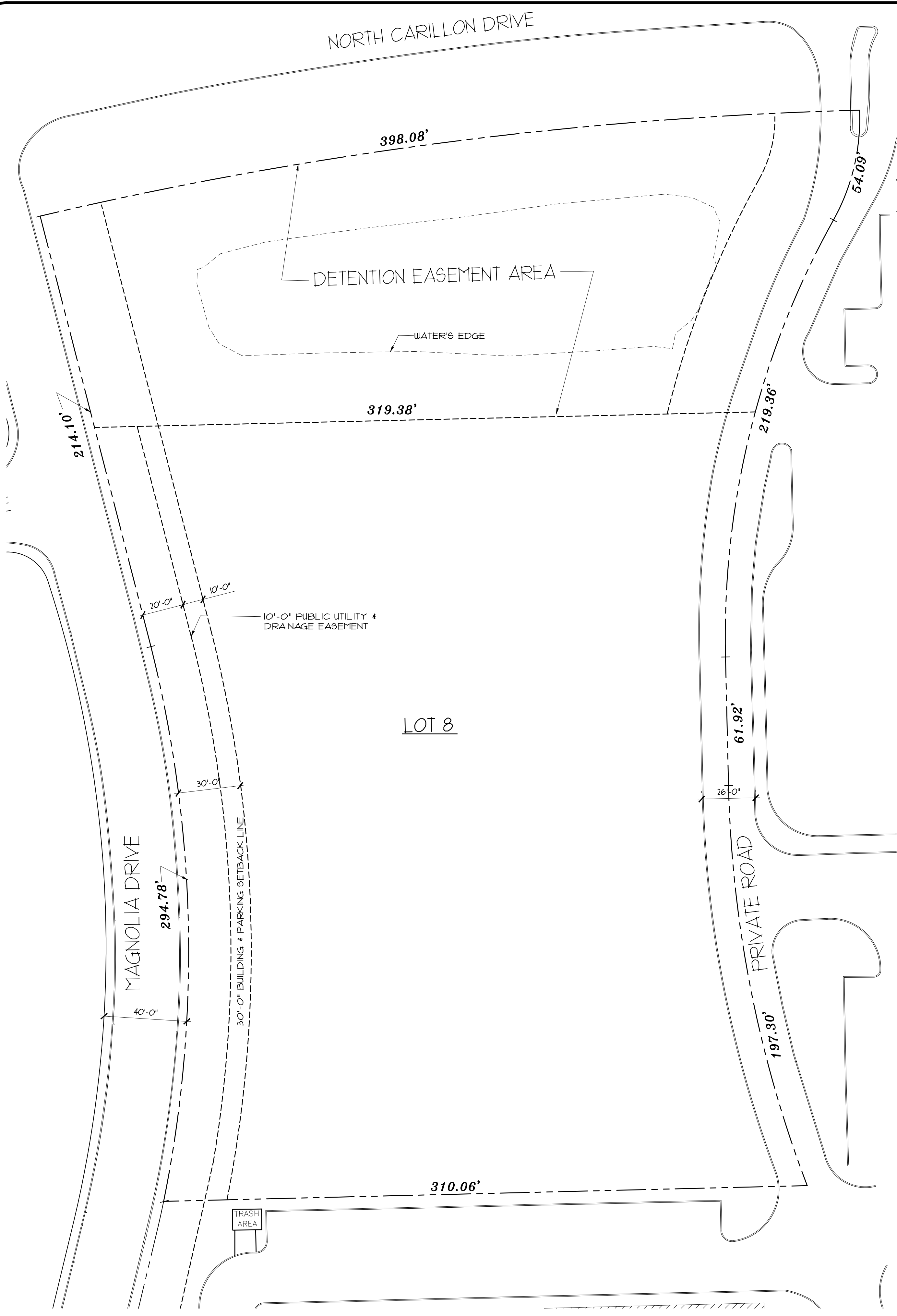


REVISION NO.	DATE	REMARKS

PROPOSED RETAIL BUILDING
 NOBLE ILLINOIS LLC
 486 / 490 / 494 NORTH WEBER RD, ROMEVILLE, ILLINOIS

DRAWN BY: N.D.
CHECKED BY: BOB GEBEL
DATE: FEBRUARY 20, 2024
PROJECT NO: 23-C18
TITLE: EXISTING & PROPOSED SITE PLAN

ISSUED FOR CONCEPT PLAN REVIEW FEBRUARY 20, 2024



EXISTING SITE PLAN
 SCALE: 1" = 30'-0"
 NORTH

SITE DATA

PROPERTY SIZE:	150,132 SF, 3.41 ACRES
ZONING:	COMMERCIAL DISTRICT
BUILDING #1 AREA:	15,540 SF
BUILDING #2 AREA:	1800 SF

SITE DATA

FAR CALCULATION
 WHOLE PLAT SF: 150,132 SF
 PARTIAL PLAT SF (NOT INCLUDING RETENTION FOND): 105,168 SF
 TOTAL BUILDING (1-4) SF: 11,340 SF
 WHOLE FAR: 15.03%
 PARTIAL FAR: 16.48%

