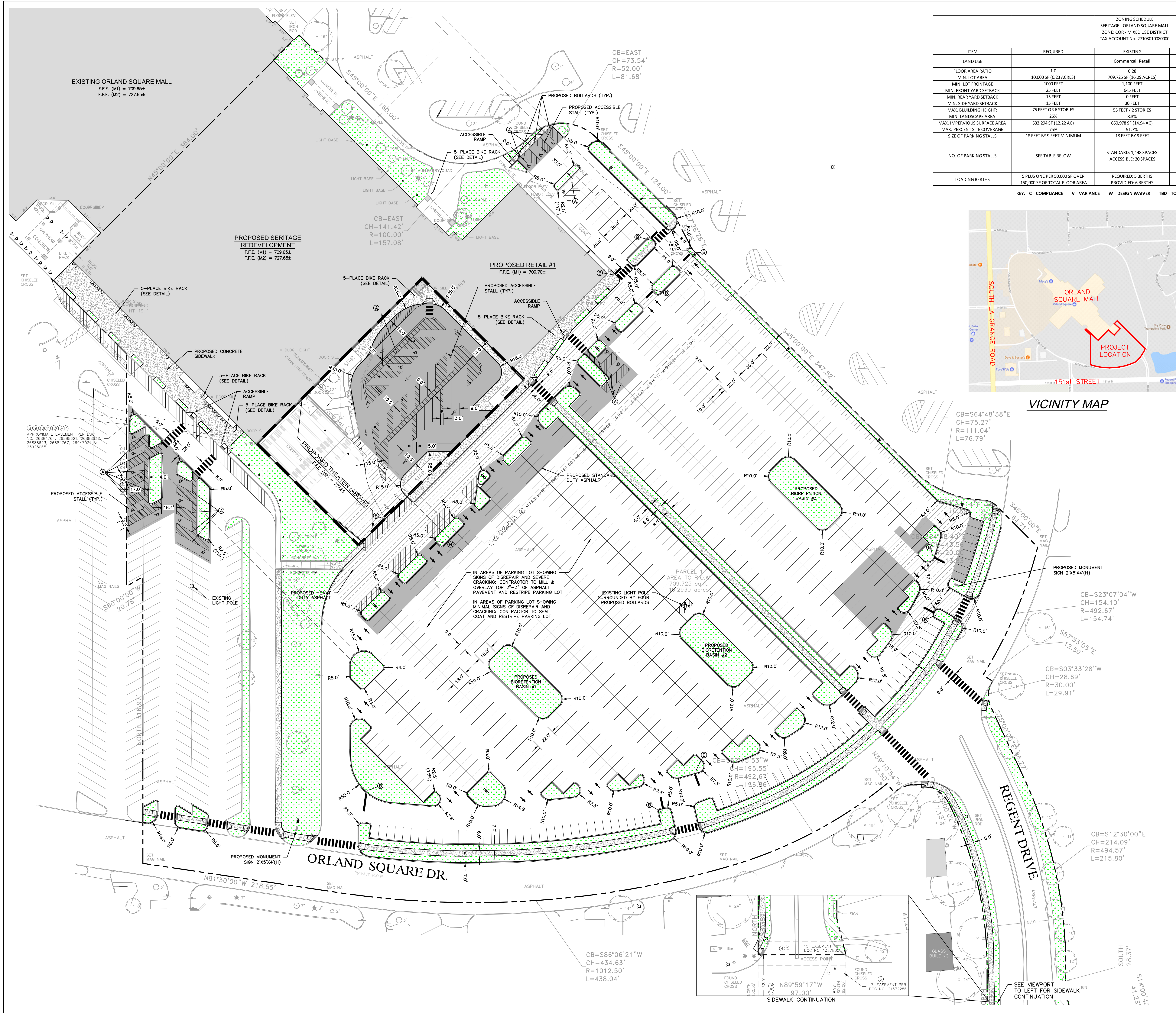




ZONING SCHEDULE				
SERITAGE - ORLAND SQUARE MALL				
ZONE: COR - MIXED USE DISTRICT				
TAX ACCOUNT NO. 2710301088000				
ITEM	REQUIRED	EXISTING	PROPOSED	COMPLIANCE STATUS
LAND USE		Commercial Retail	Commercial Retail Theater	C
FLOOR AREA RATIO	1.0	0.28	0.34	SU
MIN. LOT AREA	10,000 SF (0.23 ACRES)	709,725 SF (16.29 ACRES)	709,725 SF (16.29 ACRES)	C
MIN. LOT FRONTAGE	1000 FEET	1,100 FEET	1,100 FEET	C
MIN. FRONT YARD SETBACK	25 FEET	645 FEET	545 FEET	C
MIN. REAR YARD SETBACK	15 FEET	0 FEET	0 FEET	SU
MIN. SIDE YARD SETBACK	15 FEET	30 FEET	30 FEET	C
MAX. BUILDING HEIGHT	75 FEET OR 6 STORIES	55 FEET / 2 STORIES	55 FEET / 2 STORIES	C
MIN. LANDSCAPE AREA	25%	8.3%	12.1%	V
MAX. IMPERVIOUS SURFACE AREA	532,294 SF (12.22 AC)	650,978 SF (14.94 AC)	623,636 SF (14.32 AC)	V
MAX. PERCENT SITE COVERAGE	75%	91.7%	87.9%	V
SIZE OF PARKING STALLS	18 FEET BY 9 FEET MINIMUM	18 FEET BY 9 FEET	18 FEET BY 9 FEET	C
NO. OF PARKING STALLS	SEE TABLE BELOW	STANDARD: 1,148 SPACES ACCESSIBLE: 20 SPACES	TOTAL REQUIRED: 1,093 SPACES TOTAL PROVIDED: 1,008 SPACES STANDARD PROVIDED: 988 SPACES ACCESSIBLE REQUIRED: 30 SPACES ACCESSIBLE PROVIDED: 20 SPACES	V
LOADING BERTHS	5 PLUS ONE PER 50,000 SF OVER 150,000 SF OF TOTAL FLOOR AREA	REQUIRED: 5 BERTHS PROVIDED: 6 BERTHS	REQUIRED: 6 BERTHS PROVIDED: 6 BERTHS	C

