

**ZONING DATA**

Zoning District: M, Manufacturing

Permitted Uses: (C) Assembly, production, processing, wholesaling or warehousing, or manufacturing of any commodity from semifinished (other than raw) materials, provided explosives or livestock are not involved. Warehousing and distribution. (AA) Offices. (DD) Offices. (W) Above ground service facilities.

Special Uses: (C) Motor vehicle repair shops. (D) Motor vehicle service stations. (E) Motor vehicle body shops. (Y) Trade schools.

Lot Area: 265,546.6 acres (Combined lots 1 & 2)

Min. Lot Area: None

Min. Lot Width: 100.0' (Actual: 399.96')

Required Setbacks: Front Yard: 40.0' Side Yard: 20.0' Rear Yard: 20.0'

Proposed Setbacks: Front Yard: 44'-0" (Existing - No Change) South Side Yard: 48'-0" V.I.F. North Side Yard: 40'-0" V.I.F. Rear Yard: 40'-0" V.I.F.

Lot Coverage: NA - No limit

F.A.R.: 1.5

Allowable Area: 398,319.90 sf

Proposed Area: 4,000 sf (Existing Building) 33,328 sf (Proposed Addition) 37,328 sf (Total Proposed)

Max. Allowable Height: 75.0'

Proposed Building Height: 29.0'

Required Parking: Business/Office: 4 spaces per 1,000 sq. ft. of floor area 1 space for each 1,000 sq. ft. of space up to 100,000 sq. ft.; plus 1 space for each 2,000 sq. ft. in excess of 100,000 sq. ft.

Parking Calculations: Business/Office: 44 (10,960 sf / 1,000 = 10.9 x 4) Industrial use: 22 Spaces (21,860 sf / 1,000) Total Required: 67 Spaces Proposed Total: 67 Spaces

Required Loading Berths: (2) 10,001 to 50,000 square feet Proposed Total Berths: 11

**SITE PLAN LEGEND**

- EXISTING BUILDING
- PROPOSED ADDITION
- ACCESSORY STRUCTURE
- CONCRETE PAVING
- STORMWATER RETENTION AREA
- CONCRETE PAVING
- ASPHALT PAVING
- GRASS OR LANDSCAPING

