

STATE OF ILLINOIS        )  
  )  
COUNTY OF DUPAGE        )  
  )  
CITY OF NAPERVILLE        )

**PETITION TO THE NAPERVILLE CITY COUNCIL AND PLAN COMMISSION FOR ENTITLEMENTS REGARDING 628 N RIVER ROAD**

The undersigned Petitioner, BHC Construction LLC, an Illinois limited liability company (“**Petitioner**”), respectfully petitions the City of Naperville to approve the following: (i) a Major Change to River Woods Office Campus Planned Unit Development (“**River Woods PUD**”); (ii) a Conditional Use permitting a daycare center, preschool, and their associated uses on the Subject Property in the B2 zoning district (“**Community Shopping Center District**”); (iii) an administrative adjustment to the approved elevations for the River Woods PUD as depicted on the elevations attached hereto as **Exhibit A (“Elevations”)**; (iv) approval of a Preliminary/Final PUD Plat attached hereto as **Exhibit B (“PUD Plat”)**; and (v) such other departures or deviations as may be necessary to develop the property legally described on **Exhibit C (“Subject Property”)** and as depicted on the plans submitted herewith pursuant to the appropriate provisions of the Naperville Municipal Code, as amended (hereinafter the “**Code**”).

In support of this Petition, the Petitioner represents to the City of Naperville as follows:

1. The Petitioner is an Illinois limited liability company, with a principal place of business address of 640 N. River Road, Suite 106, Naperville, IL 60563.
2. The Petitioner is also the owner of the Subject Property.
3. The Subject Property comprises Parcel “F” in the River Woods PUD, which parcel is vacant, has a common address of 628 N River Road, Naperville, Illinois, 60563, and consists of 1.19 acres.
4. The final planned unit development plat for the River Woods PUD was approved

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March 19, 2008 with passage of Ordinance No. 08-055 recorded as document number R2008-156730.

5. River Woods was planned for six (6) buildings, of which only four (4) have been developed (Buildings “B”, “C”, “D”, “E”).
6. Petitioner owns and leases the existing buildings comprising the River Woods PUD to a variety of businesses, including accounting, financial consulting, and insurance firms, health consultants, and medical treatment centers.
7. The Cypress School, LLC, will be the tenant and operator of the proposed daycare center and preschool to be known as The Cypress School (“**The Cypress School**”) on the Subject Property.
8. The existing land uses surrounding the Subject Property are as follows:
  - a. North: McDowell Grove Forest Preserve and single-family residential in unincorporated DuPage County;
  - b. East: B2 PUD – StoryPoint Naperville (retirement community)
  - c. South: B2/B3 PUD – McDonalds, Oil Zone/Wash Zone
  - d. West: B2 PUD – Northwestern Medicine Immediate Care

### **SUMMARY OF DEVELOPMENT**

The Subject Property is located on the southeast corner of the River Woods PUD, which PUD is located at the northeast corner of River Road and Route 34 (Ogden Avenue). The River Woods PUD was approved in 2008. Since then, four (4) of the six (6) building planned for the development have been constructed, which buildings are leased by a variety of businesses/offices, including accounting, financial consulting, and insurance firms, health

## **EXHIBIT C**

consultants, and medical treatment centers. Based on current commercial real estate market conditions, including work from home standards and office downsizing, an office use is no longer viable for the Subject Property. The demand for leasing office space is inadequate, especially at the prices necessary to support the construction of a building. As such, the Petitioner is seeking to amend the underlying PUD to facilitate the construction and operation of a child daycare center to be known as The Cypress School on the Subject Property to support the community and bring the River Woods PUD one step closer to competition.

The Cypress School is a start-up early childhood center that will provide a variety of full-time, part-time, and summer camp options that will appeal to a diverse range of customers. The Cypress School will utilize the Reggio Emilio approach to educating children, which focuses on exploration and discovery through in-depth project studies. The Cypress School will employ warm, nurturing, and experienced teachers in support of its child-centered project approach to learning. The Cypress School provides a comfortable, safe, and exciting learning environment where children are eager to return day after day, helping them to build a robust foundation for their future school years. The Cypress School will also offer a wide range of enrichment programs and will provide healthy food options and convenient hours of operation that cater to the working parent.

The Cypress School is designed to care for and educate children from infants to school-aged children. The Cypress School will be able to accommodate the full-time equivalent of approximately 200 children throughout the day with approximately 30-35 teachers and staff. Staff and student schedules will be interspersed throughout the day based on enrollment and drop-off and pick-up times. The Cypress School hours will be generally from 7:00am to 6:00pm. Arrivals and departures will be interspersed throughout the day. There will not be a

## **EXHIBIT C**

required/specific drop off and pick up time at the school, and parents will be able to drop off and pick up at any time during the school's hours. As a result, the school does not anticipate a high volume of cars parking in the parking lot at any given time.

The proposed school building will be approximately 14,000 square feet. The exterior will consist of brick and cast stone, consistent with the architecture of the existing buildings in the River Woods PUD. The Cypress School will feature an approximately 5,200 square foot fenced in playground area and 1,150 square foot grass play lawn at the south east corner of the building. These areas are designed for children of various ages and will meet all required setbacks and code requirements.

Additionally, the property will be professionally landscaped to meet the City's requirements. The dumpster location and any rooftop equipment for the Subject Property will be screened appropriately to shield each from the view of adjacent properties. Petitioner proposes no changes to the existing parking configuration, which will be sufficient to serve the proposed school. Employees will be asked to park in the spots furthest away from the building to leave the closest spots available for parents dropping off and picking up their children. Parents will be required to park their cars and go into the building to collect their child(ren), which takes an estimated 5 minutes.

