

# PRELIMINARY P.U.D. FOR NAPER COMMONS

## PARCEL DESCRIPTION

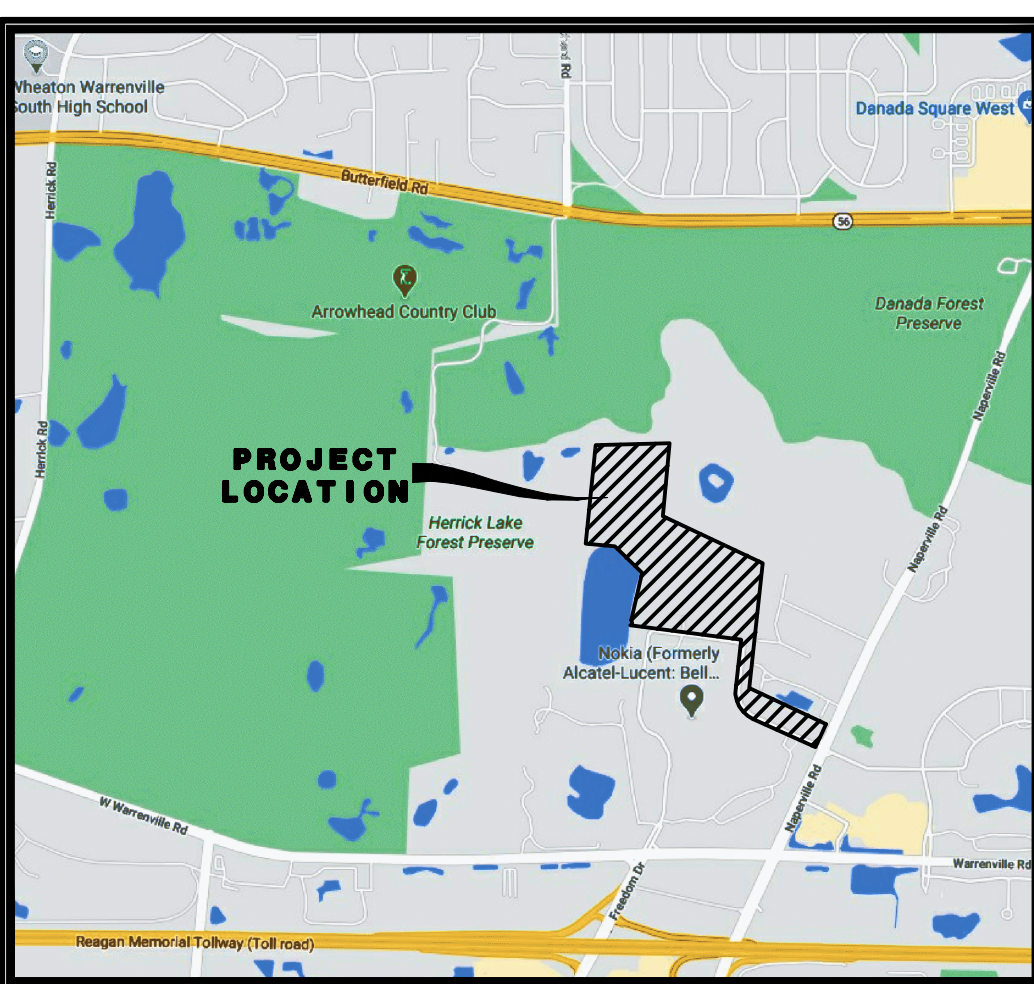
LOT 4 IN NOKIA CAMPUS SUBDIVISION, BEING A SUBDIVISION IN PART OF THE NORTH 1/2 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 10 EAST AND THE SOUTH HALF OF SECTION 32, TOWNSHIP 39 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 6, 2020 AS DOCUMENT R2020-085330, IN DUPAGE COUNTY, ILLINOIS.

