

MAJOR CHANGE TO THE FOX RIVER COMMONS PUD AND FINAL PUD PLAT FOR FOX RIVER COMMONS

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

PROPERTY ADDRESS:
844 S. ROUTE 59
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

GUZMAN y GOMEZ MEXICAN KITCHEN LEASE 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.



LOCATION MAP
NOT TO SCALE

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
 - SAN SANITARY SEWER
 - W WATER LINE
 - ST STORM SEWER
 - G NATURAL GAS
 - OH OVERHEAD LINE
 - E UNDERGROUND ELECTRIC
 - FO 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	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	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	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	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	419,794 SQUARE FEET (9.637 ACRES)
PARCEL (PART OF PARCEL 1)	51,422 SQUARE FEET (1.180 ACRES)
PARCEL 1 MINUS PARCEL	368,372 SQUARE FEET (8.457 ACRES)

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

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'-USCIS, ZEM ZEM AND OTHERS	STRIP MALL-SHOPS, SALONS AND OFFICE	33,946
BUILDING 'G'-FRACO'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

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°22'41"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 2,668 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, ILLINOIS.

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
787 EAST GOLF ROAD
VERONA, IL 60173

SURVEYED BY:
JSD PROFESSIONAL SERVICES, INC.
787 EAST GOLF ROAD, SUITE 500
VERONA, IL 60173
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 VIDEO TELL THE STORY
jdsinc.com

PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT PLAT

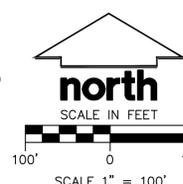
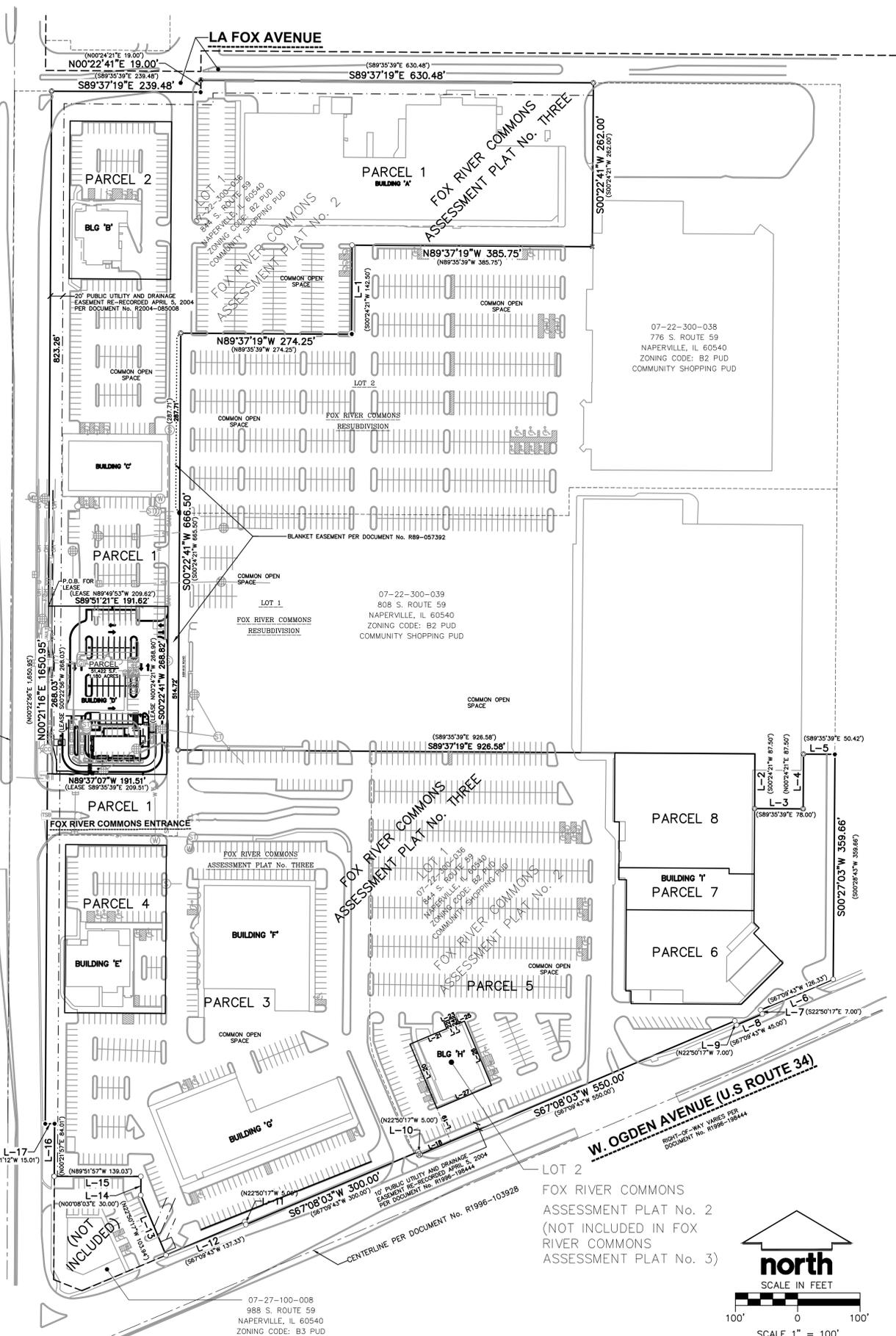
PROJECT NO: 24-14769 SURVEYED BY: RAC INITIAL SUBMITTAL DATE: MARCH 20, 2025
FIELDBOOK/Pc: FB/PC DRAWN BY: JK REVISION RESUBMITTAL DATE: MAY 8, 2025
REVISION RESUBMITTAL DATE: JUNE 16, 2025 REVISION RESUBMITTAL DATE: JULY 22, 2025

