

FINAL PLANNED UNIT DEVELOPMENT PLAT
BLOCK 59

BEING A PLANNED UNIT DEVELOPMENT IN SECTION 22, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.
THIS PLANNED UNIT DEVELOPMENT PROVIDES THE FRAMEWORK FOR A NEW RESTAURANT/ENTERTAINMENT/EXPERIENTIAL DEVELOPMENT. THIS FRAMEWORK AFFORDS THE NECESSARY FLEXIBILITY TO ESTABLISH PUBLIC GATHERING AREAS, INTEGRATE THE PROJECT WITH AN ADJACENT DEVELOPMENT, PROVIDE A MORE OF A PLANNED, COHESIVE AND EFFICIENT DEVELOPMENT, INCLUDING THE SHARING OF PARKING AND OTHER INFRASTRUCTURE AND RECOGNIZE THE NEED FOR ELEVATED DESIGN AND AMENITIES.

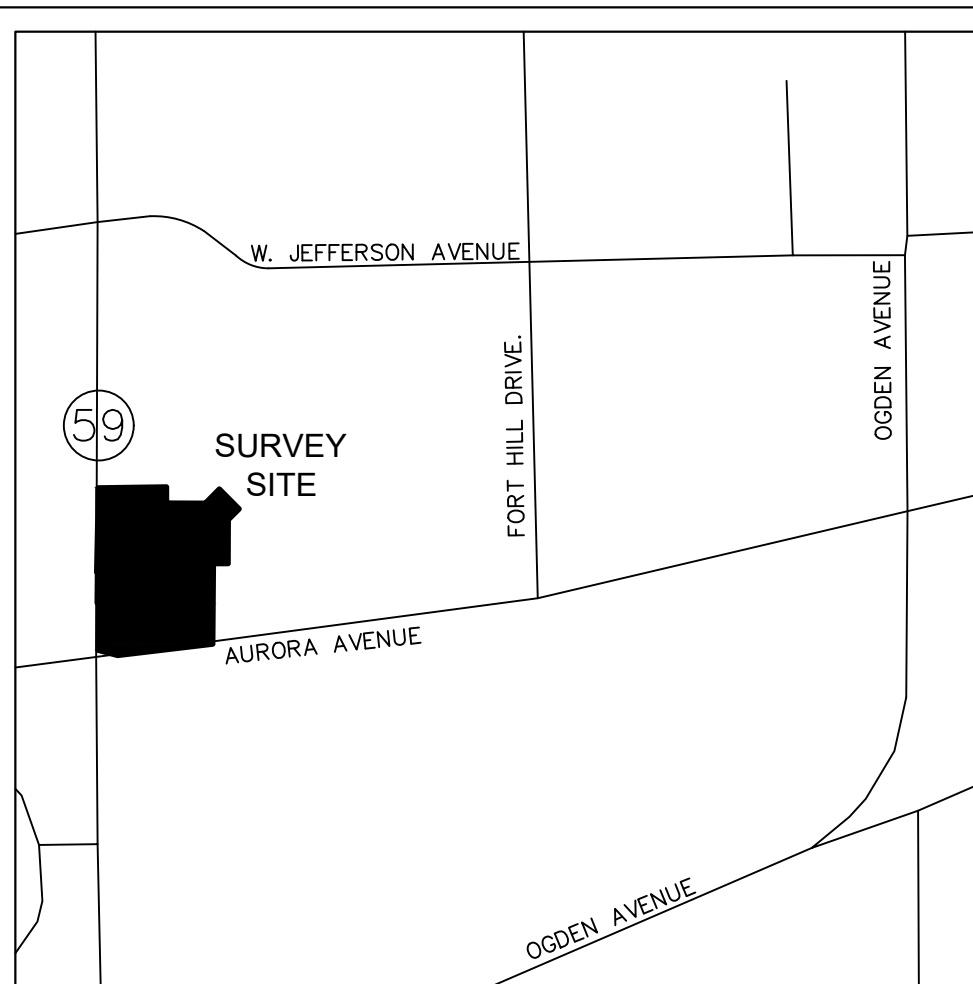
PIN:
07-22-102-022
07-22-102-033

PROPERTY ADDRESS:
404 ILLINOIS ROUTE 59 (HERITAGE SQUARE)
204 ILLINOIS ROUTE 59 (WESTRIDGE SHOPPING CENTER)
NAPERVILLE, IL 60630

