

JELKE CREEK
BIRD SANCTUARY

BONCOSKY RD

Land Available
for Sale

120± Acres On
I-90 Ready For
Development
Infill

Sleepy Hollow Road & Boncosky Road

Dundee Township, Illinois

HIGHLIGHTS

- 120 +/- acres
- Unincorporated Kane County
- Part of Sleepy Hollow's Future Land Use Boundary
- Adjacent to Jelke Creek Bird Sanctuary
- Nearly 1,200' of I-90 frontage (106,014 vehicles per day)
- Immediate access to I-90 via Rt. 31 (4-way interchange)
- 1/4 mile to Advocate Sherman Hospital
- 1.9 miles to the Big Timber Metra Station in Elgin
- Close proximity to lifestyle amenities: South Barrington Arboretum and NOW Arena @ Prairie Stone
- 26 minutes to O'Hare International Airport
- Sale Price: \$5,995,000

LOGICAL DEVELOPMENT TYPES

- Logistics
- Office
- Residential

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OPTION 1

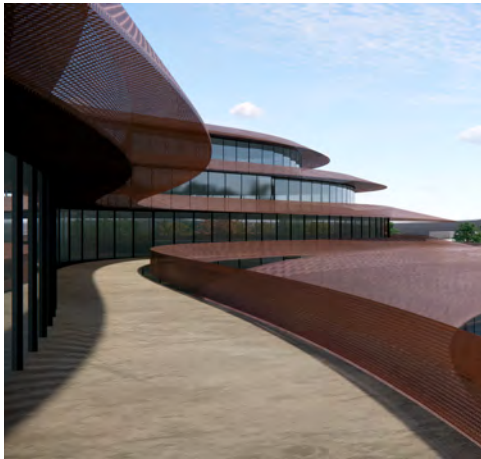
Logistics Renderings



Images provided by Olympus Development

OPTION 2

Office Renderings



Images provided by Olympus Development

OPTION 3

Residential Renderings

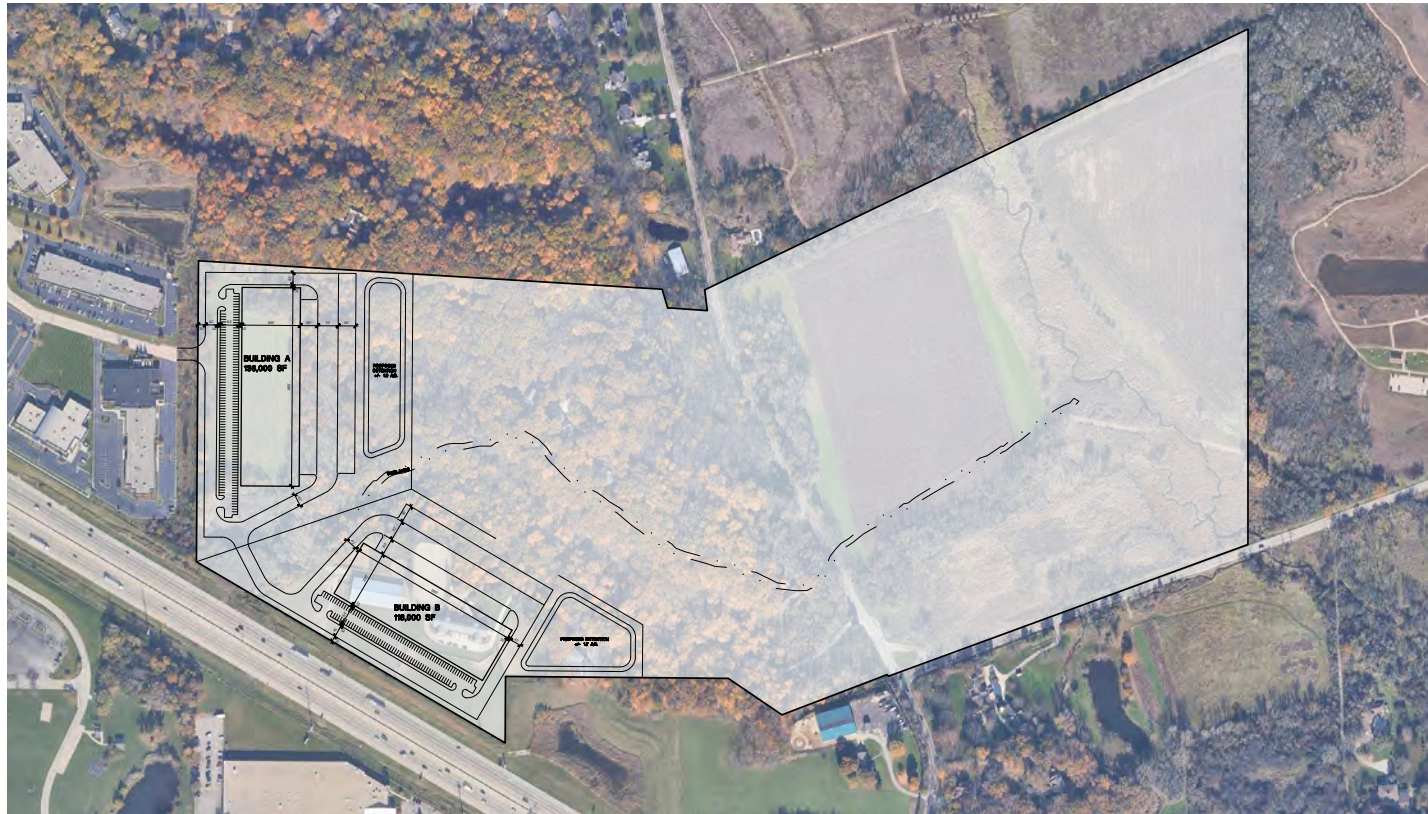