LOT COVERAGE CALCULATION
 TOTAL PLAT AREA: 150,132 SF
 TOTAL USAGE AREA: 86,038,095 SF
 LOT COVERAGE: 57.02%

PARKING SPACE TABLE

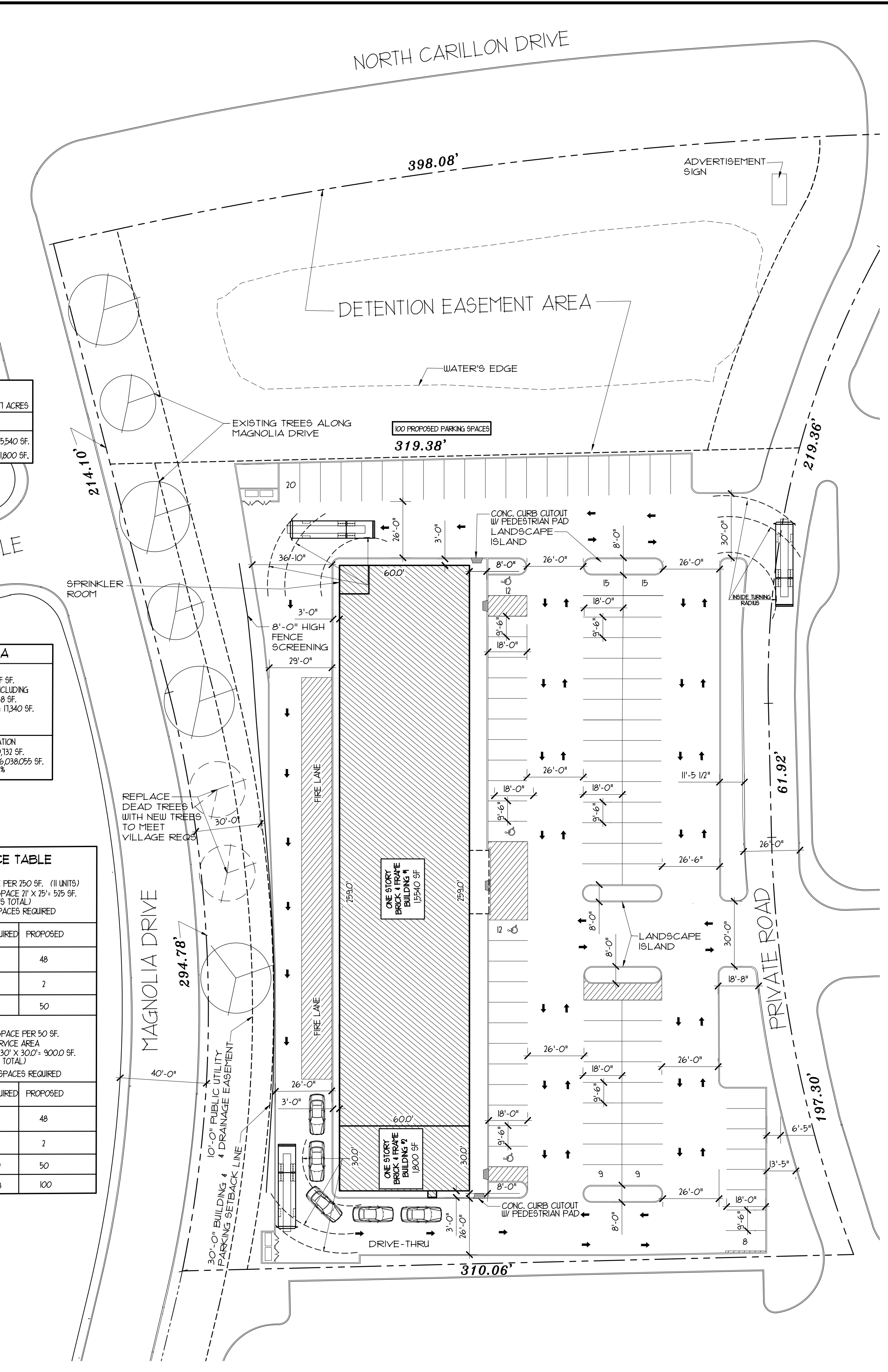
BUILDING #1
 RETAIL: 1 PARKING SPACE PER 250 SF. (11 UNITS)
 PLUS STORAGE SPACE 21' X 75' X 525 SF.
 PER UNIT (10 UNITS TOTAL)
 (TOTAL: 10,230 SF) = 41 SPACES REQUIRED

