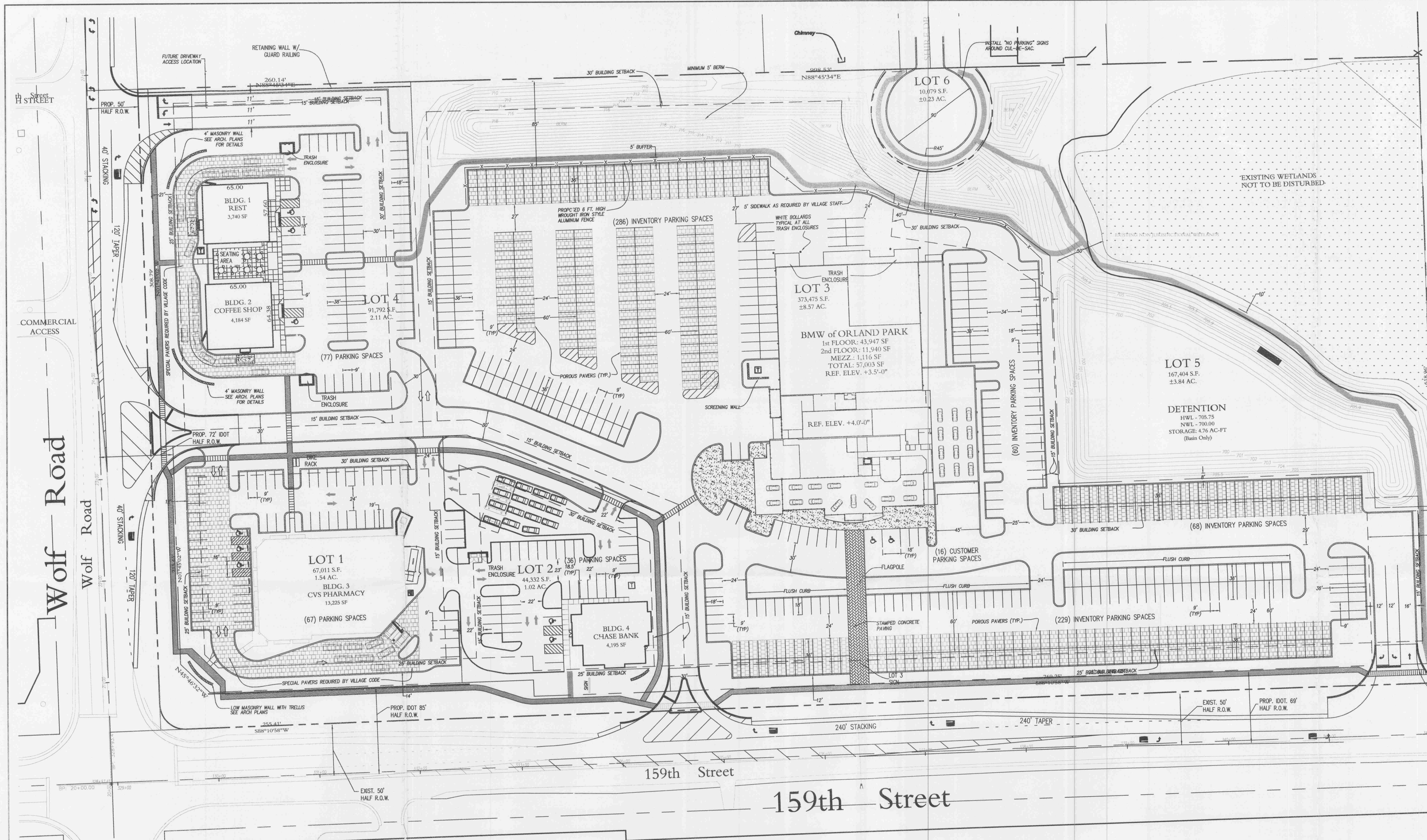
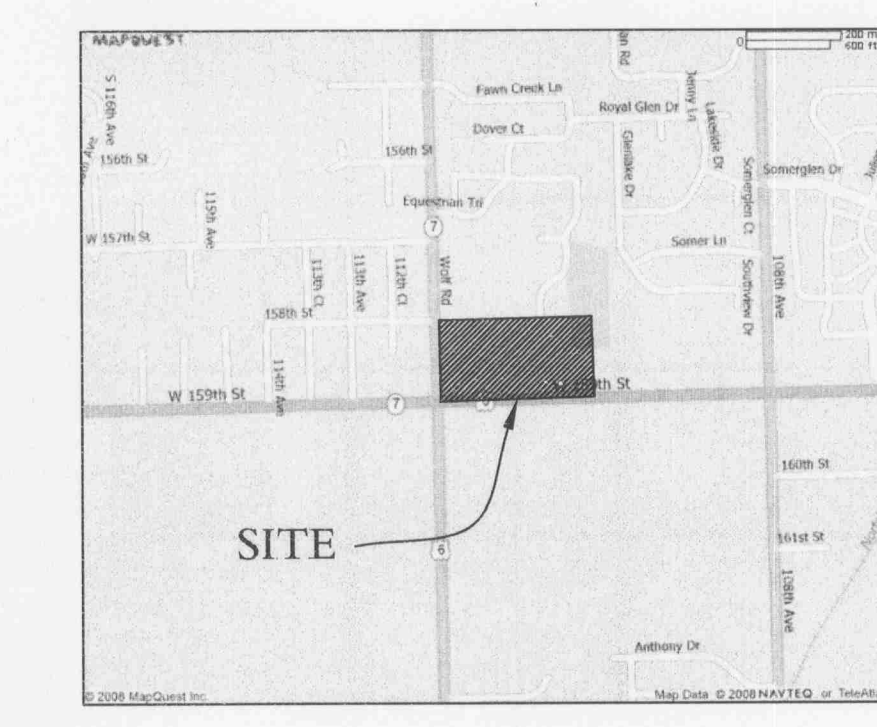




