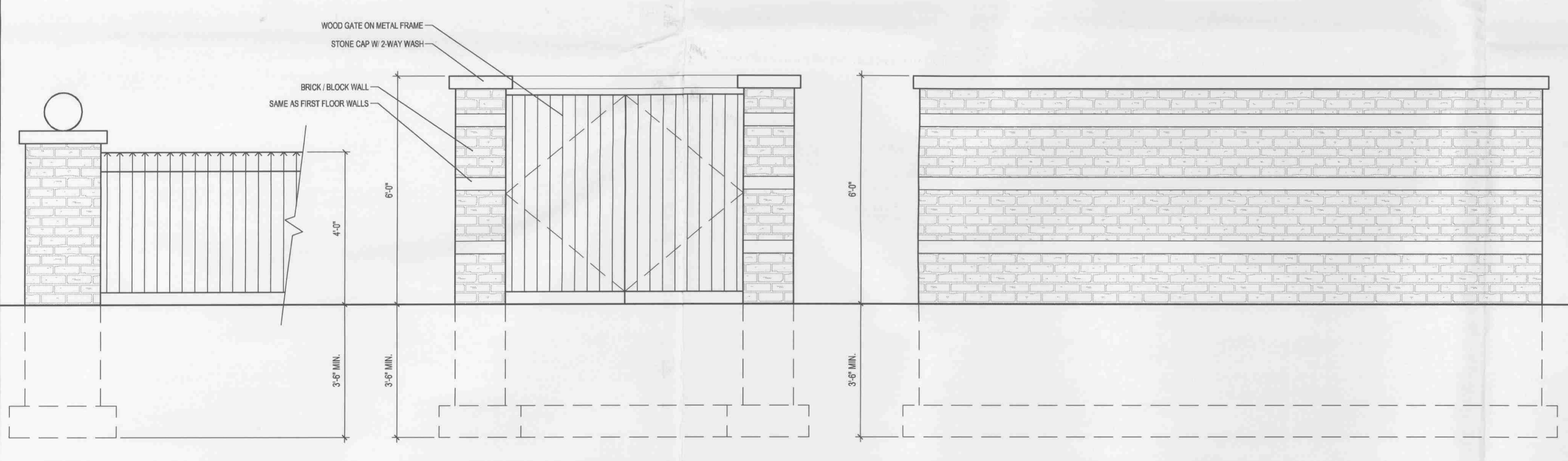


Preliminary Site Plan

Scale: 1/16" = 1'-0"



FENCE ELEVATION: SCALE: 1/2" = 1'-0"
TRASH ENCLOSURE - FRONT ELEVATION: SCALE: 1/2" = 1'-0"
TRASH ENCLOSURE - SIDE ELEVATION: SCALE: 1/2" = 1'-0"

Site Data

Zoning District:	VCD- Village Center District	
Discription	Required	Actual
Lot Size Required:	(Min.) 10,000 s/f	39,599.75 s/f
Lot Width:	80 feet	134.86 feet (smallest dimension)
F.A.R.	1.0 (39,930.42 s/f building max allowed)	.998 (39,527.0 s/f)

Detail Building Area:		
Fourth Floor:	11,882 s/f	
Third Floor:	11,882 s/f	
Second Floor:	11,882 s/f	
First Floor:	3,881.0 s/f (Includes Office Area/ Stairway/ Elevator lobby)	
Total:	39,527.0 s/f	

Dwelling Units:	No Density Requirements/ Just FAR Req.)	21 units	OK (Section 6-212 D-4)
Building Height:	4 stories/ 55'-0" (Corner building)	4 Stories / 55'-0" at Tower Roof	OK (Section 6-212 D-3-b)
Green Area:	25% Min. (9,899.94 S/F)	29.0% (11,487.0 S/F)	OK
Impervious:	75% (29,699.81 S/F) Max. OK (Section 6-212 D-1)	71.0% (28,112.75 S/F)	
Front yard setback:	5 -15 feet (Ravinia Lane) 15 feet (Ravinia Avenue)	5 feet 0 inch (Raviana Lane) 15 feet (Raviana Avenue)	OK (Table 6-212.D.6.c) OK (Table 6-212.D.6.c)
Side yard setback:	15'-0"	84'-7 1/2"	OK (Section 6-212 D-6-d)
Rear yard setback:	30'-0"	52'-8 1/2"	OK (Section 6-212 D-6-d)
Parking setback:	10'-0" (All Property Lines)	10'-0"	OK (Section 6-212 D-6-e)
Parking requirements:			
Residential:	2 per Units 21dwelling units= 42 spaces	42 spaces including (2) accessible	OK (Table 6-306-(B))
Office:	1 /300 s/f 3205 s/f = 11 spaces	13 spaces	OK (Table 6-306-(B))

- Note:
- Green area calculations do not include parkway areas that are outside of the lot.
 - Gross Lot area does not include area of new dedicate street area. Gross Lot area only includes land inside the new property line limits, after dedicated street area has been removed.
 - The 2004 Plat of Survey shows the lot lines into the right of ways. The sections of road was not dedicated to the Village at that time. The site plan for this development calls for the R.O.W. for both streets to be dedicated. The petitioner shall dedicate the accessory area of the lot fronting along Ravinia Lane and Ravinia Ave right-of-way within 90 days of the board decision.
 - Energy star appliances will be used for the dwelling units.
 - Porous pavement or paver will be used for the parking lot area.
 - Petitioner shall submit a landscape plan within 60 days of final engineering.

BOARD APPROVED
CASE NO. 2007-0462-2
DATE 11-5-07
W/CONDITIONS
W/O CONDITIONS

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NO.	BY	DATE	DESCRIPTION
1	SAS	9/20/2007	GENERAL REVISION, CLARIFICATIONS
2	SAS	9/28/2007	GENERAL REVISION, CLARIFICATIONS

NOTE TO BUILDING DEPARTMENT:
THESE DOCUMENTS (PLANS & SPECIFICATIONS) ARE VALID FOR PERMITS ONLY WHEN THE ARCHITECT'S ORIGINAL SEAL AND SIGNATURE APPEARS AND IS AFFIXED, AND UNLESS OTHERWISE PROVIDED IN WRITING ARE INTENDED AS A PERMIT SUBMITTAL FOR ONE (1) BUILDING ONLY.
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Proposed Twenty-one Unit Condominium located at the Northwest Corner of Ravinia Avenue & Ravinia Lane, Orland Park, Illinois

SITE PLAN

Preliminary Review

THE SHALVIS GROUP P.C. ARCHITECTURE

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PROJECT ARCHITECT: DATE: 06-15-2007
DRAFTER/PERSON: SCALE:
SAS: See Sheet
APPROVED: COMPUTER NAME

PREPARED FOR:
BARRETT PROPERTIES FLIP
JOHN BARRETT
LOCATION:
RAVINIA AVENUE / RAVINIA LANE
ORLAND PARK, ILLINOIS

JOB NUMBER:
2007-014