To facilitate the construction and operation of The Cypress School, the proposed Cypress School requires a conditional use in the B2 zoning district. The Cypress School will complement the variety of uses that surround the Subject Property by providing consumers and customers. The proposed use as a daycare center and preschool will allow vacant, underperforming land to be utilized for its highest and best use, which, in turn, will support the uses in the area and enhance the City's retail and property tax base.

## **EXHIBIT C**

## APPROVAL OF A MAJOR CHANGE TO A PUD

Per Section 6-4-7:1, no major change to a PUD shall be authorized unless the Plan Commission finds and recommends that the following standards are met:

1. *The design of the planned unit development presents an innovative and creative approach to the development of land and living environments.*

The design of the planned unit development presents an innovative and creative approach to the development of land and living environments. The River Woods PUD was approved in 2008. With the exception of Building “A” and Building “F”, which lots remain vacant, the development of the PUD is largely completed. Based on current commercial real estate market conditions, including work from home standards and office downsizing, an office use is no longer viable at the Subject Property. The demand for leasing office space is inadequate, especially at the prices necessary to support the construction of a building. As such, the Petitioner is seeking to amend the underlying PUD to facilitate the construction of Building “F” as depicted on the PUD Plat for operation of a start-up early childhood center. The PUD has underlying zoning of B2, Community Shopping Center District. Petitioner is seeking a conditional use to locate the daycare center and preschool in the B2 District on the 1.19-acre Subject Property. The Petitioner’s requested major change and related conditional use for The Cypress School are minimal changes that will have little impact to the existing PUD, except the requests will provide for the development of a parcel that has remained undeveloped for over 15 years. The proposed architecture for the site will complement the existing buildings and architecture in the River Woods PUD.

2. *The planned unit development meets the requirements and standards of the planned unit development regulations.*

The planned unit development meets the requirements and standards of the planned unit development regulations. The River Woods PUD was approved in 2008 in compliance with the City's PUD regulations. The requested major change will not have any effect on the requirements or standards of the existing PUD and will meet the PUD standards. Granting the conditional use for a daycare center and preschool, which is a designated conditional use in the underlying B2 District, will meet the planned unit development regulations in the Code.

3. *The physical design of the planned unit development efficiently utilizes the land and adequately provides for transportation and public facilities while preserving the natural features of the site.*

The physical design of the planned unit development efficiently utilizes the land and adequately provides for transportation and public facilities while preserving the natural features of the site. The existing River Woods PUD was designed in conformance with the planned unit development regulations. The requested major change and locating The Cypress School on the Subject Property is an efficient use of the Subject Property, which has remained vacant for more than fifteen (15) years. The Cypress School will be accessible from both Millenium Lane to the south and River Road to the west for easy and convenient ingress and egress to the development. There are a number of easements and drive aisles on the River Woods PUD, providing for the efficient circulation and flow of traffic, including ingress and egress to the PUD and the Subject Property from River Road and Millenium Lane. Utilities are on site, and the stormwater facility is a large, naturalized detention pond which sits adjacent to the Subject Property and the McDowell Grove Forest Preserve, providing for a natural feature to the Subject Property.

4. *Open space, outdoor common area, and recreational facilities are provided.*

## **EXHIBIT C**

Open space, outdoor common area, and recreational facilities are provided. The naturalized detention pond is a large open space area located adjacent to the forest preserve to the northeast of the Subject Property. In addition to the stormwater detention area, The Cypress School will feature an approximately 5,200 square foot fenced in playground area and 1,150 square foot grass play lawn at the southeast corner of the building.

5. *The modifications in design standards from the subdivision control regulations and the waivers in bulk regulations from the zoning regulations fulfill the intent of those regulations.*

The modifications in design standards from the subdivision control regulations and the waivers in bulk regulations from the zoning regulations fulfill the intent of those regulations. The proposed Cypress School is not seeking any modifications to the City's subdivision control regulations or waivers from the City's bulk regulations.

6. *The planned unit development is compatible with the adjacent properties and nearby land uses.*

The proposed Cypress School is compatible with the adjacent properties, which are commercial and office in nature. The Cypress School will have a positive impact on the area by providing for consumers who will be dropping and picking up their children from the school and utilizing the retail, recreational, restaurant, and other commercial uses in the area and along Route 34. Further, based on current commercial real estate market conditions, including work from home standards and office downsizing, an office use is no longer viable at the Subject Property. The demand for leasing office space is inadequate, especially at the prices necessary to support the construction of a building. As such, the Petitioner is seeking to amend the underlying PUD to facilitate the construction of Building "F" as depicted on the PUD Plat for operation of a start-up early childhood center. The Petitioner's requested major change and related conditional

## **EXHIBIT C**

use for The Cypress School are minimal changes that will have little impact to the existing PUD, except the requests will provide for the development of a parcel that has remained undeveloped for over 15 years. The proposed architecture for the site will complement the existing buildings and architecture in the River Woods PUD.

7. *The planned unit development fulfills the objectives of the comprehensive plan and planning policies of the City.*

The planned unit development fulfills the objectives of the comprehensive plan and planning policies of the City. The conditional use for The Cypress School is in conformance with the objectives of the City’s existing Land Use Master Plan dated March 1, 2022 (“**Land Use Master Plan**”), which designates the future use of the Subject Property as “**Urban Center**” with B-2, B-3, and planned unit developments listed as applicable zoning districts. As noted in the Land Use Master Plan, the Urban Center designation emphasizes the support of a variety of uses and wide range of activities to serve various needs within the community. The provision for daycare and educational opportunities certainly fulfills various needs in the community. The Comprehensive Plan details that Urban Center developments typically consist of low-rise buildings with opportunities for denser infill development on vacant and underutilized land, which is consistent with the proposed development. The Land Use Master Plan also mentions Urban Centers as being situated on major corridors, which is consistent with the Subject Property’s proximity to Route 34. Route 34 is a major commuter hub, providing access to I-355, I-55, I-88 and the Route 59 train station. The proposed Cypress School’s location is a perfect location to provide daycare and educational opportunities for commuting parents.

