

# LOT 3

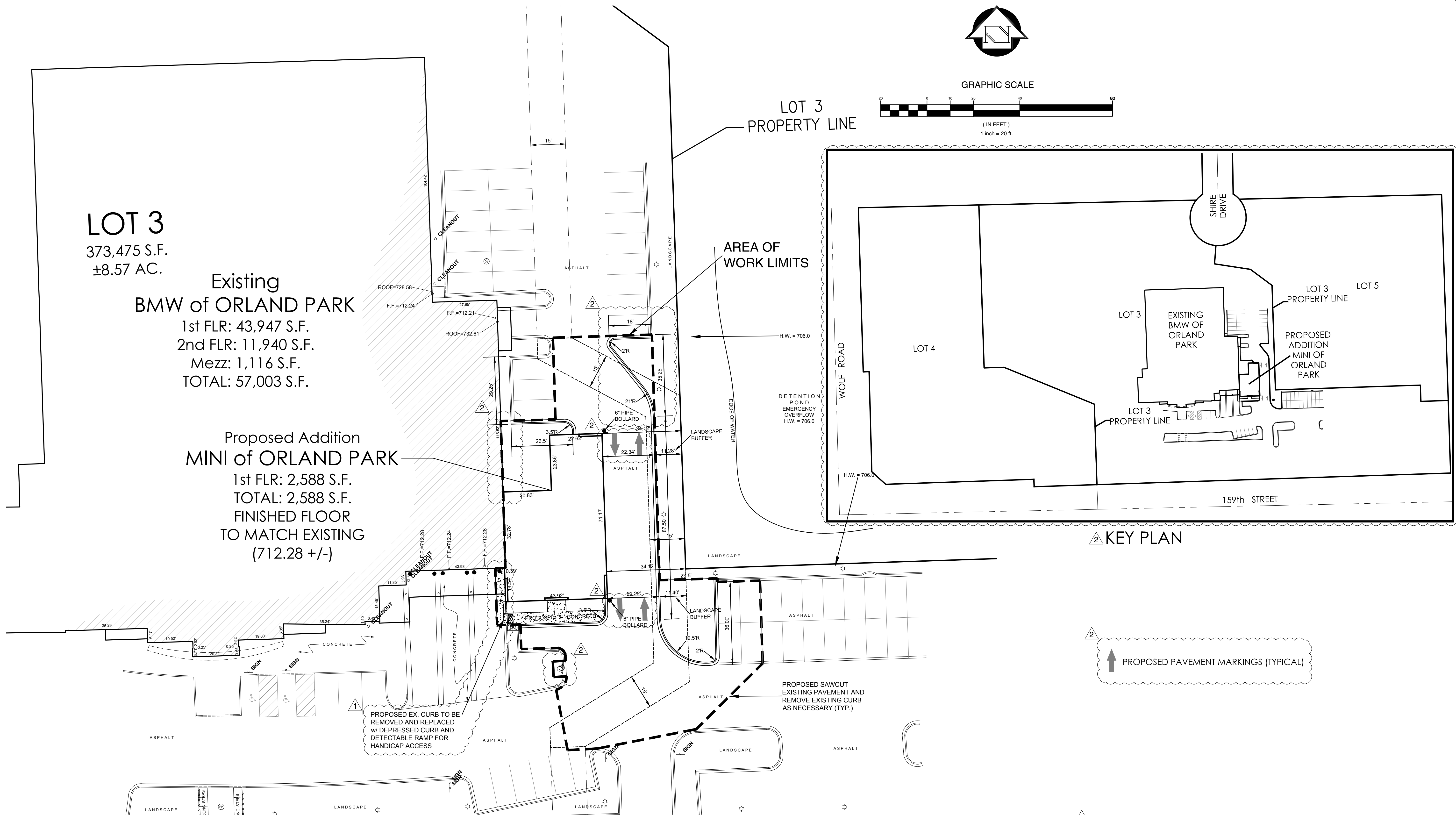
373,475 S.F.  
±8.57 AC.

## Existing BMW of ORLAND PARK

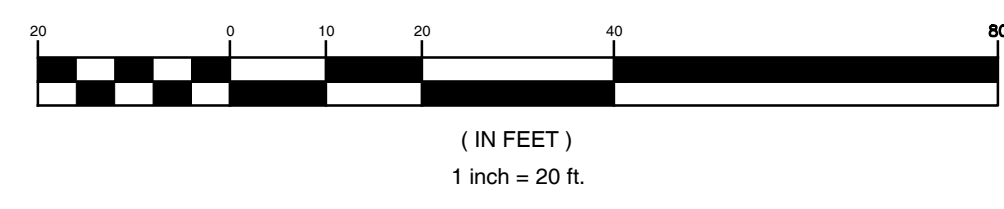
1st FLR: 43,947 S.F.  
2nd FLR: 11,940 S.F.  
Mezz: 1,116 S.F.  
TOTAL: 57,003 S.F.

