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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]

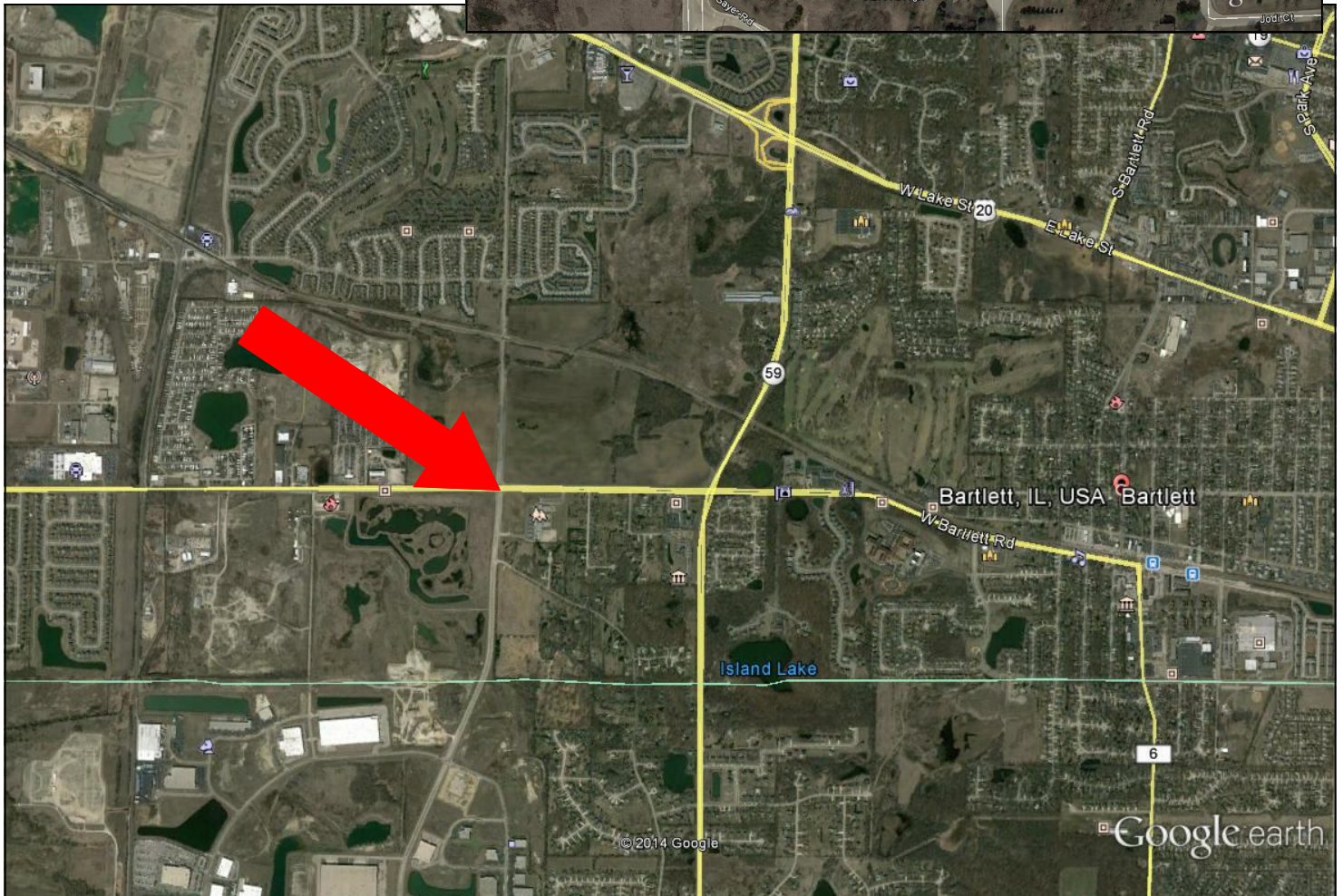
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Site Plans ...