**LOT DIMENSIONS & AREAS ARE APPROXIMATIONS & WILL VARY AT TIME OF FINAL PLATTING.**

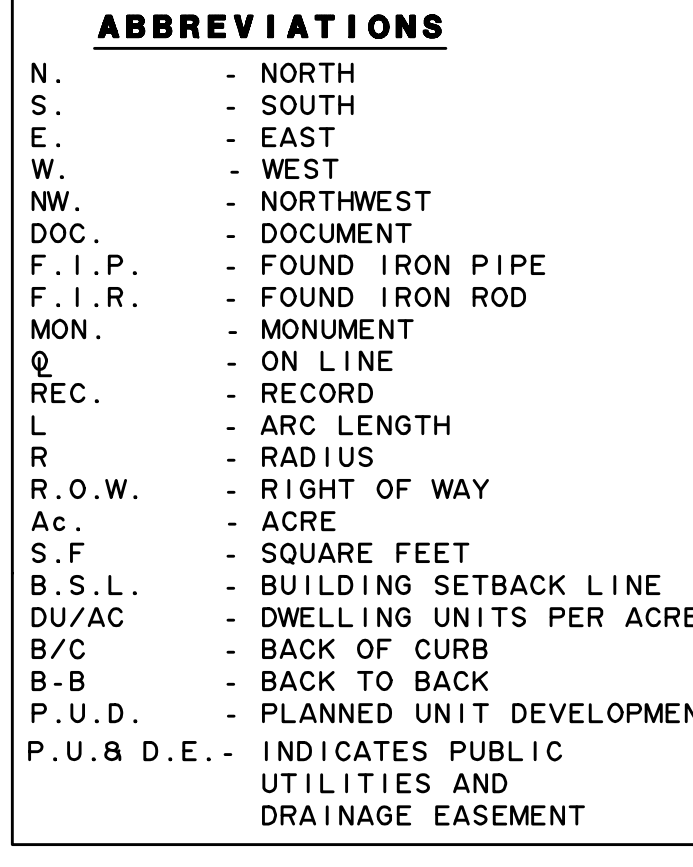
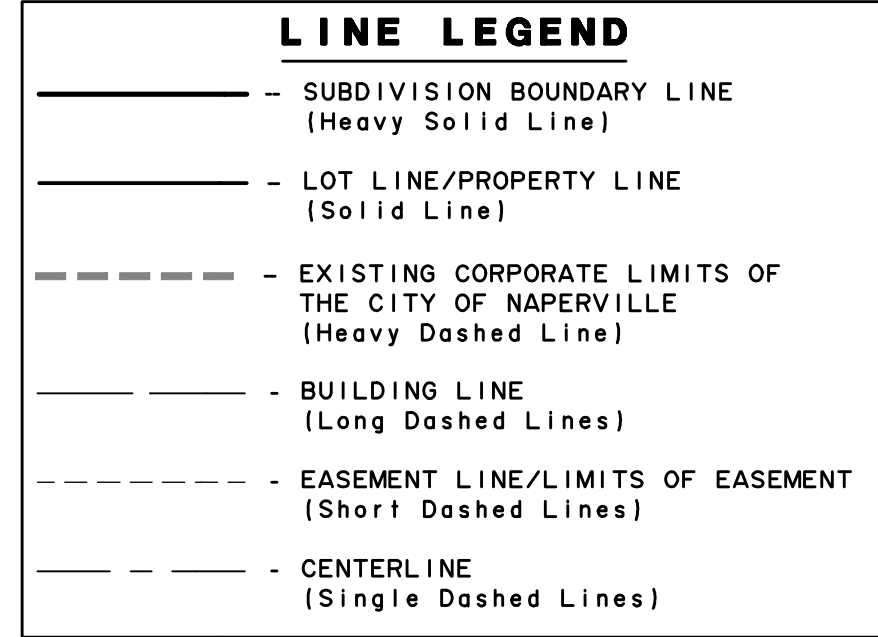
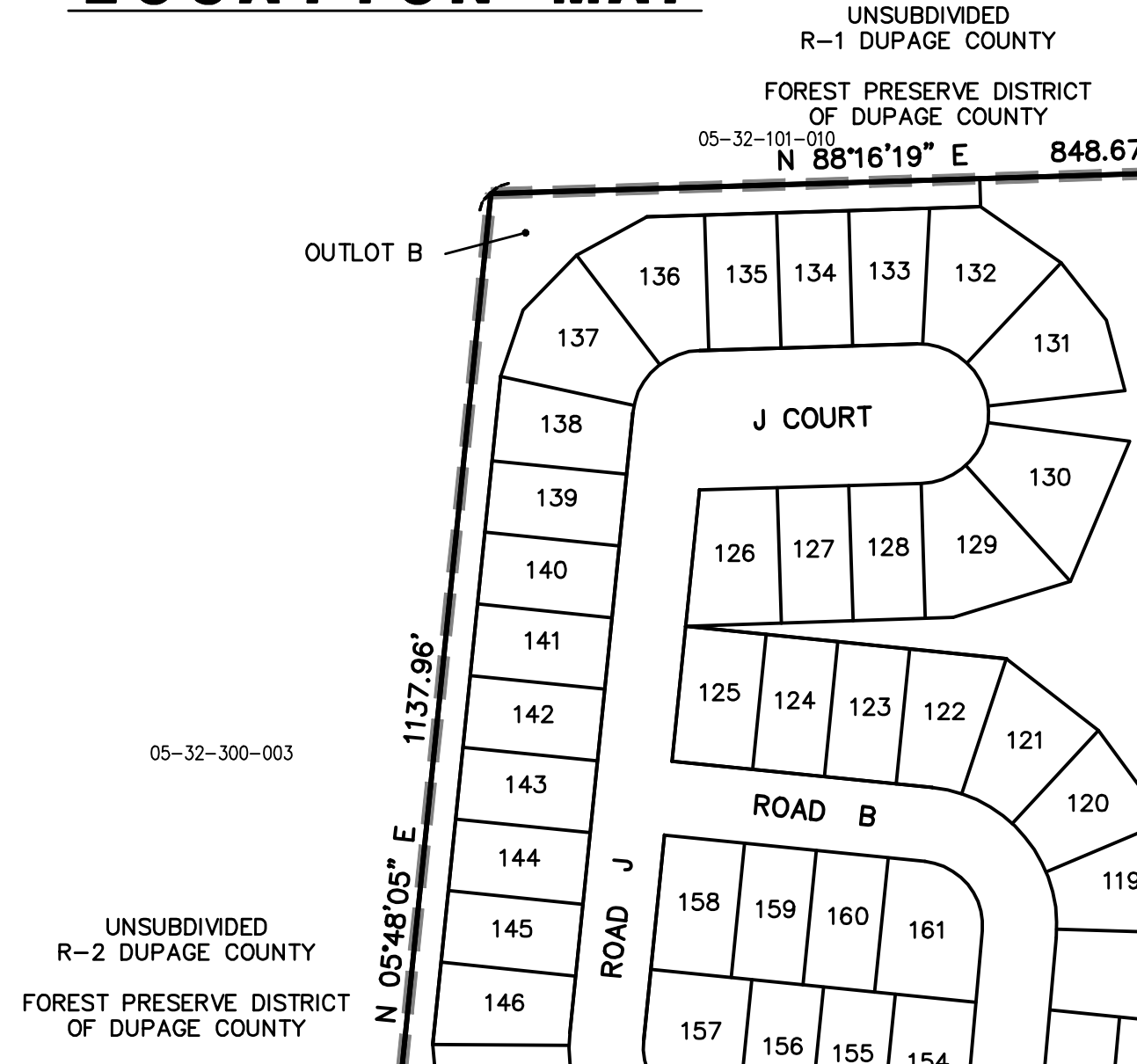
**PARCEL INDEX NUMBER**  
05-32-300-014  
08-05-207-036

