

PARCEL	LAND USE	SF	PARKING RATIO	SPACES REQUIRED
A OPTION 1	RETAIL	11,650	1 PER 250 SF	47
A OPTION 1	OFFICE	20,600	1 PER 300 SF	69
A OPTION 1	RESTAURANT	22,500	1 PER 100 SF	225
				TOTAL REQUIRED 341
				PROVIDED 92 (INCLUDES 4 ADA)
				SHORTAGE 249
PARCEL	LAND USE	SF	PARKING RATIO	SPACES REQUIRED
B OPTION 1	OFFICE	20,600	1 PER 300 SF	69
B OPTION 1	RETAIL	10,400	1 PER 250 SF	42
B OPTION 1	RESTAURANT	20,495	1 PER 100 SF	205
B OPTION 1	COMMERCIAL OUTLOT	6,000	1 PER 250 SF	24
				TOTAL REQUIRED 340
				PROVIDED 93 (INCLUDES 5 ADA)
				SHORTAGE 247
PARCEL	LAND USE	SF	PARKING RATIO	SPACES REQUIRED
H OPTION 1	RESTAURANT	8,000	1 PER 100 SF	80
				TOTAL REQUIRED 80
				PROVIDED 57 (INCLUDES 3 ADA)
				SHORTAGE 23
PARCEL	LAND USE	SF	PARKING RATIO	SPACES REQUIRED
C	DAYCARE	11,875	1 PER 300 SF	40
				TOTAL REQUIRED 40
				PROVIDED 40 (INCLUDES 2 ADA)
				SHORTAGE 0
PARCEL	LAND USE	ACRE	PARKING RATIO	SPACES REQUIRED
HEROES	PARK	0.97	10 PER ACRE	10
				TOTAL REQUIRED 10
				PROVIDED 15
				SHORTAGE +5
PARCEL	LAND USE	SF	PARKING RATIO	SPACES REQUIRED
E	ENTERTAINMENT	62,050	1 PER 200 SF	310
				TOTAL REQUIRED 310
				PROVIDED 15
				SHORTAGE 295
PARCEL	LAND USE	SF	PARKING RATIO	SPACES REQUIRED
F	RESTAURANT	12,000	1 PER 100 SF	120
				TOTAL REQUIRED 120
				PROVIDED 545

PARCEL	NOTES	SPACES PROVIDED
METRA (WEST) - N.I.C.	NOT SHOWN ON SITE PLAN	262 *
METRA (EAST) - N.I.C.	DOES NOT INCLUDED ADA SPACES	65 *

PARCEL	NOTES	SPACES PROVIDED
U of C - N.I.C.	SURFACE LOT - NOT SHOWN ON SITE PLAN	224 *

	OPTION 1	OPTION 2
TOTAL PARKING REQUIRED	1,241	1,195
50% REDUCTION	621	598
TOTAL PARKING PROVIDED	857	857

* EXISTING SPACES PROVIDED AT METRA AND U OF C PARCELS NOT INCLUDED IN "TOTAL PARKING REQUIRED" AND "TOTAL PARKING PROVIDED" IN CHART ABOVE

BIKE PARKING REQUIRED	86
BIKE PARKING PROVIDED	88

10% TOTAL, INCLUDES ON-STREET PARKING

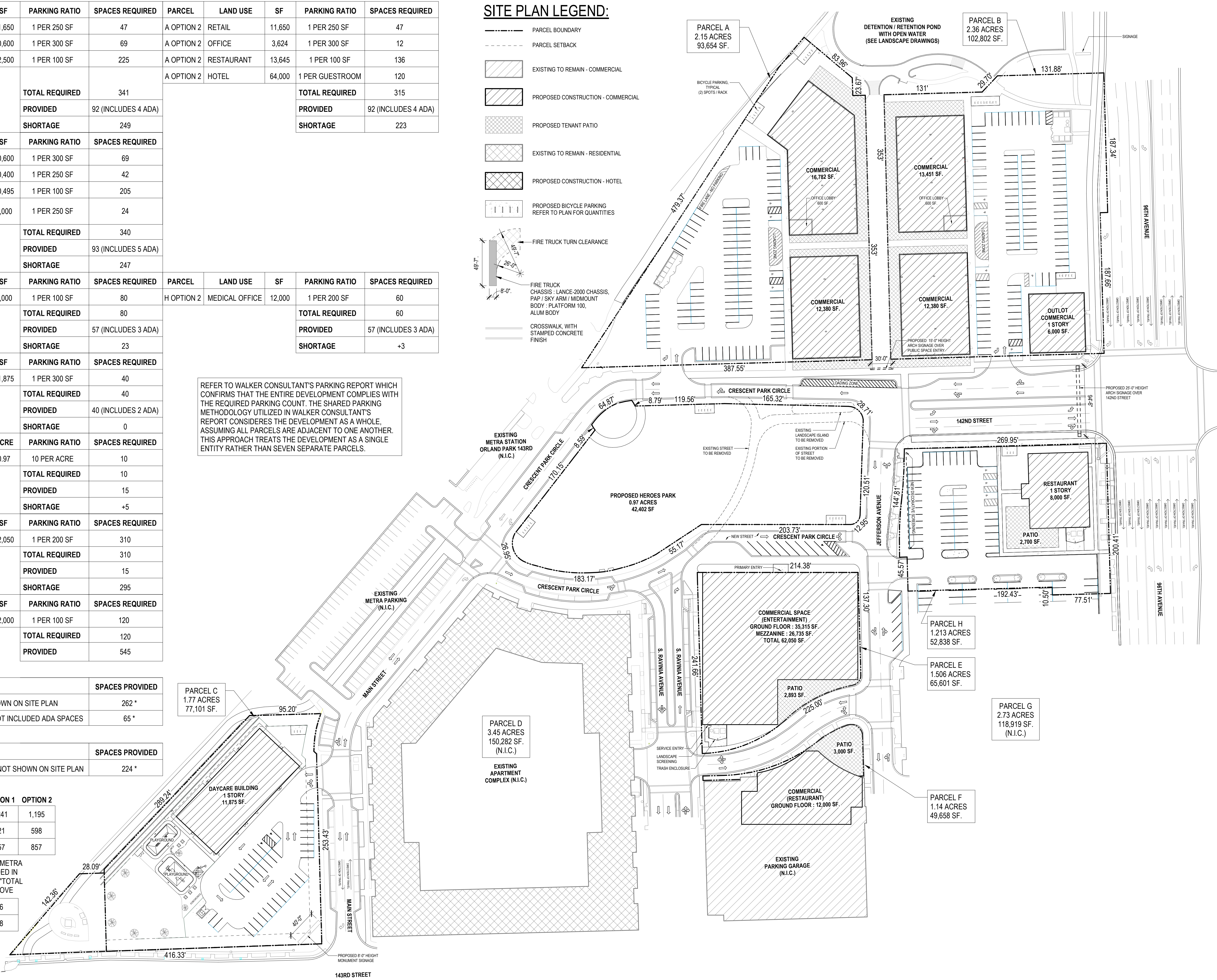
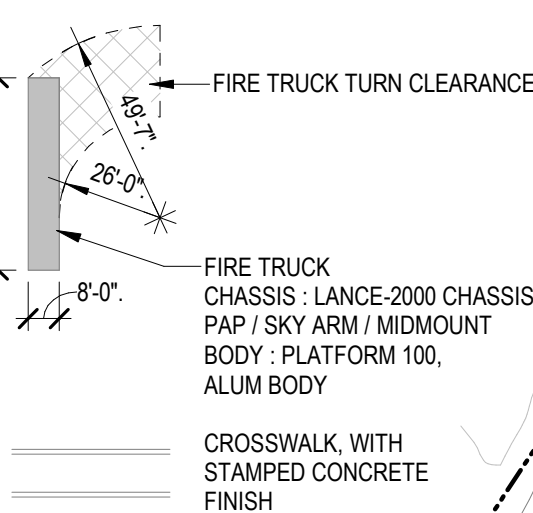
PARCEL	LAND USE	SF	PARKING RATIO	SPACES REQUIRED
A OPTION 2	RETAIL	11,650	1 PER 250 SF	47
A OPTION 2	OFFICE	3,624	1 PER 300 SF	12
A OPTION 2	RESTAURANT	13,645	1 PER 100 SF	136
A OPTION 2	HOTEL	64,000	1 PER GUESTROOM	120
				TOTAL REQUIRED 315
				PROVIDED 92 (INCLUDES 4 ADA)
				SHORTAGE 223
PARCEL	LAND USE	SF	PARKING RATIO	SPACES REQUIRED
H OPTION 2	MEDICAL OFFICE	12,000	1 PER 200 SF	60
				TOTAL REQUIRED 60
				PROVIDED 57 (INCLUDES 3 ADA)
				SHORTAGE +3

REFER TO WALKER CONSULTANT'S PARKING REPORT WHICH CONFIRMS THAT THE ENTIRE DEVELOPMENT COMPLIES WITH THE REQUIRED PARKING COUNT. THE SHARED PARKING METHODOLOGY UTILIZED IN WALKER CONSULTANT'S REPORT CONSIDERS THE DEVELOPMENT AS A WHOLE, ASSUMING ALL PARCELS ARE ADJACENT TO ONE ANOTHER. THIS APPROACH TREATS THE DEVELOPMENT AS A SINGLE ENTITY RATHER THAN SEVEN SEPARATE PARCELS.

