ZONING INFORMATION

	REQUIRED	PROPOSED
ZONING:	R-3 MAJOR SPECIAL USE	R-3 MAJOR SPECIAL USE
RESIDENT UNITS:		36 UNITS
RESIDENT BEDS:		44 BEDS
BUILDING AREA		± 24,843 S.F.
LOT SIZE		
LOT AREA (S.F.)	10,000 S.F.	± 132,771 S.F.
		(3.048 ACRES)
LOT WIDTH (FT.)	150 FT.	± 318 FT.
MINIMUM YARDS & SETBACKS		
FRONT (FT.)	70 FT. from ℄ R.O.W.	± 132 FT.
REAR (FT.)	30 FT.	± 70 FT.
SIDE (FT.)	10' "C" LS BUFFER	70' & "C" LS BUFFER
DENSITY STANDARDS		
ALLOWABLE DENSITY	4 UNITS/ACRE	11.81 UNITS/ACRE
		36 U / 3.048 A
PARKING		
1 SPACE PER EMPLOYEES (MAX. SHIFT 12 EMPLOYEES)	12 SPACES	65+ 2 H.C. = 67 SPACES (LOT 1&1A)
0.25 SPACES PER RESIDENT (44 BED X 0.25)	11 SPACES	
TOTAL:	23 SPACES	
IMPERVIOUS AREA		
LOT1 - IMPERVIOUS LOT COVERAGE	(2.88 acre X 35%) 1.008 acre	(2.88 acre X 72.46%) 2.087 acre
LOT1A - IMPERVIOUS LOT COVERAGE	(1.001 acre X 35%) 0.35 acre	(1.001 acre X 0%) 0 acre
LOT2 - IMPERVIOUS LOT COVERAGE	(0.66 acre X 35%) 0.231 acre	(0.66 acre X 72.92%) 0.4813 acre
TOTAL IMPERVIOUS LOT COVERAGE LOT1, LOT1A & LOT2	(4.541 acre X 35%) 1.589 acre	(4.541 acre X 56.91%) 2.5843 acre

424.00'
50.0' R.O.W
151st STREET
109.0'
8' ASPHALT BIKE PATH
50' NICOR GAS EASEMENT
315.0'
50.0' R.O.W
SIGNAGE
5' MIN.
(3) 35'H FLAGPOLES
24'-0"
17'-6"
23'
59'-0"
HIGH WATER LINE
DETENTION POND AREA
0.376 acre
82'-4"
LOT 1A
1.001 acre
For
Village of
Orland Park
6" (TYP.)
18'-0" (TYP.)
9'-0" (TYP.)
HIGH WATER LINE
8.8'
183.0'
15' (MIN.)
STONE BBQ
COVERED PAVILION
CANOPIES
PATH OF TRAFFIC
12'X25' LOADING AREA
GENERATOR
TRANS.
133.0'
50' R.O.W
400.0'
400.0'
70'-2"
10' (MIN.)
24'-0"
78'-2"
217.00'
15' (MIN.)
5'
'C' LANDSCAPE BUFFER
'C' LANDSCAPE BUFFER
0.66 acre
LOT 2
217.0'
EXIST. BIKE PATH
S. 80th AVENUE
217.00'
18'-6"
18'-6"
27'-0"
11
12
16
9
LOT 1
2.88 acre
SPEED BUMP
26'-0"
26'-0"
26'-0"
9'-0" (TYP.)
18'-0" (TYP.)
6" (TYP.)
20'-0" MIN.
16
13
12
70'-10"
'C' LANDSCAPE BUFFER
20'-0"
20'-0"
53' SHELL OIL CO. EASEMENT
5' MIN.
SIGNAGE
109.0'
313.80'
133.0'
50' R.O.W

1 **SITE PLAN**
SCALE: 1"=20'-0"

N

0' 5' 10' 20' 40' 80'

BOARD APPROVED
CASE NO. 2008-2-ORL-3
DATE 4-21-08
W/CONDITIONS ✓
W/O CONDITIONS

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AUTUMN LEAVES ASSISTED LIVING
ORLAND PARK ILLINOIS

PROPOSED SITE PLAN

NO.	DESCRIPTION	DATE
	ZONING CORRECTION	03-03-2008
	REV. FOR CITY MEETING MARCH 24 2008	03-17-2008

REVISIONS

SIGNATURE

DRAWN BY	APPROVED BY
SW	MCA
JOB NO.	DATE
06073	12-15-2007

SHEET NO.

SD-1

J:\AUTUMN_LEAVES\06073_ORLAND_PARK\49.DD

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