TYPE OF SPACE	REQUIRED	PROPOSED
STANDARD	41	48
HANDICAP	2	2
TOTAL	43	50

BUILDING #2
 RESTAURANT: 1 PARKING SPACE PER 50 SF.
 OF CUSTOMER SERVICE AREA
 CUSTOMER AREA 30' X 30.0' = 900.0 SF.
 PER UNIT (1 UNITS TOTAL)
 (TOTAL: 900.0 SF) = 18 SPACES REQUIRED

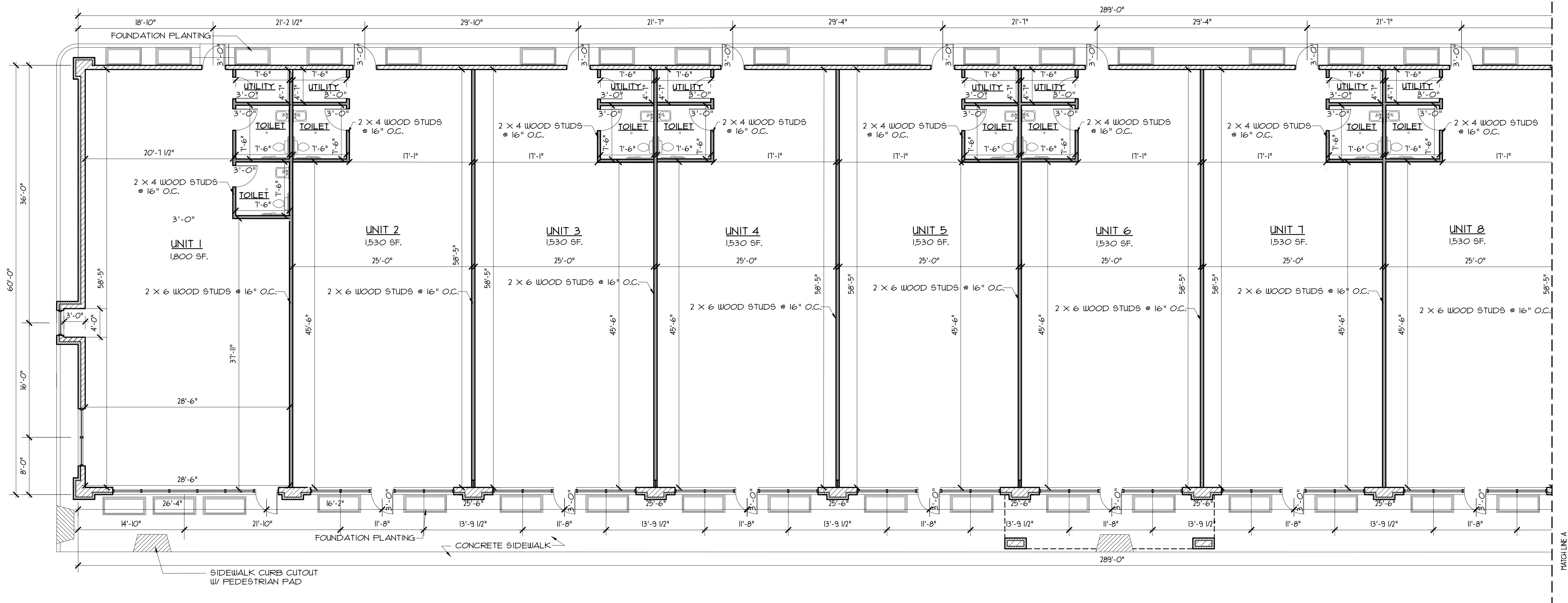
TYPE OF SPACE	REQUIRED	PROPOSED
STANDARD	18	48
HANDICAP	2	2
TOTAL	20	50

TOTAL PARKING 63 100



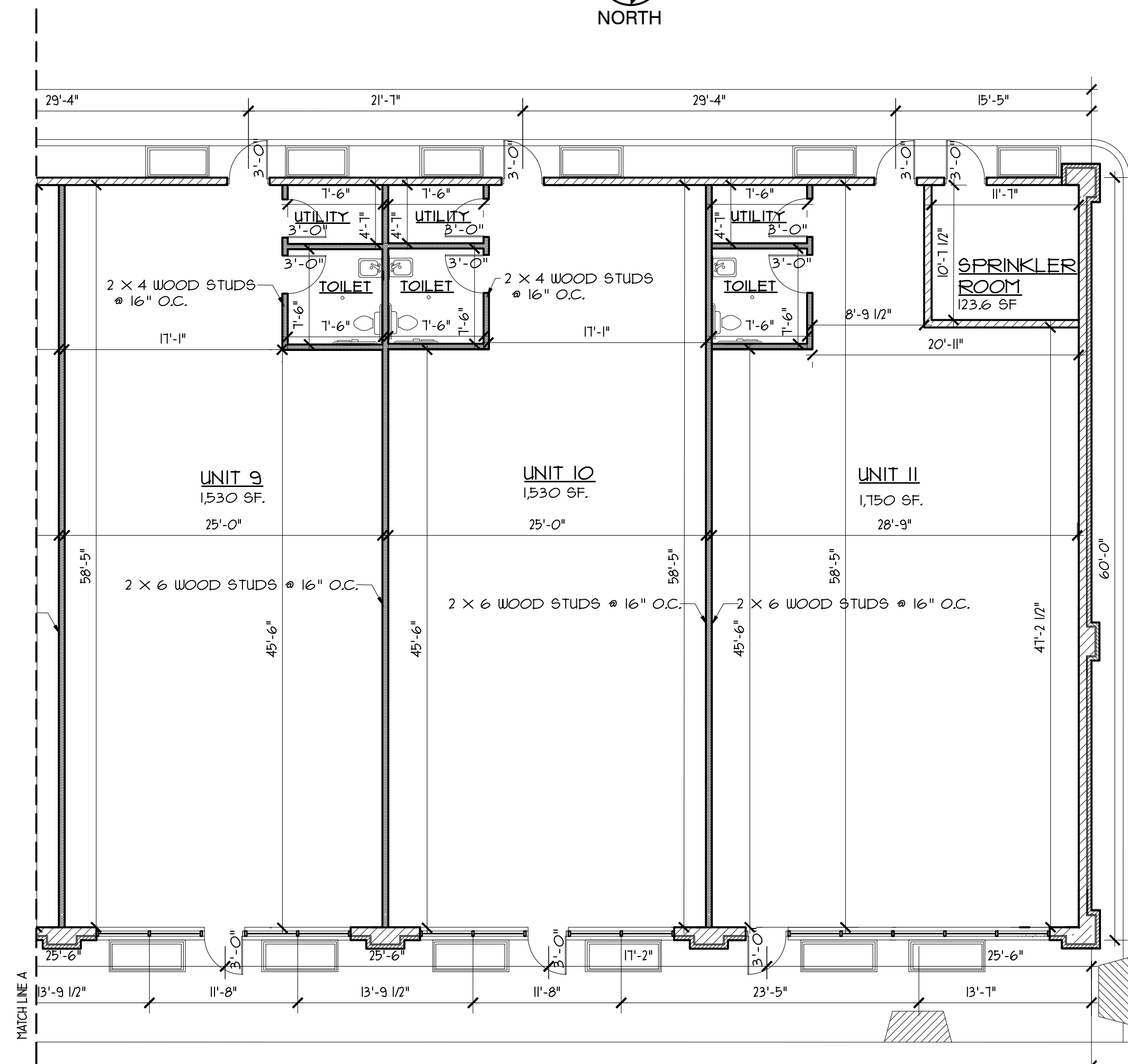
PROPOSED SITE PLAN
 SCALE: 1" = 30'-0"