PARCEL C 1.77 ACRES 77,101 SF.	DAYCARE BUILDING 1 STORY 11,875 SF.
--------------------------------------	---

SITE PLAN LEGEND:

- PARCEL BOUNDARY
- PARCEL SETBACK
- EXISTING TO REMAIN - COMMERCIAL
- PROPOSED CONSTRUCTION - COMMERCIAL
- PROPOSED TENANT PATIO
- EXISTING TO REMAIN - RESIDENTIAL
- PROPOSED CONSTRUCTION - HOTEL
- PROPOSED BICYCLE PARKING
REFER TO PLAN FOR QUANTITIES



1 OVERALL SITE PLAN
1" = 60'-0"



DESIGN ARCHITECT

DUNNE | KOZLOWSKI

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312.573.2490 | www.dk-arch.com

CLIENT

EDWARDS REALTY COMPANY
14400 SOUTH JOHN HUMPHREY DRIVE
SUITE 200
ORLAND PARK, IL 60462

PROJECT NAME

ORLAND PARK
DEVELOPMENT

LOCATION

DOWNTOWN ORLAND PARK
ORLAND PARK, IL

ISSUE #	ISSUED FOR:	DATE
1	SITE PLAN	2024-02-29
2	ENG. BACKGROUNDS	2024-05-14
3	DOWNTOWN PLANNING REVIEW REVISION 1	2024-05-16
4	ENG. BACKGROUNDS	2024-06-14
5	DOWNTOWN PLANNING REVIEW REVISION 2	2024-06-24
6	COMMITTEE OF THE WHOLE MEETING	2024-08-05

SEAL

CLIENT APPROVAL:

DATE:

