

# Amazing multi zoned property, front half of lot is zoned B1-Neighborhood Business,



## 0.46 Acres

### \$39,000

#### McHenry County, Illinois

[www.landresellers.com/properties/4c93b2f6a6b](http://www.landresellers.com/properties/4c93b2f6a6b)



## Property Details

**Property Types:** Land, Commercial  
**State:** Illinois  
**County:** McHenry County  
**City:** Lakemoor  
**Zip:** 60051  
**Price:** \$39,000  
**Total Acreage:** 0.46  
**Property ID:** 4c93b2f6a6b  
**Property Address:** Rand Rd, Lakemoor, IL, 60051

**APN:** 10-32-327-008  
**Dimensions:** 201x101x201x101  
**GPS:** 42.334573986402, -88.211712497242  
**Subdivision:** LILYMOOR  
**Roads:** Paved  
**Power:** Available  
**Water:** Drill Well  
**Sewer:** Septic Required  
**Taxes:** \$1,248

Amazing multi zoned property, front half of lot is zoned B1-Neighborhood Business, The back half is zoned R1-Single Family

Rezoning opportunity. Owner will finance with \$10,000 Down

Property Address: Rand Rd, Lakemoor, IL 60051

Latitude/Longitude: 42.334573986401736, -88.21171249724212

County: McHenry

Google Map - <https://goo.gl/maps/m4qGtKmfNSs5ExFE8>

Directions: Route 120 East of Lilly Lake Rd and West of Darrell Rd on north side of road across from car lot.

PRICE: \$39,000 Owner will finance with \$10,000 Down

Plus closing costs, account servicing fee and monthly tax payment

Directions: Route 120 East of Lilly Lake Rd and West of Darrell Rd on north side of road across from car lot.

### Property Description:

Amazing multi zoned property, front half of lot is zoned B1-Neighborhood Business, The back half is zoned R1-Single Family Residential so there's endless uses. COME AND TAKE A LOOK at this beautiful parcel of land is located on hwy 120 (Rand Rd), near the town of Lakemoor. This pro-business community is a new destination for development in the Chicago Metropolitan Area. Surrounded by a multitude of outdoor activities such as boating and fishing in the Fox River or any of the many lakes in the area, or golfing in one of the courses nearby. Close to fine dining, shopping, entertainment and recreation, your a short distance from endless amenities and attractions. This land has a lot of potential and won't last long, so get out of the hustle and bustle of the city and enjoy this rural retreat.

### Planning and Development Notes:

The McHenry County Unified Development Ordinance ([https://codelibrary.amlegal.com/codes/mchenrycounty/latest/mchenrycounty\\_il/0-0-0-34324](https://codelibrary.amlegal.com/codes/mchenrycounty/latest/mchenrycounty_il/0-0-0-34324)) contains a table ([https://codelibrary.amlegal.com/codes/mchenrycounty/latest/mchenrycounty\\_il/0-0-0-35979](https://codelibrary.amlegal.com/codes/mchenrycounty/latest/mchenrycounty_il/0-0-0-35979)) listing the allowed uses in both districts. It's likely that you would want to rezone the property to be in one zoning district or the other. Please contact our Planning Division for additional information. The assigned address for this property will be dependent on which right-of-way the access drive is proposed off of. At the time a building permit application is submitted for a principal structure on this property, that is the time when an address would be assigned. Possible vacating the road right-of-way application used to obtain undeveloped lot to the east of the property. That process is managed by the local township highway commissioner. The McHenry Township phone number is 815.385.5605. You will need to discuss the vacation process with them.

### Property Info

Power: Available - ComEd

Sewer: Septic Required

Water: Drill Well

Gas: unknown

Impact Fees Paid: none

Permits: none

Fence: unknown

Access: yes

#### Property Details

Parcel Number: 10-32-327-008

Property Type: front half- B1 Business/back half-R1 SFR

Lot Size: 20,037 sq ft

Acres: 0.46 acres

Topography: flat

Dimensions: 201x101x201x101

Shape: rectangle

Zoned: front half- B1 Business/back half-R1 SFR

FEMA Flood Hazard Zone: X

FEMA Floodway: Out

Total Tax Amount: \$1,248.34

Road Type: Paved

Road Maintenance: County

Legal: DOC 2008R0032159 LTS 15 THRU 22 LILYMOOR SUB

I like to use this app when at the property to help find the corners

REGrid App - <https://app.regrid.com/us/il/mchenry/mchenry/43322>

If you don't see the map, click the "X" in the upper right by the 3 bars (which will close the details window and show the map)

Photos - <https://photos.app.goo.gl/LiEeAHi8Sa4sCRch9>

Parcel Details - <https://mchenryil.devnetwedge.com/parcel/view/1032327008/>

GIS Details - <https://www.mchenrycountygis.org/Athena/?noDisclaimer=true&parcel=10-32-327-008>

McHenry County Department of Planning and Development (815) 334-4560

McHenry County Unified Development Ordinance - [https://codelibrary.amlegal.com/codes/mchenrycounty/latest/mchenrycounty\\_il/0-0-0-34324](https://codelibrary.amlegal.com/codes/mchenrycounty/latest/mchenrycounty_il/0-0-0-34324)

All properties are sold AS-IS. Buyer is to pay all closing costs and to do their own independent due diligence.

One or more members of corporation is a licensed real estate agent in the State of Arizona

## Seller Information



Sean Ryan  
4609 E Cooper St  
Tucson, AZ 85711

520-214-5303  
[ryanresults@aol.com](mailto:ryanresults@aol.com)