 NORTH

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PROPOSED FLOOR PLAN

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



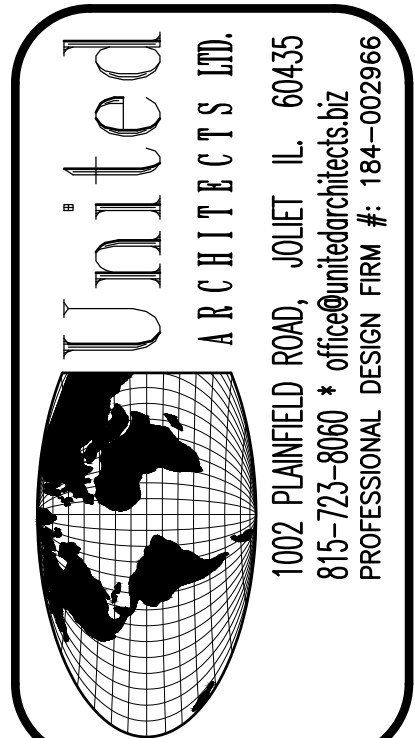
PROPOSED FLOOR PLAN

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



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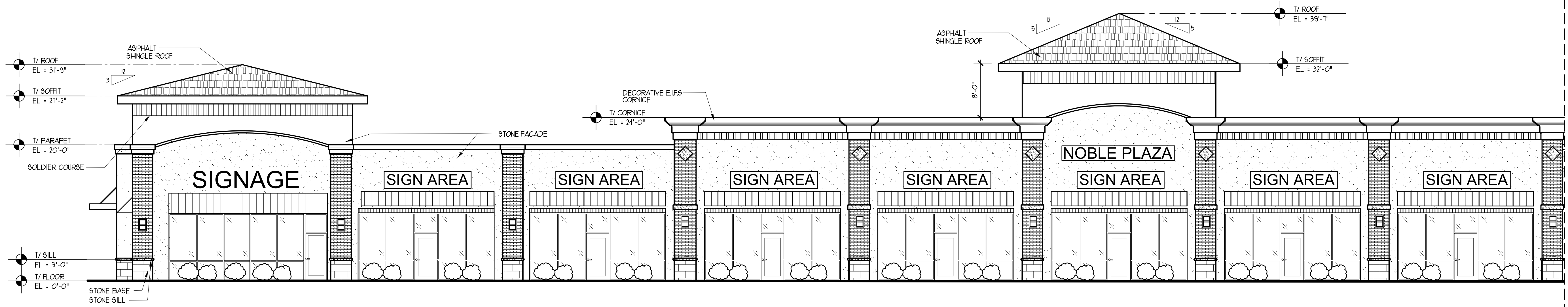
1002 PLAINFIELD ROAD, JOULET, IL 60435
815-703-8060 • office@unitedarchitects.biz
PROFESSIONAL DESIGN FIRM # 184-002966