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AERIAL MAP

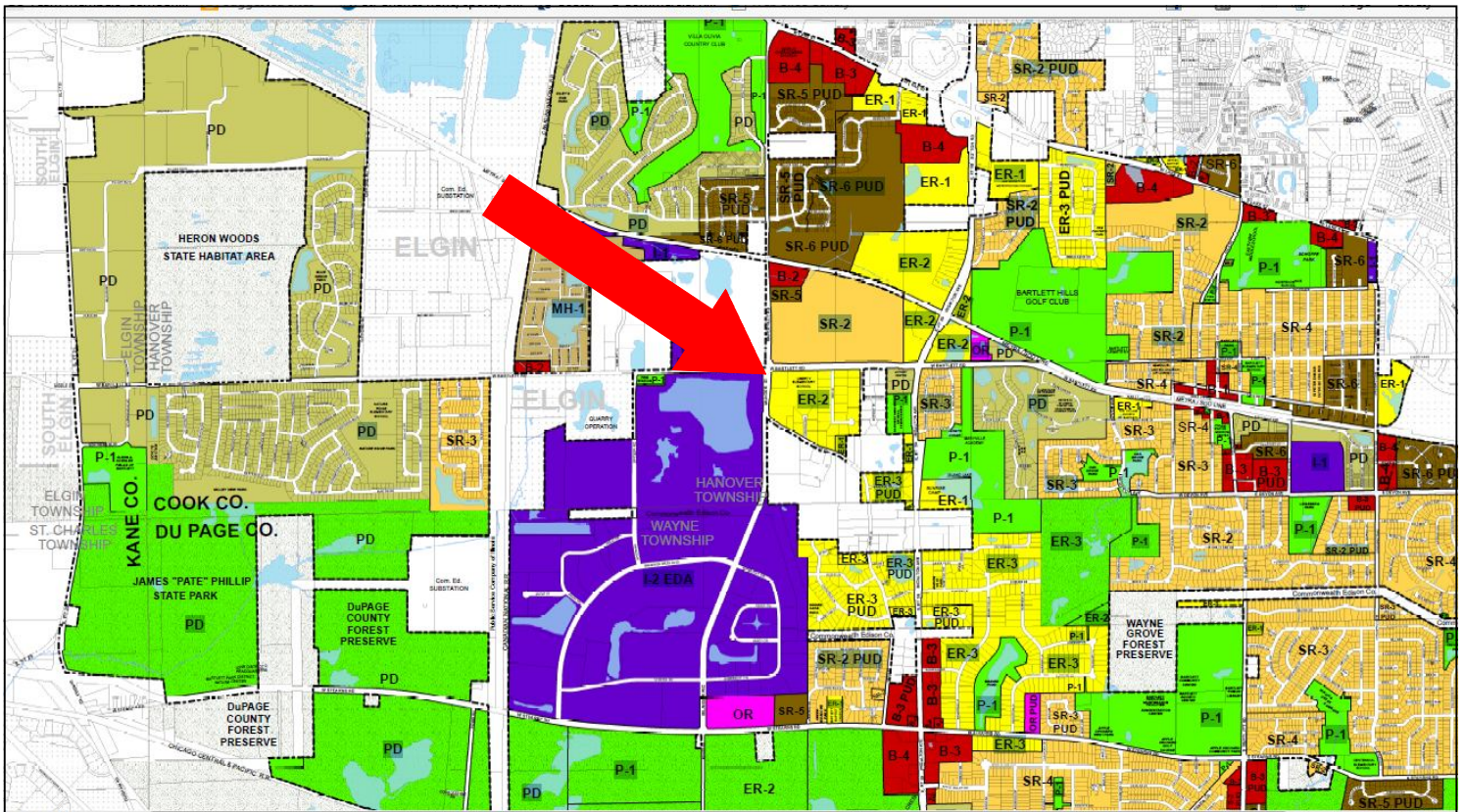
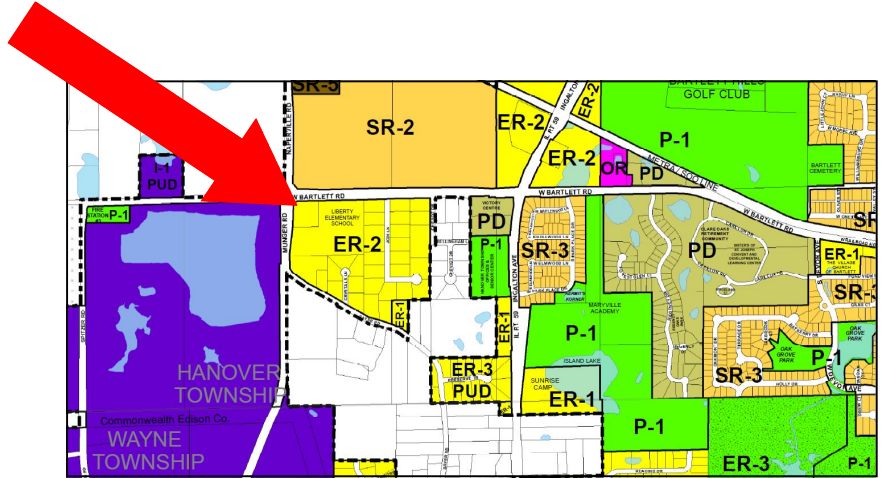