The Vision of Naperville 2040 under the Land Use Master Plan is for Naperville to be one of the best places to raise a family and open a business. It also addresses having convenient



access to education. One of the guiding principles relative to Urban Centers is to reinforce the vitality of the commercial areas by offering various goods and services. It stresses a creative approach to reinvent their commercial spaces to meet the challenges of vacant spaces due to the growth of on-line shopping. The proposed Cypress School offers another means to creatively deal with vacant commercial land by bringing consumers to the area on a daily basis. Utilizing vacant and underperforming property to allow for a daycare center, preschool, and their supporting uses on the Subject Property is in keeping with the planning objectives on the Land Use Master Plan. Therefore, the proposed Cypress School is in harmony with the planning objectives of the Land Use Master Plan.

### **CONDITIONAL USE STANDARDS**

Per Section 6-3-8:2, no conditional use shall be authorized unless the Plan Commission finds and recommends that the following standards are met:

1. *The establishment, maintenance or operation of the conditional use will not be detrimental to, or endanger the public health, safety and general welfare;*

The establishment, maintenance or operation of the conditional use will not be detrimental to, or endanger the public health, safety and general welfare. Petitioner is seeking a conditional use to locate a daycare center and preschool and its supporting uses (The Cypress School) on a vacant lot located in the B2 Community Shopping Center District at the northeast corner of Route 34 and River Road. The establishment, maintenance, and operation of The Cypress School on the Subject Property will not be detrimental to or endanger the public health, safety or general welfare. In fact, the establishment of The Cypress School will promote the public health, safety, and welfare of the community by providing childcare services to the

community and additional educational alternatives for children. The proposed Cypress School will enhance the viability of the River Woods PUD and other uses within the vicinity by providing consumers who will frequent the area. The vacant lot is part of the River Woods PUD that was originally platted in 2008 as an office development. Even though this lot has been a part of this development for a number of years, it has not been developed. Based on current commercial real estate market conditions, including work from home standards and office downsizing, an office use is no longer viable at the Subject Property. The demand for leasing office space is inadequate, especially at the prices necessary to support the construction of a building. As such, the Petitioner is seeking to construct and operate a start-up early childhood center on the Subject Property. The proposed conditional use will allow underperforming land to be utilized as a daycare center and preschool, which, in turn, will support the adjacent uses in the River Woods PUD and enhance the City's retail and property tax base. Lastly, there is an appreciable need for daycare facilities and preschools in the area.

2. *The conditional use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;*

The Cypress School will not be injurious to the other property in the immediate area for purposes already permitted. Except for Building "A" and Building "F" within the River Woods PUD, which building sites remain vacant, the surrounding properties are completely built out with commercial/office uses. As stated above, the proposed conditional use will allow underperforming land to be utilized as a daycare center and preschool, which, in turn, will support the adjacent businesses. Therefore, The Cypress School will enhance the use and

## **EXHIBIT C**

enjoyment of the other property in the area for the uses permitted, including accounting, financial consulting, and insurance firms, health consultants, and medical treatment centers. Further, by utilizing an underperforming lot, property values in the vicinity will not be diminished or impaired but will be enhanced by the support of these surrounding uses by the increase in consumer traffic to the area.

3. *The establishment of the conditional use will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district;*

The establishment of the conditional use will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district. There is little, if any, unimproved property in the vicinity that would be affected by the establishment of The Cypress School on the Subject Property. Based on the current real estate market conditions, including work from home standards and office downsizing, an office use at the Subject Property is no longer viable. The demand for leasing office space is inadequate, especially at the prices necessary to support the construction of a building. Even with future development and redevelopment, the proposed Cypress School would be in harmony with any future development by providing childcare and proven alternative educational opportunities to workers, neighbors, and future residents in the area. The establishment of the Cypress School will not impede the orderly development and improvement of the adjacent property but will enhance development of adjacent properties permitted in the district.

4. *The establishment of the conditional use is not in conflict with the adopted comprehensive master plan;*

## **EXHIBIT C**

The establishment of the conditional use is not in conflict with the adopted comprehensive master plan. The Land Use Master Plan designates the Subject Property as Urban Center. The Vision of Naperville in 2040 included in the Land Use Master Plan talks about Naperville being one of the best places to raise a family and open a business. It also talks about having convenient access to education. One of the guiding principles relative to Urban Centers is to reinforce the vitality of the commercial areas by offering various goods and services. It stresses a creative approach to reinvent commercial spaces to meet the challenges of vacant spaces due to the growth of on-line shopping. The proposed Cypress School offers another way to creatively deal with vacant land in this commercial/office area, which in turn will bring consumers to the area on a daily basis. The proposed use is surrounded by commercial/office uses and is a designated conditional use under the City Code. Further, the Subject Property is less suitable for retail, due to its low visibility location in the River Woods PUD. Finally, the property has been vacant and underperforming which is why Petitioner is seeking a conditional use to allow for a daycare center, preschools, and their supporting uses on the Subject Property. Therefore, the proposed Cypress School is in harmony with the Land Use Master Plan.

**WHEREFORE**, by reason of the foregoing, the undersigned Petitioner requests that the Plan Commission recommend approval and the City Council approve the following: (i) a Major Change to River Woods Office Campus Planned Unit Development to allow for a Conditional Use for a daycare center, preschool, and their supporting associated uses in the underlying B2; (ii) a Conditional Use permitting a daycare center, preschool, and their associated uses on the Subject Property in the B2 District; (iii) an administrative adjustment to the approved elevations


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for River Woods; (iv) approval of a preliminary/final PUD Plat; and (v) such other departures or deviations as may be necessary to develop the Subject Property as depicted on the plans submitted herewith and pursuant to the appropriate provisions of the Naperville Municipal Code.

