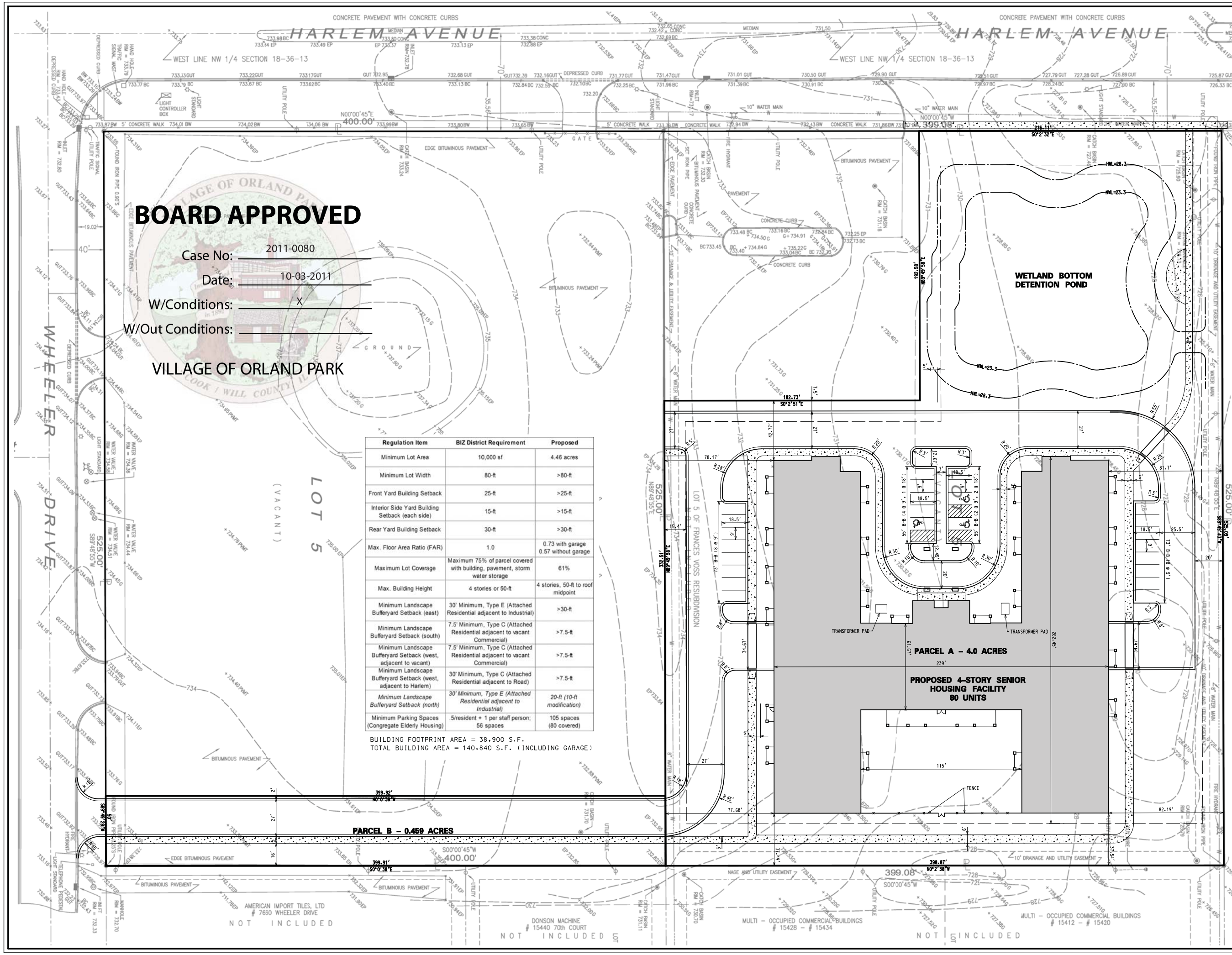


# BOARD APPROVED

Case No: 2011-0080

Date: 10-03-2011

W/Conditions: X

W/Out Conditions:

VILLAGE OF ORLAND PARK

| Regulation Item | BIZ District Requirement | Proposed |
|---|---|---|
| Minimum Lot Area | 10,000 sf | 4.46 acres |
| Minimum Lot Width | 80-ft | >80-ft |
| Front Yard Building Setback | 25-ft | >25-ft |
| Interior Side Yard Building Setback (each side) | 15-ft | >15-ft |
| Rear Yard Building Setback | 30-ft | >30-ft |
| Max. Floor Area Ratio (FAR) | 1.0 | 0.73 with garage<br>0.57 without garage |
| Maximum Lot Coverage | Maximum 75% of parcel covered with building, pavement, storm water storage | 61% |
| Max. Building Height | 4 stories or 50-ft | 4 stories, 50-ft to roof midpoint |
| Minimum Landscape Bufferyard Setback (east) | 30' Minimum, Type E (Attached Residential adjacent to Industrial) | >30-ft |
| Minimum Landscape Bufferyard Setback (south) | 7.5' Minimum, Type C (Attached Residential adjacent to vacant Commercial) | >7.5-ft |
| Minimum Landscape Bufferyard Setback (west, adjacent to vacant) | 7.5' Minimum, Type C (Attached Residential adjacent to vacant Commercial) | >7.5-ft |
| Minimum Landscape Bufferyard Setback (west, adjacent to Harlem) | 30' Minimum, Type C (Attached Residential adjacent to Road) | >7.5-ft |
| *Minimum Landscape Bufferyard Setback (north)* | *30' Minimum, Type E (Attached Residential adjacent to Industrial)* | *20-ft (10-ft modification)* |
| Minimum Parking Spaces (Congregate Elderly Housing) | .5/resident + 1 per staff person; 56 spaces | 105 spaces (80 covered) |

BUILDING FOOTPRINT AREA = 38,900 S.F.
TOTAL BUILDING AREA = 140,840 S.F. (INCLUDING GARAGE)

**LEGEND**

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE SIDEWALK HC RAMP
- REVERSE PITCH B6.12 CURB AND GUTTER
- STANDARD PITCH B6.12 CURB AND GUTTER
- DEPRESSED CURB AND GUTTER

**NOTES:**

1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

**PARKING SUMMARY**

22 EXTERIOR STANDARD STALLS
3 EXTERIOR ACCESSIBLE STALLS

78 INTERIOR STANDARD STALLS
2 INTERIOR ACCESSIBLE STALLS
105 TOTAL STALLS

| NO. | DATE | REMARKS |
|---|---|---|
| | | |

| NO. | DATE | REMARKS |
|---|---|---|
| 1 | 2/28/11 | PER VILLAGE OF ORLAND PARK |

**PRELIMINARY SITE PLAN**

**THOMAS PLACE**
**ORLAND PARK, ILLINOIS**


CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065
SPACECO INC.


FILENAME: 6744P-GM01.DGN

DATE: 02/01/11

JOB NO. 6674

SHEET **L1**
3 OF 5