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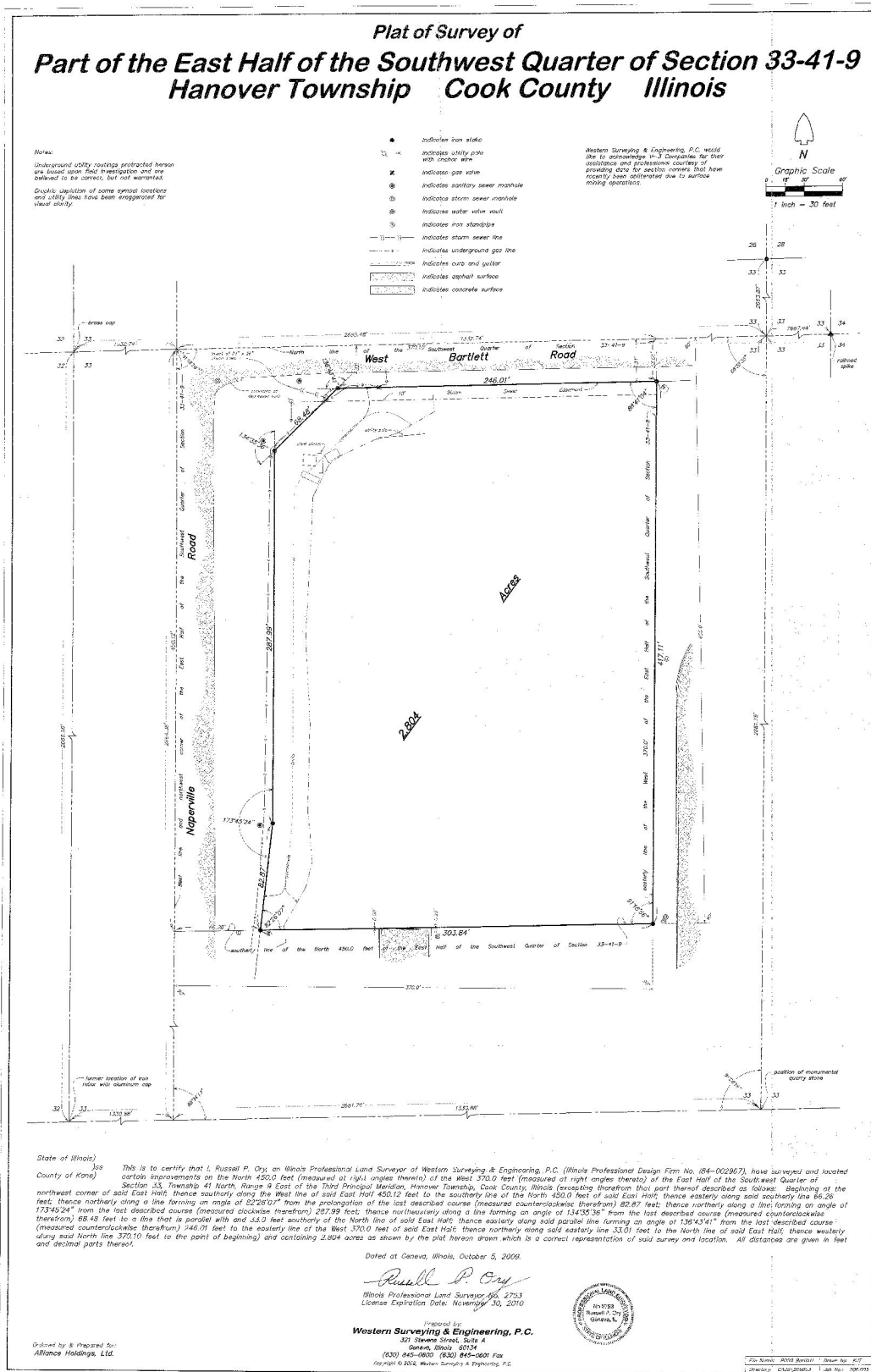
ZONING MAP, BARTLETT