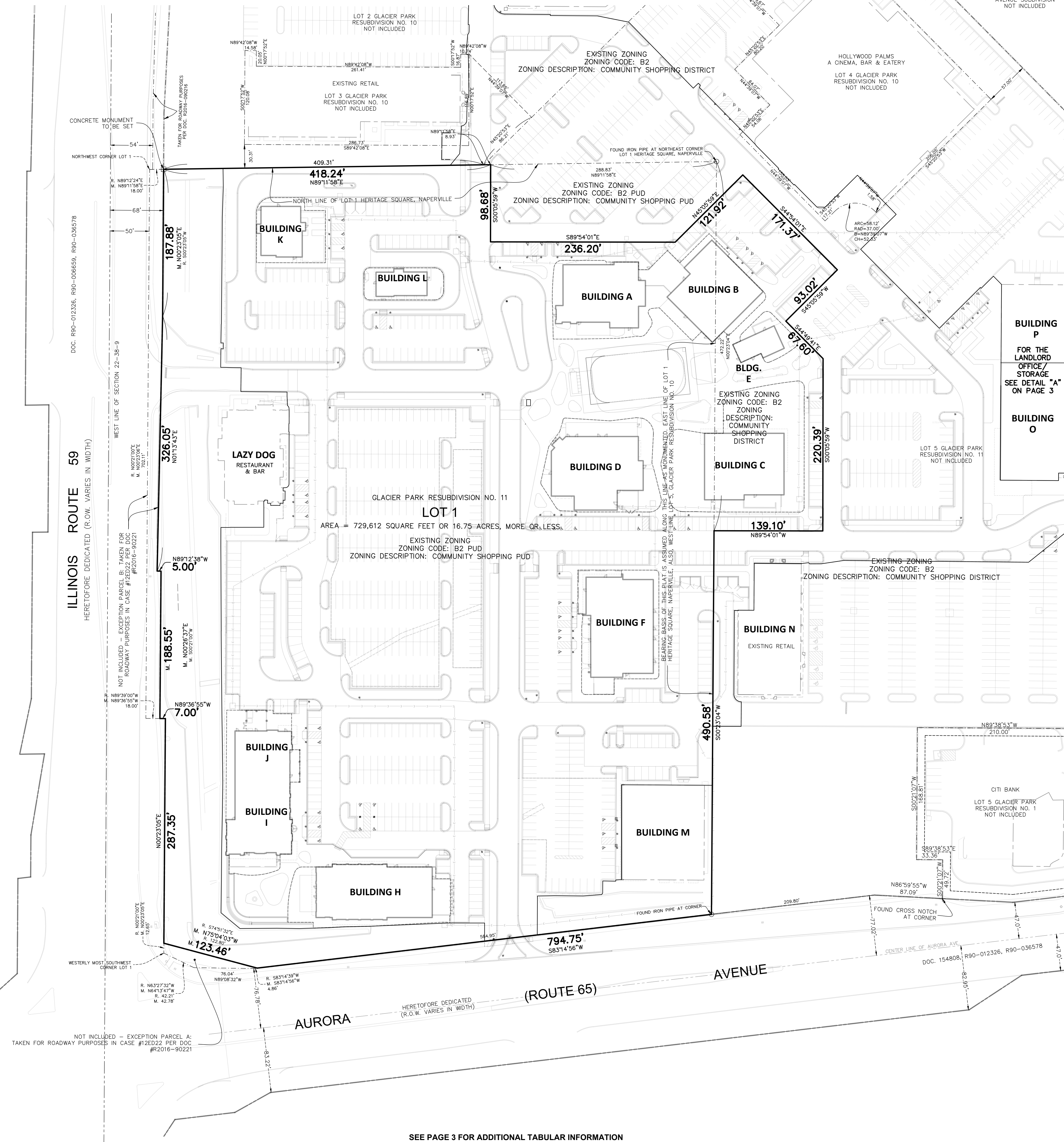
THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:
BRIXMOR HERITAGE SQUARE LLC
8700 W. BRYN MAWR AVE., SUITE 1000-S
CHICAGO, IL 60631

