

PRELIMINARY/FINAL PLAT OF

AURORA AVENUE PROFESSIONAL BUILDING SUBDIVISION

BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

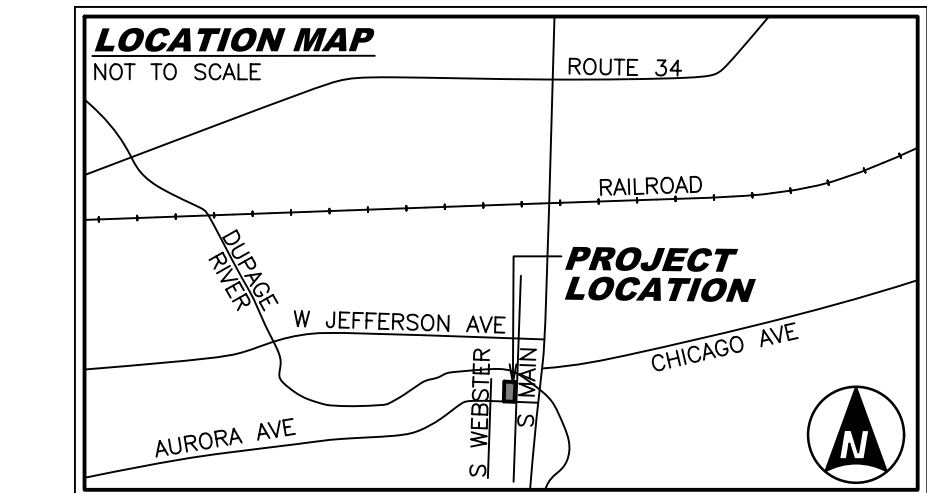
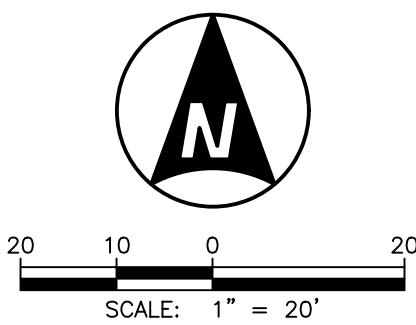
AREA:

PROPERTY CONTAINS 23,072 SQUARE FEET OR 0.530 ACRES MORE OR LESS

LEGEND:

- BOUNDARY LINE
- UNDERLYING LOT LINE
- BUILDING SETBACK LINE (BSL)
- EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- UNDERLYING PARCEL LINE
- CENTERLINE
- FOUND CROSS CUT
- FOUND IRON ROD
- FOUND IRON PIPE
- PUBLIC UTILITY & DRAINAGE EASEMENT
- STORMWATER MANAGEMENT EASEMENT
- RECORD

FCC
FIR
FIP
PUDE
SME
(R)



SURFACE WATER STATEMENT:

STATE OF ILLINOIS } SS
COUNTY OF DU PAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

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

ILLINOIS REGISTERED

PROFESSIONAL ENGINEER

STATE REGISTRATION NUMBER _____

REGISTRATION EXPIRATION / RENEWAL DATE _____

OWNER COMPANY NAME: _____

BY: _____ ATTEST: _____
SIGNATURE SIGNATURE

TITLE: _____ PRINT TITLE TITLE: _____ PRINT TITLE

ZONING ADMINISTRATOR
CITY OF NAPERVILLE
TRANSPORTATION, ENGINEERING
AND DEVELOPMENT BUSINESS GROUP

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
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

CITY TREASURER'S CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF DU PAGE)

I, TREASURER FOR THE CITY OF NAPERVILLE, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE ANNEXED PLAT.

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

CITY TREASURER / DIRECTOR, FINANCE DEPARTMENT

DU PAGE COUNTY CLERK'S CERTIFICATE:

STATE OF ILLINOIS } SS
COUNTY OF DU PAGE)

I, _____ COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I, FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____.

COUNTY CLERK

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

SCHOOL DISTRICT BOUNDARY STATEMENT:

STATE OF ILLINOIS } SS
COUNTY OF DU PAGE)

THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AS FOLLOWS:

1. THAT _____ IS THE OWNER OF THE PROPERTY LEGALLY DESCRIBED ON THIS PLAT OF SUBDIVISION, WHICH HAS BEEN SUBMITTED TO THE CITY OF NAPERVILLE FOR APPROVAL, WHICH LEGAL DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE; AND
2. TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES IS:

NAPERVILLE COMMUNITY UNIT DISTRICT 203
203 W. HILLSIDE ROAD
NAPERVILLE, ILLINOIS 60540-6589

OWNER NAME: _____

BY: _____ ATTEST: _____
ITS: _____

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, A.D., 20____.