PROPERTY RECENTLY SUBDIVIDED AND NO ADDRESS LISTED ON COUNTY/CITY WEB SITES. UNDERLYING ADDRESS PER NOKIA CAMPUS SUBDIVISION IS 2000 WEST LUCENT LANE, NAPERVILLE, ILLINOIS 60563

150 75 0 150  
SCALE: 1" = 150'



## LOCATION MAP



### SITE DATA

A. TOTAL AREA	64.71 AC. ±
B. PROPOSED ZONING	R2 PUD
C. INTERNAL R.O.W.	11.75 AC. ±
D. STORMWATER/WETLAND PRESERVATION/COMMON AREA	20.31 AC. ±
E. PARK SITE	2.06 AC. ±
F. P.U.D. OPEN SPACE CALCULATION	36.61%
<b>G. RESIDENTIAL UNITS:</b>	
TOWNHOMES (TOWNHOMES)	66
FRONT SETBACK	20 FT.
CORNER SIDE YARD SETBACK	15 FT.
SIDE YARD SETBACK	12 FT.
REAR YARD SETBACK	25 FT.
<b>BUILDING SEPARATION</b>	
FRONT TO FRONT	61 FT.
REAR TO REAR	60 FT.
FRONT TO SIDE	12 FT.
REAR TO SIDE	35 FT.
FRONT TO SIDE	50 FT.
<b>MEADOWS (51' X 120' LOTS)</b>	
MINIMUM LOT SIZE	6,120 S.F.
AVERAGE LOT SIZE	6,841 S.F.
MAXIMUM LOT SIZE	9,464 S.F.
FRONT YARD SETBACK	20/25 FT.
*(MINIMUM 20' WHERE SHOWN ON PLAN)	
*(MINIMUM 25' WHERE SHOWN ON PLAN)	
CORNER SIDE YARD SETBACK	15 FT.
INTERIOR SIDE YARD SETBACK	7 FT.
*INTERIOR SIDE YARD SETBACK - RANCH HOMES	5 FT.
REAR YARD SETBACK	25 FT.
<b>ESTATES (64' X 120' LOTS)</b>	
MINIMUM LOT SIZE	7,680 S.F.
AVERAGE LOT SIZE	8,630 S.F.
MAXIMUM LOT SIZE	10,927 S.F.
FRONT YARD SETBACK	20/25 FT.
*(MINIMUM 20' WHERE SHOWN ON PLAN)	
*(MINIMUM 25' WHERE SHOWN ON PLAN)	
CORNER SIDE YARD SETBACK	15 FT.
INTERIOR SIDE YARD SETBACK	7 FT.
REAR YARD SETBACK	25 FT.
<b>H. TOTAL UNITS</b>	
I. GROSS DENSITY	3.51 DU/AC.
J. LOT AREA	227
REQUIRED	
6,000 S.F. PER SINGLE FAMILY DETACHED	966,000 S.F.
4,000 S.F. PER SINGLE FAMILY ATTACHED	254,000 S.F.
TOTAL	1,230,000 S.F.
PROVIDED	
SINGLE FAMILY DETACHED	1,178,324 S.F.
SINGLE FAMILY ATTACHED	153,996 S.F.
TOTAL	1,332,320 S.F.
<b>K. TOWNHOME GUEST PARKING</b>	
REQUIRED	17
PROVIDED	17

- ### NOTES
- ADDITIONAL P.U. & D.E. EASEMENTS MAY BE REQUIRED ON FINAL PLATS BASED ON UTILITY SIZE AND LOCATIONS FROM FINAL ENGINEERING.
  - DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DISTANCES.
  - ALL RIGHT-OF-WAYS ARE TO BE PUBLIC DEDICATIONS.
  - ALL STREETS, UTILITY PIPES AND MAINS SHALL BE PUBLICLY OWNED AND MAINTAINED.
  - ALL EASEMENTS DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
  - ALL EASEMENTS ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES (UNLESS OTHERWISE NOTED).
  - STORMWATER STORAGE VOLUMES TO BE PROVIDED AND THE DESIGN OF STORMWATER MANAGEMENT FACILITIES SHALL BE IN ACCORDANCE WITH CITY OF NAPERVILLE AND DUPAGE COUNTY REQUIREMENTS.
  - EASEMENTS TO BE PROVIDED PER CITY AND UTILITY COMPANY REQUIREMENTS.
  - FOR PROPOSED CONTOURS, GRADES, UTILITIES, STREETS AND SIDEWALKS REFER TO THE PRELIMINARY ENGINEERING DRAWINGS FOR THIS DEVELOPMENT.
  - ALL REQUIRED CERTIFICATES, STATEMENTS AND CITY CLERK RECORDING NOTE WILL BE PROVIDED ON FINAL PLAT.
  - ALL R.O.W. DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
  - THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION PROPERTY BEING N 88°16'19" E (ASSUMED).
  - BLANKET P.U. & D.E. OVER OUTLOTS E, F, G & H.
  - SIGNAGE EASEMENT WILL BE PROVIDED ON THE FINAL PLAT.
  - ALL REQUIRED MONUMENTATION WILL BE PROVIDED ON THE FINAL SUBDIVISION PLAT.
  - FOR THE TOWNHOMES, DECKS AND PATIOS WILL NOT EXTEND PAST THE LOT LINE.

