



ZONING & BUILDING CODE REQUIREMENTS

APPLICABLE CODES USED:
2000 INTERNATIONAL BUILDING CODE
1997 ILLINOIS ACCESSIBILITY CODE

PART 1- ZONING REQUIREMENTS

Issue	REMARKS
GROUP OR CLASSIFICATION	Mercantile
CONSTRUCTION TYPE	TYPE-2B
LOCATION OF PROPERTY	11300 179TH STREET, ORLAND PARK, IL
SEISMIC ZONE	Zone 0
SQUARE FOOTAGE	12,500 SQFT ALLOWABLE, 11,712 SQFT ACTUAL
BUILDING HEIGHT	50' ALLOWABLE, 29'-3" ACTUAL
BUILDING # OF STORIES	4 STORIES ALLOWABLE, 1 STORY ACTUAL
GROSS AREA OF SITE	101,748 SQFT (2.32 acre)
AREA OF LANDSCAPING	48,330 SQFT
AREA OF IMPERVIOUS SURFACE	52,902 SQFT
LOT COVERAGE	75% ALLOWABLE, 53% ACTUAL
FLOOR AREA RATIO	1.0 ALLOWABLE, 0.11 ACTUAL
PARKING-LOADING REQ.	59 SPACES REQUIRED, 59 SPACES PROVIDED 3 ACCESSIBLE SPACES REQUIRED, 3 ACCESSIBLE SPACES PROVIDED 2 LOADING BERTHS REQUIRED, 2 LOADING BERTHS PROVIDED
BYCYCLE RACK PARKING	7 SPACES REQUIRED, 12 SPACES PROVIDED

LEGEND

SYM	DEFINITION
	PERVIOUS MATERIAL (i.e. GRASS, CONCRETE PAVERS, or GRAVEL)
	PAINT STRIPING
	PATIO, SIZE AND LOCATION TO BE DETERMINED BY TENANT PRIOR TO COMPLETION
	PEDESTRIAN PATHWAY, LOCATION TO BE DETERMINED BY CLIENT PRIOR TO COMPLETION
	30'-0" SETBACK FROM CENTERLINE OF CREEK
	EXISTING TREE TO REMAIN
	TRASH DUMPSTER
	40' LIGHT POLE, 400w, PER VILLAGE SPECIFICATIONS
	SITE LIGHTING

BOARD APPROVED

CASE NO. 2005-0571.4

DATE 4-17-06

W/CONDITIONS ✓

W/O CONDITIONS _____

406 North Aberdeen
Suite 300
Chicago, Illinois 60622
t 312 733 9400
f 312 733 3970
w jamesandkutyta.com

JAMES + KUTYLA
Architecture

Frangella
DELI & IMPORTS

Frangella Italian Market

11300 179th Street, Orland Park, IL

DRAWN BY mpb
CHECKED BY LJK
ISSUED FOR FINAL REVIEW 4/17/06

Site Plan

A0.1

Final Site Plan
1" = 20'-0"