PROJECT DATA

ZONING:

VILLAGE CENTER DISTRICT (VCD)

LOT AREA:

±1.12 ACRES (48,949 SQ. FT.)

PROPOSED 3 STORY BLD'G

RETAIL (NET): RESIDENTIAL ± 4,944 SQ. FT.

(22 UNITS GROSS):

 \pm 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 INITERVIOUS ON SITE.

D: 80%

TOTAL IMPERVIOUS ON SITE ALLOWED:
MAX WITH GREEN ROOF

WITH GIGER ROOT

REQUIRED PARKING:

RETAIL 1/200 S.F. 24 STALLS

RESIDENTIAL (22 UNITS)
2 PER UNIT

44 STALLS

TOTAL:

68 STALLS

25% REDUCTION PER VCD

PARKING FOR MIXED-USE

PARKING FOR MIXED-

DEVELOPMENT

51 STALLS

PROVIDED PARKING:

RESIDENT / GARAGE:

43 STALLS 2 STALLS

HANDICAPPED:

18 STALLS

HANDICAPPED:

RETAIL:

1 STALL

TOTAL PARKING:

64 STALLS

PROPOSED SITE PLAN

S 88° 17'-73" W

EXISTING BUILDING

EXTERIOR

18'-6" × 22'-0" × 18'-6" TYP. TYP.

> RETAIL ±4,738 S.F.

LOT 7 6

TERRACED RETAINING WALL

294.15' N 89° 11'23" E

PARKING

GARAGE

STORAGE LOCKERS

OVERHEAD DOOR, TYP.

16'-0" x 10'-0^h

T.O.W. 97'-8" B.OW. 95'-0"

-RETAINING WAL

SCALE: 1" = 20'-0"

66'-0"

R.O.W.

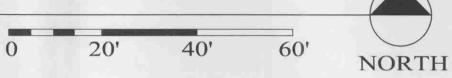
RETAINING WALL RE: SC-2

RE: SC-2

TRASH ENCLOSURE

(2) 4 CUBIC YARD LOAD DUMPSTERS

TRASH ROOM



BIKE RACK

143RD STREET

15'-0" BUILDING SETBACK

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



PROPOSED 3 STORY

RESIDENTIAL ABOVE

-30' BUILDING SETBACK

SOUTHWEST HWY RETAINING WALL

PROPOSED 3 STORY RESIDENTIAL ABOVE

MECHANICAL ROOM

RESIDENTIAL LOBBY

HANDICAPPED LIFT

LANDSCAPED AREA

SPRINKLER ROOM

H.C. SIGN, TYP.

PUMP ROOM

UNDERGROUND PARKING

RESIDENTIAL BALCONY'S

UNDERGROUND PARKING

RAMP UP TO ROOF PLAZA

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, II

FOR:

HANSEN

DEVELOPM

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

BOARD APPROVED

CASE NO. 2007 - 0266.8

W/CONDITIONS _____

SP-1a

JOB # 03154

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

SCALE: 1" = 20'-0"

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