

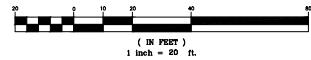
FINAL PLANNED UNIT DEVELOPMENT FOR CANTORE PLACE LOT 11

P.I.N. 07-01-03-307-124

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

LOT 11 IN CANTORE PLACE, BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 17, 2004 AS DOCUMENT NUMBER R2004-227291 IN WILL COUNTY, ILLINOIS.

GRAPHIC SCALE

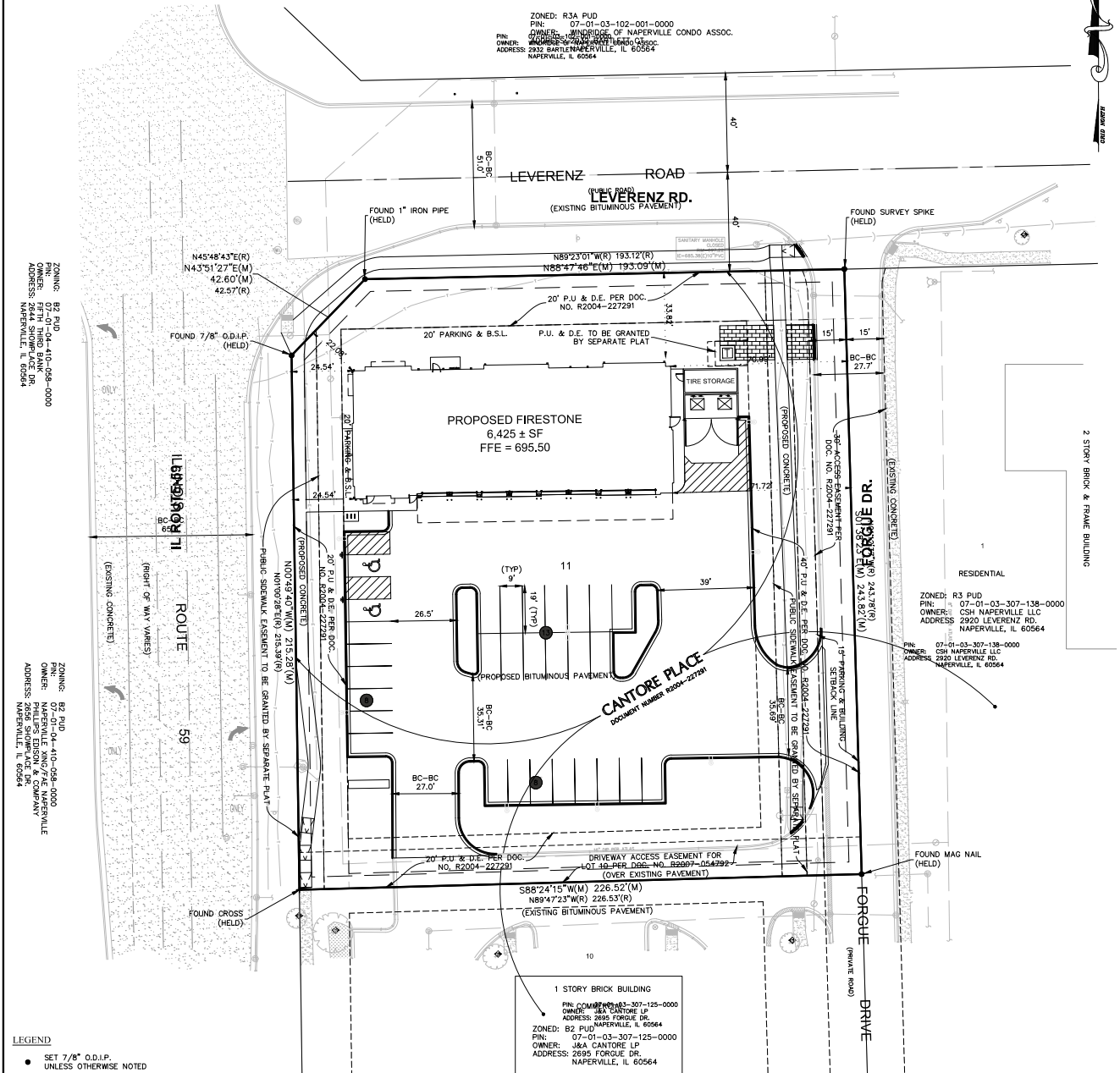


PUD DESIGN STATEMENT OF INTENT AND CONCEPT

THE PROPOSED DEVELOPMENT WILL BRING A NEW RETAIL USER, FIRESTONE COMPLETE AUTO CARE, TO THE CANTORE PLACE PUD. THE PROPOSED DEVELOPMENT IS A 6,425+ SQUARE FOOT BUILDING, AND THE SITE IMPROVEMENTS INCLUDE GRADING, UNDERGROUND UTILITY INSTALLATION, PAVING, AND SITE LANDSCAPING. THE PROPOSED USER IS COMPATIBLE IN THE B-2 COMMUNITY SHOPPING DISTRICT AND OVERALL DEVELOPMENT, PROMOTING ONE-STOP SHOPPING WITHIN CANTORE PLACE MARKETPLACE WITH THE VARIETY OF USES AND SERVICES.



VICINITY MAP
NO SCALE



ZONING: B2 PUD
PIN: 07-01-03-307-125-0000
OWNER: JASON HOROWITZ
ADDRESS: 2895 FORGUE DR.
NAPERVILLE, IL 60564

ZONING: B2 PUD
PIN: 07-01-03-307-125-0000
OWNER: PHILIPS EDISON & COMPANY
ADDRESS: 2895 FORGUE DR.
NAPERVILLE, IL 60564

ZONED: R3 PUD
PIN: 07-01-03-307-138-0000
OWNER: CSH NAPERVILLE LLC
ADDRESS: 2920 LEVERENZ RD.
NAPERVILLE, IL 60564

ZONED: B2 PUD
