

Phase 1 - ComEd Substation

ZONING INFORMATION

ZONING DISTRICT:	PROPOSED PUD (1-1 LIGHT INDUSTRIAL ZONING)
REQUIRED BUILDING SETBACK REQUIREMENTS (SEE PLANS FOR PROVIDED SETBACKS):	REQUIRED BUILDING SETBACK: 10' TO 20' (SEE PLANS) REQUIRED SIDE YARD SETBACK: 10' (SEE PLANS) REQUIRED REAR YARD SETBACK: 10' (SEE PLANS)
MINIMUM LOT AREA	15,000 SF
MINIMUM LOT WIDTH	100' FOR EACH PRINCIPAL BUILDING
MAXIMUM BUILDING HEIGHT	75' (PUD REQUIRED FOR GREATER THAN 45' BUILDING HEIGHT).
NOTE:	TRANSMISSION STRUCTURES AND ELECTRICAL EQUIPMENT, INCLUDING LIGHT WASTES, ARE NOT CONSIDERED BUILDINGS.
MAX FLOOR AREA RATIO	3.0 (2.36 PROVIDED)
LANDSCAPE REQUIREMENT (20% OF TOTAL AREA)	61.41 AC (62.3 AC PROVIDED ON LOT 2)
PARKING REQUIREMENTS:	
LOT 1: 0 (UNMANNED CONDITIONAL PUBLIC USE)	
LOT 2: WAREHOUSE - 1 STALL PER 10,000 GFA	
PARKING REQUIRED	510 STALLS
PARKING PROVIDED:	
10,000 SQUARE FEET OF NET BUILDING AREA PER THE PUD.	
509,500 SF / 10,000 = 510 PARKING STALLS REQUIRED	
672 PARKING STALLS PROVIDED	

ZONING DISTRICT: PROPOSED PUD (1-1 LIGHT INDUSTRIAL ZONING)

REQUIRED BUILDING SETBACK REQUIREMENTS (SEE PLANS FOR SETBACKS):

FRONT: 10' (S CARBON HILL COMED ROW, PARCELS 09-22-100-002 & 09-22-100-003) = 10'

REAR = 10'

MINIMUM LOT AREA = 15,000 SF

MINIMUM LOT WIDTH = 100' FOR EACH PRINCIPAL BUILDING

MAXIMUM BUILDING HEIGHT = 75' (PUD REQUIRED FOR GREATER THAN 45' BUILDING HEIGHT)

NOTE: TRANSMISSION STRUCTURES AND ELECTRICAL EQUIPMENT, INCLUDING LIGHT WASTES, ARE NOT CONSIDERED BUILDINGS.

MAX FLOOR AREA RATIO = 3.0 (2.36 PROVIDED)

LANDSCAPE REQUIREMENT (20% OF TOTAL AREA) = 61.41 AC (62.3 AC PROVIDED ON LOT 2)

PARKING REQUIREMENTS:

LOT 1: 0 (UNMANNED CONDITIONAL PUBLIC USE)