TITLE

OVERALL SITE PLAN

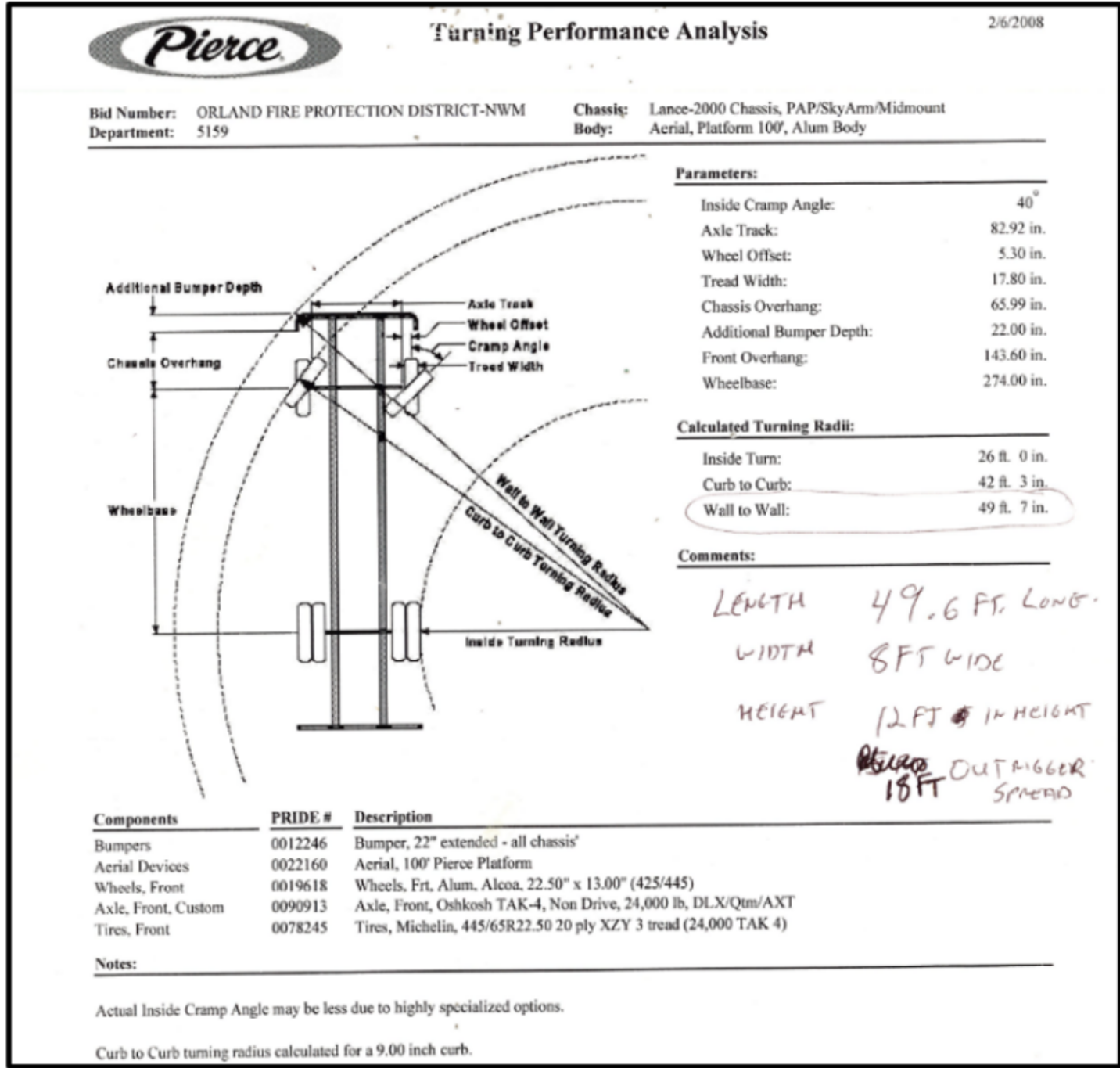
PROJECT

2104

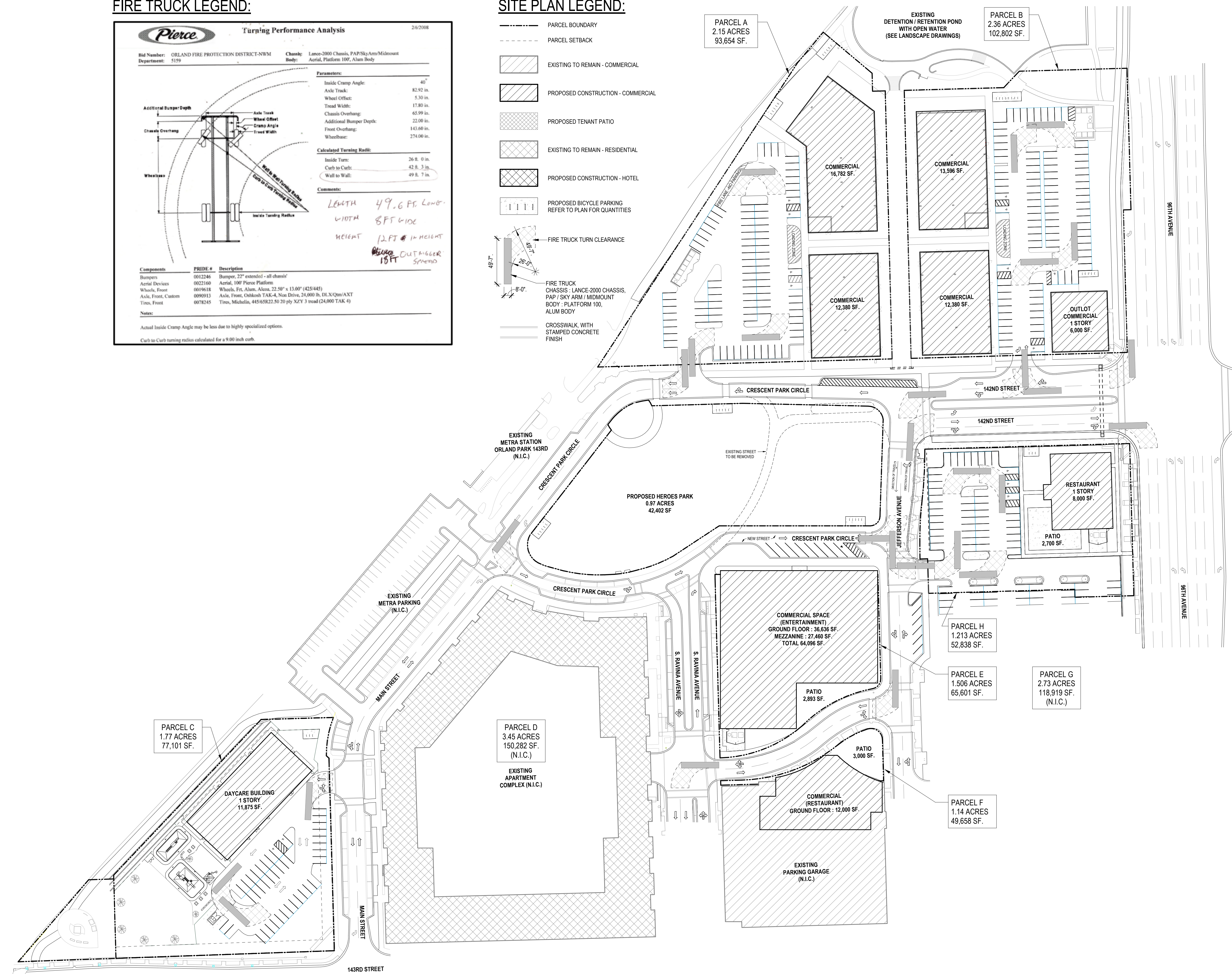
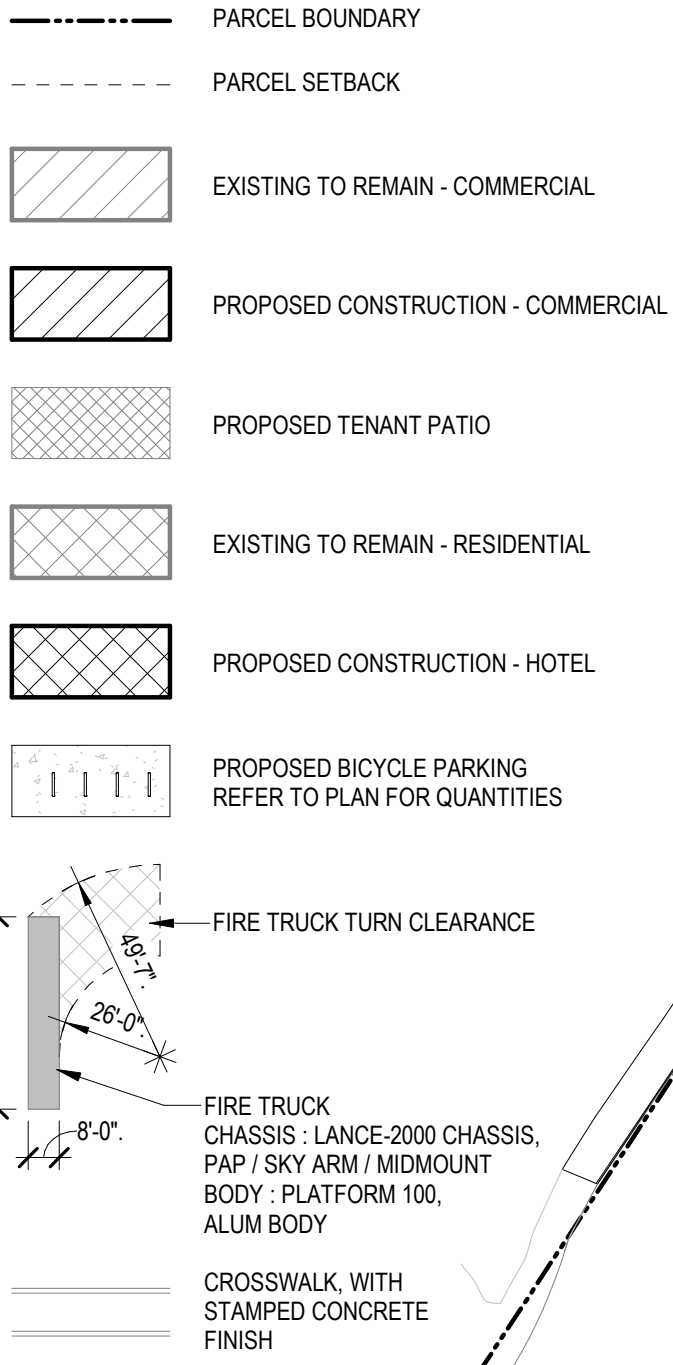
SHEET

A-100

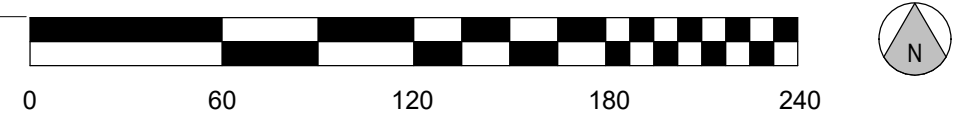
FIRE TRUCK LEGEND:



SITE PLAN LEGEND:



1 OVERALL SITE PLAN - FIRE TRUCK TURNAROUND EXHIBIT
1" = 60'-0"



DESIGN ARCHITECT

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CLIENT

EDWARDS REALTY COMPANY
14400 SOUTH JOHN HUMPHREY DRIVE
SUITE 200
ORLAND PARK, IL 60462

PROJECT NAME

ORLAND PARK DEVELOPMENT

LOCATION

**DOWNTOWN ORLAND PARK
ORLAND PARK, IL**

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6	COMMITTEE OF THE WHOLE MEETING	2024-08-05

SEAL

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OVERALL SITE PLAN - FIRE TRUCK TURNAROUND EXHIBIT

PROJECT

2104

SHEET

A-100.2

	GROSS SITE AREA	NET AREA (BUILDABLE)	GROSS FLOOR AREA	FLOOR AREA RATIO (FAR)
PARCEL A	99,418 SF	28,750 SF	54,750 SF	0.55
PARCEL B	105,208 SF	31,635 SF	57,495 SF	0.55

DESIGN ARCHITECT

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14400 SOUTH JOHN HUMPHREY DRIVE
SUITE 200
ORLAND PARK, IL 60462

PARCEL A
2 STORIES ABOVE GROUND LEVEL - MIXED USE

LEVEL 1 : RETAIL = 11,650 SF.
LEVEL 1 : RESTAURANT = 16,500 SF.
LEVEL 1 : OFFICE = 600 SF.
LEVEL 2 : OFFICE = 20,000 SF.
LEVEL 2 : RESTAURANT = 6,000 SF.
TOTAL BUILDING AREA = 54,750 SF.

PARCEL B
2 STORIES ABOVE GROUND LEVEL - MIXED USE

LEVEL 1 : RETAIL = 10,400 SF.
LEVEL 1 : RESTAURANT = 14,495 SF.
LEVEL 1 : OFFICE = 600 SF.
LEVEL 2 : OFFICE = 20,000 SF.
LEVEL 2 : RESTAURANT = 6,000 SF.
TOTAL BUILDING AREA = 51,495 SF.

