

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)
APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE, ILLINOIS, AT A MEETING HELD

MAJOR CHANGE AND FINAL PLANNED UNIT DEVELOPMENT PLAT
IRON GATE MOTOR CONDOS
PHASE 2A, BLDG 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

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

PLANNING AND ZONING COMMISSION CERTIFICATE

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

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
SS.
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

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 IN 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; THENCE NORTH 89 DEGREES 22 MINUTES 05 SECONDS WEST, 521.92 FEET TO A POINT OF BEGINNING; THENCE NORTH 89 DEGREES 22 MINUTES 05 SECONDS WEST, 0.08 FEET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT A IN LOT 1 OF SAID SUBDIVISION; THENCE SOUTH 00 DEGREES 37 MINUTES 55 SECONDS WEST, 50.14 FEET ALONG SAID LINE TO THE NORTHEAST CORNER OF SAID LOT A; THENCE NORTH 89 DEGREES 36 MINUTES 23 SECONDS WEST, 598.93 FEET ALONG THE NORTH LINE OF LOT A TO THE WEST LINE OF SAID SUBDIVISION; THENCE NORTH 01 DEGREES 42 MINUTES 12 SECONDS EAST, 338.22 FEET ALONG SAID WEST LINE, THE SOUTH LINE OF WARRENVILLE ROAD AS PLATTED ON DOCUMENT R2007-090410; THENCE NORTH 89 DEGREES 36 MINUTES 23 SECONDS EAST, 592.69 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 00 DEGREES 37 MINUTES 55 SECONDS, WEST 287.98 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS AND ALSO THE NORTH 158 FEET OF LOT 1 (AS MEASURED AT RIGHT ANGLES TO AND FROM THE NORTH LINE OF LOT A IN LOT 1) AND LYING WEST OF THE EAST LINE OF SAID LOT A IN LOT 1, IN DUPAGE COUNTY, ILLINOIS.

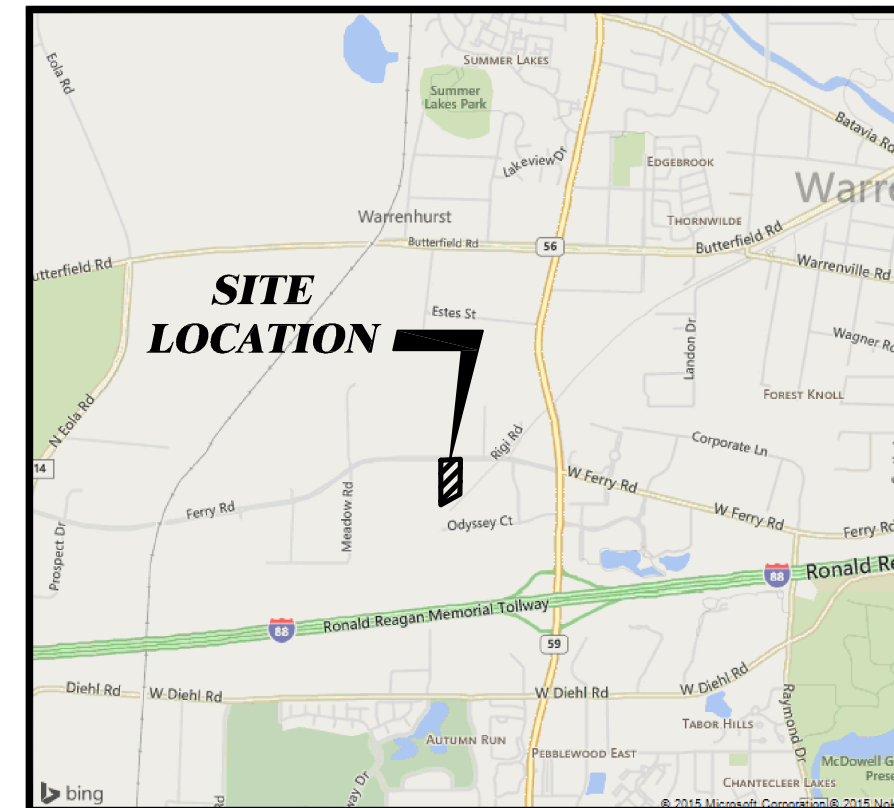
SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)
I, PETER A. BLAESER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR #35-003072, 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 FROM 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 ON OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-11-12-6 AS HERETOFORE AND HEREAFTER AMENDED. BASED ON REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP PANEL NO. 17043C0702H WITH AN EFFECTIVE DATE OF DECEMBER 16, 2004, IT IS OUR OPINION THAT NO PART OF THE PROPERTY DESCRIBED HEREON FALLS WITHIN A SPECIAL HAZARD ZONE (NO SHADING-ZONE X) AS DESIGNATED AND DEFINED BY F.E.M.A.

