Crystal Brook Subdivision

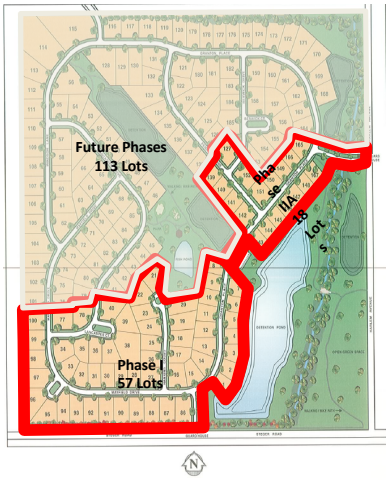
NWC Steger & Harlem

FOR SALE

Frankfort, Illinois

Residential Development Opportunity!

- 60 Improved lots
- 113 Partially Improved Future lots
- Lincoln Way/Frankfort Schools
- Easy access to I-80 and I-57
- Flexible Terms



FLANAGAN
REALTY

Dan Flanagan, ALC
Managing Broker
Phone: 630-388-8522
Fax: 630-443-1239
email: Dan@FlanaganLand.com
http://www.flanaganland.com

Flanagan Realty, LLC represents the seller in this transaction and will not be acting as a dual agent or representative of the buyer unless specifically stated in writing. The information contained herein is from sources considered reliable, but is not guaranteed and is subject to change without notice. Buyers are advised to independently verify all information and perform their own due diligence. This offering may be withdrawn or subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers.

Crystal Brook Subdivision

NWC Steger & Harlem

FOR SALE

Frankfort, Illinois

Summary

Location:	The property is generally located west of Harlem, North of Steger Road in Frankfort, Will County, IL
Size/Dimensions:	60 Improved lots 113 Partially Improved Future lots
Improvements:	60 lots fully improved 113 lots mass graded w/some undergrounds
Letter of Credit	No letter of credit required for first 57 lots.
Architectural:	See Following Pages
Permit Fees:	TBD
HOA:	Not Established
Taxes:	Approx. $350/lot per 2016 assessment
Zoning:	PUD
Terms:	Seller will consider : • Lot packages with min 5 lots • Quarterly lot takedowns • Lot subordination for specs/models • Other structures case by case
Price:	Asking $50,000 per lot for improved lots Asking $25,000 per lot for unimproved lots Discount possible for bulk sales