**UTILITY LEGEND**

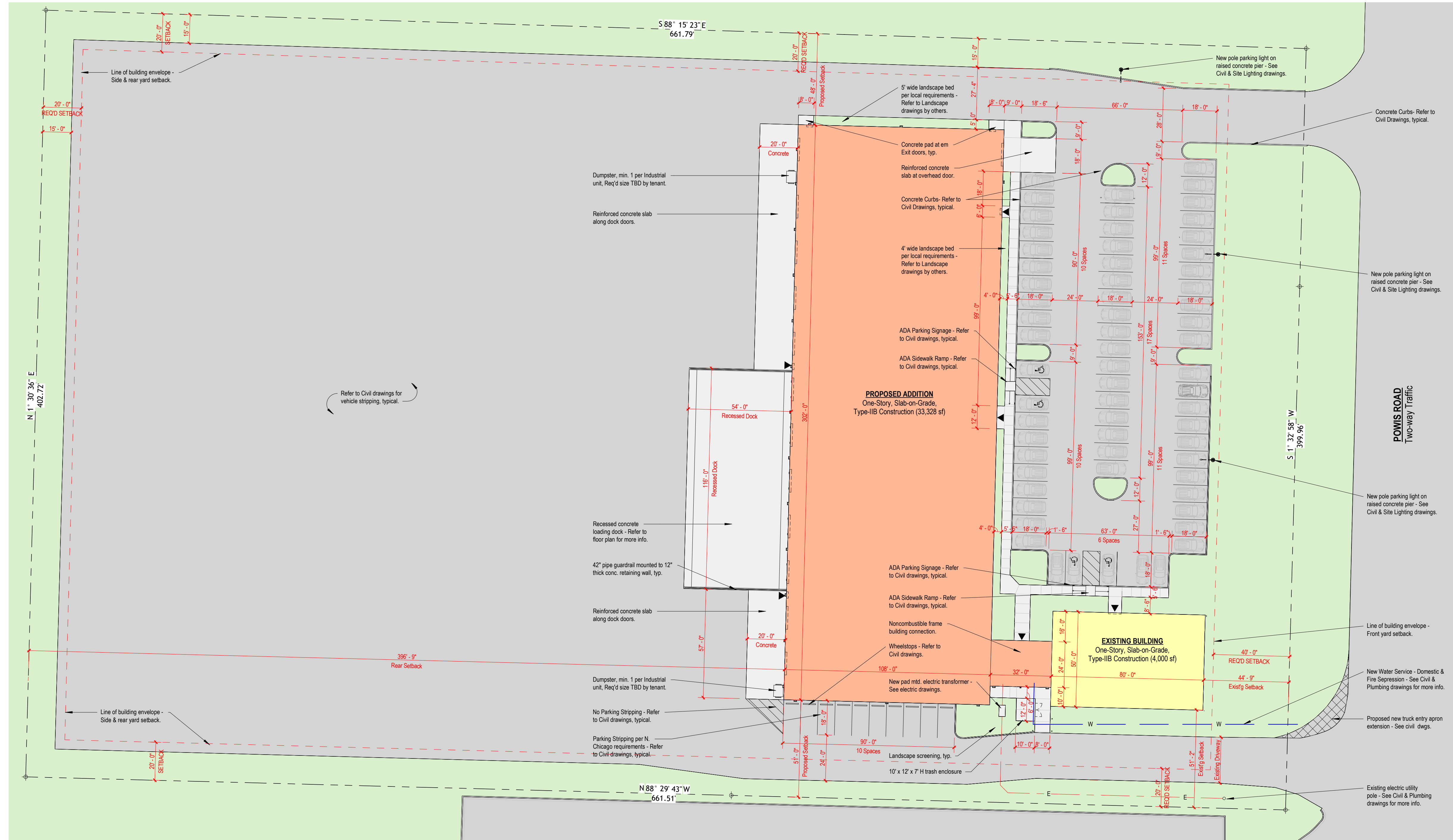
- WATER SERVICE (COMBINED)
- WATER SERVICE (FIRE-LINE/LOOP)
- ELECTRIC SERVICE
- GAS SERVICE
- SAN SEWER
- STORM-WATER SEWER

**GENERAL SITE NOTES**

ARCHITECTURAL SITE PLAN IS SCHEMATIC FOR DESIGN INTENT & REFERENCE, REFER TO CIVIL DRAWINGS FOR MORE INFORMATION. NOTIFY ARCHITECT AND CIVIL ENGINEER OF ANY CONFLICTS.

**PAVING REQUIREMENTS:**

All facility emergency exits shall have concrete flat-work with brushed finish on prepared grade to pitch away from building for drainage. Slope to be less than 2% in any direction of landing per ADA requirements. All accessible entry/egress doors to have ADA door threshold, 1/2" max. beveled height, typical at all locations. Elevation of exterior stoop or landing to be 1/2" below interior floor, typical at all entry/egress doors.



1 ARCHITECTURAL SITE PLAN  
1" = 30'-0"

NOTE: REFER TO CIVIL DRAWINGS PREPARED BY COUNTY ENGINEERING, INC. FOR MORE INFORMATION.

**DISCLAIMER:** The information contained herein is for informational purposes only and does not constitute an offer of any financial product or service. It is not intended to be used as a basis for any investment decision. Please consult your financial advisor for more information.

