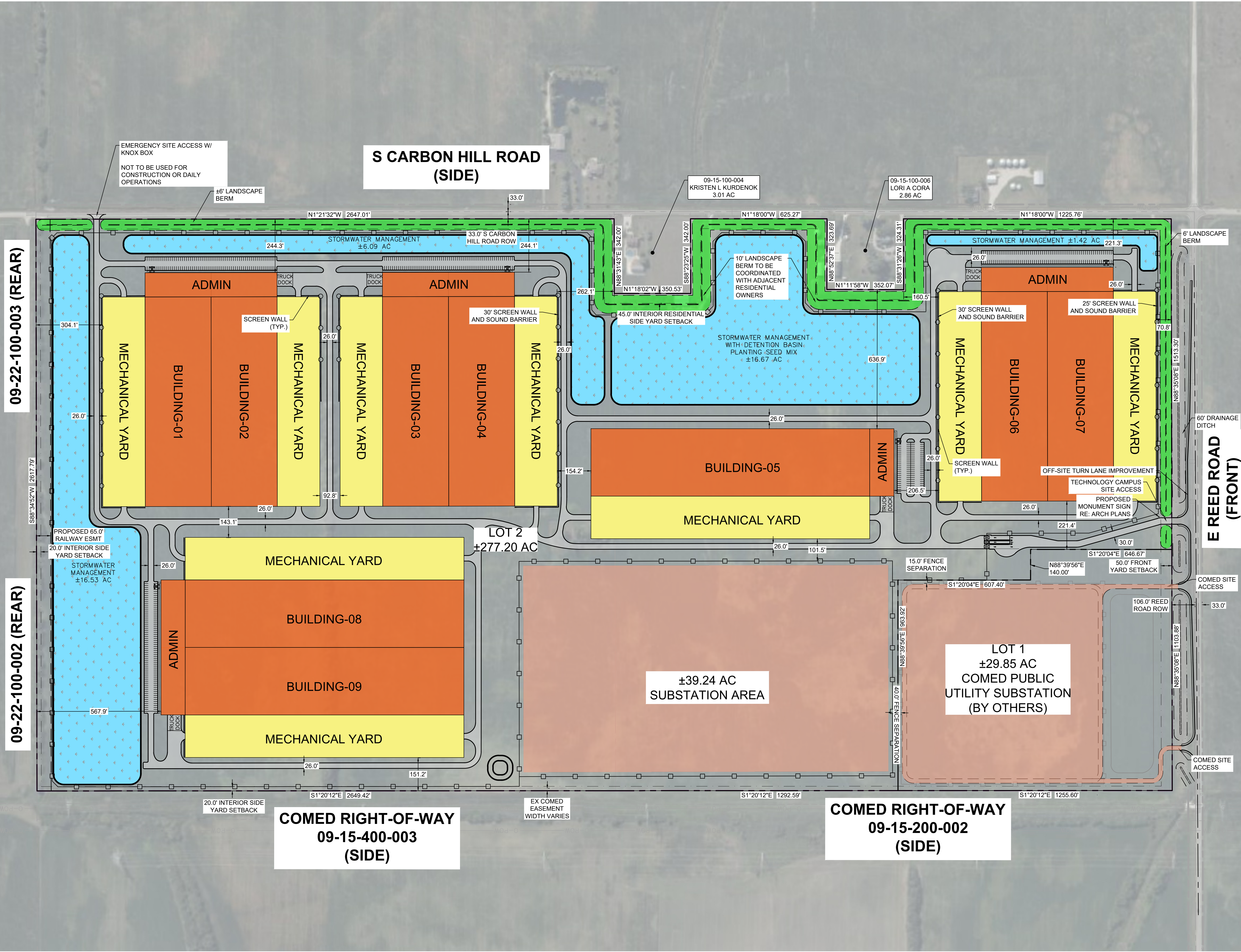


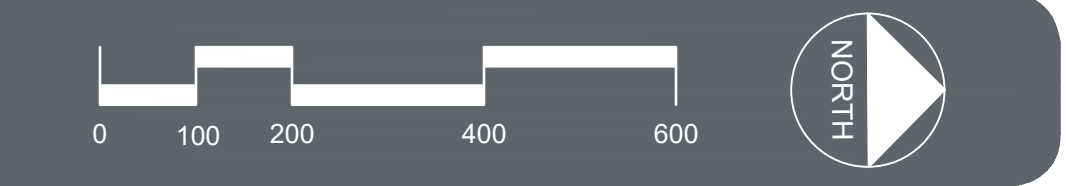


LEGEND	
	PROPOSED PROPERTY EXTENTS
	EXISTING PROPERTY LINE/ROW LINE
	SETBACK LINE
	FENCE LINE
	SCREEN WALL
	PAVEMENT
	GRAVEL

NOTES	
1. THE CONCEPT WAS PREPARED STRICTLY BASED UPON THE INFORMATION REFERENCED ABOVE AND A PRELIMINARY REVIEW OF THE MUNICIPAL ZONING AND LAND DEVELOPMENT REQUIREMENTS. THIS SITE PLAN IS NOT INTENDED FOR CONSTRUCTION AND SHOULD NOT BE USED FOR THAT PURPOSE.	
2. TRANSMISSION STRUCTURES AND ELECTRICAL EQUIPMENT, INCLUDING LIGHTNING MASTS, ARE NOT CONSIDERED BUILDINGS.	

ZONING INFORMATION		
DESCRIPTION	EXISTING	PROPOSED
ZONING	I-1 LIGHT INDUSTRIAL	PUD
ZONING REQUIREMENTS		
DESCRIPTION	REQUIRED	PROVIDED
