

# 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 35, 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.**

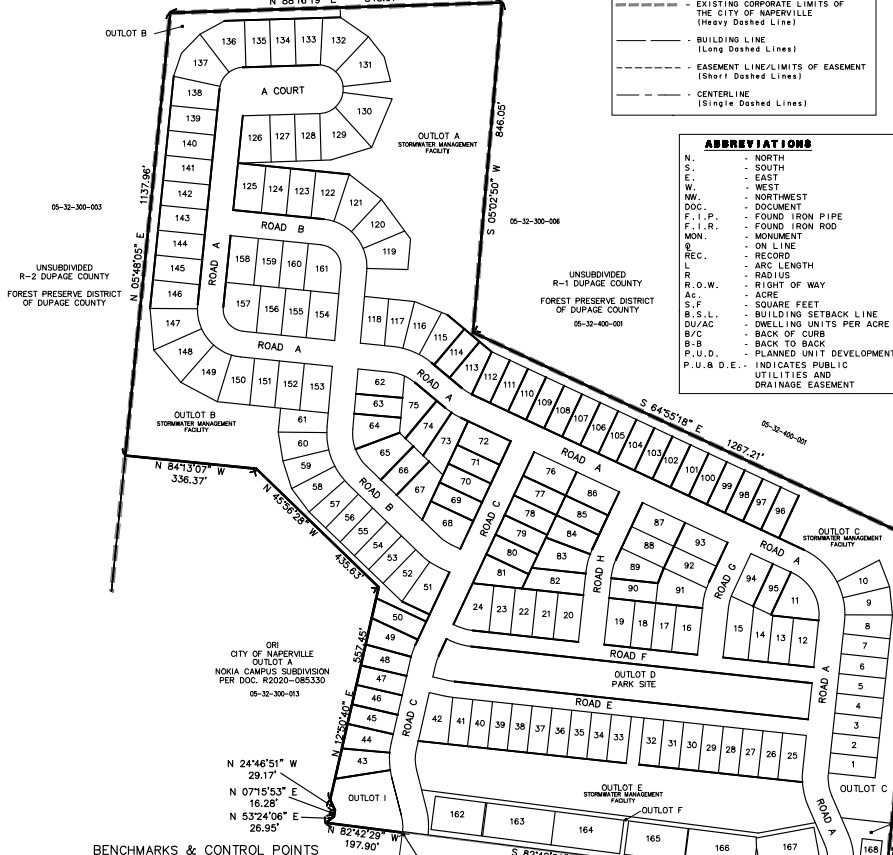
### PARCEL INDEX NUMBER

05-32-300-014  
08-05-207-036  
PROPERTY RECENTLY SUBDIVIDED AND NO ADDRESS LISTED ON COUNTY/CITY WEBSITE. UNDERLYING ADDRESS PER NOKIA CAMPUS SUBDIVISION IS 2000 LUCENT LANE, NAPERVILLE, ILLINOIS 60563

### SITE DATA

A. TOTAL AREA	64.71 AC. ±
B. PROPOSED ZONING	RE PUD
C. INTERNAL R.O.W.	11.75 AC. ±
D. STORMWATER METLAND PRESERVATION/Common Area	20.31 AC. ±
E. PARK SITE	2.06 AC. ±
F. P.U.D. OPEN SPACE CALCULATION	36.61%
G. RESIDENTIAL UNITS (TOWNS (TOWNSHIPS))	66
FRONT SETBACK	20 FT.
CORNER SIDE YARD SETBACK	15 FT.
SIDE YARD SETBACK	12 FT.
REAR YARD SETBACK	25 FT.
BUILDING SEPARATION	6 FT.
FRONT TO FRONT	60 FT.
REAR TO REAR	12 FT.
SIDE TO SIDE	12 FT.
REAR TO SIDE	35 FT.
FRONT TO SIDE	50 FT.
MEADOWS (51' X 120' LOTS)	118
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	12 FT.
MINIMUM 10' INTERIOR SIDE YARD SETBACK - RANCH HOMES	5 FT.
REAR YARD SETBACK	25 FT.
ESTATES (64' X 120' LOTS)	43
MINIMUM LOT SIZE	7,680 S.F.
AVERAGE LOT SIZE	8,430 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	25 FT.
REAR YARD SETBACK	25 FT.
H. TOTAL UNITS	227
I. GROSS DENSITY	3.51 DU/AC.
J. LOT AREA	
REQUIRED	
6,000 S.F. PER SINGLE FAMILY DETACHED	966,000 S.F.
4,000 S.F. PER SINGLE FAMILY ATTACHED	284,000 S.F.
TOTAL	1,250,000 S.F.
PROVIDED	
SINGLE FAMILY DETACHED	1,178,324 S.F.
SINGLE FAMILY ATTACHED	83,396 S.F.
TOTAL	1,332,320 S.F.
K. TOWNHOME GUEST PARKING	
REQUIRED	17
PROVIDED	17

