



Bankruptcy Court Orders Sale of Corner Lot in Glen Ellyn

825 N. MAIN STREET • GLEN ELLYN, ILLINOIS

Lot Size:

1.348 acres

Improvements:

1,980sf convenience store built in 1972

Frontage:

138' along Main St.
252' along St. Charles Rd.

Zoning:

C2- Community Commercial

Property Taxes:

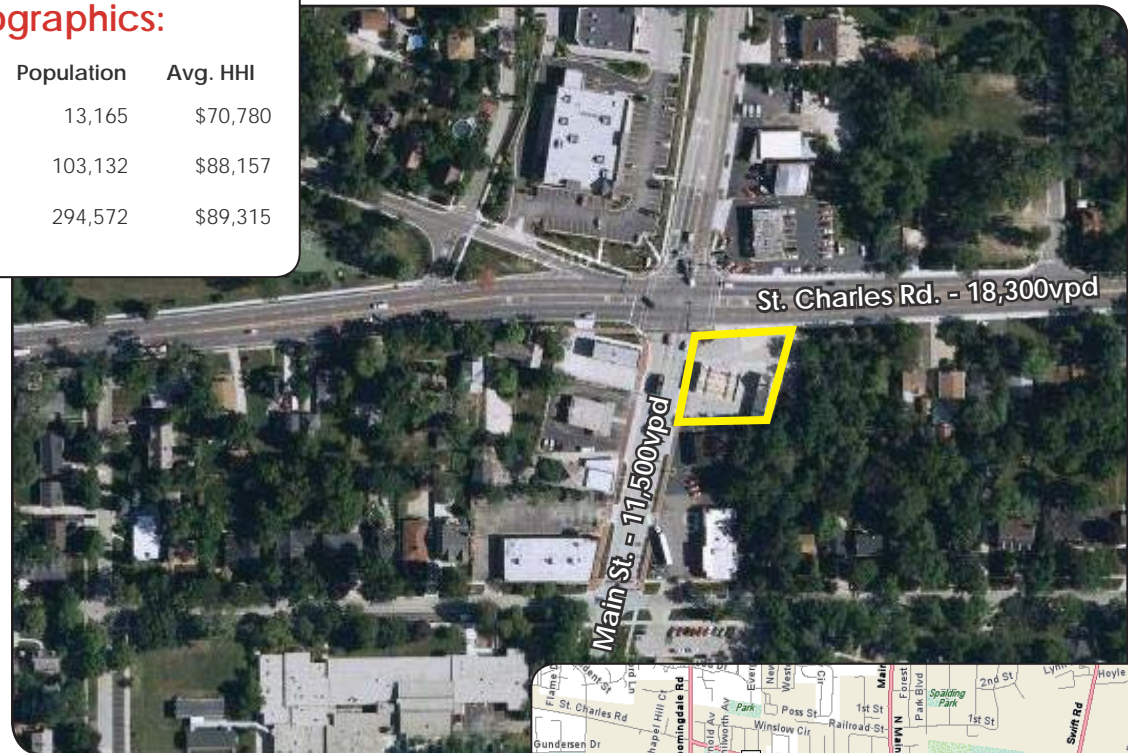
\$6,093.50 (2008)

Price:

\$750,000

Demographics:

	Population	Avg. HHI
1-mile	13,165	\$70,780
3-mile	103,132	\$88,157
5-mile	294,572	\$89,315



For More Information, Contact:

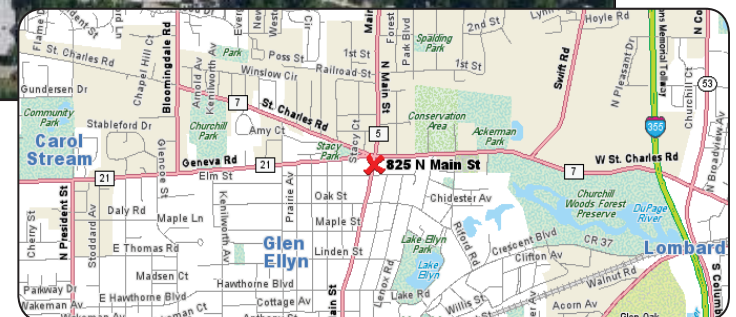
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Disclaimer: Information contained herein has been obtained from the owner and other sources which appear reliable. However, Millennium Properties R/E, Inc. is acting as owner's agent and the agent listed above is the owner's designated agent, and makes no warranties or representations as to the accuracy or completeness of this information.