### BENCHMARKS & CONTROL POINTS

**ELEVATION REFERENCE MARK:**  
NAPERVILLE SURVEY MON. #703, BERNSTEIN 3D TOP SECURITY MONUMENT, CONSISTING OF A 9/16" DIA. STAINLESS STEEL DATUM POINT ON THREADED 9/16" X 4" LONG ROD TOTALING (8") IN LENGTH WITH GREASED TOP SECURITY SLEEVE ENCLOSED IN SAND AND 6" PVC PIPE WITH BMAC 8 ALUMINUM ACCESS COVER. ELEVATION=780.31 (NAVD 88)

**NGS MONUMENT 016Z (PID DK3215):** THE STATION IS LOCATED ALONG THE SOUTH SIDE OF WARRENVILLE ROAD, EAST OF THE "T" INTERSECTION WITH WASHINGTON STREET. THE STATION IS 70.2 FT. WEST OF A LIGHT POLE, 39.4 FT. NORTHWEST OF AN ELECTRIC TRANSFORMER BOX, AND 23.0 FT. SOUTH OF THE CENTERLINE OF EASTBOUND WARRENVILLE ROAD. THE MONUMENT IS A 3.5 INCH BRASS DISK ON THE EAST END OF A RETAINING WALL ALONG THE SOUTH SIDE OF WARRENVILLE ROAD. THE MONUMENT IS 3.0 FT ABOVE ROAD GRADE. ELEVATION=759.88 NAVD88

**CONTROL POINTS:**  
CP #110: SET "4" IN CONCRETE ISLAND LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF NAPERVILLE ROAD AND LUCENT DRIVE.  
NORTHING: 1874302.77  
EASTING: 1043669.52  
ELEVATION: 738.67 NAVD88

CP #112: SET "4" IN THE TOP OF THE EAST SIDE OF THE CONCRETE CURB LOCATED JUST WEST OF THE SALT DOME LOCATED ON THE SUBJECT SITE.  
NORTHING: 1875549.24  
EASTING: 1041733.77  
ELEVATION: 742.88 NAVD88

### STATEMENT OF INTENT AND CONCEPT NAPER COMMONS

Naper Commons is an open-space centered mixed-residential community consisting of 161 single-family detached residential homes and 66 townhomes on an approximately 64-acre site. With three distinct housing lines, Naper Commons adds to the diversity of the City's housing stock and meets the various needs and desires for a broad spectrum of homebuyers.

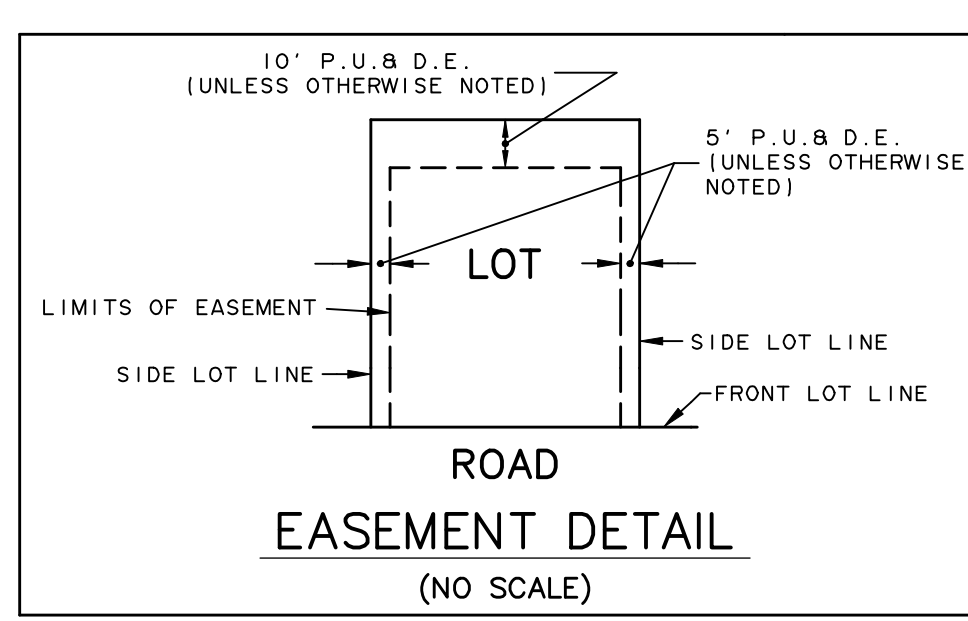
Located near the Freedom Drive interchange with I-48, Naper Commons benefits from extraordinary roadway access, is located within a major employment corridor, and is proximate to abundant shopping, dining and entertainment options. At the same time, Naper Commons is nestled almost entirely within the Danada Forest Preserve, creating a quiet enclave with unparalleled access to preserved open space and passive recreational amenities. These unique locational attributes provide an opportunity to blend trends toward more urban housing types with strong preferences for outdoor amenities.