FLANAGAN REALTY

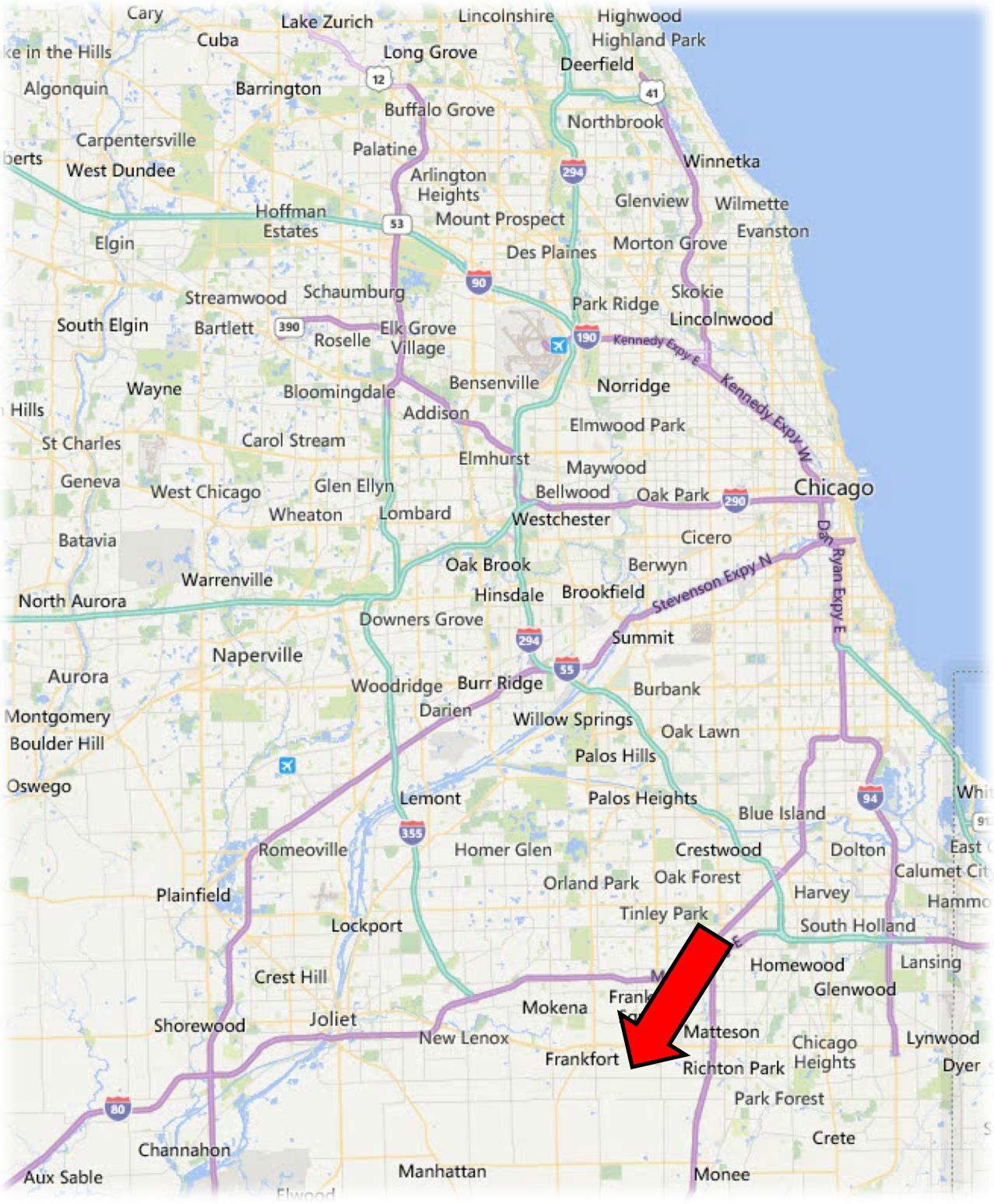
Crystal Brook Subdivision

NWC Steger & Harlem

FOR SALE

Frankfort, Illinois

Location Map



FLANAGAN REALTY

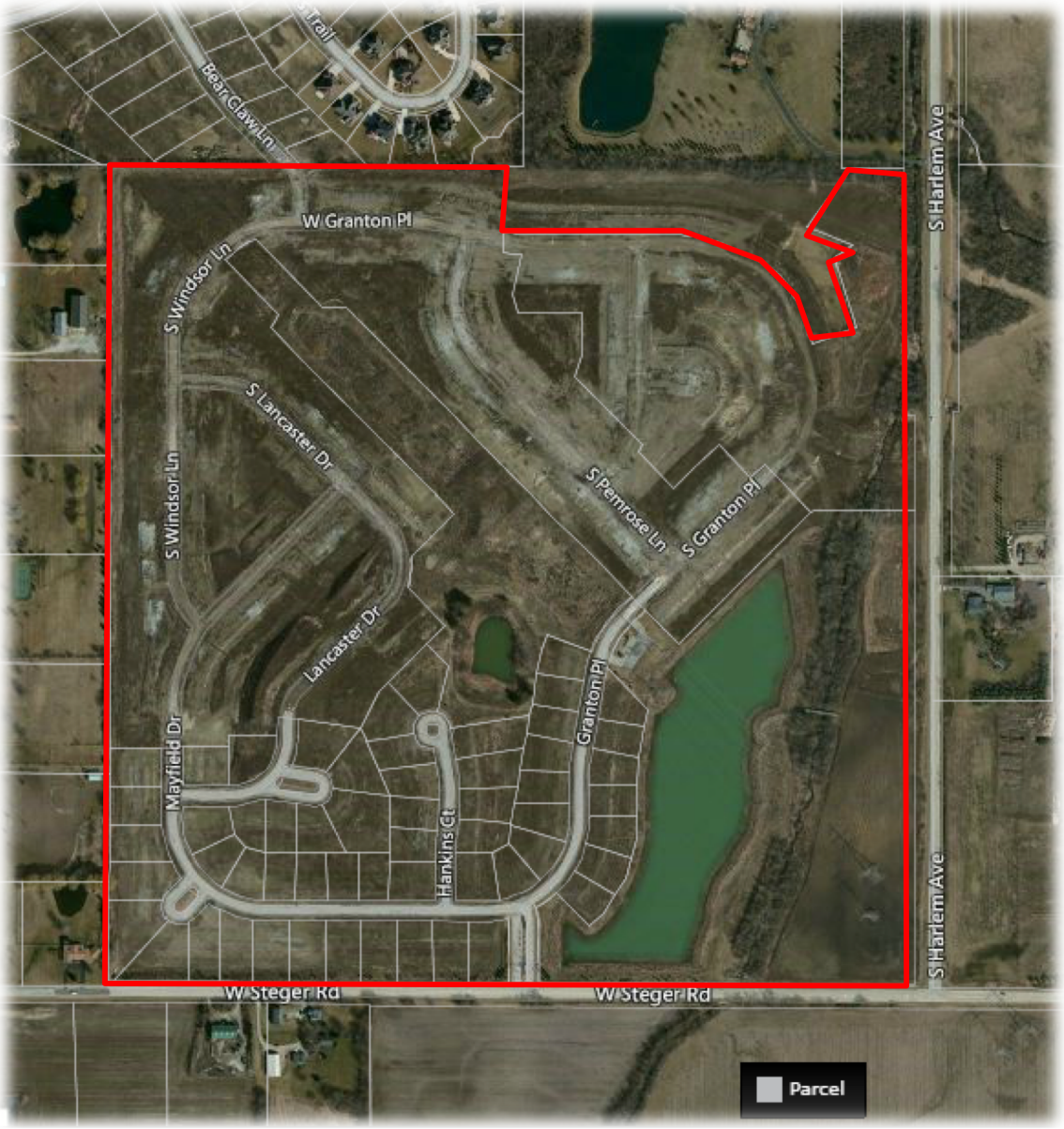
Crystal Brook Subdivision

NWC Steger & Harlem

FOR SALE

Frankfort, Illinois

Aerial Photo



FLANAGAN REALTY

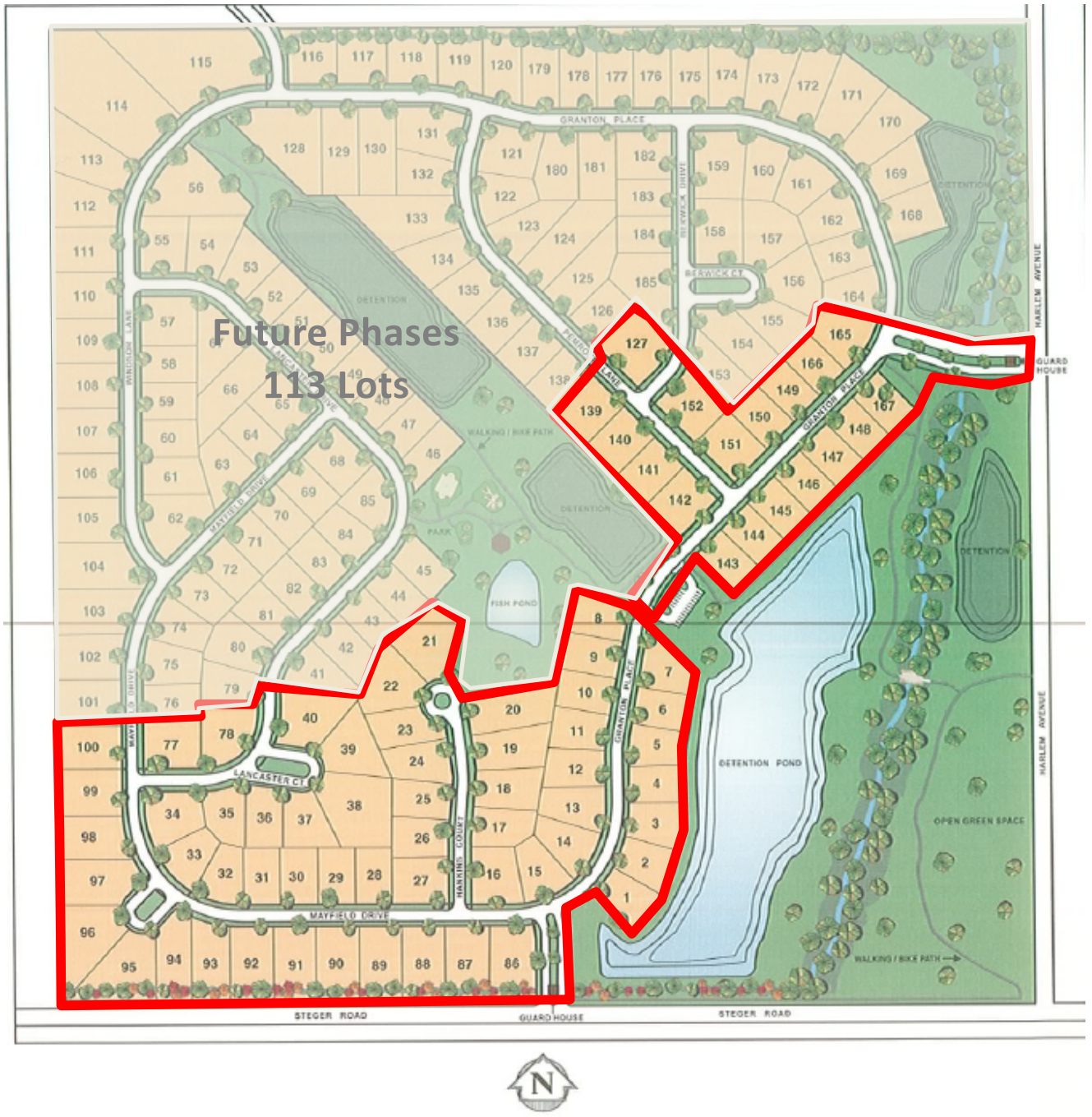
Crystal Brook Subdivision

NWC Steger & Harlem

FOR SALE

Frankfort, Illinois

Site Plan



FLANAGAN REALTY

Crystal Brook Subdivision

NWC Steger & Harlem

FOR SALE

Frankfort, Illinois

Architectural Requirements

ARTICLE 6—Architectural Standards

Article 6. Section 1: "Exterior Architectural Design" The architectural style of all residential structures constructed upon any Lot shall be of a traditional style in exterior design (i.e. Georgian, Colonial, Victorian, French Country and Country) Contemporary or Modern designs are not desirable. The COMMITTEE, at its sole discretion, may approve or disapprove any house plan it deems unsatisfactory, for any reason. It is recommended to have a preliminary review of any questionable plans (i.e. Prairie style). Sketch plans for these styles are subject to preliminary review.

