

PROPOSED BUSINESS CAMPUS

SAUNDERS ROAD & HAWTHORNE LANE, DEERFIELD, ILLINOIS

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APRIL 14, 2023 #22283

DATA:

TOTAL SITE AREA: ±4,400,463 SQ.FT.
±101.02 ACRES

OPEN SPACE/ROAD AREA: ±1,296,922 SQ.FT.
±29.77 ACRES

BUILDING A

SITE A AREA: ±381,715 SQ.FT.
±8.76 ACRES

BUILDING AREA (GROSS): ±155,940 SQ.FT.
EXTERIOR DOCKS: 0 DOCKS
DRIVE-IN-DOORS: 0 DOORS
TRAILER POSITIONS: 0 POSITIONS
CAR PARKING: 257 CARS
LAND BANKED PARKING: 116 CARS

CLEAR HEIGHT: 40 FEET
F.A.R.: .41

BUILDING B

SITE B AREA: ±519,331 SQ.FT.
±11.92 ACRES

BUILDING AREA (GROSS): ±228,369 SQ.FT.
EXTERIOR DOCKS: 50 DOCKS
DRIVE-IN-DOORS: 2 DOORS
TRAILER POSITIONS: 58 POSITIONS
CAR PARKING: 254 CARS

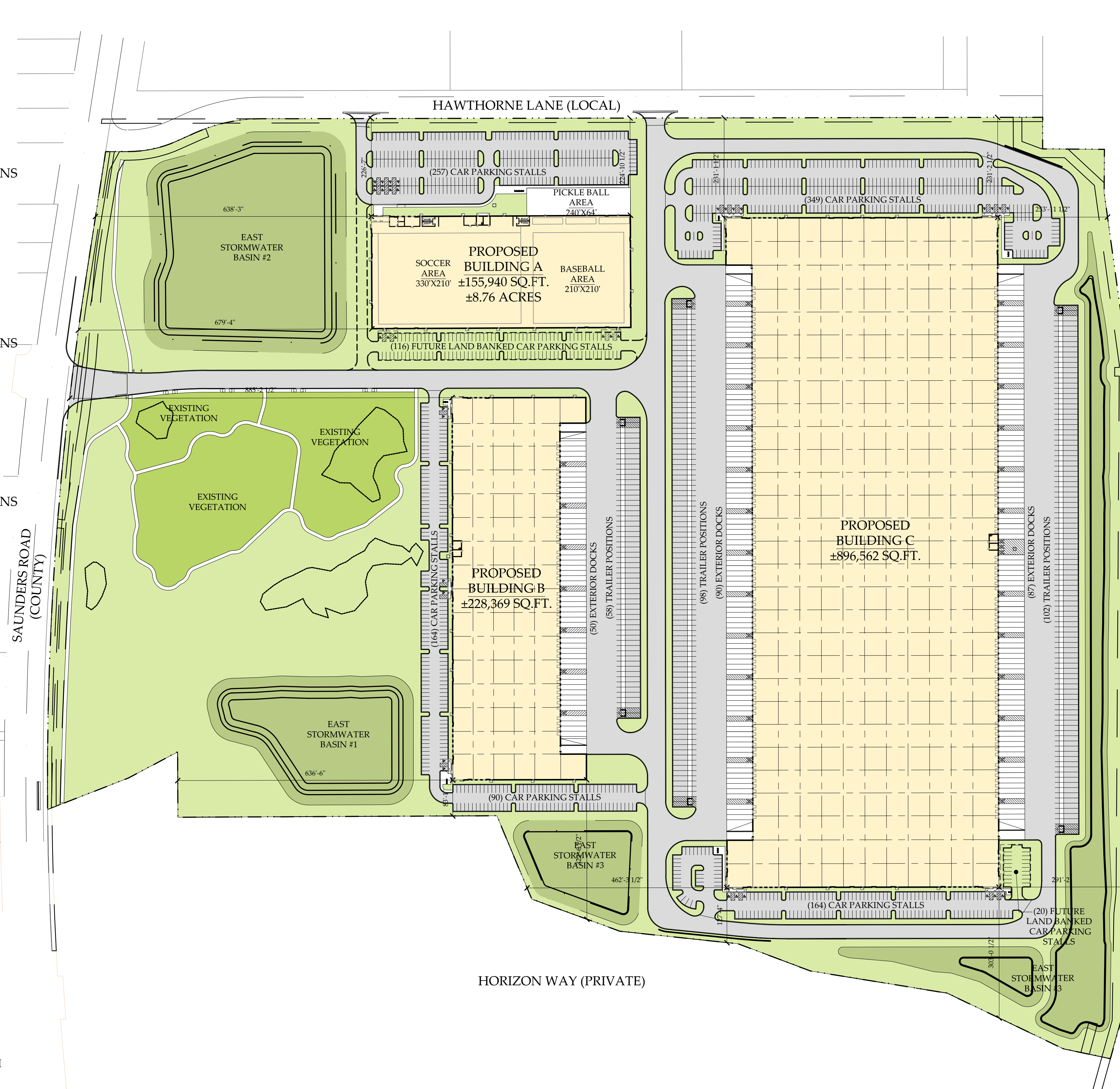
CLEAR HEIGHT: 36 FEET
F.A.R.: .42

BUILDING C

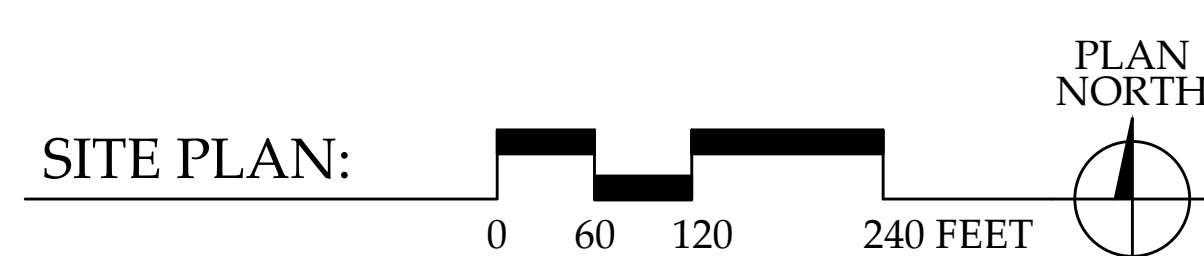
SITE C AREA: ±2,099,063 SQ.FT.
±48.18 ACRES

BUILDING AREA (GROSS): ±896,562 SQ.FT.
EXTERIOR DOCKS: 177 DOCKS
DRIVE-IN-DOORS: 4 DOORS
TRAILER POSITIONS: 200 POSITIONS
CAR PARKING: 513 CARS
LAND BANKED PARKING: 20 CARS

CLEAR HEIGHT: 40 FEET
F.A.R.: .43



ZONING/DATA TABLE		
ZONE: I-2 LIMITED INDUSTRIAL		
	REQUIRED	PROVIDED
MIN. GROSS AREA OF SITE (ACRES)	5	101.1
MIN. LOT AREA PER PRINCIPAL USE (ACRES)	2	59.27
MIN. LOT WIDTH (FEET)	75	1414
MIN. USABLE OPEN SPACE (%)	≥10%	29.5%
MAX. LOT COVERAGE (%)	≤40%	29.1%
BUILDING A MAX HEIGHT (FEET)	35	58.33
BUILDING B MAX HEIGHT (FEET)	35	44.75
BUILDING C MAX HEIGHT (FEET)	35	49.5
MIN. REQUIRED PARKING (WAREHOUSING AND STORAGE)	ONE (1) PARKING SPACE FOR EACH NINE HUNDRED (900) SQUARE FEET OF GROSS FLOOR AREA.	767 SPACES
MIN. REQUIRED PARKING (RECREATIONAL AND SOCIAL FACILITIES)	ONE (1) PARKING SPACE SHALL BE PROVIDED FOR EACH THREE (3) PATRONS, BASED ON THE DESIGN CAPACITY OF THE FACILITY IN TERMS OF THE LARGEST NUMBER OF PATRONS TO BE SERVED AT ONE TIME.	257 SPACES
MIN. PARKING STALL DIMENSIONS	9'-0" x 19'-0" FOR 90° PARKING	9'-0" x 19'-0"
MIN. DRIVE AISLE WIDTH (FEET)	24	24
MIN. FRONT YARD (FEET)	100	579.4
MIN. SIDE YARD (NORTH) (FEET)	25	25
MIN. SIDE YARD (SOUTH) (FEET)	25	9
MIN. REAR YARD (FEET)	25	95.4