PIN: 07-01-03-307-125-0000
OWNER: JASON HOROWITZ
ADDRESS: 2895 FORGUE DR.
NAPERVILLE, IL 60564

- LEGEND**
- SET 7/8" O.D.I.P. UNLESS OTHERWISE NOTED
 - SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED
 - +
 - SET CROSS IN CONCRETE UNLESS OTHERWISE NOTED

- ABBREVIATIONS**
- O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
 - (R) = RECORD BEARING OR DISTANCE
 - (M) = MEASURED BEARING OR DISTANCE
 - B.S.L. = BUILDING SETBACK LINE
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
 - B.C. = BACK OF CURB
- BENCHMARKS**
- REFERENCE BENCHMARK:
NAPERVILLE BENCHMARK STATION 1003
- BERNSTEIN 3D TOP SECURITY MONUMENT,
CONSISTING OF A 9/16" DIA. STAINLESS STEEL
DATUM POINT ON THREADED 9/16" X 4' LONG
ROD TOTALING (16') IN LENGTH WITH GREASED
TOP SECURITY SLEEVE ENCLOSED IN SAND AND 6"
PVC PIPE WITH B/MAC 6 ALUMINUM ACCESS
COVER.
- DATUM: NAVD 88
ELEVATION = 691.88
- SITE BENCHMARKS:**
- SITE BENCHMARK #1
NORTHWEST BONNET BOLT ON FIRE HYDRANT AT
THE SOUTHEAST CORNER OF SITE.
ELEVATION = 695.94
- SITE BENCHMARK #2
SOUTHEAST BONNET BOLT ON FIRE HYDRANT AT
THE NORTHWEST CORNER OF SITE.
ELEVATION = 696.34
- LINE LEGEND**
- SUBDIVISION BOUNDARY LINE
 - ADJACENT LAND PARCEL LINE
 - LOT LINE
 - EASEMENT LINE
 - CENTERLINE
 - BUILDING SETBACK LINE
 - SECTION LINE