The mixed-residential offerings at Naper Commons will attract a diverse array of buyers in terms of income, experience and housing needs. The townhome portion of Naper Commons consists of 66 units comprising a combination of one and two-story units that transition between more intensive office uses and the single-family portion of the community. The heart of Naper Commons features small-let single-family detached homes to be known as The Meadows, which prioritizes front porches and common open space over large private yards. The Meadows will include ranch-style homes and traditional two-story homes. The front yard setback is reduced to twenty feet and front porches can encroach up to five feet into the front yard setback. A minimum five-foot interior side yard setback is required for the ranch-style homes while two-story homes in The Meadows have a minimum six-foot interior side yard setback. The Meadows is built around a highly-sensitized urban park that is central to the open-space concept of the community and will appeal to younger homebuyers leaving more urban locations. The northern portion of the community, to be known as The Estates, is comprised of slightly larger homes on larger lots backing to open space and will appeal to move-up homebuyers based on locational attributes and award-winning modern home designs.

Naper Commons will utilize a combination of fencing and landscape enhancements to transition between the proposed subdivision and adjacent properties. Adjacent to existing residential subdivisions, the Naper Commons homeowners association will own and maintain fencing and landscape enhancements, which are intended to provide visual separation between adjacent residential uses. Specifically, certain landscape enhancements and split rail fencing will be located within a 5' buffer where Naper Commons is immediately adjacent to the neighboring single-family detached subdivision to provide additional separation between the two communities. Adjacent to the forest preserve property, a split rail fence will delineate a 25' landscape buffer located across the rear of residential lots. This buffer will be planted with native grasses and will provide a natural transition and encourage pollutant filtration.

A Homeowners Association will govern Naper Commons pursuant to a Declaration of Covenants, Conditions, and Restrictions for the subdivision. The HOA will own and maintain all common areas. The Declaration will prohibit accessory structures and will specifically limit permissible fencing on residential lots to five-foot picket fences constructed of black aluminum or wrought iron to maintain an open feel within the subdivision.

LOT AREA TABLE					
LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES
1	6,193	0.14	51	8,101	0.19
2	6,120	0.14	52	6,898	0.16
3	6,120	0.14	53	6,120	0.14
4	6,120	0.14	54	6,120	0.14
5	6,120	0.14	55	6,120	0.14
6	6,120	0.14	56	6,120	0.14
7	6,120	0.14	57	6,504	0.15
8	6,623	0.15	58	7,191	0.17
9	7,033	0.16	59	7,192	0.17
10	7,032	0.16	60	7,192	0.17
11	9,419	0.22	61	6,941	0.16
12	7,741	0.18	62	7,479	0.17
13	6,420	0.15	63	6,120	0.14
14	6,567	0.15	64	7,845	0.18
15	9,464	0.22	65	9,147	0.21
16	8,040	0.18	66	6,720	0.15
17	6,360	0.15	67	4,008	0.09
18	6,360	0.15	68	8,446	0.19
19	8,040	0.18	69	6,360	0.15
20	7,805	0.18	70	6,360	0.15
21	6,600	0.15	71	6,360	0.15
22	6,600	0.15	72	8,004	0.18
23	6,600	0.15	73	8,185	0.19
24	8,845	0.20	74	7,142	0.16
25	7,306	0.17	75	7,827	0.18
26	6,120	0.14	76	7,994	0.18
27	6,120	0.14	77	6,660	0.15
28	6,120	0.14	78	6,660	0.15
29	6,120	0.14	79	6,660	0.15
30	6,120	0.14	80	6,660	0.15
31	6,120	0.14	81	7,372	0.17
32	6,120	0.14	82	8,236	0.19
33	6,120	0.14	83	8,596	0.2
34	6,120	0.14	84	7,030	0.16
35	6,120	0.14	85	6,660	0.15
36	6,120	0.14	86	7,994	0.18
37	6,120	0.14	87	8,040	0.18
38	6,120	0.14	88	7,320	0.17
39	6,120	0.14	89	7,461	0.17
40	6,120	0.14	90	8,120	0.19
41	6,120	0.14	91	8,758	0.2
42	8,435	0.19	92	7,324	0.17
43	7,979	0.18	93	8,040	0.18
44	6,782	0.16	94	7,439	0.17
45	6,120	0.14	95	6,120	0.14
46	6,120	0.14	96	6,120	0.14
47	6,120	0.14	97	6,120	0.14
48	6,312	0.14	98	6,120	0.14
49	7,195	0.17	99	6,120	0.14
50	6,931	0.16	100	6,120	0.14
101	6,120	0.14	151	7,680	0.18
102	6,120	0.14	152	7,680	0.18
103	6,120	0.14	153	8,736	0.20
104	6,120	0.14	154	8,736	0.20
105	6,120	0.14	155	7,680	0.18
106	6,120	0.14	156	7,680	0.18
107	6,120	0.14	157	10,134	0.23
108	6,120	0.14	158	8,600	0.20
109	6,120	0.14	159	7,680	0.18
110	6,120	0.14	160	7,680	0.18
111	6,120	0.14	161	10,101	0.23
112	6,120	0.14	162	11,137	0.26
113	6,120	0.14	163	15,265	0.35
114	6,120	0.14	164	15,265	0.35
115	7,206	0.17	165	13,201	0.30
116	7,194	0.17	166	15,205	0.35
117	6,887	0.16	167	13,163	0.30
118	7,441	0.17	168	3,596	0.08
119	8,661	0.20	169	3,596	0.08
120	8,387	0.19	170	6,606	0.15
121	6,720	0.15	171	8,411	0.19
122	6,120	0.14	172	6,606	0.15
123	6,120	0.14	173	8,411	0.19
124	6,725	0.15	174	6,587	0.15
125	7,206	0.17	175	8,392	0.19
126	7,194	0.17	176	6,606	0.15
127	6,887	0.16	177	12,077	0.28
128	7,441	0.17			
129	8,230	0.19			
130	7,680	0.18	OUTLOT A	229,364	5.27
131	7,680	0.18	OUTLOT B	125,727	2.89
132	7,680	0.18	OUTLOT C	117,460	2.70
133	10,190	0.23	OUTLOT D	89,716	2.06
134	10,190	0.23	OUTLOT E	153,649	3.11
135	10,190	0.23	OUTLOT F	32,156	0.74
136	10,190	0.23	OUTLOT G	9,663	0.22
137	10,190	0.23	OUTLOT H	211,890	4.86
138	10,190	0.23	OUTLOT I	22,833	0.52