LEGEND	
CURB - FLUSH	
CURB - B6.12	
GATE	
CONCRETE	
INTERIOR PED. PATH	
CURRENT ZONING	E-1
PROPOSED ZONING	BIZ



BOARD APPROVED
CASE NO. 2008-0422
DATE 4-6-09
W/CONDITIONS ☒
W/O CONDITIONS ☐

SITE	
LOT 1	±69,329 SF ±1.59 ACRES
LOT 2	±41,895 SF ±0.96 ACRES
LOT 3	±376,250 SF ±8.64 ACRES
LOT 4	±91,468 SF ±2.10 ACRES
LOT 5	±164,695 SF ±3.78 ACRES
LOT 6	±10,079 SF ±0.23 ACRES
ROW TO BE DEDICATED	±39,172 SF ±0.90 ACRES
EXISTING WETLAND AREA (Part of Lot 5)	±71,774 SF ±1.65 ACRES
TOTAL	±793,267 SF ±18.21 ACRES

LAND USE	
TOTAL AREA (W/O ROW & WETLANDS)	±682,321 SF ±15.66 ACRES
LANDSCAPING AREA	±189,739 SF ±4.36 ACRES
IMPERVIOUS AREA	±395,947 SF ±9.08 ACRES
PERMEABLE PAVERS AREA	±67,946 SF ±1.56 ACRES
BOTTOM OF BASIN AREA (100% IMPERVIOUS)	±24,273 SF ±0.56 ACRES
% TOTAL LANDSCAPE COVERAGE	27.84%

PARKING	
TOTAL BMW PARKING PROVIDED	659 CARS
INVENTORY	643 CARS
CUSTOMER	16 CARS
	11.56 CARS/1000 SF
TOTAL RETAIL PARKING PROVIDED	175 CARS
BUILDINGS 1 & 2 (RESTAURANT)	77 CARS
PROVIDED 9.71 CARS/1000 SF (GLA)	
REQ'D 10.00 CAR/1000 SF (GLA)	80 CARS
BUILDING 3 (CVS PHARMACY)	67 CARS
PROVIDED 4.07 CARS/1000 SF (GLA)	
REQUIRED 5.00 CARS/1000 SF	66 CARS
BUILDING 4 (CHASE BANK)	36 CARS
PROVIDED 8.58 CARS/1000 SF (GLA)	
REQUIRED 5.00 CARS/1000 SF	21 CARS

BUILDING COVERAGE	
LOT 1 CVS PHARMACY (BUILDING 3)	13,225 SF 19.74%
BUILDING LOT COVERAGE	
LOT 2 CHASE BANK (BUILDING 4)	4,195 SF 9.46%
BUILDING LOT COVERAGE	
LOT 3 BMW DEALERSHIP	57,003 SF 15.15%
BUILDING LOT COVERAGE	
LOT 4 RESTAURANT (BUILDING 1) RESTAURANT (BUILDING 2)	3,740 SF 4,184 SF
TOTAL BUILDING AREA	7,924 SF
BUILDING LOT COVERAGE	8.66%

- MODIFICATIONS**
- REDUCE THE WETLAND BUFFER FROM 50' TO 10'.
 - REDUCE THE PARKING STALL LENGTH FROM 18.5' TO 18'.
 - REDUCE THE DETENTION SETBACK FROM 25' TO 8'.
 - INCREASE THE ALLOWABLE OUTDOOR STORAGE ON LOT 3.
 - REDUCE THE LANDSCAPE BUFFER AND PARKING LOT ISLAND REQUIREMENTS AS SHOWN ON THE PRELIMINARY SITE PLAN.
 - REDUCE THE HANDICAP PARKING REQUIREMENTS ON LOT 3 FROM 6 STALLS TO 2 STALLS.
- VARIANCES**
- ALLOW FOR PARKING IN THE STREET SETBACK ON LOTS 1 & 3.
 - ALLOW FOR DRIVE-THRU LANES IN THE STREET SETBACKS ON LOTS 1 & 4.
 - ALLOW FOR VEHICLE SERVICE REPAIR WITHIN 200' OF A RESIDENTIAL USE ON LOT 3.

Scale 1"=50'

RECEIVED
MAR 31 2009
By

REVISIONS			
NO.	DATE	DESCRIPTION	

PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN

WOLF POINT PLAZA
NEC 159th STREET AND WOLF ROAD
ORLAND PARK, ILLINOIS

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DATE: 2-02-09
FILE: 8048-PUD
JOB NO: 8-048

C1.3
SHEET NO.