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

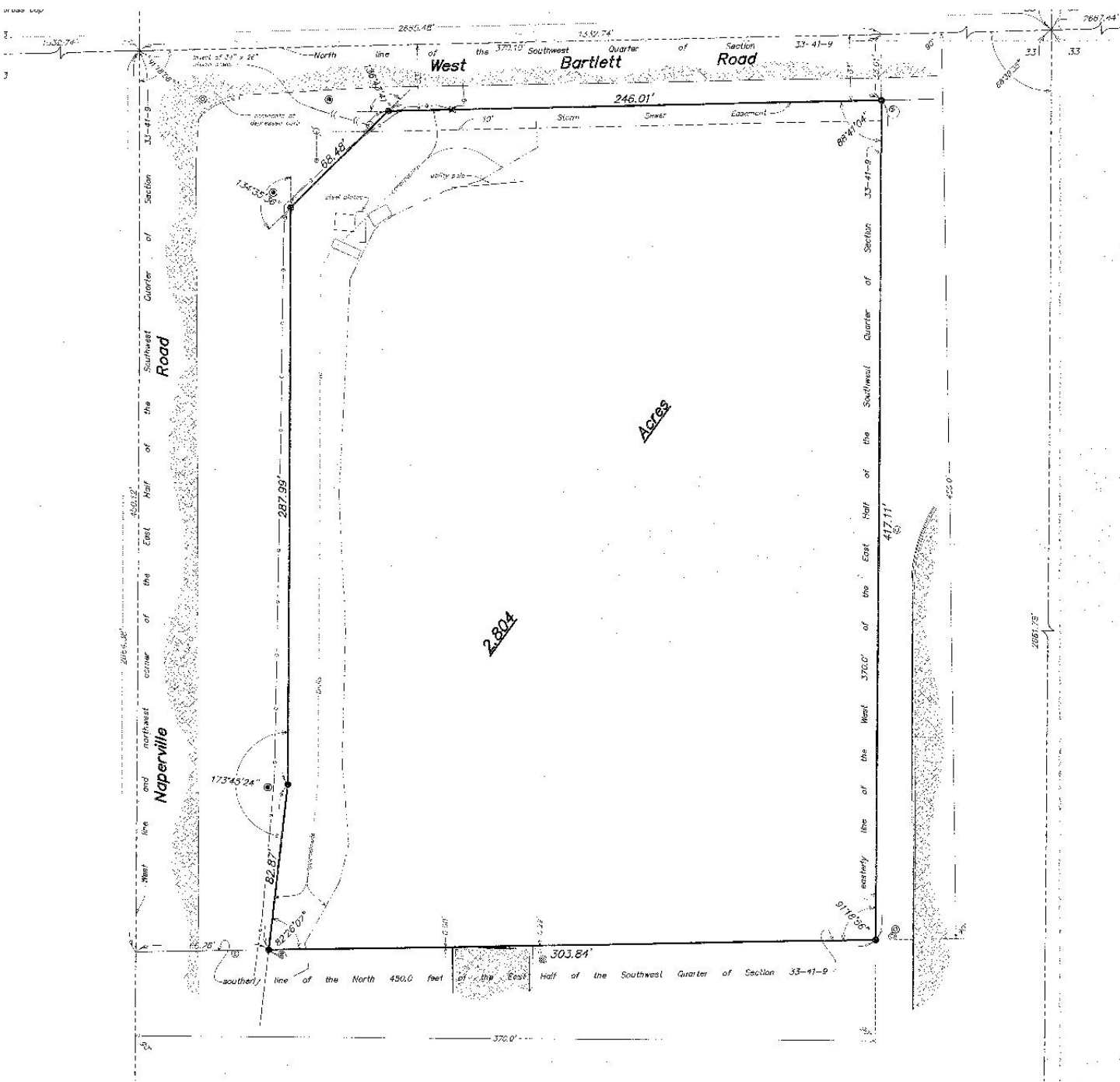
LEGEND	
ER-1	Estate Residence - Single Family - 80,000 S.F. lots
ER-2	Estate Residence - Single Family - 40,000 S.F. lots
ER-3	Estate Residence - Single Family - 20,000 S.F. lots
SR-2	Suburban Residence - Single Family - 10,800 S.F. lots
SR-3	Suburban Residence - Single Family - 8,100 S.F. lots
SR-4	Suburban Residence - Single Family - 6,000 S.F. lots
SR-5	Suburban Residence - Multiple Family - Low Density
SR-6	Suburban Residence - Multiple Family - Medium Density
PD	Planned Development District
MH-1	Restricted Mobile Home District
B-1	Village Center District
B-2	Local Convenience Shopping District
B-3	Neighborhood Shopping District
B-4	Community Shopping District
OR	Office/Research District
I-1	Light Industry District
I-2	EDAGeneral Industry Economic Development Area District
P-1	Public Lands District
	Village Limits
	Forest Preserve



