

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS )
) SS
COUNTY OF DU PAGE )

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: MAYOR ATTEST: CITY CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS )
) SS
COUNTY OF DU PAGE )

APPROVED BY THE CITY OF NAPERVILLE PLAN COMMISSION

AT A MEETING HELD THE DAY OF A.D., 20

BY: CHAIRMAN ATTEST: SECRETARY

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS )
) SS
COUNTY OF DU PAGE )

THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS,

ON THE DAY OF A.D., 20

AT O'CLOCK M.

RECORDER OF DEEDS

SURVEYOR CERTIFICATE

STATE OF ILLINOIS )
) SS
COUNTY OF DU PAGE )

I AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY STATE THAT THIS PLAT WAS MADE AT AND UNDER MY DIRECTION, FROM PUBLIC AND PRIVATE RECORD INFORMATION.

I HEREBY STATE THAT THE PROPOSED IMPROVEMENTS DEPICTED ON THIS PLAT ARE SHOWN FOR INFORMATION 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.

DATED THIS DAY OF A.D. 2024

ILLINOIS PROFESSIONAL LAND SURVEYOR # XXXX
MY REGISTRATION EXPIRES ON NOVEMBER 30TH 2026.
PROFESSIONAL DESIGN FIRM LICENCE NO. 184-001322
EXPIRES ON APRIL 30, 2025