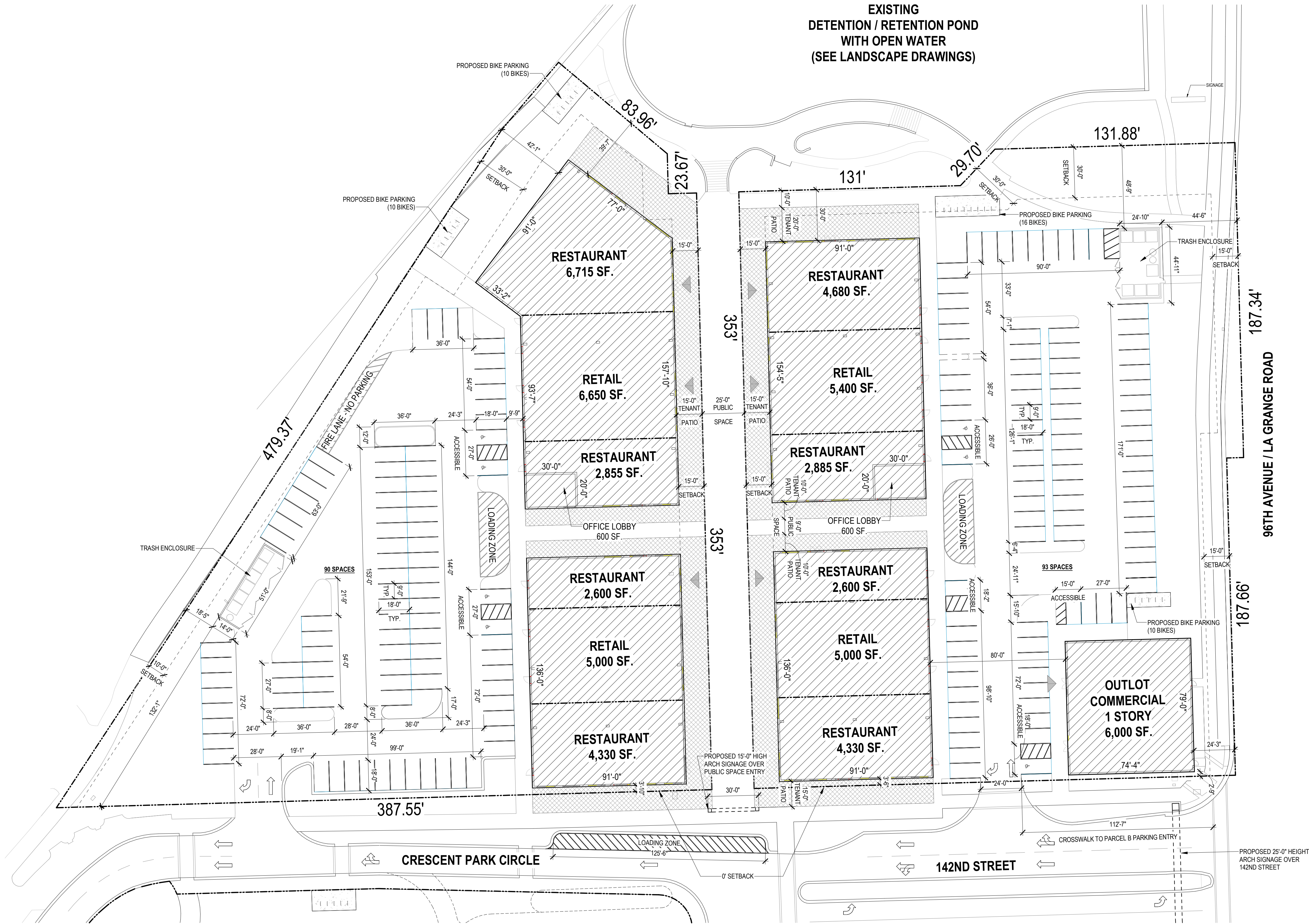
PARCEL B - OUTLOT BUILDING
1 STORY ABOVE GROUND LEVEL -
COMMERCIAL / RESTAURANT

TOTAL BUILDING AREA = 6,000 SF.

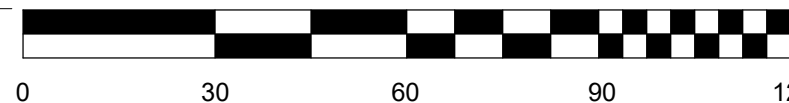
SITE PLAN LEGEND:

- PARCEL BOUNDARY
- PARCEL SETBACK
- EXISTING TO REMAIN - COMMERCIAL
- PROPOSED CONSTRUCTION - COMMERCIAL
- PROPOSED TENANT PATIO
- EXISTING TO REMAIN - RESIDENTIAL
- PROPOSED CONSTRUCTION - HOTEL
- PROPOSED BICYCLE PARKING
REFER TO PLAN FOR QUANTITIES
- PRIMARY CUSTOMER ENTRANCE
- SECONDARY CUSTOMER ENTRANCE

EXISTING
DETENTION / RETENTION POND
WITH OPEN WATER
(SEE LANDSCAPE DRAWINGS)



1 PARCEL A & B - LEVEL 1 - OPTION 1
1" = 30'-0"



CLIENT APPROVAL:

DATE:

TITLE

PARCEL A & B - LEVEL 1 -
OPTION 1

PROJECT

2104

SHEET

A-101

	GROSS SITE AREA	NET AREA (BUILDABLE)	GROSS FLOOR AREA	FLOOR AREA RATIO (FAR)
PARCEL A	99,418 SF	28,750 SF	54,750 SF	0.55
PARCEL B	105,208 SF	31,635 SF	57,495 SF	0.55

DESIGN ARCHITECT

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14400 SOUTH JOHN HUMPHREY DRIVE
SUITE 200
ORLAND PARK, IL 60462

PARCEL A
2 STORIES ABOVE GROUND LEVEL - MIXED USE

LEVEL 1 : RETAIL = 11,650 SF.
LEVEL 1 : RESTAURANT = 16,500 SF.
LEVEL 1 : OFFICE = 600 SF
LEVEL 2 : OFFICE = 20,000 SF.
LEVEL 2 : RESTAURANT = 6,000 SF.
TOTAL BUILDING AREA = 54,750 SF.

PARCEL B
2 STORIES ABOVE GROUND LEVEL - MIXED USE

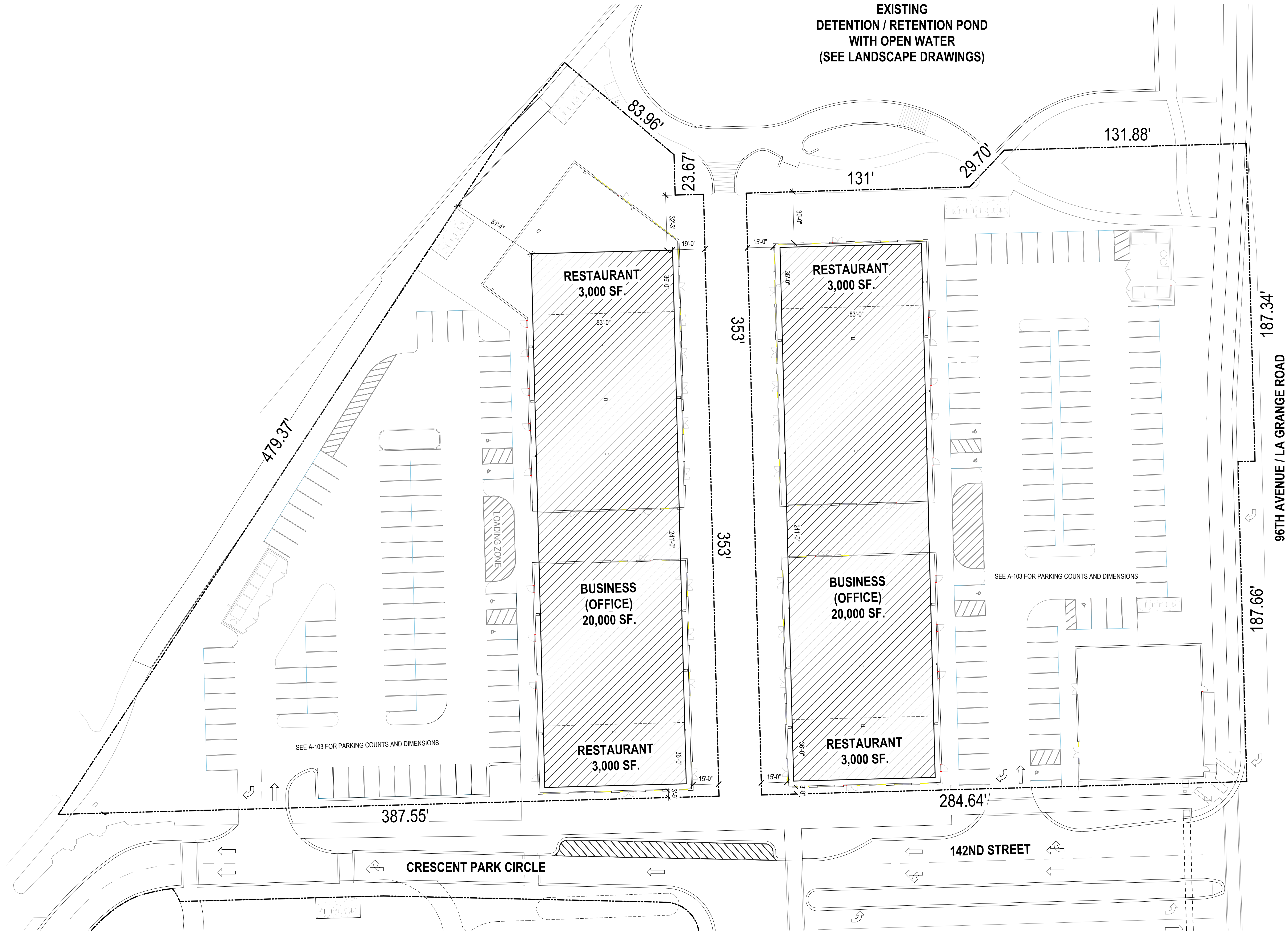
LEVEL 1 : RETAIL = 10,400 SF.
LEVEL 1 : RESTAURANT = 14,495 SF.
LEVEL 1 : OFFICE = 600 SF
LEVEL 2 : OFFICE = 20,000 SF.
LEVEL 2 : RESTAURANT = 6,000 SF.
TOTAL BUILDING AREA = 51,495 SF.