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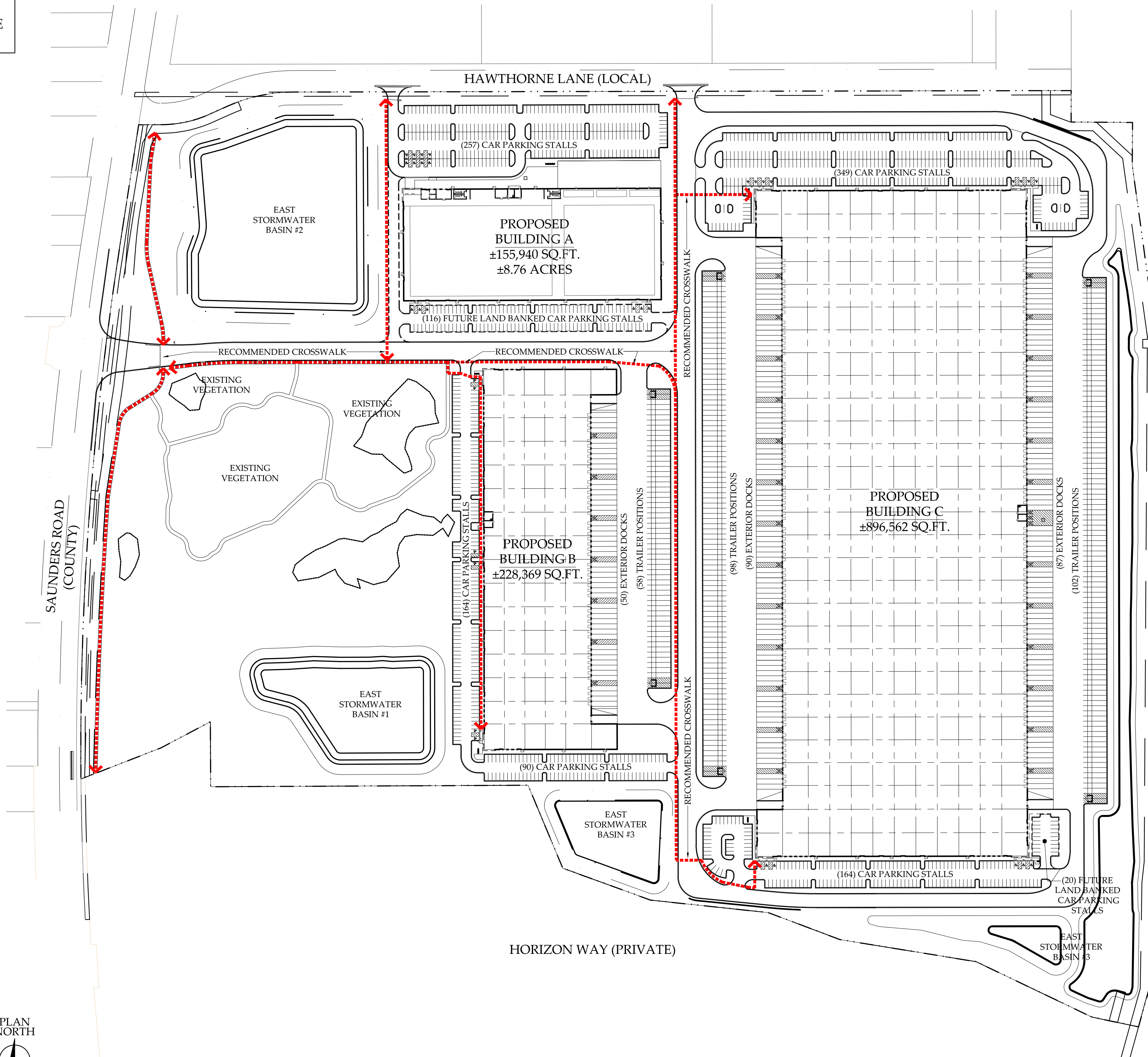
APRIL 19, 2023 #22283

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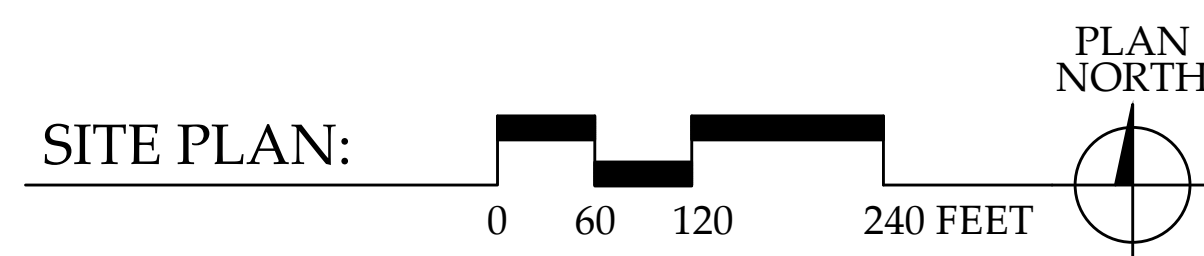


LEGEND:

PEDESTRIAN ACCESS ROUTE



I-94 (ISTHA)



PROPOSED PEDESTRIAN ACCESS PLAN

SAUNDERS ROAD & HAWTHORNE LANE, DEERFIELD, ILLINOIS

APRIL 14, 2023 #22283

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NORTHWEST AERIAL PERSPECTIVE