PREPARED FOR:  
**PULTE HOME COMPANY, LLC**  
1900 E. GOLF ROAD, SUITE 300  
SCHAUMBURG, IL 60173  
(847) 230-5400

## CEMCON, Ltd.

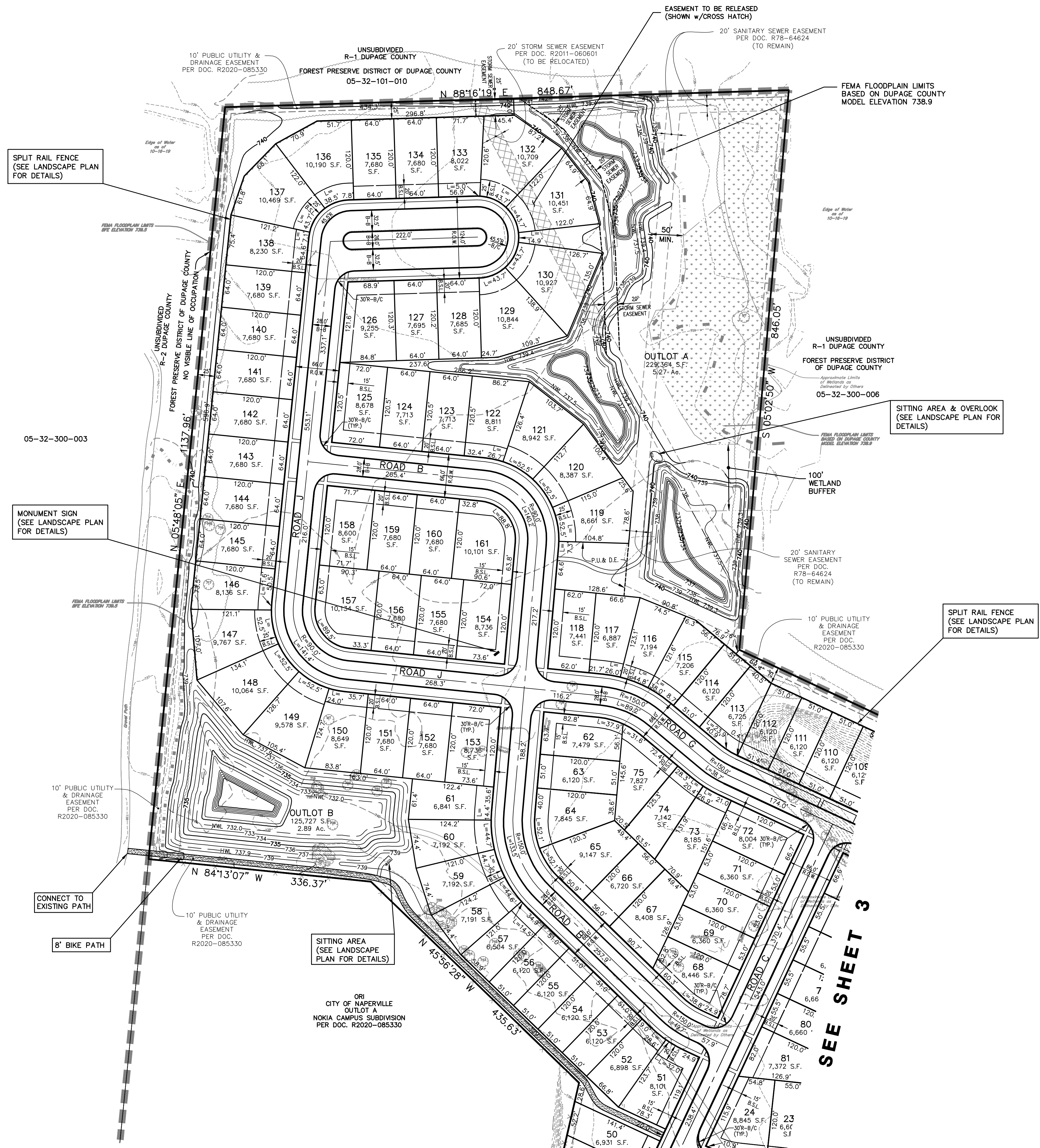
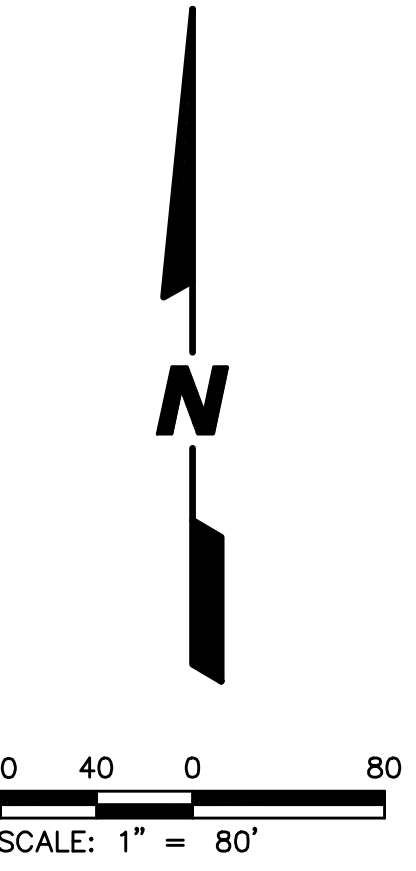
Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100  
Aurora, Illinois 60502-9675  
PH: 630.862.2100 FAX: 630.862.2199  
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 402138 FILE NAME: PREVOR  
DRAWN BY: LAL FLD. BK. / PG. NO.: NOTES  
COMPLETION DATE: 09-14-20 JOB NO.: 402.138  
XREF: TOPO PROJECT MANAGER: CRM  
10-16-20/LAL: REVISED PER 2020-10-05 CITY COMMENTS  
11-18-20/LAL: REVISED PER 2020-11-03 CITY COMMENTS  
12-20-20/LAL: REVISED PER PLAN COMMISSION MEETING 12/16  
02-01-21/LAL: REVISED PER 2021-01-29 CITY COMMENTS  
02-19-21/LAL: REVISED PER PLAN COMMISSION MEETING 2/6