REVISION NO. -DATE- -REMARKS-

PROPOSED RETAIL BUILDING
NOBLE ILLINOIS LLC
486 / 490 / 494 NORTH WEBER RD, ROMEOVILLE, ILLINOIS

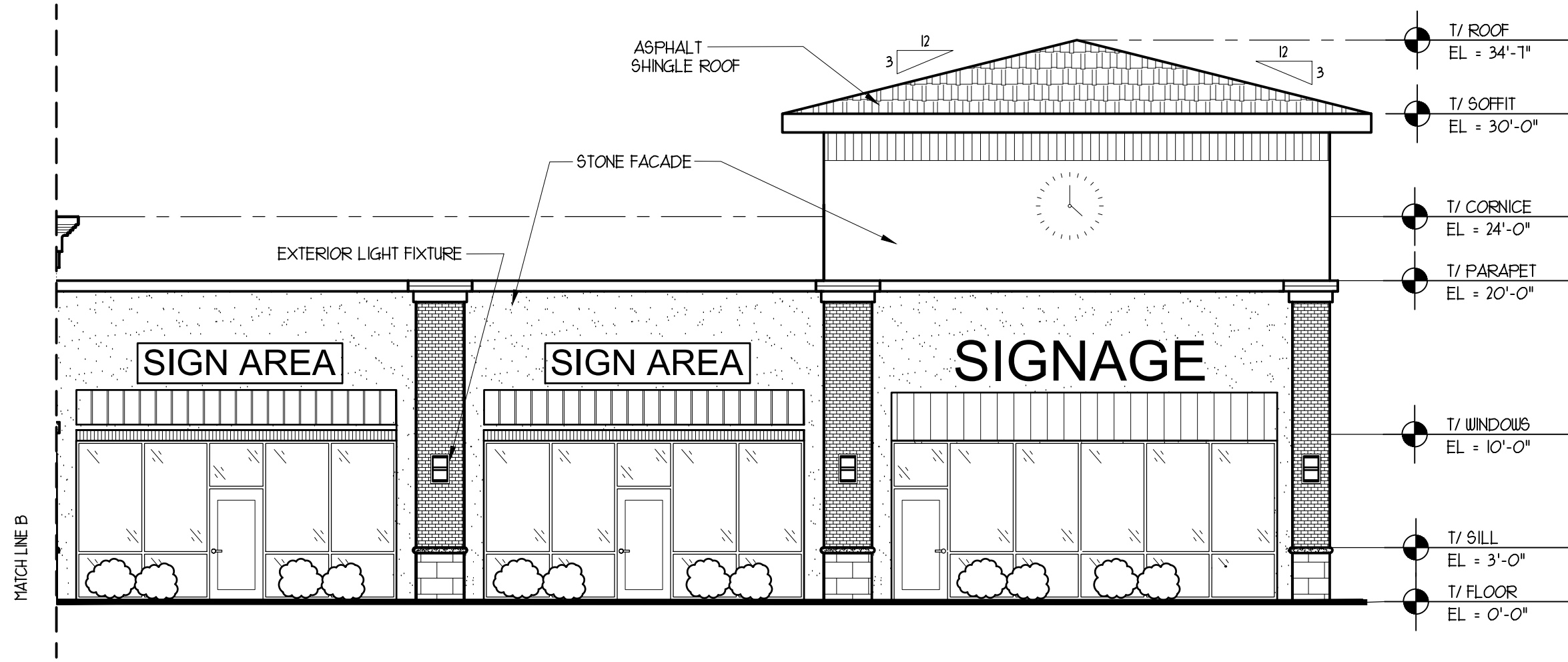
DRAWN BY: N.D.
CHECKED BY: BOB GEBEL
DATE: FEBRUARY 20, 2024
PROJECT NO: 23-C18
TITLE: FLOOR PLAN

