

MOKENA CROSSINGS EXPANSION

NORTHWEST CORNER OF
190TH AND CARLY STREETS
MOKENA, IL 60448

OFFERED
BY



Olivieri
Real Estate LLC

OLIVIERI
djs / *Brothers inc.*
ARCHITECTS



INFO:

PARCEL SIZE:	2 ACRES
PRICE:	\$515,000



OLIVIERI Brothers inc.
djd ARCHITECTS
 (708) 719-3444

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 EXPANSION
 NORTHWEST CORNER OF
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 MOKENA, IL 60448

SHEET TITLE
**SITE LOCATION
 PLAN**

① **SITE LOCATION PLAN** (SCALE: 1" = 150'-0") 

SHEET NO. **CP1**
 JOB NO. 3362

CODE DATA

OCCUPANCY AND CONSTRUCTION TYPE

B - BUSINESS, TYPE V-B CONSTRUCTION (NON-SPRINKLERED FOR THE 5,400 FT² UNIT; SPRINKLERED FOR THE 8,100 FT² UNIT PER 2018 INTERNATIONAL BUILDING CODE, SECTION 903.2, AS AMENDED BY THE VILLAGE OF MOKENA)

ALLOWABLE BUILDING DATA

	ALLOWABLE (NON-SPRINKLERED)	ACTUAL (NON-SPRINKLERED)	ALLOWABLE (SPRINKLERED)	ACTUAL (SPRINKLERED)	COMPLIES?
BUILDING HEIGHT	40'-0"	35'-0"	60'-0"	35'-0"	YES (BOTH)
NUMBER OF STORIES	2 ABOVE GRADE	1 ABOVE GRADE	3 ABOVE GRADE	1 ABOVE GRADE	YES (BOTH)
BUILDING AREA	9,000 ft ²	5,400 ft ²	36,000 ft ²	8,100 ft ²	YES (BOTH)

BUILDING ELEMENT FIRE-RESISTANCE RATING

BASED ON THE TYPE V-B CATEGORY PER IBC TABLE 601

	RATING (HOURS)
STRUCTURAL FRAME, BEARING WALLS, INTERIOR NONBEARING WALLS, FLOOR AND ROOF CONSTRUCTION	0
NONBEARING EXTERIOR WALLS AND PARTITIONS (PER IBC 602)	0 (FIRE SEPARATION DISTANCE AT LEAST 10')
FIRE SEPARATION WALL BETWEEN TENANT UNITS (PER IBC 708.3)	1

VILLAGE OF MOKENA ZONING ORDINANCE DATA

INFORMATION PROVIDED PER VILLAGE OF MOKENA ZONING ORDINANCES, REVISED APRIL 2017, CHAPTER 9 (THE COMMERCIAL DISTRICT REQUIREMENTS), CHAPTER 11 (INDUSTRIAL DISTRICTS), AND CHAPTER 16 (OFF-STREET PARKING AND LOADING)

ITEM	REQUIRED	ACTUAL
ZONING DISTRICT	I-1 (LIMITED INDUSTRIAL DISTRICT)	I-1 (LIMITED INDUSTRIAL DISTRICT)
LOT SIZE	20,000 FT ² MINIMUM	178,462 FT ² (4.09 ACRES)
MINIMUM LOT FRONTAGE	80 FEET	414 FEET (ALONG CARLY STREET)
FRONT YARD FRONTAGE	30 FEET	31 FEET (FROM 5,400 FT ² UNIT ALONG CARLY STREET)
SIDE YARD FRONTAGE	15 FEET	22 FEET (FROM 5,400 FT ² UNIT ALONG 190TH STREET)
BACK YARD FRONTAGE	35 FEET	31 FEET
MAXIMUM HEIGHT	35 FEET	35 FEET
FLOOR-TO-AREA RATIO	0.8	0.19
MAXIMUM COVERAGE	40 %	19 %
OFF-STREET PARKING	1 SPACE PER 250 SQ. FT. GROSS FLOOR AREA	196 SPACES (1 SPACE PER 910 FT ² GROSS FLOOR AREA)

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SHEET TITLE
**ZONING AND
 BUILDING CODE**