LOT 2: WAREHOUSE - 1 STALL PER 10,000 GFA

PARKING REQUIRED = 510 STALLS

LEGEND

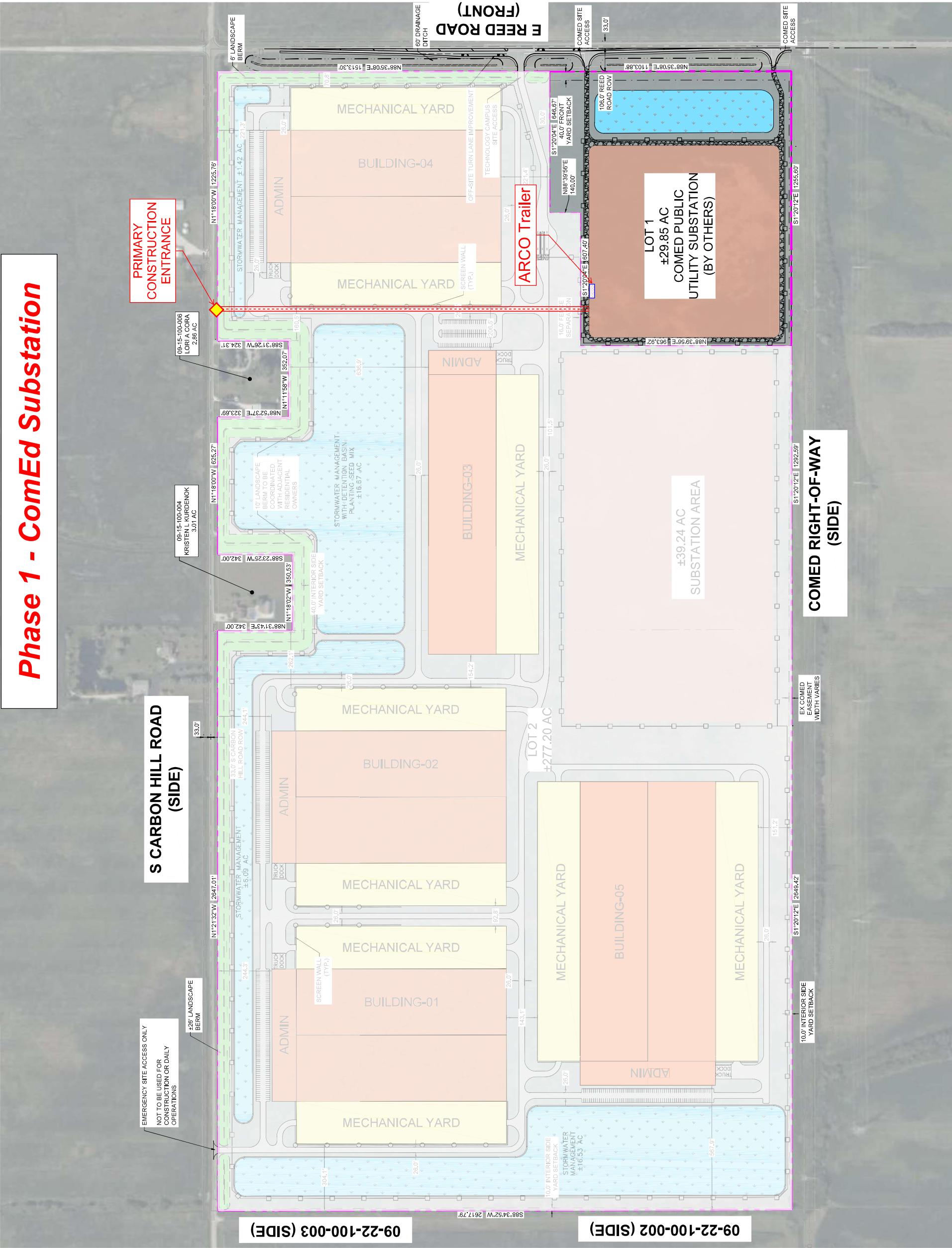
	PROPOSED PROPERTY EXTENTS
	EXISTING PROPERTY LINE/ROW LINE
	SETBACK LINE
	FENCE LINE
	SCREEN WALL
	PAVEMENT

NOTES

1. THE CONCEPT WAS PREPARED STRICTLY BASED UPON THE INFORMATION REFERENCED ABOVE AND A PRELIMINARY REVIEW OF THE MUNICIPAL ZONING ORDINANCE. THE INFORMATION IS NOT GUARANTEED TO BE ACCURATE, INTENDED FOR CONSTRUCTION AND SHOULD NOT BE USED FOR THAT PURPOSE.

LEGEND

- ARCO Trailer
- Owner Trailer
- Trade Partner Trailer
- Medical Trailer
- Prefab Facility
- Muster Tent
- Buggy Parking
- Parking Spot
- Road
- Construction Entrance



**Phase 2 - Building 06 & 07
+ Site Mass Grading**

ZONING INFORMATION

ZONING DISTRICT: PROPOSED PID (1-1 LIGHT INDUSTRIAL ZONING)

REQUIRED BUILDING SETBACK REQUIREMENTS (SEE PLANS FOR PROVIDED SETBACKS):
FRONT (E REED ROAD) 10' MINIMUM
SIDE (S CARBON HILL) COMED ROW, PARCELS 09-22-100-002 & 09-22-100-003) = 10' REAR = 10'

MINIMUM LOT AREA = 15,000 SF

MINIMUM LOT WIDTH = 100' FOR EACH PRINCIPAL BUILDING

MAXIMUM BUILDING HEIGHT = 24' (NOT REQUIRED FOR GREATER THAN 4-ST BUILDING HEIGHT)

NOTE: TRANSMISSION STRUCTURES AND ELECTRICAL EQUIPMENT, INCLUDING LIGHT MASTS, ARE NOT CONSIDERED BUILDINGS.