### LOCATION MAP



#### LINE LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Single Line)
- EXISTING CORPORATE LIMITS OF THE CITY OF NAPERVILLE (Heavy Dashed Line)
- BUILDING LINE (Thin Dashed Lines)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- CENTERLINE (Single Dashed Lines)

#### ABBREVIATIONS

- N. - NORTH
- S. - SOUTH
- E. - EAST
- W. - WEST
- NW. - NORTHWEST
- SW. - SOUTHWEST
- F.I.P. - FOUND IRON PIPE
- F.I.R. - FOUND IRON ROD
- MON. - MONUMENT
- ON LINE - ON LINE
- REC. - RECORD
- L. - ARC LENGTH
- R. - RADIUS
- R.O.W. - RIGHT OF WAY
- Ac. - ACRE
- S. - SQUARE FEET
- B.S.L. - BUILDING SETBACK LINE
- D.U./AC. - DWELLING UNITS PER ACRE
- B/C - BACK OF CURB
- B-B - BACK TO BACK
- P.U.D. - PLANNED UNIT DEVELOPMENT
- P.U.D. & E. - INDICATES PUBLIC UTILITIES AND DRAINAGE EASEMENT

#### ELEVATION REFERENCE MARKS:

**NAAPERVILLE SURVEY MON. #703.** BERNSTEN 30 TH 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 BMA6 & ALUMINUM ACCESS COVER.  
ELEVATION: 780.31 (NAVD 88)

**NIGS MONUMENT (DWB) (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" 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: 759.89 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: 187432.77  
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: 187549.24  
EASTING: 1041733.77  
ELEVATION: 742.88 NAVD88