SAUNDERS ROAD & HAWTHORNE LANE, DEERFIELD, ILLINOIS

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APRIL 14, 2023 #22283





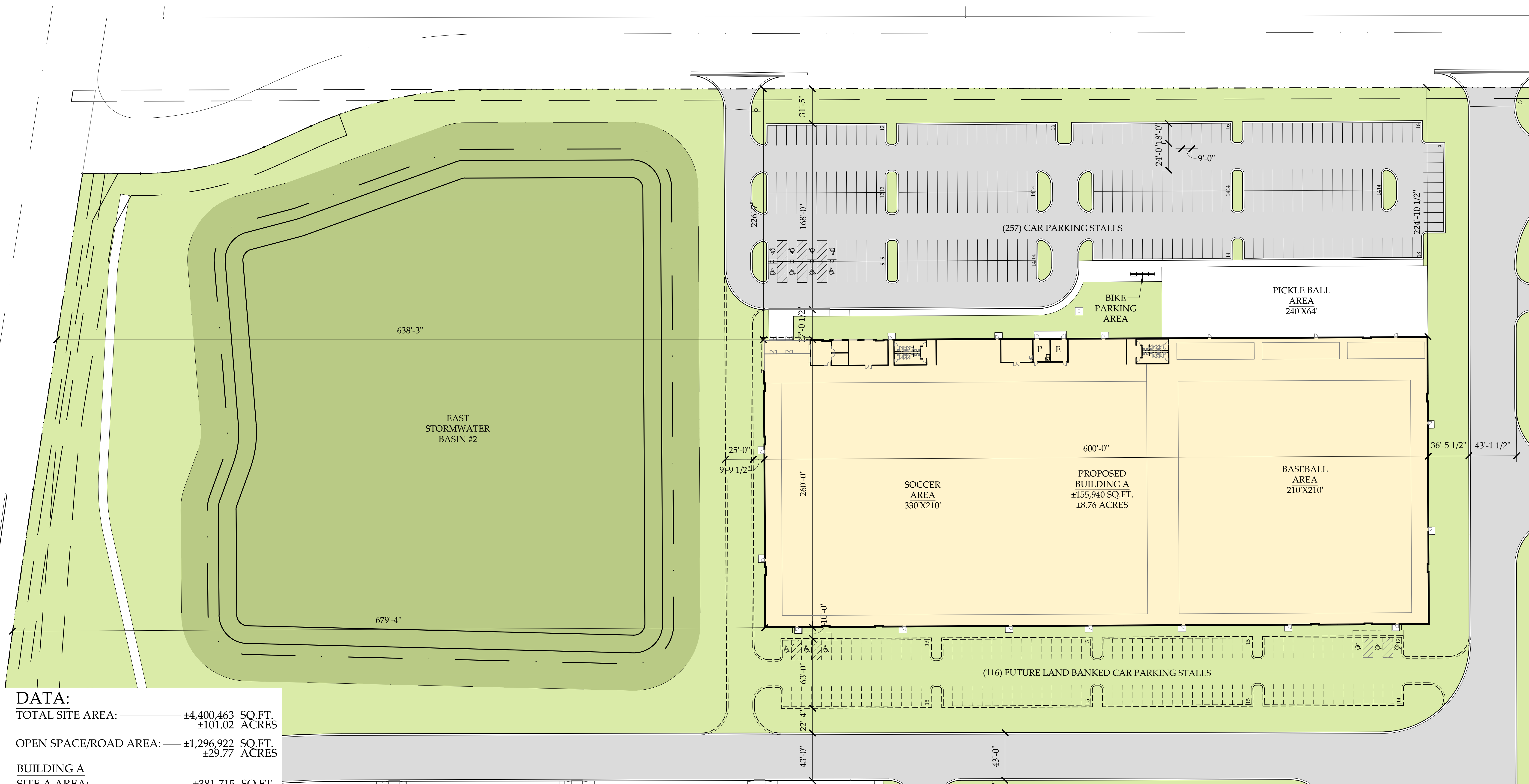
SOUTHWEST AERIAL PERSPECTIVE

SAUNDERS ROAD & HAWTHORNE LANE, DEERFIELD, ILLINOIS

APRIL 14, 2023 #22283

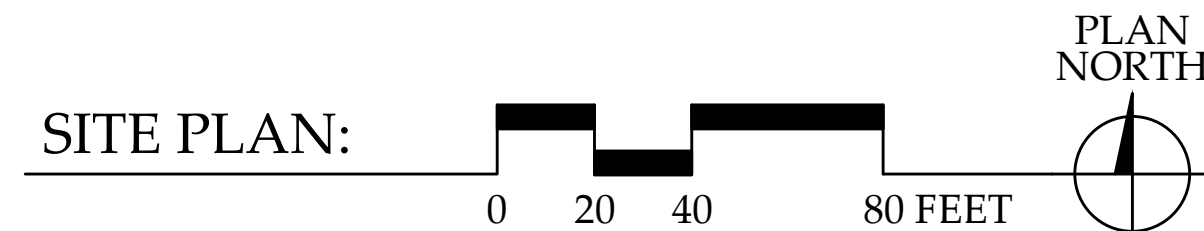
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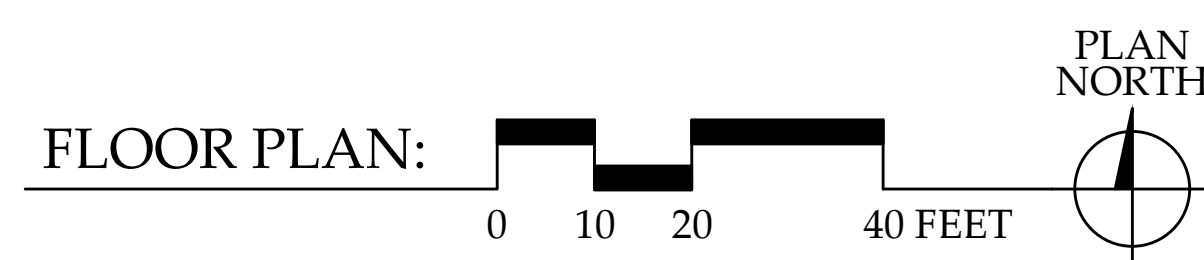
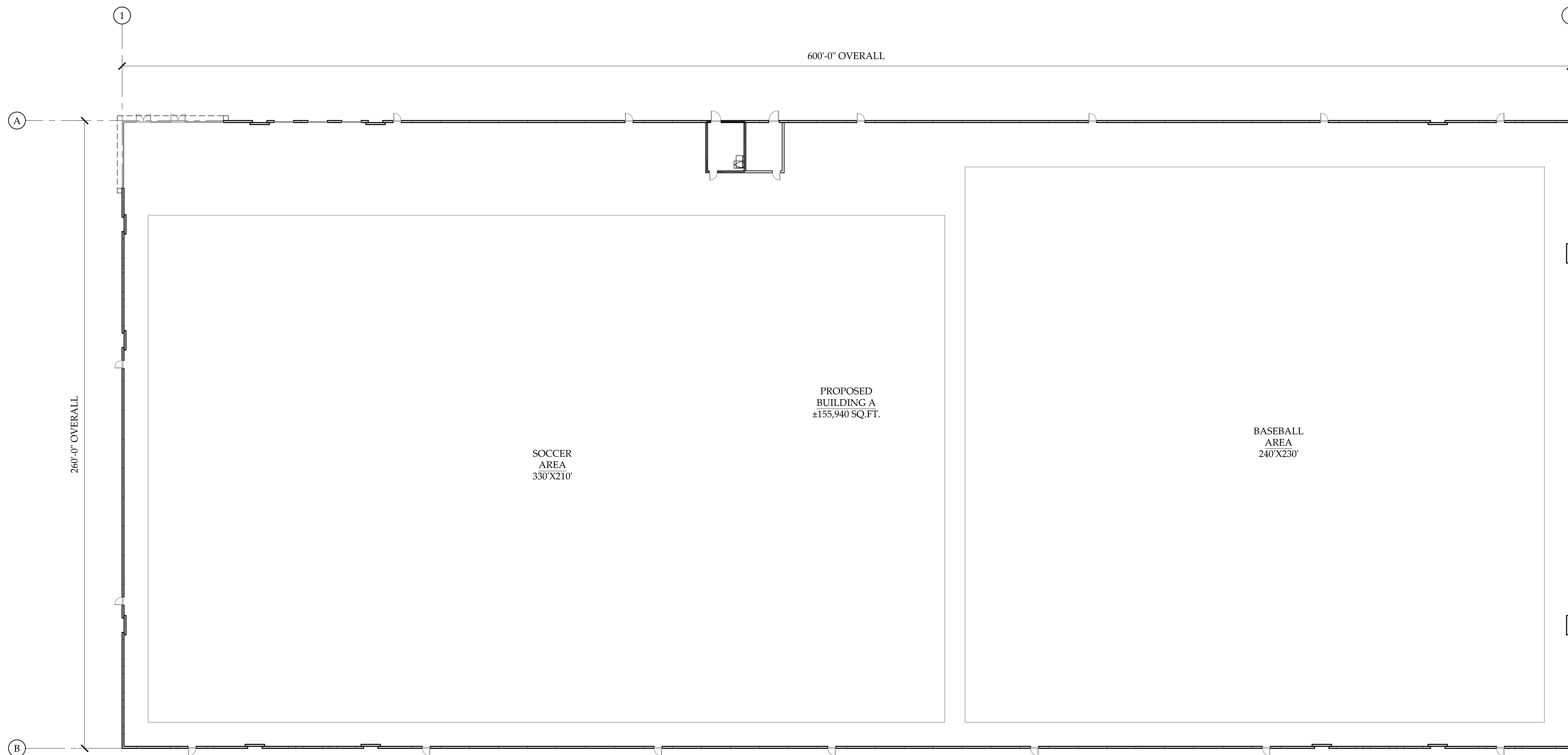
PROPOSED BUILDING 'A'

SAUNDERS ROAD & HAWTHORNE LANE, DEERFIELD, ILLINOIS

APRIL 14, 2023 #22283

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PROPOSED FACILITY 'A'

SAUNDERS ROAD & HAWTHORNE LANE, DEERFIELD, ILLINOIS

MARCH 15, 2023 #22283

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ENTRY PERSPECTIVE - PROPOSED FACILITY 'A'

SAUNDERS ROAD & HAWTHORNE LANE, DEERFIELD, ILLINOIS

MARCH 22, 2023 #22283

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TOTAL SITE AREA: ±4,400,463 SQ.FT.
±101.02 ACRES

OPEN SPACE/ROAD AREA: ±1,296,922 SQ.FT.
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BUILDING B

SITE B AREA: ±519,331 SQ.FT.
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BUILDING AREA (GROSS): ±228,369 SQ.FT.

