

TOTAL AREA OF SUBDIVISION
35,229 SQUARE FEET OR 0.81 ACRES, MORE OR LESS

PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT PLAT

FOR
BENTON + MAIN
NAPERVILLE, ILLINOIS

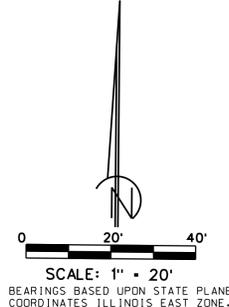
LEGAL DESCRIPTION

BEING A RESUBDIVISION OF LOTS 3, 6, 7 AND THE SOUTH 1/2 OF LOTS 10 AND 11, ALL IN BLOCK 10 IN THE PLAT OF THE TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1842 AS DOCUMENT 131, IN DUPAGE COUNTY, ILLINOIS.

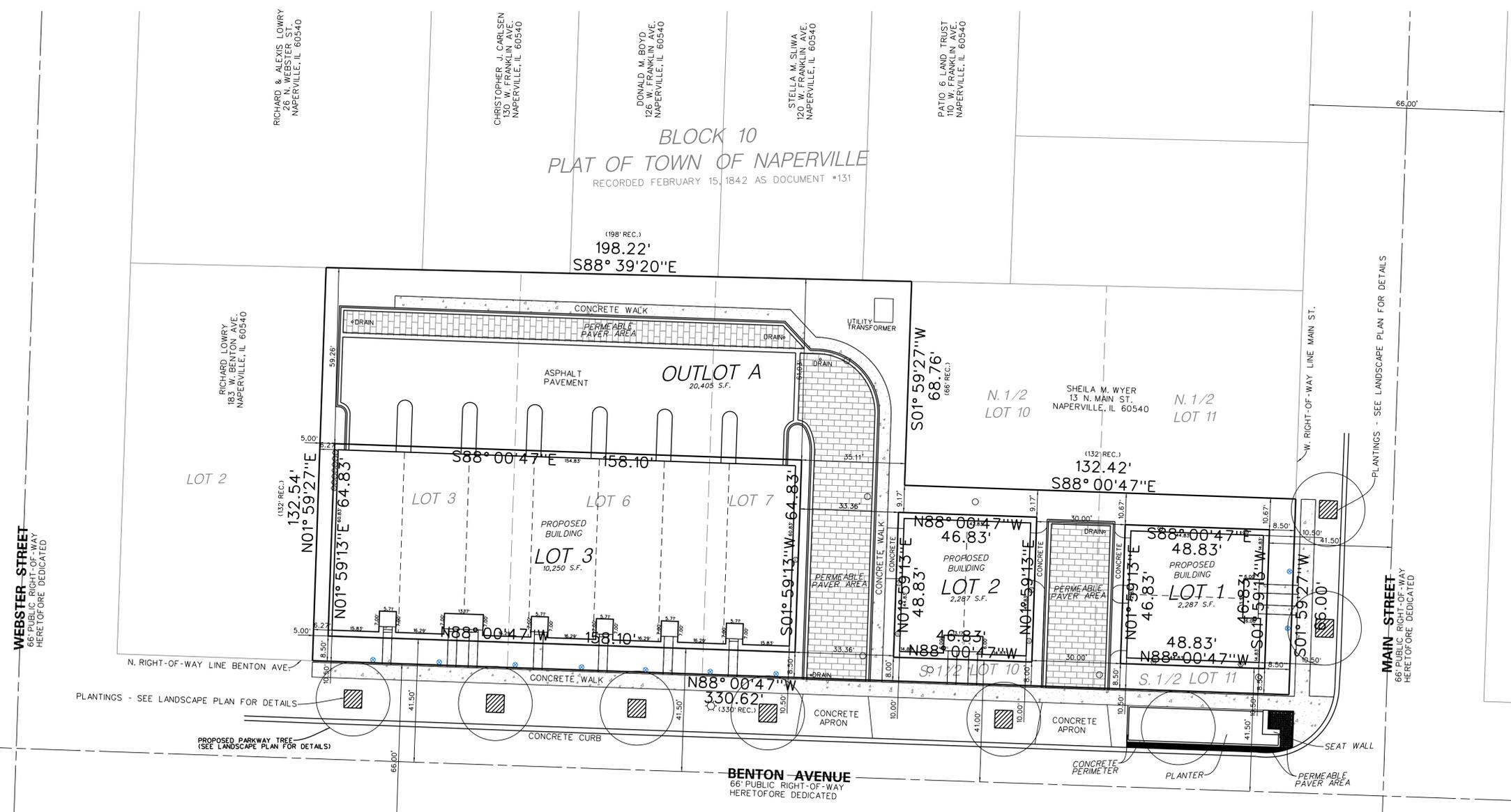
PERMANENT INDEX NUMBER:
PIN# 07-13-410-008-0000 133 W. BENTON AVE. NAPERVILLE, IL 60540
PIN# 07-13-410-009-0000 129 W. BENTON AVE. NAPERVILLE, IL 60540
PIN# 07-13-410-010-0000 128 W. BENTON AVE. NAPERVILLE, IL 60540
PIN# 07-13-410-014-0000 5 N. MAIN ST. NAPERVILLE, IL 60540