#### LOT AREA TABLE

LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES
1	6,193.04	0.14	51	8,101.09	0.19	101	6,120.04	0.14
2	6,193.04	0.14	52	8,098.08	0.18	102	6,120.04	0.14
3	6,120.04	0.14	53	8,120.04	0.14	103	6,120.04	0.14
4	8,120.04	0.14	54	8,120.04	0.14	104	6,120.04	0.14
5	6,120.04	0.14	55	8,120.04	0.14	105	6,120.04	0.14
6	6,120.04	0.14	56	8,120.04	0.14	106	6,120.04	0.14
7	6,120.04	0.14	57	8,120.04	0.14	107	6,120.04	0.14
8	6,120.04	0.14	58	7,191.07	0.17	108	6,120.04	0.14
9	7,033.01	0.16	59	8,120.04	0.14	109	7,680.08	0.18
10	7,032.01	0.16	60	7,192.07	0.17	110	6,120.04	0.14
11	8,419.02	0.22	61	8,120.04	0.14	111	6,120.04	0.14
12	7,741.08	0.18	62	7,479.07	0.17	112	6,120.04	0.14
13	8,420.05	0.22	63	8,120.04	0.14	113	6,120.04	0.14
14	8,420.05	0.22	64	8,120.04	0.14	114	6,120.04	0.14
15	8,040.08	0.19	65	8,120.04	0.14	115	6,120.04	0.14
16	8,040.08	0.19	66	8,120.04	0.14	116	6,120.04	0.14
17	8,040.08	0.19	67	8,120.04	0.14	117	6,120.04	0.14
18	8,040.08	0.19	68	8,120.04	0.14	118	6,120.04	0.14
19	8,040.08	0.19	69	8,120.04	0.14	119	8,661.02	0.20
20	7,805.05	0.18	70	8,120.04	0.14	120	8,387.09	0.19
21	6,600.05	0.15	71	6,360.05	0.15	121	8,942.02	0.21
22	6,600.05	0.15	72	7,942.06	0.18	122	8,911.02	0.20
23	6,600.05	0.15	73	8,189.09	0.19	123	7,713.08	0.18
24	8,845.02	0.20	74	7,442.06	0.17	124	7,713.08	0.18
25	7,306.07	0.17	75	8,445.09	0.19	125	8,678.09	0.19
26	8,120.04	0.14	76	7,942.06	0.18	126	9,255.02	0.21
27	8,120.04	0.14	77	8,120.04	0.14	127	8,685.08	0.19
28	8,120.04	0.14	78	8,685.08	0.19	128	8,685.08	0.19
29	8,120.04	0.14	79	8,685.08	0.19	129	10,941.24	0.25
30	6,120.04	0.14	80	6,680.05	0.15	130	10,927.02	0.25
31	8,120.04	0.14	81	8,120.04	0.14	131	10,451.02	0.24
32	6,120.04	0.14	82	8,236.09	0.19	132	10,709.02	0.24
33	6,120.04	0.14	83	8,236.09	0.19	133	8,022.08	0.18
34	6,120.04	0.14	84	8,236.09	0.19	134	7,680.08	0.18
35	6,120.04	0.14	85	6,680.05	0.15	135	8,680.08	0.19
36	6,120.04	0.14	86	8,040.08	0.19	136	10,192.03	0.23
37	6,120.04	0.14	87	8,040.08	0.19	137	10,459.02	0.24
38	6,120.04	0.14	88	7,845.08	0.18	138	8,530.09	0.19
39	6,120.04	0.14	89	7,481.07	0.17	139	7,680.08	0.18
40	6,120.04	0.14	90	8,120.04	0.14	140	8,120.04	0.14
41	6,120.04	0.14	91	8,758.02	0.20	141	7,680.08	0.18
42	8,435.05	0.22	92	8,120.04	0.14	142	7,680.08	0.18
43	8,779.08	0.20	93	8,040.08	0.19	143	7,680.08	0.18
44	8,782.08	0.20	94	7,430.07	0.17	144	7,680.08	0.18
45	6,120.04	0.14	95	8,120.04	0.14	145	8,120.04	0.14
46	6,120.04	0.14	96	8,120.04	0.14	146	8,120.04	0.14
47	6,120.04	0.14	97	8,285.08	0.19	147	8,120.04	0.14
48	6,120.04	0.14	98	8,120.04	0.14	148	10,564.03	0.24
49	7,195.08	0.17	99	8,120.04	0.14	149	9,578.02	0.22
50	6,931.06	0.16	100	6,120.04	0.14	150	8,649.02	0.20
						151	7,680.08	0.18
						152	7,680.08	0.18
						153	8,736.02	0.20
						154	8,736.02	0.20
						155	7,680.08	0.18
						156	7,680.08	0.18
						157	10,114.03	0.23
						158	8,623.02	0.20
						159	7,680.08	0.18
						160	7,680.08	0.18
						161	10,101.03	0.23
						162	11,137.02	0.26
						163	15,201.03	0.35
						164	15,201.03	0.35
						165	13,201.03	0.30
						166	15,209.03	0.35
						167	13,153.03	0.30
						168	3,596.08	0.08
						169	3,596.08	0.08
						170	6,608.05	0.15
						171	8,411.09	0.19
						172	6,608.05	0.15
						173	8,411.09	0.19
						174	6,587.05	0.15
						175	8,018.08	0.18
						176	8,018.08	0.18
						177	12,077.02	0.28

#### STATEMENT OF INTENT AND CONCEPT

##### NAPER COMMONS

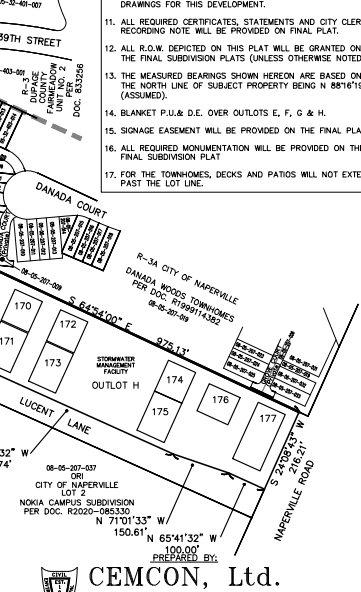
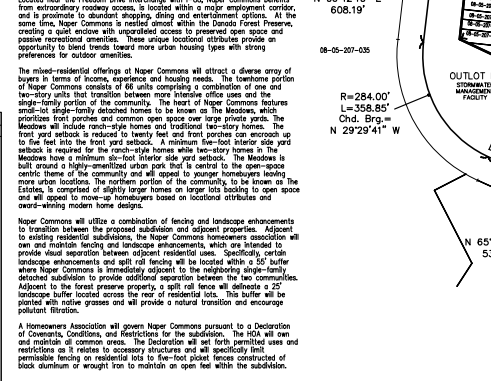
Naper Commons is an open-space, active, mixed-residential community consisting of 161 single-family detached residential homes and 66 townhomes on an approximately 64-acre site. With three distinct housing types, Naper Commons adds to the diversity of the City's housing stock and meets the various needs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

Located near the Freedom Drive Interchange with I-88, 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 sited adjacent within the Danada Forest Preserve, offering a quiet enclave with unparalleled access to preserved open space and creative recreational amenities. These unique locational attributes provide an opportunity to blend trends toward more urban housing styles 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-story portion of the community. The heart of Naper Commons features small-lot single-family detached homes to be known as the Meadows, which prioritizes front porches and common open spaces over large private yards. The Meadows will include ranch-style homes and traditional two-story homes. The front yard setbacks are 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 two-story homes while two-story homes in the Meadows have a minimum six-foot interior side yard setback. The Meadows is built around a highly-emeraldized urban park that is centered to the open-space, active center of the community and will appeal to younger homeowners looking for 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 more- or homebuyers looking for more traditional or estate-winning modern home designs.