**PRELIMINARY P.U.D. FOR NAPER COMMONS**  
**CITY OF NAPERVILLE PROJECT NO. 20-1000088**  
**SHEET 1 OF 4**

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ORI  
CITY OF NAPERVILLE  
OUTLOT A  
NOKIA CAMPUS SUBDIVISION  
PER DOC. R2020-085330

**SEE SHEET 3**

**CEMCON, Ltd.**

Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100  
Aurora, Illinois 60502-9675  
PH: 630.862.2100 FAX: 630.862.2199  
E-Mail: cadd@cemcon.com Website: www.cemcon.com

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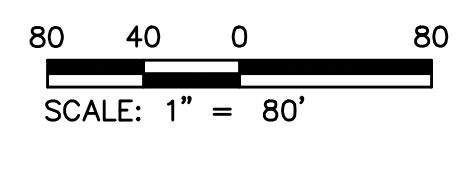
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**PRELIMINARY P.U.D. FOR NAPER COMMONS**  
**CITY OF NAPERVILLE PROJECT NO. 20-1000088**

PREPARED FOR:  
**PULTE HOME COMPANY, LLC**  
1900 E. GOLF ROAD, SUITE 300  
SCHAUMBURG, IL 60173  
(847) 230-5400



05-32-400-001



SEE SHEET 2

SITTING AREA  
(SEE LANDSCAPE PLAN  
FOR DETAILS)

SPLIT RAIL FENCE  
(SEE LANDSCAPE PLAN  
FOR DETAILS)

UNSUBDIVIDED  
R-1 DUPAGE COUNTY  
FOREST PRESERVE  
DISTRICT OF DUPAGE COUNTY

SPLIT RAIL FENCE  
(SEE LANDSCAPE PLAN  
FOR DETAILS)

50' WETLAND BUFFER

6" WHITE, LANE LINE  
w/12" WHITE, 45° DIAGONALS  
THERMOPLASTIC (TYP.)

8' BIKE PATH

MONUMENT SIGN  
(SEE LANDSCAPE PLAN  
FOR DETAILS)

05-32-300-013

10' PUBLIC UTILITY  
& DRAINAGE  
EASEMENT  
PER DOC. R2020-085330

N 24°46'51" W  
29.17'  
N 07°15'53" E  
16.28'  
N 53°24'06" E  
26.95'