EXTERIOR DOCKS: 50 DOCKS

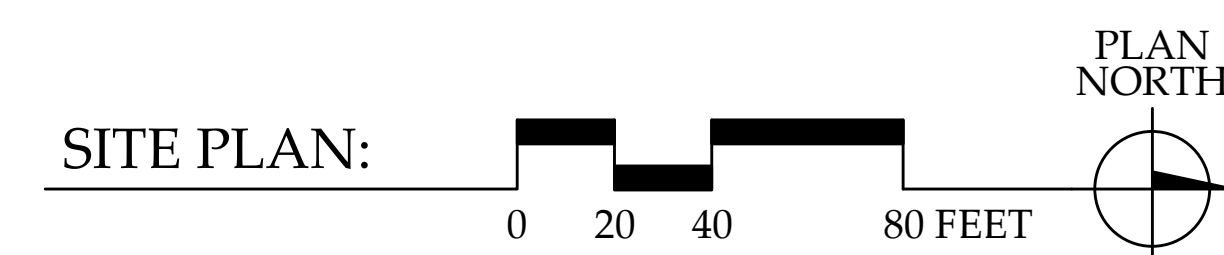
DRIVE-IN-DOORS: 2 DOORS

TRAILER POSITIONS: 58 POSITIONS

CAR PARKING: 254 CARS

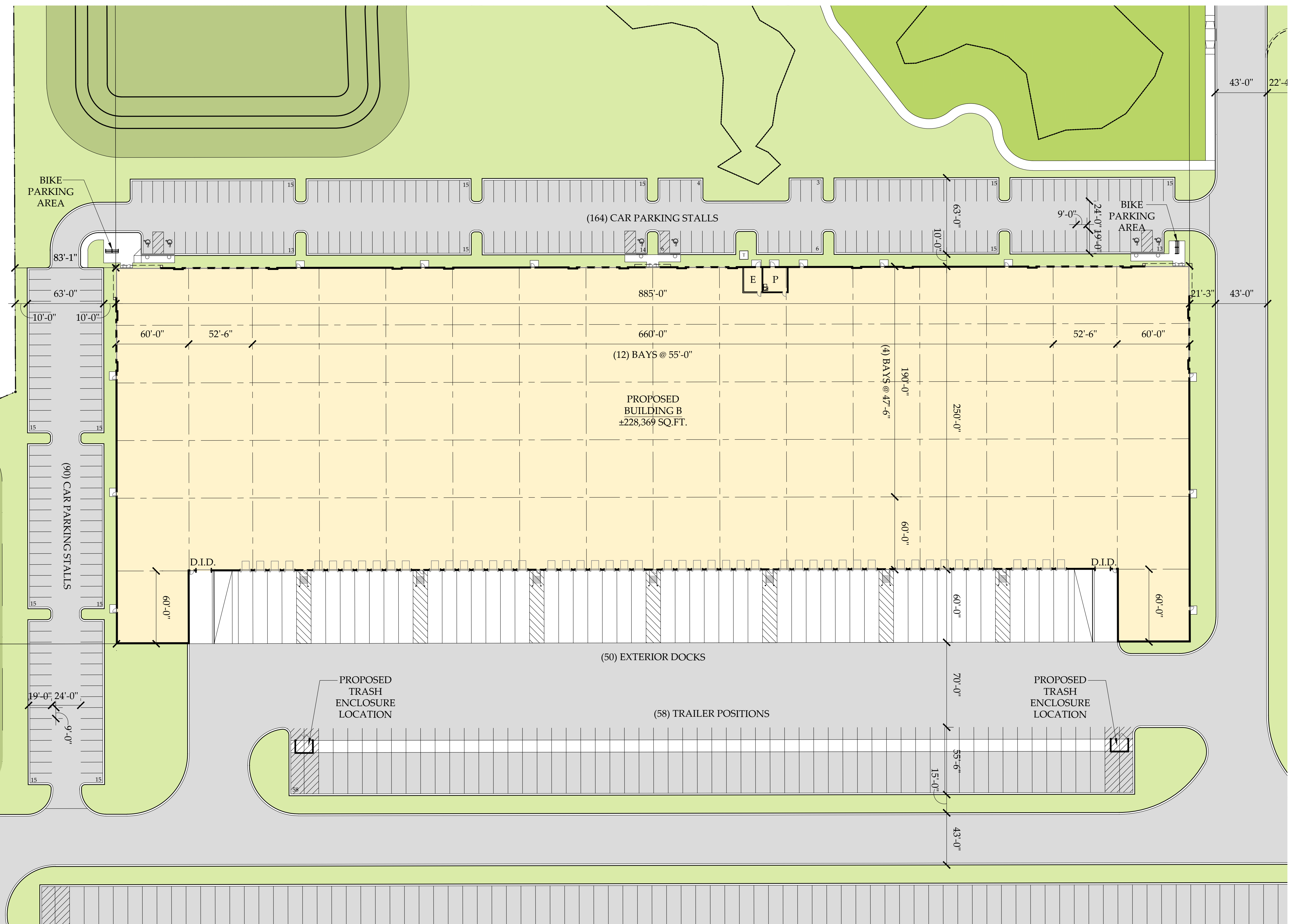
CLEAR HEIGHT: 36 FEET

F.A.R.: .42



PROPOSED BUILDING 'B'

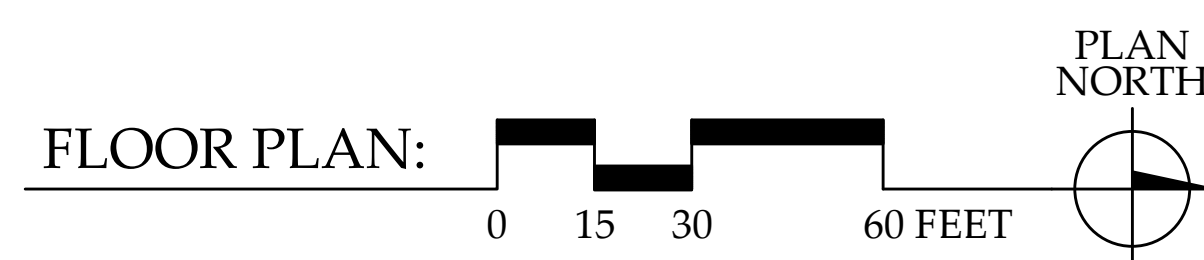
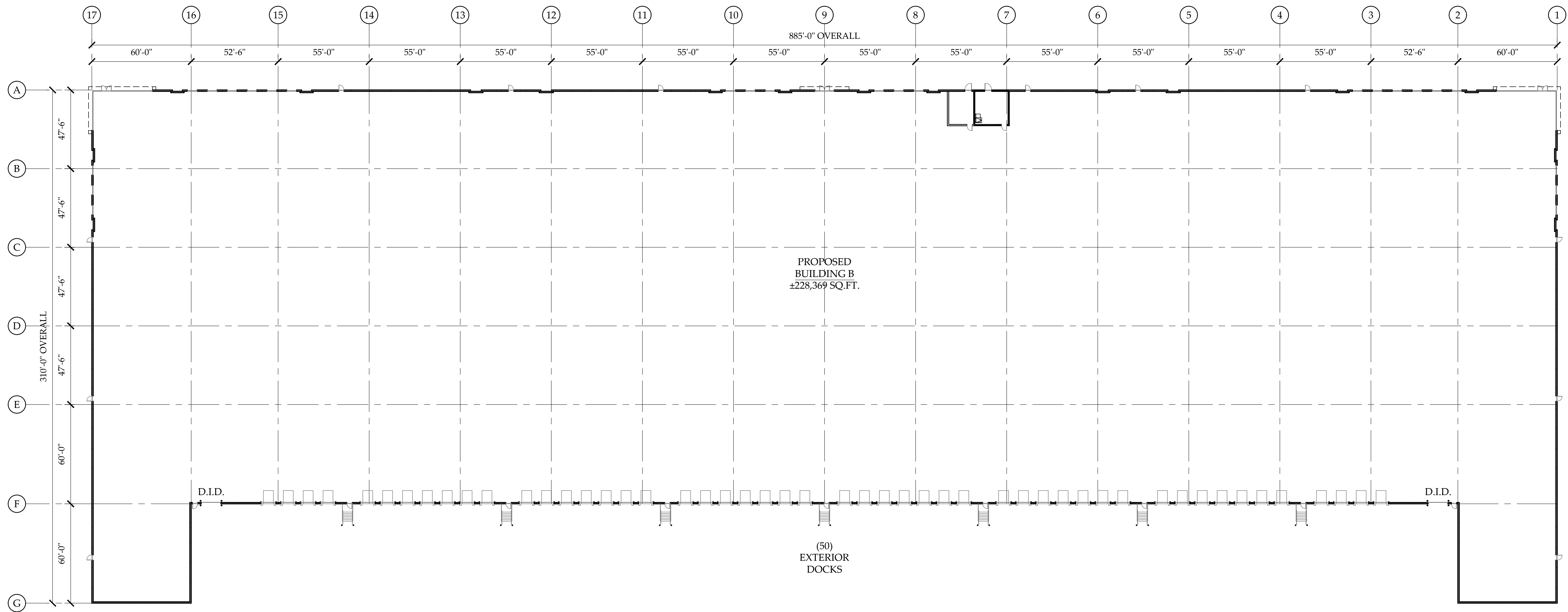
SAUNDERS ROAD & HAWTHORNE LANE, DEERFIELD, ILLINOIS



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APRIL 14, 2023 #22283



PROPOSED FACILITY 'B'

SAUNDERS ROAD & HAWTHORNE LANE, DEERFIELD, ILLINOIS

MARCH 13, 2023 #22283

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WEST ELEVATION: 0 15 30 60 FEET

1 ICE CUBE
SHERWIN WILLIAMS SW6252
(INSULATED PRECAST)



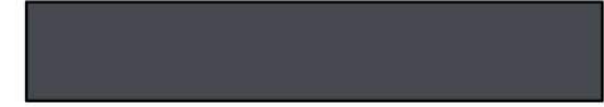
2 MONORAIL SILVER
SHERWIN WILLIAMS SW7663
(INSULATED PRECAST)



3 STEELY GRAY
SHERWIN WILLIAMS SW7664
(INSULATED PRECAST)



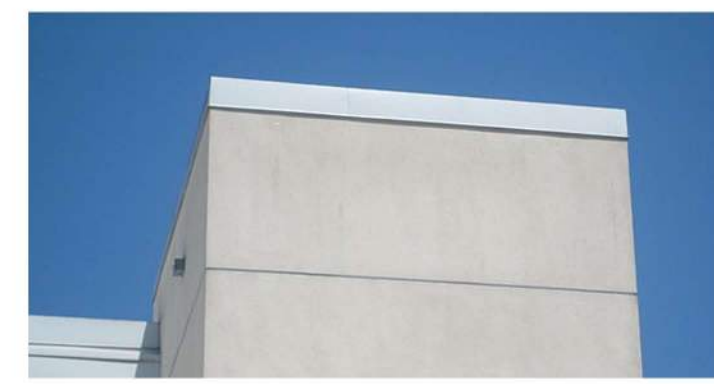
4 CYBERSPACE
SHERWIN WILLIAMS SW7076
(INSULATED PRECAST)



