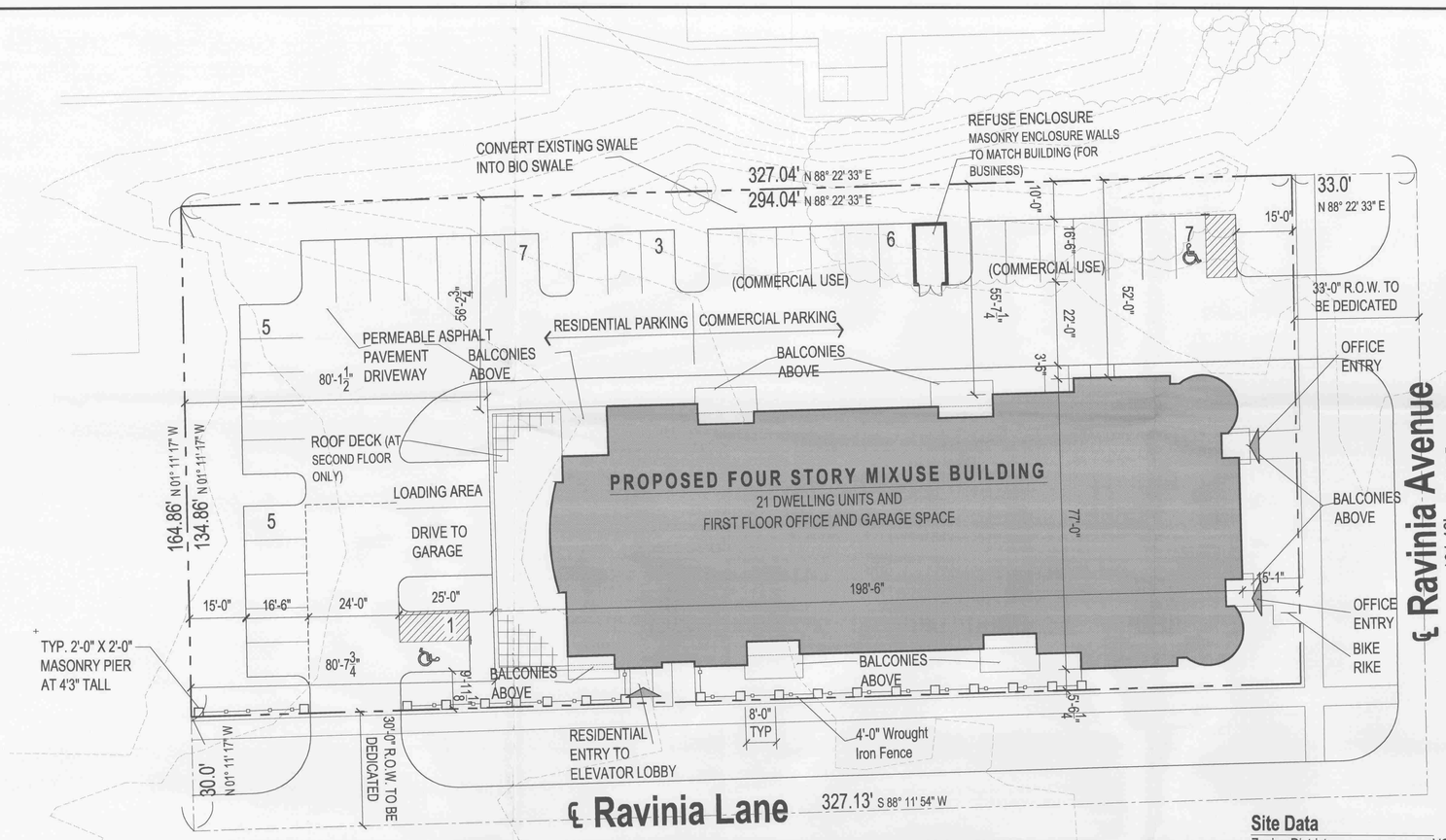


Preliminary Site Plan

Scale: $\frac{1}{16}$" = 1'-0"

Site Data

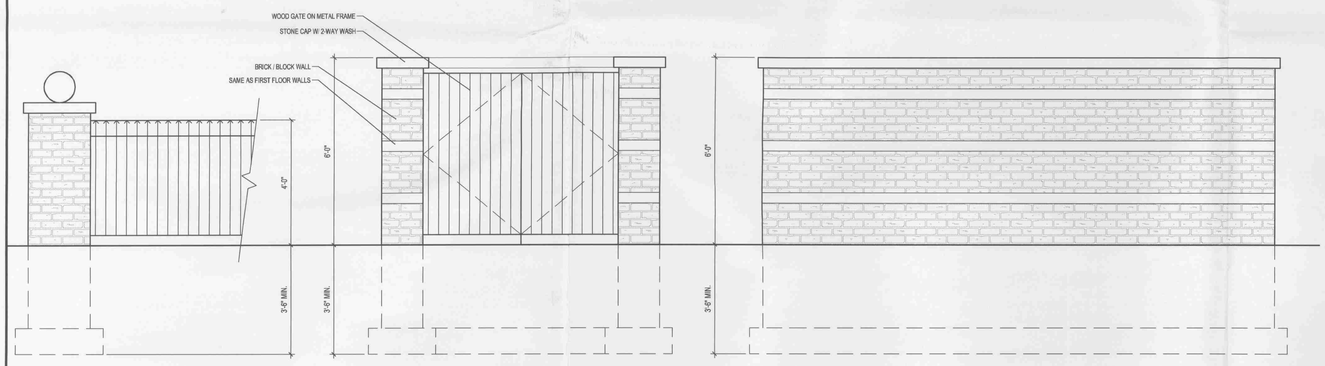
Zoning District:	VCD- Village Center District		
Discription	Required	Actual	
Lot Size Required:	(Min.) 10,000 s/f	39,599.75 s/f	OK (Section 6-212 D-2)
Lot Width:	80 feet	134.86 feet (smallest dimension)	OK (Section 6-212 D-2)
F.A.R.	1.0 (39,930.42 s/f building max allowed)	.998 (39,527.0 s/f)	OK (Section 6-212 D-4)