KEY: C = COMPLIANCE V = VARIANCE W = DESIGN WAIVER TBD = TO BE DETERMINED SU = SPECIAL USE



SITE DATA

PARCEL AREA: 709,725 SF (16.3 ACRES)
EXISTING PARKING STALLS: 1,168
AREA OF WETLANDS: 0 SF (0.0 ACRES)
AREA OF FLOODPLAIN: 0 SF (0.0 ACRES)
AREA OF OPEN WATER: 0 SF (0.0 ACRES)

PARKING REQUIREMENTS

GROUND FLOOR
SEARS: 86,750 SF
REQUIRED STALLS: 1/250 = 347
RETAIL 1: 21,206 SF
REQUIRED STALLS: 1/250 = 85
NON-PUBLIC SHARED SPACE: 4,026 SF
REQUIRED STALLS: 0

UPPER LEVEL

CINEMA: 49,777 SF (ESTIMATING 1,011 SEATS)
REQUIRED STALLS: 1/3 SEATS = 337
RETAIL 2: 1,594 SF
REQUIRED STALLS: 1/250 = 7
RETAIL 3: 8,520 SF
REQUIRED STALLS: 1/250 = 35
RETAIL 4: 4,850 SF
REQUIRED STALLS: 1/250 = 20
RETAIL 5: 40,257 SF
REQUIRED STALLS: 1/250 = 161
RESTAURANT 1: 5,217 SF
REQUIRED STALLS: 1/100 = 53
RESTAURANT 2: 4,050 SF
REQUIRED STALLS: 1/100 = 41
SHARED SPACE (CORRIDOR FOR KIOSKS):
REQUIRED STALLS: 17,352 x 10 = 1,735/250 = 7
TOTAL REQUIRED: 1,093
REQUIRED HD: 20

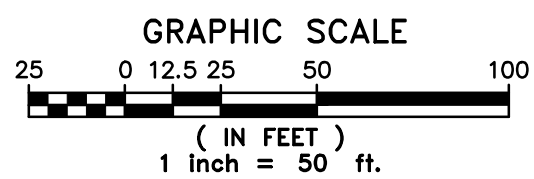
LEGEND

- PROPERTY LINE
- PROPOSED 18" CURB & GUTTER
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED GREENSPACE
- PROPOSED ACCESSIBLE SIGN
- PROPOSED STOP SIGN

NOTES:

- 1) ACCESSIBLE PARKING STALL SIGNS SHALL BE STANDARD (NON-VAN) UNLESS OTHERWISE NOTED ON PLAN.
- 2) ALL ACCESSIBLE SIGNS AND POSTS SHALL BE TYPE IV. SEE DETAIL.
- 3) ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- 4) SEE ARCHITECTURAL PLANS FOR TRASH ENCLOSURE DETAILS. SEE ARCHITECTURAL PLANS FOR FINAL BUILDING STAKE OUT LOCATIONS.
- 5) SEE COVER SHEET FOR SIGN LEGEND.
- 6) ALL IMPROVEMENTS ARE TO BE MADE IN COMPLIANCE WITH 2010 ADA STANDARDS, ETC AL.

WARNING



R.A. SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH, INC.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

DESCRIPTION

DATE

SITE CIVIL ENGINEER:
R.A. SMITH, INC.
16475 W. BLUEMOUND ROAD
SUITE 200
BROOKFIELD, WI 53005
PH: 262.781-1000

CREATIVITY BEYOND ENGINEERING
rasmith.com

SERITAGE REDEVELOPMENT - ORLAND SQUARE
2 ORLAND SQUARE DRIVE
VILLAGE OF ORLAND PARK, ORLAND TOWNSHIP, COOK COUNTY, IL

SITE PLAN

**PRELIMINARY
NOT FOR
CONSTRUCTION**

© COPYRIGHT 2018
R.A. Smith, Inc.
DATE: 02-15-18
SCALE: 1" = 50'
JOB NO. 3170138
PROJECT MANAGER:
JEFFREY T. NANCE
DESIGNED BY: KLH
CHECKED BY: RTP

SHEET NUMBER
C200