5 INDIGO BATIK
SHERWIN WILLIAMS SW7602
(INSULATED PRECAST)



6 CLERESTORY WINDOW



7 PAC-CLAD PRE-FINISHED
METAL COPING



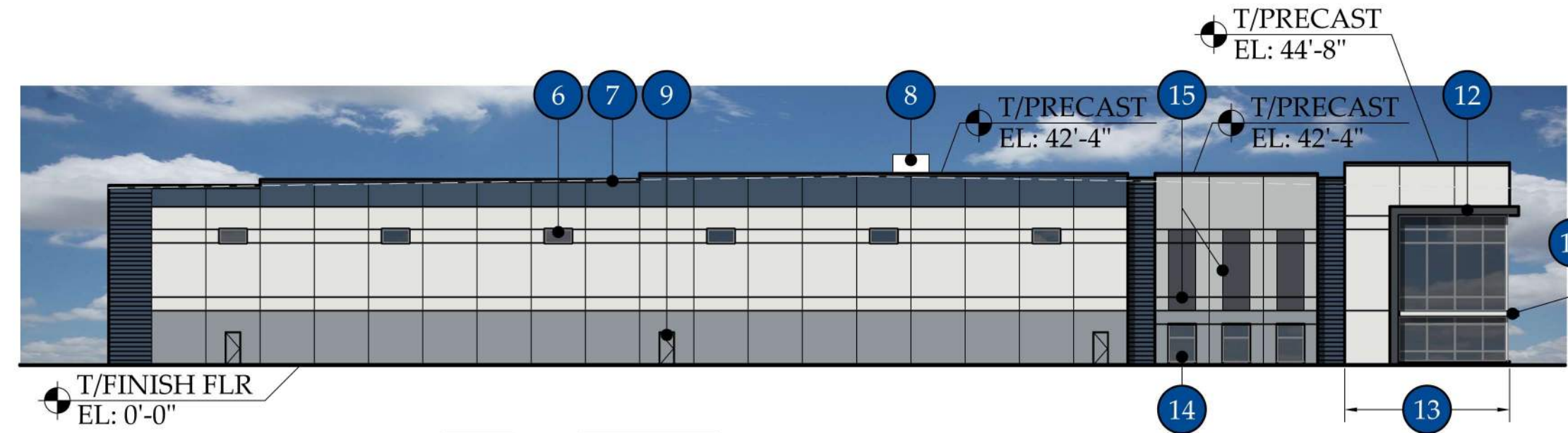
8 RTU SCREEN



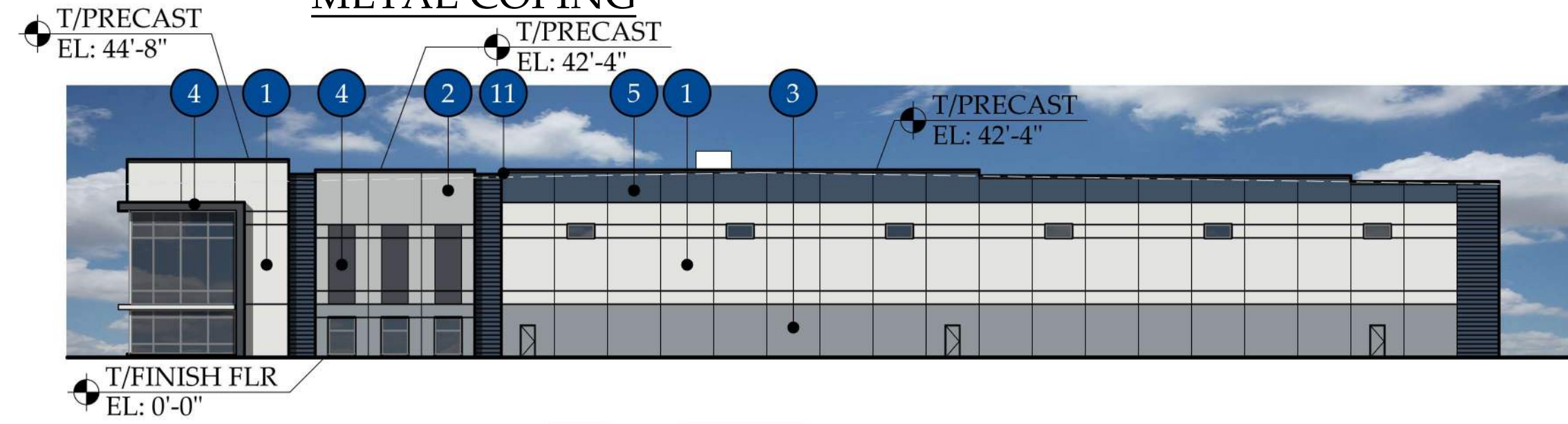
9 INSULATED
MAN DOOR



10 PRE-FINISHED
METAL CANOPY



NORTH ELEVATION: 0 15 30 60 FEET



SOUTH ELEVATION: 0 15 30 60 FEET



11 LAPPED PRECAST PANELS



EAST ELEVATION: 0 15 30 60 FEET



ENLARGED ELEVATIONS: 0 8 16 32 FEET



12 PRE-FINISHED METAL
FRAME DESIGN
ELEMENT



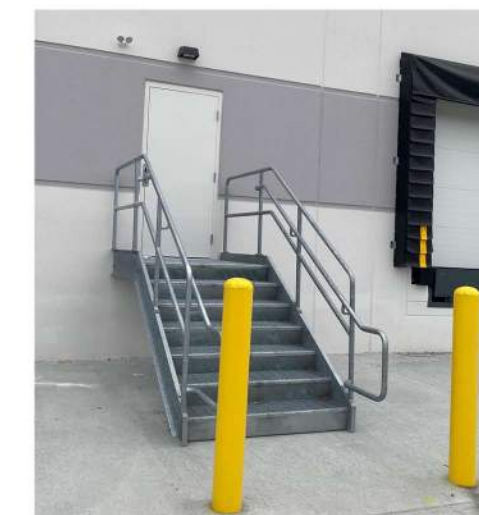
13 STOREFRONT
SYSTEM



14 PUNCHED
WINDOW



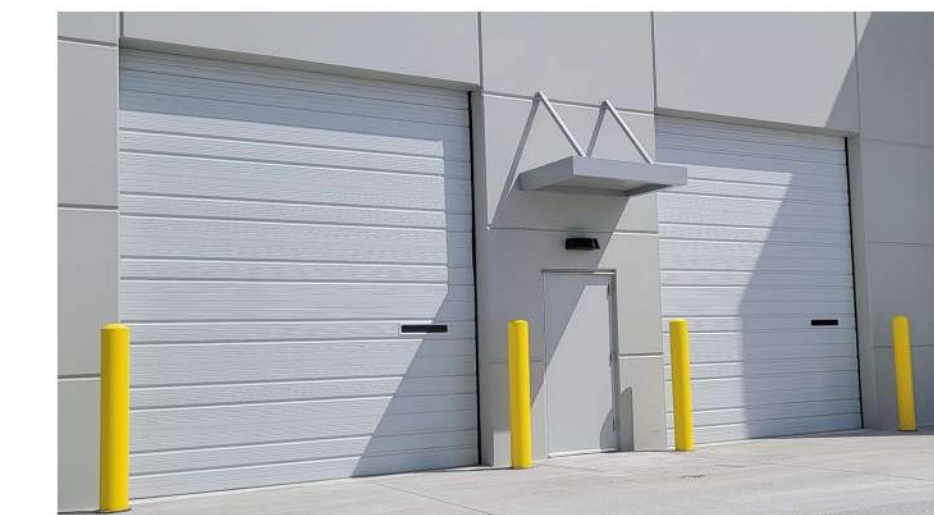
15 HORIZONTAL
AND VERTICAL
PRECAST REVEALS



16 DOCK SIDE
METAL STAIRS
& GUARDRAILS



17 OVERHEAD DOCK DOORS



18 DRIVE IN DOOR

PROPOSED ELEVATIONS - FACILITY B

SAUNDERS ROAD & HAWTHORNE LANE, DEERFIELD, ILLINOIS

APRIL 14, 2023 #22283

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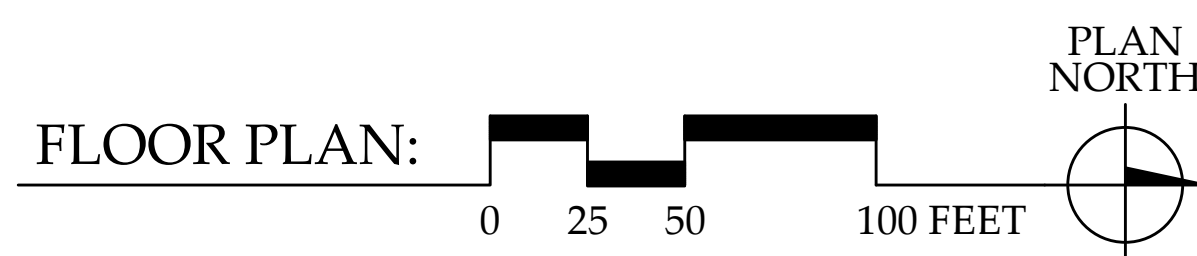
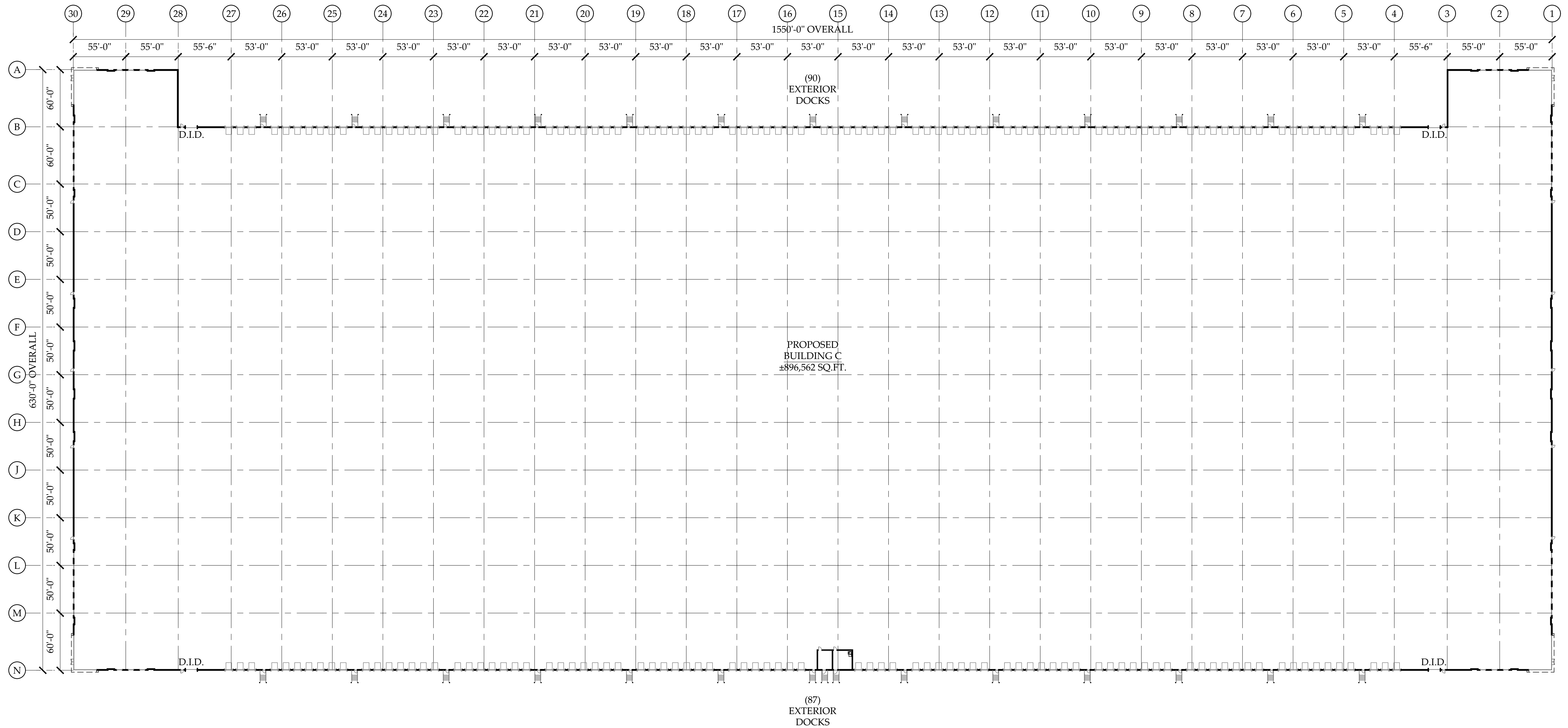
ENTRY PERSPECTIVE - PROPOSED FACILITY 'B'

