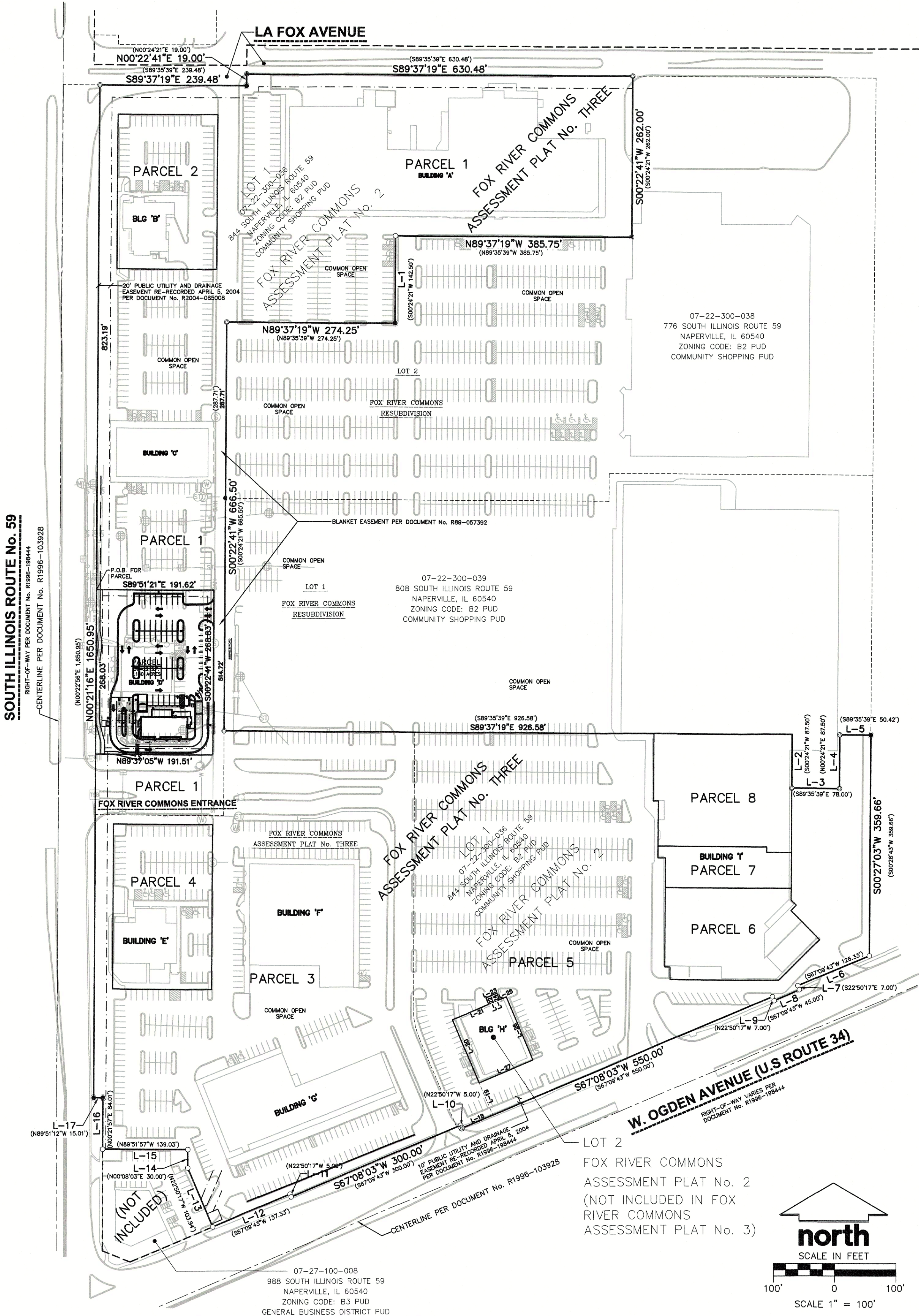


SOUTH ILLINOIS ROUTE No. 59
RIGHT-OF-WAY PER DOCUMENT No. R1998-198444
CENTERLINE PER DOCUMENT No. R1998-103928



PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT PLAT
OF FOX RIVER COMMONS PLANNED UNIT DEVELOPMENT

GUZMAN Y GOMEZ MEXICAN KITCHEN PARCEL

PARCEL 1, FOX RIVER COMMONS ASSESSMENT PLAT No. THREE, BEING A TAX DIVISION OF LOT 1 IN FOX RIVER COMMONS ASSESSMENT PLAT No. 2, LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 22 AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, ALL IN TOWNSHIP 38 NORTH, RANGE 09 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF NAPERVILLE, DUPAGE COUNTY, ILLINOIS.