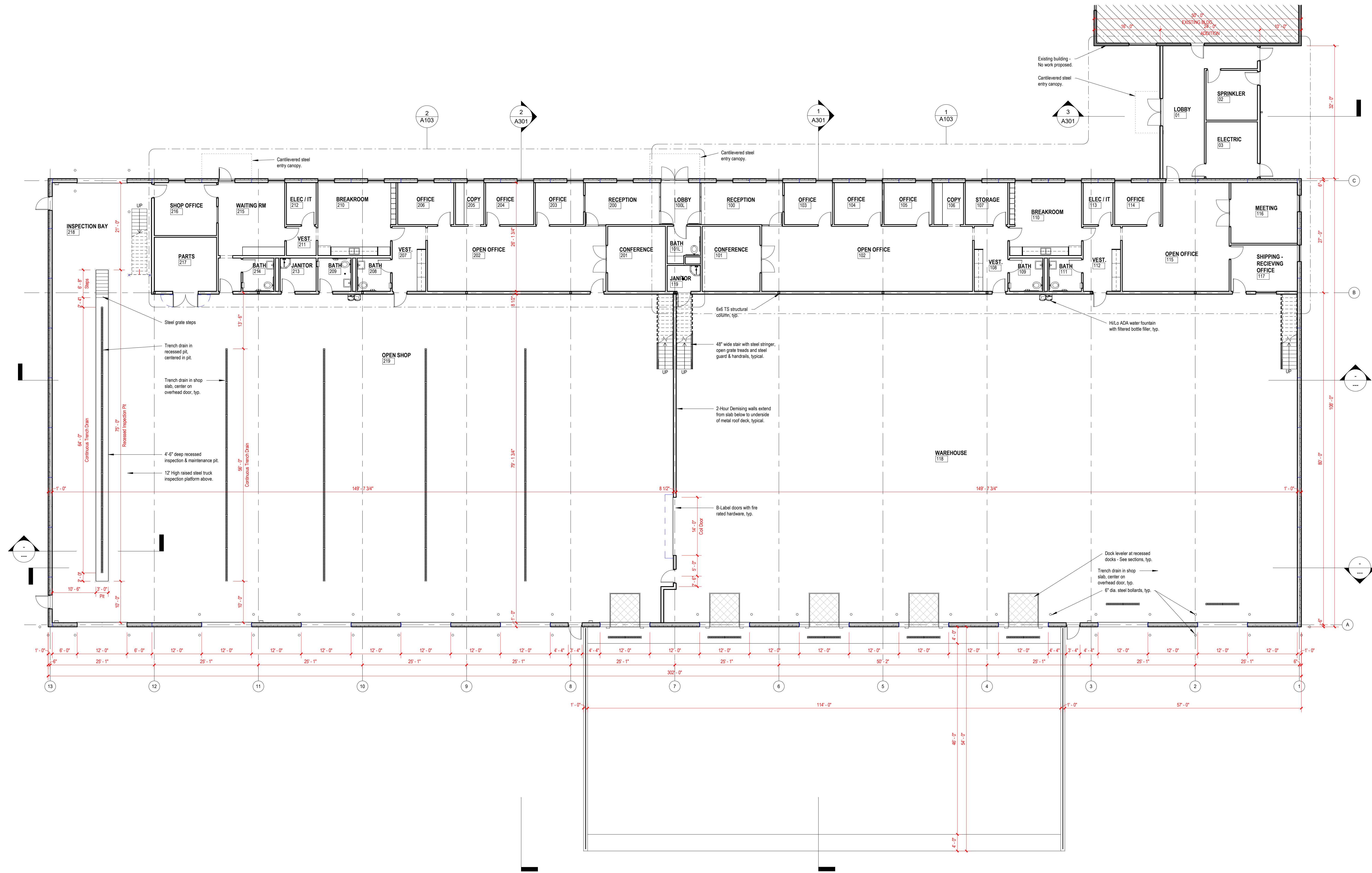
**FILORAMO TALISMA ARCHITECTURE**  
 148 W WILLOW ST.  
 CHICAGO ILLINOIS 60602  
 INFO@FILORAMO.COM

**SCHEMATIC - FOR INTERNAL REVIEW ONLY**

PROJECT NAME: IBS HERE, INC. EXPANSION  
 PROJECT ADDRESS: 1700 Pavia Road, West Chicago, IL 60185  
 OWNER: IBS HERE, INC.  
 1700 Pavia Road, West Chicago, IL 60185