SHEET A-2



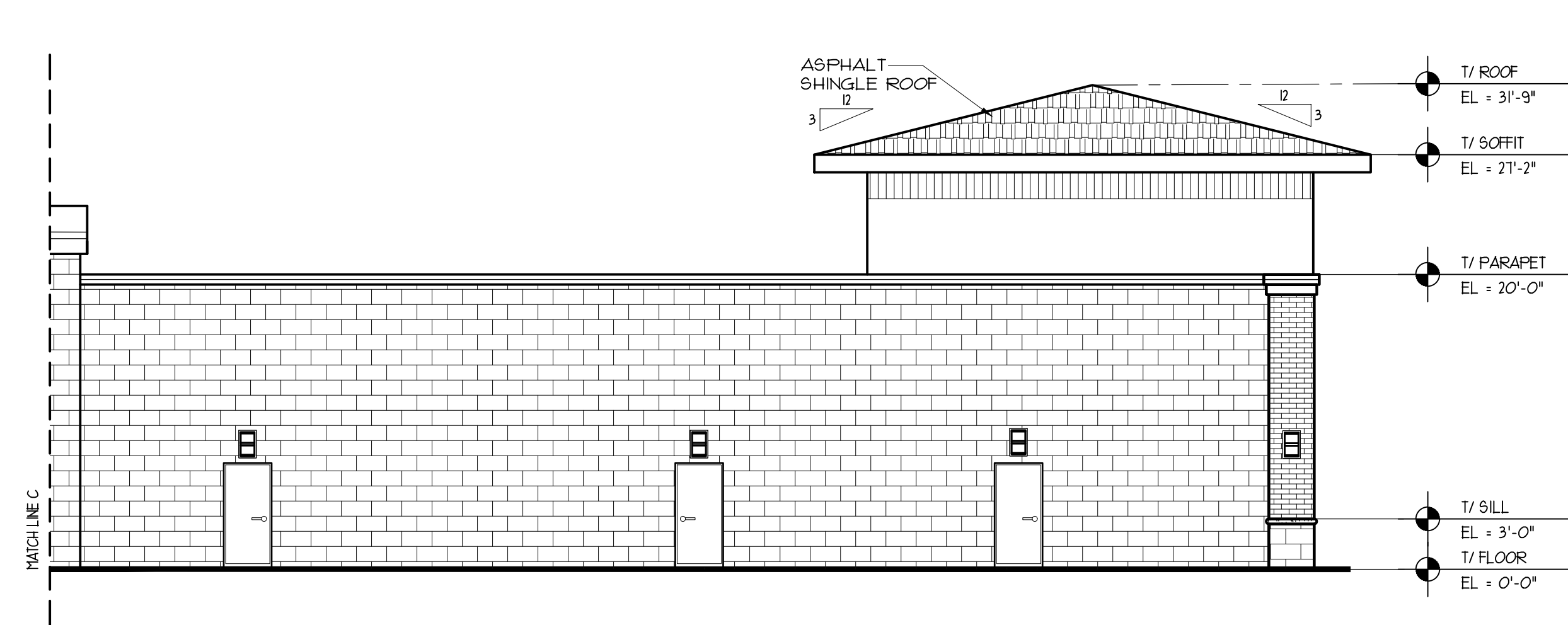
PROPOSED EAST RETAIL BUILDING ELEVATION

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



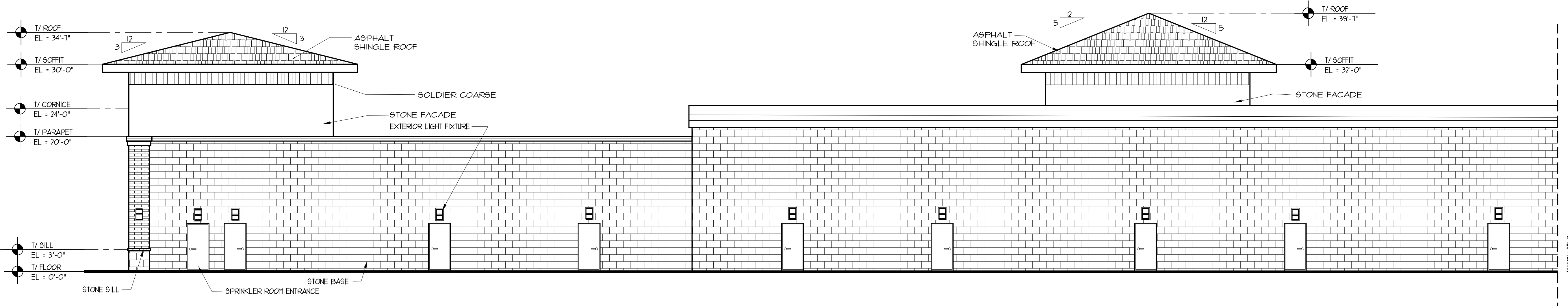
PROPOSED EAST RETAIL BUILDING ELEVATION

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



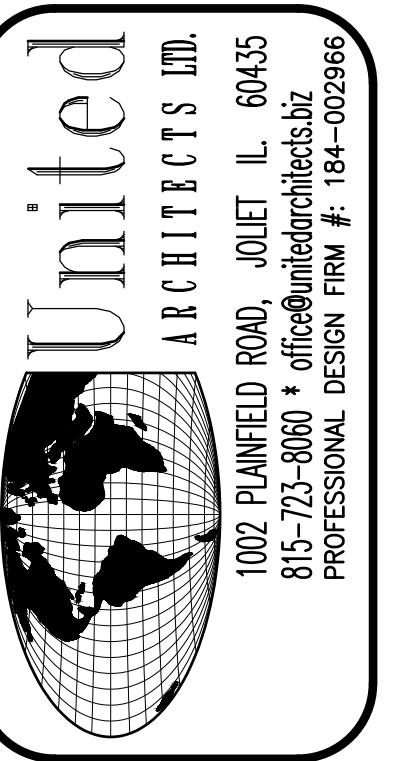
