



BASE OF BEARING:
ILLINOIS STATE PLANE - EAST ZONE
(TRUE NORTH)

PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT FOR MAIN STREET PROMENADE PHASE III NAPERVILLE, ILLINOIS

BEING PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH RANGE 9,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

FINAL PUD STATEMENT OF INTENT

A MIXED USE DEVELOPMENT COMPLEMENTING THE EXISTING MAIN STREET
PROMENADE DEVELOPMENTS LOCATED IN THE CITY'S B-4 DOWNTOWN
CORE CONSISTING OF GROUND FLOOR RETAIL AND FORTY-SEVEN
RESIDENCES ON FLOORS 2, 3, 4 AND 5 INCLUDING EXTERNAL PARKING
FOR THE RESIDENCES AND ASSOCIATED AMENITIES.

THE TOWN OF NAPERVILLE
REC. FEB. 15, 1942, AS DOC. NO. 131
LOT 9

133 W. BENTON AVE.

129 W. BENTON AVE.

109 W. BENTON AVE.

5 N. MAIN ST

10 N. MAIN ST

33 W. BENTON AVE.

THE TOWN OF NAPERVILLE
REC. FEB. 15, 1942, AS DOC. NO. 131
LOT 3

LINE TYPE LEGEND

PROPOSED	EXISTING	DESCRIPTION
---	---	SUBDIVISION BOUNDARY
---	---	LOT LINE
---	---	CENTER LINE
---	---	RIGHT OF WAY
---	---	ACCESS EASEMENT LINE
---	---	EASEMENT LINE
---	---	BUILDING LINE
---	---	SECTION LINE
---	---	UNDERLYING LOT LINE

SITE DATA

GROSS AREA	= 36,371 SQUARE FEET (0.835 ACRES)
NET AREA	= 36,371 SQUARE FEET (0.835 ACRES)
NO. OF LOTS	= 1
CURRENT ZONING	= B4-PUD (PARCELS 1, 2 & 3) B4 - DOWNTOWN CORE DISTRICT (PARCEL 4)
PROPOSED SETBACKS:	
MINIMUM:	
FRONT YARD	= NONE SPECIFIED
SIDE YARD	= NONE SPECIFIED
REAR YARD	= NONE SPECIFIED
MAXIMUM:	
	= 6' FOR ALL NEW CONSTRUCTION OR MODIFICATIONS TO ANY EXTERIOR BUILDING WALL MADE AFTER JANUARY 1, 2012.
BUILDING SITE AREA REQUIREMENTS	= NONE SPECIFIED
LOT WIDTH REQUIREMENTS	= NONE
YARD REQUIREMENTS	= NONE
MAXIMUM FLOOR AREA RATIO (B4 DISTRICT)	= 2.5
PROPOSED FLOOR AREA RATIO	= 1.98
MAXIMUM BUILDING HEIGHT	= 60 FEET
NUMBER OF PROPOSED DWELLING UNITS	= 47
PARKING PROVIDED	= 57 SPACES (54 + 3C) + 9 OPTIONAL OFFSITE
PROPOSED PARKING RATIO	= 1.40/UNIT
BUILDING AREA:	
GROSS AREA	
-FIRST FLOOR GROSS	= 14,060 SQUARE FEET
-SECOND FLOOR-FIFTH FLOOR GROSS	= 57,888 SQUARE FEET
TOTAL GROSS AREA	= 71,948 SQUARE FEET
FAR AREA	
-FIRST FLOOR	= 14,060 SQUARE FEET
-SECOND FLOOR-FIFTH FLOOR	= 57,888 SQUARE FEET
4 @ 14,472 SQUARE FEET	= 57,888 SQUARE FEET
TOTAL FAR AREA=	= 71,948 SQUARE FEET
MAXIMUM FAR=	= 2.5
ACTUAL FAR=	= 1.98

NOTES:

- THIS IS NOT A FINAL PLAT OF SUBDIVISION. REFER TO MAIN STREET PROMENADE PHASE III PLAT OF SUBDIVISION FOR LOT & EASEMENT INFORMATION.
- A PUBLIC UTILITIES & DRAINAGE EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT FOR OFFSITE ELECTRIC TRANSFORMER.
- A 18 FOOT CROSS ACCESS EASEMENT TO BE GRANTED WITH THE FINAL PLAT OF SUBDIVISION. A 9 FOOT PUBLIC UTILITIES & DRAINAGE EASEMENT TO BE GRANTED WITH THE FINAL PLAT OF SUBDIVISION.