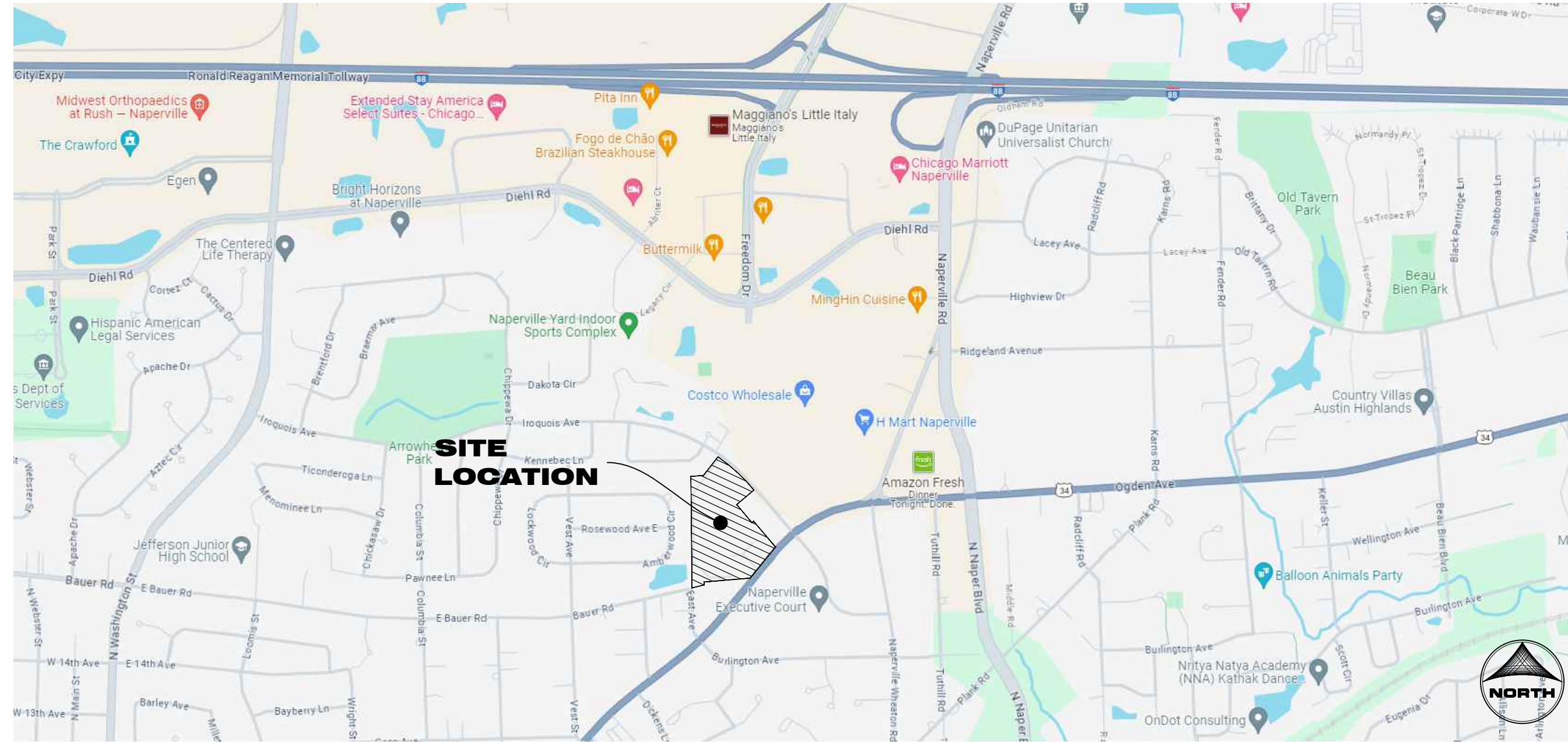
LEGAL DESCRIPTION:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER LINE OF BAUER ROAD, 1128.00 FEET EASTERLY OF (AS MEASURED ALONG, SAID CENTER LINE WHICH BEARS NORTH 77°-25'-16" EAST), THE EAST LINE OF LALLY'S ASSESSMENT PLAT AS RECORDED NOVEMBER 26, 1956 AS DOCUMENT 824847, IN DU PAGE COUNTY, ILLINOIS; THENCE NORTH 0°-25'-23" EAST, 966.15 FEET, TO THE SOUTHERLY LINE OF INDIAN HILL UNIT 8, RECORDED AS DOCUMENT R79-24242, IN DU PAGE COUNTY; THENCE NORTH 89°-53'-46" EAST, ALONG THE AFORESAID SOUTHERLY LINE OF INDIAN HILL UNIT 8, 105.87 FEET TO A BEND POINT IN SAID SOUTHERLY LINE; THENCE NORTH 36°-06'-12" EAST, ALONG SAID SOUTHERLY LINE 204.68 FEET, MORE OR LESS TO THE CURVED WESTERLY LINE OF IROQUOIS AVENUE, AS MONUMENTED AN OCCUPIED; THENCE SOUTHEASTERLY, ALONG A CURVE WHOSE CENTER LIES SOUTHWESTERLY AN HAS A RADIUS OF 1,545.31 FEET MEASURED, 1,610.00 FEET, RECORD, 432.66 FEET, ARC (CHORD 431.25 FEET, CHORD BEARING SOUTH 47°-09'-57" EAST), TO A POINT; THENCE SOUTH 51°-03'-23" WEST, 194.74 FEET; THENCE SOUTH 39°-10'-27" EAST, 205.73 FEET; THENCE NORTH 51°-02'-13" EAST, 18.86 FEET, TO THE NORTHWEST CORNER OF LOT 1, AS MONUMENTED, IN STEAK AND SHAKE PLAT OF SUBDIVISION, RECORDED AS DOCUMENT R77-22594, IN DU PAGE COUNTY, ILLINOIS; THENCE SOUTH 39°-10'-27" WEST, ALONG THE WESTERLY LINE OF AFORESAID LOT 1, 293.78 FEET MORE OR LESS, TO THE CURVED NORTHERLY LINE OF OGDEN AVENUE, AS MONUMENTED AND OCCUPIED; THENCE SOUTHWESTERLY ALONG A CURVE WHOSE CENTER LIES SOUTHEASTERLY AND HAS A RADIUS OF 1,210.41 FEET, 5.55 FEET, ARC, (CHORD 5.55 FEET, CHORD BEARING SOUTH 40°-18'-51" WEST), TO A POINT OF TANGENCY ON SAID NORTHERLY LINE OF OGDEN AVENUE; THENCE SOUTH 40°-10'-48" WEST, ALONG SAID NORTHERLY LINE OF OGDEN AVENUE, 340.92 FEET, TO THE NORTHERLY LINE OF LOT 1 OF RAY W. MAC DONALD COUNTY CLERK'S OGDEN AVENUE ASSESSMENT PLAT, RECORDED AS DOCUMENT R71-66495, IN DU PAGE COUNTY ILLINOIS; THENCE SOUTH 86°-20'-44" WEST, 399.72 FEET, TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE SOUTH 0°-12'-10" WEST ALONG SAID NORTHERLY LINE OF LOT 1, AS MONUMENTED, 26.87 FEET; THENCE 77°-25'-16" WEST, ALONG SAID NORTHERLY LINE, 108.65 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL IN DU PAGE COUNTY, ILLINOIS.

MAJOR CHANGE TO THE IROQUOIS CENTER PUD AND FINAL PUD PLAT FOR CHICK-FIL-A

BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF NAPERVILLE, DUPAGE COUNTY, ILLINOIS.

