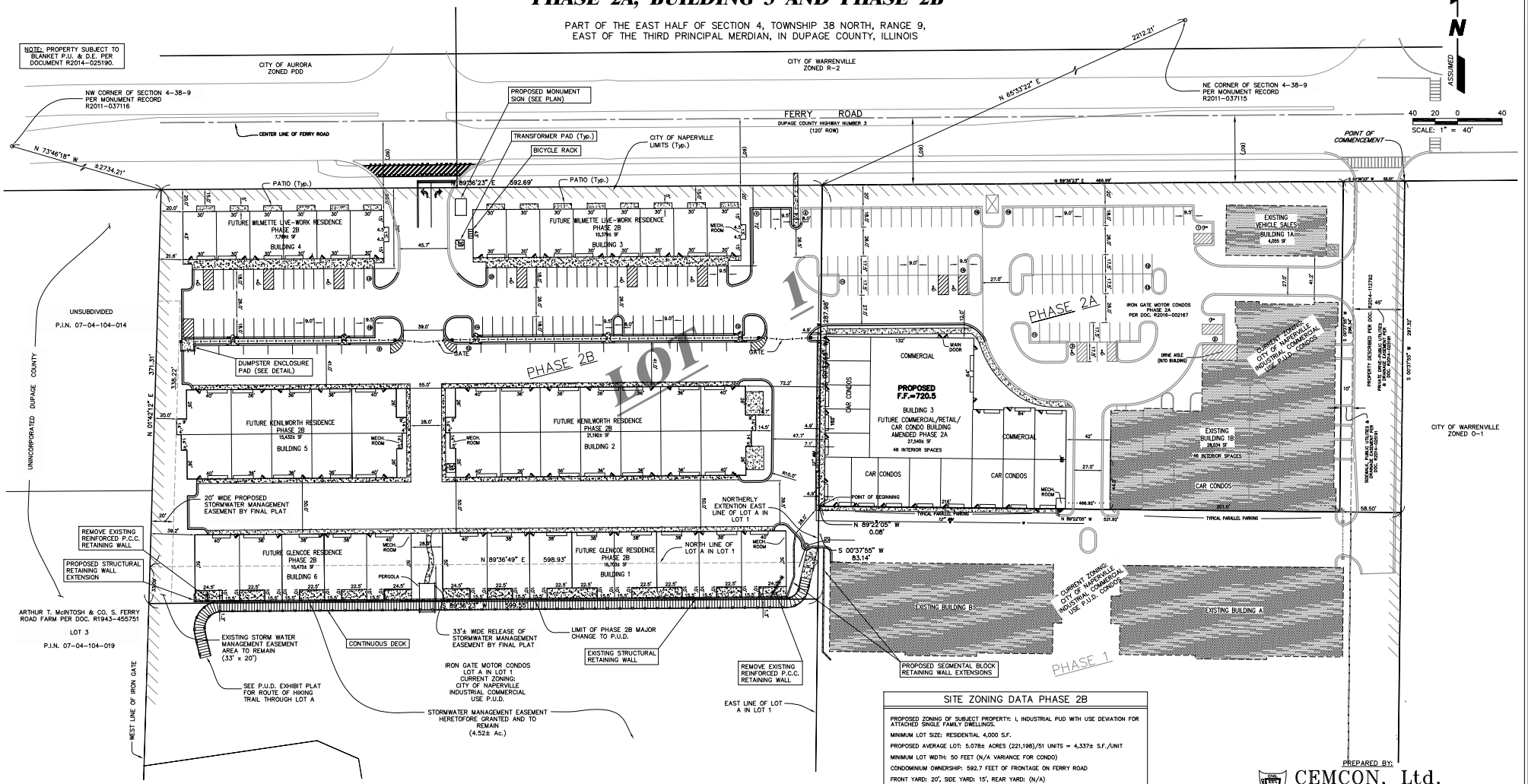
MAJOR CHANGE TO THE IRON GATE MOTOR CONDOS PLANNED UNIT DEVELOPMENT AND FINAL PLANNED UNIT DEVELOPMENT PLAT FOR IRON GATE MOTOR CONDOS PHASE 2A, BUILDING 3 AND PHASE 2B

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



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

1. ALL BUSINESS, SERVICING, 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
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 18-00-10000008

Copyright © 2020 Cemcon, Ltd. All rights reserved.

DRAWING PATH: P:\PROJECTS\Survey\Drawings\Plats\PUD PLAT-2A-2B.dwg
PLOT FILE CREATED: 12/23/20

EXHIBIT B