RESPECTFULLY RESUBMITTED this 27th day of June, 2024.

**PETITIONER:**

BHC Construction LLC  
an Illinois limited liability company



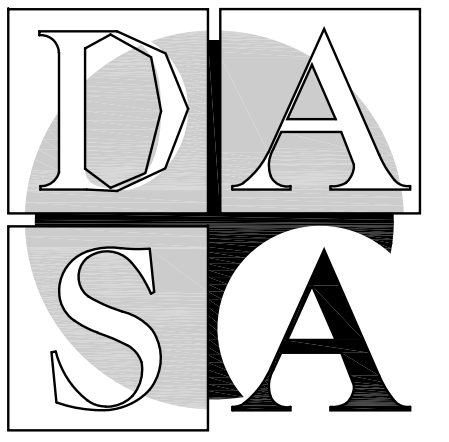
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Rosanova & Whitaker, Ltd.  
Attorney for the Petitioner

**EXHIBIT A  
ELEVATIONS**

**EXHIBIT C**





DAVID A. SCHAEFER ARCHITECTS  
 2500 S. HIGHLAND AVE, SUITE 340  
 LOMBARD, ILLINOIS 60148  
 W: 630.261.9250 F: 630.261.9259  
 © 2024 DAVID A. SCHAEFER ARCHITECTS PC

**MATERIAL SCHEDULE**

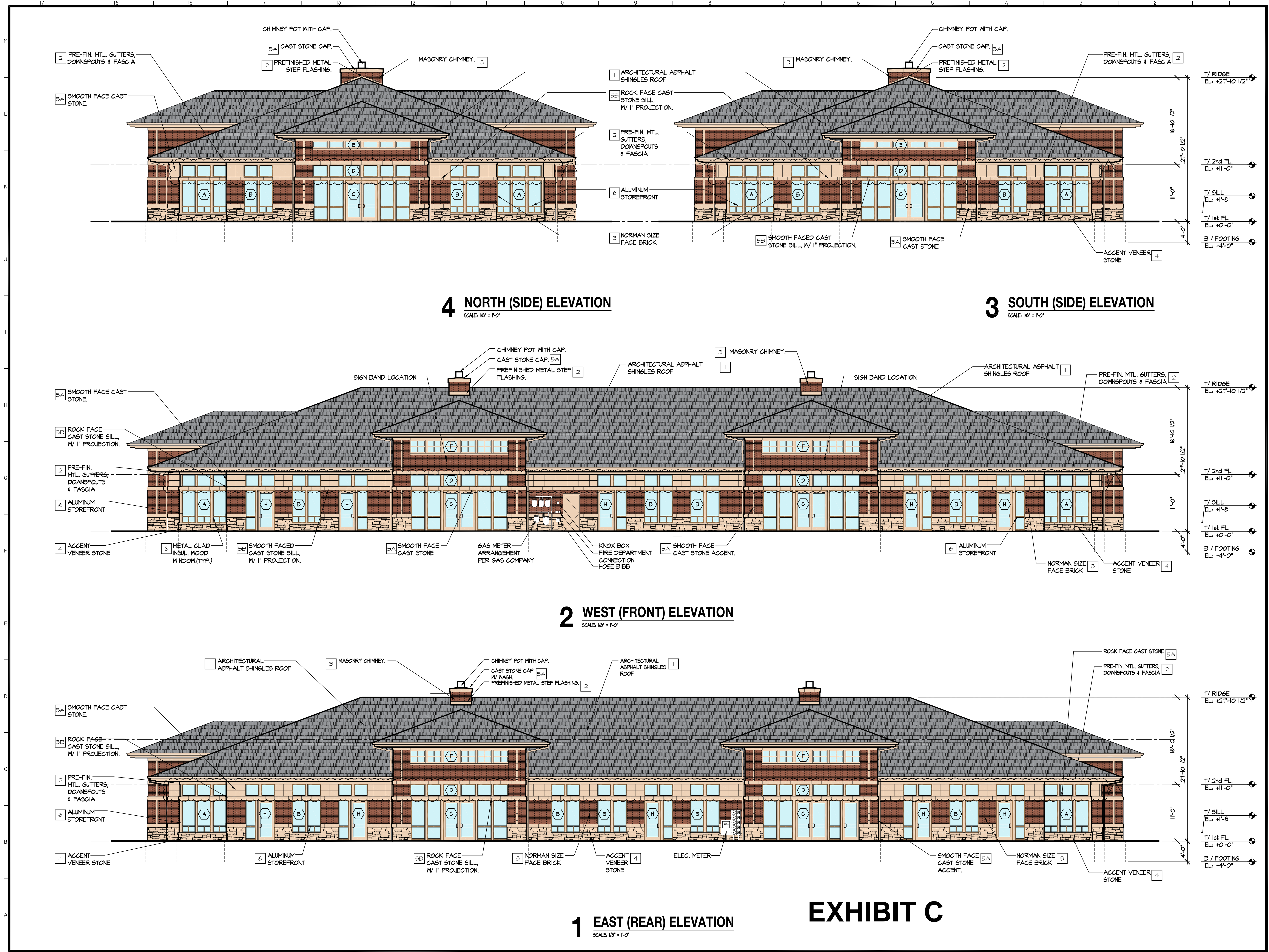
- 1 ASPHALT SHINGLES.  
 TIMBERLINE SHINGLES SUPPLY BY MATERIALS CORP., COLOR : WEATHERED WOOD.
- 2 PRE-FIN. ALUM. TRIM.  
 UNA-CLAD - ALUM. FASCIA, TRIM, & DOWNSPOUTS, SUPPLIED BY UNA-CLAD STEEL, COLOR : MEDIUM BRONZE.
- 3 FACE BRICK : (RUNNING BOND)  
 NORMAN SIZE FACE BRICK SUPPLIED BY ILLINOIS BRICK COMPANY COLOR, MEDIUM IRONSPOT T1 SMOOTH NORMAN.
- 4 VENEER STONE CAST STONE  
 VENEER STONE SUPPLIED BY "BUECHEL STONE CORP.", COLOR.
- 5A SMOOTH FACE CAST STONE.  
 CAST STONE, SUPPLIED BY "HARVEY CEMENT PRODUCTS", COLOR : #3
- 5B ROCK FACE CAST STONE SILL  
 CAST STONE, SUPPLIED BY "HARVEY CEMENT PRODUCTS", COLOR : #3
- 6 STOREFRONT  
 ALUMINUM STOREFRONT SUPPLIED BY "KANNEER", COLOR : CHAMPAGNE
- 7 LIGHT FIXTURE  
 MURRAY FIESS-#OL1802WP  
 ALL ELECTRICAL TO BE DONE BY DESIGN BUILD CONTRACTOR.