(DEV-0049-2025) **SHEET 1 OF 2**

EXHIBIT B

SOUTH ILLINOIS ROUTE No. 59
RIGHT-OF-WAY PER DOCUMENT No. R1986-103928
CENTERLINE PER DOCUMENT No. R1986-103928

File: \\JSD\inc\chicago\projects\2024\2414769-E\DWG\Survey\Sheets\2414769 P-PUD\Plat.dwg Layout: Sheet 1 User: john.krebs Plotted: Jul 24, 2025 2:28pm Xref:fs



07-27-100-008
988 S. ROUTE 59
NAPERVILLE, IL 60540
ZONING CODE: B3 PUD
GENERAL BUSINESS DISTRICT PUD

LOT 2
FOX RIVER COMMONS
ASSESSMENT PLAT No. 2
(NOT INCLUDED IN FOX
RIVER COMMONS
ASSESSMENT PLAT No. 3)

MAJOR CHANGE TO THE FOX RIVER COMMONS PUD AND FINAL PUD PLAT FOR FOX RIVER COMMONS

GUZMAN y GOMEZ MEXICAN KITCHEN LEASE PARCEL

BEING A PART OF 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, DU PAGE COUNTY, ILLINOIS.

LEGAL DESCRIPTION OF LEASE PARCEL:

BEING A PART OF 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, DU PAGE COUNTY, ILLINOIS, RECORDED SEPTEMBER 18, 2024 AS DOCUMENT No. R2024-054860, DESCRIBED AS FOLLOWS:

COMMENCING AT 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 923.26 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 51 MINUTES 21 SECONDS EAST, 194.162 FEET TO A POINT ON A LINE 18.00 FEET WEST OF THE EAST LINE OF PARCEL 1, AFORESAID; THENCE SOUTH 00 DEGREES 22 MINUTES 41 SECONDS WEST ALONG SAID LINE, 268.82 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 07 SECONDS WEST, 191.51 FEET TO THE WEST LINE OF PARCEL 1, AFORESAID; THENCE NORTH 00 DEGREES 21 MINUTES 16 SECONDS EAST ALONG SAID LINE, 268.03 FEET TO THE POINT OF BEGINNING, ALL IN DU PAGE COUNTY, ILLINOIS.

CONTAINING 51,422 SQUARE FEET OR 1.180 ACRES.

OWNERS CERTIFICATE:

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

THIS IS TO CERTIFY THAT OR FOX RIVER, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, 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 TILED AFORESAID.

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

BY: _____ ATTEST: _____

TITLE: _____ TITLE: _____

NOTARY CERTIFICATE:

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 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, LLC, AN ILLINOIS 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, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AS THEIR OWN FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID OR FOX RIVER, LLC, AN ILLINOIS 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 _____

PLAN COMMISSION CERTIFICATE:

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

APPROVED BY THE CITY OF NAPERVILLE PLAN COMMISSION

AT A MEETING HELD THE _____ DAY OF _____, A.D., 2025.

BY: _____ ATTEST: _____

CHAIRMAN SECRETARY

CITY COUNCIL CERTIFICATE:

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

DU PAGE COUNTY RECORDER CERTIFICATE:

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 _____

PERMISSION TO RECORD CERTIFICATE:

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

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 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 _____ DAY OF _____, 2025.