SCALE IN FEET

CITY PROJECT NO. 20-1000016

ABBREVIATIONS

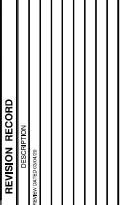
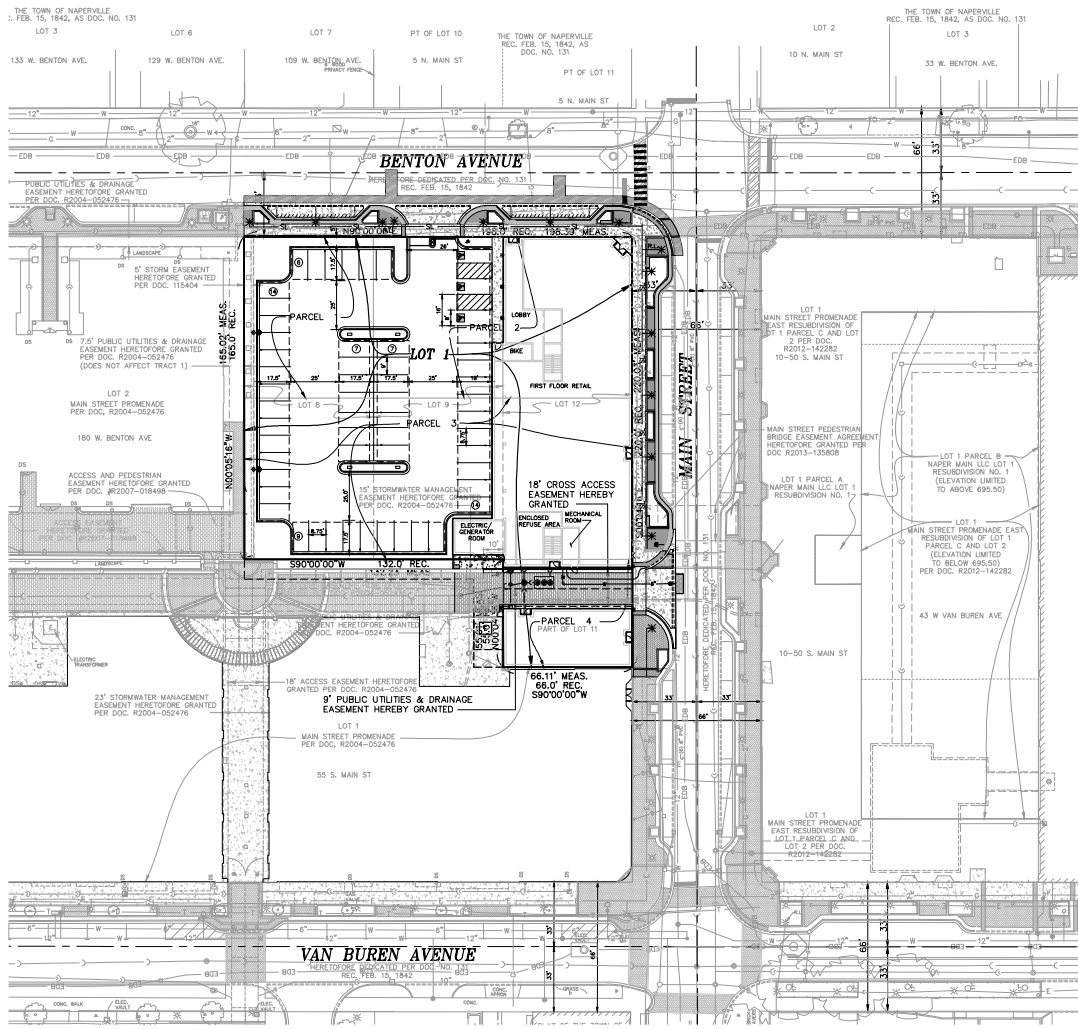
000.00' M	MEASURED DATA
000.00' C	COMPUTED DATA
000.00' R	RECORD DATA
P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
R=	RADIUS
A=	ARC LENGTH
PN	PERMANENT INDEX NUMBER
P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
L.E. & S.E.	LANDSCAPE & SIDEWALK EASEMENT

LEGEND

PROPOSED	EXISTING	DESCRIPTION
●	○	MANHOLE
○	○	CATCH BASIN
○	○	INLET
○	○	VALVE & VAULT
○	○	VALVE & BOX
○	○	FIRE HYDRANT
○	○	CLEANOUT
○	○	BUFFALO BOX
○	○	STREET LIGHT
○	○	BOLLARD LIGHT
○	○	LIGHT STANDARD
○	○	GROUND FLOOD LIGHT
○	○	UTILITY POLE
○	○	GAS VALVE
○	○	GAS METER
○	○	TELEPHONE MANHOLE
○	○	TELEPHONE, PEDESTAL
○	○	ELECTRIC MANHOLE
○	○	ELECTRIC DUCTBANK MANHOLE-G
○	○	ELECTRIC DUCTBANK MANHOLE-E
○	○	ELECTRIC DUCTBANK SWITCHGEAR
○	○	ELECTRIC PEDESTAL
○	○	ELECTRIC METER
○	○	AIR CONDITIONER
○	○	ELECTRIC HAND HOLE
○	○	CABLE TELEVISION PEDESTAL
○	○	ROADWAY/HANDICAP SIGN
○	○	STORM SEWER
○	○	SANITARY SEWER
○	○	WATERMAIN
○	○	FORCEMAIN
○	○	HEADWALL
○	○	END SECTION
○	○	CORRUGATED METAL PIPE
○	○	TRAFFIC SIGNAL INTERCONNECT
○	○	ELECTRIC LINE
○	○	TRAFFIC SIGNAL LINE
○	○	STREET LIGHT CABLING
○	○	OVERHEAD UTILITY LINES
○	○	GAS LINE
○	○	TELEPHONE LINE
○	○	FIBER OPTIC CABLE
○	○	CABLE TELEVISION
○	○	FENCE LINE
○	○	GUARDRAIL
○	○	SIDEWALK
○	○	CURB
○	○	DEPRESSED CURB
○	○	GUTTER FLAG W/REVERSE PITCH