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

PROJECT NO.	5692
SHEET	1 OF 2
DRAWING NO.	5692 PUD PLAT.DGN



- LEGEND**
- PROPERTY/LOT LINE
 - ADJOINING PROPERTY/LOT LINE
 - - - CENTERLINE OF ROADWAY
 - ☉ LIGHT STANDARD
 - ▨ MULCH BED (AROUND TREE)
 - ⊗ PROPOSED BBX
 - UTILITY MANHOLE
 - Ⓢ GAS SERVICE
 - ⓔ ELECTRICAL SERVICE
 - PROPOSED PARKWAY TREE



TITLE:
PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT PLAT
BENTON + MAIN
NAPERVILLE, ILLINOIS

DSGN.	
DWN.	
W.U.	
CHD.	
DMS	
SCALE:	1" = 20'
DATE:	9-24-25

CITY COMMENTS	
ATTORNEY COMMENTS	
STREETSCAPE UPDATES	
CITY COMMENTS	
CITY COMMENTS	

CLIENT:
MI HOMES OF CHICAGO, LLC
CITY GATE LANE, SUITE 620
NAPERVILLE, ILLINOIS
60563

Thomson Surveying Ltd.
825 E. Woods Road, Suite 850
Rosenmont, IL 60018
TEL: 647.318.9790
FAX: 647.318.9792
WUTZ@thomsonitd.com



LOCATION MAP



AREA SUMMARY TABLE

LOT 1 2,287 S.F.
 LOT 2 2,287 S.F.
 LOT 3 10,250 S.F.
 OUTLOT A 20,405 S.F.
 TOTAL = 35,229 S.F.
 OR 0.81 ACRES,
 MORE OR LESS

STATEMENT OF INTENT AND CONCEPT

BENTON-MAN IS COMPRISED OF ELEVEN (11) THREE-STORY LUXURY ROWHOMES LOCATED ON APPROXIMATELY 0.82 ACRES IN DESIRABLE DOWNTOWN NAPERVILLE. BENTON-MAN PROVIDES AN EXCEPTIONAL LAND USE TRANSITION BETWEEN THE DOWNTOWN CORE AND SURROUNDING MIXED-DENSITY RESIDENTIAL USES, ALL WHICH ARE NECESSARY TO SUPPORT A THRIVING DOWNTOWN NAPERVILLE.

BENTON-MAN ENHANCES THE STREETScape WITH URBAN AND PEDESTRIAN-ORIENTED ARCHITECTURE AND INCREASES THE DIVERSITY OF HOUSING OPTIONS IN DOWNTOWN NAPERVILLE. THE ROWHOMES RANGE BETWEEN 2,615-4,012 SQUARE FEET, DEFINING CHARACTERISTICS INCLUDE WELL-DEFINED STREET WALLS, OVERSIZED WINDOWS, MANSARD-STYLE ROOFLINES, IRONWORK, AND AN ECLECTIC FACADE COMPRISED OF 100% BRICK OR PERMITTED MASONRY ELEMENTS. THE ROWHOMES WILL FEATURE PRIVATE BALCONIES AND ROOFTOP TERRACES, WHICH ACTIVATES THE UPPER LEVELS OF EACH UNIT AND CONTRIBUTES TO THE VIBRANCY OF DOWNTOWN NAPERVILLE.

VEHICULAR ACCESS IS PROVIDED FROM WEST BENTON AVENUE AND EACH UNIT FEATURES AN ATTACHED TWO-CAR GARAGE. BENTON-MAN UTILIZES A COMBINATION OF FENCING AND LANDSCAPE ENHANCEMENTS TO TRANSITION BETWEEN THE VARIOUS LAND USES WITHIN THIS VIBRANT AREA, ADJACENT TO THE EXISTING RESIDENCES TO THE NORTH, THE BENTON-MAN HOMEOWNER'S ASSOCIATION WILL OWN AND MAINTAIN A SIX-FOOT (6') TALL DECORATIVE WOOD FENCE AND LANDSCAPE ENHANCEMENTS, WHICH ARE INTENDED TO PROVIDE VISUAL SEPARATION BETWEEN THE ADJACENT RESIDENTIAL USES.

A HOMEOWNERS ASSOCIATION WILL GOVERN BENTON-MAN PURSUANT TO A DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE SUBDIVISION. THE HOA WILL OWN AND MAINTAIN ALL COMMON AREAS AND WILL SET FORTH PERMITTED USES AND RESTRICTIONS FOR BENTON-MAN.

