

LOT 3

373,475 S.F.
±8.57 AC.

Existing BMW of ORLAND PARK

1st FLR: 43,947 S.F.
2nd FLR: 11,940 S.F.
Mezz: 1,116 S.F.
TOTAL: 57,003 S.F.

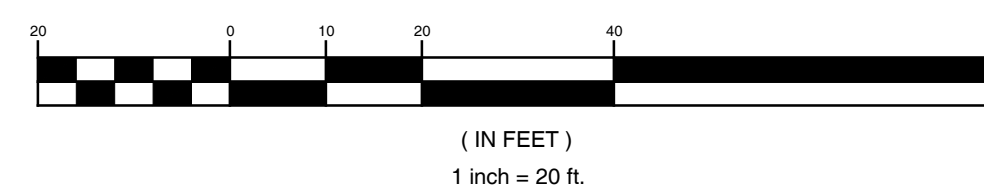
Proposed Addition MINI of ORLAND PARK

1st FLR: 2,588 S.F.
TOTAL: 2,588 S.F.
FINISHED FLOOR
TO MATCH EXISTING
(712.28 +/-)

LOT 3 PROPERTY LINE

AREA OF WORK LIMITS

GRAPHIC SCALE



KEY PLAN

PROPOSED PAVEMENT MARKINGS (TYPICAL)

ZONING CLASSIFICATION:

Orland Park Zoning Area 5 - BIZ - General Business District
Use Regulations: Special Use: Motor vehicle sales or rental (Ord. 4574 - 7/6/10)

GENERAL BUILDING SIZE AND SETBACKS:

Allowable Building Height: (4) stories, 50 ft.
Minimum Lot Area: 10,000 sf, 80' wide
Front Yard Setback: 25 ft.
* Including 10 ft wide landscaped strip along ROW for entire length.
Side Yard Setback*:
Interior Lots: 15 ft wide (Min, ea. side)
Rear Yard Setback: 30 ft wide (Min)
Maximum Lot Coverage: 75%
* No more than seventy-five percent (75%) of the area of the parcel proposed for development shall be covered with building, pavement and storm water storage, leaving at least twenty-five percent (25%) of total parcel area in green space. Impervious coverage will be allowed up to 80% when Best Management Practices (BMP) such as porous pavements and green roofs are used. Up to 40% of the BMPs will be considered pervious, provided that the design standards outlined in the code for BMPs are met.
Allowable Building F.A.R. 1.0 N.T.E.

SITE DATA

GENERAL BUILDING SIZE AND SETBACKS (cont.):

Existing Building Floor Area (BMW):
Existing Building 57,003 sf
Existing Lot 3 373,475 sf
Existing Building F.A.R. 0.15
Proposed Building Addition Floor Area (MINI):
Proposed Building Addition 2,588 sf
Proposed Total Bldg. Footprint 59,591 sf
Existing Lot 3 373,475 sf
Proposed Building F.A.R. 0.16
Proposed Lot Coverage: 12.5%

GENERAL PARKING REQUIREMENTS:

Parking Calculations:
Commercial Uses - Automobile Sales and Rentals
(1) parking space per every 300 sf of gross floor space.
Existing BMW Dealership (Exist. Lot 3):
Gross Floor Area: 43,947 sf
Required Parking Total: 147 spaces
Req'd Parking 43,947 sf / 300 sf = 147 spaces
Proposed MINI Addition (Exist. Lot 3):
Existing Gross Floor Area: 43,947 sf
Addition Gross Floor Area: 2,588 sf
Total Proposed Floor Area: 46,535 sf
Req'd Parking 46,535 sf / 300 sf = 155 spaces
Required Parking Total: 155 spaces

GENERAL PARKING REQUIREMENTS (cont.):

Existing Parking Counts (Exist. Lot 3):
Existing Parking Stalls: 147
Existing Display / Storage Stalls: 520
Total Existing Parking Stalls: 667
Stalls to be demolished:
Proposed Parking Stalls: (24)
Proposed Display / Storage Stalls: 155
Total Proposed Parking / Display Stalls: 643
Accessible Parking Counts (Exist. Lot 3):
Accessible Stalls Required: 6
Existing Accessible Stalls: 4
Proposed Accessible Stalls: 2
Total Proposed Accessible Stalls: 6
Loading Berth:
Required loading spaces size: 12' x 25'
Number of loading spaces required: 2

IMPROVEMENT AREAS:

Existing Lot 3 = 373,475 Sq. Ft. +/- (8.574 AC.)
Area of Work Limits = 12,092 Sq. Ft. +/-
Original Work Limits Pervious Area = 989 Sq. Ft. +/- (8.18%)
Original Work Limits Impervious Area = 11,103 Sq. Ft. +/- (91.82%)
Proposed Work Limits Pervious Area = 1,757 Sq. Ft. +/- (14.53%)
Proposed Work Limits Impervious Area = 10,335 Sq. Ft. +/- (85.47%)

ZEIGLER MINI OF ORLAND PARK ORLAND PARK, IL SITE PLAN

Date: 11-11-15
Scale: 1" = 20'
File Name: 15-060-ENG
Drawn: JAR
Checked: DWO
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REVISIONS:
1/12-17-15
2/02-04-16
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