PARCEL B - OUTLOT BUILDING
1 STORY ABOVE GROUND LEVEL -
COMMERCIAL / RESTAURANT

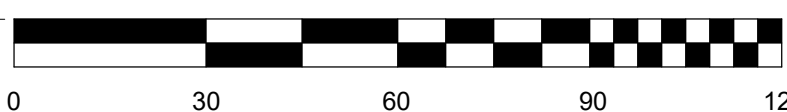
TOTAL BUILDING AREA = 6,000 SF.

SITE PLAN LEGEND:

- PARCEL BOUNDARY
- PARCEL SETBACK
- EXISTING TO REMAIN - COMMERCIAL
- PROPOSED CONSTRUCTION - COMMERCIAL
- PROPOSED TENANT PATIO
- EXISTING TO REMAIN - RESIDENTIAL
- PROPOSED CONSTRUCTION - HOTEL
- PROPOSED BICYCLE PARKING
REFER TO PLAN FOR QUANTITIES
- PRIMARY CUSTOMER ENTRANCE
- SECONDARY CUSTOMER ENTRANCE



1 PARCEL A & B - LEVEL 2 - OPTION 1
1" = 30'-0"



CLIENT APPROVAL:

DATE:

TITLE

PARCEL A & B - LEVEL 2 -
OPTION 1

PROJECT

2104

SHEET

A-102

	GROSS SITE AREA	NET AREA (BUILDABLE)	GROSS FLOOR AREA	FLOOR AREA RATIO (FAR)
PARCEL A	99,418 SF	28,750 SF	54,750 SF	0.55
PARCEL B	105,208 SF	31,635 SF	57,495 SF	0.55

DESIGN ARCHITECT

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CLIENT

EDWARDS REALTY COMPANY

14400 SOUTH JOHN HUMPHREY DRIVE
SUITE 200
ORLAND PARK, IL 60462

PARCEL A
2 STORIES ABOVE GROUND LEVEL - MIXED USE

LEVEL 1 : RETAIL = 11,650 SF.
LEVEL 1 : RESTAURANT = 13,645 SF.
LEVEL 1 : OFFICE / LOBBY = 3,450 SF.
LEVEL 2 : HOTEL AMENITY = 10,000 SF.
LEVEL 2 : HOTEL = 6,000 SF.
LEVELS 3 - 5 : HOTEL = 16,000 SF. PER FLOOR
TOTAL BUILDING AREA = 92,745 SF.

PARCEL B
2 STORIES ABOVE GROUND LEVEL - MIXED USE

LEVEL 1 : RETAIL = 10,400 SF.
LEVEL 1 : RESTAURANT = 14,495 SF.
LEVEL 2 : OFFICE = 20,000 SF.
LEVEL 2 : RESTAURANT = 6,000 SF.
TOTAL BUILDING AREA = 50,895 SF.

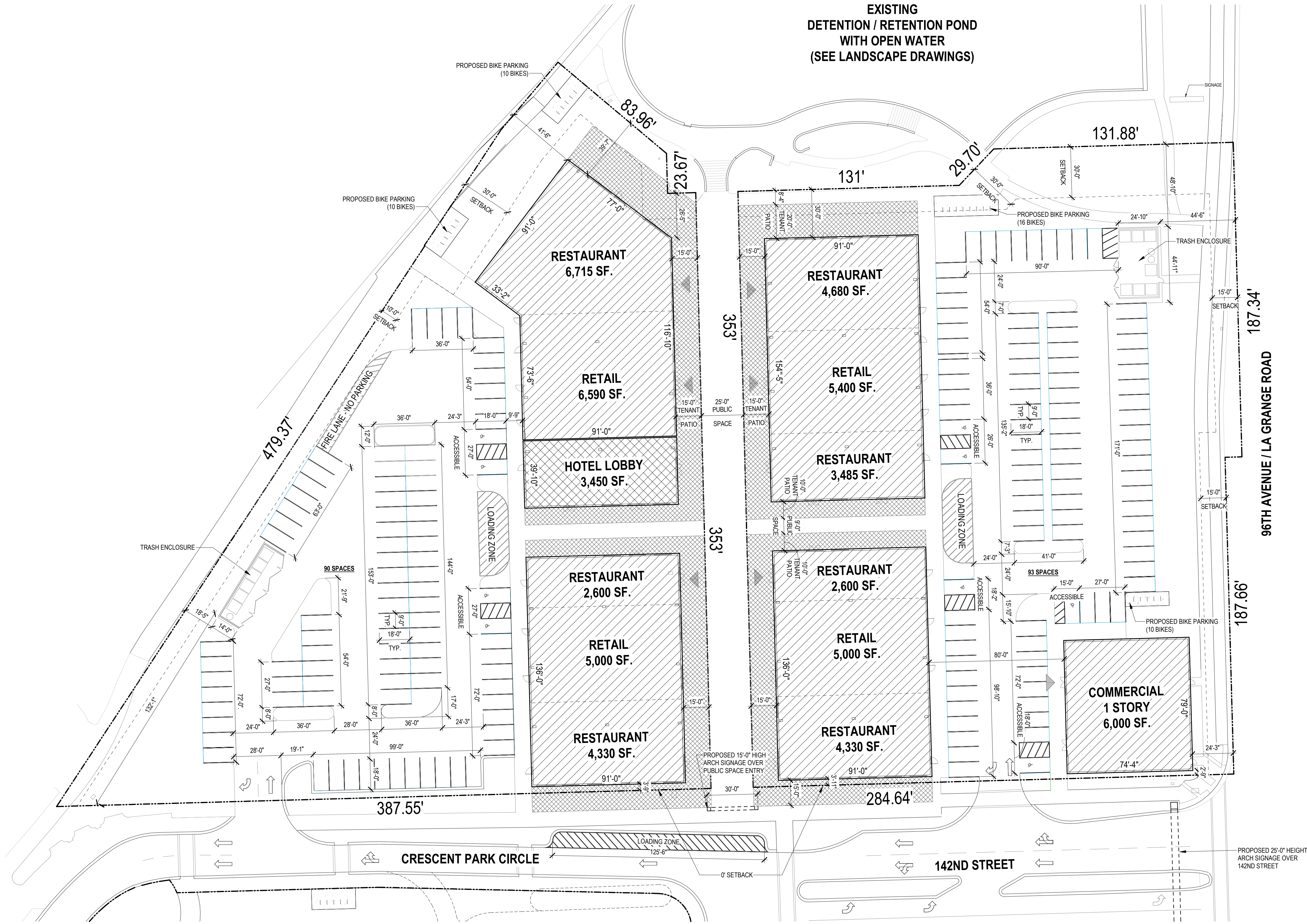
PARCEL B - OUTLOT BUILDING
1 STORY ABOVE GROUND LEVEL -
COMMERCIAL / RESTAURANT

TOTAL BUILDING AREA = 6,000 SF.