MINIMUM LOT AREA	15,000 SF	±12,074,800 SF
MINIMUM LOT WIDTH	100'	±2617.20'
MAX BUILDING HEIGHT	45'	35' PROVIDED (75' PUD DEVIATION)
MAX FLOOR AREA RATIO	3.0	0.27
LANDSCAPE AREA	61.4 AC	±62.3 AC
SETBACKS		
LOT SIDE	REQUIRED	PROVIDED
FRONT	40' + 2' FOR EACH 1' OF BUILDING HEIGHT OVER 30'	SEE PLANS
SIDE	10' + 2' FOR EACH 1' OF BUILDING HEIGHT OVER 30'	SEE PLANS
REAR	15' + 2' FOR EACH 1' OF BUILDING HEIGHT OVER 30'	SEE PLANS
PARKING		
LOT	REQUIRED	PROVIDED
LOT 1 (COMED PUBLIC UTILITY SUBSTATION)	1 PER EMPLOYEE + 0.5 STALLS PER 1,000 SF GFA + 0 STALLS	0 (UNMANNED CONDITIONAL PUBLIC USE)
LOT 2 (TECHNOLOGY CAMPUS)	1 PER EMPLOYEE + 0.5 STALLS PER 1,000 SF GFA = 2,414 STALLS	1 STALL PER 10,000 SF GFA = 323 STALLS REQUIRED (PUD DEVIATION) 637 STALLS PROVIDED

