

DATE	DESCRIPTION
02-15-2019	ISSUED FOR REVIEW
04-09-2020	REVISED PER ARCHITECT
06-12-2020	REVISED PER VILLAGE
10-06-2020	REVISED PER VILLAGE OF ORLAND PARK
01-06-2021	REVISED PER VILLAGE OF ORLAND PARK 11-25-20
02-19-2021	REVISED PER VILLAGE OF ORLAND PARK 02-03-21

**MeritCorp**  
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**RIZZA LINCOLN**  
**8130 W. 159TH ST**  
**ORLAND PARK, (ORLAND TWP.) ILLINOIS**

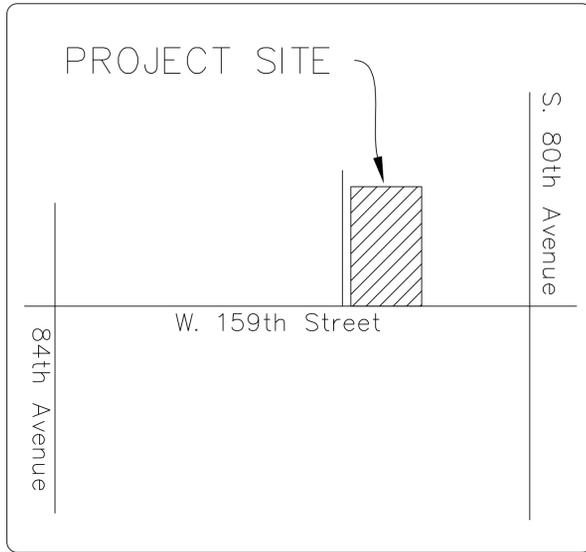
PROJECT NO. M19008

DRAWN BY: YL

CHECKED BY: TDR

SHEET NO. 4 / 6

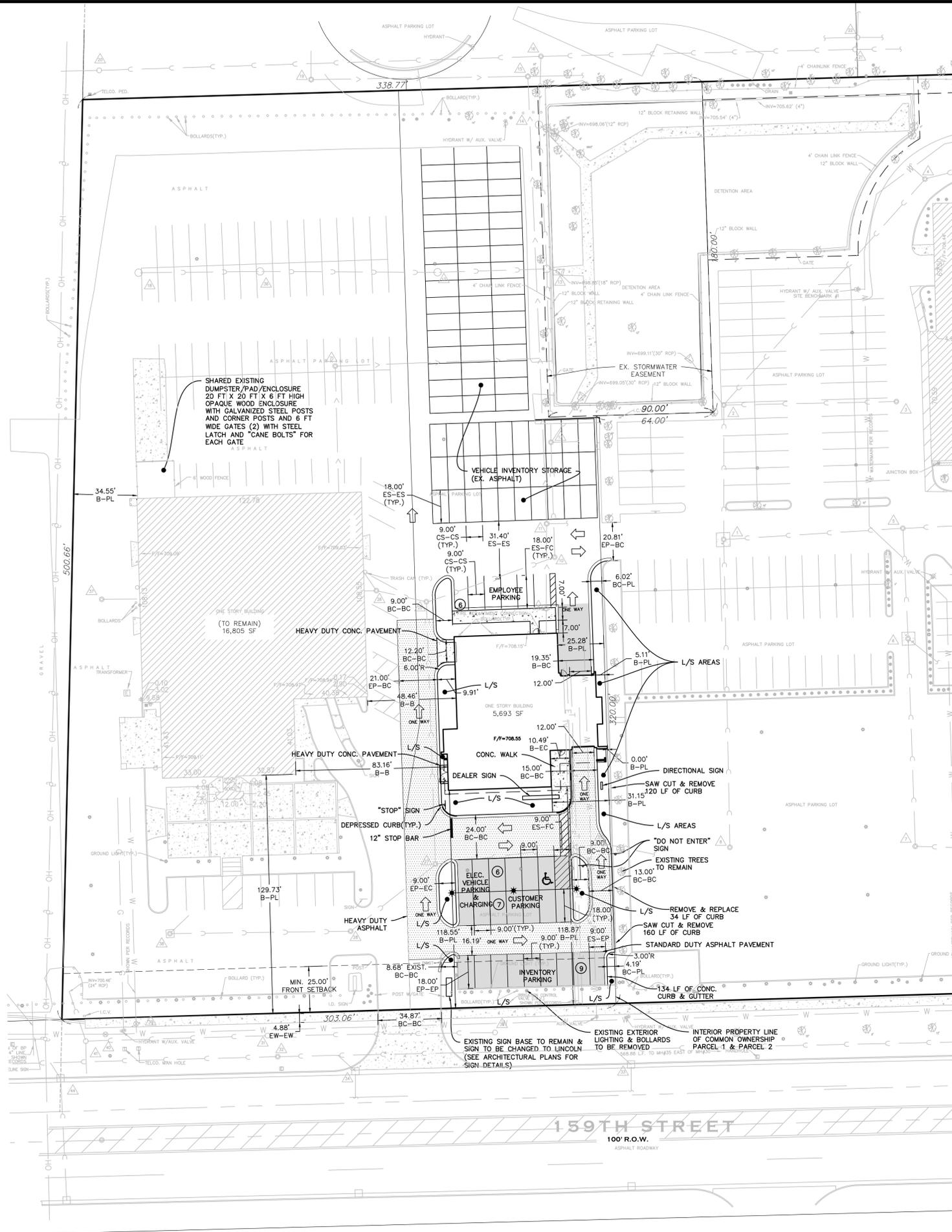
PRELIMINARY SITE PLAN



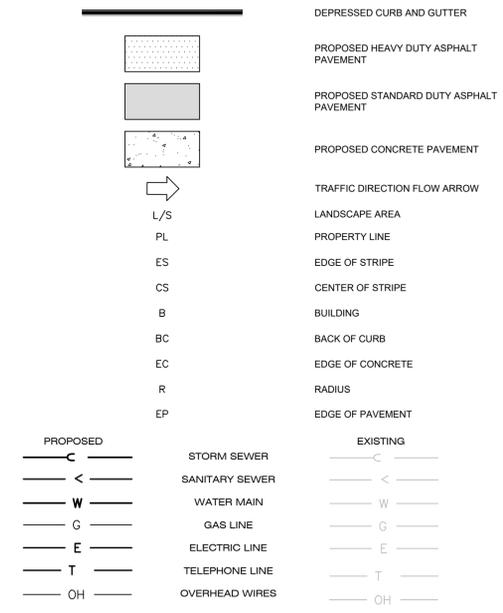
**VICINITY MAP**  
(NOT TO SCALE)

Site Data Box - Joe Rizza Lincoln				Combined Lincoln + Acura
Zoning District	Required BIZ	Current BIZ	Proposed BIZ	Proposed BIZ
Existing Use	-	Motor Vehicle Sales and Motor Vehicle Services	Motor Vehicle Sales and Motor Vehicle Services	Motor Vehicle Sales and Motor Vehicle Services
Lincoln Building Size (sq. ft.)	-	3,600	5,693	22,389
<b>Requirements</b>	<b>Required</b>	<b>Current</b>	<b>Proposed</b>	<b>Proposed</b>
Attributable Gross Area (sq. ft.)	10,000	63,876	63,876	155,976
Net Area (sq. ft.)	N/A	50,537	50,537	142,637
Floor Area Ratio (1 story)	1.00	0.06	0.09	0.14
Detention Pond Area (sq. ft.)	N/A	13,338.08	13,338.08	13,338.08
Lot Coverage	75% (80% w/ BMP's)	88%	83%	86%
Green Space (sq. ft.)	25% Min	7,668	10,783	22,366
Height (ft)	50	26	26	Varies see table
Standard Parking Stalls	1 space/300 sq. ft.	6	19	32
Accessible Parking Stalls	1 B.F. space/ 25 spaces	1	1	4
Inventory Parking Stalls	None	93 +/-	87	219
Bicycle Parking Stalls	3	0	0	0
<b>Setbacks</b>				
159 <sup>th</sup> Street (South) ft.	25	131.3 ft.	118.6 ft.	-