SHEET NO: A001  
 PRINT DATE: 5/4/2025  
 SHEET NAME: ARCHITECTURAL SITE PLAN

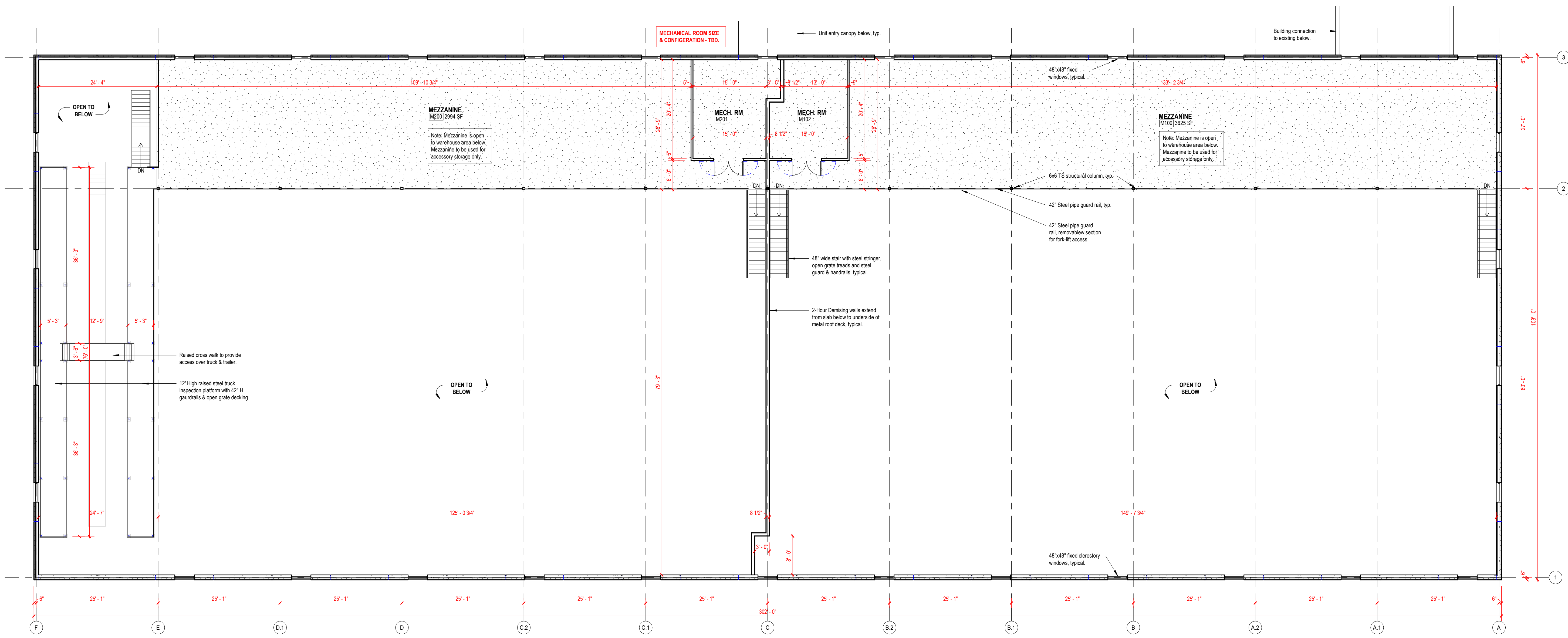
CERTIFICATION:  
 No. Date Title



1 GROUND FLOOR PLAN  
3/32" = 1'-0"

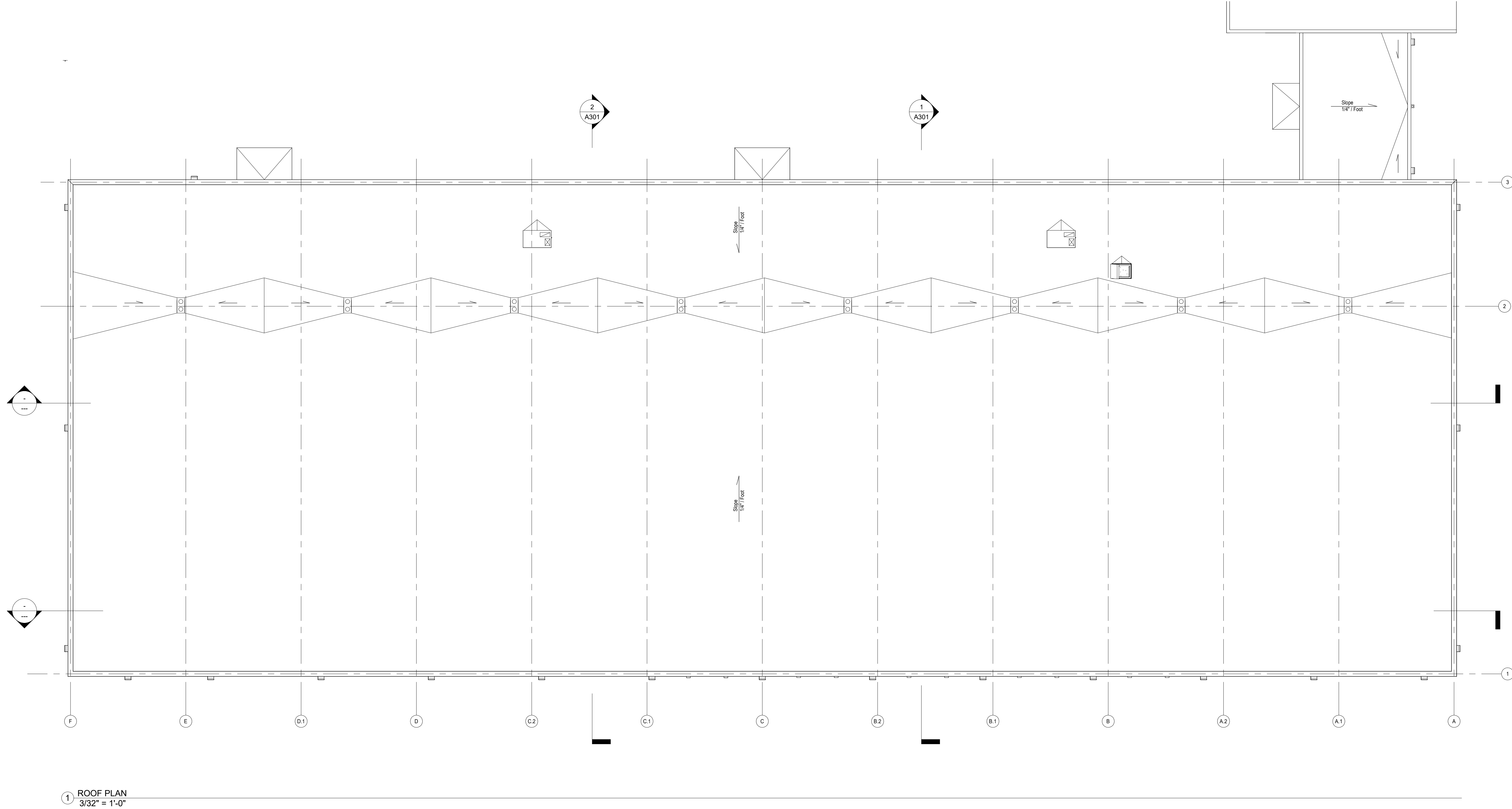
CERTIFICATION:

# SCHEMATIC - FOR INTERNAL REVIEW ONLY



1 MEZZANINE PLAN  
3/32" = 1'-0"

SHEET NO: <b>A101</b>	PROJECT NAME: <b>IBS HERE, INC. EXPANSION</b>	CERTIFICATION: <b>SCHEMATIC - FOR INTERNAL REVIEW ONLY</b>	ARCHITECT: <b>FILORAMO TALSMAN ARCHITECTURE</b> 146 W WILLOW ST. CHICAGO ILLINOIS 60602 PROJECT NO: 1909-0001
	PRINT DATE: 5/4/2025		
SHEET NAME: MEZZANINE LEVEL PLAN	OWNER: <b>IBS HERE, INC.</b> 1700 Power Road, West Chicago, IL 60185	DISCLAIMER: These drawings are prepared by FILORAMO TALSMAN ARCHITECTURE, INC. (FTA) for the project described above. FTA is not responsible for the accuracy of the information provided by the client or for the construction of the project. FTA is not responsible for the design of the project or for the construction of the project. FTA is not responsible for the design of the project or for the construction of the project. FTA is not responsible for the design of the project or for the construction of the project.	FTA is not responsible for the design of the project or for the construction of the project. FTA is not responsible for the design of the project or for the construction of the project. FTA is not responsible for the design of the project or for the construction of the project. FTA is not responsible for the design of the project or for the construction of the project.



