

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)
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

MAJOR CHANGE TO THE IRON GATE MOTOR CONDOS
PLANNED UNIT DEVELOPMENT AND FINAL PLANNED UNIT
DEVELOPMENT PLAT FOR IRON GATE MOTOR CONDOS
PHASE 2A, BUILDING 3 AND PHASE 2B

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

TOTAL AREA OF PHASE 2B
P.U.D.
5.078 ACRES
(MORE OR LESS)

PARCEL INDEX NUMBERS
07-04-203-024
[FORMERLY KNOWN AS
07-04-203-022] [PART OF]
VACANT LAND,
FERRY ROAD,
NAPERVILLE, ILLINOIS.
(PHASE 2B NOT YET ADDRESSED)

PLANNING AND ZONING COMMISSION CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DUPAGE)
APPROVED BY THE CITY OF NAPERVILLE PLANNING AND ZONING COMMISSION
AT A MEETING HELD THE _____ DAY OF _____, A.D., 20____.
BY: _____
CHAIRMAN

PART OF THE EAST HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 9,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

DUPAGE COUNTY RECORDER'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF)
THIS INSTRUMENT _____ WAS FILED FOR RECORD
IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS,
ON THE _____ DAY OF _____,
A.D., 2018 AT _____ O'CLOCK _____ M, AND WAS RECORDED IN
BOOK _____ OF PLATS ON PAGE _____.
RECORDER OF DEEDS

LEGEND
SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
LOT LINE/PROPERTY LINE (Solid Line)
ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
BUILDING LINE (Long Dashed Lines)
PROPOSED EASEMENT LINE (Heavy Short Dashed Lines)
EXISTING EASEMENT LINE (Light Short Dashed Lines)
CENTERLINE (Single Dashed Lines)
QUARTER SECTION LINE (Double Dashed Lines)
SECTION LINE (Triple Dashed Lines)
CITY OF NAPERVILLE LIMITS
SET CONCRETE MONUMENT
FOUND CONCRETE MONUMENT



VICINITY MAP

CITY OF NAPERVILLE REQUIRED SCHOOL LAND-CASH DONATION:

THE SCHOOL LAND-CASH AMOUNT DUE FOR THE PROPERTY SHOWN HEREON PURSUANT TO THE LAND-CASH PROVISIONS OF THE NAPERVILLE MUNICIPAL CODE IS TO BE PAID ON A PER PERMIT BASIS PRIOR TO ISSUANCE OF EACH BUILDING PERMIT FOR A RESIDENTIAL UNIT WITHIN THE PLATTED AREA PER SECTION 7-3-5.2.2 OF THE NAPERVILLE MUNICIPAL CODE. NO CREDIT SHALL BE GIVEN FOR ANY EXISTING STRUCTURE.

CITY OF NAPERVILLE REQUIRED PARK LAND-CASH DONATION:

THE PARK LAND-CASH AMOUNT DUE FOR THE PROPERTY SHOWN HEREON SHALL BE PAID PURSUANT TO THE PARK DISTRICT LAND-CASH AGREEMENT FOR IRON GATE MOTOR CONDOS PHASE 2B, WHICH AGREEMENT IS INCLUDED AS "EXHIBIT C" OF THE OWNER'S ACKNOWLEDGEMENT AND ACCEPTANCE AGREEMENT FOR IRON GATE MOTOR CONDOS PHASE 2A AND PHASE 2B.

DEPICTION/LEGAL DESCRIPTION OF IRON GATE MOTOR CONDOS

A DEPICTION AND LEGAL DESCRIPTION OF THE ENTIRE IRON GATE MOTOR CONDOS PLANNED UNIT DEVELOPMENT ARE INCLUDED ON SHEET 3 OF THIS PLAT.

