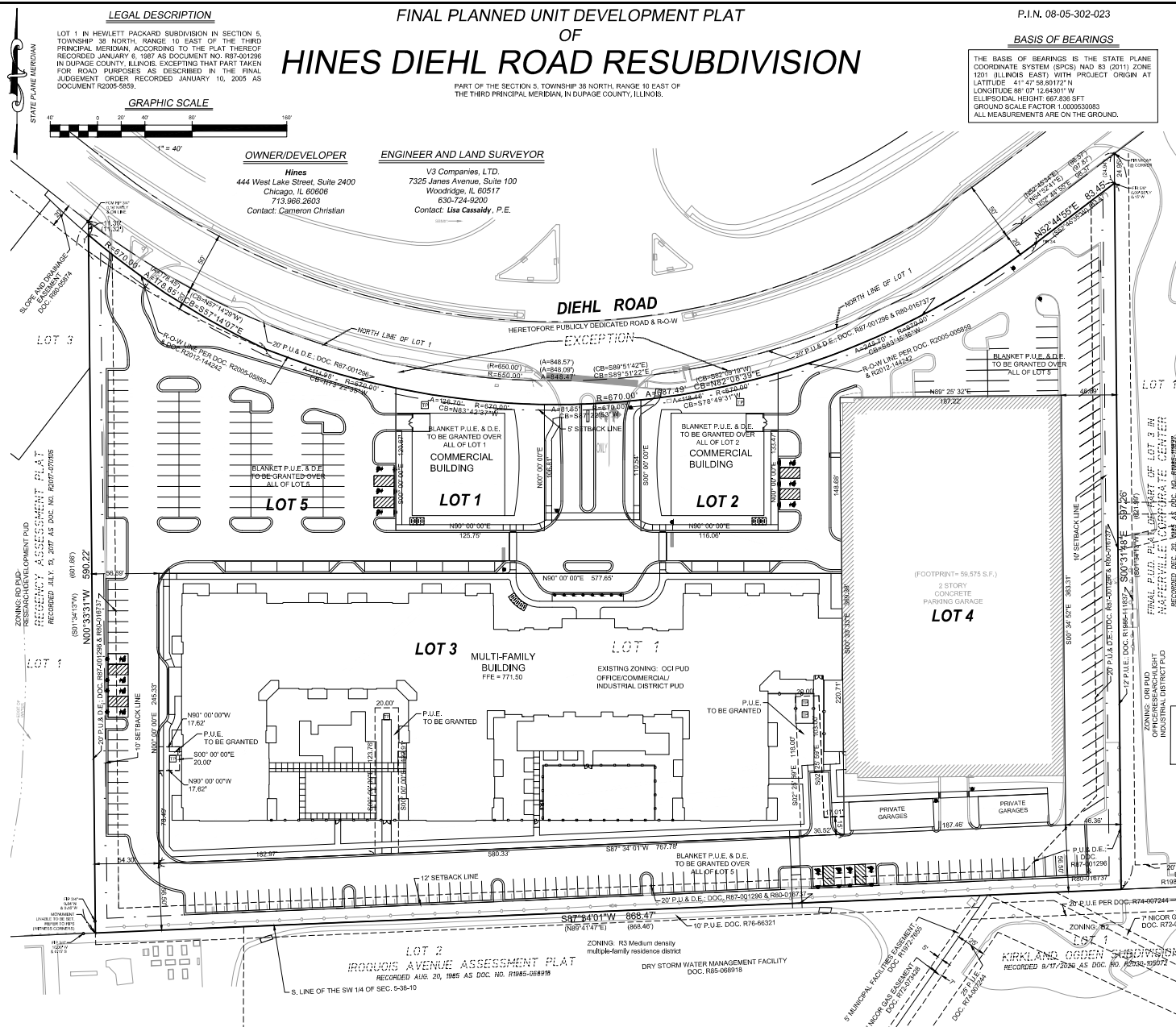


VICINITY MAP
NOT TO SCALE

1200 DIEHL ROAD

COMPOSITE SITE & DATA CHART		
Item	Final P.U.D.	Units
CURRENT ZONING	OCI - PUD	
PROPOSED ZONING	OCI - PUD	
SITE SQUARE FOOTAGE	417,766 SF	
LOT 1	14,060 SF	
LOT 2	13,964 SF	
LOT 3	134,866 SF	
LOT 4	68,112 SF	
LOT 5	186,284 SF	
FLOOR AREA RATIO (F.A.R.)		
MAXIMUM PERMITTED	1.5	
PROPOSED (ENTIRE SITE)	0.8	
BUILDING HEIGHTS		
LOT 1 (COMMERCIAL)	20 FT	
LOT 2 (COMMERCIAL)	20 FT	
LOT 3		
MAXIMUM RESIDENTIAL	43 FT	
PROPOSED RESIDENTIAL	58 FT	
TOTAL OPENSPACE (AS DEFINED BY NAPERVILLE CODE)		
OPEN SPACE REQUIRED	83,553 SF	
OPEN SPACE PROVIDED	99,185 SF	
PARKING SUMMARY		
REQUIRED		
COMMERCIAL (10 PER 1,000 SF)	150	
MULTI-FAMILY (2 PER 100 +0.25 GUEST)	689	
PROPOSED		
COMMERCIAL	150	
MULTI-FAMILY	506	
BIKE PARKING (10% OF PROVIDED VEHICLE PARKING)		
REQUIRED		
COMMERCIAL	15	
MULTI-FAMILY	49	
PROPOSED		
COMMERCIAL	15	
MULTI-FAMILY	70	
BUILDING USES		
COMMERCIAL	RESTAURANT OR RETAIL	
MULTI-FAMILY		
STUDIO/CONVERTIBLE	82	UNITS
1-BED	311	UNITS
2-BED	302	UNITS
3-BED	10	UNITS
BUILDING SQUARE FOOTAGE		
COMMERCIAL TOTAL PER LOT	7,500 SF	
COMMERCIAL FOOTPRINT PER LOT	7,500 SF	
MULTI-FAMILY TOTAL	323,200 SF	
MULTI-FAMILY FOOTPRINT	65,680 SF	
PHASE 1 - MULTI-FAMILY BUILDING & ALL PARKING		
PHASE 2 - COMMERCIAL OUTLETS		

- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- ARC DISTANCES ARE ALONG ALL CURVES.
- THE FOLLOWING UTILITIES SHALL BE MAINTAINED ACCORDINGLY:
WATERMAIN - PUBLIC (CITY)
SANITARY SEWER - PUBLIC (CITY)
STORM SEWER - PUBLIC (CITY)
ELECTRIC - PUBLIC (CITY)
GAS - PRIVATE - NICOR GAS
TELEPHONE - PRIVATE