Naper Commons will utilize a combination of fencing and landscape enhancements to transition between the proposed subdivisions and adjacent properties. Adjacent to existing residential subdivisions, the Naper Commons Association will own and maintain fencing and landscape. The enhancements will be designed to provide visual separation between adjacent residential uses. Specifically, certain landscape enhancements and split rail fences will be located within the subdivision 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 20' landscape subdivision to provide additional separation between the two communities. The fence will be constructed of wood or wood-alternative materials and will be planted with native grasses and will provide a natural transition and encourage pedestrian circulation.

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 set forth the terms and restrictions as it relates to accessory structures and will specifically limit the maximum height on residential lots to five-foot pilot fences constructed of black aluminum or wrought iron to maintain an open feel within the subdivision.



**CEMCON, Ltd.**  
Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100  
Naperville, Illinois 60563-9875  
PH: 630.862.2100 FAX: 630.862.2199  
E-Mail: info@cemcon.com Website: www.cemcon.com

PROJECT NO.: 402138 FILE NAME: PREOR  
DRAWN BY: LAL D.L.K. / JG. NO.: NOTES  
COMPLETION DATE: 09-14-20 / JOB NO.: 402138  
XREF: TO PO PROJECT MANAGER: CRM

10-18-20: LAL REVISED PER 2020-10-05 CITY COMMENTS  
11-18-20: LAL REVISED PER 2020-11-03 CITY COMMENTS  
12-11-20: LAL REVISED PER 2020-12-09 CITY COMMENTS  
01-20-21: LAL REVISED PER PLANNING COMMISSION MEETING 01-20  
02-09-21: LAL REVISED PER 2021-01-29 CITY COMMENTS  
03-18-21: LAL REVISED PER 2021-03-18 CITY COMMENTS  
05-12-21: LAL REVISED PER 2021-05-11 CITY COMMENTS

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

**PREPARED BY:**  
LAL

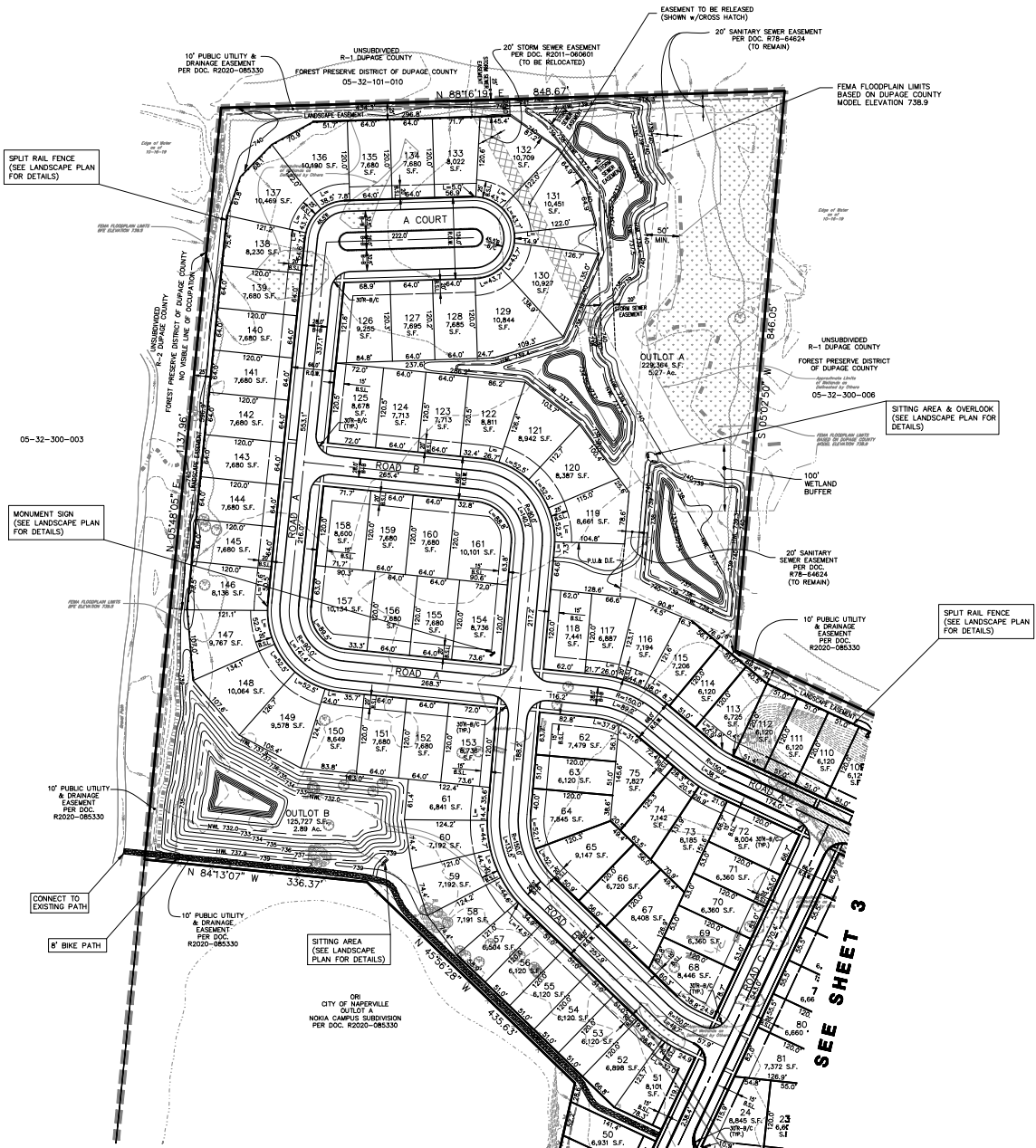
**CITY OF NAPERVILLE PROJECT NO. 18-1000008**