LEGAL DESCRIPTION IRON GATE MOTOR CONDOS PHASE 2A

THAT PART OF LOT 1 IN IRON GATE MOTOR CONDOMINIUMS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 28, 2014 AS DOCUMENT R2014-025190, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 36 MINUTES 23 SECONDS WEST, 55.01 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 37 MINUTES 55 SECONDS WEST, 296.34 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 05 SECONDS WEST, 466.92 FEET; THENCE NORTH 00 DEGREES 37 MINUTES 55 SECONDS EAST, 287.98 FEET; THENCE NORTH 89 DEGREES 36 MINUTES 23 SECONDS EAST, 466.99 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

LEGAL DESCRIPTION IRON GATE MOTOR CONDOS PHASE 2B

THAT PART OF LOT 1 AND LOT A IN LOT 1 OF IRON GATE MOTOR CONDOS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 28, 2014 AS DOCUMENT R2014-025190, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 37 MINUTES 55 SECONDS WEST, 297.32 FEET ALONG THE EAST LINE OF LOT 1; THENCE NORTH 89 DEGREES 22 MINUTES 05 SECONDS WEST, 521.92 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 22 MINUTES 05 SECONDS WEST, 0.08 FEET TO AN INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT A; THENCE SOUTH 00 DEGREES 37 MINUTES 55 SECONDS WEST, 83.14 FEET ALONG SAID EXTENDED LINE AND EAST LINE TO A POINT THEREIN THAT IS 33 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT A; THENCE SOUTH 89 DEGREES 36 MINUTES 23 SECONDS WEST, 599.55 FEET ALONG A LINE THAT IS 371.06 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1 TO THE WEST LINE THEREOF; THENCE NORTH 01 DEGREES 42 MINUTES 12 SECONDS EAST, 371.31 FEET ALONG SAID WEST LINE TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89 DEGREES 36 MINUTES 23 SECONDS EAST, 592.69 FEET ALONG SAID NORTH LINE TO AN INTERSECTION WITH THE NORTHERLY EXTENSION OF SAID EAST LINE OF LOT A; THENCE SOUTH 00 DEGREES 37 MINUTES 55 SECONDS WEST, 287.98 FEET ALONG SAID EXTENDED LINE TO THE POINT OF BEGINNING; IN DUPAGE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
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 _____, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____.

BY: _____
SIGNATURE

TITLE: _____
PRINT TITLE

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF)
I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY
PRINT NAME
IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____,
PRINT NAME
OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME
TITLE
TO BE THE SAME PERSONS WHOSE NAME IS SUBSCRIBED TO THE FORGOING
INSTRUMENT AS SUCH _____ RESPECTFULLY, APPEARED
TITLE
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 _____, A.D., 20____.
DATE MONTH

NOTARY PUBLIC SIGNATURE

PRINT NAME
MY COMMISSION EXPIRES ON _____, A.D., 20____.
MONTH DATE

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
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 _____, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____.

BY: _____
SIGNATURE

TITLE: _____
PRINT TITLE

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF)
I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY
PRINT NAME
IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____,
PRINT NAME
OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME
TITLE
TO BE THE SAME PERSONS WHOSE NAME IS SUBSCRIBED TO THE FORGOING
INSTRUMENT AS SUCH _____ RESPECTFULLY, APPEARED
TITLE
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 _____, A.D., 20____.
DATE MONTH

