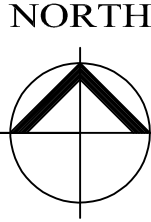


# SITE PLAN

BENTON AVENUE



## ZONING SUMMARY

EXISTING	REQUIRED PER R2 ZONING	PROPOSED
LOT AREA = 11,250 SF FRONT YARD = 75 LF WIDE FRONT YARD SETBACK = 28'-11" CORNER SIDE YARD = 150 LF WIDE CORNER SIDE YARD SETBACK = 19'-5" INTERIOR SIDE YARD DEPTH = 150 LF INTERIOR SIDE YARD SETBACK = 15'-10" REAR YARD WIDTH = 75 LF REAR YARD SETBACK = 63'-3" F.A.R. = 3,743 / 11,250 = 0.333 MAXIMUM BUILDING HEIGHT = 25'-5" 2-1/2 STORIES HIGH	REQUIRED LOT AREA = 6,000 SF REQUIRED FRONT YARD = 50 LF WIDE REQUIRED FRONT YARD SETBACK = 25 LF NO REQUIRED CORNER SIDE YARD WIDTH REQUIRED CORNER SIDE YARD SETBACK = 15 LF NO REQUIRED INTERIOR SIDE YARD DEPTH REQUIRED INTERIOR SIDE YARD SETBACK = 6 LF NO REQUIRED REAR YARD WIDTH REQUIRED REAR YARD SETBACK = 25 LF NO MAXIMUM F.A.R. SPECIFIED MAXIMUM BUILDING HEIGHT ALLOWED = 35 FT HIGH 2-1/2 STORIES, MAXIMUM	LOT AREA = 11,250 SF FRONT YARD = 75 LF WIDE FRONT YARD SETBACK = 26 LF CORNER SIDE YARD = 150 LF WIDE CORNER SIDE YARD SETBACK = 19'-5" INTERIOR SIDE YARD DEPTH = 150 LF INTERIOR SIDE YARD SETBACK = 5'-0" REAR YARD WIDTH = 75 LF REAR YARD SETBACK = 61'-10" F.A.R. = 3,768 / 11,250 = 0.335 MAXIMUM BUILDING HEIGHT = 25'-5" 2-1/2 STORIES HIGH
ACCESSORY BUILDING (GARAGE) DETACHED SIDE YARD SETBACK = 4'-4" (non conforming) REAR YARD SETBACK = 63'-3" ACCESSORY LOT COVERAGE = 4% (454 SF) ACCESSORY BLDG HEIGHT = 14'-6" ONE PARKING SPACE IN GARAGE	ACCES. BLDG:(GARAGE) DETACHED, PORTE-C' ATTACHED MIN. SIDE YD SETBACK ATTACHED = 5'-0" / DETACHED = 6'-0" REQUIRED REAR YARD SETBACK = 25 LF MAXIMUM ACCESSORY LOT COVERAGE = 25% (2,812 SF) MAX ACCESSORY BLDG HEIGHT = 18 FT HIGH 2 PARKING SPACES REQUIRED ( non-conforming)	ACCESSORY BUILDING (PORTE-COCHERE) ATTACHED/DETACHED SIDE YD SETBACK: 4'-4" @ GARAGE, 5'-1" @ PORTE-COCHERE (non-conforming) REAR YARD SETBACK = 61 LF ACCESSORY LOT COVERAGE = 7.9% (876 SF) ACCESSORY BUILDING HEIGHTS : GARAGE = 14'-6"; PORTE-COCHERE = 11'-10" ONE PARKING SPACE IN EXISTING GARAGE AND ONE IN PORTE-COCHERE