SITE DATA TABLE

A. ZONING	EXISTING: B2 PUD PROPOSED: B2 PUD
B. LAND USE	PROPOSED: SERVICE STATION REPAIR FACILITIES, AUTOMOTIVE SERVICE STATION
C. LOT AREA	54,529 S.F. - 1.25 AC.
D. BUILDING S.F.	6,425 S.F.
E. BUILDING HEIGHT	1 STORY - 28 FT.
F. PARKING PROVIDED	29
G. ACCESSIBLE PARKING SPACE PROVIDED	2
H. BICYCLE PARKING SPACE PROVIDED	3
I. MAXIMUM ALLOWABLE F.A.R.	0.325
M. PROPOSED F.A.R.	0.118
N. OPEN AREA (S.F.)	18,389 S.F. - 33.7%
O. INTERNAL WALKWAYS (S.F.)	3,669 S.F.
P. REQUIRED SETBACK LINES	FRONT YARD 20 FT REAR YARD 15 FT SIDE YARD 20 FT (N) & 6 FT (S)
Q. PROPOSED SETBACK LINES	FRONT YARD 25 FT REAR YARD 71 FT SIDE YARD 38 FT (N) & 157 FT (S) 5 FT
R. PROPOSED PARKING SETBACK	

AREA SUMMARY

GROSS	54,529 SQUARE FEET OR 1.252 ACRES
R.O.W. DEDICATION	0 SQUARE FEET OR 0 ACRES
EASEMENTS GRANTED	0 SQUARE FEET OR 0 ACRES
NET AREA	54,529 SQUARE FEET OR 1.252 ACRES (70 HEAVY LINES BASED ON MEASURED VALUES)

SHEET NO. 1 OF 2
CITY OF NAPERVILLE PROJECT NUMBER
19-1000111

<p>1012</p> <p>SCALE: 1" = 20'</p> <p>DATE: 09-25-19</p>	<p>COMPASS SURVEYING LTD.</p> <p>ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING</p> <p>2031 GINGER WOODS PARKWAY, STE. 100 AURORA, IL 60502 PHONE: 630-425-9100 FAX: 630-425-9100 EMAIL: ADMIN@CLSURVEYING.COM</p>	<p>Kimley-Horn</p> <p>© 2017 KIMLEY-HORN AND ASSOCIATES, INC. 1001 WARENVILLE ROAD, SUITE 350, LISLE, IL 60532 PHONE: 630-487-5500 WWW.KIMLEY-HORN.COM</p>	<p>PROPERTY OWNER/DEVELOPER: FRANKLIN LAND ASSOCIATES, LLC 9010 OVERLOOK BOULEVARD BRENTWOOD, TENNESSEE 37027 TEL: (615)-370-0670 CONTACT: JASON HOROWITZ</p>	<p>DATE: 09-25-19 PC: N/A DRAWN BY: RHM CHECKED BY: SK BOOK: 553 PG 75</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>REVISIONS</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>PER CITY REVIEW DATED 11-21-2019</td> <td>12-03-19</td> <td>RHM</td> </tr> <tr> <td>2</td> <td>PER CITY REVIEW DATED 12-30-2019</td> <td>01-23-20</td> <td>RHM</td> </tr> <tr> <td>3</td> <td>REVISED SIGN LOCATION PER CITY COMMENTS</td> <td>02-13-20</td> <td>RHM</td> </tr> <tr> <td>4</td> <td>PER ENGINEER COMMENTS</td> <td>02-18-20</td> <td>WMA</td> </tr> </tbody> </table>	NO.	REVISIONS	DATE	BY	1	PER CITY REVIEW DATED 11-21-2019	12-03-19	RHM	2	PER CITY REVIEW DATED 12-30-2019	01-23-20	RHM	3	REVISED SIGN LOCATION PER CITY COMMENTS	02-13-20	RHM	4	PER ENGINEER COMMENTS	02-18-20	WMA
	NO.	REVISIONS	DATE	BY																				
1	PER CITY REVIEW DATED 11-21-2019	12-03-19	RHM																					
2	PER CITY REVIEW DATED 12-30-2019	01-23-20	RHM																					
3	REVISED SIGN LOCATION PER CITY COMMENTS	02-13-20	RHM																					
4	PER ENGINEER COMMENTS	02-18-20	WMA																					
<p>DATE: 09-25-19 PC: N/A DRAWN BY: RHM CHECKED BY: SK BOOK: 553 PG 75</p>																								