PART OF P.I.N.:07-22-300-036

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

LEGEND

- 5/8" REBAR FOUND
- 1" IRON PIPE FOUND
- CHISELED 'X' FOUND
- PK/MAG NAIL FOUND
- CHISELED 'X' SET
- MAG NAIL SET
- 3/4" x 18" REBAR SET (1.50 LBS/LF)
- SIGN
- SANITARY MANHOLE
- CLEAN OUT
- WATER MANHOLE
- HYDRANT
- WATER VALVE
- STORM MANHOLE
- ROUND CASTED INLET
- CURB INLET
- DOWNSPOUT
- GAS REGULATOR/METER
- MANHOLE - UNVERIFIED TYPE
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- LIGHT POLE
- YARD LIGHT
- POWER POLE
- TRAFFIC SIGNAL
- SIGNAL CONTROLLER BOX

- VAULT
- TELEPHONE PEDESTAL
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- HANDICAP PARKING
- PARCEL BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- CONCRETE CURB & GUTTER
- SANITARY SEWER
- WATER LINE
- ST
- STORM SEWER
- NATURAL GAS
- OVERHEAD LINE
- UNDERGROUND ELECTRIC
- FIBER OPTIC
- EDGE OF WOODS OR BRUSH
- BUILDING
- RETAINING WALL
- PAVEMENT STRIPING
- END OF FLAGGED UTILITIES
- DENOTES RECORDED AS MEASUREMENTS
- DEPICTING THE SAME LINE ON THE
- GROUND AS RETRACED BY THIS SURVEY

NOTES

- FIELD WORK PERFORMED ON JANUARY 08, 2025.
- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT). THE WEST LINE OF PARCEL 1, AS N00°21'16"E.
- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S00°22'41"W	142.50'
L-2	S00°22'41"W	87.50'
L-3	S89°37'19"E	78.00'
L-4	N00°22'41"E	87.50'
L-5	S89°37'19"E	50.42'
L-6	S67°08'03"W	126.33'
L-7	S22°51'57"E	7.00'
L-8	S67°08'03"W	45.00'
L-9	N22°51'57"W	7.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L-10	N22°51'57"W	5.00'
L-11	N22°51'57"W	5.00'
L-12	S67°08'03"W	137.33'
L-13	N22°51'57"W	103.94'
L-14	N00°06'23"E	30.00'
L-15	N89°53'37"W	139.03'
L-16	N00°15'34"E	84.01'
L-17	N89°54'14"W	14.90'

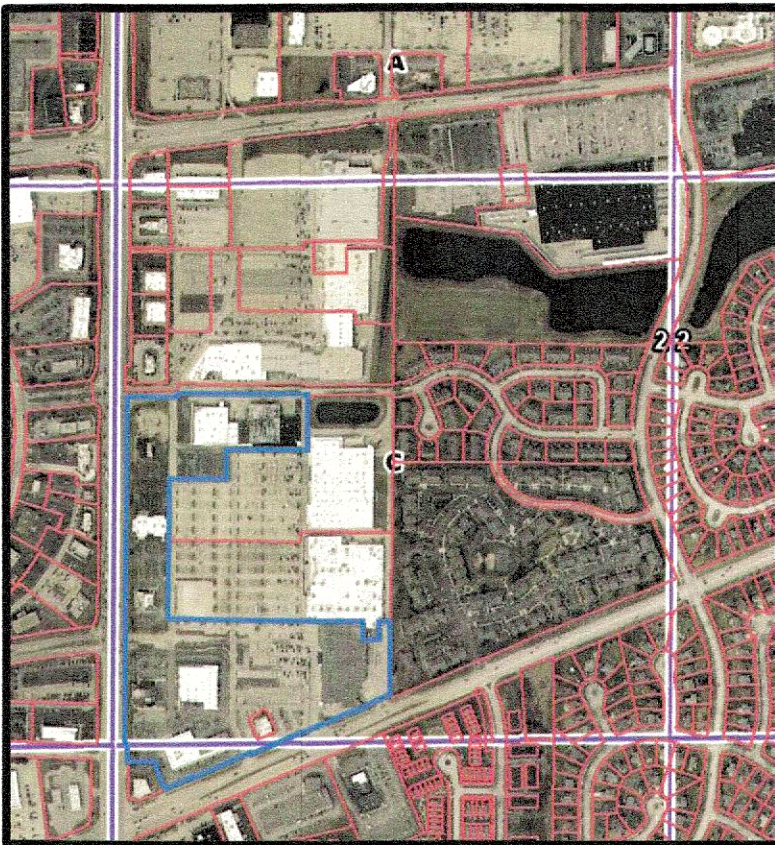
LINE TABLE		
LINE	BEARING	DISTANCE
L-18	N67°08'03"E	54.79'
()	N67°09'43"E	54.79'
L-19	N22°51'57"W	56.97'
()	N22°50'17"W	56.97'
L-20	N22°51'57"W	111.50'
()	N22°50'17"W	111.50'
L-21	N67°08'03"E	64.00'
()	N67°09'43"E	64.00'
L-22	N22°51'57"W	11.50'
()	N22°50'17"W	11.50'