Source: Village of Bartlett Website

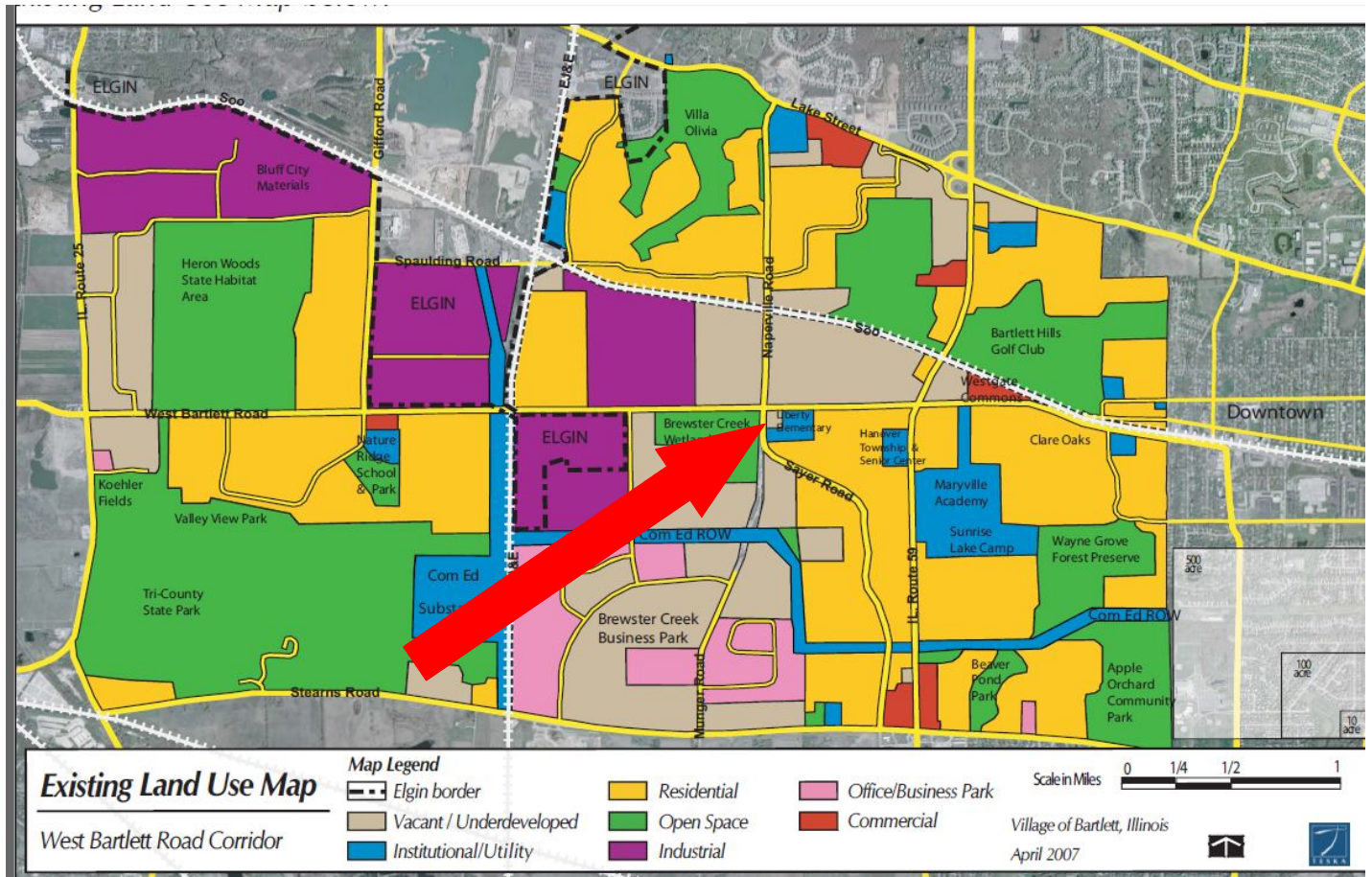


SURVEY