PROPOSED WEST RETAIL BUILDING ELEVATION

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



PROPOSED WEST RETAIL BUILDING ELEVATION

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



REVISION NO.	DATE	REMARKS

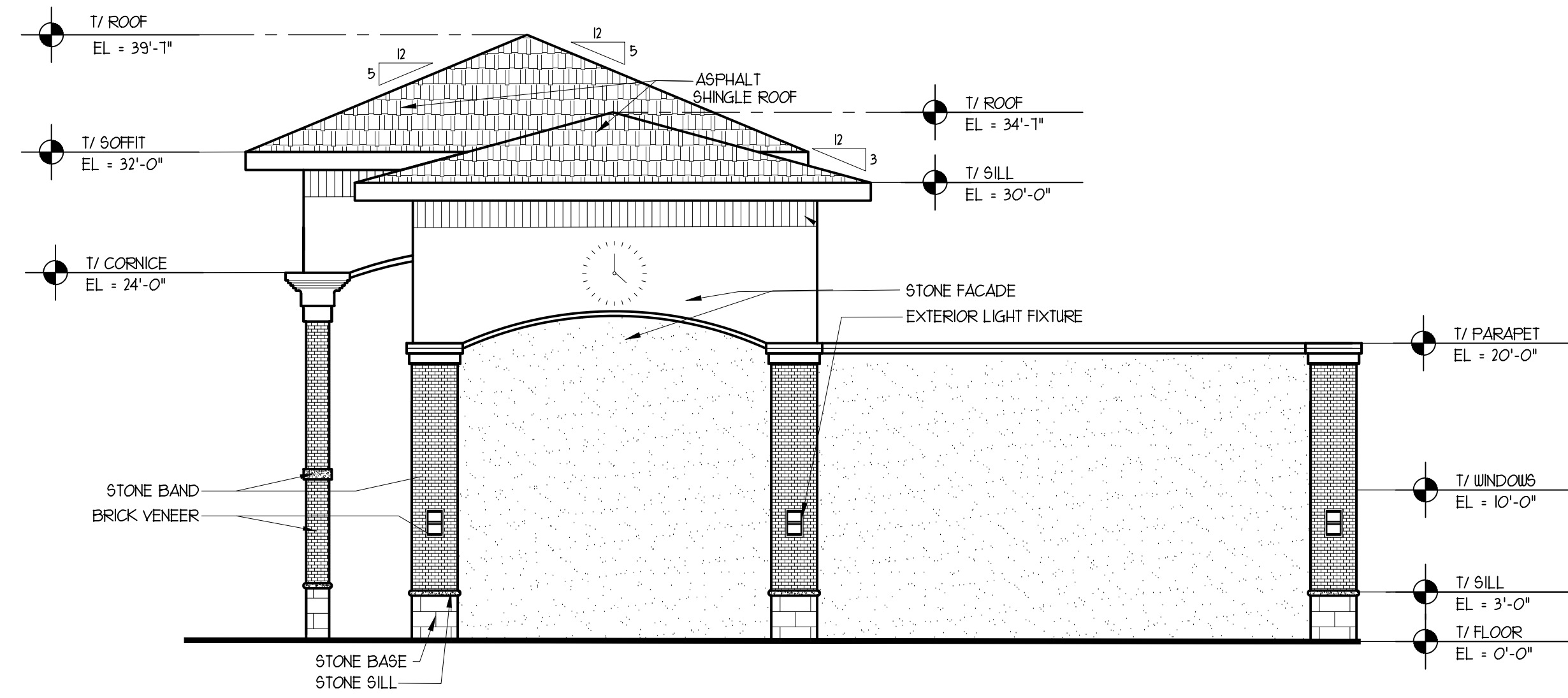
PROPOSED RETAIL BUILDING
 NOBLE ILLINOIS LLC
 486 / 490 / 494 NORTH WEBER RD, ROMEOVILLE, ILLINOIS