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



SURVEYOR'S CERTIFICATE:

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

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



SURVEYED FOR:

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

SURVEYED BY:

JSD PROFESSIONAL SERVICES, INC.
785 EAST GOLF 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 DU PAGE COUNTY, IL		CREATE THE VIDEO TELL THE STORY	
JSD		jsdinc.com	
PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT PLAT			
PROJECT NO: 24-14769	SURVEYED BY: RAC	INITIAL SUBMITTAL DATE: MARCH 20, 2025	
FIELDBOOK/PP: -	DRAWN BY: JK	REVISION RESUBMITTAL DATE: MAY 8, 2025	
		REVISION RESUBMITTAL DATE: JUNE 16, 2025	
		REVISION RESUBMITTAL DATE: JULY 22, 2025	
			SHEET 2 OF 2

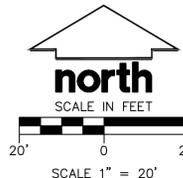
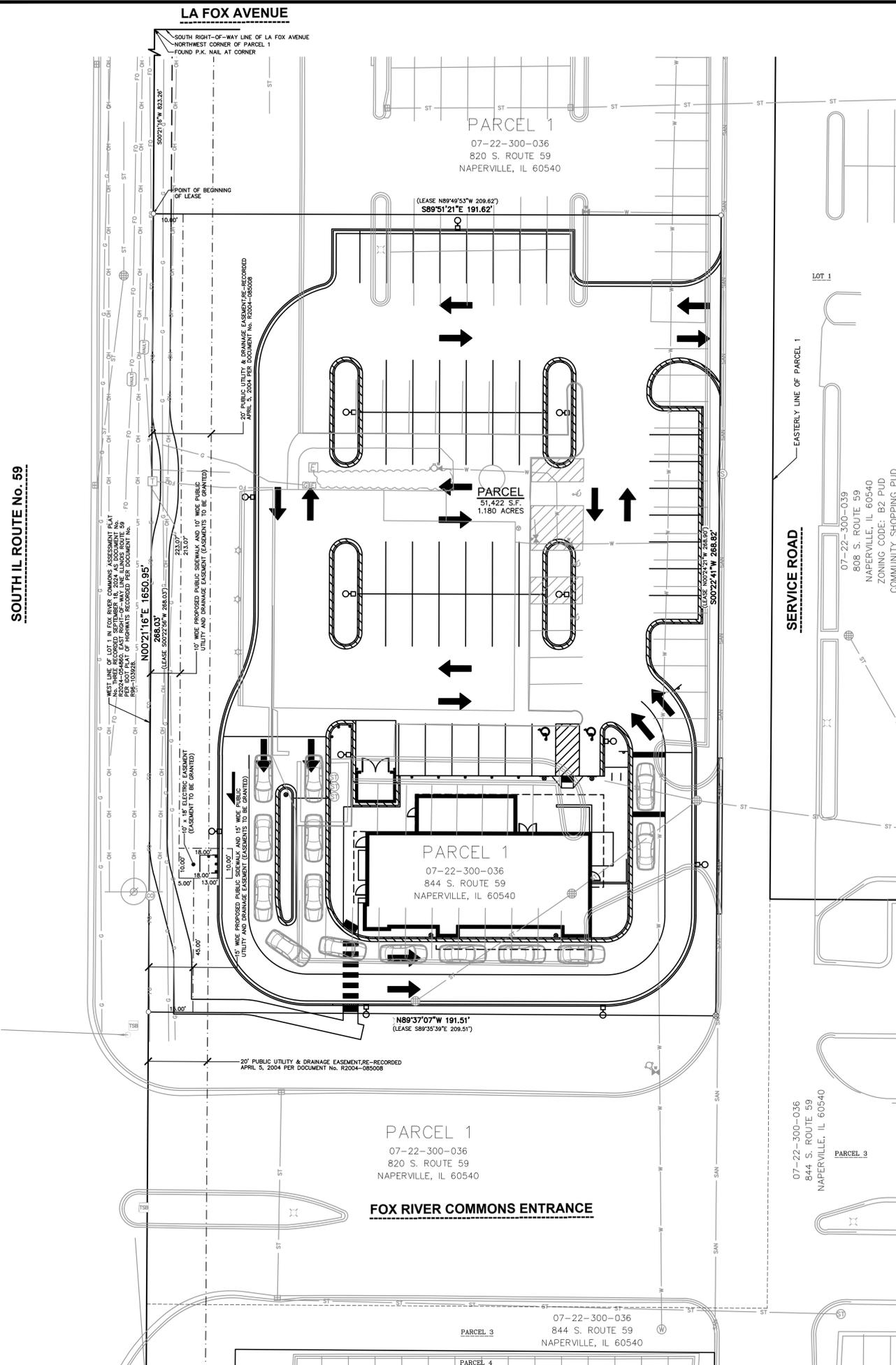


EXHIBIT B



File: \\JSD\inc\chicago_projects\2024\2414769-E\DWG\Survey\Sheets\2414769 P-PUD\Plat.dwg Layout: Sheet 2 User: john.krebs Plotted: Jul 24, 2025 - 2:30pm Xref's:

(DEV-0049-2025)