MAX FLOOR AREA RATIO = 3.0 (2.36 PROVIDED)

LANDSCAPE REQUIREMENT (20% OF TOTAL AREA) = 61.41 AC (62.3 AC PROVIDED ON LOT 2)

PARKING REQUIREMENTS:
LOT 1: 8 (UNMANNED CONDITIONAL PUBLIC USE)
LOT 2: WAREHOUSE - 1 STALL PER 10,000 GFA

PARKING PROVIDED = 510 STALLS

PARKING PROVIDED: BASED ON THE REQUIRED PARKING REQUIREMENTS OF 1 STALL PER 10,000 SQUARE FEET OF NET BUILDING AREA PER THE FUD.

509,500 SF / 10,000 = 510 PARKING STALLS REQUIRED

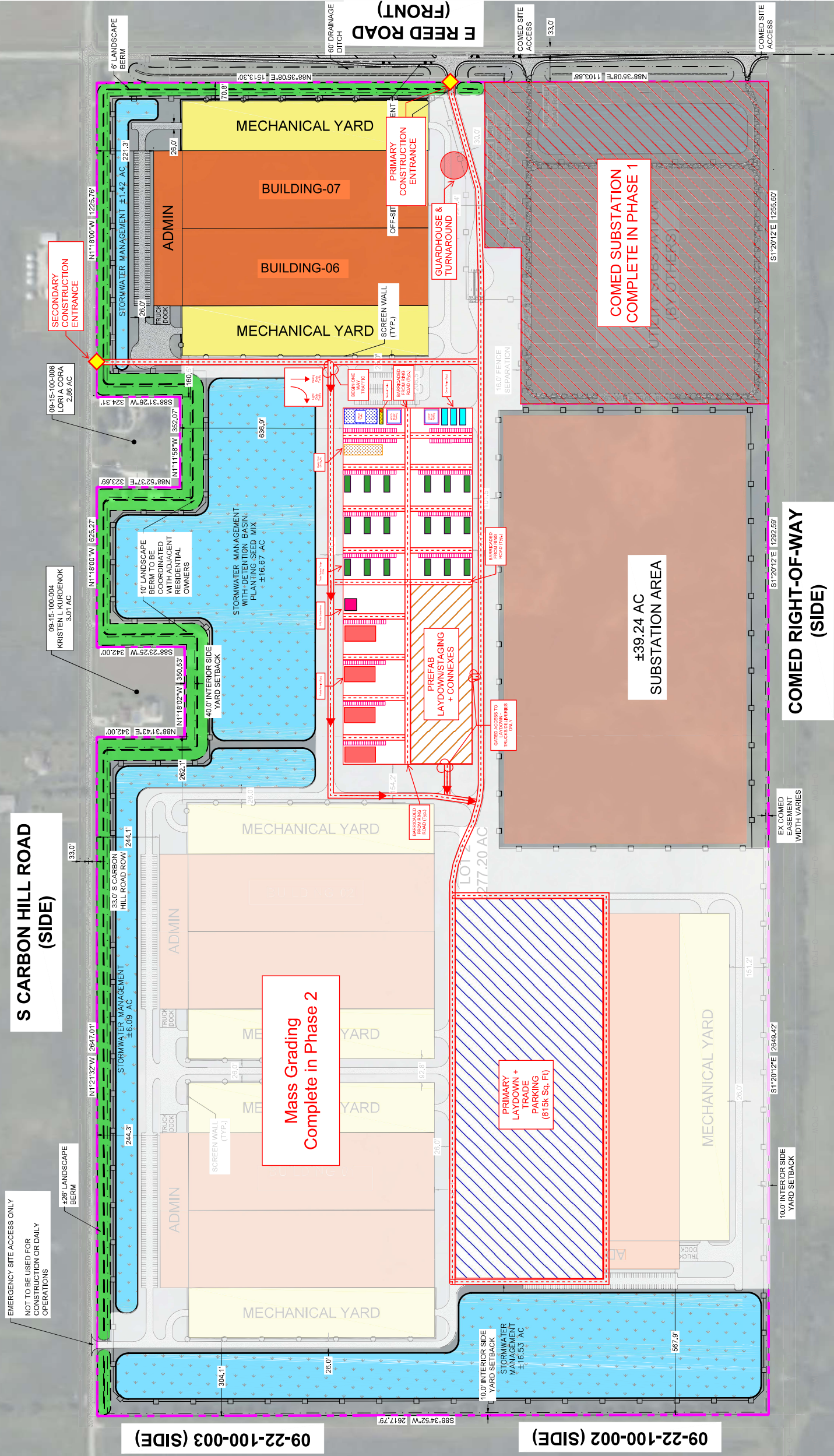
672 PARKING STALLS PROVIDED

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

NOTES	
1.	THE CONCEPT WAS PREPARED STRICTLY BASED UPON THE INFORMATION REFERENCED ABOVE AND A PRELIMINARY REVIEW OF THE MUNICIPAL ZONING ORDINANCE. THIS CONCEPT IS NOT A GUARANTEE AND SHOULD NOT BE INTENDED FOR CONSTRUCTION AND SHOULD NOT BE USED FOR THAT PURPOSE.

LEGEND

	ARCO Trailer
	Owner Trailer
	Trade Partner Trailer
	Medical Trailer
	Prefab Facility
	Muster Tent
	Buggy Parking
	Parking Spot
	Road
	Construction Entrance