CABLE - PRIVATE
UTILITY SERVICES TO EACH BUILDING SHALL BE PRIVATELY OWNED AND MAINTAINED.



THIS PLAN HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:
NAME: NAPERVILLE CITY CLERK
ADDRESS: 400 S. EAGLE STREET
NAPERVILLE, IL 60540

STATEMENT OF INTENT AND CONCEPT
Hines Diehl Road Resubdivision
The property is located in the City's I-88 corridor. The City's 2022 update to the Comprehensive Plan reflects "rapidly changing development concepts and trends." This was particularly evident in relation to the future land use designation in the I-88 corridor, where the City created separate districts for "Employment Center" and "Regional Center." Where Employment Center seeks to preserve beneficial office and industrial development, Regional Center provides a more flexible format that incorporates commercial, entertainment and other uses that are supportive of a more vibrant, mixed-use environment.

Hines' proposed mixed-use development is consistent with the Regional Center designation of the Comprehensive Plan. Two new 7,500 square foot commercial buildings are strategically located along the Diehl Road frontage, flanking the intersection of Freedom Drive. These new buildings are a natural extension of the retail/restaurant use that predominate at Freedom Commons-Freedom Plaza. The incorporation of mid-rise development has supported the nearby Employment Center, offering dining and shopping options that make the corridor a more attractive work environment. The mixed-use development has brought renewed investment in the corridor and created productive evening/weekend uses.