Images provided by Olympus Development

Future Industrial Developments

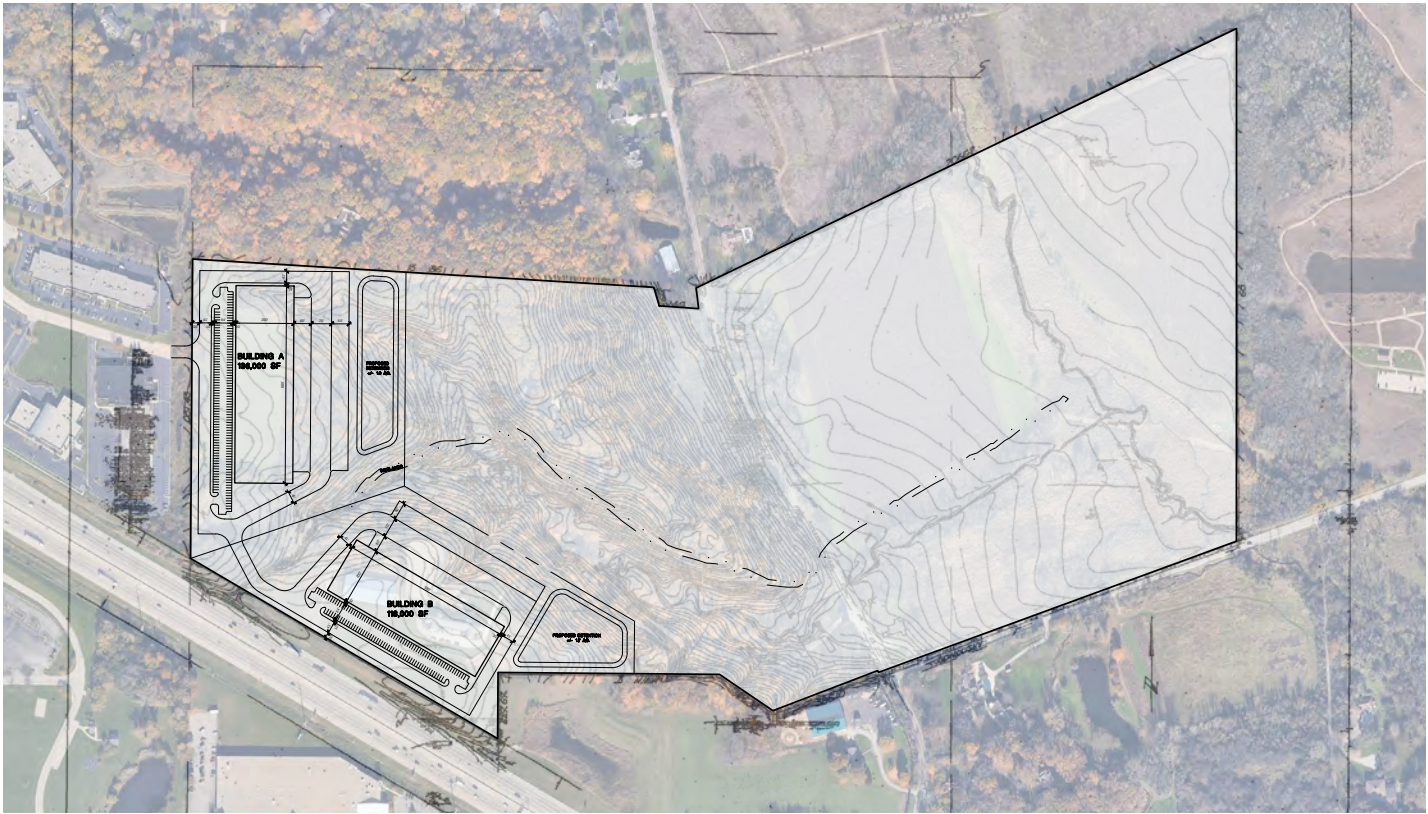


Site Plans



SITE DATA

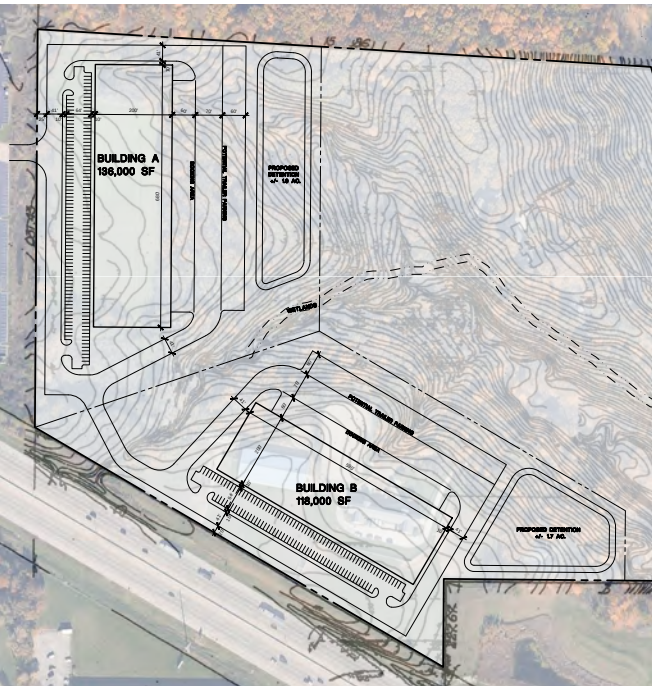
	AC	%
Lot A	14.92	12.2
Lot B	14.22	11.6
Undeveloped Land	93.53	76.2
Total Project Site	122.67	100
Building A	136,000 SF	
Building B	118,000 SF	
Total Building Area	254,000 SF	
Lot A Parking	154	
Lot B Parking	120	
Total Parking	274	



ZONING SUMMARY

*Zoning standards reflect the city of Elgin municipal code for the general industrial district.