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF DU PAGE)
 THIS INSTRUMENT _____ WAS FILED FOR RECORD
 IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS,
 ON THE _____ DAY OF _____ A.D., 20____
 AT _____ O'CLOCK _____ M.
 RECORDER OF DEEDS

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: _____ ATTEST: _____
 CHAIRMAN SECRETARY

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF DU PAGE)
 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

SITE DATA

LAND USE	UNITS	ACRES
REAR-LOAD TOWNHOMES	11	0.8
TOTAL	11	0.8

DESIGN STANDARDS

ATTACHED SINGLE FAMILY	REQUIRED	PROPOSED
LOT SIZE	52,000 SF	34,762 SF
LOT WIDTH	N/A	330 FT.
BUILDING HEIGHT	35 FT	45 FT 8 IN
NUMBER OF STORIES	N/A	3 STORIES
DENSITY		13.8 U/AC

YARD SETBACK:		
FRONT	15 FT	10 FT
CORNER SIDE	10 FT	10 FT
INTERIOR SIDE	6 FT	6 FT
REAR DUPLEX	25 FT	11 FT
REAR ROWHOME	25 FT	61 FT

PARKING:		
TOTAL BUILDING SF	25 SPACES	42 SPACES
TOTAL FAR	2/UNIT = 22 SPACES	36 SPACES
BUILDING SF (BLDG 1)	.25/UNIT = 3 SPACES	6 SPACES
BUILDING SF (BLDG 2/3)		
BUILDING SF (BLDG 2 & 3)		

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 _____ CITY, ILLINOIS, THIS _____ DAY OF _____ 20____
 BY: _____ ATTEST: _____
 SIGNATURE SIGNATURE
 TITLE: _____ TITLE: _____
 PRINT TITLE PRINT TITLE

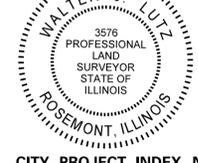
NOTARY'S CERTIFICATE

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

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)
 THIS IS TO CERTIFY THAT WE, THOMSON SURVEYING LTD., ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER
 184-002768, IN THE STATE AND COUNTY AFORESAID HAVE SURVEYED, RESUBDIVIDED AND PLATTED THAT
 PART OF SECTION 13 TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE
 PARTICULARLY DESCRIBED AS FOLLOWS:
 LOTS 3, 6, 7 AND THE SOUTH 1/2 OF LOTS 10 AND 11, ALL IN BLOCK 10 IN THE PLAT OF THE TOWN OF NAPERVILLE,
 BEING A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD
 PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1842 AS DOCUMENT 131,
 IN DUPAGE COUNTY, ILLINOIS.
 DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
 SAID PROPERTY CONTAINS CONTAINING 35,229 SQUARE FEET OR 0.81 ACRES, MORE OR LESS, AS SHOWN BY
 THE PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION.
 IF FURTHER CERTIFY THAT THE SAID PROPERTY WAS SURVEYED IN THE LAST 18 MONTHS.
 IF FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE CITY BOARD RELATIVE TO PLATS AND
 SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT. THE PROPERTY INCLUDED IN
 THIS PLAT IS WITHIN THE CORPORAL LIMITS OF THE CITY OF NAPERVILLE, DUPAGE COUNTY, ILLINOIS.
 ALSO, WE FURTHER CERTIFY THIS PROPERTY IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD AS
 DETERMINED BY SCALE MEASUREMENT UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD
 INSURANCE RATE MAP NO. 17043C0144J, MAP DATE: AUGUST 1, 2019.

GIVEN UNDER MY HAND AND SEAL AT ROSEMONT, ILLINOIS
 THIS 22nd DAY OF DECEMBER A.D., 2025
DRAFT ONLY
 WALTER J. LUTZ
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003576
 LICENSE EXPIRES: NOVEMBER 30, 2026
 ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002768
 DESIGN FIRM LICENSE EXPIRES APRIL 30, 2027



PROJECT NO. 5692
 SHEET 2 OF 2
 DRAWING NO. 5692 PUD PLAT.DGN

TITLE: PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT PLAN BENTON + MAIN NAPERVILLE, ILLINOIS

DSGN. DWG. W/L DMS CHD. SCALE DATE
 5 12-22-25
 4 12-1-25
 3 11-24-25
 2 11-13-25
 1 10-8-25

CITY COMMENTS
 ATTORNEY COMMENTS
 STREETSCAPE UPDATES
 CITY COMMENTS
 CITY COMMENTS

CLIENT: MI HOMES OF CHICAGO, LLC
 CITY GATE LANE, SUITE 620
 NAPERVILLE, ILLINOIS
 60563

Thomson Surveying Ltd.
 855 W. Morris Road, Suite 850
 Rosemont, IL 60018
 TEL: (647) 316-9790
 FAX: (647) 316-9792
 wjutz@thomsonitd.com

CITY PROJECT INDEX NUMBER: DEV-0109-2025