SAUNDERS ROAD & HAWTHORNE LANE, DEERFIELD, ILLINOIS

MARCH 22, 2023 #22283

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PROPOSED FACILITY 'C'

SAUNDERS ROAD & HAWTHORNE LANE, DEERFIELD, ILLINOIS

MARCH 13, 2023 #22283

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PARTIAL EAST ELEVATION:
0 15 30 60 FEET



PARTIAL EAST ELEVATION:
0 15 30 60 FEET



PARTIAL WEST ELEVATION:
0 15 30 60 FEET



PARTIAL WEST ELEVATION:
0 15 30 60 FEET



NORTH/SOUTH ELEVATION:
0 15 30 60 FEET

- 1 ICE CUBE
SHERWIN WILLIAMS SW6252
(INSULATED PRECAST)
- 2 MONORAIL SILVER
SHERWIN WILLIAMS SW7663
(INSULATED PRECAST)
- 3 STEELY GRAY
SHERWIN WILLIAMS SW7664
(INSULATED PRECAST)
- 4 CYBERSPACE
SHERWIN WILLIAMS SW7076
(INSULATED PRECAST)
- 5 INDIGO BATIK
SHERWIN WILLIAMS SW7602
(INSULATED PRECAST)
- 6 INSULATED
MAN DOOR



7 CLERESTORY WINDOW



8 PAC-CLAD PRE-FINISHED
METAL COPING

9 PRE-FINISHED
METAL CANOPY



10 LAPPED PRECAST PANELS



11 RTU SCREEN



12 PRE-FINISHED METAL
FRAME DESIGN ELEMENT



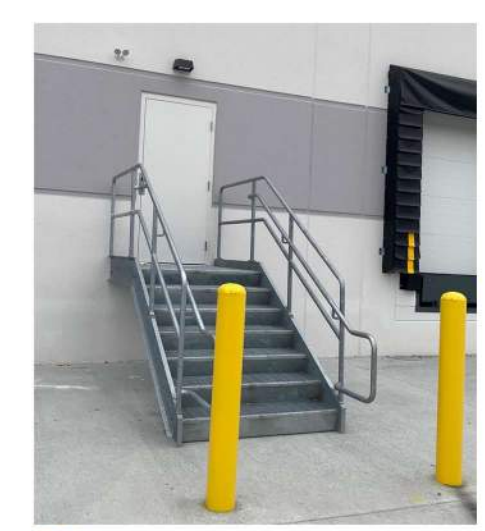
13 STOREFRONT
SYSTEM



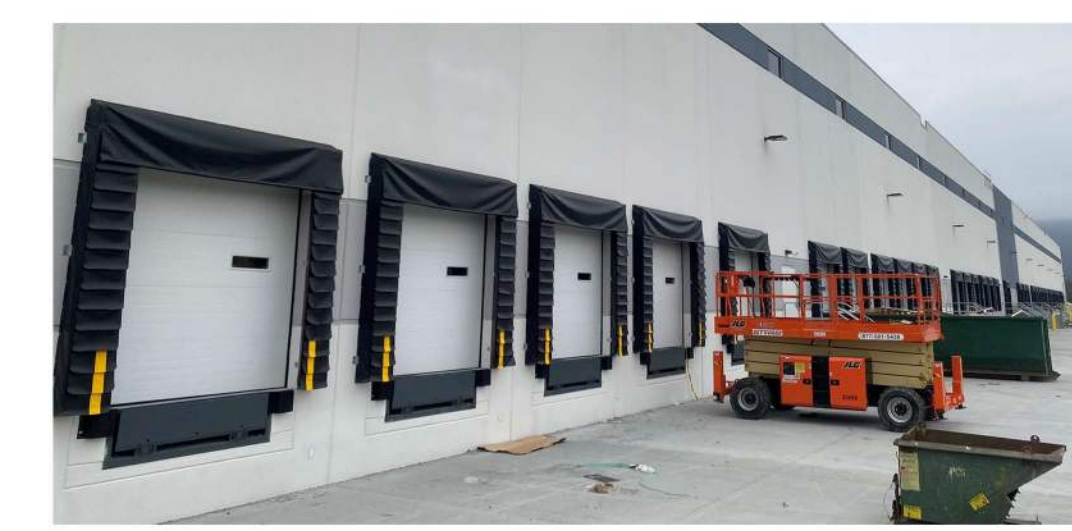
14 PUNCHED
WINDOW



15 HORIZONTAL AND VERTICAL
PRECAST REVEALS



16 DOCK SIDE METAL
STAIRS & GUARDRAILS



17 OVERHEAD DOCK DOORS



18 DRIVE IN DOOR

PROPOSED ELEVATIONS - FACILITY C

SAUNDERS ROAD & HAWTHORNE LANE, DEERFIELD, ILLINOIS

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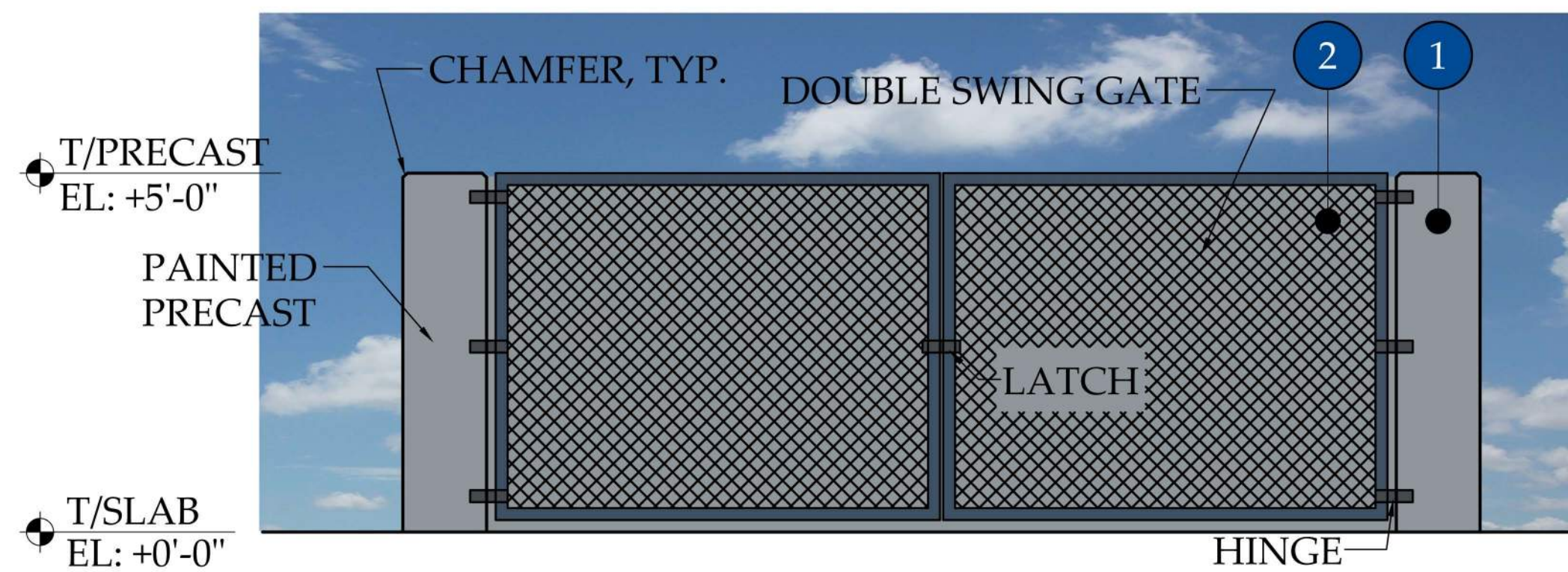
ENTRY PERSPECTIVE - PROPOSED FACILITY 'C'