DRAWN BY: N.D.
 CHECKED BY: BOB GEBEL
 DATE: FEBRUARY 20, 2024
 PROJECT NO: 23-C18
 TITLE: PROPOSED FLOOR PLANS

SHEET
A-3

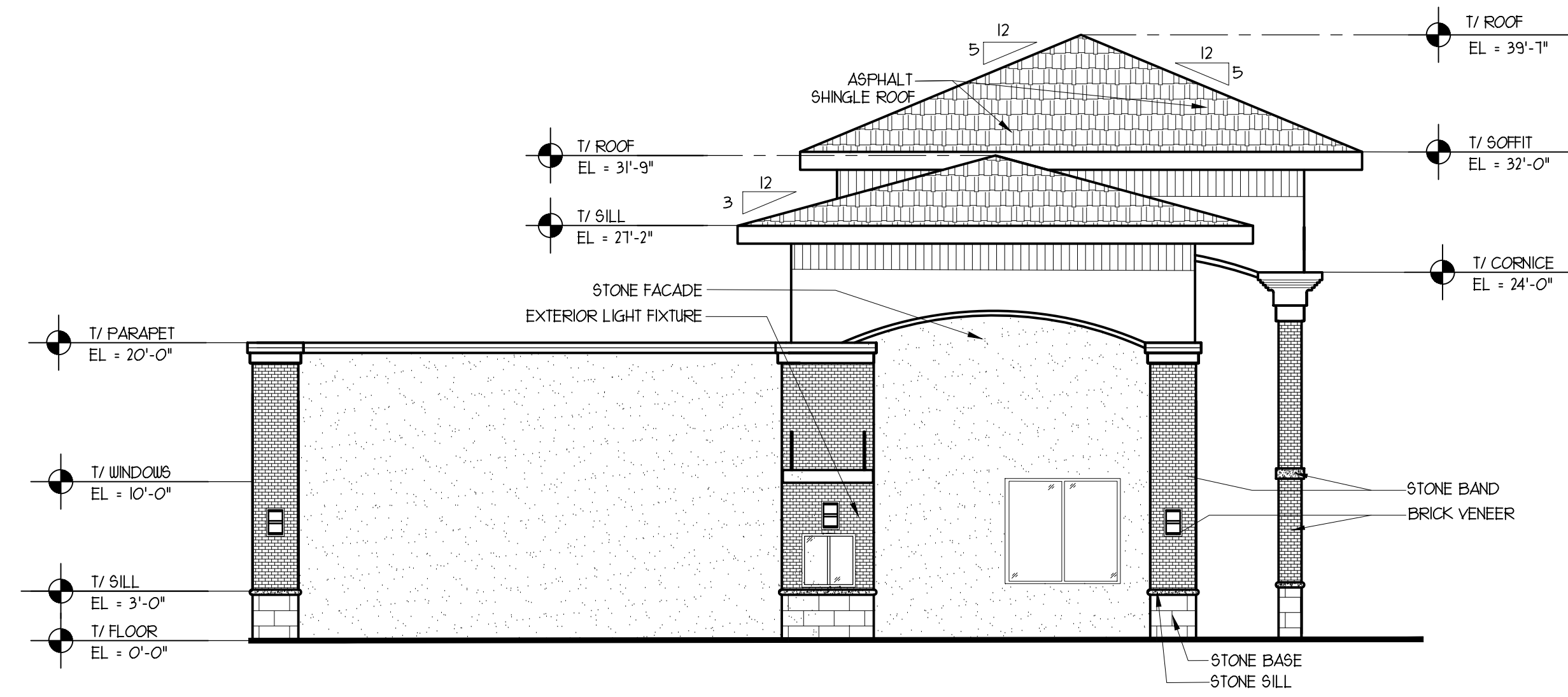
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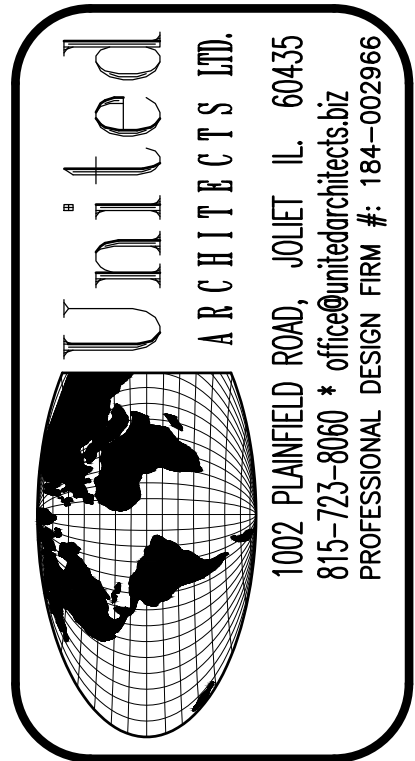
PROPOSED NORTH RETAIL BUILDING ELEVATION

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



PROPOSED SOUTH RETAIL BUILDING ELEVATION

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



REVISION NO.	DATE	REMARKS

PROPOSED RETAIL BUILDING
NOBLE ILLINOIS LLC
 486 / 490 / 494 NORTH WEBER RD, ROMEVILLE, ILLINOIS

DRAWN BY: N.D.
 CHECKED BY: BOB GEBEL
 DATE: FEBRUARY 20, 2024
 PROJECT NO: 23-C18
 TITLE: PROPOSED ELEVATIONS

SHEET
A-4

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