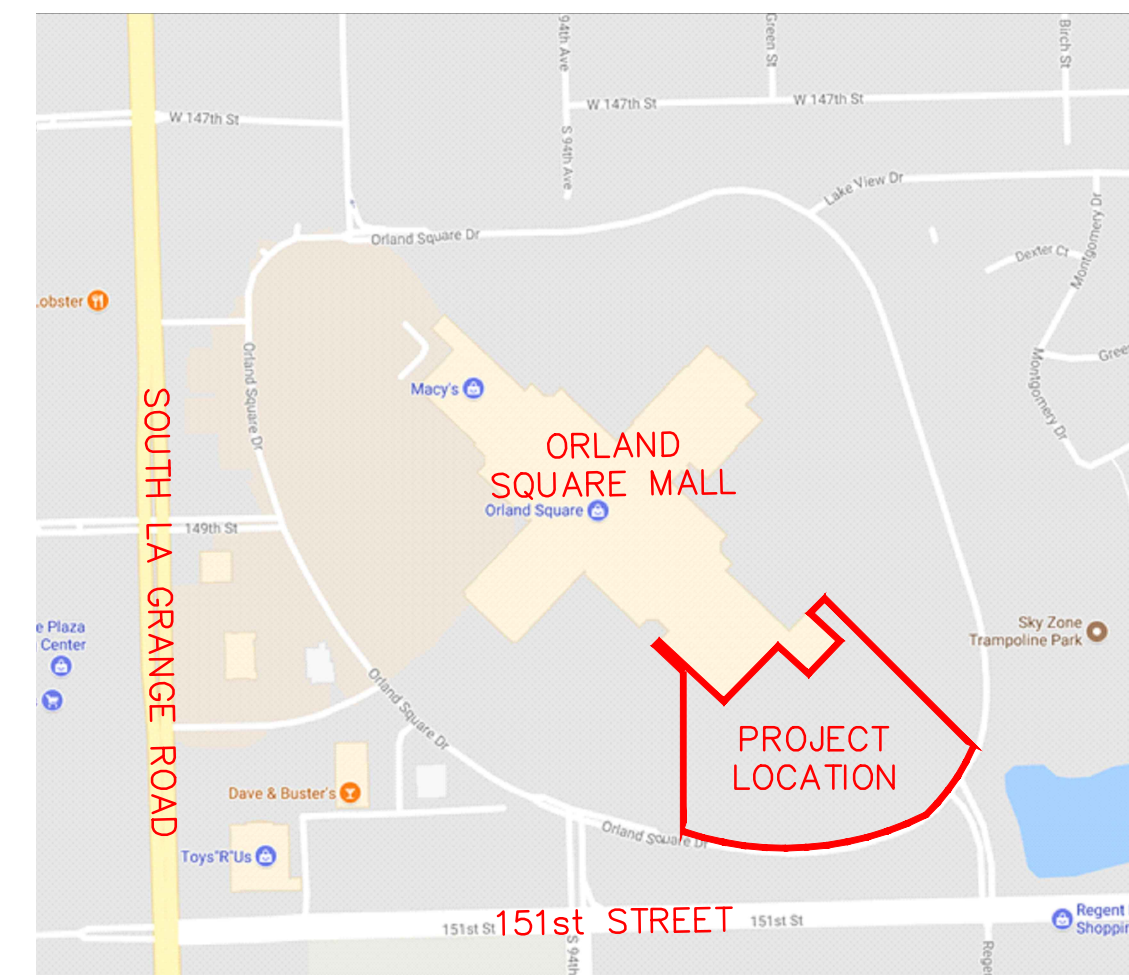


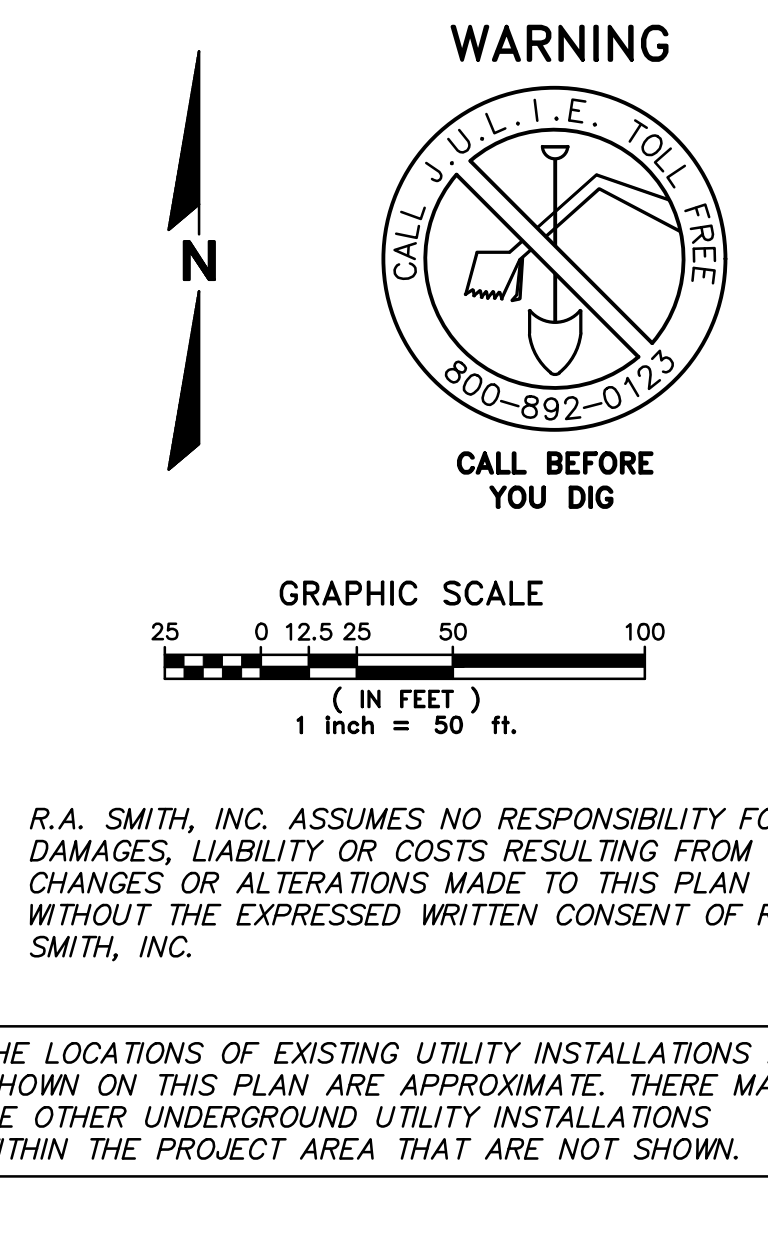
ZONING SCHEDULE				
SERITAGE - ORLAND SQUARE MALL				
ZONE: COR - MIXED USE DISTRICT				
TAX ACCOUNT NO. 2710301088000				
ITEM	REQUIRED	EXISTING	PROPOSED	COMPLIANCE STATUS
LAND USE		Commercial Retail	Commercial Retail Theater	C
FLOOR AREA RATIO	1.0	0.28	0.34	SU
MIN. LOT AREA	10,000 SF (0.23 ACRES)	709,725 SF (16.29 ACRES)	709,725 SF (16.29 ACRES)	C
MIN. LOT FRONTAGE	1000 FEET	1,100 FEET	1,100 FEET	C
MIN. FRONT YARD SETBACK	25 FEET	645 FEET	545 FEET	C
MIN. REAR YARD SETBACK	15 FEET	0 FEET	0 FEET	SU
MIN. SIDE YARD SETBACK	15 FEET	30 FEET	30 FEET	C
MAX. BUILDING HEIGHT	75 FEET OR 6 STORIES	55 FEET / 2 STORIES	55 FEET / 2 STORIES	C
MIN. LANDSCAPE AREA	25%	8.3%	12.1%	V
MAX. IMPERVIOUS SURFACE AREA	532,294 SF (12.22 AC)	650,978 SF (14.94 AC)	623,636 SF (14.32 AC)	V
MAX. PERCENT SITE COVERAGE	75%	91.7%	87.9%	V
SIZE OF PARKING STALLS	18 FEET BY 9 FEET MINIMUM	18 FEET BY 9 FEET	18 FEET BY 9 FEET	C
NO. OF PARKING STALLS	SEE TABLE BELOW	STANDARD: 1,148 SPACES ACCESSIBLE: 20 SPACES	TOTAL REQUIRED: 1,093 SPACES TOTAL PROVIDED: 1,008 SPACES STANDARD PROVIDED: 988 SPACES ACCESSIBLE REQUIRED: 30 SPACES ACCESSIBLE PROVIDED: 20 SPACES	V
LOADING BERTHS	5 PLUS ONE PER 50,000 SF OVER 150,000 SF OF TOTAL FLOOR AREA	REQUIRED: 5 BERTHS PROVIDED: 6 BERTHS	REQUIRED: 6 BERTHS PROVIDED: 6 BERTHS	C