SAUNDERS ROAD & HAWTHORNE LANE, DEERFIELD, ILLINOIS

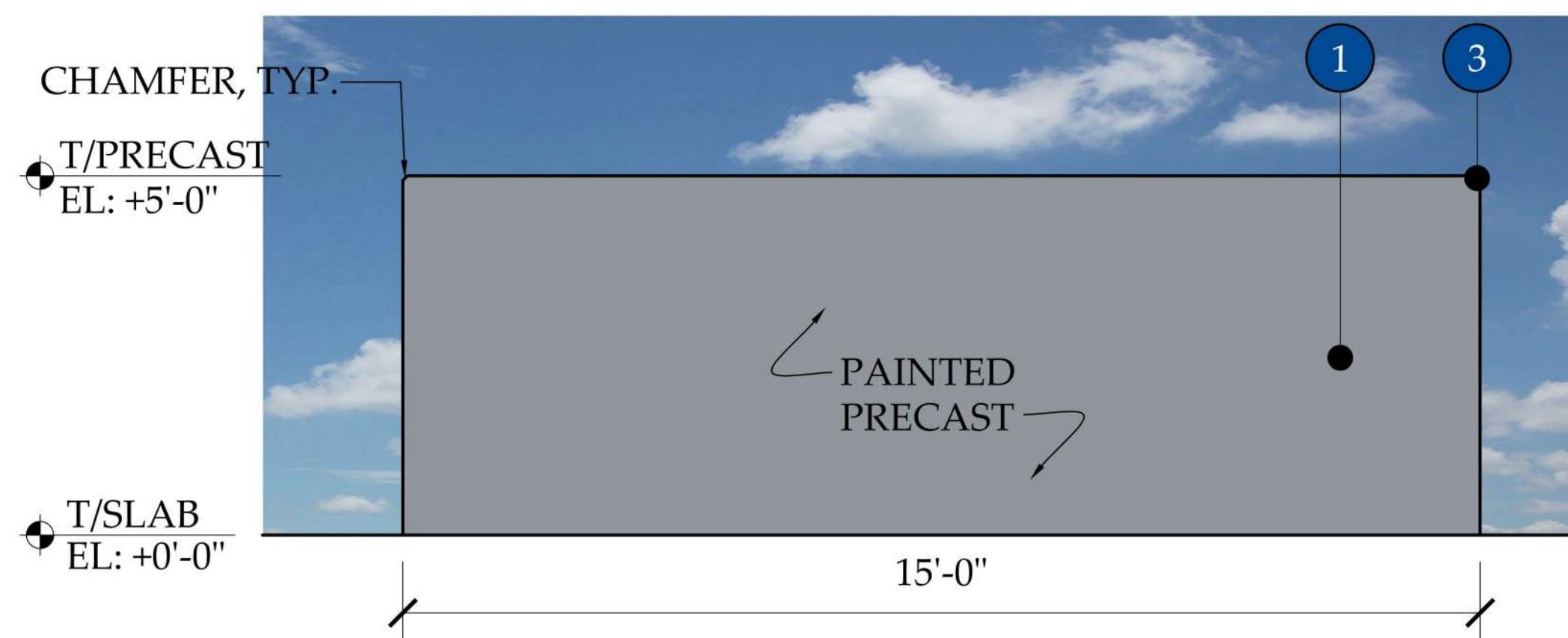
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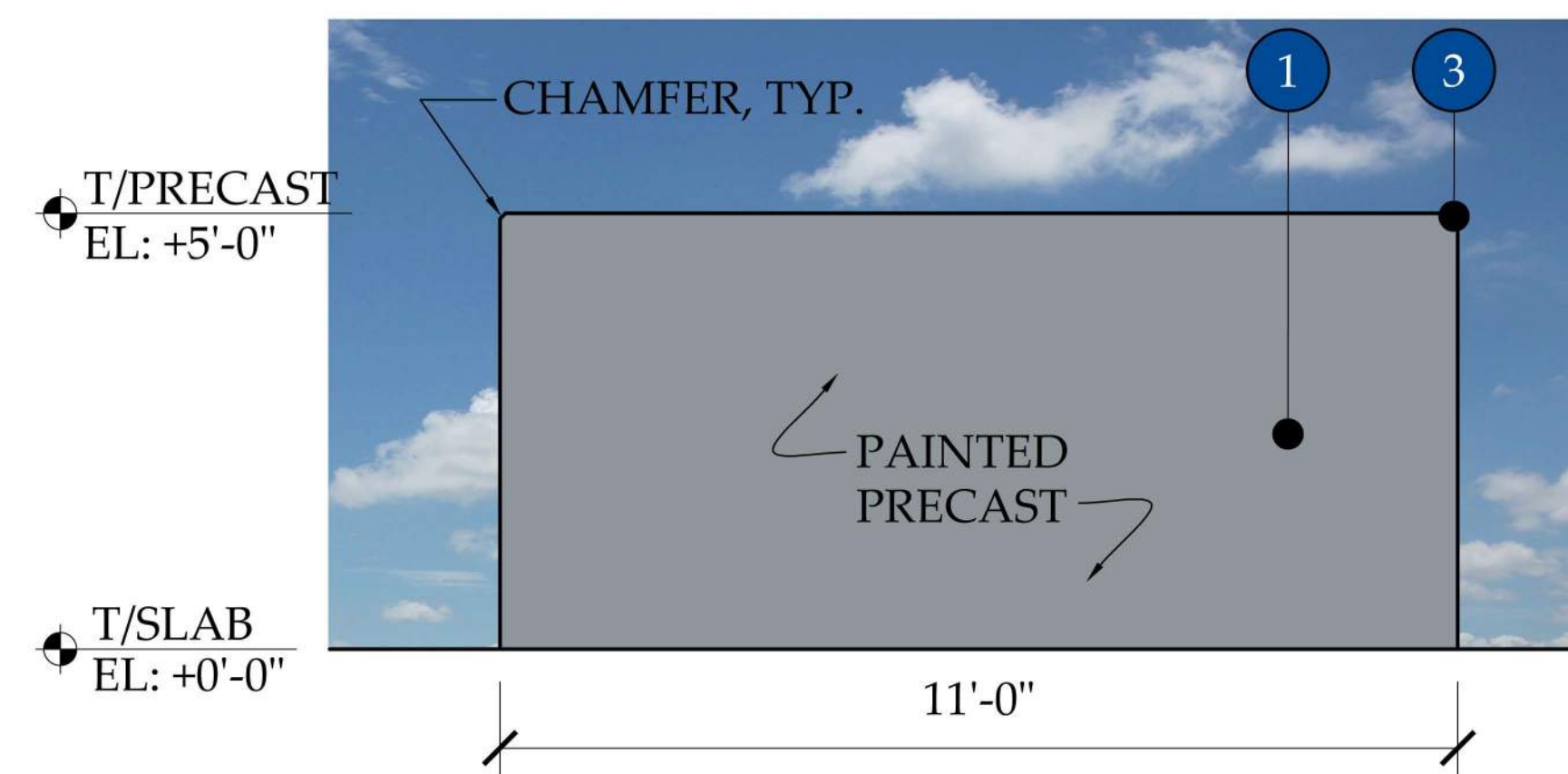