NOTARY PUBLIC SIGNATURE

PRINT NAME
MY COMMISSION EXPIRES ON _____, A.D., 20____.
MONTH DATE

SITE ZONING DATA PHASE 2A
ZONING OF SUBJECT PROPERTY: I (INDUSTRIAL)
MINIMUM LOT SIZE: ONE HALF (1/2) ACRE
MINIMUM LOT WIDTH: ONE HUNDRED (100) FEET REQUIRED YARDS:
YARDS FACING EXISTING OR PROPOSED ROADWAYS: THERE SHALL BE A REQUIRED YARD ADJACENT TO EACH EXISTING OR PROPOSED ROADWAY THAT BOUNDS AN INDIVIDUAL TRACT. SUCH YARD SHALL NOT BE LESS TWENTY (20) FEET IN DEPTH.
YARDS ADJACENT TO INTERIOR AND REAR PROPERTY LINES: THERE SHALL BE A REQUIRED YARD ADJACENT TO EACH INTERIOR SIDE YARD LINE AND REAR LOT LINE OF NOT LESS THAN FIFTEEN (15) FEET IN DEPTH.
WHERE ANY INTERIOR SIDE PROPERTY LINE OR REAR PROPERTY LINE ABUTS UPON A RESIDENCE DISTRICT, THERE SHALL BE PROVIDED A REQUIRED YARD ONE FOOT IN DEPTH FOR EACH FOR OF BUILDING HEIGHT BUT IN NO EVENT SHALL THE YARD BE LESS THAN ONE HUNDRED (100) FEET IN DEPTH.
MAXIMUM FLOOR AREA RATIO FOR ALL BUILDINGS AND STRUCTURES: 0.70 (SEE OVERALL IGMC P.U.D. EXHIBIT PLAT).
ALL OUTSIDE STORAGE AREAS OF GOODS, MATERIALS AND PRODUCTS SHALL BE SCREENED IN ACCORDANCE WITH SECTION 5-10-3.7 OF THIS CODE. LIGHTING OF THE FACILITY SHALL BE DIRECTED AWAY FROM SURROUNDING PROPERTIES.
WHERE THE I DISTRICT ABUTS OR IS ACROSS AN EXISTING OR PROPOSED RIGHT-OF-WAY FROM PROPERTY LOCATED IN A RESIDENCE DISTRICT, SCREENING BY FENCES OR LANDSCAPING OF AT LEAST SEVENTY-FIVE PERCENT (75%) OPACITY SHALL BE PROVIDED.
CONDITIONAL USES APPROVED FOR PHASE 2: AUTOMOBILE SERVICE STATIONS AND CAR WASHES USED IN CONJUNCTION WITH AN AUTOMOBILE SERVICE STATION, EATING AND DRINKING ESTABLISHMENTS.

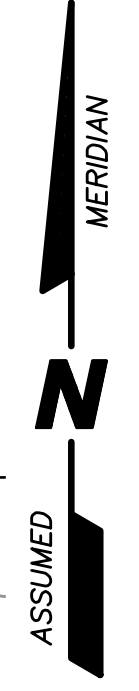
SITE ANALYSIS PHASE 2A
PHASE 2A - EXISTING ZONING I DISTRICT P.U.D.
PHASE 2A COMMERCIAL LAND USES
BUILDING USE SIZE (S.F.)
IGMP BUILDING 1A VEHICLE SALES OFFICE / WAITING OFFICE MEZZANINE 4,055
BRIGHTON BUILDING 1B CAR DETAILING OFFICE / WAITING OFFICE MEZZANINE SHOPS 721
FMU BUILDING 1B CAR REPAIR OFFICE WAITING OFFICE MEZZANINE SHOPS PARTS STORAGE 3,292
SOUNDZ PLUS BUILDING 1B CAR ACCESSORIES OFFICE / WAITING OFFICE MEZZANINE SHOPS 339
BUILDING 1B AVAILABLE SPACE 1 OFFICE / WAITING OFFICE MEZZANINE SHOPS 271
BUILDING 1B AVAILABLE SPACE 2 OFFICE / WAITING OFFICE MEZZANINE SHOPS 251
BUILDING 3 COMMERCIAL/RETAIL CAR REPAIR OFFICE / WAITING PARTS STORAGE SHOPS 16,522
TOTAL COMMERCIAL (BLDG. 1, 2 AND 3): 54,166
COMMERCIAL PARKING: 213/54,166 = 3.93/1000 S.F.