Article 6. Section 2: "Calculation of Allowable Floor Area". The allowable floor area shall be calculated as follows:

(A) Minimum Floor Area Calculations.
Minimum floor area shall be defined and calculated as habitable space excluding basements and garages. No dwelling shall be erected or maintained on the Property unless the floor area of the residential dwelling is at least 2,500 square feet for a Ranch (one story), 2,800 square feet for a one and one half story, and 2,800 square feet for two-story, all multi-level floor plans which shall also have a minimum floor area of 1,500 square feet on the first floor.

Article 6. Section 3: "Exterior Wall Area Materials"

(A) First Floor: The first floor of all residences must be all face brick or stone, cultured stone or other acceptable masonry material on all four (4) sides except as hereafter stated. E.I.F.S. cedar siding or cement siding (i.e. Hardiboard) may be permitted subject to approval of the Committee, and the Village.

(B) Second Floor: Second Floor exterior wall areas may be constructed of cedar, E.I.F.S., cement siding (i.e. Hardiboard) or face brick. Aluminum soffits and gutters will be allowed.

(C) Masonry: Use of masonry on the exterior wall area must be constructed of stone, cultured stone or brick or other acceptable masonry materials, which comply with the Village of Frankfort Code.

(D) Siding: No aluminum or vinyl siding shall be permitted. All siding must be cedar, E.I.F.S. or cement siding (i.e. Hardiboard).

(E) All residences constructed on any lot of said subdivision shall be of brick, stone, masonry, or wood construction only. These materials shall be submitted to and approved by the ARC. No manufactured, prefabricated, or modular homes shall be constructed on any Lot in said subdivision, and no plywood, including reverse board and batten, aluminum or vinyl siding, shall be used on any structure erected on any lot in said subdivision.

Article 6. Section 4: "Roof Material" Roofs may only be constructed of architectural grade (i.e. Oak Ridge II, Timberline, Hallmark, etc.) shingles or other as approved by the architectural committee.

FLANAGAN REALTY

Architectural Requirements (cont'd)

Article 6. Section 5: "Roof Pitch" The minimum roof pitch of each house is as follows:

(A) One Story House- **6/12**

(B) Two or More Stories- **6/12**

However, roof pitch may be lowered to 4/12 if in the sole and absolute discretion of the Committee a lower pitch enhances the architectural and aesthetic integrity of the house. Flat roofs are prohibited.