SHEET NO.
CP2
 JOB NO.
 3362

LEGEND

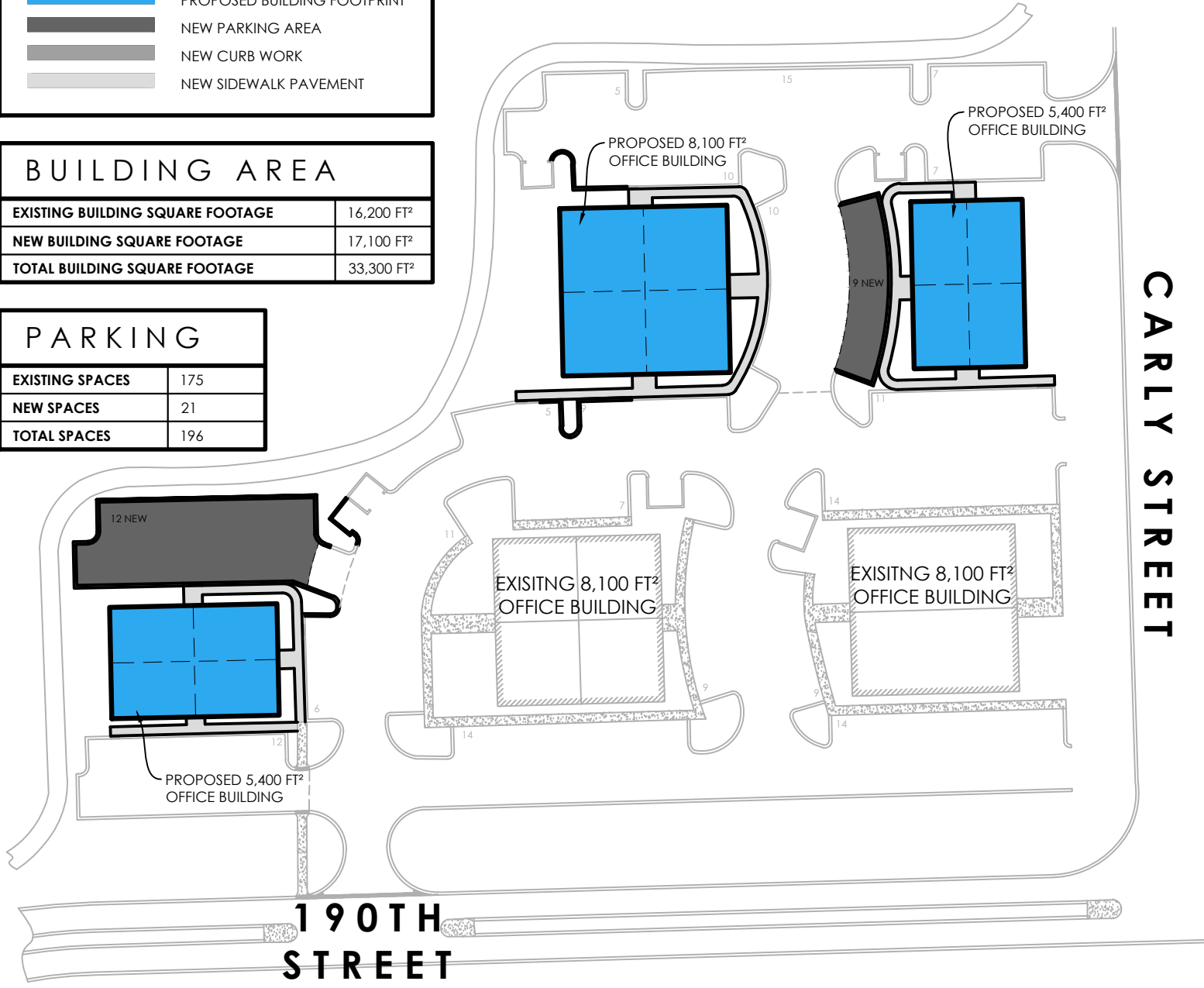
- PROPOSED BUILDING FOOTPRINT
- NEW PARKING AREA
- NEW CURB WORK
- NEW SIDEWALK PAVEMENT

BUILDING AREA

EXISTING BUILDING SQUARE FOOTAGE	16,200 FT ²
NEW BUILDING SQUARE FOOTAGE	17,100 FT ²
TOTAL BUILDING SQUARE FOOTAGE	33,300 FT ²

PARKING

EXISTING SPACES	175
NEW SPACES	21
TOTAL SPACES	196



CARLY STREET

190TH STREET

① OVERALL SITE PLAN (SCALE: 1" = 80'-0")