**SHEET 11 OF 14**

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80 40 0 80  
SCALE: 1" = 80'



SPLIT RAIL FENCE  
(SEE LANDSCAPE PLAN  
FOR DETAILS)

MONUMENT SIGN  
(SEE LANDSCAPE PLAN  
FOR DETAILS)

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

CONNECT TO  
EXISTING PATH

8' BIKE PATH

SITTING AREA  
(SEE LANDSCAPE  
PLAN FOR DETAILS)

06  
CITY OF NAPEVILLE  
OUTLOT A  
NOKIA CAMPUS SUBDIVISION  
PER DOC. R2020-085330

EASEMENT TO BE RELEASED  
(SHOWN w/ CROSS HATCH)

FEMA FLOODPLAIN LIMITS  
BASED ON DUPAGE COUNTY  
MODEL ELEVATION 738.9

UNDIVIDED  
R-1 DUPAGE COUNTY  
FOREST PRESERVE DISTRICT  
OF DUPAGE COUNTY  
05-32-101-010

UNDIVIDED  
R-1 DUPAGE COUNTY  
FOREST PRESERVE DISTRICT  
OF DUPAGE COUNTY  
05-32-300-006

100' WETLAND BUFFER

20' SANITARY SEWER EASEMENT  
PER DOC. R12-04624  
(TO REMAIN)

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

SITTING AREA & OVERLOOK  
(SEE LANDSCAPE PLAN FOR  
DETAILS)

SPLIT RAIL FENCE  
(SEE LANDSCAPE PLAN  
FOR DETAILS)

SEE SHEET 3

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: info@cemcon.com Website: www.cemcon.com

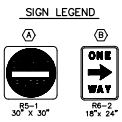
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- DRAWN BY: LAL FLD. BK. / PG. NO.: NOTES
- COMPLETION DATE: 09-14-20 JOB NO.: 402138
- XREF: TORO PROJECT MANAGER: CRM
- 10-18-20/LAL REVISED PER 2020-10-05 CITY COMMENTS
- 11-18-20/LAL REVISED PER 2020-11-03 CITY COMMENTS
- 01-20-21/LAL REVISED PER 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 2/8
- 03-15-21/LAL REVISED PER 2021-03-11 CITY COMMENTS