PAVEMENT LEGEND

---	PROPOSED LIMITS OF CONCRETE PAVEMENT, DRIVEWAY OR SIDEWALK.
---	PROPOSED BRICK PAVER SIDEWALK (STOCKHOLM)
---	PROPOSED BRICK PAVER PER 2018 DOWNTOWN STREETSCAPE DESIGN STANDARDS
---	PROPOSED STAMPED CONCRETE PAVEMENT
---	UTILITY PATCH
---	ADA DETECTABLE WARNING TILE (24 INCH MINIMUM WIDTH)



SITE MAP
N.T.S.
ADDRESS: 3 S. MAIN STREET
NAPERVILLE, IL 60540

CBP
City of Naperville Communications, Inc.
1230 East Diehl Road, Suite 200 - Naperville, IL 60563
630-983-6026 • 630-983-6026
www.cbp.com

RPAI NAPERVILLE MAIN NORTH LLC
MAIN STREET PROMENADE PHASE III
3 SOUTH MAIN STREET
NAPERVILLE, ILLINOIS 60540

PRELIMINARY/FINAL
PLANNED UNIT DEVELOPMENT
MAIN STREET PROMENADE PHASE III
DATE: FEBRUARY 10, 2020
DRAWN BY: JDC
PROJECT NO: 19-037
CHECKED BY: JDC
PROJECTED BY: JDC

DRAWING NO. **SV01**
SHEET 1 OF 2

OWNERS CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE }SS

THIS IS TO CERTIFY THAT RPAI NAPERVILLE MAIN NORTH LLC 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 _____ MONTH, 20____ YEAR.

BY: _____ SIGNATURE ATTESTS: _____ SIGNATURE

TITLE: _____ TITLE: _____
PRINT TITLE PRINT TITLE

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE }SS

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE, ILLINOIS, AT A MEETING HELD ON

THE _____ DAY OF _____, 20____.

BY: _____ MAYOR ATTESTS: _____ CITY CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE }SS

APPROVED BY THE NAPERVILLE PLAN COMMISSION AT A MEETING HELD THE _____ DAY OF _____, A.D. 20____.

BY: _____ CHAIRMAN ATTESTS: _____ SECRETARY

NOTARY'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE }SS

I, _____ A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ OF _____

_____ SAID OWNER, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT

AS SUCH _____ RESPECTFULLY, APPEARED BEFORE ME THIS DAY _____ IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS/HER 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____.

NOTARY PUBLIC SIGNATURE

PRINT NAME

MY COMMISSION EXPIRES ON _____ MONTH _____ DATE _____ 20____ YEAR.

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE }SS

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS

ON THE _____ DAY OF _____, 20____.

AT _____ O'CLOCK _____ M.

RECORDER OF DEEDS

LEGAL DESCRIPTION

PARCEL 1:

THE NORTH 82.50 FEET OF LOT 8 IN BLOCK 11 IN PLAT OF THE TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 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.

PARCEL 2:

THE NORTH 82.50 FEET OF LOTS 9 AND 12 IN BLOCK 11 IN PLAT OF THE TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 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.

PARCEL 3:

THE SOUTH 82.50 FEET OF LOTS 8, 9, AND 12 IN BLOCK 11 IN PLAT OF THE TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 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.

PARCEL 4:

LOT 11 (EXCEPT THE SOUTH 110 FEET THEREOF) IN BLOCK 11 IN PLAT OF THE TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 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.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE }SS

I, DOUGLAS R. MCCLINTIC, AN ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE PLAT DESCRIBED BELOW AND DRAWN HEREON HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION FOR THE PURPOSES OF CREATE A FINAL PLANNED UNIT DEVELOPMENT. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.

THESE PLANS HAVE BEEN PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 184.004002, LICENSE EXPIRES APRIL 30, 2021, UNDER MY PERSONAL DIRECTION FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 035-003992
LICENSE VALID THROUGH NOVEMBER 30, 2020

REVISION RECORD

Table with columns: NO., DATE, DESCRIPTION

**RPAI NAPERVILLE MAIN NORTH LLC
MAIN STREET PROMENADE PHASE III
3 SOUTH MAIN STREET
NAPERVILLE, ILLINOIS 60540**

**PRELIMINARY/FINAL
PLANNED UNIT DEVELOPMENT
MAIN STREET PROMENADE PHASE III**

DATE: FEBRUARY 10, 2020 DRAWN BY: []
DATE SCALE: NONE CHECKED BY: []
PROJECT NO: 1903110006
APPROVED BY: []

DRAWING NO. **SV01**

SHEET 2 OF 2

DATE: FEBRUARY 10, 2020

SCALE: NONE

CHECKED BY: []

PROJECT NO: 1903110006

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