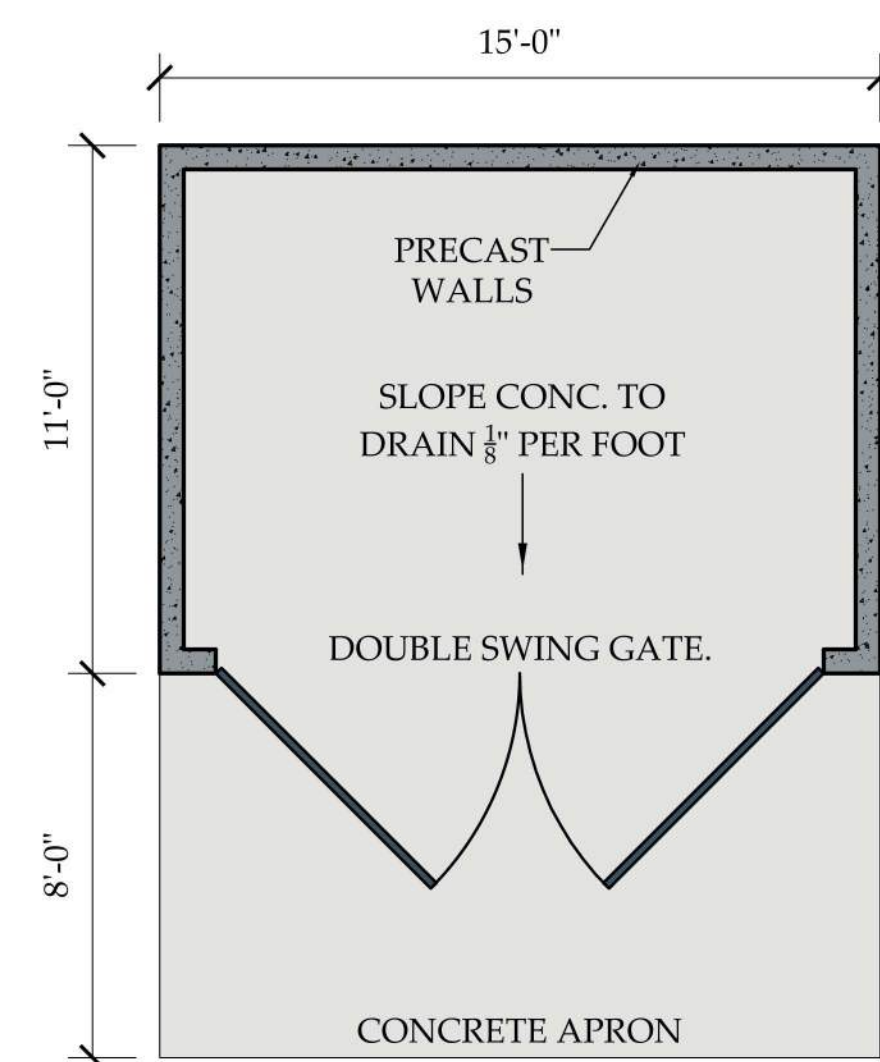
FRONT ELEVATION: 0 1 2 4 FEET



REAR ELEVATION: 0 1 2 4 FEET



SIDE ELEVATION: 0 1 2 4 FEET



FLOOR PLAN: 0 2 4 8 FEET

1 STEELY GRAY
SHERWIN WILLIAMS SW7664
(INSULATED PRECAST)



2 DOUBLE SWING GATE



3 CHAMFERED EDGE

PROPOSED PLAN & ELEVATIONS - TRASH ENCLOSURES

SAUNDERS ROAD & HAWTHORNE LANE, DEERFIELD, ILLINOIS

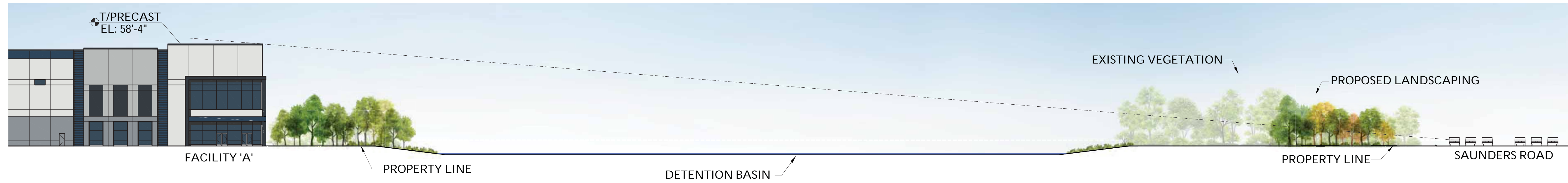
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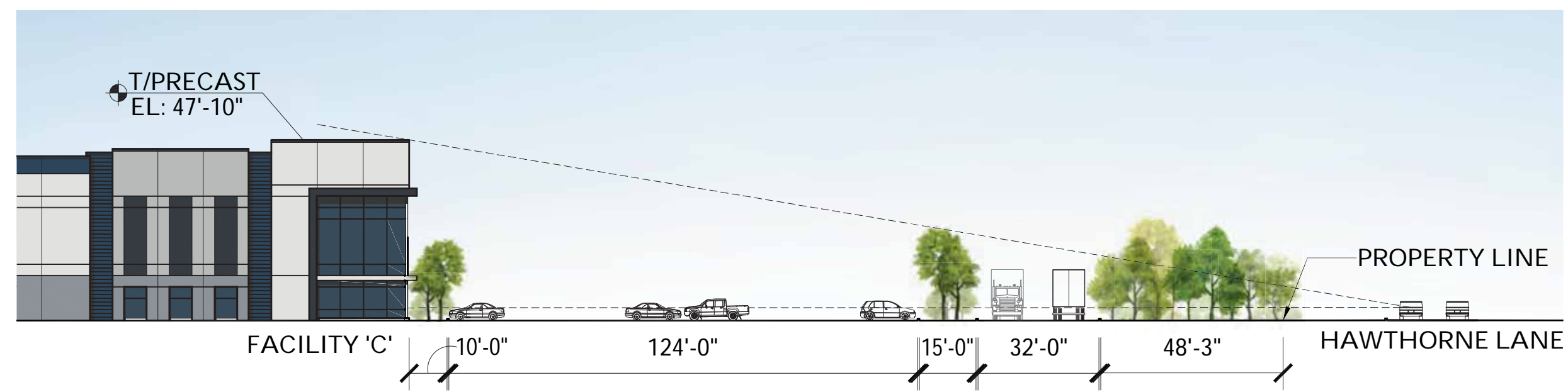




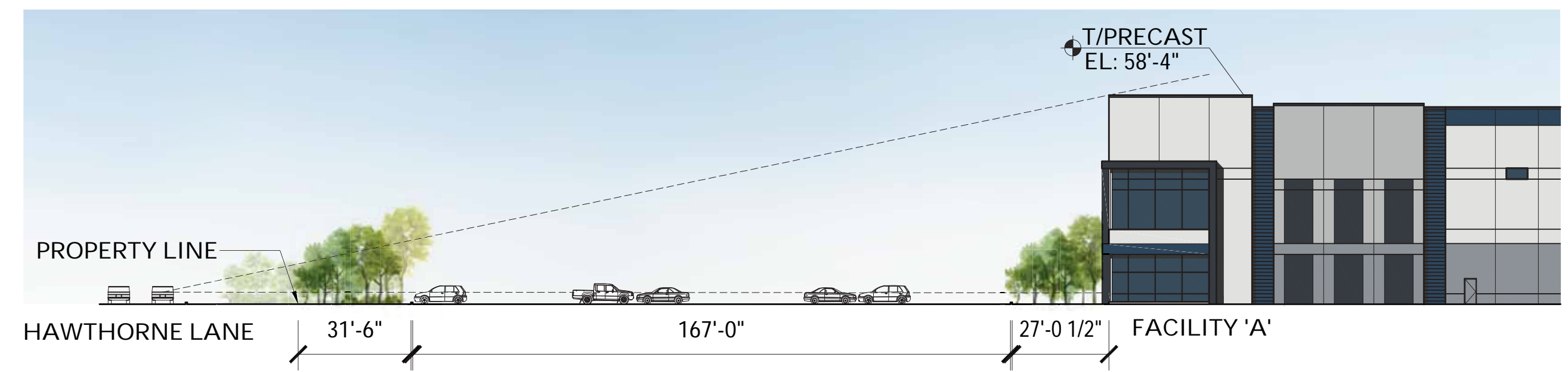
VIEW OF SAUNDERS ROAD TO FACILITY 'B' FROM SOUTH



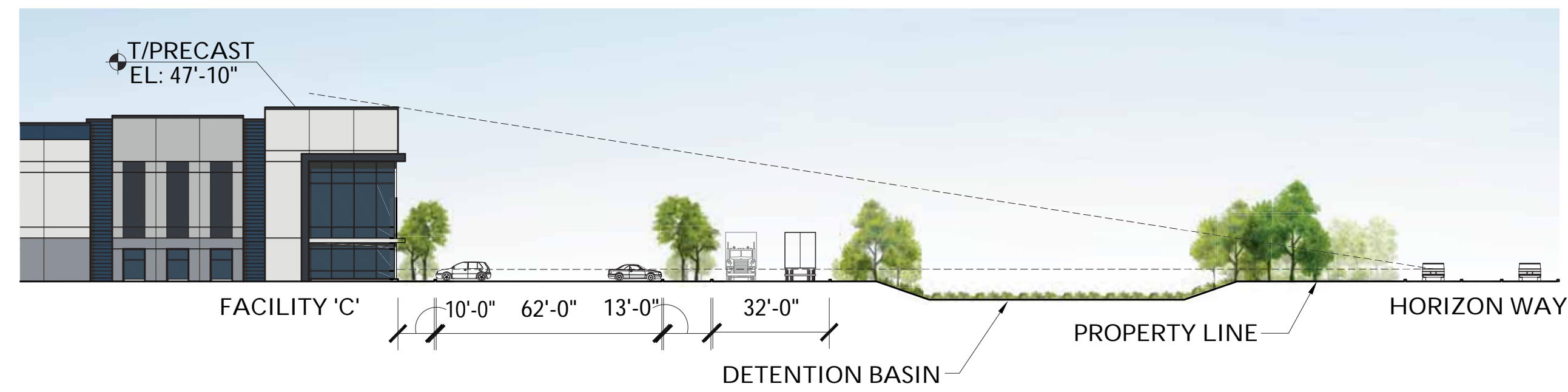
VIEW OF SAUNDERS ROAD TO FACILITY 'A' FROM NORTH



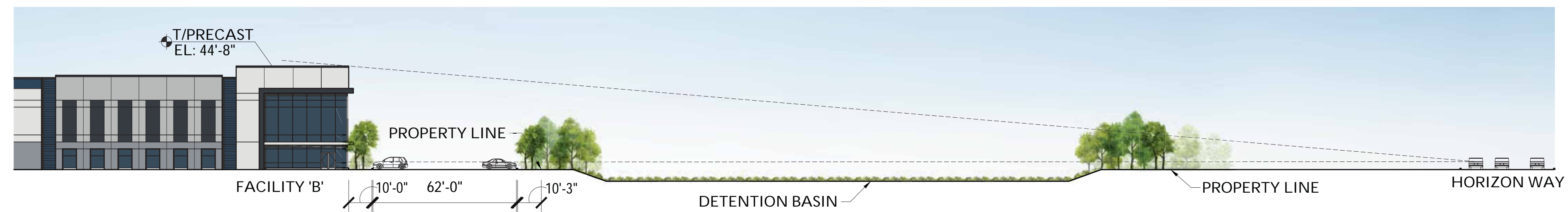
VIEW OF HAWTHORNE LANE TO FACILITY 'C' FROM EAST



VIEW OF HAWTHORNE LANE TO FACILITY 'A' FROM WEST



VIEW OF HORIZON WAY TO FACILITY 'C' FROM WEST



VIEW OF HORIZON WAY TO FACILITY 'B' FROM WEST



LINE OF SIGHT DRAWINGS

SAUNDERS ROAD & HAWTHORNE LANE, DEERFIELD, ILLINOIS

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