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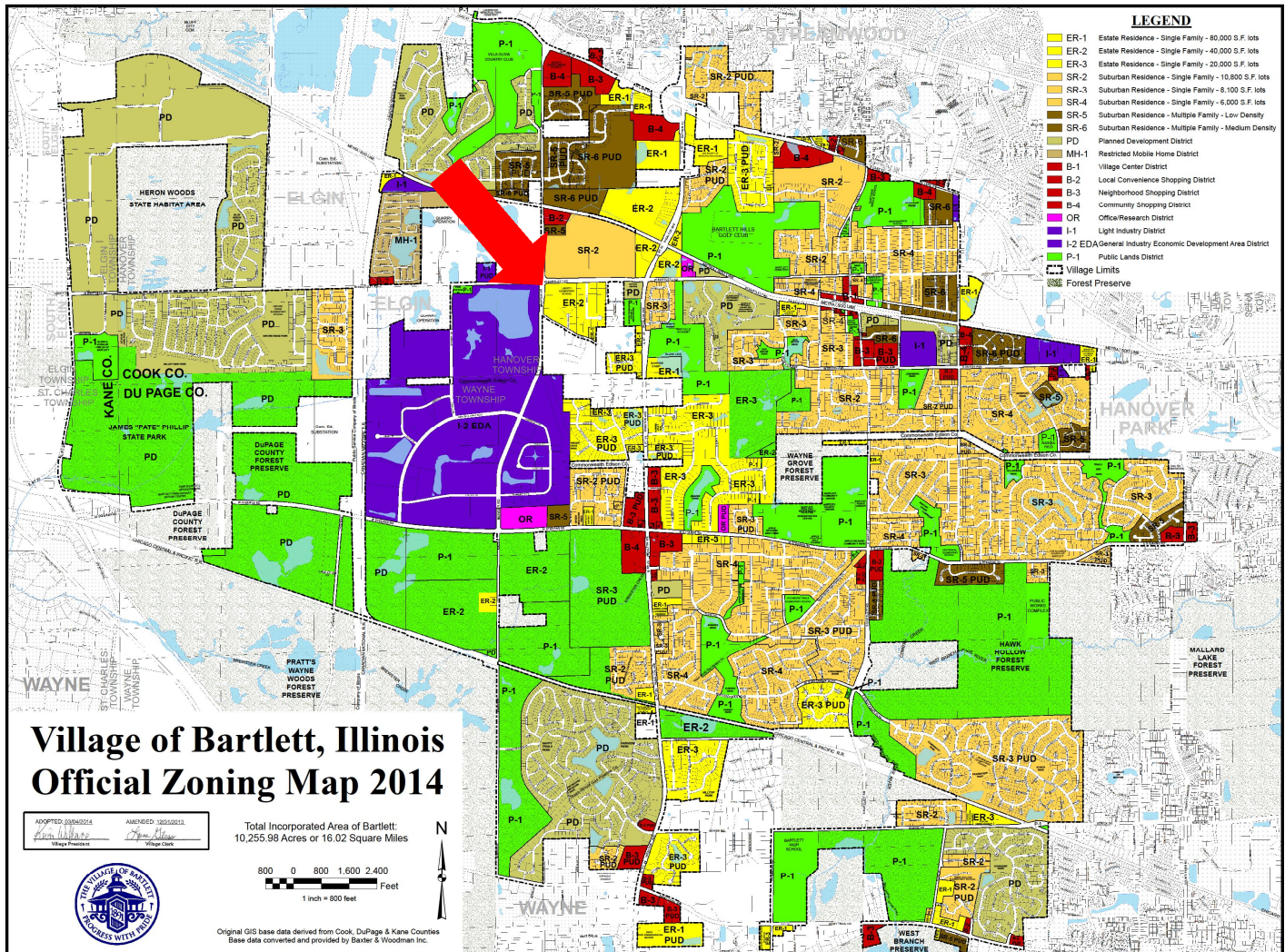
EXISTING LAND USE PLAN, BARTLETT