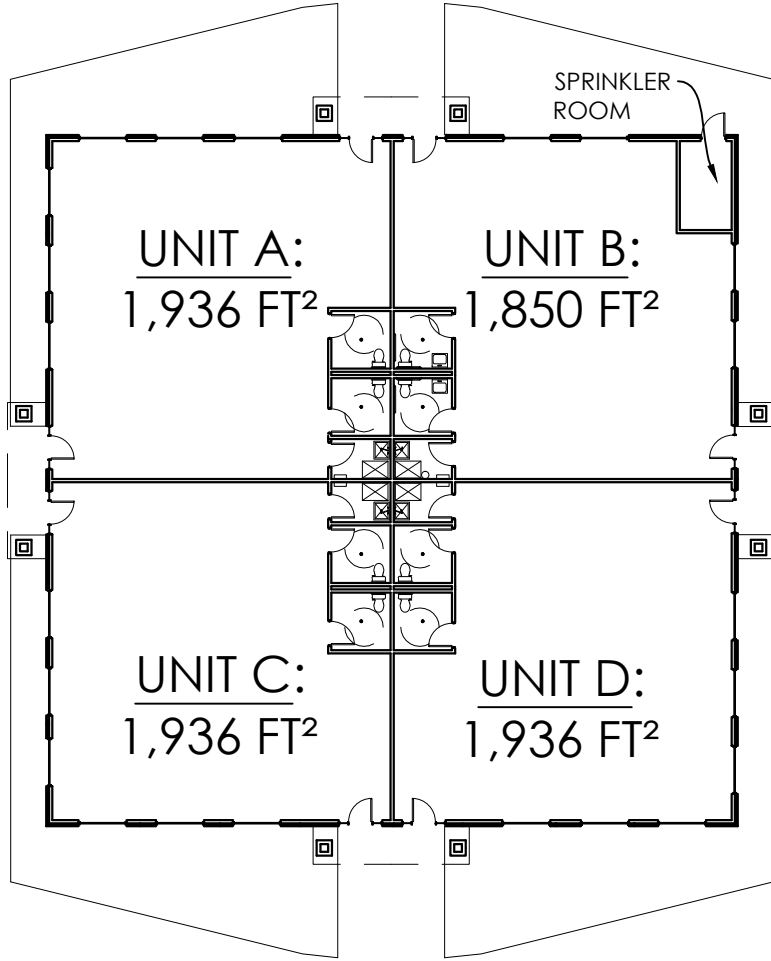


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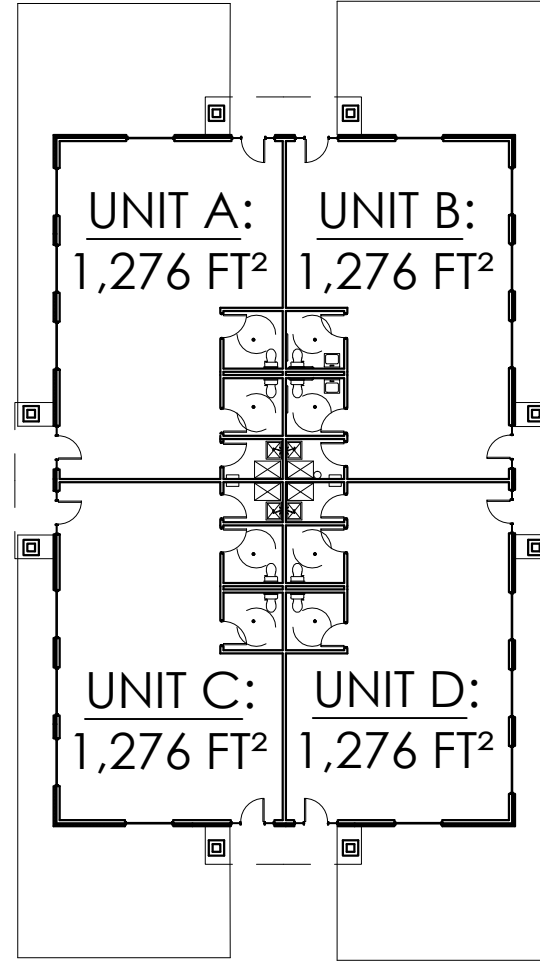
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SHEET TITLE
**OVERALL SITE
PLAN**

SHEET NO.
CP3
JOB NO.
3362



1 8,100 SF OFFICE PLAN
(SCALE: 1" = 25'-0")



2 5,400 SF OFFICE PLAN
(SCALE: 1" = 25'-0")

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SHEET TITLE
OFFICE BUILDING
PLANS

SHEET NO.
CP4
JOB NO.
3362