PREPARED FOR / SUBDIVIDER:
IRON GATE MOTOR CONDOS
FERRY ROAD, D114
NAPERVILLE, IL 60540

PREPARED BY:
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.: 904117 FILE NAME: PUD PLAT-2A-2B
DRAWN BY: JGC FLD. BK. / PG. NO.: D35/43
COMPLETION DATE: 12-23-20 JOB NO.: 829.007
PROJECT REFERENCE: N/A
REV. 1: 03-19-21/JGC - REV. PER NAPERVILLE REVIEW LETTER DATED 01-18-21, REVISED BOUNDARY AND ASSOCIATED ELEMENTS THEREWITH
REV. 2: 04-29-21/JGC - REV. PER NAPERVILLE REVIEW
REV. 3: 05-28-21/JGC - REV. PER NAPERVILLE REVIEW
REV. 4: 06-01-21/JGC - REV. PER NAPERVILLE REVIEW
REV. 5: 06-01-21/JGC - REV. PER NAPERVILLE REVIEW
REV. 6: 06-02-21/JGC - REV. PER NAPERVILLE REVIEW
REV. 7: 06-04-21/JGC - REV. PER NAPERVILLE REVIEW
IRON GATE MOTOR CONDOS 2A AND 2B BLDG 3 PRELIMINARY/FINAL PUD PLAT
CITY OF NAPERVILLE PROJECT NUMBER 18 20-10000088
Copyright © 2020 Cemcon, Ltd. All rights reserved.

MAJOR CHANGE TO THE IRON GATE MOTOR CONDOS PLANNED UNIT DEVELOPMENT AND FINAL PLANNED UNIT DEVELOPMENT PLAT FOR IRON GATE MOTOR CONDOS PHASE 2A, BUILDING 3 AND PHASE 2B

PART OF THE EAST HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 9,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