KEY: C = COMPLIANCE V = VARIANCE W = DESIGN WAIVER TBD = TO BE DETERMINED SU = SPECIAL USE



SITE DATA	
PARCEL AREA:	709,725 SF (16.3 ACRES)
EXISTING PARKING STALLS:	1,168
AREA OF WETLANDS:	0 SF (0.0 ACRES)
AREA OF FLOODPLAIN:	0 SF (0.0 ACRES)
AREA OF OPEN WATER:	0 SF (0.0 ACRES)
PARKING REQUIREMENTS	
GROUND FLOOR:	
SEARS:	86,750 SF
REQUIRED STALLS:	1/250 = 347
RETAIL 1:	21,206 SF
REQUIRED STALLS:	1/250 = 85
NON-PUBLIC SHARED SPACE:	4,026 SF
REQUIRED STALLS:	0
UPPER LEVEL:	
CINEMA:	49,777 SF (ESTIMATING 1,011 SEATS)
REQUIRED STALLS:	1/3 SEATS = 337
RETAIL 2:	1,594 SF
REQUIRED STALLS:	1/250 = 7
RETAIL 3:	8,520 SF
REQUIRED STALLS:	1/250 = 35
RETAIL 4:	4,850 SF
REQUIRED STALLS:	1/250 = 20
RETAIL 5:	40,257 SF
REQUIRED STALLS:	1/250 = 161
RESTAURANT 1:	5,217 SF
REQUIRED STALLS:	1/100 = 53
RESTAURANT 2:	4,050 SF
REQUIRED STALLS:	1/100 = 41
SHARED SPACE (CORRIDOR FOR KIOSKS):	REQUIRED STALLS: 17,352 x 10 = 1,735/250 = 7
TOTAL REQUIRED:	1,093
REQUIRED HD:	20

- LEGEND**
- PROPERTY LINE
 - PROPOSED 18" CURB & GUTTER
 - PROPOSED STANDARD DUTY ASPHALT PAVEMENT
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED HEAVY DUTY ASPHALT PAVEMENT
 - PROPOSED GREENSPACE
 - PROPOSED ACCESSIBLE SIGN
 - PROPOSED STOP SIGN
- NOTES:**
- 1) ACCESSIBLE PARKING STALL SIGNS SHALL BE STANDARD (NON-VAN) UNLESS OTHERWISE NOTED ON PLAN.
 - 2) ALL ACCESSIBLE SIGNS AND POSTS SHALL BE TYPE IV. SEE DETAIL.
 - 3) ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - 4) SEE ARCHITECTURAL PLANS FOR TRASH ENCLOSURE DETAILS. SEE ARCHITECTURAL PLANS FOR FINAL BUILDING STAKE OUT LOCATIONS.
 - 5) SEE COVER SHEET FOR SIGN LEGEND.
 - 6) ALL IMPROVEMENTS ARE TO BE MADE IN COMPLIANCE WITH 2010 ADA STANDARDS, ETC AL.



DESCRIPTION

DATE

SITE CIVIL ENGINEER:
R.A. SMITH, INC.
16475 W. BLUEMOUND ROAD
SUITE 200
BROOKFIELD, WI 53005
PH: 262.781-1000

CREATIVITY BEYOND ENGINEERING
rasmith.com

SERITAGE REDEVELOPMENT - ORLAND SQUARE
2 ORLAND SQUARE DRIVE
VILLAGE OF ORLAND PARK, ORLAND TOWNSHIP, COOK COUNTY, IL

SITE PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

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R.A. Smith, Inc.
DATE: 02-15-18
SCALE: 1" = 50'
JOB NO. 3170138
PROJECT MANAGER:
JEFFREY T. NANCE
DESIGNED BY: KLH
CHECKED BY: RTP

SHEET NUMBER
C200