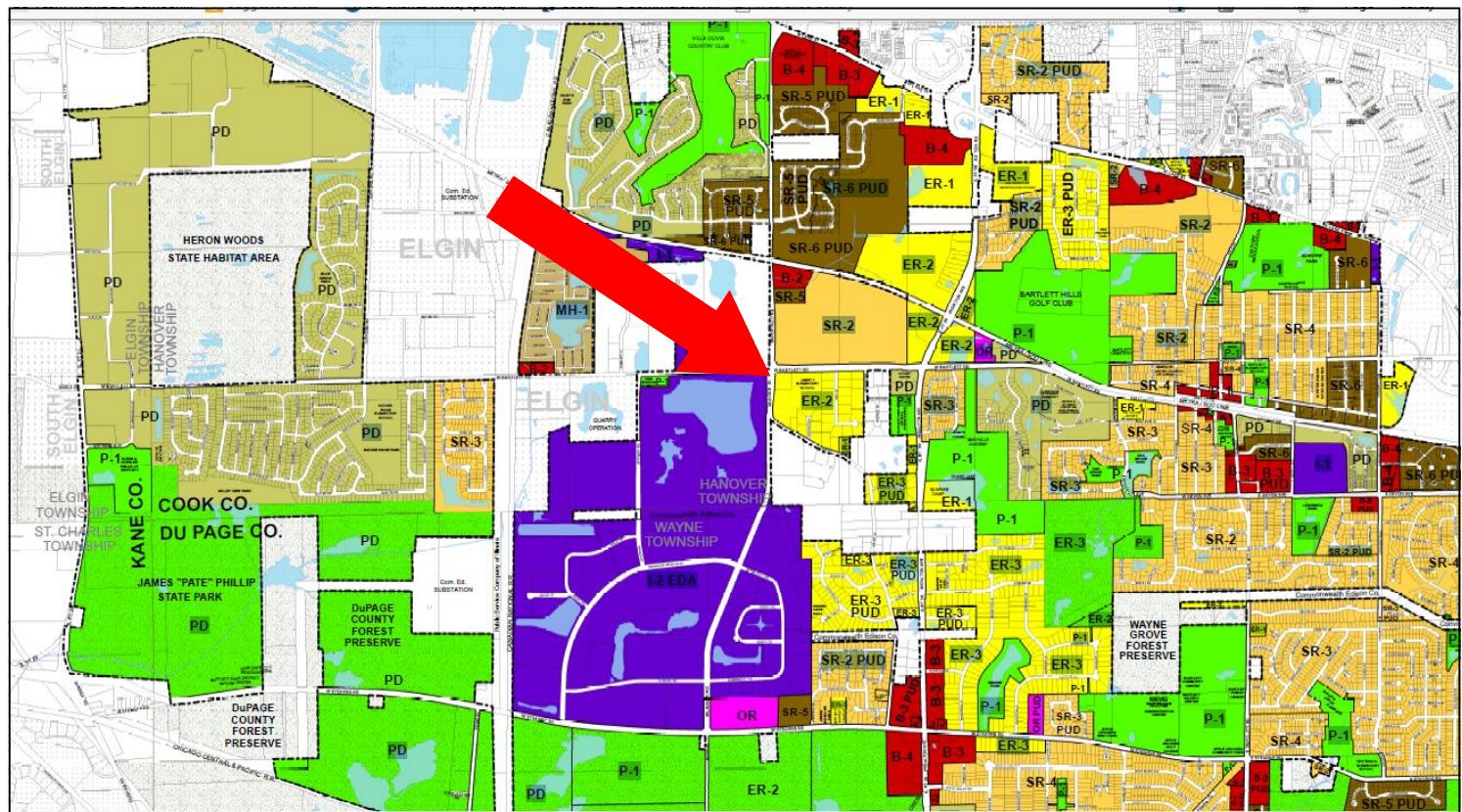
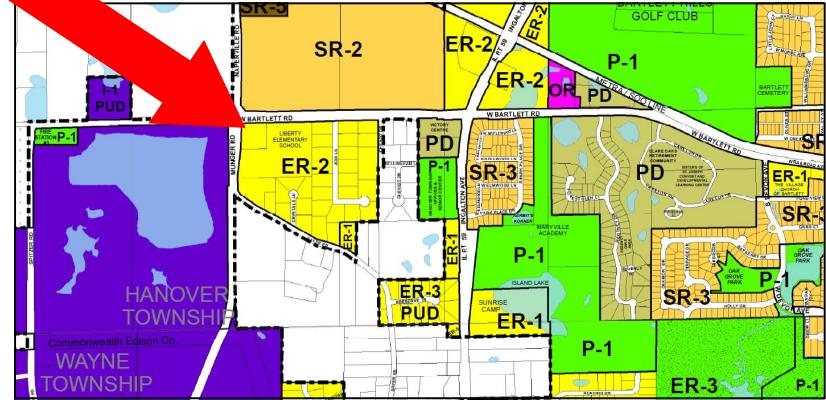
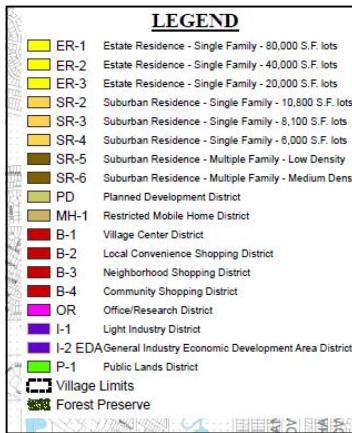
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AERIAL MAP

