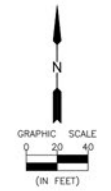




= AVAILABLE SPACE

PRELIMINARY PLAN - OPTION 1
PERU, ILLINOIS RETAIL SITE

SITE DATA:
 CITY OF PERU RESTAURANT PARKING REQUIREMENT = 1 SPACE / 100 S.F. GFA = 96
 CITY OF PERU RETAIL PARKING REQUIREMENT = 3.33 SPACES / 1000 S.F. GFA = 320
 TOTAL CITY OF PERU PARKING REQUIREMENT = 416 SPACES
 TOTAL RESTAURANT SQUARE FOOTAGE = 9,600 S.F.
 TOTAL RETAIL SQUARE FOOTAGE = 96,000 S.F.
 OVERALL TOTAL SQUARE FOOTAGE = 105,600 S.F.
 TOTAL NUMBER OF PARKING SPACES WITH FUTURE RESTAURANT = 534
 NET PARKING RATIO WITH FUTURE RESTAURANT = 5.06
 TOTAL NUMBER OF PARKING SPACES WITHOUT FUTURE RESTAURANT = 602
 NET PARKING RATIO WITHOUT FUTURE RESTAURANT = 5.70



2.405 ACRES
155' OF
ADDITIONAL
PROPERTY

DRAWN BY:	NOE	LEVEL	BY	DATE	REVISIONS	DESCRIPTION
CHECKED BY:	KWH					
DATE:	01/22/2019					

CHAMLIN ASSOCIATES, INC.
 PERU MORRIS ILLINOIS

SHOPPES OF PERU
CANTRELL MORGAN
 PERU, ILLINOIS

CIVIL EXHIBIT 4

CONCEPT PLAN

CURRENT AS OF:	01/22/2019	SHEET	1
SCALE:	AS NOTED	OF	1
FILE NO.:	3876.00	Y-	