

PROJECT DATA

ZONING: VILLAGE CENTER DISTRICT (VCD)

LOT AREA: ±1.12 ACRES (48,949 SQ. FT.)

PROPOSED 3 STORY BLD'G

RETAIL (NET): ± 4,944 SQ. FT.

RESIDENTIAL (22 UNITS GROSS): ± 44,004 SQ. FT.

TOTAL: ± 48,948 SQ. FT.

MAX F.A.R. (1.0):

ALLOWABLE SQ. FT.: ±48,949 SQ. FT.

ACTUAL SQ. FT.: ±48,948 SQ. FT.

ACTUAL F.A.R. = 1.00

LOT COVERAGE:

PERVIOUS @ GRADE: 22%

PERVIOUS ON DECK: 7%

TOTAL PERVIOUS ON SITE: 29%

TOTAL IMPERVIOUS ON SITE: 71%

TOTAL IMPERVIOUS ON SITE ALLOWED: 80%
MAX WITH GREEN ROOF

REQUIRED PARKING:

RETAIL 24 STALLS
1/200 S.F.

RESIDENTIAL (22 UNITS) 44 STALLS
2 PER UNIT

TOTAL: 68 STALLS

25% REDUCTION PER VCD
PARKING FOR MIXED-USE
DEVELOPMENT 51 STALLS

PROVIDED PARKING:

RESIDENT / GARAGE: 43 STALLS

HANDICAPPED: 2 STALLS

RETAIL: 18 STALLS

HANDICAPPED: 1 STALL

TOTAL PARKING: 64 STALLS



PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

0 20' 40' 60'



NOTE:
BOUNDARY LINES AND DIMENSIONS
WERE CONSTRUCTED FROM A
FAXED IMAGE AND ARE SUBJECT TO
VERIFICATION.

arete' 3 ltd
design group

18645 South West Creek Drive
Tinley Park, Illinois 60477
708-342-1250 ph.
708-342-1240 fx.
arete3.com



PROPOSED

SITE PLAN

SOUTHWEST
MIXED-USE
FACILITY

ORLAND PARK, IL

FOR:

HANSEN
DEVELOPMENT

6665 South Street • Tinley Park, IL 60477
Phone: 708.532.6800 Fax: 708.532.7121

BOARD APPROVED
CASE NO. 2007-0266.8
DATE 10-1-07
W/CONDITIONS ☒
W/O CONDITIONS ☐

SP-1a

JOB # 03154

ORIGIN DATE: 05-31-06
REVISED DATE: 09-27-07

SCALE: 1" = 20'-0"

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