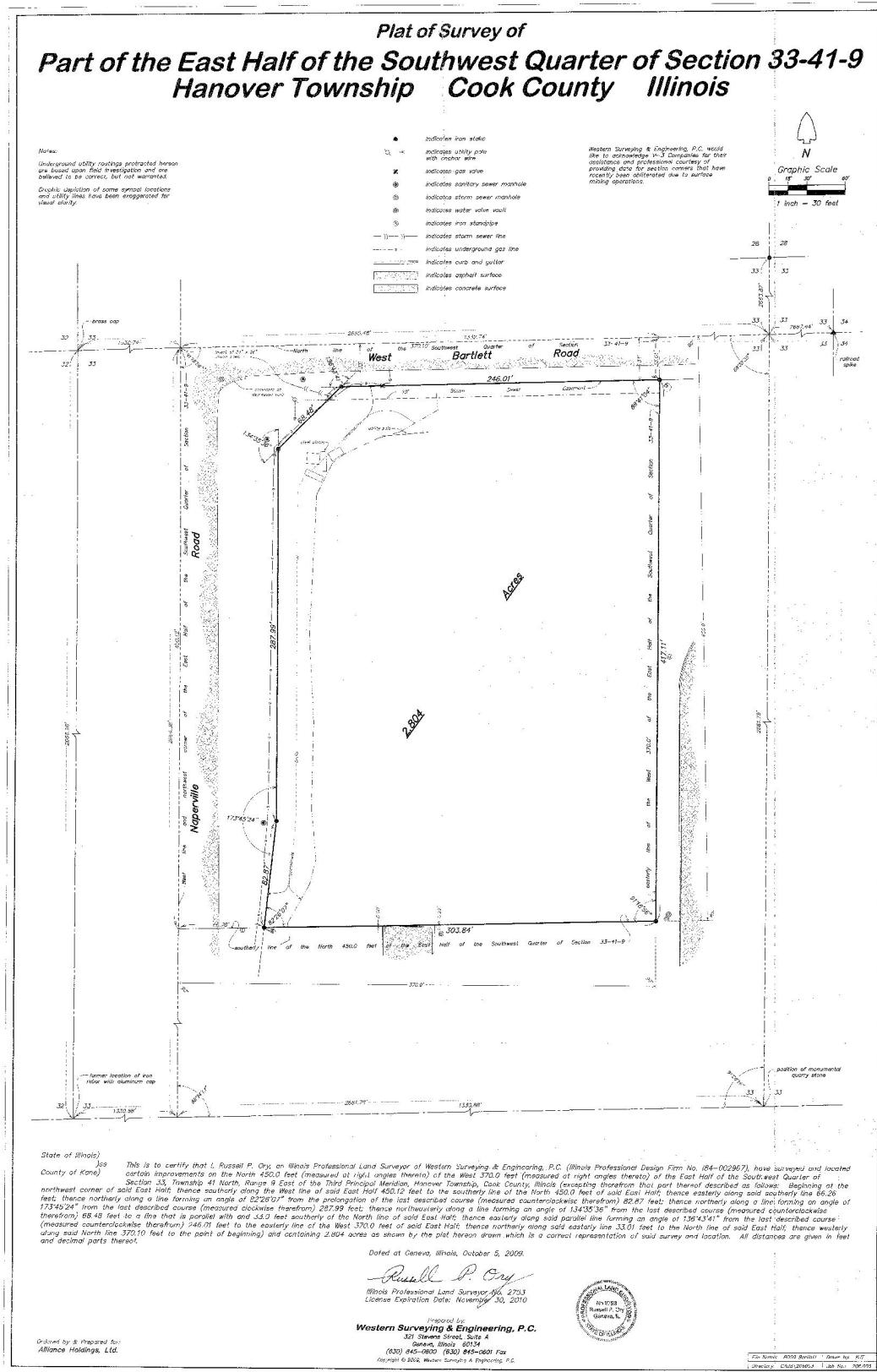


ZONING MAP, BARTLETT

Parcel is currently zoned ER-2: Estate Residential—Single Family 40,000s.f. lots