10-4-14: C2 COMMUNITY COMMERCIAL DISTRICT

(A) PERMITTED USES*

1. Bakery where not more than 50% of the floor area is devoted to processing.
2. Commodities sales uses for basic living needs of neighborhoods, such as: art and school supply store; bicycle sale and repair shop; book store; camera and photographic supply store; candy and ice cream store; furniture, upholstery, carpet, china or glass store; clothing store; department store; toy and hobby shop; hardware store; jewelry or leather goods store; liquor store; garden supply shop; electrical and household appliance sales; coin and philatelic store; interior decorating including making of draperies, slip covers and other similar articles; sporting goods; musical instrument sale and repair; paint and wallpaper store; variety store.
3. Community support service uses such as: music and dance school; antique shop; health spa; mail order store; newspaper office; office supply; pet shop; indoor theater; catering; laundry retail; mortuary; photographic and art studio; food store; and employment agency.²⁴
4. Service uses performed on the premises for needs of a neighborhood, such as: barber and beauty shop; dressmaking; tailoring; shoe repair; household appliance repair; radio or television sales, service and repair; frozen food locker; locksmith; millinery shop; travel agency; telegraph office; furrier storage, conditioning or sales; picture framing.
5. Office, business and professional.
6. Antenna attachments to existing antenna towers, buildings or other structures which do not exceed the permitted height in the zoning district or the height established by a special use permit.¹⁸
7. Restaurant and eating place (except drive-in and carry-out establishments) without entertainment and dancing and including outdoor seating on private property as an accessory use provided such outdoor seating complies with the provisions in Section 10-5-15.²⁴

*All (A) Permitted and (B) Special Uses must also comply with all applicable requirements contained in the "Supplementary District Regulations," as well as all other pertinent regulations in this Code.

10-4-14: C2 COMMUNITY COMMERCIAL DISTRICT (continued)

(B) SPECIAL USES*

No enumerated Special Use shall be considered to be an accessory use to any other permitted or Special Use, and a separate permit shall be required for each separate Special Use.

1. Adult day care center.
2. Automobile car wash³.
3. Automobile repair³.
4. Automobile and automotive sale and service use, including open sale lots, parking lots and public garages and storage garages³.
5. Automotive vehicle rental³.
6. Bank or financial institution.
7. Church or temple.
8. Club or lodge – private, fraternal or religious.
9. Commercial planned development in accordance with the provisions of the “Planned Unit Development Regulations”.
10. Congregate housing for the elderly.
11. Day care center.
12. Drive-in commercial facility.²¹
13. Garage/service station.
14. Group home.
15. Heating equipment and fixture repair uses³.
16. Medical or dental clinic.
17. Outdoor sales, storage, promotional activities, or tents¹⁹.
18. Private School.
19. Public park and playground.
20. Public use.
21. Public utility and public service use.
22. School – commercial or trade.
23. Sheltered care facility.
24. Television and radio tower, antenna support structure, church spire, belfry, monument, tank, water and fire tower, stage tower or scenery loft, cooling tower, ornamental tower, and spire, chimney, elevator bulkhead, conveyor and flag pole which exceed the maximum height¹⁸.

(C) ACCESSORY BUILDING AND USES

1. Storage garage and parking lot.
2. Accessory buildings may be located in a rear yard but not occupy more than 30% of a rear yard. If within 10’ of a principal building, then it must observe the same side yard requirements for a principal building. If more than 10’ from a principal building, then it must be at least 60’ from the front street line and 3’ from both the side and rear yards.

(D) MINIMUM YARD AND LOT REQUIREMENTS

1. Front yard: None.
2. Rear yard: 10' in depth.

10-4-14: C2 COMMUNITY COMMERCIAL DISTRICT (continued)

3. Side yard: None. A 20' side yard is required when the property adjoins or is across the alley from a residential district.
4. Lot area: 9,000 sq. ft.
5. Lot width:
 - a. Interior lot - 75';
 - b. Corner lot - 90'.
6. Lot depth: 125'.²⁴

(E) MAXIMUM HEIGHT

1. 35'.
2. Special Uses may be erected to a height not exceeding 45', and churches and temples may be erected to a height not exceeding 75', if the building is set back from each yard line at least 2' for each foot of additional building height above the height limit otherwise permitted in the district.
3. The height of a television or radio tower, antenna support structure, church spire, belfry, monument, tank, water and fire tower, stage tower or scenery loft, cooling tower, ornamental tower, and spire, chimney, elevator bulkhead, conveyor and flag pole shall be specified in the ordinance granting a special use permit.¹⁸

(F) SIGNS, FENCES AND OBSTRUCTIONS IN YARDS

1. Signs as per Sign Ordinance.
2. Screening required pursuant to Section 10-5-13 (L).
3. See Section 10-5-5: YARDS.¹⁹

(G) PARKING AND LOADING REQUIREMENTS

1. All buildings except those specified below: One space for each 250 sq. ft. of floor area.
2. Automobile sales: Three spaces for each 1,000 sq. ft. of gross floor area, plus 1 space for each 2,000 sq. ft. of gross land area.³
3. Car wash: One space for each 2 employees, plus reservoir parking space or stacking space equal to 5 times the maximum capacity of the washing unit.³

10-4-14: C2 COMMUNITY COMMERCIAL DISTRICT (continued)

4. Club and lodge: One space for each 300 sq. ft. of gross floor area.
5. Commercial or trade school: One space for each 2 students, based on design capacity.
6. Day care center: One space for each 800 sq. ft. of gross floor area.
7. Eating or restaurant establishment: One space for each 3 seats provided in eating or drinking areas.
8. Indoor theater: One space for each 3 seats.
9. Medical and dental clinic: One space for each 200 sq. ft. of the gross area used for clinic.
10. Private school: One space for each 4 students, based on design capacity.
11. Sheltered care facility: One space for each 1,200 sq. ft. of gross floor area.
12. Additional off-street parking and loading requirements are found in the "Supplementary District Regulations."