NO.	DATE	DESCRIPTION
1	4/30/2024	CITY REVISIONS
2	5/31/2024	ISSUED FOR CITY REVIEW

STAMP  
  
 SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
 PROFESSIONAL DESIGN FIRM NO: 184.003216

**BHC BUILDING "F"**  
 REIVERWOOD OFFICE CAMPUS  
 628 N. RIVER ROAD  
 NAPERVILLE, IL 60563

DRAWN BY: S.L.	SHEET NO. <b>A6</b>
PROJECT NO: 23-147	
ISSUE DATE: OCT. 12, 2023	



**4 NORTH (SIDE) ELEVATION**  
 SCALE: 1/8" = 1'-0"

**3 SOUTH (SIDE) ELEVATION**  
 SCALE: 1/8" = 1'-0"

**2 WEST (FRONT) ELEVATION**  
 SCALE: 1/8" = 1'-0"

**1 EAST (REAR) ELEVATION**  
 SCALE: 1/8" = 1'-0"

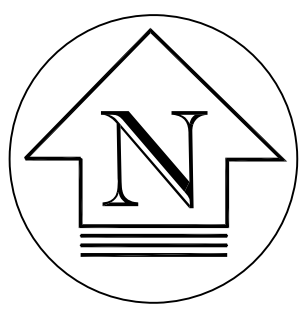
**EXHIBIT C**



**EXHIBIT B  
PUD PLAT**

**EXHIBIT C**

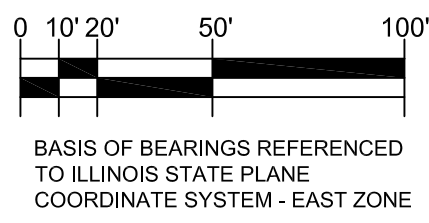




# FINAL PLANNED UNIT DEVELOPMENT PLAT RIVER WOODS OFFICE CAMPUS

BEING A SUBDIVISION OF PART OF SECTIONS 11 AND 14, TOWNSHIP 38 NORTH, RANGE 9 EAST  
OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

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

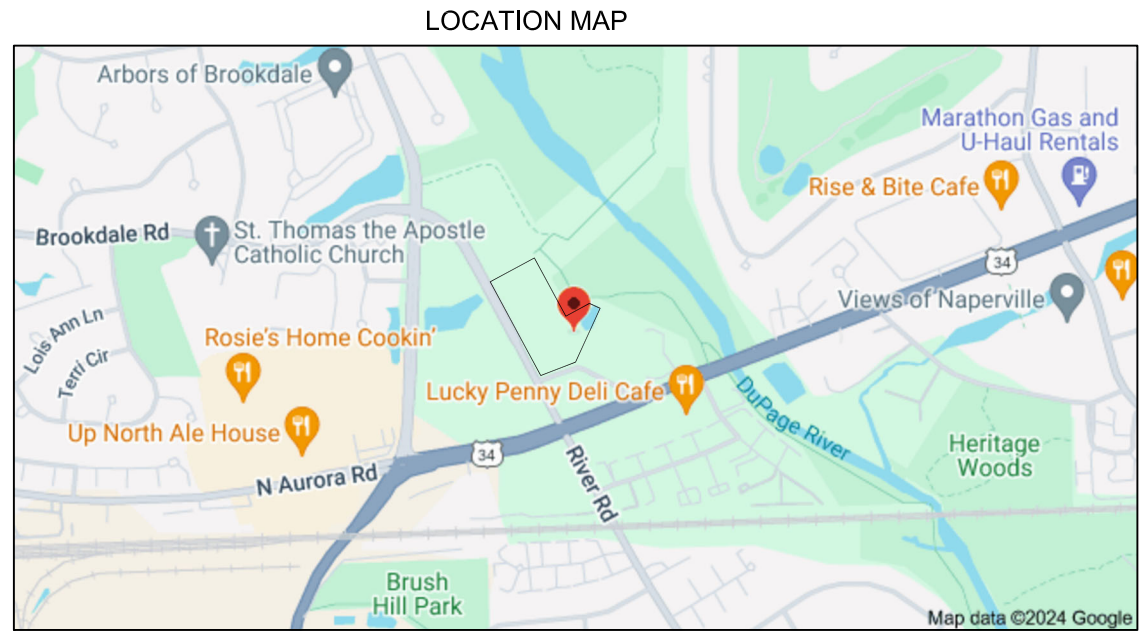


0 10' 20' 50' 100'

BASIS OF BEARINGS REFERENCED  
TO ILLINOIS STATE PLANE  
COORDINATE SYSTEM - EAST ZONE

OWNER/DEVELOPER  
BHC CONSTRUCTION LLC,  
640 N. RIVER ROAD, SUITE 106  
NAPERVILLE, ILLINOIS 60563  
+1(630)248-8185

ENGINEER  
BONO CONSULTING, INC.  
A SEVEE & MAHER ENGINEERS  
COMPANY,  
4234 MERIDIAN PKWY, SUITE 116,  
AURORA, IL 60504  
331-229-3512 OFFICE  
331-803-4304 DIRECT  
630-234-8497 CELL  
WWW.BONOCONSULTING.COM