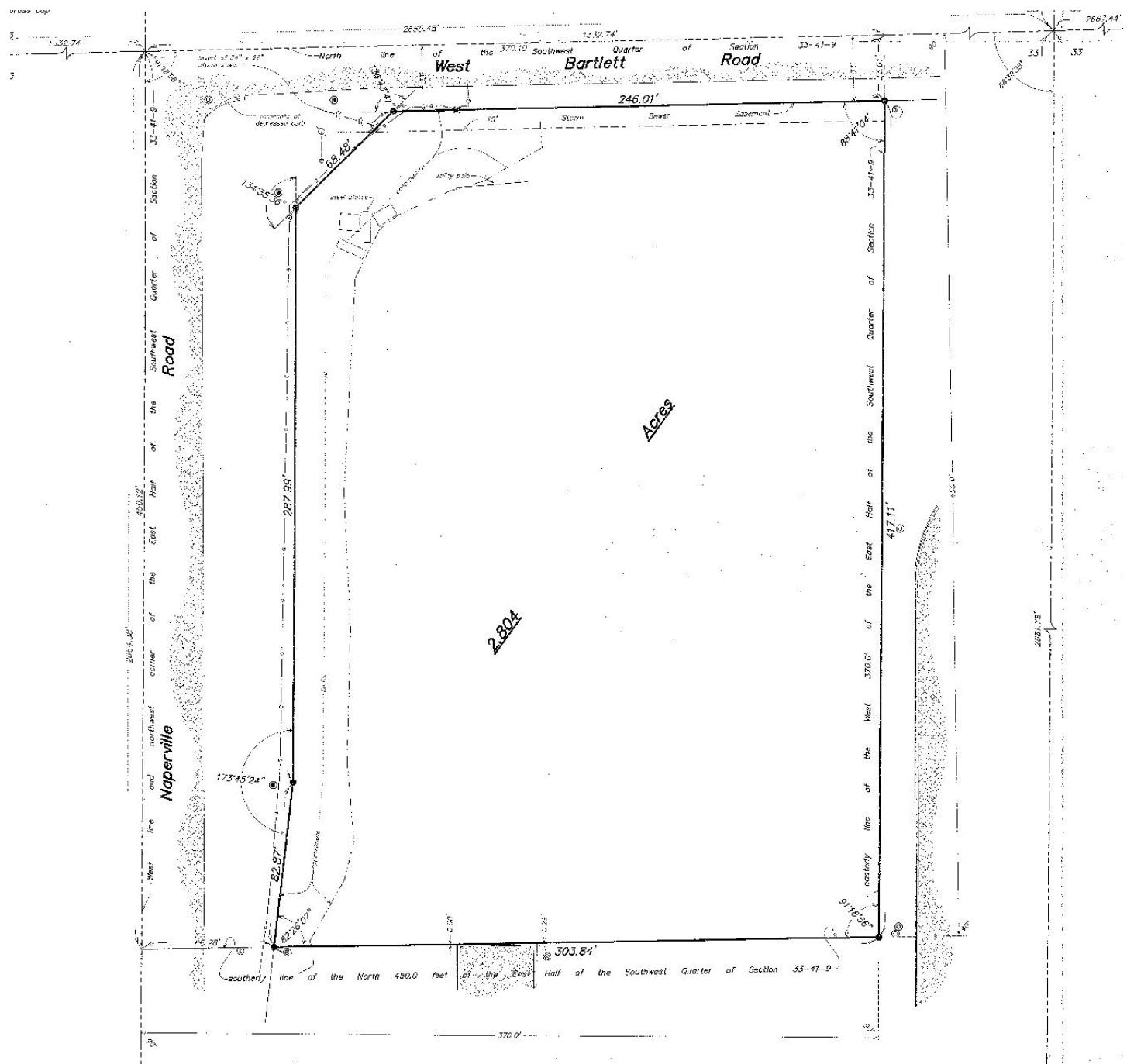


Source: Village of Bartlett Website

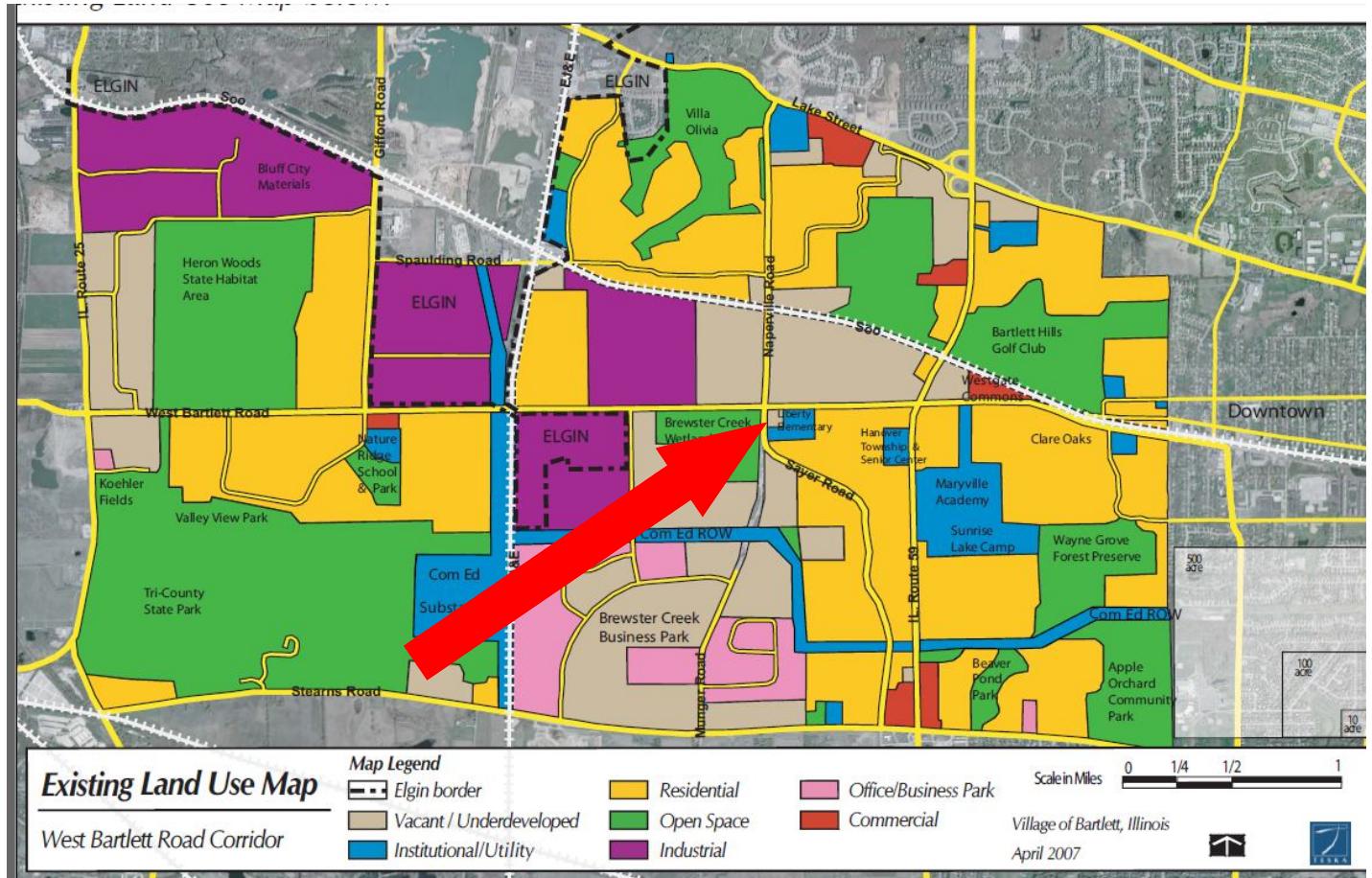