The two proposed commercial buildings will activate the south leg of Freedom Drive. The buildings are consciously brought near the Diehl Road frontage and will effectively "bookend" the retail/restaurant component to the south, creating a natural termination point along the Diehl Road frontage. Outdoor patio spaces are will create an energetic space that maintains some intimacy with separation from nearby traffic.

A sensory multi-family residential building will create a terminated vista in south leg of Freedom Drive. The residential structure takes an urban form to further diversify the City's housing stock. The urban form and associated density (106 dwelling units are appropriate within the context of a Regional Center. Individual dwelling units slope heavily toward studio/1-bed units, reflecting anticipated demographics. Residential uses have been successfully incorporated into the corridor in supporting land uses most recently at City Center. Residential uses provide important housing opportunities in close proximity to an Employment Center. Residential uses help to create a more dynamic environment, with well rounded activity. Where an Employment Center provides significant daytime population Monday through Friday, residential uses provide evening and weekend population. The complementary nature of these land uses minimizes congestion, maximizes utility infrastructure, and provides important support of nearby commercial businesses.

AREA		
LOT 1	14,060 SQ. FT.	0.3225 ACRES
LOT 2	13,964 SQ. FT.	0.3203 ACRES
LOT 3	134,866 SQ. FT.	3.0961 ACRES
LOT 4	68,112 SQ. FT.	1.5751 ACRES
LOT 5	186,284 SQ. FT.	4.2764 ACRES
TOTAL	417,766 SQ. FT.	9.5906 ACRES

TOTAL SQUARE FOOTAGE OF EASEMENTS (P.U.E. AND P.U.D.E.) GRANTED TO THE CITY OF NAPERVILLE = 219,115.

FLOOD HAZARD NOTE
THIS PROPERTY IS DETERMINED TO BE IN AREA OF MINIMAL FLOOD HAZARD (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF DUPage COUNTY, ILLINOIS & INCORPORATED AREAS (COMMUNITY PANEL NO. 170430C142 & 170430C161) EFFECTIVE DATE 8/10/19.

- LEGEND
- SUBDIVISION BOUNDARY LINE
 - EXISTING RIGHT-OF-WAY LINE
 - PROPOSED LOT LINE
 - EXISTING LOT LINE
 - SETBACK LINE
 - EXISTING CENTERLINE
 - EXISTING EASEMENT LINE
 - N NORTH
 - S SOUTH
 - E EAST
 - W WEST
 - (REC) RECORD DATUM
 - PH FOUND IRON ROD
 - EP FOUND IRON PIPE
 - FM FOUND MAG NAIL
 - SR SET IRON ROD
 - SCM FOUND CONCRETE MONUMENT
 - FCM FOUND CONCRETE MONUMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT

City Project Number is DEV-0030-2025

PREPARED FOR:			REVISIONS			FINAL PLANNED UNIT DEVELOPMENT PLAT		
Hines			NO.			HINES DIEHL ROAD RESUBDIVISION, NAPERVILLE, IL		
444 West Lake Street, Suite 2400			DATE			Project No: 240048		
Chicago, IL 60606			REVISED PER CITY COMMENTS			Group No: VP04.4		
713.966.2603			REVISED PER CITY COMMENTS			Sheet No. 1 of 2		
						DRAFTING COMPLETED: 02-03-25		
						DRAWN BY: SPK		
						PROJECT MANAGER: CWB		
						FIELD WORK COMPLETED: NA		
						CHECKED BY: CWB		
						SCALE: 1" = 40'		

FINAL PLANNED UNIT DEVELOPMENT PLAT
OF
HINES DIEHL ROAD RESUBDIVISION

PART OF THE SECTION 5, TOWNSHIP 38 NORTH, RANGE 10 EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 08-05-302-023

