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0 30
SCALE: 1" = 30'

BOARD APPROVED
CASE NO. 2009-0303
DATE 8-3-09
W/CONDITIONS
W/O CONDITIONS

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REVISIONS		DESCRIPTION
DATE	BY	DESCRIPTION
07-17-09	E	REVISED PER VILLAGE REVIEW
07-07-09	C	REVISED PER VILLAGE REVIEW
06-03-09	B	REVISED PER ATTORNEY
05-28-09	A	REVISED PER CLIENT

COMMUNITY HONDA PARKING LOT & BUILDING ADDITION
PRELIMINARY SITE PLAN
COMMUNITY HONDA, INC
8340 W. 159TH STREET
ORLAND PARK, IL 60462

Topo By	BEC
Plan By	JDH
Checked By	JDH
Scale:	1"=30'
Date:	05-19-09
Sheet:	1 of 1
ENGINEERING	
Job No.	09-77

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PROJECT DATA:

EXISTING ZONING:
BIZ (GENERAL BUSINESS DISTRICT)

PROJECT AREA:
EXISTING HONDA DEALERSHIP: AREA = 4.23 AC±
PROPOSED PARKING EXPANSION: AREA = 0.63 AC±
GROSS PROJECT AREA = 4.86 AC±
NET BUILDABLE AREA = 4.50 AC±
LANDSCAPE AREA = 0.83 AC±
PROPOSED BUILDING ADDITION = 3,733 SF±
GROSS BUILDING AREA = 30,921 SF
FLOOR AREA RATIO = 0.15 (MAX ALLOWABLE 1.0)

IMPERVIOUS/PERVIOUS AREA BREAKDOWN:

PARKING LOT EXPANSION AREA:
IMPERVIOUS AREA = 0.44 AC± (69.84%)
PERVIOUS AREA = 0.19 AC± (30.16%)

ENTIRE SITE:

IMPERVIOUS AREA (EXCLUDING WET POND AREA) = 3.61 AC± (74.28%)
EXISTING WET DETENTION POND AREA = 0.36 AC± (7.41%)
PERVIOUS AREA = 0.89 AC± (INCLUDES 0.06 AC± OF PERMEABLE PAVEMENT) (18.31%)

PARKING:

EXISTING PARKING = 291 SPACES
PROPOSED PARKING EXPANSION = 82 SPACES
(NOTE NET LOSS OF 4 EXISTING SPACES FOR BUILDING ADDITION & RECONFIGURED PARKING IN AREA AROUND BUILDING & 6 EXISTING SPACES ARE LOST FOR PARKING LOT EXPANSION) TOTAL OF 10 EXISTING SPACES ARE LOST.
TOTAL PROPOSED PARKING = 363 SPACES (INCLUDING 5 H.C.)
TOTAL REQ'D PARKING = 103 SPACES (1 SPACE / 300 S.F.) & 5 H.C.
PARKING SET BACK FROM R.O.W.: MIN. 10': PROVIDED 11' FROM 84TH AVE & 20' FROM 159TH STREET.

BUILDING SETBACKS:

FRONT YARD SETBACK: MIN. 25' FROM 159TH ST: PROVIDED 147' OK
REAR YARD SETBACK: MIN. 30': PROVIDED 100' OK
SIDE YARD SETBACK: MIN. 15': PROVIDED 73' OK

THERE ARE NO WETLANDS, FLOODWAY OR FLOODPLAIN ONSITE.