10' PUBLIC UTILITY  
& DRAINAGE  
EASEMENT  
PER DOC. R2020-085330

ORI  
CITY OF NAPERVILLE  
LOT 3  
NOKIA CAMPUS SUBDIVISION  
PER DOC. R2020-085330  
05-32-300-015

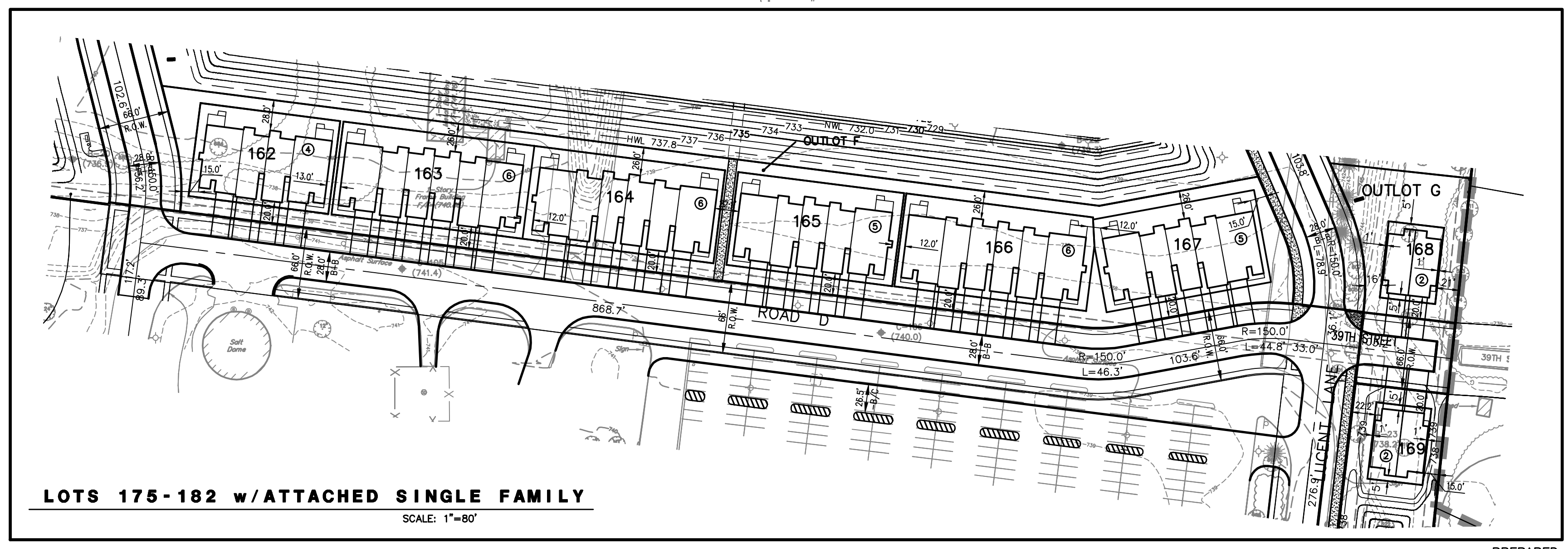
BOARD WALK  
(SEE PLAN FOR PARK  
SITE "BY OTHERS")

FUTURE R.O.W. TO BE DEDICATED  
BY SEPARATE INSTRUMENT  
(SHOWN w/SOLID HATCH)

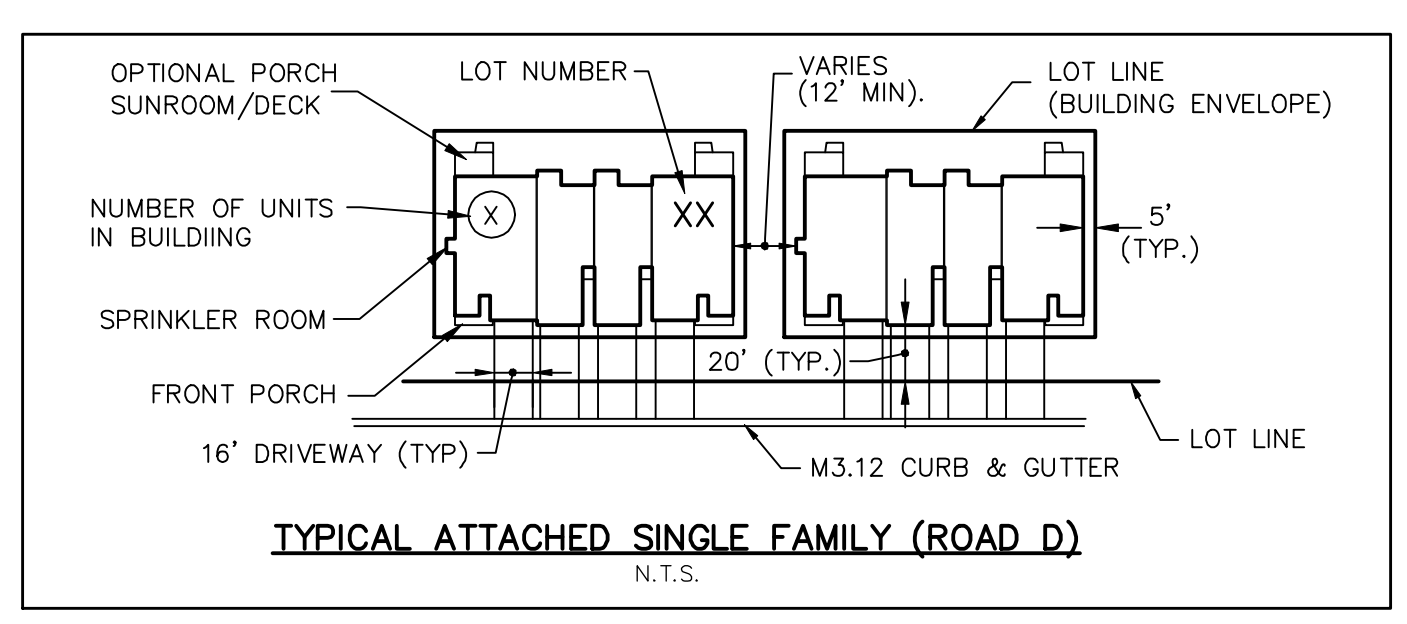
RECONFIGURE EXISTING  
PARKING LOT AS NECESSARY

PROPOSED ACCESS

SEE SHEET 4



LOTS 175-182 w/ATTACHED SINGLE FAMILY  
SCALE: 1"=80'



PREPARED FOR:  
PULTE HOME COMPANY, LLC  
1900 E. GOLF ROAD, SUITE 300  
SCHAUMBURG, IL 60173  
(847) 230-5400



PREPARED BY:  
**CEMCON, Ltd.**  
Consulting Engineers, Land Surveyors & Planners  
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Aurora, Illinois 60502-9675  
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PRELIMINARY P.U.D. FOR NAPER COMMONS  
CITY OF NAPERVILLE PROJECT NO. 20-10000088  
SHEET 3 OF 4  
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DRAWING PATH: P:\2020\UNDO\DRAWINGS\PRELIMINARY\PREOVR.DWG  
PLOT FILE CREATED: 2/24/2021 BY: LESLIE LUMBERG