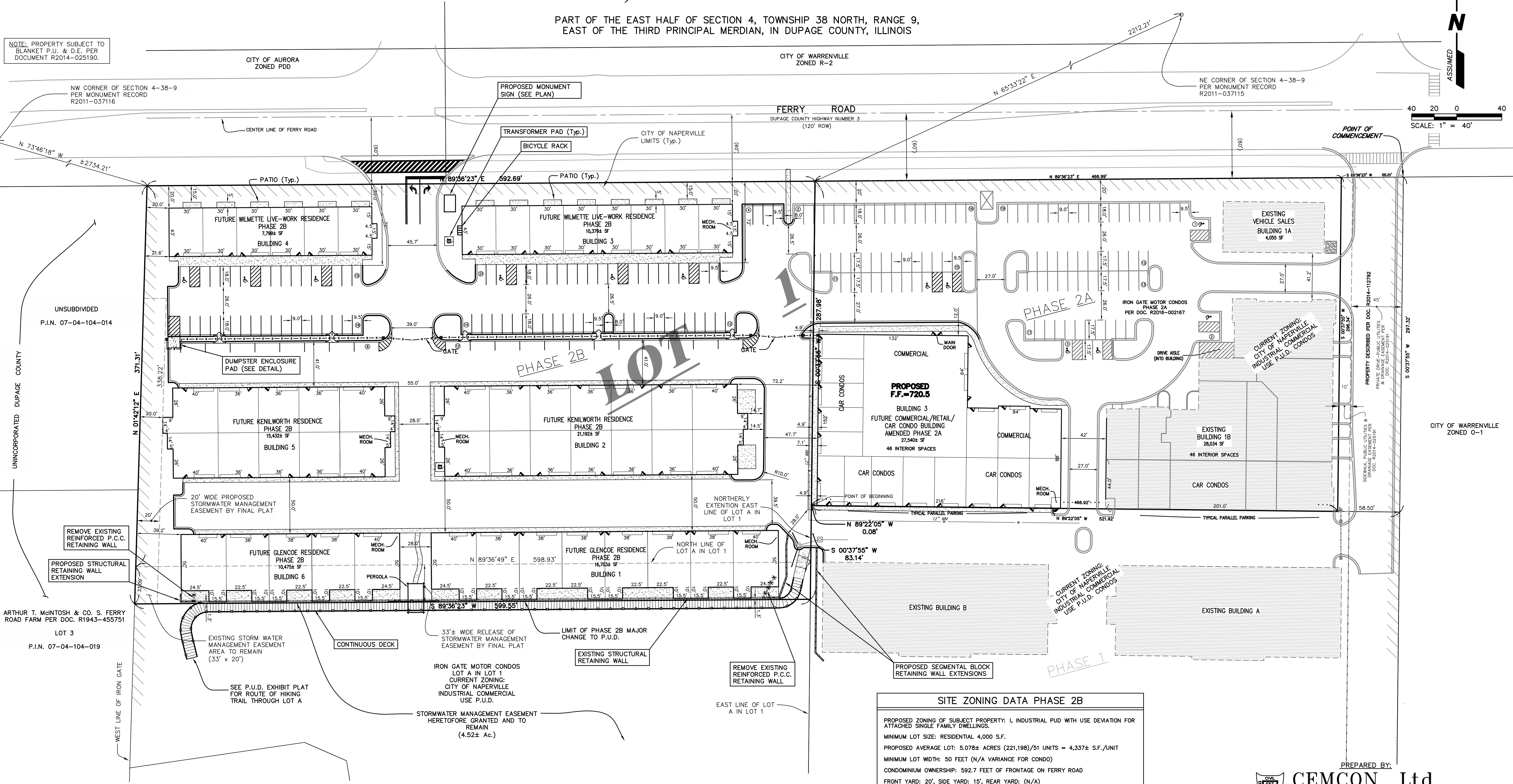


SCALE: 1" = 40'

NOTE: PROPERTY SUBJECT TO
BLANKET P.U. & D.E. PER
DOCUMENT R2014-025190.

NW CORNER OF SECTION 4-38-9
PER MONUMENT RECORD
R2011-037116

NE CORNER OF SECTION 4-38-9
PER MONUMENT RECORD
R2011-037115



UNSUBDIVIDED
P.I.N. 07-04-104-014

ARTHUR T. McINTOSH & CO. S. FERRY
ROAD FARM PER DOC. R1943-455751
LOT 3
P.I.N. 07-04-104-019

UNINCORPORATED DUPAGE COUNTY

CITY OF WARRENVILLE
ZONED O-1

DRAWING PATH: P:\04117\04117\Survey\Drawings\Plat\2A-2B.dwg
PLOT FILE CREATED: 10/2/18

NOTES
ALL MEASUREMENTS ARE SHOWN IN FEET
AND DECIMAL PARTS THEREOF.
DIMENSIONS SHOWN ALONG CURVES ARE
ARC DISTANCES.
THE BEARINGS SHOWN HEREON ARE
ASSUMED.

SITE ANALYSIS PHASE 2B

NORTH SHORE LIVE-WORK
PHASE 2B - EXISTING AND PROPOSED ZONE I P.U.D.

BUILDING	USE	FLOOR AREA (S.F.)	PARKING
WILMETTE	LIVE-WORK 14 UNITS	41,851	80 SURFACE 56 INTERIOR
KENILWORTH	RESIDENCE 24 UNITS	67,836	20 SURFACE 96 INTERIOR
GLENCOE	RESIDENCE 13 UNITS	64,637	52 INTERIOR
TOTALS:	51 UNITS	174,324	304
SITE AREA:		221,198 S.F.	5.96/UNIT

