

**Project Team**

**Owner** Abri Credit Union  
 1350 W. Renwick Road  
 Romeoville, IL 60446  
 Phone: (815) 267-7729  
 Contact: Kim Nichols

**Project Manager** DBSI, Inc.  
 6950 W. Morelos Place  
 Chandler, AZ 85226  
 Phone: (602) 264-7263  
 Contact: Shawn Clow

**Project Data**

**Project Address:** Lands Lying South of 6050 Caton Farm Road, Plainfield, IL 60586, 03-32-113-005  
**P.I.N.:** 03-32-113-005  
**Project Description:** New +/- 3,000 sf credit union  
**Occupancy:** Group B  
**Jurisdiction:** City of Joliet  
**Zoning:** B-1 (Neighborhood Business District)  
**Site Area:** 2.45 AC (Approximately 106,722 SF)  
**Maximum Floor Area:** N/A  
**Floor Area Ratio:** 7.0

**Land Use Requirements**

**Maximum Building Height:** 30'-0"  
**Minimum Structural Setbacks:**  
 The setback is measured from the lot line to the wall of the structure horizontally and perpendicular to the lot line.  
**Front:** 30 feet  
**Side:** 0 feet  
**Rear:** 0 feet

**Minimum Landscape Setbacks:**  
**Front:** 30 feet  
**Perimeter:** 25 feet

**Building Area**

**Area**  
 Bank Branch: 2,972 SF  
**Total Building Area:** 3,795 SF (under roof)

**Parking Requirements**  
 Typical stall size: 1 per 250 SF (2,792 / 250 = 11.88)  
 Total Required: 12 spaces  
**Total Provided:** 33 spaces  
**Total HC Stalls Required:** 1 space  
**Total HC Stall Provided:** 2 spaces (1 van accessible)  
**Total Bike Parking Required:** 2 spaces  
**Total Bike Parking Provided:** 2 spaces

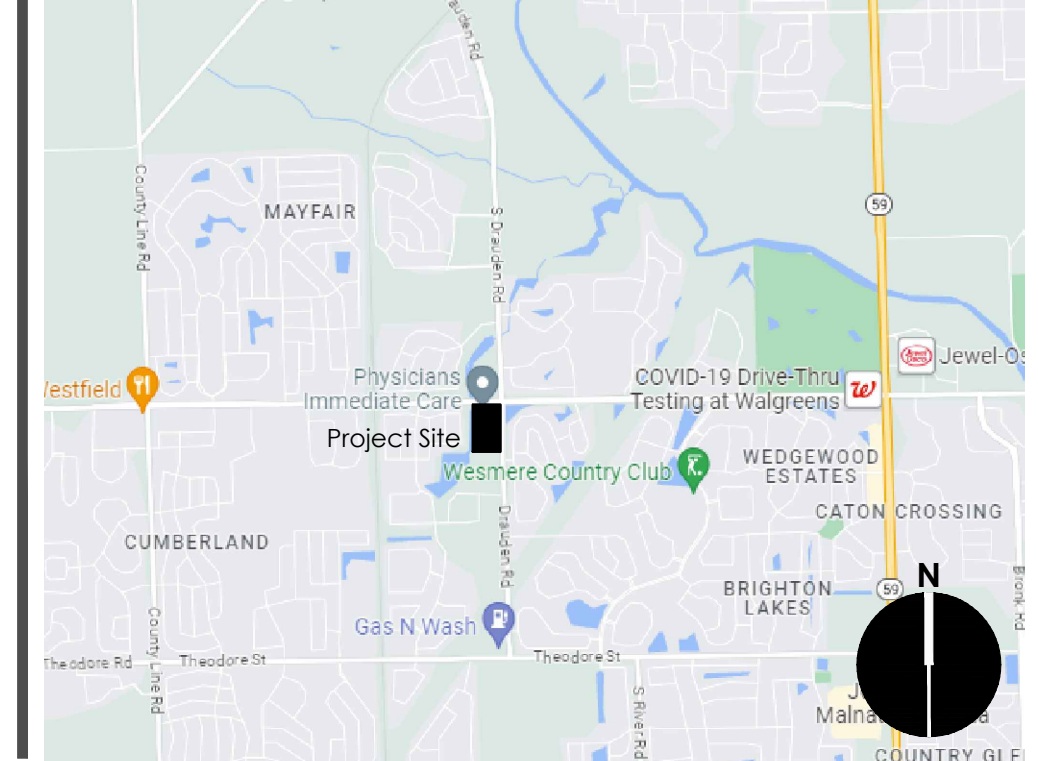
**Key Notes**

1. Drive-Up ATM
2. Pneumatic Tube
3. Dashed Line indicates Overhead Canopy
4. Trash Enclosure
5. Monument Sign
6. ADA Parking Stall
7. Site Lighting
8. Pavement Marking
9. "Do Not Enter" Sign
10. Coordinate with adjacent property owner to modify driveway to align with existing shared access.

**Symbol Legend**

	Parking count		Building Area
	Transformer		Concrete
	Building Entry		

**Vicinity Map**



**01 Drive Thru Exhibit**  
 SCALE: 1"=20'-0"

**ABRI CREDIT UNION**  
**DRAUDEN POINT**

DATE: 11/22/2023  
 VERSION: ----

APPROVED BY:  
 SIGNATURE  
 DATE

**DBSI**

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