Exhibit C

NEW PORTE-COCHERE AT  
 6 NORTH COLUMBIA ST.  
 NAPERVILLE, IL 60540

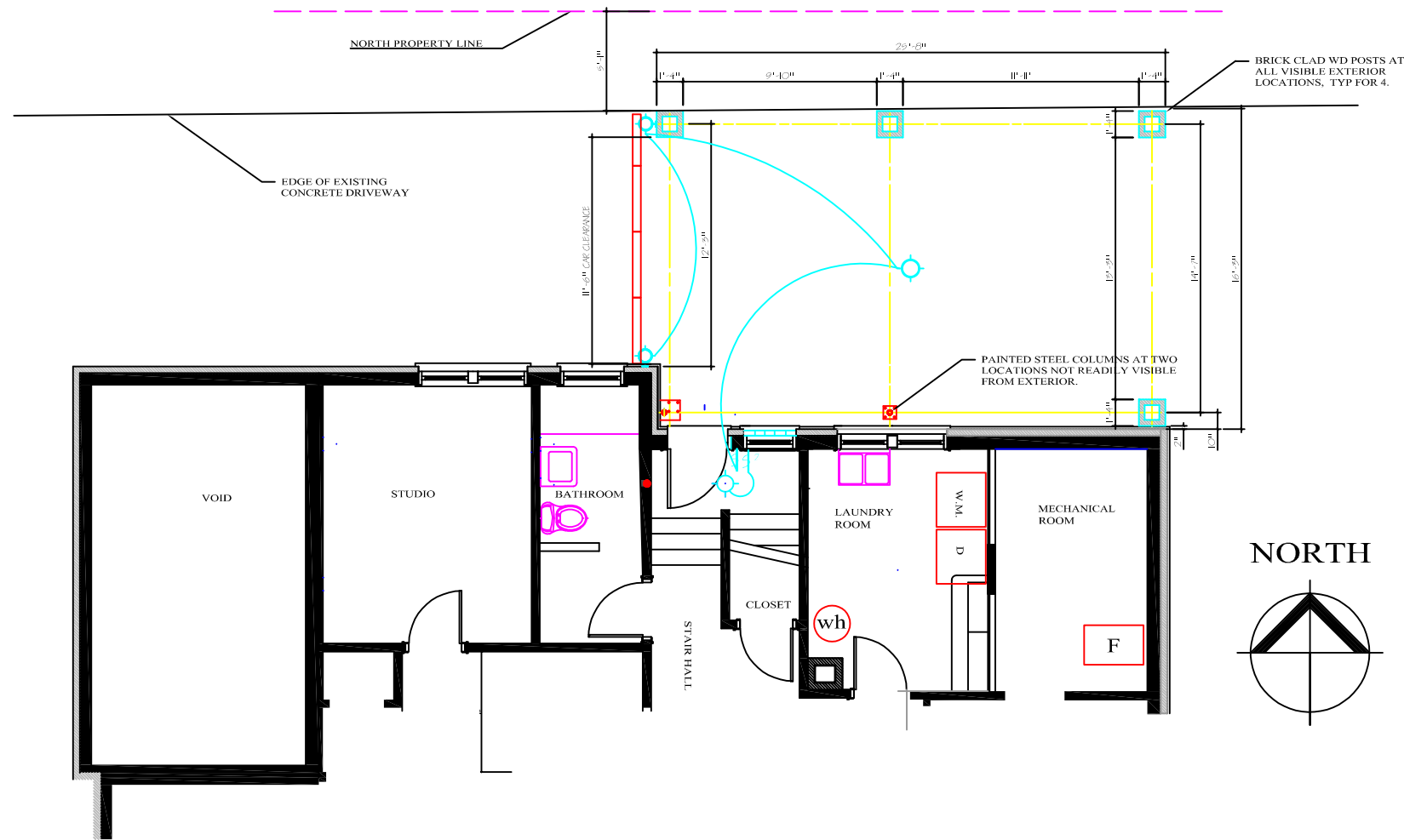
REV: 01/11/2021

REV: 12/21/2020

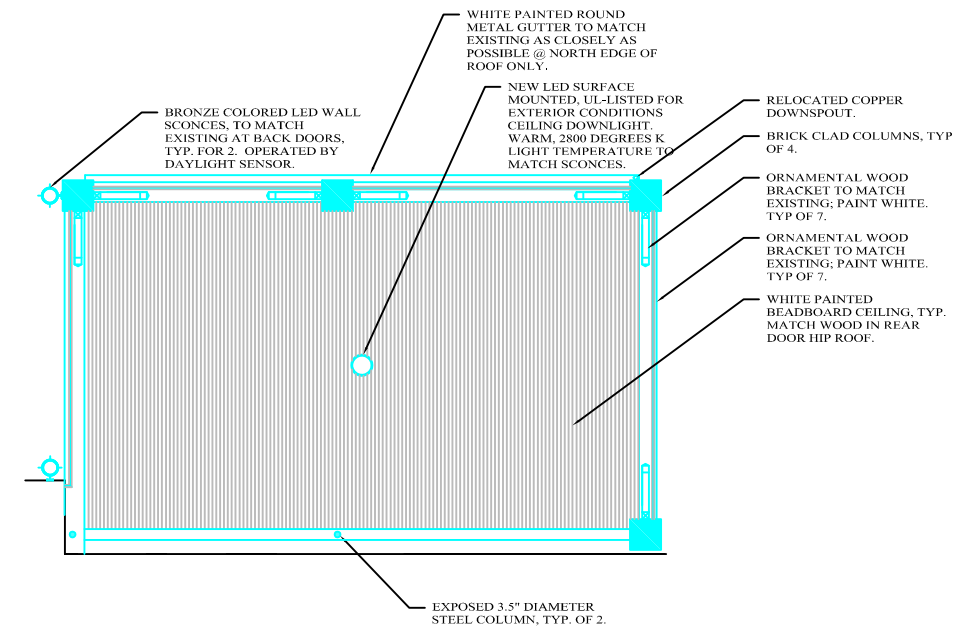
REV: 11/09/2016

DATE: 10/11/2016

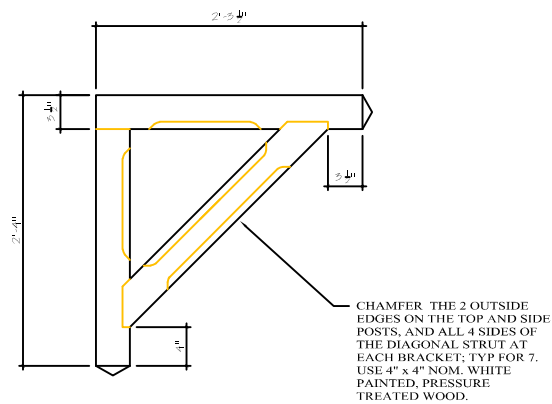