PRELIMINARY - NOT FOR CONSTRUCTION



Phase 3 - Full Campus

ZONING INFORMATION

ZONING DISTRICT: PROPOSED PUD (1-1 LIGHT INDUSTRIAL ZONING)

REQUIRED BUILDING SETBACK REQUIREMENTS (SEE PLANS FOR PROVIDED SETBACKS):

FRONT (E REED ROAD) = 40'

SIDE (S GARSON HILL, COMED ROW, PARCELS 09-22-100-002 & 09-22-100-003) = 10'

REAR = 10'

MINIMUM LOT AREA = 15,000 SF

MINIMUM LOT WIDTH = 100' FOR EACH PRINCIPAL BUILDING

MAXIMUM BUILDING HEIGHT = 35' (50' REQ. REQUIRED FOR GREATER THAN 45' BUILDING HEIGHT)

NOTE: TRANSMISSION STRUCTURES AND ELECTRICAL EQUIPMENT, INCLUDING LIGHT WASTES, ARE NOT CONSIDERED BUILDINGS.

MAX FLOOR AREA RATIO = 3.0 (2.36 PROVIDED)

LANDSCAPE REQUIREMENT (20% OF TOTAL AREA) = 61.41 AC (62.3 AC PROVIDED ON LOT 2)

PARKING REQUIREMENTS:

LOT 1: 15000 SQUARE FEET OF ADDITIONAL PUBLIC USE

LOT 2: WAREHOUSE 11 STALL PER 10,000 GFA

PARKING REQUIRED = 510 STALLS

PARKING PROVIDED:

509,500 SF BASED ON THE REQUIRED PARKING REQUIREMENTS OF 1 STALL PER 10,000 SQUARE FEET OF NET BUILDING AREA PER THE PUD.