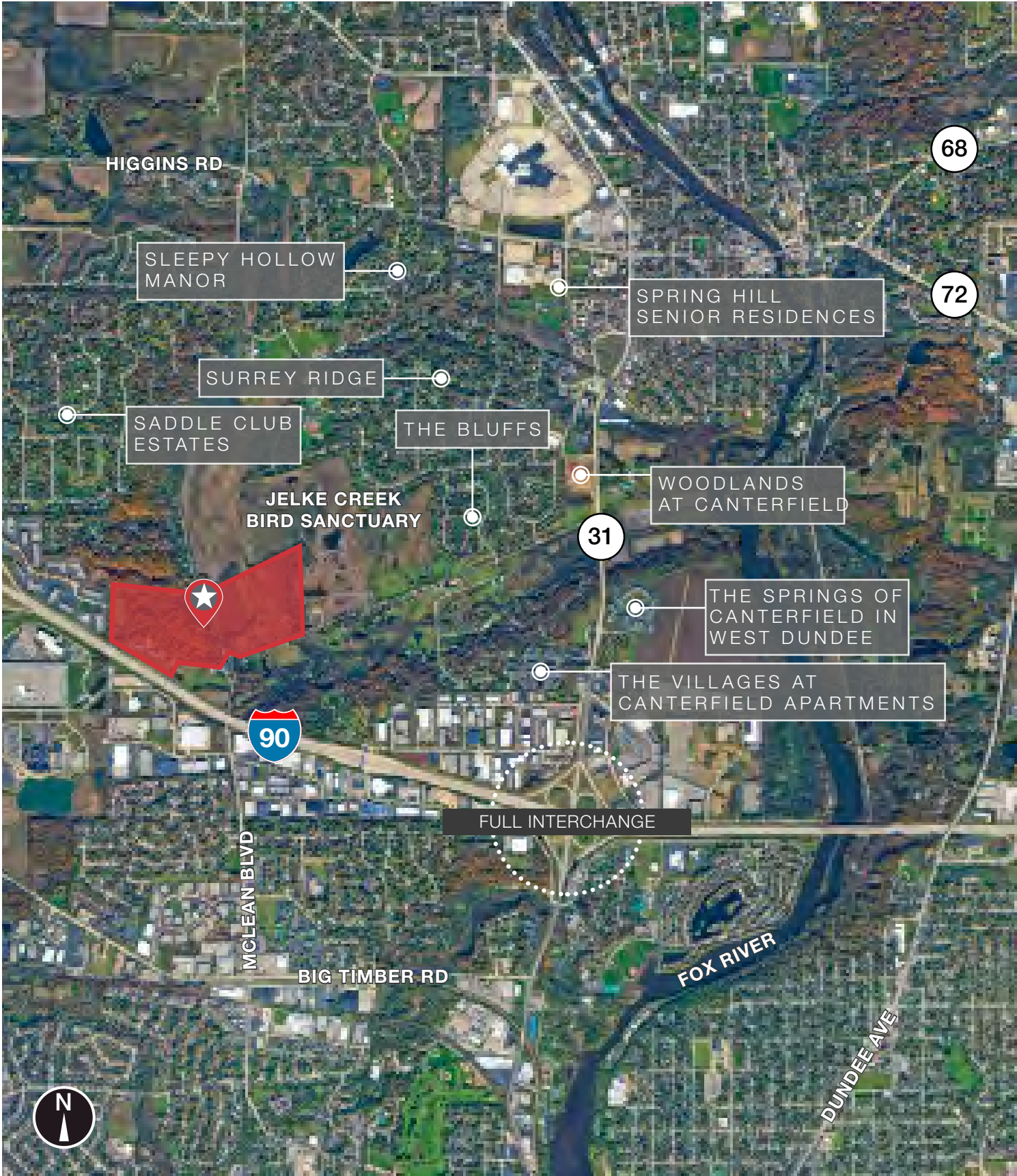
	PROP
Zoning	GI
SETBACKS	
Vehicular Use Front	20'
Vehicular Use Interior	10'
Parking Aisle Width	26'
Parking Stall Width	9'
Parking Stall Depth	18.5'