SITE ZONING DATA PHASE 2B

PROPOSED ZONING OF SUBJECT PROPERTY: I, INDUSTRIAL PUD WITH USE DEVIATION FOR ATTACHED SINGLE FAMILY DWELLINGS.
MINIMUM LOT SIZE: RESIDENTIAL 4,000 S.F.
PROPOSED AVERAGE LOT: 5.078± ACRES (221,198)/51 UNITS = 4,337± S.F./UNIT
MINIMUM LOT WIDTH: 50 FEET (N/A VARIANCE FOR CONDO)
CONDOMINIUM OWNERSHIP: 592.7 FEET OF FRONTAGE ON FERRY ROAD
FRONT YARD: 20', SIDE YARD: 15', REAR YARD: (N/A)
MAXIMUM FLOOR AREA RATIO: 0.70
PROPOSED FLOOR AREA RATIO: (SEE OVERALL IGMC P.U.D. EXHIBIT PLAT)

OTHER CONDITIONS

- ALL BUSINESS, SERVICE, OR PROCESSING, EXCEPT OFF STREET PARKING OR LOADING, SHALL BE CONDUCTED WITHIN COMPLETELY ENCLOSED BUILDINGS. THE CITY OF COUNCIL MAY WAIVE THIS PROVISION BY DESIGNATING CERTAIN DAYS ON WHICH BUSINESS ESTABLISHMENTS MAY CONDUCT THEIR BUSINESSES OUTSIDE THE BUILDING OR STRUCTURE. PROVIDED, HOWEVER, THAT THE SALE AND STORAGE OF SEASONAL MERCHANDISE AT RETAIL SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 6-2-23 OF THIS TITLE.
- ALL OUTSIDE STORAGE AREAS OF GOODS, MATERIALS AND PRODUCTS SHALL BE SCREENED IN ACCORDANCE WITH SUBSECTION 5-10-3.7 OF THIS CODE. LIGHTING OF THE FACILITY SHALL BE DIRECTED AWAY FROM SURROUNDING PROPERTIES. PROVIDED, HOWEVER, THAT THE SALE AND STORAGE OF SEASONAL MERCHANDISE AT RETAIL SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 6-2-23 OF THIS TITLE.
- PROCESSES AND EQUIPMENT EMPLOYED WITH THE OCI DISTRICT SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF CHAPTER 14.

PREPARED BY:
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.: 904117 FILE NAME: PUD PLAT-2A-2B
DRAWN BY: JGC/JNL FLD. BK. / PG. NO.: D35/43
COMPLETION DATE: 12-23-20 JOB NO.: 829.007
PROJECT REFERENCE: N/A