NOTARY PUBLIC

SUBDIVIDER:

CLIENT:



JOHN GREENE
REAL ESTATE

1311 SOUTH IL-59
NAPERVILLE, IL 60564

				DESIGNED	RJB
				DRAWN	KMF
				APPROVED	DAG
07-16-26	REVISED PER COMMENTS	KMF	DATE	04/30/26	
06-10-26	REVISED PER COMMENTS	KMF	DATE		
DATE	DESCRIPTION OF REVISION	BY	SCALE	1"=20'	

PRELIMINARY/FINAL PLAT OF
AURORA AVE PROFESSIONAL BUILDING SUBDIVISION
NAPERVILLE, ILLINOIS

SHEET	1 OF 1
PROJECT NUMBER:	5268
© MACKIE CONSULTANTS LLC, 2026	
ILLINOIS FIRM LICENSE 184-002694	

P.I.N.s:

07-13-442-017
07-13-442-019

PROPERTY ADDRESS: 405 S MAIN
STREET & 115 AURORA AVENUE

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

AREA TABLE

LOT 1	23,048 SF
ROW	25 SF
EASEMENTS	6,145 SF

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 PLATED 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: _____ PRINT TITLE TITLE: _____ PRINT TITLE

NOTARY'S CERTIFICATE:

STATE OF _____ } SS
COUNTY OF _____)

I, _____ A NOTARY PUBLIC IN AND FOR THE SAID COUNTY

IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PRINT NAME

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

_____ AND _____ RESPECTFULLY, APPEARED

BEFORE ME THIS DAY IN PERSON AND JOINTLY AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED 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 _____ DATE _____ DAY OF _____, 20____.

NOTARY PUBLIC SIGNATURE

PRINT NAME

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

PERMANENT ALLEY EASEMENT

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR VEHICULAR ACCESS IS HEREBY GRANTED OVER AND ACROSS THE PORTIONS OF LOT 1 AS MARKED AND IDENTIFIED AS "PERMANENT ALLEY EASEMENT" ON THIS PLAT.

THE OWNER(S) OF LOT 1 SHALL, AT ITS (THEIR) SOLE EXPENSE, KEEP AND MAINTAIN THE "PERMANENT ALLEY EASEMENT" IN GOOD ORDER AND REPAIR AND IMPROVED WITH A CONTINUOUS IMPERVIOUS MATERIAL (SUCH AS CONCRETE OR ASPHALT) OF SUFFICIENT BEARING STRENGTH SO AS TO ACCOMMODATE VEHICLE TRAFFIC.

NO OBSTRUCTIONS OR BARRIERS SHALL BE ERECTED ON OR ABOUT "PERMANENT ALLEY EASEMENT" IN ESTABLISHING AND/OR MAINTAINING THE GRADE LEVEL OF THE IMPERVIOUS SURFACE OF THE "COROS ACCESS EASEMENT" AREA. THE OWNER(S) OF LOT 1 SHALL COOPERATE WITH THE RESPECTIVE OWNERS OF THE PARCELS TO THE NORTH AND SOUTH TO PROVIDE A REASONABLY CONSISTENT GRADE LEVEL SO AS TO PERMIT UNOBSTRUCTED VEHICLE MOVEMENTS AND CONSISTENT MAINTENANCE FOR PURPOSES OF "PERMANENT ALLEY EASEMENT". MAINTENANCE SHALL BE DEEMED TO INCLUDE (BUT NOT BE LIMITED TO) THE REPAIR OF POTHOLES AND CRACKS, KEEPING THE SURFACE OF THE EASEMENT AREA FREE OF SNOW AND ICE, AND PROVIDING SURFACE STRIPING FOR THE COORDINATED MOVEMENT AND CIRCULATION OF VEHICLES THROUGH THE EASEMENT AREA.