LINE TABLE		
LINE	BEARING	DISTANCE
L-23	N67°08'03"E	19.00'
()	N67°09'43"E	19.00'
L-24	S22°51'57"E	11.50'
()	S22°50'17"E	11.50'
L-25	N67°08'03"E	12.00'
()	N67°09'43"E	12.00'
L-26	S22°51'57"E	111.50'
()	S22°50'17"E	111.50'
L-27	S67°08'03"W	95.00'
()	S67°09'43"W	95.00'

AREA SUMMARY	
OVERALL PARCEL 1	419,795 SQUARE FEET (9.637 ACRES)
PARCEL (PART OF PARCEL 1)	51,422 SQUARE FEET (1.180 ACRES)
PARCEL 1 MINUS PARCEL	368,373 SQUARE FEET (8.457 ACRES)

PARKING SPACES	
REGULAR	1,352
HANDICAP	39
TOTAL	1,391

DESIGN SCHEDULE		
BUILDING	USE TYPE	GROSS AREA OF TENANT SPACE (SQ. FT.)
BUILDING 'A'	STRIP MALL - SHOPS	81,325
BUILDING 'B'-ENTOURAGE	RESTAURANT	6,288
BUILDING 'C'	VACANT	16,836
BUILDING 'D'	VACANT-RESTAURANT	5,782
BUILDING 'E'-VAI'S	RESTAURANT	9,562
BUILDING 'F'-USOIS, ZEM ZEM AND OTHERS	STRIP MALL-SHOPS, SALONS AND OFFICE	33,946
BUILDING 'G'-FRIACO'S, ATHENA AND OTHERS	STRIP MALL-RESTAURANTS, SHOPS, SALONS	31,554
BUILDING 'H'-OUTBACK	RESTAURANT	7,607
BUILDING 'I'-INTERNATIONAL FRESH MARKET AND OTHERS	STRIP MALL-SHOPS, AMUSEMENT, MARKET	80,514



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:

PARCEL 1, FOX RIVER COMMONS ASSESSMENT PLAT No. THREE, BEING A TAX DIVISION OF LOT 1 IN FOX RIVER COMMONS ASSESSMENT PLAT No. 2, BEING A PLANNED UNIT DEVELOPMENT OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 22, TOWNSHIP 38 NORTH, RANGE 09 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF NAPERVILLE, DUPAGE COUNTY, ILLINOIS, RECORDED SEPTEMBER 18, 2024 AS DOCUMENT No. R2024-054860, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL BEING ON THE SOUTH RIGHT-OF-WAY LINE OF LA FOX AVENUE; THENCE SOUTH89°37'19"E ALONG THE NORTH LINE OF SAID PARCEL AND THE SOUTH RIGHT-OF-WAY LINE OF LA FOX AVENUE, A DISTANCE OF 239.48 FEET; THENCE N00°22'41"E, ALONG SAID LINE, 19.00 FEET; THENCE S89°37'19"E ALONG SAID LINE, 630.48 FEET; THENCE S00°22'41"W, 262.00 FEET; THENCE N89°37'19"W, 385.75 FEET; THENCE S00°22'41"W 142.50 FEET; THENCE N89°37'19"W, 274.25 FEET; THENCE S00°22'41"W, 666.50 FEET; THENCE S89°37'19"E, 926.58 FEET; THENCE S00°22'41"W, 87.50 FEET; THENCE S89°37'19"E, 78.00 FEET; THENCE N00°22'41"E, 87.50 FEET; THENCE S89°37'19"E, 50.42 FEET; THENCE S00°27'03"W, 359.66 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF W. OGDEN AVENUE (U.S. ROUTE 34); THENCE ALONG SAID LINE FOR THE NEXT NINE CALLS, S67°08'03"W, 126.33 FEET; THENCE S22°51'57"E, 7.00 FEET; THENCE S67°08'03"W, 45.00 FEET; THENCE N22°51'57"W, 7.00 FEET; THENCE S67°08'03"W, 550.00 FEET; THENCE N22°51'57"W, 5.00 FEET; THENCE S67°08'03"W, 300.00 FEET; THENCE N22°51'57"W, 5.00 FEET; THENCE S67°08'03"W, 137.33 FEET; THENCE N22°51'57"W, 103.94 FEET; THENCE N00°06'23"E, 30.00 FEET; THENCE N89°53'37"W, 139.03 FEET TO THE EAST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE NUMBER 59; THENCE N00°15'34"E ALONG SAID LINE, 84.01 FEET; THENCE N89°54'14"W ALONG SAID LINE, 14.90 FEET; THENCE N00°21'16"E ALONG SAID LINE, 1,650.95 FEET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