Randall Road Amenities & Developments

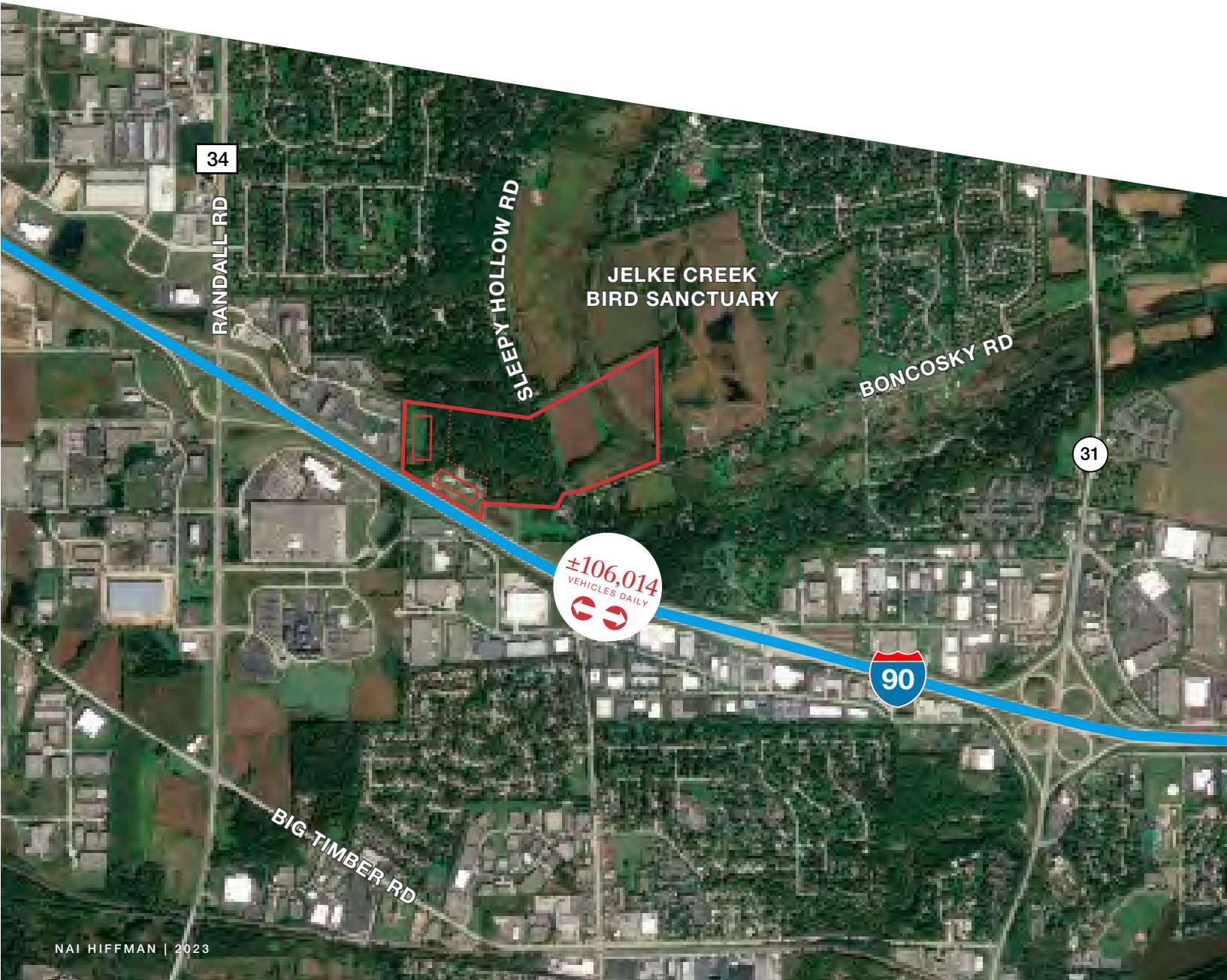
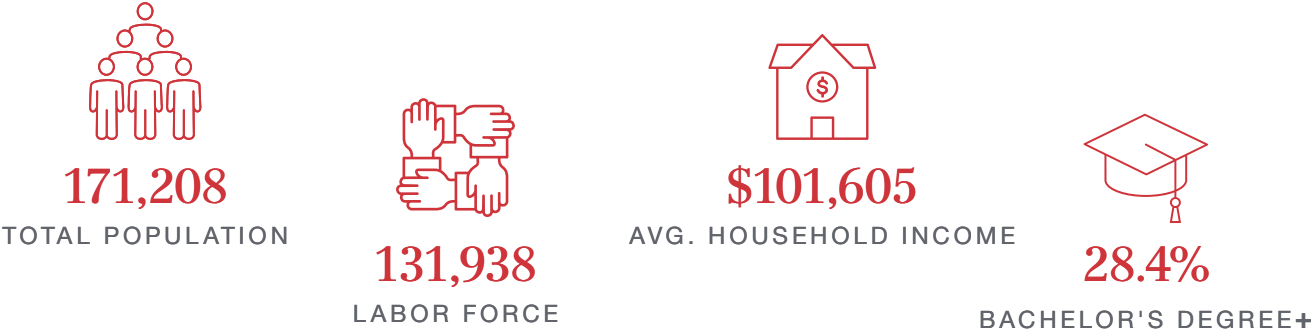


