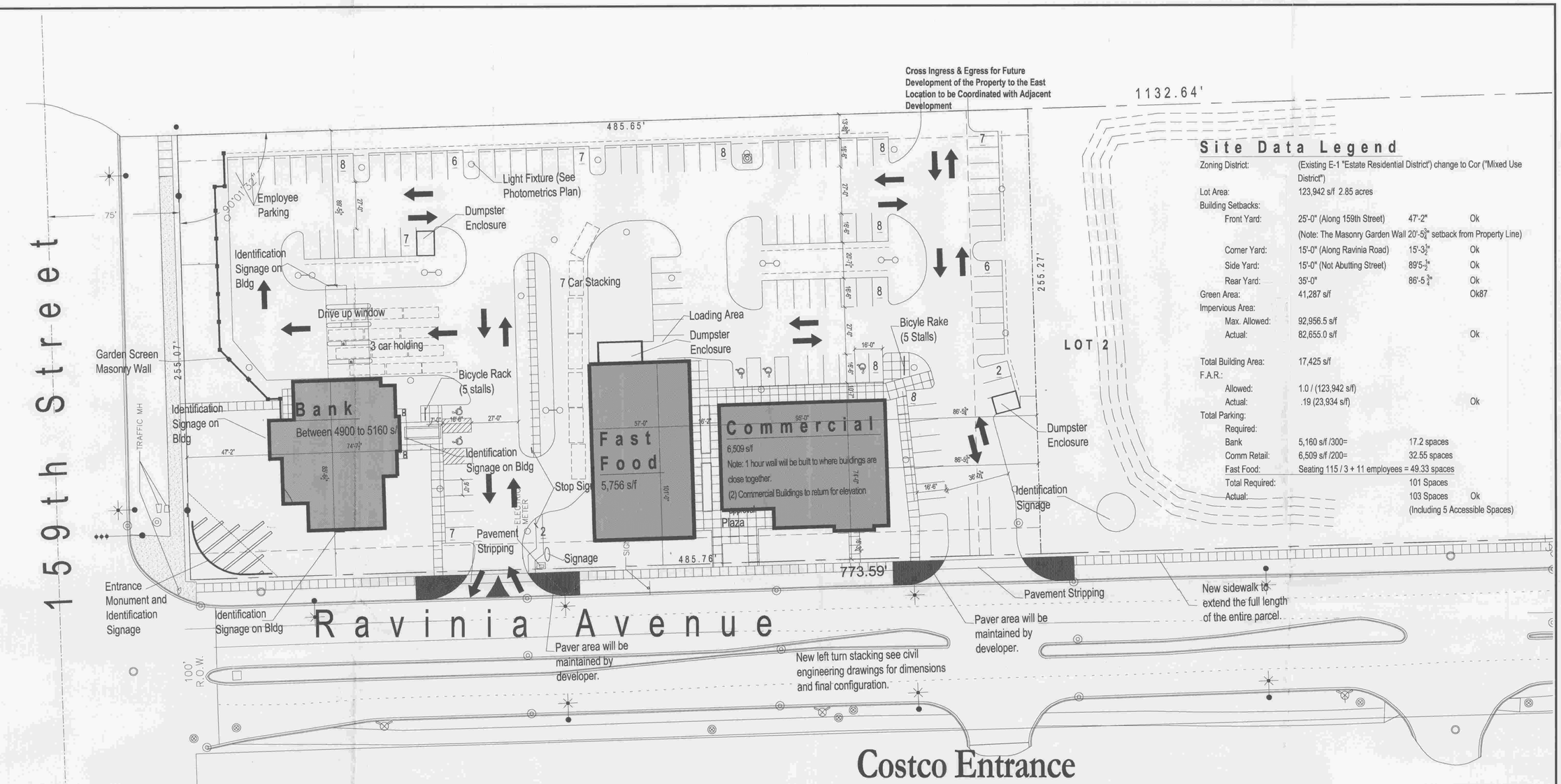

Site Data Legend

Zoning District:	(Existing E-1 "Estate Residential District") change to Cor ("Mixed Use District")		
Lot Area:	123,942 s/f 2.85 acres		
Building Setbacks:			
Front Yard:	25'-0" (Along 159th Street)	47'-2"	Ok
	(Note: The Masonry Garden Wall 20'-5 3/8" setback from Property Line)		
Corner Yard:	15'-0" (Along Ravinia Road)	15'-3 1/2"	Ok
Side Yard:	15'-0" (Not Abutting Street)	89'5-1/2"	Ok
Rear Yard:	35'-0"	86'-5 3/4"	Ok
Green Area:	41,287 s/f		Ok87
Impervious Area:			
Max. Allowed:	92,956.5 s/f		
Actual:	82,655.0 s/f		Ok
Total Building Area:	17,425 s/f		
F.A.R.:			
Allowed:	1.0 / (123,942 s/f)		
Actual:	.19 (23,934 s/f)		Ok
Total Parking:			
Required:			
Bank	5,160 s/f /300=	17.2 spaces	
Comm Retail:	6,509 s/f /200=	32.55 spaces	
Fast Food:	Seating 115 / 3 + 11 employees = 49.33 spaces		
Total Required:		101 Spaces	
Actual:		103 Spaces	Ok
		(Including 5 Accessible Spaces)	

Schemtic Site Plan No. 3A

SCALE: 1" = 30'-0"
9-18-07
REV. 10-26-2007
REV. 11-28-2007

BOARD APPROVED
CASE NO. 2007-0717.3
DATE 2/4/07
W/CONDITIONS ✓
W/O CONDITIONS

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ISSUES AND REVISIONS :

NO:	BY:	DATE:	DESCRIPTION:
1	SAS	10/18/07	DESIGN REVIEW
2	SAS	10/24/07	OWNER REVISIONS
3	SAS	10/29/07	VILLAGE SUBMITTAL FOR SITE PLAN REVIEW
4	SAS	11/28/07	RESPONSE TO VILLAGE COMMENTS
5	SAS	12/10/07	traffic study response
6	SAS	1/8/08	Village Staff Comments
7	SAS	1/14/08	Planning Commission Comments
8	SAS	1/29/08	Staff Comments

NOTE TO BUILDING DEPARTMENT:
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Proposed New Bank Facility for:
Heritage Bank
159th and Ravinia Avenue
Orland Park, Illinois

For Preliminary Review by Owner

THE SHALVIS GROUP P.C.
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PROJECT ARCHITECT: S.A.S.	DATE: 10/17/2007
DRAFTPERSON: SAS	SCALE: See Sheet
APPROVED :	COMPUTER NAME
PREPARED FOR : Heritage Bank	
LOCATION : Heritage Bank 159th and Ravinia Avenue Orland Park, Illinois	
JOB NUMBER : 2007-055	

RECEIVED JAN 29 2008 By

SHEET NUMBER :
A-1.0
OF