LAND USE	BUILDING HEIGHT	MINIMUM SETBACK				PARCEL AREA	LOT WIDTH AT BLDG. LINE	BUILDING COVERAGE	OFF STREET COVERAGE	OFF STREET PARKING
		FRONT	REAR	SIDE	CORNER					
OFFICE COMPLEX	1 STORY	25'	25'	25'	N/A	341,904 S.F. 7.849 ACRES ±	767.46'	72,588 S.F.	142,198 S.F.	321 SPACES

LEGAL DESCRIPTION:  
LOT 1 IN RIVERWOODS OFFICE CAMPUS, BEING A  
SUBDIVISION OF PART OF SECTIONS 11 AND 14,  
TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD  
PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT  
THEREOF RECORDED OCTOBER 22, 2008, AS  
DOCUMENT R2008-156727, IN DUPAGE COUNTY,  
ILLINOIS.

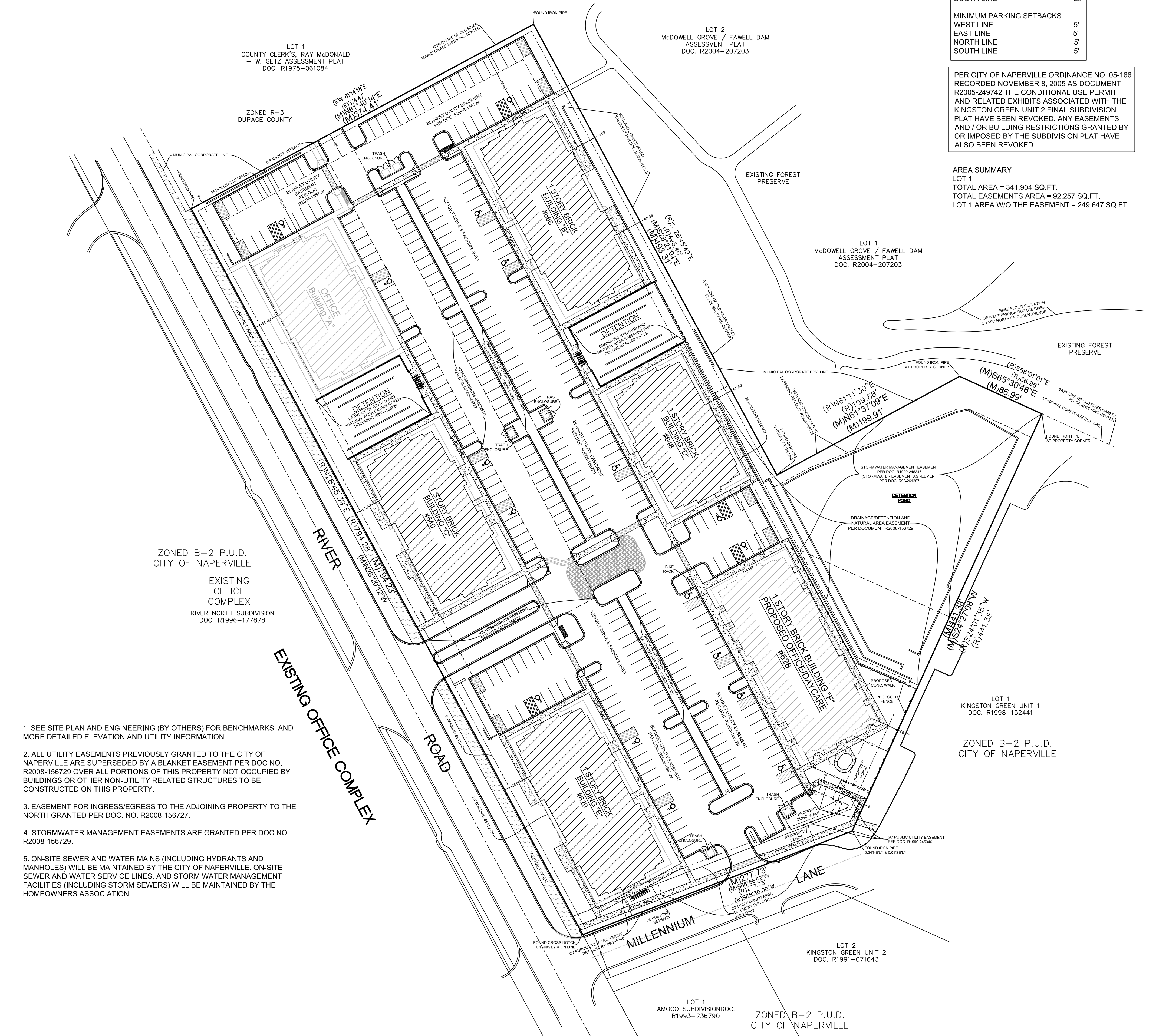
PERMANENT INDEX NUMBERS  
07 - 14 - 101 - 017 07 - 14 - 117 - 008  
07 - 14 - 117 - 001 07 - 14 - 117 - 009  
07 - 14 - 117 - 003 07 - 14 - 117 - 010  
07 - 14 - 117 - 005 07 - 14 - 117 - 011  
07 - 14 - 117 - 006 07 - 14 - 117 - 012  
07 - 14 - 117 - 007

KNOWN AS:  
620 N. RIVER ROAD NAPERVILLE, IL 60563  
628 N. RIVER ROAD NAPERVILLE, IL 60563  
640 N. RIVER ROAD NAPERVILLE, IL 60563  
648 N. RIVER ROAD NAPERVILLE, IL 60563  
660 N. RIVER ROAD NAPERVILLE, IL 60563  
668 N. RIVER ROAD NAPERVILLE, IL 60563