PRELIMINARY - NOT FOR CONSTRUCTION



LEGEND

PROPOSED PROPERTY EXTENTS

EXISTING PROPERTY LINE/ROW LINE

SETBACK LINE

FENCE LINE

SCREEN WALL

PAVEMENT

XXX

PROPOSED MAJOR CONTOUR

XXX

PROPOSED MINOR CONTOUR

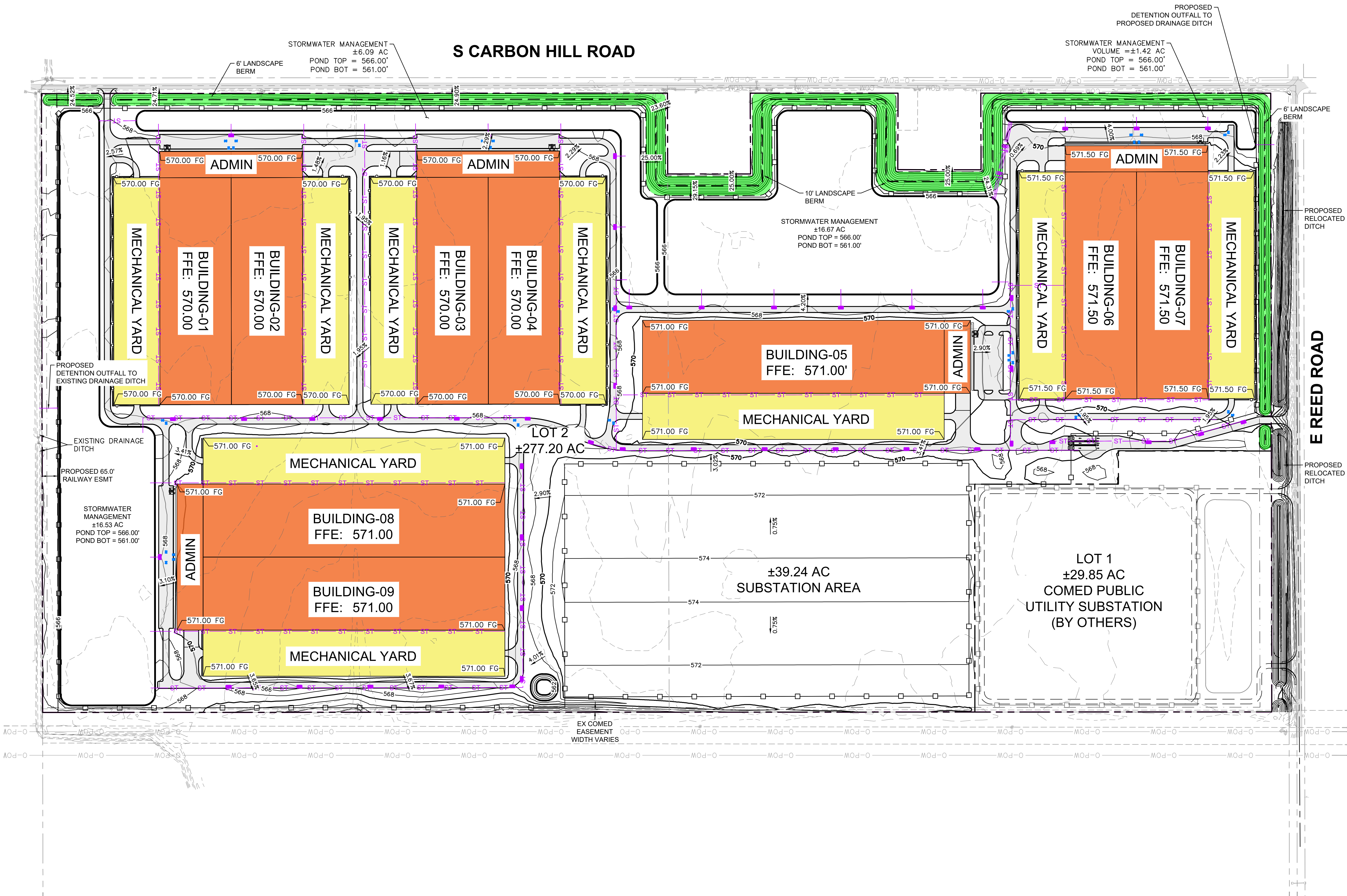
EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

NOTES

1. THIS SITE PLAN, BEING PRELIMINARY IN NATURE, DOES NOT GUARANTEE THAT ALL REQUIREMENTS FOR ZONING ISSUES, NOR STORM DRAINAGE, GRADING, UTILITY EASEMENTS, AND THE LIKE ARE PROPERLY ADDRESSED AT THIS TIME.

2. THE CONCEPT WAS PREPARED STRICTLY BASED UPON THE INFORMATION REFERENCED ABOVE AND A PRELIMINARY REVIEW OF THE MUNICIPAL ZONING AND LAND DEVELOPMENT REQUIREMENTS. THIS SITE PLAN IS NOT INTENDED FOR CONSTRUCTION AND SHOULD NOT BE USED FOR THAT PURPOSE.