DATED THIS DAY OF , A.D., 2021.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3072
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2022
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937
EXPIRES ON APRIL 30, 2021

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

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 , ILLINOIS, THIS DAY OF , A.D., 20.

BY: SIGNATURE
TITLE: PRINT TITLE

NOTARY'S CERTIFICATE

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

NOTARY PUBLIC SIGNATURE
PRINT NAME
MY COMMISSION EXPIRES ON MONTH DATE, A.D., 20.

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 , ILLINOIS, THIS DAY OF , A.D., 20.

BY: SIGNATURE
TITLE: PRINT TITLE

NOTARY'S CERTIFICATE

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

NOTARY PUBLIC SIGNATURE
PRINT NAME
MY COMMISSION EXPIRES ON MONTH DATE, A.D., 20.

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
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

Table with 2 main sections: PHASE 2A - EXISTING ZONING I DISTRICT P.U.D. and PARKING FOR COMMERCIAL USES PHASE 2A. Includes sub-tables for PHASE 2A COMMERCIAL LAND USES and PHASE 2A CAR CONDOS.

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

PARCEL INDEX NUMBERS
PART OF 07-04-203-024
PART OF 07-04-205-001
THRU 07-04-205-164
VACANT LAND
WARRENVILLE ROAD
NAPERVILLE, ILLINOIS.
(PHASE 2B NOT YET ADDRESSED)

NOTES
ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES.
THE BEARINGS SHOWN HEREON ARE BASED ON THE RECORD BEARINGS FOR IRON GATE MOTOR CONDOS'S SUBDIVISION.
3/4 INCH IRON PIPE OR OTHER PERMANENT SURVEY MARKERS SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.
BLANKET EASEMENT PROVISIONS HERETOFORE GRANTED PER DOCUMENT R2014-025190 AND LISTED BELOW ENCUMBER PROPOSED LOT 2 EXCEPT IN AREAS OF PROPOSED STRUCTURES AND APPURTENANCES THEREOF.