Interior Side (East) ft.	15	25.3 ft.	0.57 ft.	-
Interior Side (West) ft.	15	+/- 211 ft.	209.6 ft.	-
Rear (North) ft.	30	298 ft.	298 ft.	-
<b>Parking Lot Setback</b>				
North Lot Line	15	31 ft.	31 ft.	-
East Lot Line	10	0	0	-
West Lot Line	10	177.8 ft.	177.8 ft.	-
South Lot Line	30	9.97 ft.	9.97 ft.	-

Site Data Box - Joe Rizza Acura			
Zoning District	Required BIZ	Current BIZ	Proposed BIZ
Existing Use	N/A	Motor Vehicle Sales and Motor Vehicle Services	Motor Vehicle Sales and Motor Vehicle Services
Acura Building Size (sq. ft.)	N/A	16,696 sq. ft.	16,696
<b>Requirements</b>	<b>Required</b>	<b>Current</b>	<b>Proposed</b>
Gross Area (sq. ft.)	N/A	92,099.78	92,099.78
Net Area (sq. ft.)	N/A	92,099.78	92,099.78
Floor Area Ratio (1 story)	1.00	0.18	0.18
Detention Pond Area	N/A	0	0
Lot Coverage	75% (80% w/ BMP's)	87%	87%
Green Space	25% min	11,583	11,583
Height (ft)	50	24	24
Standard Parking Stalls	1 space/300 sq. ft.	13	13
Accessible Parking Stalls	1 B.F. space/ 25 spaces	3	3
Vehicle Inventory Stalls	None	132 +/-	132
Bicycle Parking Stalls	3	0	0
<b>Setbacks</b>			
159 <sup>th</sup> Street (South) feet	25	129.7	129.7
Interior Side (East) feet	15	129.9	129.9
Interior Side (West) feet	15	217.8	217.8
Rear (North) feet	30		
<b>Parking Lot Setback</b>			
North Lot Line (ft.)	15	31.2	31.2
East Lot Line (ft.)	10	0	0
West Lot Line (ft.)	10	0	0
South Lot Line (ft.)	30	10.9	10.9



**LEGEND**



**NOTES:**

- PORTIONS OF EXISTING BUILDING TO BE REMOVED AND MODIFIED. PLEASE SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION. ABOVE BUILDING OUTLINE IS PROPOSED.
- EXISTING ASPHALT TO BE REMOVED AND REPLACED WHERE NEW L/S OR NEW CONCRETE AND ASPHALT IS PROPOSED.
- PIN #27-14-402-022-0000