PRELIMINARY - NOT FOR CONSTRUCTION

LEGEND

PROPOSED PROJECT AREA

PROPOSED WATER LINE

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

PROPOSED FENCELINE

PROPOSED STORM CATCH BASIN

PROPOSED SANITARY MANHOLE

PROPOSED WATER VALVE

PROPOSED FIRE HYDRANT

TYPICAL UTILITY SPACING

SS

10'

W

10'

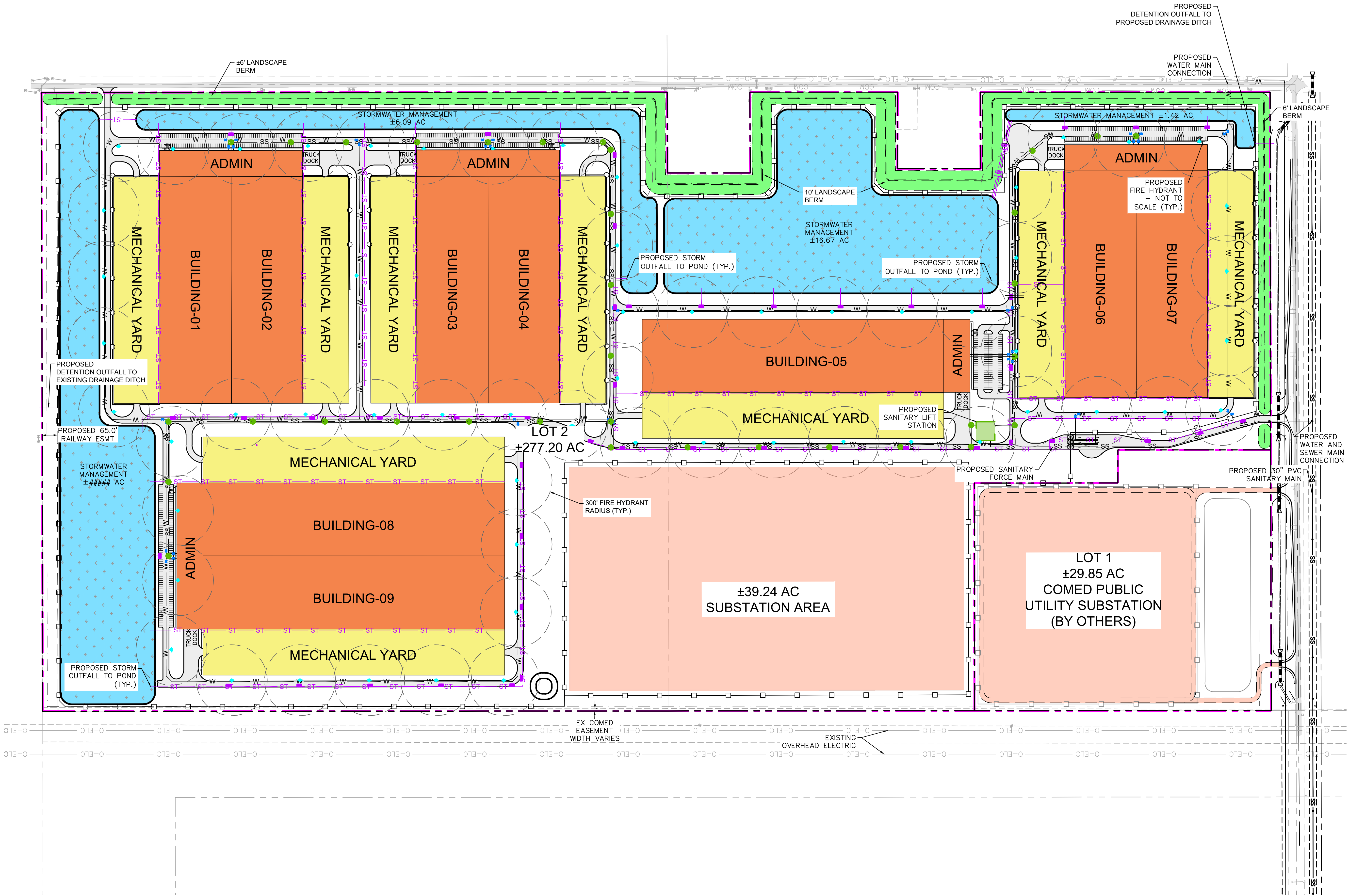
ST

10'

NOTES

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