FINAL PLANNED UNIT DEVELOPMENT FOR CANTORE PLACE LOT 11

LOT 11 IN CANTORE PLACE, BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 17, 2004 AS DOCUMENT NUMBER R2004-227291 IN WILL COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DU PAGE)

THIS IS TO CERTIFY THAT THE _____ AN ILLINOIS CORPORATION, AS TRUSTEE UNDER A TRUST AGREEMENT DATED _____ AND KNOWN AS TRUST NO. _____ IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND NOT INDIVIDUALLY BUT AS SUCH TRUSTEE, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND THE SAID CORPORATION, NOT INDIVIDUALLY BUT AS TRUSTEE, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT _____ ILLINOIS, THIS _____ DAY OF _____ A.D., 20____

_____ AS TRUSTEE UNDER TRUST NO. _____ AND NOT INDIVIDUALLY.

BY: _____
SIGNATURE

TITLE: _____

ATTEST: _____
SIGNATURE

TITLE: _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DU PAGE)

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

OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH RESPECTFULLY, APPEARED _____ AND _____

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____

NOTARY PUBLIC SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES ON _____, 20____

WILL 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 _____

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: MAYOR _____ ATTEST: CITY CLERK _____

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: CHAIRMAN _____ ATTEST: SECRETARY _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT I, SCOTT C. KREBS, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3508, HEREBY STATE THAT THIS PLAT WAS MADE AT AND UNDER MY DIRECTION, FROM PUBLIC AND PRIVATE RECORD INFORMATION AND THIS PLAT IS AN ACCURATE DEPICTION OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 11 IN CANTORE PLACE, BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 17, 2004 AS DOCUMENT NUMBER R2004-227291 IN WILL COUNTY, ILLINOIS.

THAT PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID PROPERTY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I HEREBY CERTIFY THAT THE PROPOSED IMPROVEMENTS DEPICTED ON THIS PLAT ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND NOT INTENDED TO BE USED FOR CONSTRUCTION.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE, ILLINOIS.

I HEREBY STATE THAT THE CITY OF NAPERVILLE HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11 -12 -6 AS HERETOFORE AND HEREAFTER AMENDED.

I FURTHER CERTIFY THAT THE PROPERTY FALLS WITHIN OTHER AREAS: AREA OF MINIMAL FLOOD HAZARD ZONE 'X' AS DEFINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 17197C00306, HAVING AN EFFECTIVE DATE OF FEBRUARY 15, 2019.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS THIS _____ DAY OF _____, 20____

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2021

DATE OF PLAT OR MAP: _____

BY: SCOTT C. KREBS
IL PROFESSIONAL LAND SURVEYOR NO. 3509
LICENSE EXPIRES 11/30/20

SHEET NO. 2 OF 2
CITY OF NAPERVILLE PROJECT NUMBER
19-1000111

J:\Padata\2019 Projects\19.0257\19.0257-01 PUD plat\19.0257-01-PUD.dwg

2 OF 2

SCALE: N/A

COMPASS SURVEYING LTD

ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 824-9100 FAX: (630) 824-7000 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT	CLIENT
Firestone - Naperville	Kimley-Horn
	© 2017 KIMLEY-HORN AND ASSOCIATES, INC. FRANKLIN LAND ASSOCIATES, LLC 9010 OVERLOOK BOULEVARD BRENTWOOD, TENNESSEE 37027 TEL: (615)-370-0670 WWW.KIMLEY-HORN.COM

PROPERTY OWNER/DEVELOPER:
FRANKLIN LAND ASSOCIATES, LLC
9010 OVERLOOK BOULEVARD
BRENTWOOD, TENNESSEE 37027
TEL: (615)-370-0670
CONTACT: JASON HOROWITZ

DATE	BY	REVISIONS	DATE	BY
09-25-19	PC N/A	DRAWN BY RHM	CHECKED BY SK	BOOK 553 PG 75
1.		PER CITY REVIEW DATED 11-21-2019		12-03-19 RHM
2.		PER CITY REVIEW DATED 12-30-2019		01-23-20 RHM
3.		REVISED SIGN LOCATION PER CITY COMMENTS		02-13-20 RHM
4.		PER ENGINEER COMMENTS		02-18-20 MRA