LOCATION MAP



OWNER'S CERTIFICATE

STATE OF ILLINOIS )
) SS
COUNTY OF )

THIS IS TO CERTIFY THAT 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 CITY, ILLINOIS, THIS DAY OF MONTH, 20

BY: SIGNATURE ATTEST: SIGNATURE

TITLE: PRINT TITLE TITLE: PRINT TITLE

NOTARY'S CERTIFICATE

STATE OF )
) SS
COUNTY OF )

I, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

AND 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 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 MONTH, 20

NOTARY PUBLIC SIGNATURE

PRINT NAME

MY COMMISSION EXPIRES ON MONTH DATE, 20

SITE DATA:

TOTAL AREA OF PUD: 12.23 ACRES (MORE OR LESS)
PARCEL ID NUMBER(S): 08-08-102-012
ADDRESS: 1163 E. OGDEN AVENUE, NAPERVILLE, IL 60563
ZONING: B3 PUD

SITE ANALYSIS

Table with columns: BUILDING "A", NAME, USE, SIZE (SQ. FT.). Rows include XILIN ASIAN COMMUNITY CENTER, ILLINOIS SHAOLIN KUNG FU, PLANET FITNESS, IROQUOIS DENTAL CENTER, COOKIES BY DESIGN, SALON AVENUE.

Table with columns: BUILDING "B", NAME, USE, SIZE (SQ. FT.). Rows include JOY YEE NOODLES, ILLIANA FINANCIAL CREDIT UNION, DUPAGE MEDICAL GROUP, TAMA LACROSSE, DPC COMPUTER REPAIR, STITCHERS GARDEN, PARK JUN'S BEAUTY SHOP, SPA OASIS.

Table with columns: CHICK-FIL-A, NAME, USE, SIZE (SQ. FT.). Rows include CHICK-FIL-A, CHICK-FIL-A.

PARKING ANALYSIS

Table with columns: USE, SIZE (SQ. FT.), PARKING REQUIRED PER CODE. Rows include QUICK SERVICE RESTAURANT USE, CHICK-FIL-A, RESTAURANT USE, JOY YEE NOODLES, RECREATIONAL COMMUNITY CENTER USE, XILIN ASIAN COMMUNITY CENTER, FITNESS USE, ILLINOIS SHAOLIN KUNG FU, PLANET FITNESS, MEDICAL CLINIC USE, IROQUOIS DENTAL CENTER, DUPAGE MEDICAL GROUP, SHOPPING CENTER USE, COOKIES BY DESIGN, SALON AVENUE, ILLIANA FINANCIAL CREDIT UNION, TAMA LACROSSE, DPC COMPUTER REPAIR, STITCHERS GARDEN, PARK JUN'S BEAUTY SHOP, SPA OASIS, TOTAL PARKING REQUIRED PER CODE, TOTAL PARKING PROVIDED, (553 STANARD STALLS PROVIDED), (18 ADA STALLS PROVIDED), (7 BICYCLE STALLS PROVIDED).



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998



HRGreen.com

HRGreen

CHICK-FIL-A
OGDEN & IROQUOIS (IL) FSU
1163 E. OGDEN AVENUE
NAPERVILLE, IL 60563

FSR# 05590

REVISION SCHEDULE
NO. DATE DESCRIPTION

ENGINEER'S PROJECT # 2302569
PRINTED FOR PUD PLAT
DATE 02/02/2024
DRAWN BY: MRJ
CHECKED BY: JFV

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SHEET
PUD PLAT

SHEET NUMBER
1 OF 2



Chick-fil-A  
5200 Buffington Road  
Atlanta, Georgia  
30349-2998



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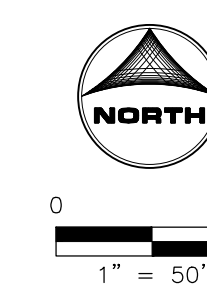
**CHICK-FIL-A**  
**OGDEN & IROQUOIS (IL) FSU**  
1163 E. OGDEN AVENUE  
NAPERVILLE, IL 60563

**FSR# 05590**

REVISION SCHEDULE  
NO. DATE DESCRIPTION

**PRELIMINARY**

ENGINEER'S PROJECT # 2302569  
PRINTED FOR PRELIMINARY  
DATE 01/31/2024  
DRAWN BY: MRJ  
CHECKED BY: JFV  
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SHEET  
**PUD PLAT**  
SHEET NUMBER  
**2 OF 2**



BAR IS ONE INCH ON OFFICIAL DRAWINGS  
0 50' 1"  
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