Residential Subdivisions



DEMOGRAPHICS

ESTIMATES BASED ON A 5-MILE RADIUS

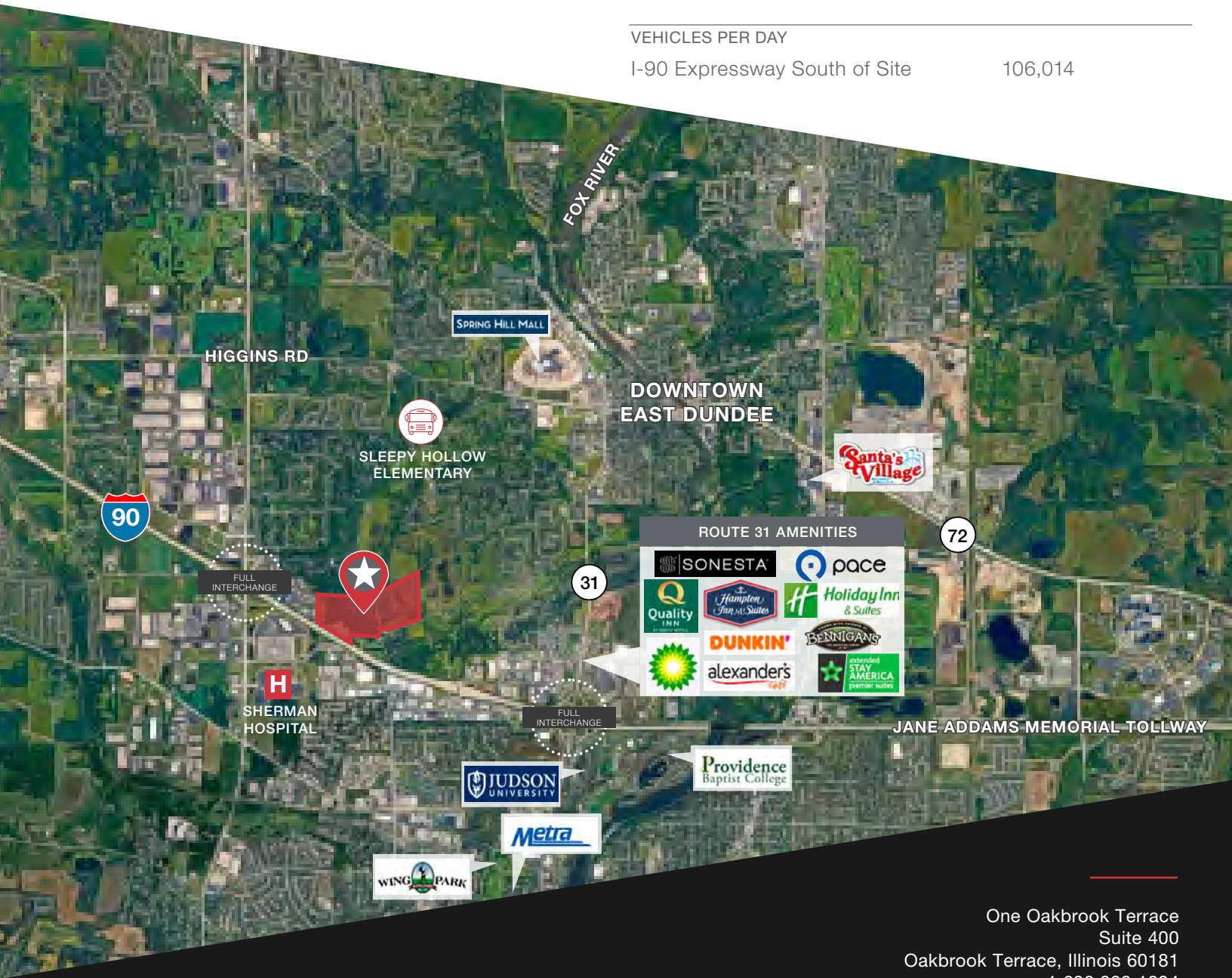


DUNDEE, ILLINOIS

Dundee Township occupies the 6 square mile area in the Northeast corner of Kane County, Illinois. It includes West and East Dundee, Carpentersville, Sleepy Hollow, Gilberts and portions of Elgin, Barrington Hills, Hoffman Estates, and Algonquin. It is divided by the Fox River. As of the 2010 census, the Dundee Township population was 64,167 with 21,635 housing units.

NOTABLE DISTANCES

MAJOR ARTERIES / INTERSTATES	
I-90 Expressway	1.5 miles, 4 minutes
Randall Road	3.9 miles, 7 minutes
I-390 (Elgin Bypass)	13 miles, 28 minutes
I-290 Expressway	15.5 miles, 16 minutes
I-88 Expressway	21.9 miles, 46 minutes
I-80 Expressway	60.7 miles, 50 minutes
DESTINATIONS	
O'Hare International Airport	26.2 miles, 26 minutes
Chicago Business District	39.5 miles, 35 minutes
VEHICLES PER DAY	
I-90 Expressway South of Site	106,014



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