## Proposed Addition MINI of ORLAND PARK

1st FLR: 2,588 S.F.  
TOTAL: 2,588 S.F.  
FINISHED FLOOR  
TO MATCH EXISTING  
(712.28 +/-)



GRAPHIC SCALE



KEY PLAN

PROPOSED PAVEMENT MARKINGS (TYPICAL)

ZONING CLASSIFICATION:		GENERAL BUILDING SIZE AND SETBACKS (cont.):		GENERAL PARKING REQUIREMENTS (cont.):	
Orland Park Zoning Area 5 - BIZ - General Business District		Existing Building Floor Area (BMW): 57,003 sf		Existing Parking Counts (Exist. Lot 3):	
Use Regulations: Special Use: Motor vehicle sales or rental (Ord. 4574 - 7/6/10)		Existing Lot 3: 373,475 sf		Existing Parking Stalls: 520	
GENERAL BUILDING SIZE AND SETBACKS:		Existing Building F.A.R.: 0.15		Total Existing Parking Stalls: 667	
Allowable Building Height:	(4) stories, 50 ft.	Proposed Building Addition Floor Area (MINI): 2,588 sf		Stalls to be demolished: (24)	
Minimum Lot Area:	10,000 sf, 80' wide	Proposed Total Bldg. Footprint: 59,591 sf		Proposed Display / Storage Stalls: 155	
Front Yard Setback:	25 ft	Existing Lot 3: 373,475 sf		Total Proposed Parking / Display Stalls: 498	
Side Yard Setback*:	Including 10 ft wide landscaped strip along ROW for entire length.	Proposed Building F.A.R.: 0.16		Total Proposed Parking / Display Stalls: 643	
Rear Yard Setback*:	30 ft wide (Min)	Proposed Lot Coverage: 12.5%		Accessible Parking Counts (Exist. Lot 3):	
Maximum Lot Coverage:	* No more than seventy-five percent (75%) of the area of the parcel proposed for development shall be covered with building, pavement and storm water storage, leaving at least twenty-five percent (25%) of total parcel area in green space. Impervious coverage will be allowed up to 80% when Best Management Practices (BMP) such as porous pavements and green roofs are used. Up to 40% of the BMPs will be considered pervious, provided that the design standards outlined in the code for BMPs are met.	GENERAL PARKING REQUIREMENTS:		Accessible Stalls Required: 6	
Allowable Building F.A.R.	1.0 N.T.E.	Paving Calculations:		Existing Accessible Stalls: 4	
		Commercial Uses - Automobile Sales and Rentals		Proposed Accessible Stalls: 2	
		(1) parking space per every 300 sf of gross floor space.		Total Proposed Accessible Stalls: 6	
		Existing BMW Dealership (Exist. Lot 3):		Loading Berth:	
		Gross Floor Area: 43,947 sf		Required loading spaces size: 12' x 25'	
		Req'd Parking: 43,947 sf / 300 sf = 147 spaces		Number of loading spaces required: 2	
		Required Parking Total: 147 spaces		IMPROVEMENT AREAS:	
		Proposed MINI Addition (Exist. Lot 3):		Existing Lot 3 = 373,475 Sq. Ft. +/- (8.574 AC.)	
		Existing Gross Floor Area: 43,947 sf		Area of Work Limits = 12,092 Sq. Ft. +/-	
		Addition Gross Floor Area: 2,588 sf		Original Work Limits Pervious Area = 989 Sq. Ft. +/- (8.18%)	
		Total Proposed Floor Area: 46,535 sf		Original Work Limits Impervious Area = 11,103 Sq. Ft. +/- (91.82%)	
		Req'd Parking: 46,535 sf / 300 sf = 155 spaces		Proposed Work Limits Pervious Area = 1,757 Sq. Ft. +/- (14.53%)	
		Required Parking Total: 155 spaces		Proposed Work Limits Impervious Area = 10,335 Sq. Ft. +/- (85.47%)	

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REVISIONS:  
1/12-17-15  
2/02-04-16

ZEIGLER MINI OF ORLAND PARK  
ORLAND PARK, IL  
SITE PLAN

Date: 11-11-15  
Scale: 1" = 20'  
File Name: 15-060-ENG  
Drawn: JAR  
Checked: DWO  
Sheet: 4 OF 10  
Project No.: 15-060

11/20/15 10:40:22 ZEIGLER MINI of ORLAND PARK - 060-ENG - L:\DCOM - Project - 25/0016 12:52 PM - by jason - COPYRIGHT 2015 - JOSEPH A. SCHUDT & ASSOCIATES