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

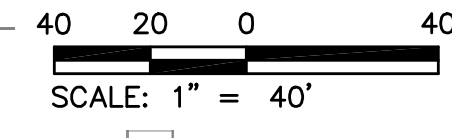
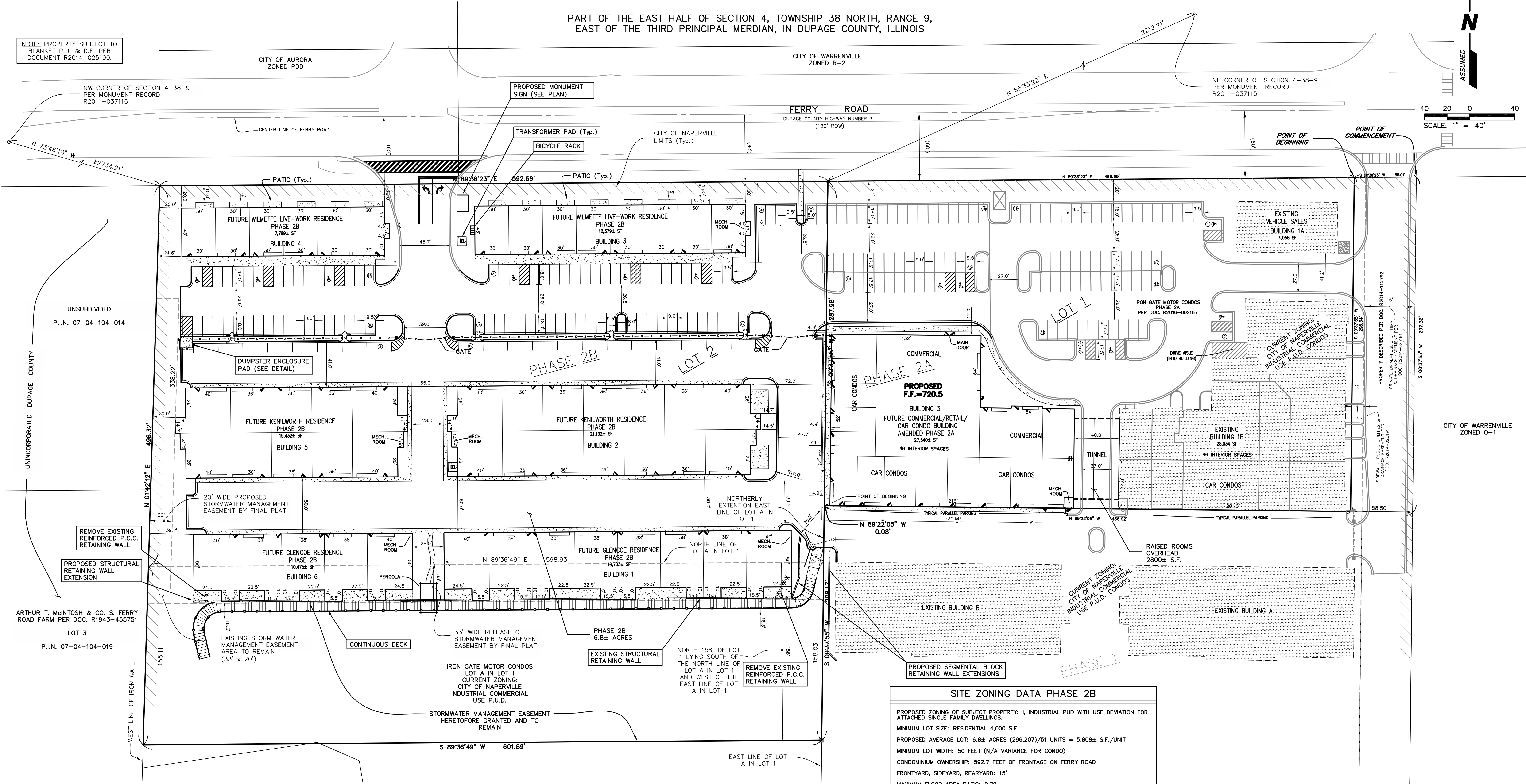
PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com
DISC NO.: 904117 FILE NAME: PUD PLAT-2A-2B
DRAWN BY: JGC FLD. BK. / PG. NO.: D35/43
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 THERWITH

MAJOR CHANGE AND FINAL PLANNED UNIT DEVELOPMENT PLAT

FOR
IRON GATE MOTOR CONDOS PHASE 2A, BLDG. 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

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



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	92,186	20 SURFACE 96 INTERIOR
GLENCOE	RESIDENCE 13 UNITS	64,637	52 INTERIOR
TOTALS:	51 UNITS	198,674	5.96/UNIT
SITE AREA:		296,200 S.F.	FAR = 0.67

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: 6.8± ACRES (296,207)/51 UNITS = 5,808± S.F./UNIT

MINIMUM LOT WIDTH: 50 FEET (N/A VARIANCE FOR CONDO)

CONDOMINIUM OWNERSHIP: 592.7 FEET OF FRONTAGE ON FERRY ROAD

FRONTYARD, SIDEYARD, REARYARD: 15'

MAXIMUM FLOOR AREA RATIO: 0.70

PROPOSED FLOOR AREA RATIO: 0.67±

OTHER CONDITIONS

1. 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.

2. 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.

3. 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
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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

IRON GATE MOTOR CONDOS 2A AND 2B BLDG 3 PRELIMINARY/FINAL PUD PLAT
CITY OF NAPERVILLE PROJECT NUMBER 18 20-1000066

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