OWNER'S CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

THIS IS TO CERTIFY THAT HINES ACQUISITIONS, LLC IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT _____ ILLINOIS, THIS _____ DAY OF _____, 20____,
CITY DATE MONTH

BY: _____ ATTEST: _____
SIGNATURE SIGNATURE

TITLE: _____ TITLE: _____
PRINT TITLE PRINT TITLE

NOTARY'S CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE
PRINT NAME

AFORESAID, DO HEREBY CERTIFY THAT _____
PRINT NAME

_____, AND _____
TITLE PRINT NAME TITLE
OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES
ARE SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH _____ AND _____
TITLE TITLE
RESPECTFULLY, APPEARED BEFORE ME THIS DAY IN PERSON AND JOINTLY AND SEVERALLY
ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE
AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID OWNER FOR THE USES AND
PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____, 20____,
DATE MONTH

NOTARY PUBLIC SIGNATURE

PRINT NAME

MY COMMISSION EXPIRES ON _____, 20____.
MONTH DATE

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE,
ILLINOIS AT A MEETING HELD

THE _____ DAY OF _____, A.D. 20____

BY: _____ ATTEST: _____
MAYOR CITY CLERK

LEGAL DESCRIPTION

LOT 1 IN HEWLETT PACKARD SUBDMISION IN SECTION 5, TOWNSHIP 38 NORTH, RANGE
10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF
RECORDED JANUARY 6, 1987 AS DOCUMENT NO. 187-001596 IN DUPAGE COUNTY,
ILLINOIS, EXCEPTING THAT PART TAKEN FOR ROAD PURPOSES AS DESCRIBED IN THE
FINAL JUDGEMENT ORDER RECORDED JANUARY 10, 2005 AS DOCUMENT R2005-5889.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, CHARLES W. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3188, HEREBY STATE THAT
THIS PLAT WAS MADE AT AND UNDER MY DIRECTION, FROM PUBLIC AND PRIVATE RECORD
INFORMATION AND THIS PLAT IS AN ACCURATE DEPICTION OF THE PROPERTY.

I HEREBY STATE THAT THE PROPOSED IMPROVEMENTS DEPICTED ON THIS PLAT ARE SHOWN FOR
INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED TO BE USED FOR CONSTRUCTION.

I HEREBY STATE THAT THE PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF
NAPERVILLE.

I HEREBY STATE THAT THE CITY OF NAPERVILLE HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN
AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO
65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

I FURTHER CERTIFY THAT THE PROPERTY IS DETERMINED TO BE IN AREA OF MINIMAL FLOOD
HAZARD (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD
INSURANCE RATE MAP OF DUPAGE COUNTY, ILLINOIS & INCORPORATED AREAS (COMMUNITY PANEL
NO. 17043C01422 & 17043C01613) EFFECTIVE DATE 8/1/2015.

GIVEN UNDER MY HAND AND SEAL AT WOODRIDGE, ILLINOIS

THIS _____ DAY OF _____, A.D. 2025.

CHARLES W. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.
VS COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 154000602
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2027.
cbartosz@v3co.com



DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S
OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D. _____ AT
_____ O'CLOCK ____ M.

RECORDER OF DEEDS

City Project Number is DEV-0030-2025



Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
Hines
444 West Lake Street, Suite 2400
Chicago, IL 60606
713.966.2603

REVISIONS			
NO.	DATE	DESCRIPTION	
1	03-26-25	REVISED PER CITY COMMENTS	
2	05-28-25	REVISED PER CITY COMMENTS	

FINAL PLANNED UNIT DEVELOPMENT PLAT			
HINES DIEHL ROAD RESUBDIVISION, NAPERVILLE, IL			
DRAFTING COMPLETED: 02-03-25	DRAWN BY: SPK	PROJECT MANAGER: CWB	SHEET NO. 2 of 2
FIELD WORK COMPLETED: N/A	CHECKED BY: CWB	SCALE: 1" = N/A	

EXHIBIT B