SETBACK TABLE	
MINIMUM BUILDING SETBACKS	
WEST LINE (RIVER ROAD)	25'
EAST LINE (FOREST PRESERVE)	25'
NORTH LINE	75'
SOUTH LINE	25'
MINIMUM PARKING SETBACKS	
WEST LINE	5'
EAST LINE	5'
NORTH LINE	5'
SOUTH LINE	5'

PER CITY OF NAPERVILLE ORDINANCE NO. 05-166  
RECORDED NOVEMBER 8, 2005 AS DOCUMENT  
R2005-249742 THE CONDITIONAL USE PERMIT  
AND RELATED EXHIBITS ASSOCIATED WITH THE  
KINGSTON GREEN UNIT 2 FINAL SUBDIVISION  
PLAT HAVE BEEN REVOKED. ANY EASEMENTS  
AND / OR BUILDING RESTRICTIONS GRANTED BY  
OR IMPOSED BY THE SUBDIVISION PLAT HAVE  
ALSO BEEN REVOKED.

AREA SUMMARY  
LOT 1  
TOTAL AREA = 341,904 SQ.FT.  
TOTAL EASEMENTS AREA = 92,257 SQ.FT.  
LOT 1 AREA W/O THE EASEMENT = 249,647 SQ.FT.



- SEE SITE PLAN AND ENGINEERING (BY OTHERS) FOR BENCHMARKS, AND MORE DETAILED ELEVATION AND UTILITY INFORMATION.
- ALL UTILITY EASEMENTS PREVIOUSLY GRANTED TO THE CITY OF NAPERVILLE ARE SUPERSEDED BY A BLANKET EASEMENT PER DOC NO. R2008-156729 OVER ALL PORTIONS OF THIS PROPERTY NOT OCCUPIED BY BUILDINGS OR OTHER NON-UTILITY RELATED STRUCTURES TO BE CONSTRUCTED ON THIS PROPERTY.
- EASEMENT FOR INGRESS/EGRESS TO THE ADJOINING PROPERTY TO THE NORTH GRANTED PER DOC. NO. R2008-156727.
- STORMWATER MANAGEMENT EASEMENTS ARE GRANTED PER DOC NO. R2008-156729.
- ON-SITE SEWER AND WATER MAINS (INCLUDING HYDRANTS AND MANHOLES) WILL BE MAINTAINED BY THE CITY OF NAPERVILLE. ON-SITE SEWER AND WATER SERVICE LINES, AND STORM WATER MANAGEMENT FACILITIES (INCLUDING STORM SEWERS) WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

LEGEND	ABBREVIATIONS
	HANDICAPPED PARKING SPACE
	RECORD DATA
	MEASURED DATA
	CENTER LINE
	LOT LINE
	PROPERTY LINE
	BUILDING SETBACK LINE
	EASEMENT LINE
	MUNICIPAL CORPORATE BOUNDARY
	PROPOSED FENCE LINE

ALL MEASUREMENTS AND DISTANCES ARE  
SHOWN IN FEET AND DECIMAL PARTS THEREOF.

## EXHIBIT C

PROJECT No.:  
**2024-31503-1**  
ISSUE DATE:  
**6-25-24**  
SCALE: **1"=50'**  
SHEET NUMBER  
**1 OF 2**

PLAT PREPARED FOR:  
FINAL PLANNED UNIT  
DEVELOPMENT PLAT FOR  
BONO CONSULTING, INC.  
A SEVEE & MAHER  
ENGINEERS COMPANY

PLAT PREPARED BY:  
**UNITED SURVEY SERVICE, LLC**  
CONSTRUCTION AND LAND SURVEYORS  
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305  
TEL.: (847) 299 - 1010 FAX: (847) 299 - 5887  
E-MAIL: USURVEY@USANDCS.COM

NO.	REVISIONS	DATE
1	REVISED PER COMMENTS	9/12/24
2	REVISED PER COMMENTS	10/18/24
3		
4		
5		
6		



# FINAL PLANNED UNIT DEVELOPMENT PLAT RIVER WOODS OFFICE CAMPUS

BEING A SUBDIVISION OF PART OF SECTIONS 11 AND 14, TOWNSHIP 38 NORTH, RANGE 9 EAST  
OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

**OWNER'S CERTIFICATE:**

STATE OF ILLINOIS )  
 ) S.S.  
COUNTY OF DUPAGE )

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND AS SUCH OWNER, HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON, HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID CORPORATIONS, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT \_\_\_\_\_, ILLINOIS  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

BY: BHC CONSTRUCTION LLC. \_\_\_\_\_  
OWNER SIGNATURE

**NOTARY CERTIFICATE:**

STATE OF ILLINOIS )  
 ) S.S.  
COUNTY OF DUPAGE )

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY DO HEREBY CERTIFY THAT \_\_\_\_\_ IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

NOTARY PUBLIC: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**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

**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 THE MEETING HELD

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY: \_\_\_\_\_

MAYOR

ATTEST: \_\_\_\_\_

CITY CLERK

**RECORDER'S CERTIFICATE**

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF DU PAGE )

THIS INSTRUMENT NO. \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS AFORESAID ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., AT \_\_\_\_\_ O'CLOCK. (A.M./P.M.)

