

REVISIONS	
1	1-1-2020
2	1-13-2020
3	1-28-2020

JOB# PGF2K17
DATE: 6-29-2020

RETAIL DEVELOPMENT
ROMEIOVILLE CROSSINGS
OUTLOT #1
WEBER RD. & AIRPORT RD.
ROMEIOVILLE, IL

PETER G. PARASKIS
ARCHITECT, LTD.
1100 S. 4TH ST., SUITE 200
CHICAGO, IL 60605
TEL: 312-467-5000
FAX: 312-467-5001
PGP ARCHITECTURE

SITE PLAN &
ELEVATION

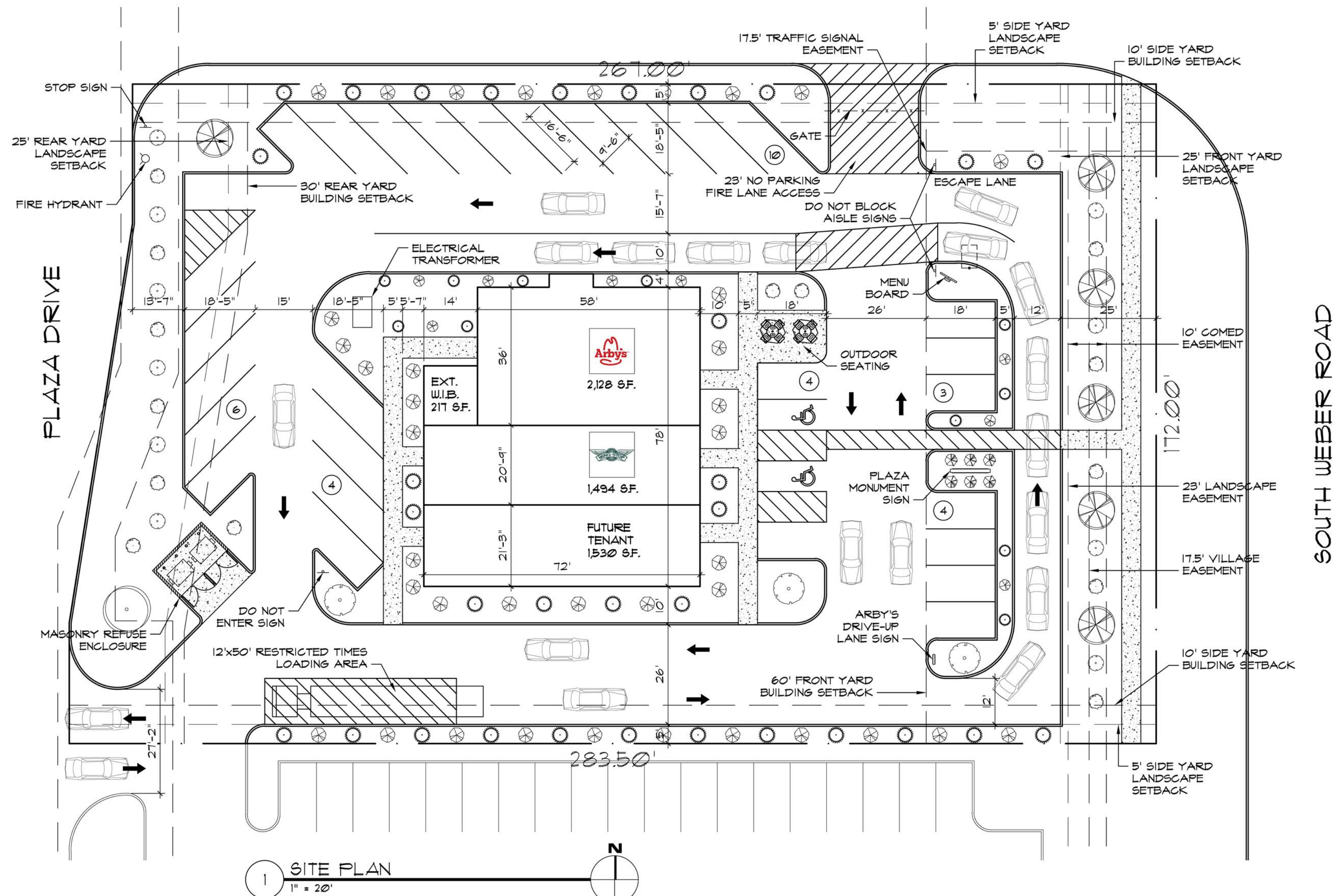
SP.1



2 EAST ELEVATION
1/4" = 1'-0"

ROMEIOVILLE CROSSINGS ENTRY ROAD

PROJECT DATA		
ZONING USE: B-3 HIGHWAY SHOPPING DISTRICT		
TOTAL LAND AREA: 47,146 SF, 1.0823 ac.		
BUILDING AREA: ARBY'S: 2,128 SF + 217 SF EXTERIOR W.I.B. = 2,345 SF WINGSTOP: 1,494 SF FUTURE TENANT: 1,530 SF TOTAL PROVIDED: 5,369 SF		
BUILDING HEIGHT: ALLOWED: 40 FT PROVIDED: 20 FT		
F.A.R.: ALLOWED (0.8) = 37,716.8 SF PROVIDED (5,369 SF) = 0.11		
MAXIMUM BUILDING LOT COVERAGE: ALLOWED = 60% PROVIDED = 11%		
LANDSCAPING AREA COVERAGE: 13,945 SF = 33%		
LOT COVERAGE/ IMPERVIOUS SURFACE: ALLOWED = 60% PROVIDED = 16%		
LOT COVERAGE + IMPERVIOUS SURFACE COVERAGE: ALLOWED = 85% PROVIDED = 82%		
PARKING: ARBY'S - 1/50 SF / CUSTOMER AREA (1,000 SF) = 20 SPACES WINGSTOP - 1/200 SF = 8 SPACES FUTURE TENANT - 1/200 SF = 8 SPACES TOTAL REQUIRED: 36 SPACES PROVIDED: 31 SPACES		
MINIMUM LOT AREA:	REQUIRED 15,000 SF	PROVIDED 47,146 SF
MINIMUM LOT WIDTH:	160 FT	172 FT
MINIMUM LOT DEPTH:	150 FT	267 FT
MINIMUM LOT FRONTAGE:	160 FT	172 FT
BUILDING SETBACKS:		
FRONT/ EAST:	60 FT	119 FT
SIDE/ NORTH:	10 FT	49.5 FT
SIDE/ SOUTH:	10 FT	41 FT
REAR/ WEST:	30 FT	76 FT



1 SITE PLAN
1" = 20'