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SURVEY



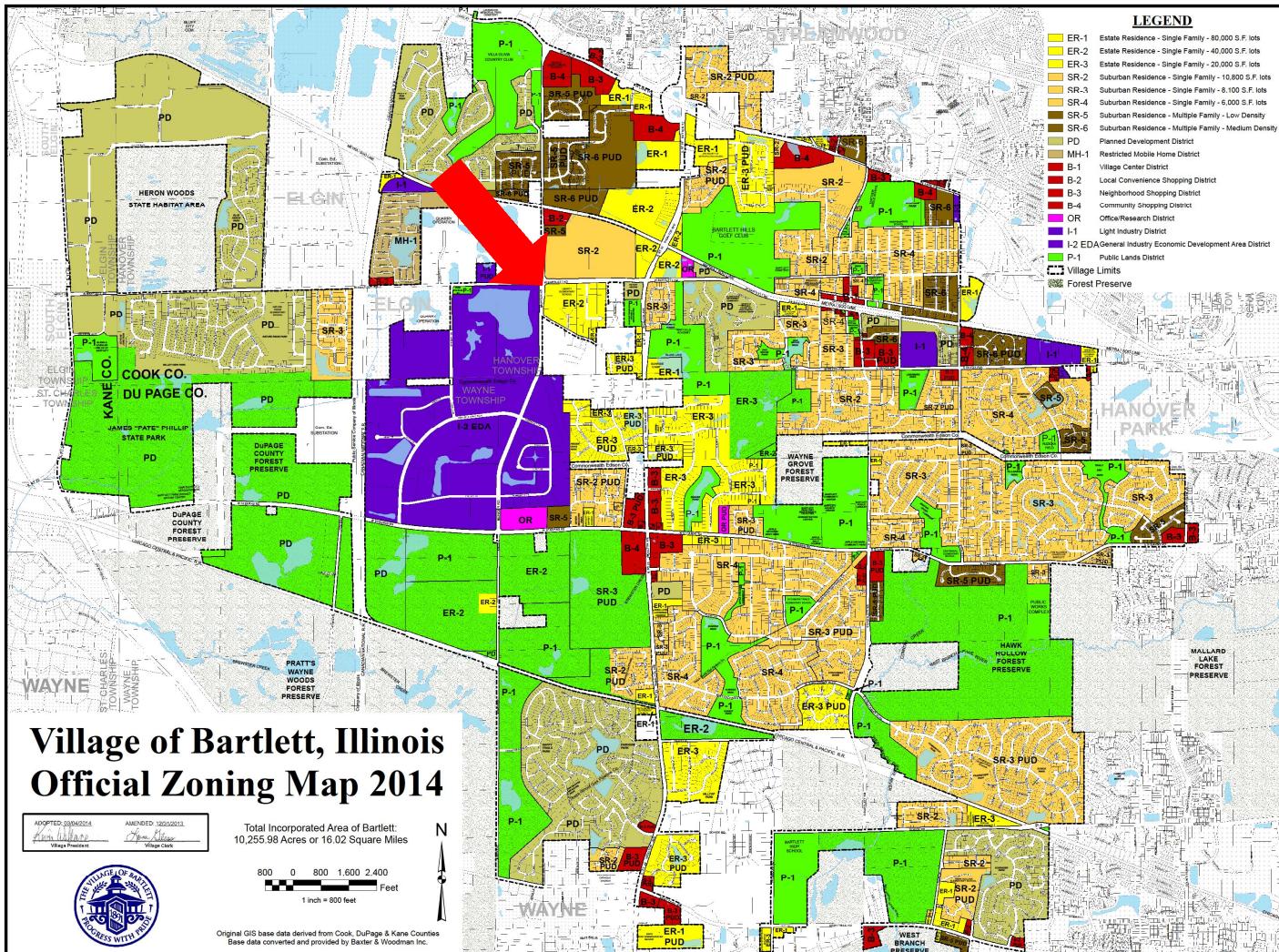
EXISTING LAND USE PLAN, BARTLETT