STATEMENT OF INTENT AND CONCEPT:

THE PETITIONER/APPLICANT INTENDS TO BUILD A 2,650 SQUARE FOOT RESTAURANT WITH DRIVE THRU ON THE SOUTH SIDE OF AN EXISTING RESTAURANT SITE LOCATED WITHIN PARCEL 1, FOX RIVER COMMONS ASSESSMENT PLAT No. THREE, RECORDED SEPTEMBER 18, 2024 AS DOCUMENT No. R2024-054860, IN DU PAGE COUNTY, ILINOIS.

THE NEW RESTAURANT WILL BE BUILT WITHIN THE EXISTING PARKING INFRASTRUCTURE OF THE SITE AND INTEGRATED INTO THE EXISTING SITE USAGE.



JOHN KREBS
ILLINOIS PROFESSIONAL LAND SURVEYOR
NO. 035-002880
LICENSE EXPIRES: NOVEMBER 30, 2026
john.krebs@jdsinc.com
1-608-848-5060

SURVEYED FOR:

GUZMAN Y GOMEZ MEXICAN KITCHEN
785 EAST GOLF ROAD, SUITE 500
SCHAUMBURG, IL 60173

SURVEYED BY:

JSD PROFESSIONAL SERVICES, INC.
507 W. VERONA ROAD, SUITE 500
VERONA, WI 53593
ILLINOIS DESIGN FIRM #184-005339
(608) 848-5060

PROJECT LOCATION: SECTION 22 TOWNSHIP 38 NORTH RANGE 09 EAST CITY OF NAPERVILLE DUPAGE COUNTY, IL	JSD CREATE THE VISION	TELL THE STORY jdsinc.com
PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT PLAT		
PROJECT NO: 24-14769	SURVEYED BY: JAC	INITIAL SUBMITTAL DATE: MARCH 20, 2025
FELDBOOK/PO: FB/PS	DRAWN BY: JK	REVISION RESUBMITTAL DATE: -
		REVISION RESUBMITTAL DATE: -
		REVISION RESUBMITTAL DATE: -
SHEET 1 OF 2		

(DEV-0049-2025)

LEGAL DESCRIPTION:

ADJACENT TO THE NORTHWEST CORNER OF SAID PARCEL BEING ON THE SOUTH RIGHT-OF-WAY LINE OF LA FOX AVENUE, THENCE SOUTH 00 DEGREES 21 MINUTES 16 SECONDS WEST ALONG THE WEST LINE OF SAID PARCEL AND THE EAST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 59, A DISTANCE OF 823.19 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 51 MINUTES 21 SECONDS EAST, 191.62 FEET TO A POINT ON A LINE 18.00 FEET WESTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF SAID PARCEL 1; THENCE SOUTH 00 DEGREES 21 MINUTES 16 SECONDS WEST ALONG SAID PARALLEL LINE A DISTANCE OF 268.03 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 41 SECONDS WEST, 191.51 FEET TO THE WEST LINE OF SAID PARCEL 1; THENCE NORTH 00 DEGREES 21 MINUTES 16 SECONDS EAST ALONG SAID WEST LINE OF PARCEL 1, A DISTANCE OF 268.03 FEET TO THE POINT OF BEGINNING, ALL IN DU PAGE COUNTY, ILLINOIS.

STATE OF _____)
) S.S.
COUNTY OF _____)

DATED THIS _____ DAY OF _____, A.D., 2025.