1 ROOF PLAN  
3/32" = 1'-0"

SHEET NO:  
PRINT DATE:  
SHEET NAME:  
ROOF PLAN

PROJECT NAME:  
IBS HERE, INC. EXPANSION  
PROJECT ADDRESS:  
1700 Power Road, West Chicago, IL 60185  
OWNER:  
IBS HERE, INC.  
1700 Power Road, West Chicago, IL 60185

No. | Date | Description

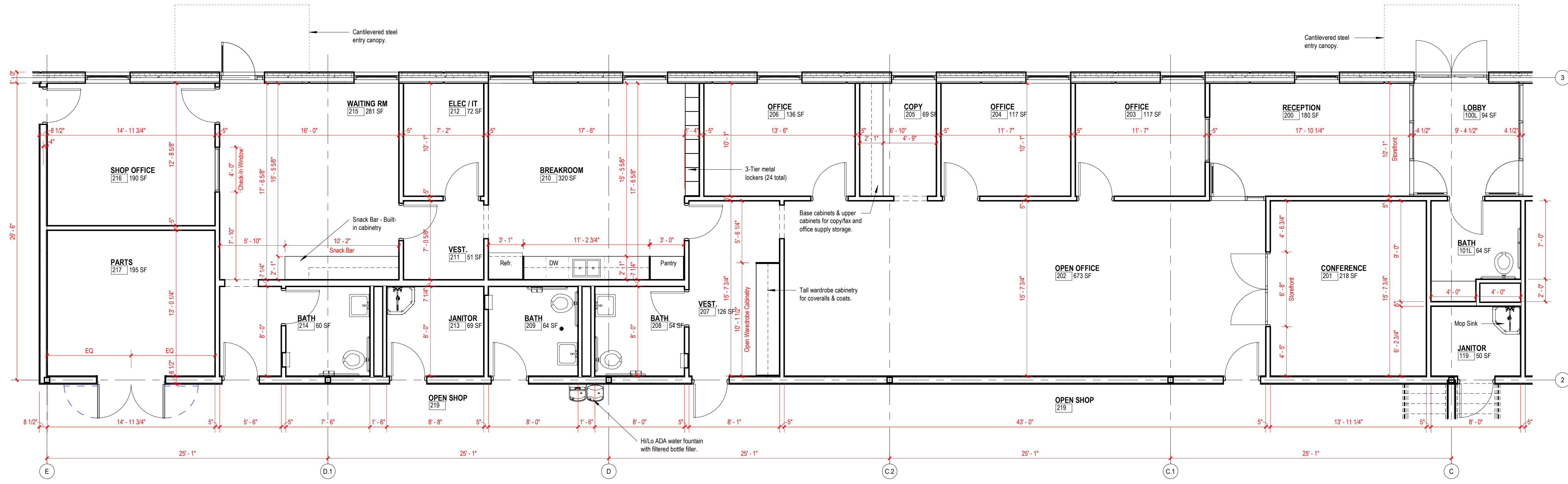
CERTIFICATION:

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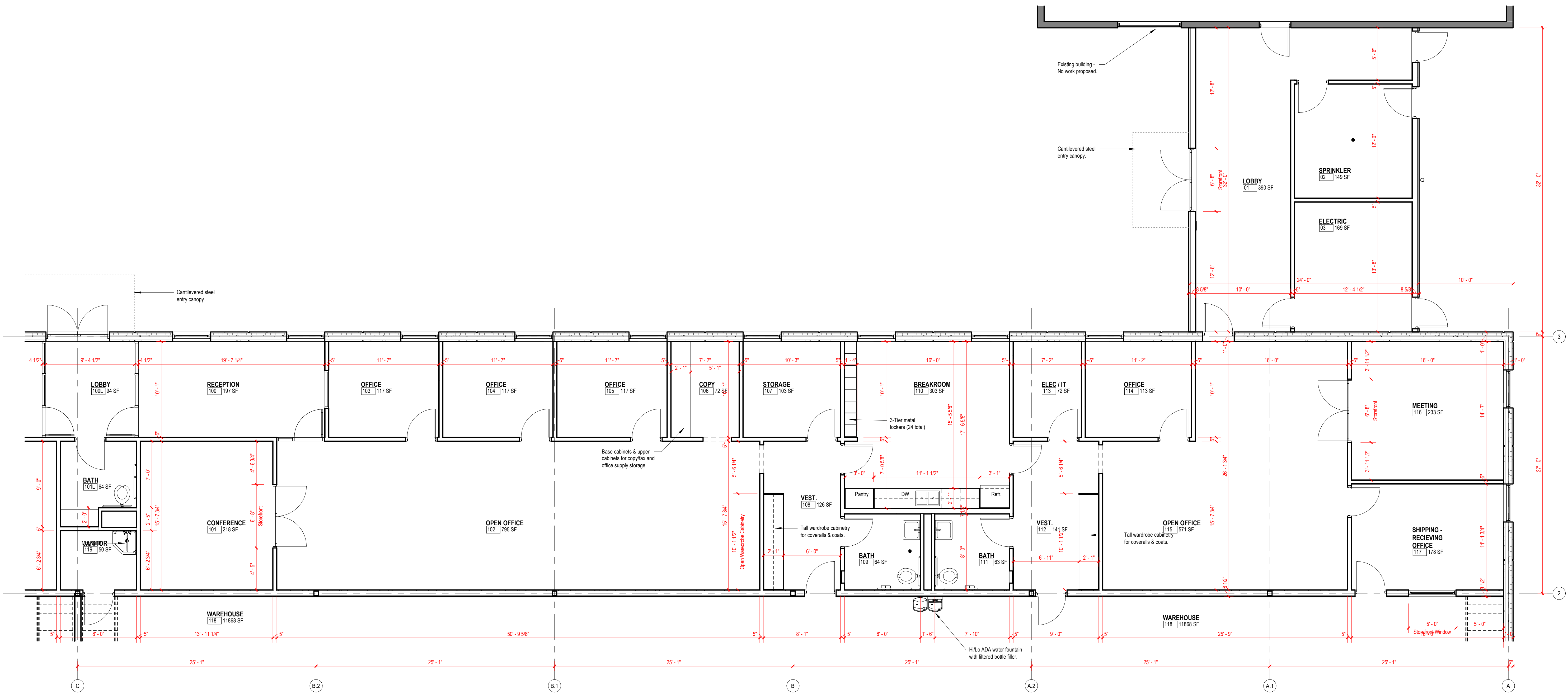
485 W WILLOW ST.  
CHICAGO ILLINOIS 60602  
INFO@FILORAMO.COM