C-1



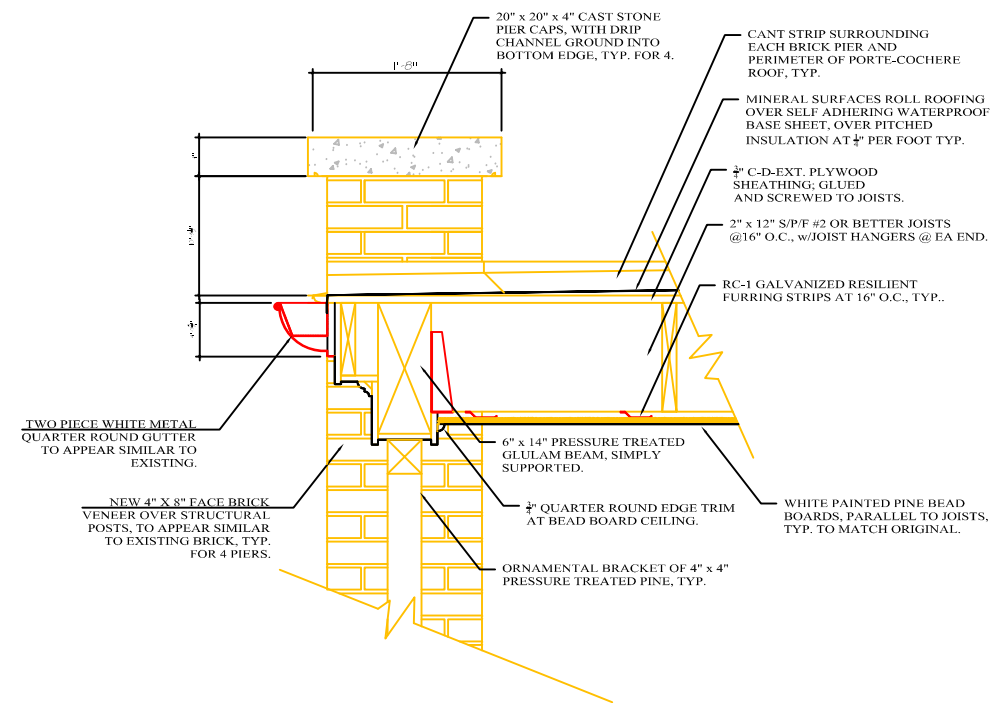
**PARTIAL GROUND FLOOR PLAN**



**REFLECTED CEILING PLAN**



**BRACKET DETAILS**



**ROOF EDGE DETAIL**

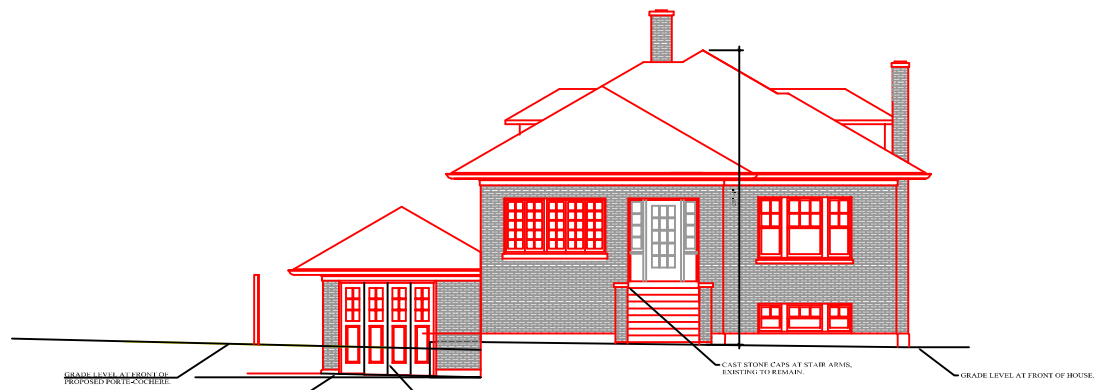
**NEW PORTE-COCHERE AT  
6 NORTH COLUMBIA ST.  