POST CONSTRUCTION BEST MANAGEMENT PRACTICES EASEMENT (PCBMP EASEMENT)

A POST CONSTRUCTION BEST MANAGEMENT PRACTICES EASEMENT IS HEREBY RESERVED FOR AND GRANTED BY THE OWNER OF THE SUBJECT PROPERTY TO THE CITY OF NAPERVILLE, ITS AGENTS, SUCCESSORS AND ASSIGNS, OR ANY OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER BEST MANAGEMENT PRACTICES FOR THE TREATMENT OF STORMWATER RUNOFF WITHIN THOSE AREAS OF THE SUBJECT PROPERTY DESIGNATED AND DEFINED ON THE SITE DEVELOPMENT PLAN AS "POST CONSTRUCTION BEST MANAGEMENT PRACTICES EASEMENT" OR "PCBMP". THE GRANT OF SAID PCBMP TO THE CITY OF NAPERVILLE SHALL INCLUDE THE RIGHT, PRIVILEGE, AND AUTHORITY TO ENFORCE AND EFFECT COMPLIANCE BY THE OWNER, OWNER'S SUCCESSORS AND ASSIGNS IN MAINTAINING, REPAIRING, REPLACING, AND REVEGETATING THE COMPONENT PARTS OF THE POST CONSTRUCTION BEST MANAGEMENT PRACTICES AS DEPICTED ON THE SITE DEVELOPMENT PLAN, MAINTENANCE FUNCTIONS BY OWNER MAY INCLUDE PERIODIC TRIMMING, CLEARING OF OBSTRUCTIONS, REMOVAL OF INVASIVE SPECIES, AND REPLANTING OF NATIVE PRAIRIE PLANT COMMUNITIES.

NO BUILDINGS, STRUCTURES, EARTHEN FILL, OR OBSTRUCTIONS THAT WOULD RETARD THE FLOW OF STORMWATER, REDUCE THE STORAGE VOLUME ORIGINALLY PROVIDED, OR INTERFERE WITH THE FUNCTION OF THE POST CONSTRUCTION BEST MANAGEMENT PRACTICES SHALL BE UNDERTAKEN BY THE OWNER WITHOUT CONSENT OF THE CITY OF NAPERVILLE.

PUBLIC SIDEWALK EASEMENT

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR PUBLIC SIDEWALK IS HEREBY GRANTED OVER AND ACROSS THE PORTIONS OF PROPERTY DEPICTED HEREON AS MARKED AND IDENTIFIED AS "PUBLIC SIDEWALK EASEMENT" ON THIS PLAT. THE PURPOSE OF SAID EASEMENT IS TO PROVIDE AND MAINTAIN PUBLIC SIDEWALKS. THE RIGHT IS GRANTED TO THE CITY OF NAPERVILLE, ILLINOIS ("CITY") AND TO ITS OFFICERS, AGENTS, REPRESENTATIVES, EMPLOYEES, CONTRACTORS, SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF THE INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF VARIOUS PUBLIC SIDEWALKS AND APPURTENANCES THERETO, INCLUDING THE RIGHTS OF PUBLIC INGRESS AND EGRESS AS PROVIDED HEREIN.

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF NAPERVILLE, ILLINOIS ("CITY") AND TO ITS OFFICERS, AGENTS, REPRESENTATIVES, EMPLOYEES, CONTRACTORS, SUCCESSORS AND ASSIGNS, OR ANY OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO ENTER UPON, SAID INDICATED EASEMENTS, EITHER BY VEHICLE OR ON FOOT TO SURVEY, CONSTRUCT, RECONSTRUCT, TEST, REPAIR, REPLACE, MAINTAIN, RENEW, OPERATE, AND PATROL ITS PUBLIC SIDEWALK SYSTEMS THERETO, TOGETHER WITH ANY AND ALL NECESSARY APPLIANCES, APPURTENANCES, AND OTHER STRUCTURES LOCATED ON SAID INDICATED EASEMENTS NOW OR IN THE FUTURE, FOR THE PURPOSE OF THE INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF VARIOUS PUBLIC SIDEWALKS AND APPURTENANCES THERETO, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY DEPICTED HEREON FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF THE REQUIRED WORK.

NO PERMANENT STRUCTURES OR BUILDINGS SHALL BE CONSTRUCTED ON THE EASEMENT PREMISES, THE EASEMENT PREMISES MAY BE USED FOR OTHER PURPOSES THAT DO NOT NOW OR LATER CONFLICT WITH THE AFORESAID USES OR RIGHTS. THE CITY SHALL ALSO HAVE THE RIGHT TO TRIM OR REMOVE TREES, SHRUBS, OR OTHER VEGETATION ON OR NEAR THE EASEMENT PREMISES THAT INTERFERE WITH THE OPERATION OR USE OF ITS SIDEWALKS. ALL CONSTRUCTION BY ANY ENTITY WITHIN THE EASEMENT PREMISES SHALL BE PERFORMED IN ACCORDANCE WITH THE VARIOUS REQUIREMENTS OF THE ORDINANCES AND REGULATIONS OF THE CITY OF NAPERVILLE.