BY: _____ ATTEST: _____

TITLE: _____ TITLE: _____

STATE OF _____)
) S.S.
COUNTY OF _____)

I, _____, a NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____, PERSONALLY KNOWN TO ME TO BE THE _____ OF OR FOX RIVER, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AND PERSONALLY KNOWN TO ME TO BE THE _____ OF SAID OR FOX RIVER, LIMITED LIABILITY COMPANY, AND PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT APPEARED BEFORE ME THIS DAY IN PERSON AND SEVERALLY ACKNOWLEDGED THAT AS SUCH AND _____ SIGNED AND DELIVERED THE SAID INSTRUMENT AS _____ AND _____ OF SAID OR FOX RIVER, LIMITED LIABILITY COMPANY, AND CAUSED THE CORPORATE SEAL OF SAID CORPORATION TO BE AFFIXED THERETO, PURSUANT TO THE AUTHORITY GIVEN BY THE BOARD OF DIRECTORS OF SAID OR FOX RIVER, LIMITED LIABILITY COMPANY, AND THE UNIFORM FREY ACT, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID OR FOX RIVER, LIMITED LIABILITY COMPANY, FOR USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL.

THIS _____ DAY OF _____, A.D., 2025,

NOTARY PUBLIC MY COMMISSION EXPIRES

PRINT NAME _____

STATE OF ILLINOIS)
)S
COUNTY OF DU PAGE)

APPROVED BY THE CITY OF NAPERVILLE PLAN COMMISSION AT A MEETING HELD THE ____ DAY
OF _____, 2025.

BY: _____ ATTEST: _____

STATE OF ILLINOIS)
)S.S.
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., 2025.

BY: _____ ATTEST: _____
MAYOR CITY CLERK

STATE OF ILLINOIS)
)S.S.
COUNTY OF DU PAGE)

THIS INSTRUMENT FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS ON THIS _____ DAY
OF _____, 2025, AT _____ O'CLOCK _____ M.
AND RECORDED AS DOCUMENT No. _____.

DU PAGE COUNTY RECORDER

STATE OF WISCONSIN)
COUNTY OF DANE) S.S.

I, JOHN KREBS, GRANTS PERMISSION TO THE CITY MANAGER OF THE CITY OF NAPERVILLE, OR HIS/HER DESIGNEE, TO FILE THIS PLANNED UNIT DEVELOPMENT PLAT WITH THE DU PAGE COUNTY CLERK'S OFFICE FOR TAX CERTIFICATION PURPOSES AND WITH THE OFFICE OF THE DU PAGE COUNTY RECORDER OF DEEDS FOR THE PURPOSES OF RECORDING THIS PLAT AGAINST TITLE TO THE REAL PROPERTY DESCRIBED IN THIS PLAT.

DATED AT VERONA, WISCONSIN, THIS 15th DAY OF May, 2025.

JOHN KREBS
ILLINOIS PROFESSIONAL LAND SURVEYOR
NO. 035-002880
LICENSE EXPIRES: NOVEMBER 30, 2026
john.krebs@jkdinc.com
1-608-848-5060

STATE OF ILLINOIS)
)S.
COUNTY OF McHENRY)

I HEREBY STATE THAT WE HAVE PLATTED THE PREMISES ABOVE DESCRIBED, AND THAT THE PLAT HEREON IS A TRUE REPRESENTATION OF SAID DESCRIPTION.

THIS IS NOT A BOUNDARY SURVEY.

DATED AT VERONA, WISCONSIN, THIS 15th DAY OF May, 2025.

JOHN KREBS
ILLINOIS PROFESSIONAL LAND SURVEYOR
NO. 035-002880
LICENSE EXPIRES: NOVEMBER 30, 2026
john.krebs@jdsinc.com
1-608-848-5060

GUZMAN Y GOMEZ MEXICAN KITCHEN
795 EAST GOLF ROAD
SCHAUMBURG, IL 60173

JSD PROFESSIONAL SERVICES, INC.
507 W. VERONA ROAD, SUITE 500
VERONA, WI 53593
ILLINOIS DESIGN FIRM #184-005339
(808) 848-5060

PROJECT LOCATION:
SECTION 22
TOWNSHIP 38 NORTH
RANGE 09 EAST
CITY OF NAPERVILLE
DUPAGE COUNTY, IL


JSD

CREATE THE VISION  TELL THE STORY
jsdinc.com

PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT PLAT		
PROJECT NO: <u>24-14769</u>	SURVEYED BY: <u>RAC</u>	INITIAL SUBMITTAL DATE: <u>MARCH 20, 2025</u>
FIELDBOOK/PG: <u> </u>	DRAWN BY: <u>JK</u>	REVISION RESUBMITTAL DATE: <u> </u>
		REVISION RESUBMITTAL DATE: <u> </u>
		REVISION RESUBMITTAL DATE: <u> </u>
		SHEET 2 OF 2

SHEET 2 OF 2

(DEV-0049-2025)