SITE PLAN LEGEND:

- PARCEL BOUNDARY
- PARCEL SETBACK
- EXISTING TO REMAIN - COMMERCIAL
- PROPOSED CONSTRUCTION - COMMERCIAL
- PROPOSED TENANT PATIO
- EXISTING TO REMAIN - RESIDENTIAL
- PROPOSED CONSTRUCTION - HOTEL
- PROPOSED BICYCLE PARKING
REFER TO PLAN FOR QUANTITIES
- PRIMARY CUSTOMER ENTRANCE
- SECONDARY CUSTOMER ENTRANCE

EXISTING
DETENTION / RETENTION POND
WITH OPEN WATER
(SEE LANDSCAPE DRAWINGS)



1 PARCEL A & B - LEVEL 1 - OPTION 2
1" = 30'-0"

CLIENT APPROVAL:

DATE:

TITLE

PARCEL A & B - LEVEL 1 -
OPTION 2

PROJECT

2104

SHEET

A-103

	GROSS SITE AREA	NET AREA (BUILDABLE)	GROSS FLOOR AREA	FLOOR AREA RATIO (FAR)
PARCEL A	99,418 SF	28,150 SF	92,745 SF	0.93
PARCEL B	105,208 SF	31,035 SF	57,035 SF	0.54

PARCEL A
2 STORIES ABOVE GROUND LEVEL - MIXED USE

LEVEL 1 : RETAIL = 11,650 SF.
LEVEL 1 : RESTAURANT = 13,645 SF.
LEVEL 1 : OFFICE / LOBBY = 3,450 SF.
LEVEL 2 : HOTEL AMENITY = 10,000 SF.
LEVEL 2 : HOTEL = 6,000 SF.
LEVELS 3 - 5 : HOTEL = 16,000 SF. PER FLOOR
TOTAL BUILDING AREA = 92,745 SF.

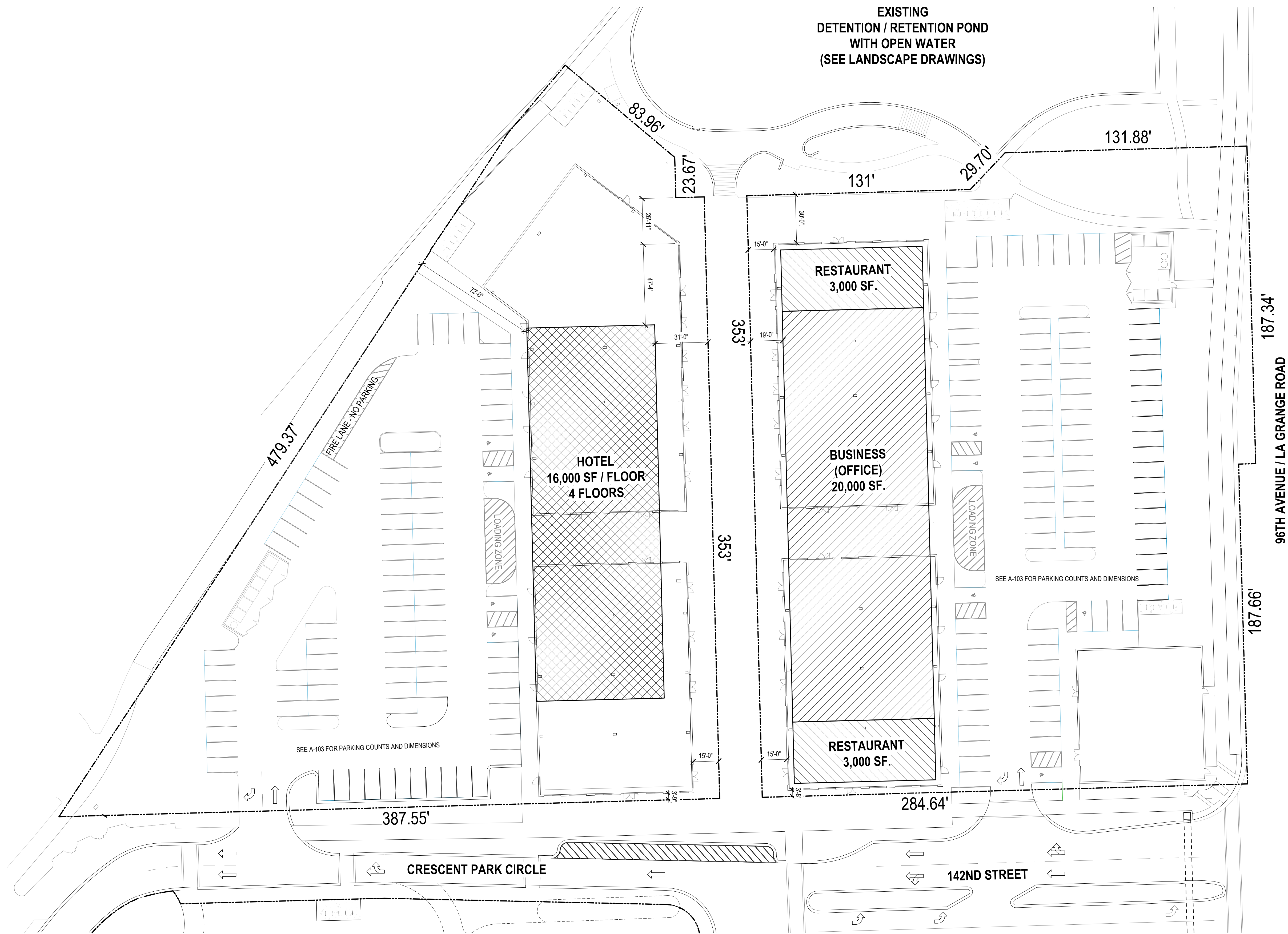
PARCEL B
2 STORIES ABOVE GROUND LEVEL - MIXED USE
LEVEL 1 : RETAIL = 10,400 SF.
LEVEL 1 : RESTAURANT = 14,495 SF.
LEVEL 2 : OFFICE = 20,000 SF.
LEVEL 2 : RESTAURANT = 6,000 SF.
TOTAL BUILDING AREA = 50,895 SF.

PARCEL B - OUTLOT BUILDING
1 STORY ABOVE GROUND LEVEL -
COMMERCIAL / RESTAURANT

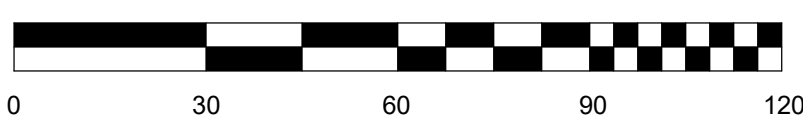
TOTAL BUILDING AREA = 6,000 SF.

SITE PLAN LEGEND:

- PARCEL BOUNDARY
- PARCEL SETBACK
- EXISTING TO REMAIN - COMMERCIAL
- PROPOSED CONSTRUCTION - COMMERCIAL
- PROPOSED TENANT PATIO
- EXISTING TO REMAIN - RESIDENTIAL
- PROPOSED CONSTRUCTION - HOTEL
- PROPOSED BICYCLE PARKING
REFER TO PLAN FOR QUANTITIES
- PRIMARY CUSTOMER ENTRANCE
- SECONDARY CUSTOMER ENTRANCE



1 PARCEL A & B - LEVEL 2 - OPTION 2
1" = 30'-0"



DESIGN ARCHITECT

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CLIENT

EDWARDS REALTY COMPANY

14400 SOUTH JOHN HUMPHREY DRIVE
SUITE 200
ORLAND PARK, IL 60462

PROJECT NAME

**ORLAND PARK
DEVELOPMENT**

LOCATION

**MAIN STREET TRIANGLE
ORLAND PARK, IL**

ISSUE #	ISSUED FOR:	DATE
1	SITE PLAN	2024-02-29
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6	COMMITTEE OF THE WHOLE MEETING	2024-08-05

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**PARCEL A & B - LEVEL 2 -
OPTION 2**