NAPERVILLE, IL 60540**

REV: 12/21/2020

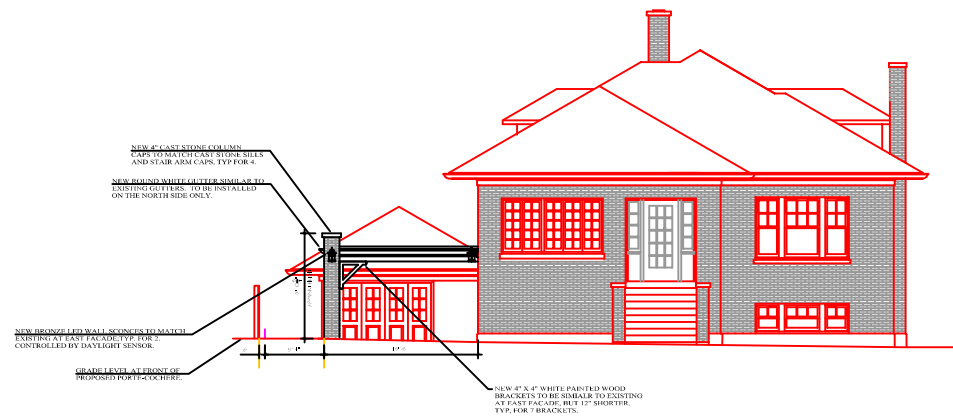
REV: 11/09/2016

DATE: 10/11/2016

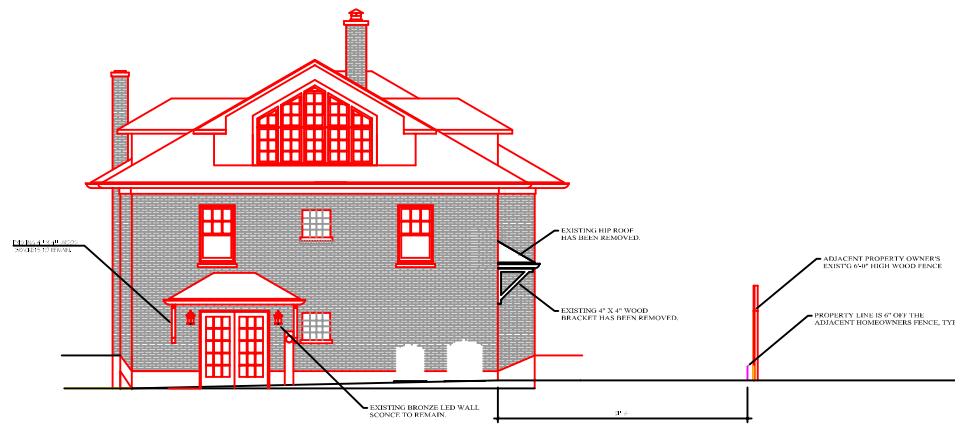
**A-1**



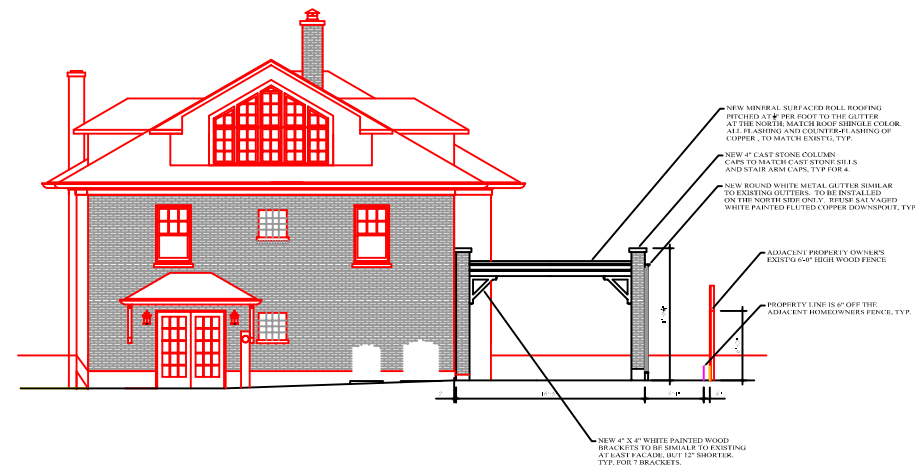
**WEST ELEVATION  
EXISTING CONDITIONS**