**CITY OF NAPEVILLE PROJECT NO.: 20-1000008**  
SHEET 2 OF 4

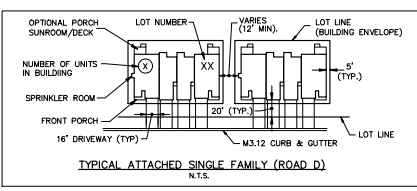
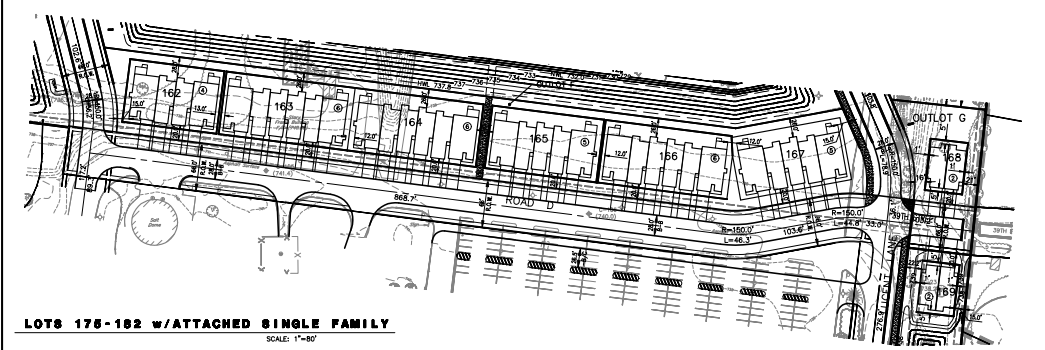
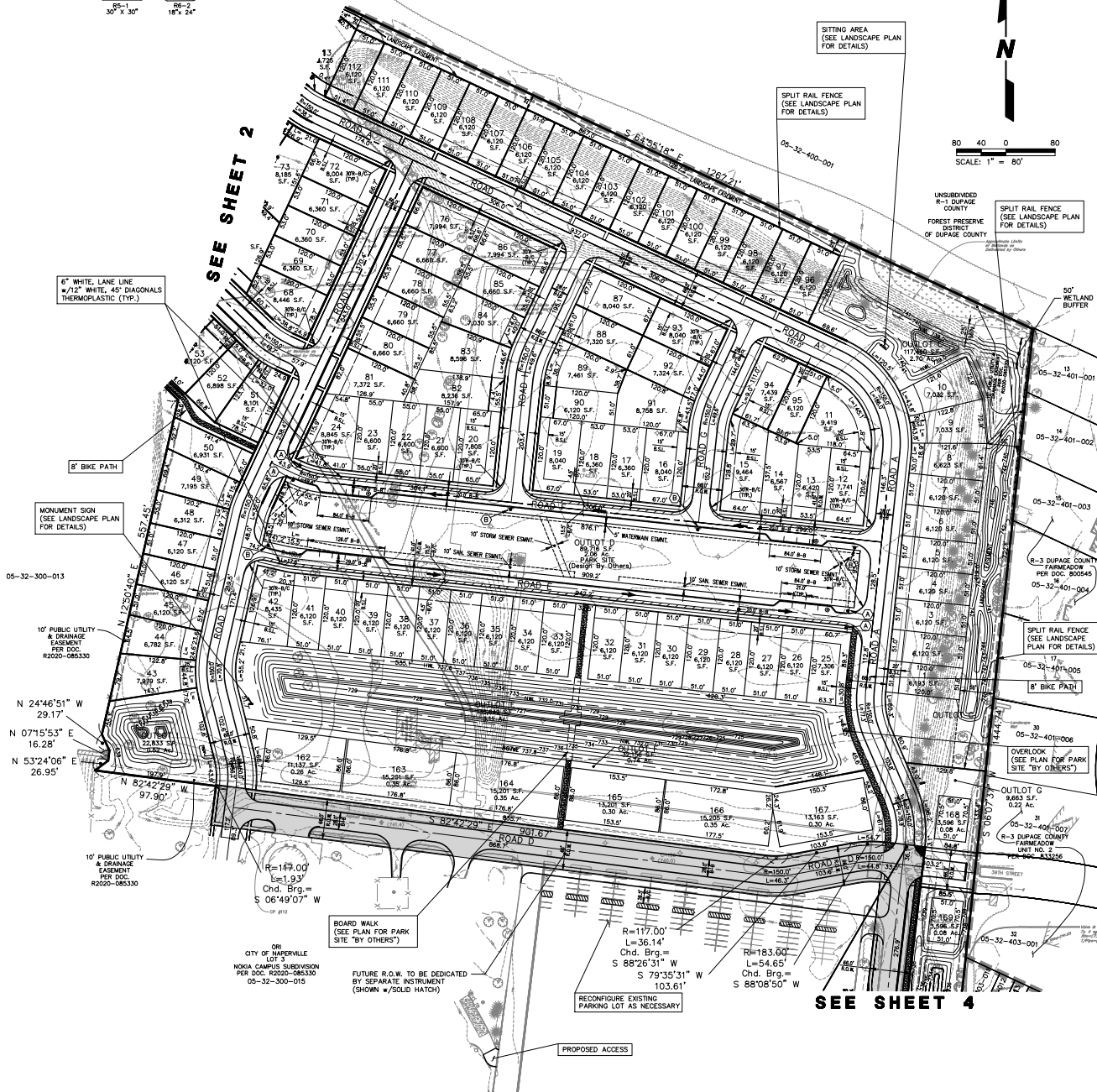
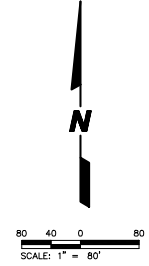
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PREPARED FOR:  
**PULTE HOME COMPANY, LLC**  
1900 E. GOLF ROAD, SUITE 300  
SCHAMBURG, IL 60173  
**EXHIBIT B 230-5400**