509,500 SF / 10,000 = 510 PARKING STALLS REQUIRED

672 PARKING STALLS PROVIDED

LEGEND

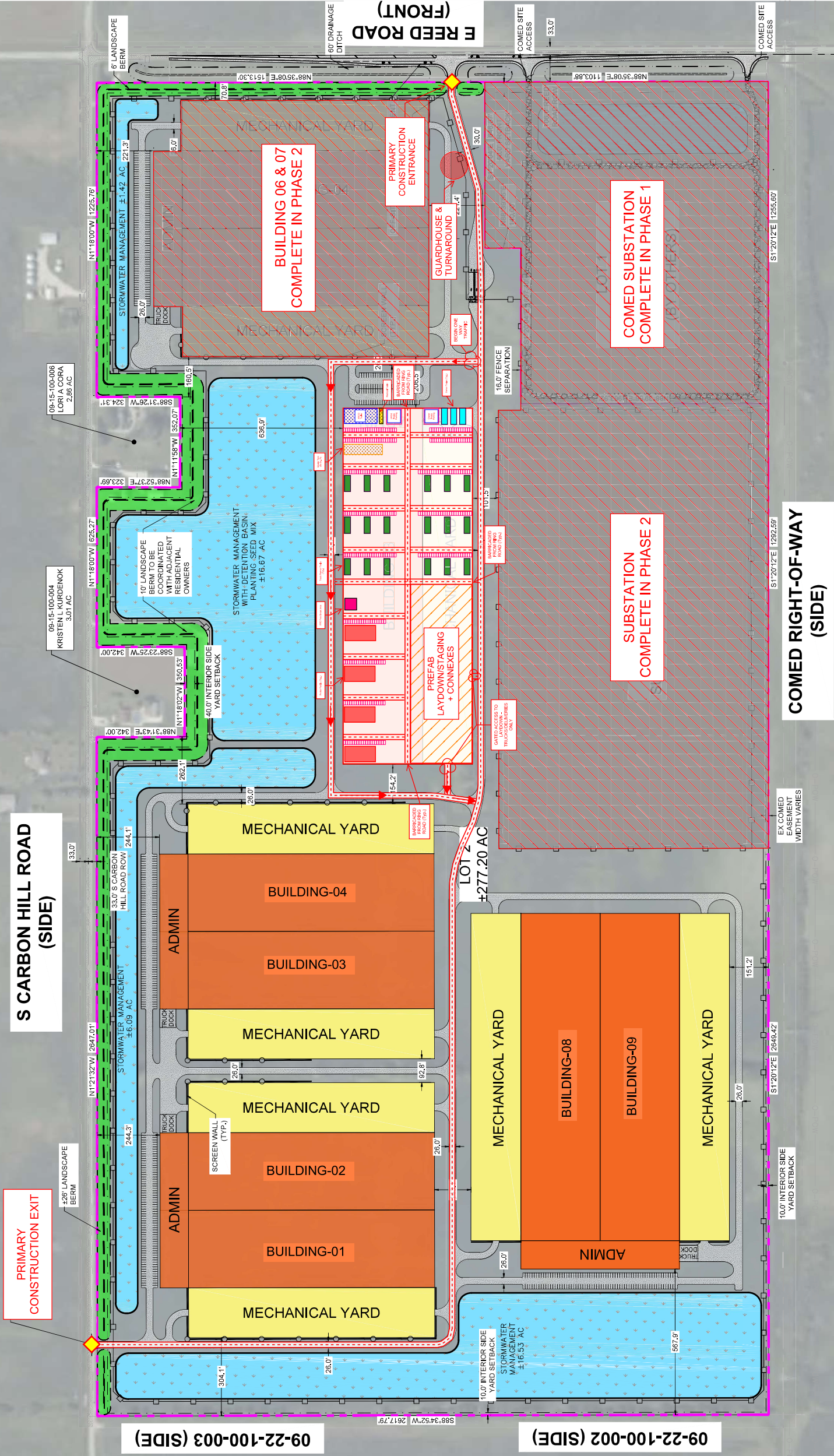
	PROPOSED PROPERTY EXTENTS
	EXISTING PROPERTY LINE/ROW LINE
	SETBACK LINE
	FENCE LINE
	SCREEN WALL
	PAVEMENT

NOTES

1. THE CONCEPT WAS PREPARED STRICTLY BASED UPON THE INFORMATION REFERENCED ABOVE AND A PRELIMINARY REVIEW OF THE MUNICIPAL ZONING ORDINANCE. THE INFORMATION IS NOT GUARANTEED, NOR IS IT INTENDED FOR CONSTRUCTION AND SHOULD NOT BE USED FOR THAT PURPOSE.

LEGEND

	ARCO Trailer
	Owner Trailer
	Trade Partner Trailer
	Medical Trailer
	Prefab Facility
	Mustert Tent
	Buggy Parking
	Parking Spot
	Road
	Construction Entrance



PRELIMINARY - NOT FOR CONSTRUCTION

