



PROPOSED FLOOR PLANS

SCALE: 1" = 15'-0"

ZONING REGULATIONS

BASED ON THE VILLAGE OF ARLINGTON HEIGHTS, IL. ZONING ORDINANCE

<b>EXISTING ZONING:</b> B-1, BUSINESS DISTRICT LIMITED RETAIL B-2, GENERAL BUSINESS DISTRICT	<b>PROPOSED ZONING:</b> R-6, MULTIPLE-FAMILY DWELING DISTRICT	<b>REQUIRED MINIMUM YARDS:</b> FRONT = 25' + 1' FOR EACH FOOT BUILDING HEIGHT EXCEEDS 25' = 28' REAR = 30' + 1' FOR EACH FOOT BUILDING HEIGHT EXCEEDS 25' = 33' SIDE = 10% LOT WIDTH + 1' FOR EACH FOOT BUILDING HEIGHT EXCEEDS 25' = 23'	<b>PARKING REQUIREMENTS:</b> <b>PARKING REQUIRED:</b> 2 SPACES FOR EACH DWELLING UNIT 32 SPACES REQUIRED OF WHICH 2 SHALL BE HANDICAPPED STALLS <b>PARKING PROVIDED:</b> 33 SPACES (INCLUDES 2 HC STALLS) (INCLUDES 8 LAND BANKED STALLS)
<b>MINIMUM LOT AREA:</b> 1 ACRE	<b>EXISTING LOT AREA:</b> 40,400 sq. ft. / 0.921 ACRE	<b>MAXIMUM BUILDING LOT COVERAGE:</b> 35% OF 40,400 sq. ft. = 14,140 sq. ft.	
<b>MINIMUM LOT SIZE (MULTIPLE-FAMILY):</b> 2-BEDROOM OR LESS = 2,500 sq. ft. / UNIT	<b>PROPOSED:</b> (16) 2-BEDROOM UNITS = 40,000 sq. ft.	<b>PROPOSED BUILDING L.C.:</b> 10,076 sq. ft.	
<b>MINIMUM LOT WIDTH AT BUILDING LINE:</b> N/A	<b>MAXIMUM BUILDING HEIGHT:</b> 40 FEET	<b>DWELLING STANDARDS:</b> MIN. 150 sq. ft. FOR TWO BEDROOM UNIT	
<b>PROPOSED BUILDING HEIGHT:</b> 28 FEET	<b>MAXIMUM FLOOR AREA RATIO:</b> 150% = 60,600 sq. ft.	<b>PROPOSED FLOOR AREA RATIO:</b> 14504 sq. ft. = 48%	

PROPOSED ARCHITECTURAL SITE PLAN

SCALE: 1" = 15'-0"

REVISIONS

NO.	DATE	INGR	DESCRIPTION
1			

**K-PLUS ENGINEERING, LLC**  
 WWW.KPLUS.COM  
 312.207.1600  
 329 W. 18TH STREET  
 CHICAGO, IL 60616  
 15 SPINNING WHEEL ROAD  
 HINSDALE, IL 60521

PRELIMINARY SITE PLAN  
 SITE PLAN  
 ARLINGTON HEIGHTS, IL

PROJ MGR: MDL  
 PROJ ENG: AKP  
 DATE: 2/9/2016  
 PROJ NO.

DRAWING NO:  
 1  
 OF 2 SHEETS



FRONT (EAST) ELEVATION

SCALE: 1/8" = 1'-0"



BOEGER ROAD (SOUTH) ELEVATION

SCALE: 1/8" = 1'-0"

REVISIONS

NO.	DATE	INGR	DESCRIPTION
1			

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329 W. 18TH STREET  
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15 SPINNING WHEEL ROAD  
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PRELIMINARY SITE PLAN  
 ELEVATION

ARLINGTON HEIGHTS, IL

PROJ MGR: MDL  
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2

OF 2 SHEETS