PROJECT

2104

SHEET

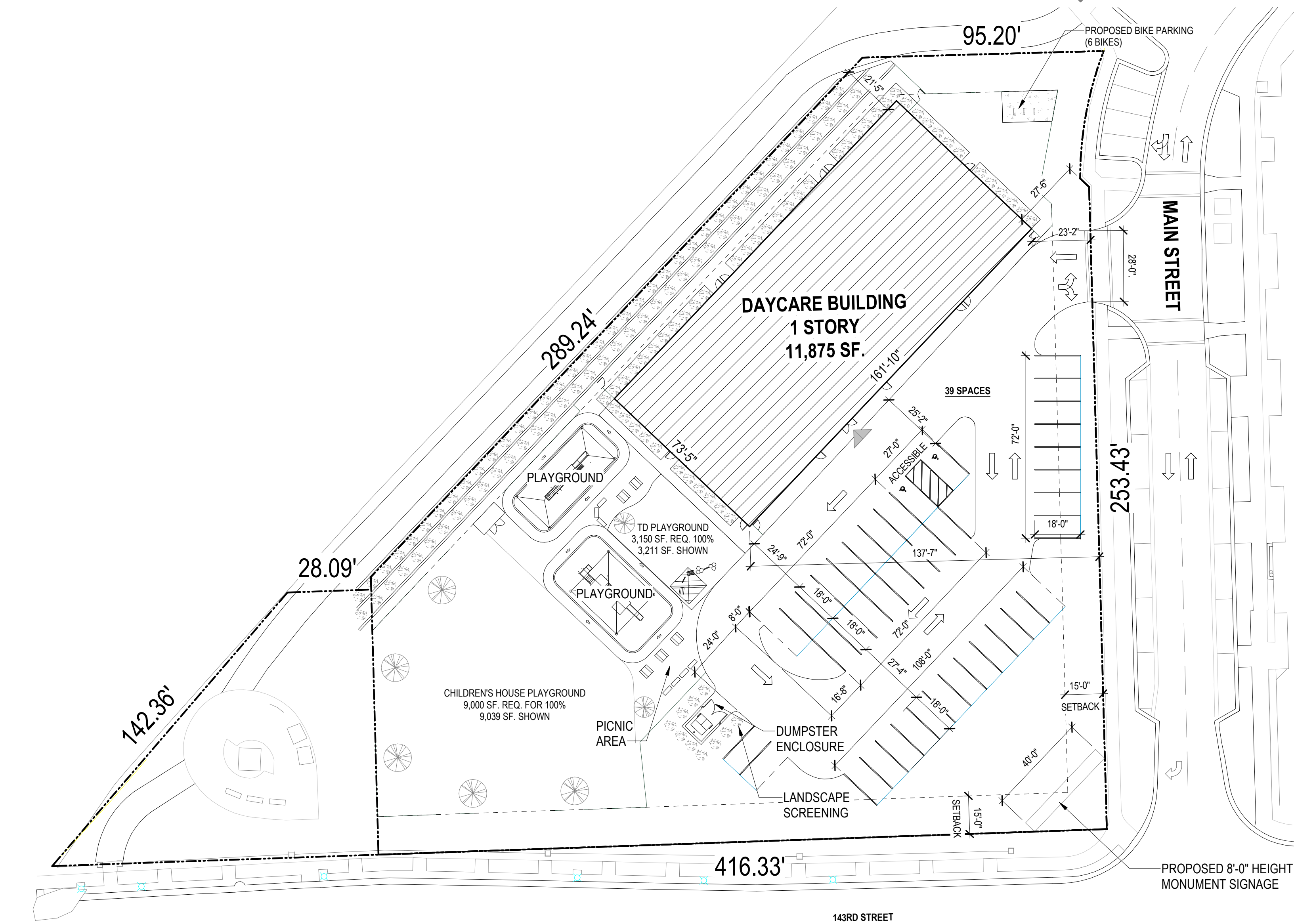
A-104

	GROSS SITE AREA	NET AREA (BUILDABLE)	GROSS FLOOR AREA	FLOOR AREA RATIO (FAR)
PARCEL C	77,150 SF	11,875 SF	11,875 SF	0.15

PARCEL C
1 STORY ABOVE GROUND LEVEL - DAYCARE
TOTAL BUILDING AREA = 11,875 SF.

SITE PLAN LEGEND:

- PARCEL BOUNDARY
- PARCEL SETBACK
- EXISTING TO REMAIN - COMMERCIAL
- PROPOSED CONSTRUCTION - COMMERCIAL
- PROPOSED TENANT PATIO
- EXISTING TO REMAIN - RESIDENTIAL
- PROPOSED CONSTRUCTION - HOTEL
- PROPOSED BICYCLE PARKING
REFER TO PLAN FOR QUANTITIES
- PRIMARY CUSTOMER ENTRANCE
- SECONDARY CUSTOMER ENTRANCE



1 PARCEL C
1" = 30'-0"



DESIGN ARCHITECT

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CLIENT

EDWARDS REALTY COMPANY
14400 SOUTH JOHN HUMPHREY DRIVE
SUITE 200
ORLAND PARK, IL 60462

PROJECT NAME

ORLAND PARK
DEVELOPMENT

LOCATION

DOWNTOWN ORLAND PARK
ORLAND PARK, IL

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SEAL

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TITLE

PARCEL C

PROJECT

2104

SHEET

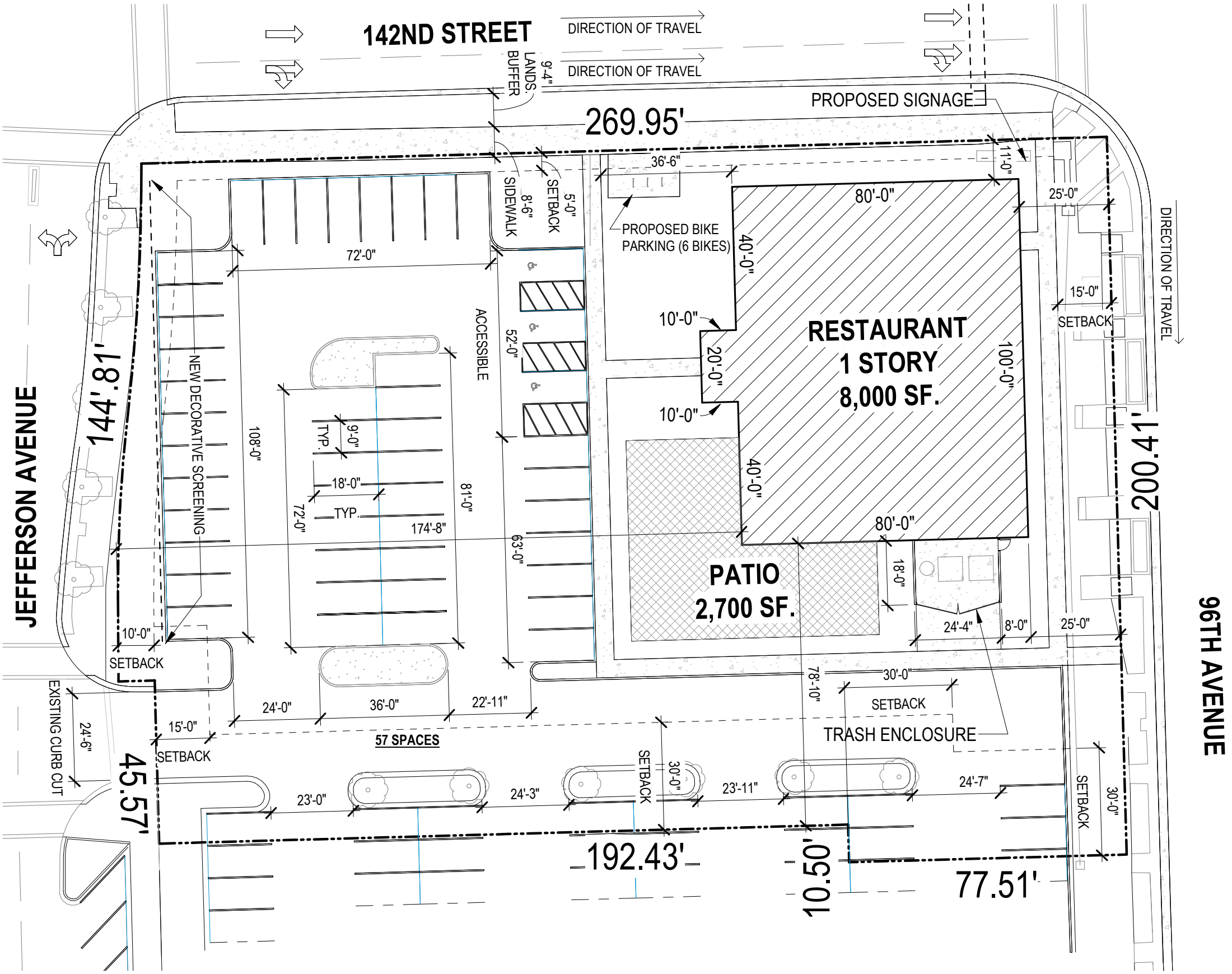
A-107

	GROSS SITE AREA	NET AREA (BUILDABLE)	GROSS FLOOR AREA	FLOOR AREA RATIO (FAR)
H - OPTION 1	52,851 SF	8,000 SF	8,000 SF	0.15

PARCEL H
1 STORY ABOVE GROUND LEVEL - RESTAURANT
TOTAL BUILDING AREA = 8,000 SF.