LAST FILE CREATED: 7/2/2025 BY: CELIA LUMBERG



10' PUBLIC UTILITY & DRAINAGE EASEMENT PER DOC. R2020-085330 05-32-400-001



PREPARED FOR:

**PULTE HOME COMPANY, LLC**  
1900 E. GOLF ROAD, SUITE 300  
SCHAUMBURG, IL 60173  
EXHIBIT B 230-5400

PREPARED BY:

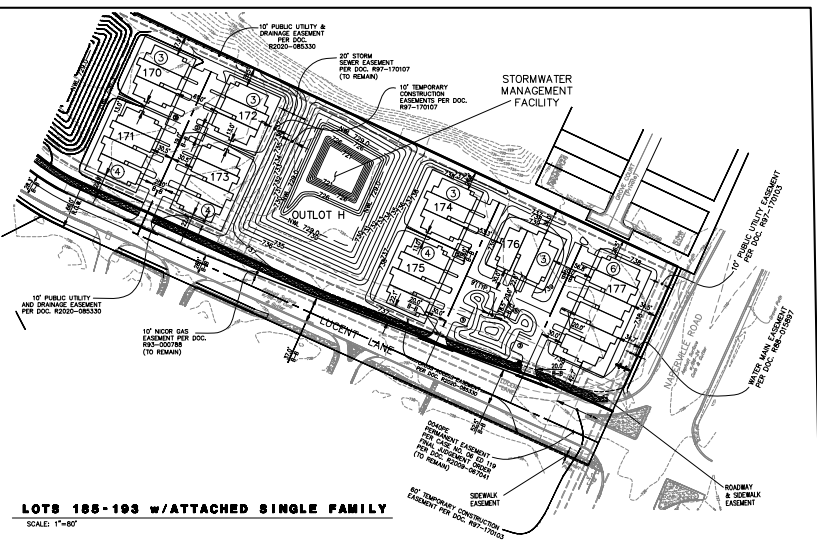
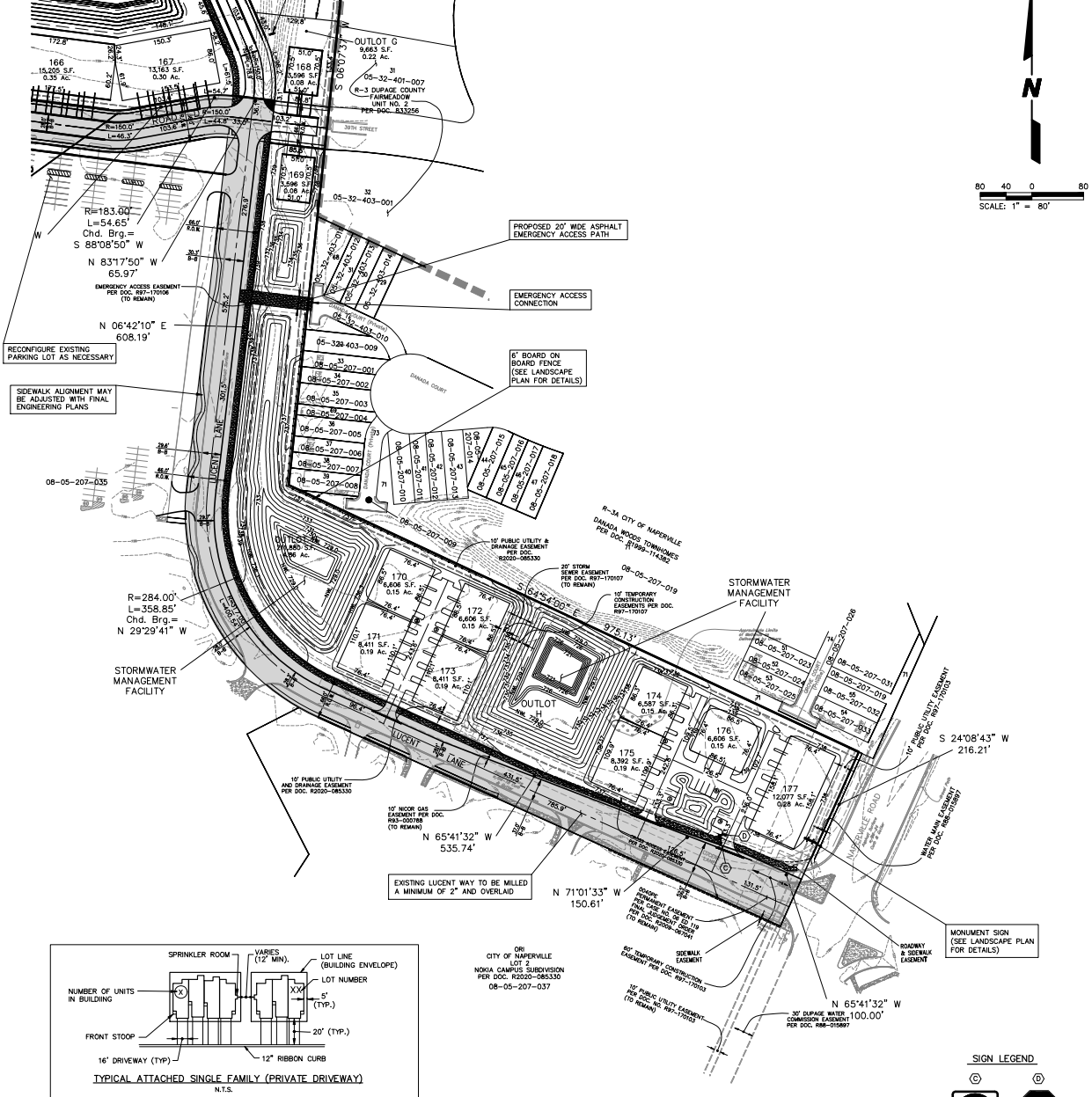
**CEMCON, Ltd.**  
Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100  
Aurora, Illinois 60502-9875  
PH: 630.862.2100 FAX: 630.862.2199  
E-Mail: info@cemcon.com Website: www.cemcon.com