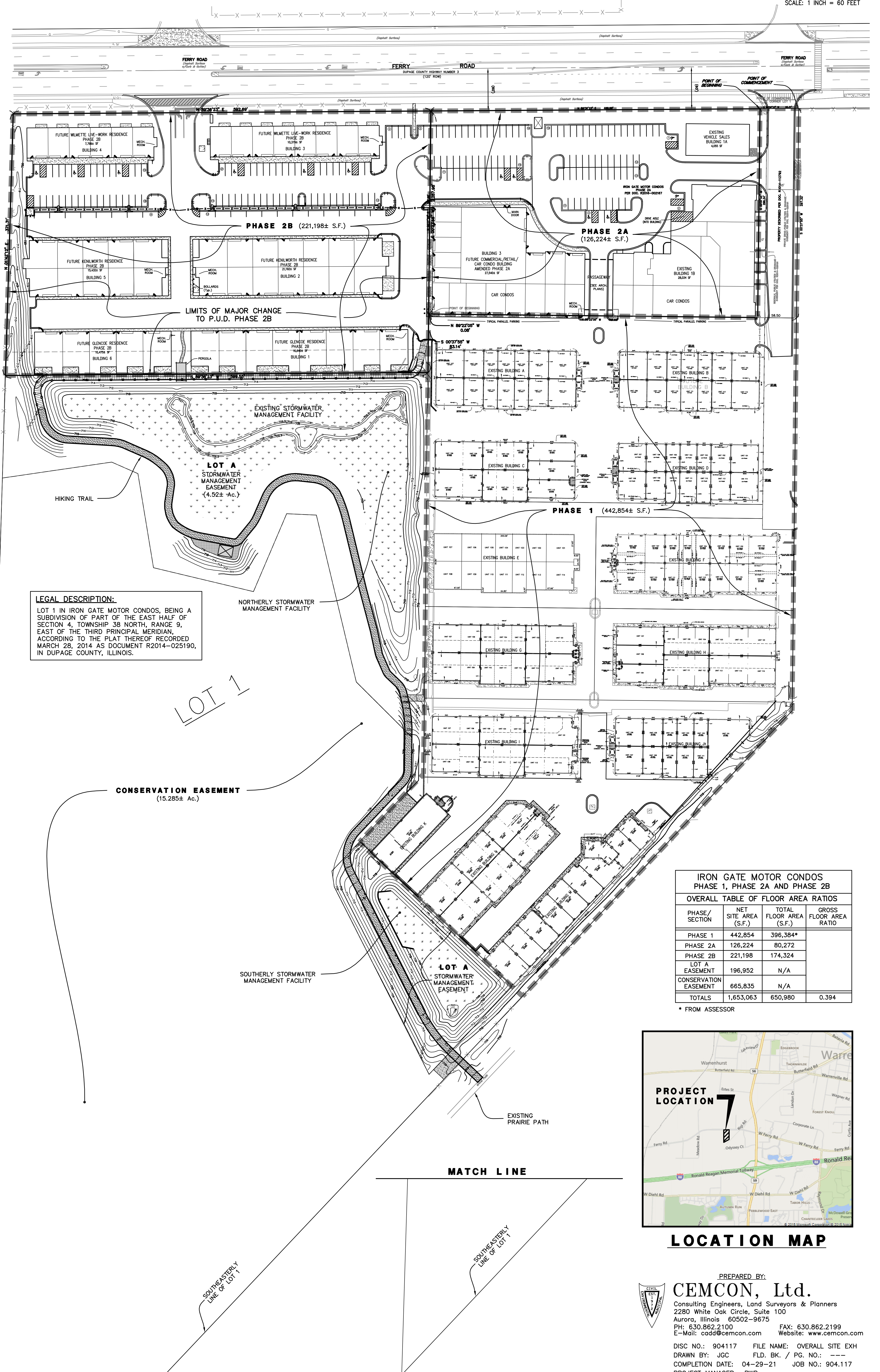
REV. 1: 03-19-21/JGC - REV. PER NAPERVILLE REVIEW LETTER DATED 01-18-21, REVISED BOUNDARY AND ASSOCIATED ELEMENTS THEREWITH
REV. 2: 04-29-21/JGC - REV. PER NAPERVILLE REVIEW
REV. 3: 05-24-21/JGC - REV. PER NAPERVILLE REVIEW
REV. 4: 05-28-21/JGC - REV. PER NAPERVILLE REVIEW
REV. 5: 06-01-21/JGC - REV. PER NAPERVILLE REVIEW
REV. 7: 06-04-21/JGC - REV. PER NAPERVILLE REVIEW

IRON GATE MOTOR CONDOS 2A AND 2B BLDG 3 PRELIMINARY/FINAL PUD PLAT
CITY OF NAPERVILLE PROJECT NUMBER 18 20-1000068
Copyright © 2020 Cemcon, Ltd. All rights reserved.