BY: \_\_\_\_\_  
RECORDER OF DEEDS

**COUNTY CLERK'S CERTIFICATE**

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF DU PAGE )

I, \_\_\_\_\_, COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT. I, FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT, GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

\_\_\_\_\_  
COUNTY CLERK

**MORTGAGE CERTIFICATE:**

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AS AN AUTHORIZED AGENT UNDER THE PROVISIONS OF A MORTGAGE AGREEMENT DATED AND RECORDED ON \_\_\_\_\_ IN \_\_\_\_\_ COUNTY IN THE STATE OF \_\_\_\_\_ AS DOCUMENT \_\_\_\_\_, HEREBY CERTIFY THAT \_\_\_\_\_ IS THE MORTGAGEE OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HEREON, AND THAT AS SUCH IT DOES HEREBY ACKNOWLEDGE THE PROVISIONS OF THE OWNERS CERTIFICATE, AFFIXED HEREON.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
SIGNATURE  
PLEASE TYPE/PRINT THE AUTHORIZED INDIVIDUAL'S NAME, TITLE CORPORATION/COMPANY NAME, AND ADDRESS:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

AFFIX CORPORATE SEAL IF APPROPRIATE

**NOTARY CERTIFICATE:**

STATE OF ILLINOIS )  
 ) S.S.  
COUNTY OF DuPAGE )

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ (JOB TITLE) OF \_\_\_\_\_ (LENDING INSTITUTION NAME), AND \_\_\_\_\_ (JOB TITLE) OF \_\_\_\_\_ (LENDING INSTITUTION NAME), WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE AFORESAID INSTRUMENT AS SUCH (JOB TITLE) AND \_\_\_\_\_ (JOB TITLE), RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND DEED OF SAID \_\_\_\_\_ (LENDING INSTITUTION NAME), AS MORTGAGEE FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

BY: \_\_\_\_\_  
NOTARY PUBLIC

**SURVEYOR'S CERTIFICATE:**

STATE OF ILLINOIS )  
 ) S.S.  
COUNTY OF DUPAGE )

THIS IS TO CERTIFY THAT I, UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 1 IN RIVERWOODS OFFICE CAMPUS, BEING A SUBDIVISION OF PART OF SECTIONS 11 AND 14, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 22, 2008, AS DOCUMENT R2008-156727, IN DUPAGE COUNTY, ILLINOIS.

THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND ACCURATELY DEPICTS SAID PROPERTY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF A MUNICIPALITY WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

I FURTHER CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP 17043C0141J, WITH A DATE OF IDENTIFICATION OF AUGUST 1, 2019, FOR COMMUNITY NUMBER 170213 IN DUPAGE COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

GIVEN UNDER MY HAND AND SEAL THIS 12th DAY OF SEPTEMBER, 2024 AT RIVER FOREST, ILLINOIS.

BY: \_\_\_\_\_  
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290  
LICENSE EXPIRES: NOVEMBER 30, 2024  
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576  
LICENSE EXPIRES: APRIL 30, 2025



## EXHIBIT C

PROJECT No.: <b>2024-31503-1</b> ISSUE DATE: <b>6-25-24</b> SCALE: 1"=50 SHEET NUMBER <b>2 OF 2</b>	PLAT PREPARED FOR: FINAL PLANNED UNIT DEVELOPMENT PLAT FOR BONO CONSULTING, INC. A SEVEE & MAHER ENGINEERS COMPANY	PLAT PREPARED BY: <b>UNITED SURVEY SERVICE, LLC</b> CONSTRUCTION AND LAND SURVEYORS 7710 CENTRAL AVENUE, RIVER FOREST, IL 60305 TEL.: (847) 299 - 1010 FAX: (847) 299 - 5887 E-MAIL: USURVEY@USANDCS.COM	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">NO.</th> <th style="width: 65%;">REVISIONS</th> <th style="width: 30%;">DATE</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>REVISED PER COMMENTS</td> <td style="text-align: center;">9/12/24</td> </tr> <tr> <td style="text-align: center;">2</td> <td>REVISED PER COMMENTS</td> <td style="text-align: center;">10/18/24</td> </tr> <tr> <td style="text-align: center;">3</td> <td></td> <td></td> </tr> <tr> <td style="text-align: center;">4</td> <td></td> <td></td> </tr> <tr> <td style="text-align: center;">5</td> <td></td> <td></td> </tr> <tr> <td style="text-align: center;">6</td> <td></td> <td></td> </tr> </tbody> </table>	NO.	REVISIONS	DATE	1	REVISED PER COMMENTS	9/12/24	2	REVISED PER COMMENTS	10/18/24	3			4			5			6		
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**EXHIBIT C**  
**LEGAL DESCRIPTION – PARCEL F**

THAT PART OF LOT 1 IN RIVERWOODS OFFICE CAMPUS, BEING A SUBDIVISION OF PART OF SECTIONS 11 AND 14, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 22, 2008, AS DOCUMENT R2008-156727, DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/4" INSIDE DIAMETER IRON PIPE SET IN A CONCRETE MONUMENT AT THE MOST EASTERLY CORNER OF SAID LOT 1; THENCE SOUTHWESTERLY ALONG A SOUTHEAST LINE OF SAID LOT 1 WITH A RECORD BEARING OF SOUTH 24 DEGREES 01 MINUTE 35 SECONDS WEST AND A MEASURED BEARING OF SOUTH 24 DEGREES 01 MINUTE 41 SECONDS WEST FOR A DISTANCE OF 287.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 24 DEGREES 01 MINUTE 41 SECONDS WEST 154.28 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTHERWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 1 WITH A RECORD BEARING OF SOUTH 68 DEGREES 30 MINUTES 00 SECONDS WEST AND A MEASURED BEARING OF SOUTH 68 DEGREES 31 MINUTES 25 SECONDS WEST FOR A DISTANCE OF 89.68 FEET; THENCE NORTH 28 DEGREES 39 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 297.53 FEET; THENCE NORTH 61 DEGREES 14 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 172.44 FEET; THENCE SOUTH 28 DEGREES 46 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 164.54 FEET; THENCE SOUTH 65 DEGREES 58 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 64.12 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 51,737± SQUARE FEET, 1.187 ACRES MORE OR LESS, IN DUPAGE COUNTY, ILLINOIS.