SITE PLAN LEGEND:

- PARCEL BOUNDARY
- PARCEL SETBACK
- EXISTING TO REMAIN - COMMERCIAL
- PROPOSED CONSTRUCTION - COMMERCIAL
- PROPOSED TENANT PATIO
- EXISTING TO REMAIN - RESIDENTIAL
- PROPOSED CONSTRUCTION - HOTEL
- PROPOSED BICYCLE PARKING
REFER TO PLAN FOR QUANTITIES
- PRIMARY CUSTOMER ENTRANCE
- SECONDARY CUSTOMER ENTRANCE



1 PARCEL H - OPTION 1
1" = 30'-0"

DESIGN ARCHITECT

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312.573.2490 | www.dk-arch.com

CLIENT

EDWARDS REALTY COMPANY
14400 SOUTH JOHN HUMPHREY DRIVE
SUITE 200
ORLAND PARK, IL 60462

PROJECT NAME

ORLAND PARK
DEVELOPMENT

LOCATION

DOWNTOWN ORLAND PARK
ORLAND PARK, IL

ISSUE #	ISSUED FOR:	DATE
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SEAL

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TITLE

PARCEL H - OPTION 1

PROJECT

2104

SHEET

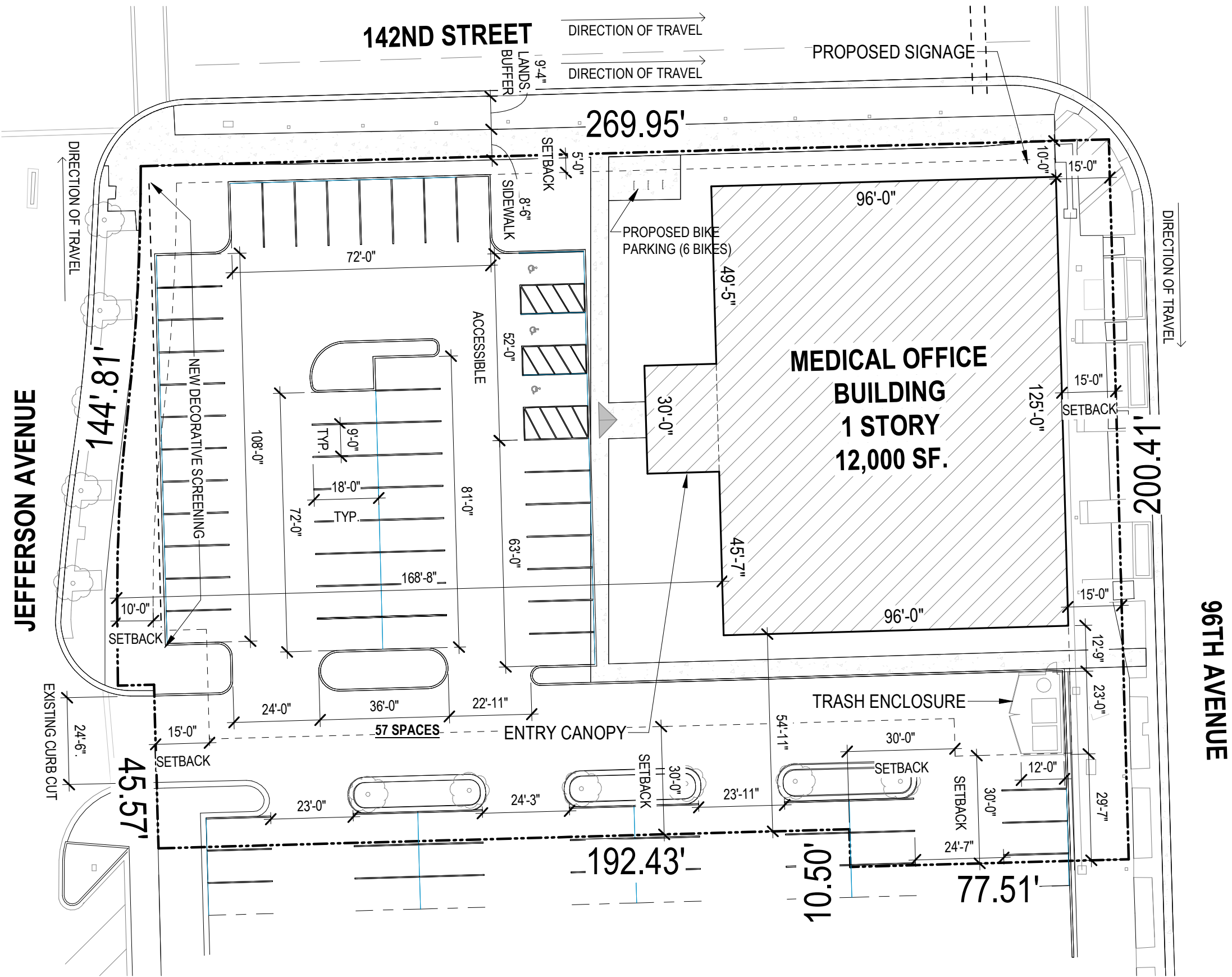
A-108

	GROSS SITE AREA	NET AREA (BUILDABLE)	GROSS FLOOR AREA	FLOOR AREA RATIO (FAR)
H - OPTION 1	52,851 SF	12,000 SF	12,000 SF	0.23

PARCEL H
1 STORY ABOVE GROUND LEVEL - MEDICAL OFFICE
TOTAL BUILDING AREA = 12,000 SF.

SITE PLAN LEGEND:

- PARCEL BOUNDARY
- PARCEL SETBACK
- EXISTING TO REMAIN - COMMERCIAL
- PROPOSED CONSTRUCTION - COMMERCIAL
- PROPOSED TENANT PATIO
- EXISTING TO REMAIN - RESIDENTIAL
- PROPOSED CONSTRUCTION - HOTEL
- PROPOSED BICYCLE PARKING
REFER TO PLAN FOR QUANTITIES
- PRIMARY CUSTOMER ENTRANCE
- SECONDARY CUSTOMER ENTRANCE



1 PARCEL H - OPTION 2
1" = 30'-0"

DESIGN ARCHITECT

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CLIENT

EDWARDS REALTY COMPANY
14400 SOUTH JOHN HUMPHREY DRIVE
SUITE 200
ORLAND PARK, IL 60462

PROJECT NAME

ORLAND PARK
DEVELOPMENT

LOCATION

MAIN STREET TRIANGLE
ORLAND PARK, IL

ISSUE #	ISSUED FOR:	DATE
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6	COMMITTEE OF THE WHOLE MEETING	2024-08-05

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DATE:

TITLE

PARCEL H - OPTION 2

PROJECT

2104

SHEET

A-109

ISSUE #	ISSUED FOR:	DATE
1	SITE PLAN	2024-02-29
2	ENG. BACKGROUNDS	2024-05-14
3	DOWNTOWN PLANNING REVIEW REVISION 1	2024-05-16
4	ENG. BACKGROUNDS	2024-06-14
5	DOWNTOWN PLANNING REVIEW REVISION 2	2024-06-24
6	COMMITTEE OF THE WHOLE MEETING	2024-08-05

PARCEL F
EXISTING 4 STORY PARKING GARAGE
LEVEL 1 - COMMERCIAL (ENTERTAINMENT) OR
BUSINESS (OFFICE)
TOTAL BUILDING AREA = 12,000 SF.

SITE PLAN LEGEND:

- PARCEL BOUNDARY
- PARCEL SETBACK
- EXISTING TO REMAIN - COMMERCIAL
- PROPOSED CONSTRUCTION - COMMERCIAL
- PROPOSED TENANT PATIO
- EXISTING TO REMAIN - RESIDENTIAL
- PROPOSED CONSTRUCTION - HOTEL
- PROPOSED BICYCLE PARKING
REFER TO PLAN FOR QUANTITIES
- PRIMARY CUSTOMER ENTRANCE
- SECONDARY CUSTOMER ENTRANCE