**FILORAMO TALSMAN**  
ARCHITECTURE

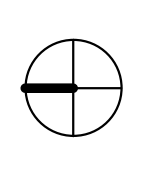
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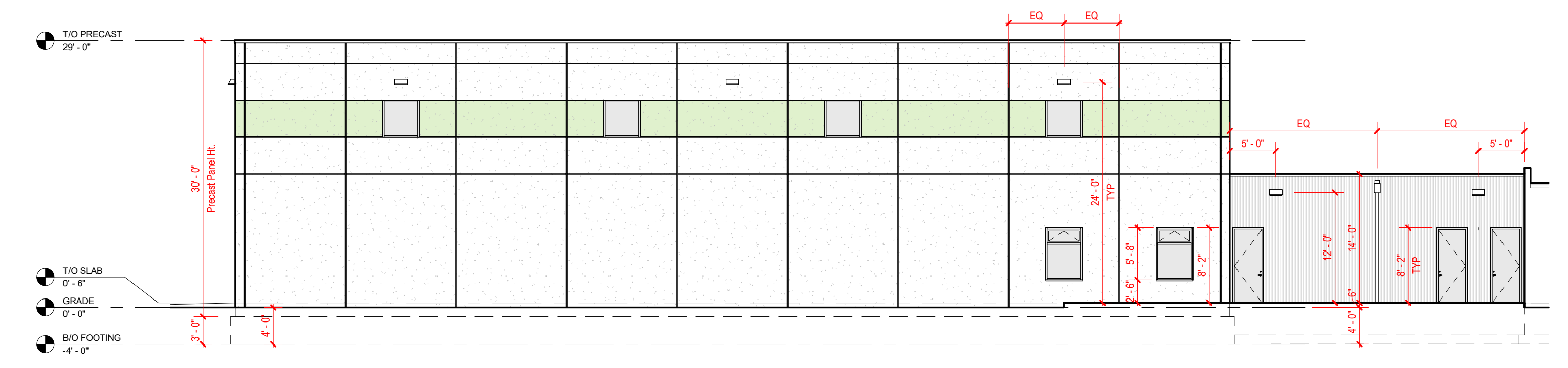


