



PROJECT DATA:	
SITE AREA:	8.49 AC
GROSS:	369,673 SF
EXISTING BUILDING:	116,500 SF
EXISTING PARKING PROVIDED:	
AUTO:	133 STALLS
	@1.14/1000 SF
REQ. ACCESSIBLE:	5 STALLS
TRUCK DOCKS:	
▲ DOCK-HIGH DOORS	9

DEVELOPMENT STANDARDS:	
ZONING:	M-1
MAX. F.A.R.:	
MAX. BLDG. HT.:	45 FT
BUILDING SETBACKS:	
TOLLWAY:	75 FT
ARTERIAL:	30 FT
FRONT:	25 FT ¹
SIDE:	15 FT ¹
REAR:	25 FT ²
LANDSCAPE SETBACKS:	
FRONT:	75 FT
LANDSCAPE REQ.:	10%
OFF-STREET PARKING:	
STANDARD:	9.5X18
DRIVE AISLE:	24 FT
FIRE LANE:	26 FT
REQ. PARKING RATIO BY USE:	
IND <150 KSF:	1/1000 SF
IND >150 KSF:	1/2500 SF
OFFICE:	1/300 SF

NOTES:

¹ Setback exceptions. When exterior yards abut a collector or local street that includes residentially zoned lots on the same block, if fifty (50) percent or more of the existing buildings are developed at an established setback of less than the required setback, any new M1 building may conform to the average established setback. If such average established setback is between fifteen (15) feet and thirty (30) feet, any new M1 building shall be set back at least an equivalent distance. In no case shall a setback of more than thirty (30) feet be required.

² Abutting Fox River: 30 ft, Abutting Residential: 25 ft, Abutting all other Zoning Districts: 15 ft

SITE LEGEND:

- ◀ DOCK HIGH TRUCK DOOR W/ LEVELER
- GRADE LEVEL TRUCK DOOR

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