Detail Building Area:	
Fourth Floor:	11,882 s/f
Third Floor:	11,882 s/f
Second Floor:	11,882 s/f
First Floor:	3,881.0 s/f (Includes Office Area/ Stairway/ Elevator lobby)
Total:	39,527.0 s/f

Dwelling Units:	No Density Requirements/ Just FAR Req.)	21 units	OK (Section 6-212 D-4)
Building Height:	4 stories/ 55'-0" (Corner building)	4 Stories / 55'-0" at Tower Roof	OK (Section 6-212 D-3-b)
Green Area:	25% Min. (9,899.94 S/F)	29.0% (11,487.0 S/F)	OK
Impervious:	75% (29,699.81 S/F) Max.	71.0% (28,112.75 S/F)	
	OK (Section 6-212 D-1)		
Front yard setback:	5 -15 feet (Ravinia Lane)	5 feet 0 inch (Raviana Lane)	OK (Table 6-212.D.6.c)
	15 feet (Ravinia Avenue)	15 feet (Raviana Avenue)	OK (Table 6-212.D.6.c)
Side yard setback	15'-0"	84'-7 1/2"	OK (Section 6-212 D-6-d)
Rear yard setback	30'-0"	52'-8 1/2"	OK (Section 6-212 D-6-d)
Parking setback	10'-0" (All Property Lines)	10'-0"	OK (Section 6-212 D-6-e)
Parking requirements:			
Residential:	2 per Units 21dwelling units= 42 spaces	42 spaces including (2) accessible	OK (Table 6-306-(B))
Office:	1 /300 s/f 3205 s/f = 11 spaces	13 spaces	OK (Table 6-306-(B))

Note:

1. Green area calculations do not include parkway areas that are outside of of the lot.
2. Gross Lot area does not include area of new dedicate street area. Gross Lot area only includes land inside the new property line limits, after dedicated street area has been removed.
3. The 2004 Plat of Survey shows the lot lines into the right of ways. The sections of road was not dedictated to the Village at that time. The site plan for this development calls for the R.O.W. for both streets to be dedicated. The petitioner shall dedicate the acessary area of the lot fronting along Ravinia Lane and Ravinia Ave right-of-way within 90 days of the board decision.
4. Energy star appliances will be used for the dwelling units.
5. Porous pavement or paver will be used for the parking lot area.
6. Petitioner shall submit a landscape plan within 60 days of final engineering.



FENCE ELEVATION: SCALE: 1/2" = 1'-0"

TRASH ENCLOSURE - FRONT ELEVATION: SCALE: 1/2" = 1'-0"

TRASH ENCLOSURE - SIDE ELEVATION: SCALE: 1/2" = 1'-0"

BOARD APPROVED
CASE NO. 2007-0462-2
DATE 11-5-07
W/CONDITIONS ✓
W/O CONDITIONS

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ISSUES AND REVISIONS :

NO:	BY:	DATE:	DESCRIPTION:
1	SAS	9/20/2007	GENERAL REVISION, CLARIFICATIONS
2	SAS	9/28/2007	GENERAL REVISION, CLARIFICATIONS

NO:	BY:	DATE:	DESCRIPTION:

NO:	BY:	DATE:	DESCRIPTION:

NOTE TO BUILDING DEPARTMENT:
THESE DOCUMENTS (PLANS & SPECIFICATIONS) ARE VALID FOR PERMITS ONLY WHEN THE ARCHITECTS ORIGINAL SEAL AND SIGNATURE APPEARS AND IS AFFIXED, AND UNLESS OTHERWISE PROVIDED IN WRITING ARE INTENDED AS A PERMIT SUBMITTAL FOR ONE (1) BUILDING ONLY.
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Proposed Twenty-one Unit Condominium located at the Northwest Corner of Ravinia Avenue / Ravinia Lane
Orland Park, Illinois

RECEIVED OCT 29 2007 By

SITE PLAN
Preliminary Review

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PROJECT ARCHITECT: SAS	DATE: 05-15-2007
DRAFTPERSON: SAS	SCALE: See Sheet
APPROVED :	COMPUTER NAME
PREPARED FOR : BARRETT PROPERTIES F.L.P. JOHN BARRETT	
LOCATION : RAVINIA AVENUE / RAVINIA LANE ORLAND PARK, ILLINOIS	
JOB NUMBER : 2007-014	

SHEET NUMBER :
A-1.0 OF