2 ENLARGED OFFICE PLAN (NORTH)  
3/16" = 1'-0"

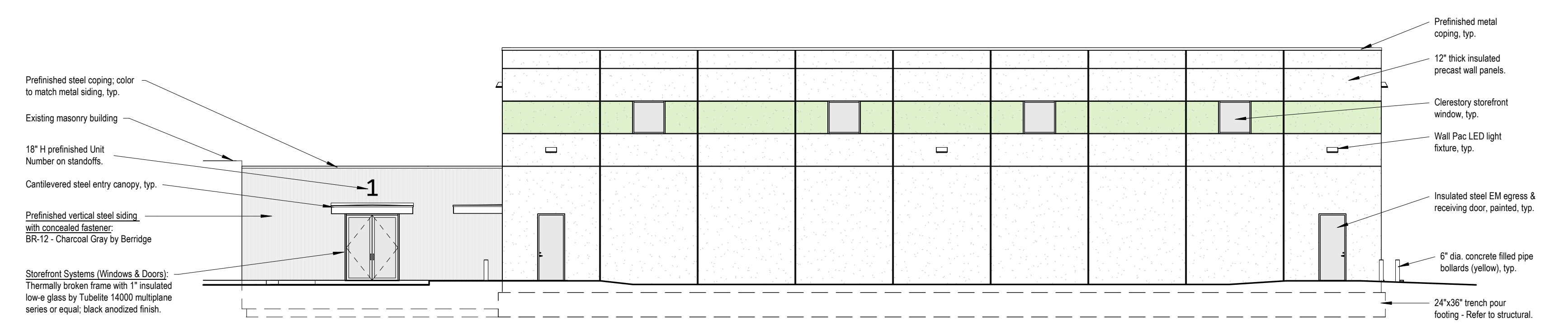


1 ENLARGED OFFICE PLAN (SOUTH)  
3/16" = 1'-0"

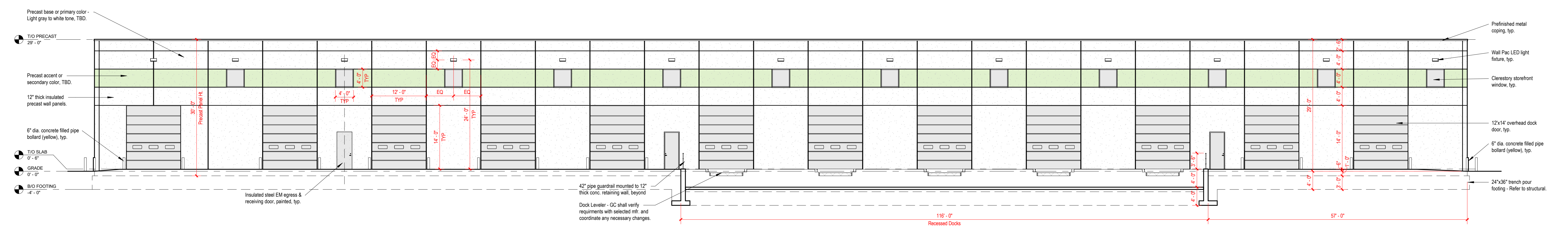




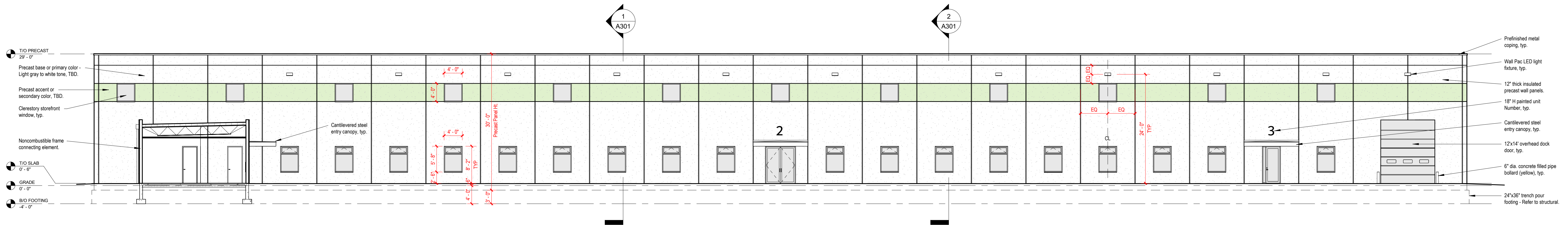
4 SOUTH ELEVATION  
 3/32" = 1'-0"



3 NORTH ELEVATION  
 3/32" = 1'-0"



2 WEST ELEVATION  
 3/32" = 1'-0"



1 EAST ELEVATION  
 3/32" = 1'-0"

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