DISC NO.: 402138 FILE NAME: P60VR  
DRAWN BY: LAL FLD. BK. / P6. NO. NOTES  
COMPLETION DATE: 09-14-20 JOB NO.: 402138  
XREF : TOPO PROJECT MANAGER : CRM  
10-16-20/AAL REVISED PER 2020-10-09 CITY COMMENTS  
11-18-20/AAL REVISED PER 2020-11-03 CITY COMMENTS  
01-20-21/AAL REVISED PER PLAN COMMISSION MEETING 12/16  
02-01-21/AAL REVISED PER 2021-01-29 CITY COMMENTS  
02-19-21/AAL REVISED PER PLAN COMMISSION MEETING 2/8  
03-19-21/AAL REVISED PER 2021-03-11 CITY COMMENTS

**PRELIMINARY P.E.D. FOR NAPERVILLE**  
CITY OF NAPERVILLE PROJECT NO.: 20-1008088  
SHEET 3 OF 4  
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SEE SHEET 3

MONUMENT SIGN  
(SEE LANDSCAPE PLAN  
FOR DETAILS)



**LOTS 188-193 w/ATTACHED SINGLE FAMILY**  
SCALE: 1"=80'

PREPARED FOR:  
**PULTE HOME COMPANY, LLC**  
1900 E. GOLF ROAD, SUITE 300  
SCHAMBURG, IL 60173  
**EXHIBIT B 230-5400**

PREPARED BY:  
**CEMCON, Ltd.**  
Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100  
Aurora, Illinois 60502-9875  
PH: 630.862.2100 FAX: 630.862.2199  
E-Mail: info@cemcon.com Website: www.cemcon.com

DISC NO.: 402138 FILE NAME: PEOVR  
DRAWN BY: LAL FLD. BK. / PLS. NO. NOTES  
COMPLETION DATE: 09-14-20 JOB NO.: 402138  
XREF : TOPO PROJECT MANAGER : CRM  
10-16-20/AAL REVISED PER 2020-10-26 CITY COMMENTS  
11-18-20/AAL REVISED PER 2020-11-03 CITY COMMENTS  
01-20-21/AAL REVISED PER PLAN COMMISSION MEETING 12/16  
02-01-21/AAL REVISED PER 2021-01-29 CITY COMMENTS  
02-19-21/AAL REVISED PER PLAN COMMISSION MEETING 2/4  
03-15-21/AAL REVISED PER 2021-03-11 CITY COMMENTS  
**PRELIMINARY P.E.D. FOR HAPER COMMONS**  
**CITY OF NAPERVILLE PROJECT NO.: 20-1000008**  
SHEET 4 OF 4  
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