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

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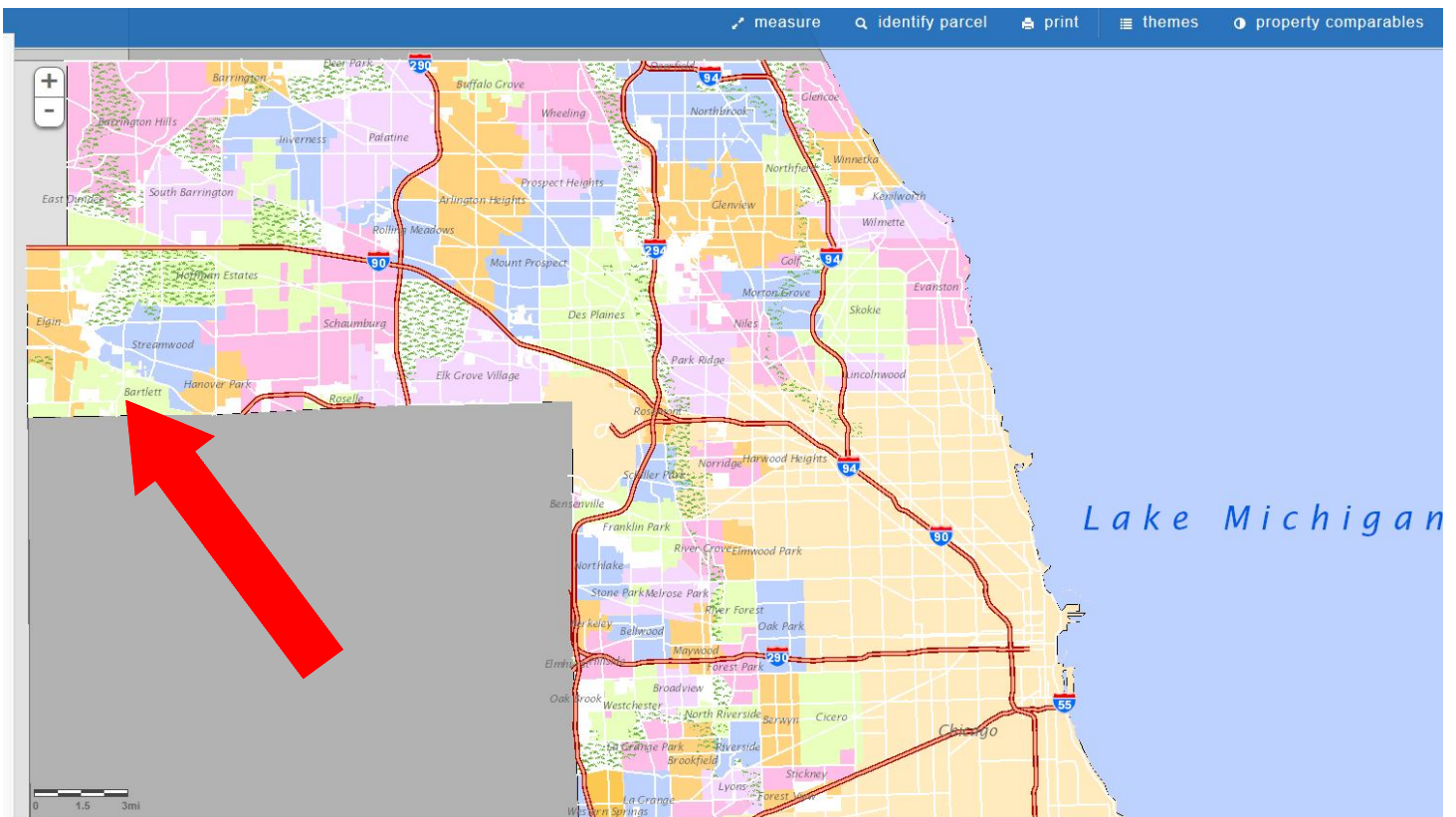
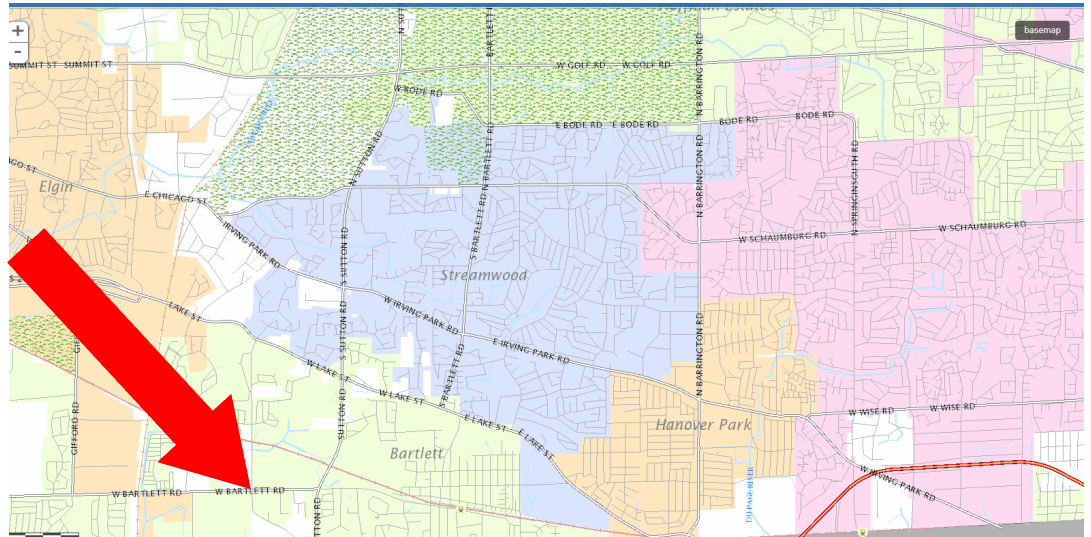
ZONING MAP, BARTLETT



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

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COOK COUNTY BOUNDARY



Source: Cookviewer.com