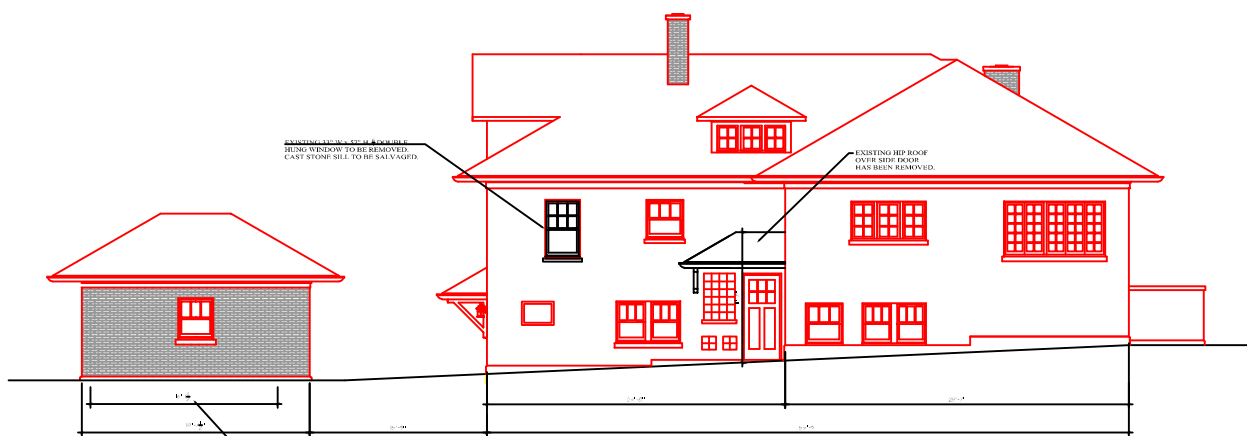
**WEST ELEVATION WITH  
PROPOSED PORTE-COCHERE**



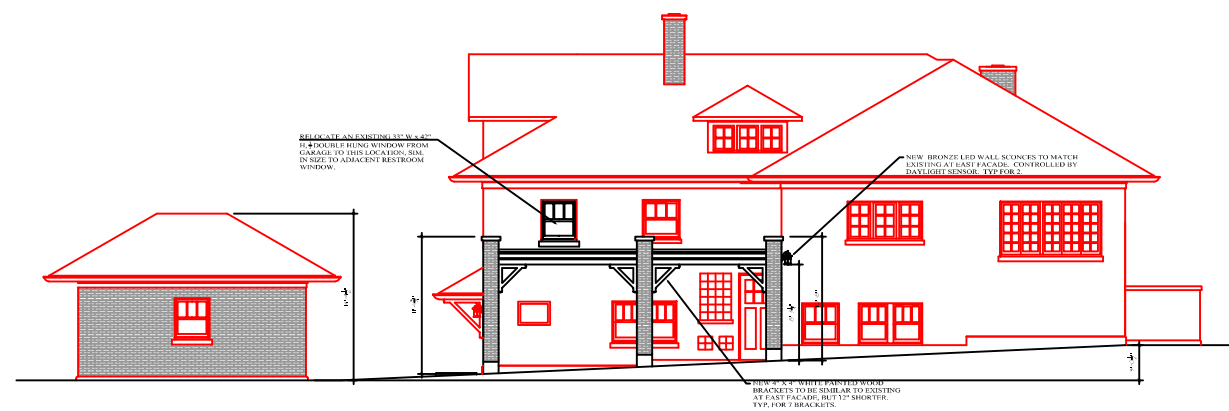
**EAST ELEVATION  
EXISTING CONDITIONS**



**EAST ELEVATION WITH  
PROPOSED PORTE-COCHERE**



**NORTH ELEVATION  
EXISTING CONDITIONS**



**NORTH ELEVATION WITH  
PROPOSED PORTE-COCHERE**

**NEW PORTE-COCHERE AT  
6 NORTH COLUMBIA ST.  
NAPERVILLE, IL 60540**

REV: 12/21/2020

REV: 11/09/2016

DATE: 10/11/2016

**A-2**