Source: Village of Bartlett—West Bartlett Road Corridor Plan, page 4

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ZONING MAP, BARTLETT

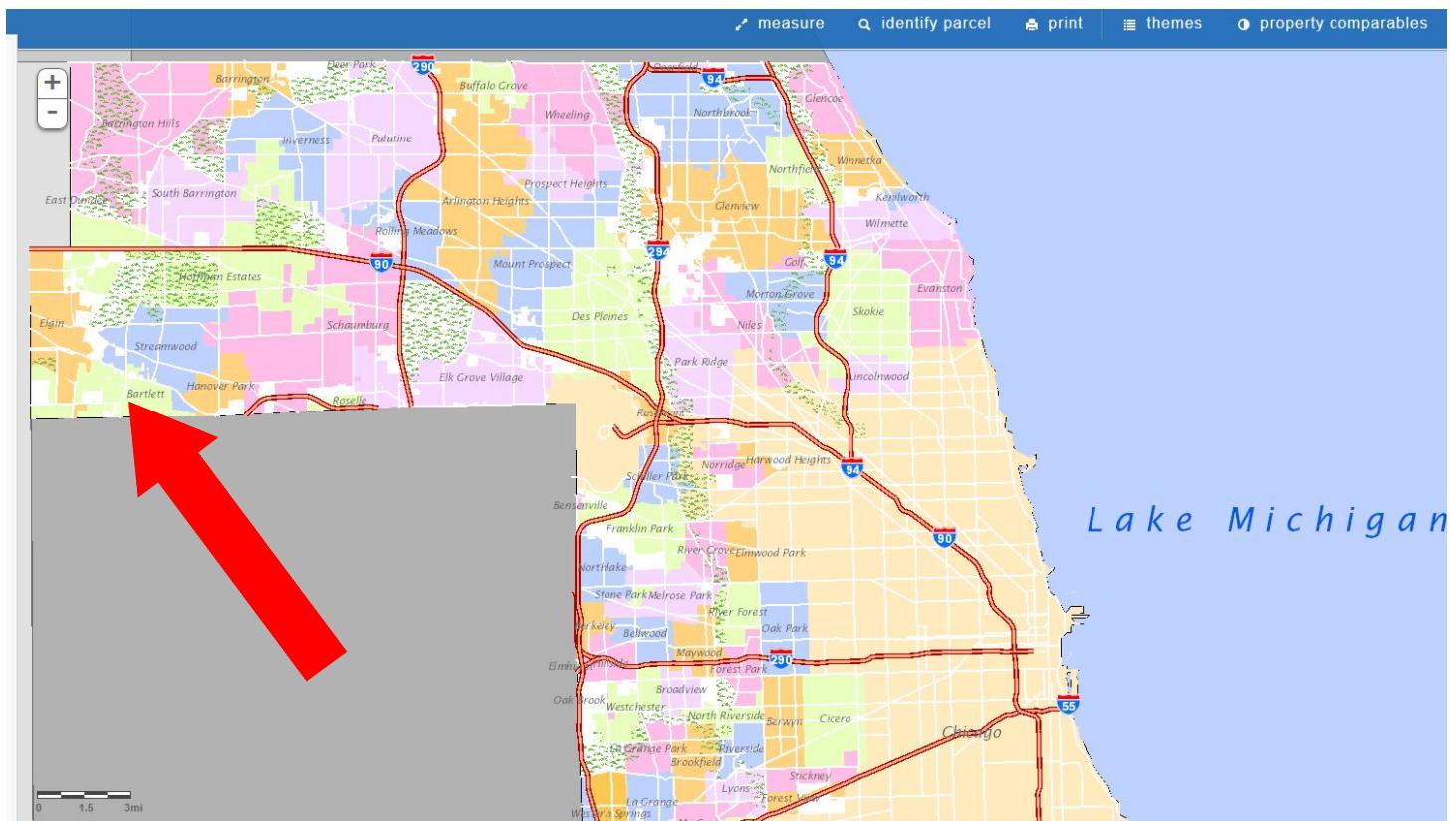
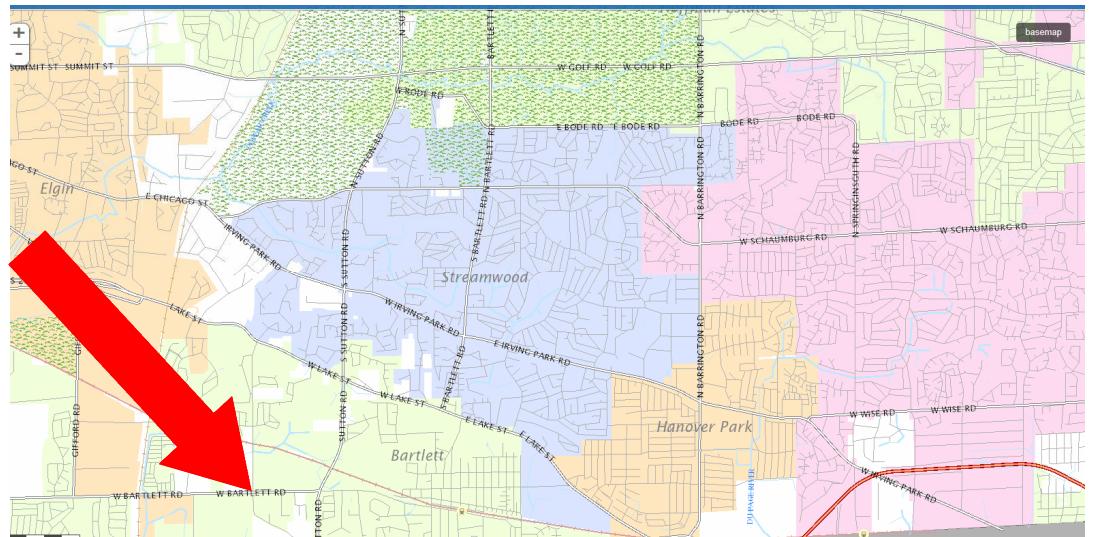


Source: Village of Bartlett—West Bartlett Road Corridor Plan, page 4



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COOK COUNTY BOUNDARY



Source: Cookviewer.com