P.U.D. EXHIBIT PLAT FOR IRON GATE MOTOR CONDOS



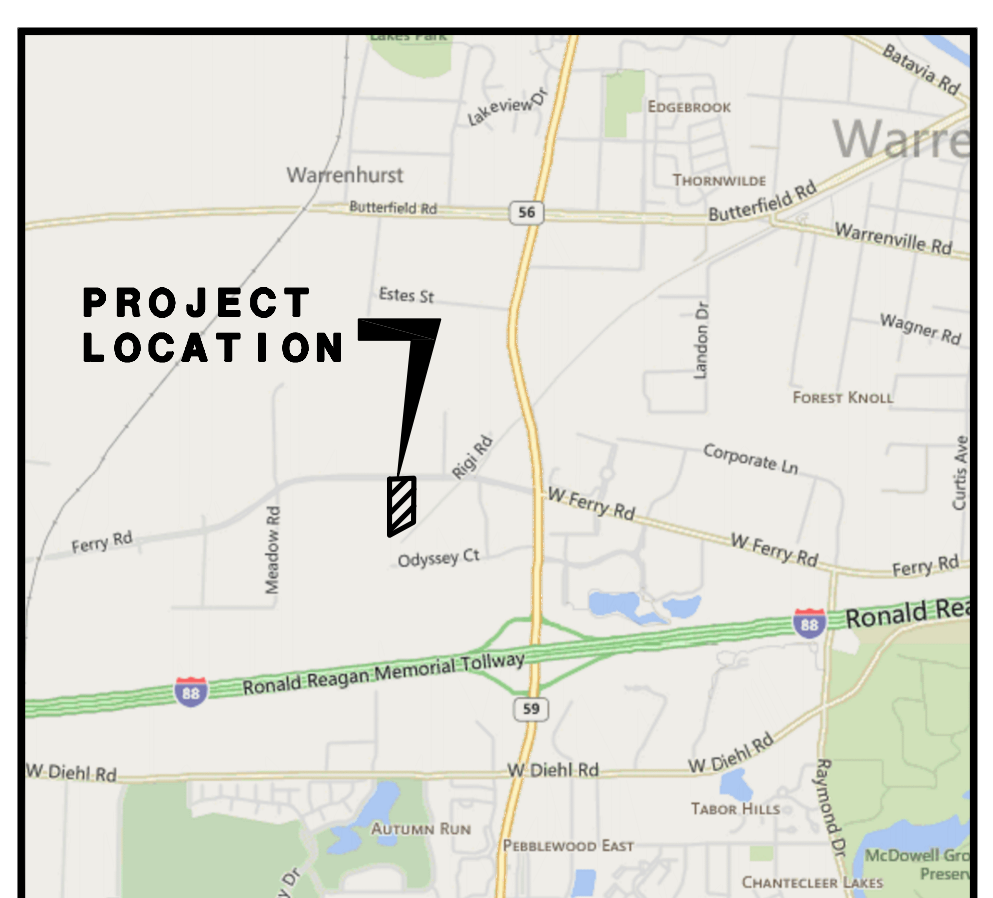
60 30 0 60
SCALE: 1 INCH = 60 FEET



LEGAL DESCRIPTION:
LOT 1 IN IRON GATE MOTOR CONDOS, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 28, 2014 AS DOCUMENT R2014-025190, IN DUPAGE COUNTY, ILLINOIS.

IRON GATE MOTOR CONDOS PHASE 1, PHASE 2A AND PHASE 2B			
OVERALL TABLE OF FLOOR AREA RATIOS			
PHASE / SECTION	NET SITE AREA (S.F.)	TOTAL FLOOR AREA (S.F.)	GROSS FLOOR AREA RATIO
PHASE 1	442,854	396,384*	
PHASE 2A	126,224	80,272	
PHASE 2B	221,198	174,324	
LOT A EASEMENT	196,952	N/A	
CONSERVATION EASEMENT	665,835	N/A	
TOTALS	1,653,063	650,980	0.394

* FROM ASSESSOR



LOCATION MAP

PREPARED BY:
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.: 904117 FILE NAME: OVERALL SITE EXH
DRAWN BY: JGC FLD. BK. / PG. NO.: ---
COMPLETION DATE: 04-29-21 JOB NO.: 904.117
PROJECT MANAGER : RWB

REV. 01: 05-24-21/JGC - REVISED PER CITY OF NAPERVILLE COMMENTS
REV. 07: 06-04-21/JGC - REVISED PER CITY OF NAPERVILLE REVIEW
Copyright © 2021 Cemcon, Ltd. All rights reserved.