Article 6. Section 6: "Skylights" All skylights or like structures shall be placed in such a way that they are not visible from the street in front of the house. At no time shall skylights or like structures be placed on the front roof line.

Article 6. Section 7: "Windows" Windows on the front elevation of all houses shall be placed in a symmetrical pattern or balanced in a traditional style. Windows for laundry rooms, bathrooms or kitchens on the front elevation may be oval or radius top.

Article 6. Section 8: "Garages" All houses shall have attached garages of a minimum three car capacity and the doors shall face the side or the front of the Lot unless otherwise approved by the Committee. All front loaded three car garages must have a break in the roof line by stepping one stall back a minimum of one foot. Garages larger than (3) bays in width must be side or combination side/front loaded.

Article 6. Section 9: "Chimneys" Chimneys located on exterior walls must be of face brick or natural stone. Chimneys which are not located on exterior walls shall be encased in a decorative enclosure in conformity with the architectural style of the house.

Article 6. Section 10: "Plumbing and Heating Stacks" All stacks, including but not limited to, plumbing, heating and ventilation stacks shall be located on the rear portion of the roof. Furnace exhausts located on sidewalls must be located on the rear of any dwelling or screened with landscaping. All other vents or exhausts may not be located on the front of the Dwelling.

Article 6. Section 11: "Monotony Clause" Approval shall be withheld of the design, exterior and interior size, exterior shape and materials or color scheme of the proposed building is not in harmony with adjacent building; in no event shall a particular front elevation be duplicated within three lots of the proposed structure. A different elevation would incorporate a significant change i.e. a gable roof would be modified to a hip roof. Brick color shall be varied. Samples may be required to be submitted if similar colors are within ***three lots.*** Additionally, this clause applies to the rear elevations of the houses located on lots 86-114. Rear elevations must be varied on these lots and duplication will not be allowed within three lots.

Crystal Brook Subdivision

NWC Steger & Harlem

FOR SALE

Frankfort, Illinois

Summary of Experience

Dan Flanagan, ALC is the president and owner of Flanagan Realty, LLC. Dan is considered by many to be one of the foremost experts in land and commercial real estate brokerage, acquisition and disposition, consulting and valuation in the greater Chicago area. His extensive knowledge of land-related issues bring tremendous value to anyone who is seeking to purchase or sell commercial or industrial real estate, residential land or farms, or is otherwise facing challenges with land or commercial real estate.

Mr. Flanagan has actual, hands-on development experience in residential, commercial, industrial and special-use real estate. As a result, he is uniquely qualified to help with a wide range of land and real estate related issues and challenges.

The following is a brief overview of Dan's relevant experience and qualifications:

- Accredited Land Consultant designation from the National Association of Realtors, Realtors Land Institute. Recipients of this designation are considered the "Best of the Best" in the land business and must meet stringent education, experience, sales volume, and testing requirements.
- President - Illinois Chapter of the Realtors Land Institute.
  Board of Directors of the National Realtors Land Institute
- Former partner with a large Midwestern private equity real estate development firm.
- Sales volume well into the hundreds of millions, averaging in excess of $25 million in sales annually.
- Frequent commentator on the Chicago real estate industry and market. Quoted in Chicago Tribune, Crain's Chicago Business News and Real Estate on Radio, WLS 890 AM.
- Masters in Public Administration from Northern Illinois University with a specialization in City Management and Environmental Planning.
- Extensive expertise in real estate valuation, including comparable sales analysis, income analysis, discounted cash flow analysis, market and absorption studies and other methods.
- Frequently contacted by area real estate appraisers to provide them with insight regarding land and commercial real estate markets and valuation.

FLANAGAN REALTY

ILLINOIS ASSOCIATION OF REALTORS
NOTICE OF NO AGENCY RELATIONSHIP

Name of Broker Associate Daniel Flanagan

Name of Brokerage Company Flanagan Realty, LLC

NOTICE OF NO AGENCY RELATIONSHIP

In regard to this property, Daniel Flanagan of Flanagan Realty, LLC has entered into an agreement with Seller to provide certain real estate brokerage services and represents the seller in this transaction and will not be acting as a dual agent or representative of the buyer unless specifically stated in writing.

THIS NOTICE OF NO AGENCY IS BEING PROVIDED AS REQUIRED BY STATE LAW.

_____
Customer Signature

_____
Print Customer's Name

_____
Date