TOTAL PARKING SPACES WITHIN BLOCK 59 P.U.D.: 710

- SUBDIVISIONS REFERENCED ON THIS PLAT:
1. GLACIER PARK RESUBDIVISION NO. 1, RECORDED MARCH 28, 1990 AS DOCUMENT R90-036578
 2. HERITAGE SQUARE, NAPERVILLE, RECORDED JULY 28, 1992 AS DOCUMENT R92-143318
 3. JEFFERSON AVENUE SUBDIVISION, RECORDED APRIL 20, 1999 AS DOCUMENT R99-89740
 4. GLACIER PARK RESUBDIVISION NO. 10, RECORDED JULY 16, 2020 AS DOCUMENT R2020-075498
 5. GLACIER PARK RESUBDIVISION NO. 11, RECORDED _____ AS DOCUMENT _____



LOCATION MAP
NO SCALE

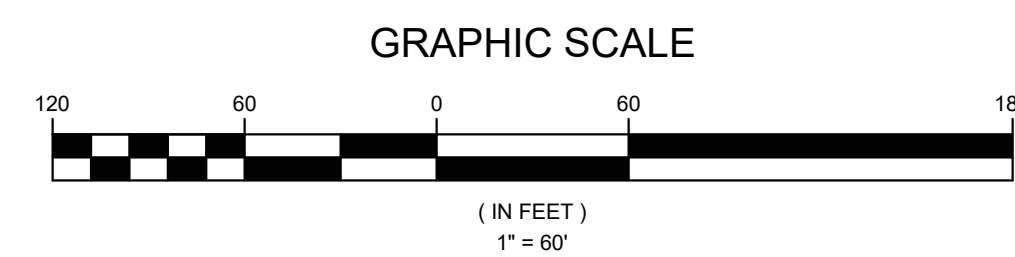


GLACIER PARK RESUBDIVISION NO. 11
LOT 1
AREA = 729,612 SQUARE FEET OR 16.75 ACRES, MORE OR LESS.
EXISTING ZONING
ZONING CODE: B2 PUD
ZONING DESCRIPTION: COMMUNITY SHOPPING PUD

BUILDING P
FOR THE LANDLORD OFFICE/STORAGE
SEE DETAIL "A" ON PAGE 3
BUILDING O

SEE PAGE 3 FOR ADDITIONAL TABULAR INFORMATION

- SURVEYOR'S NOTES:**
1. MONUMENTATION AT ALL LOT CORNERS INDICATED BY SYMBOL OR NOTATION ESTABLISHED PRIOR TO PLAT RECORDATION.
 2. IRON PIPE IS TO BE SET AT REMAINING LOT CORNERS AFTER PLAT RECORDATION UNLESS OTHERWISE INDICATED OR NOTED HEREON.
 3. NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENT UPON THIS PLAT.
 4. ALL DIMENSIONS ARE MEASURED UNLESS NOTED OTHERWISE.



CONTACT INFORMATION	
OWNER	LAND SURVEYOR
NAME:	NAME: GREMLEY & BIEDERMANN
ADDRESS:	ADDRESS: 4505 N ELSTON AVE, CHICAGO IL 60630
TELEPHONE:	TELEPHONE: 773-685-5102
EMAIL:	EMAIL: INFO@PLCS-SURVEY.COM

- LEGEND:**
- IRON PIPE
 - ⊕ CUT CROSS
 - CONCRETE MONUMENT
 - - - LOT LINES
 - P.U.D. BOUNDARY
 - · - · SECTION LINE / CENTER LINE
- ABBREVIATIONS:**
- R = RECORD
 - M = MEASURED
 - RAD = RADIUS
 - B = CHORD BEARING
 - CH = CHORD DISTANCE

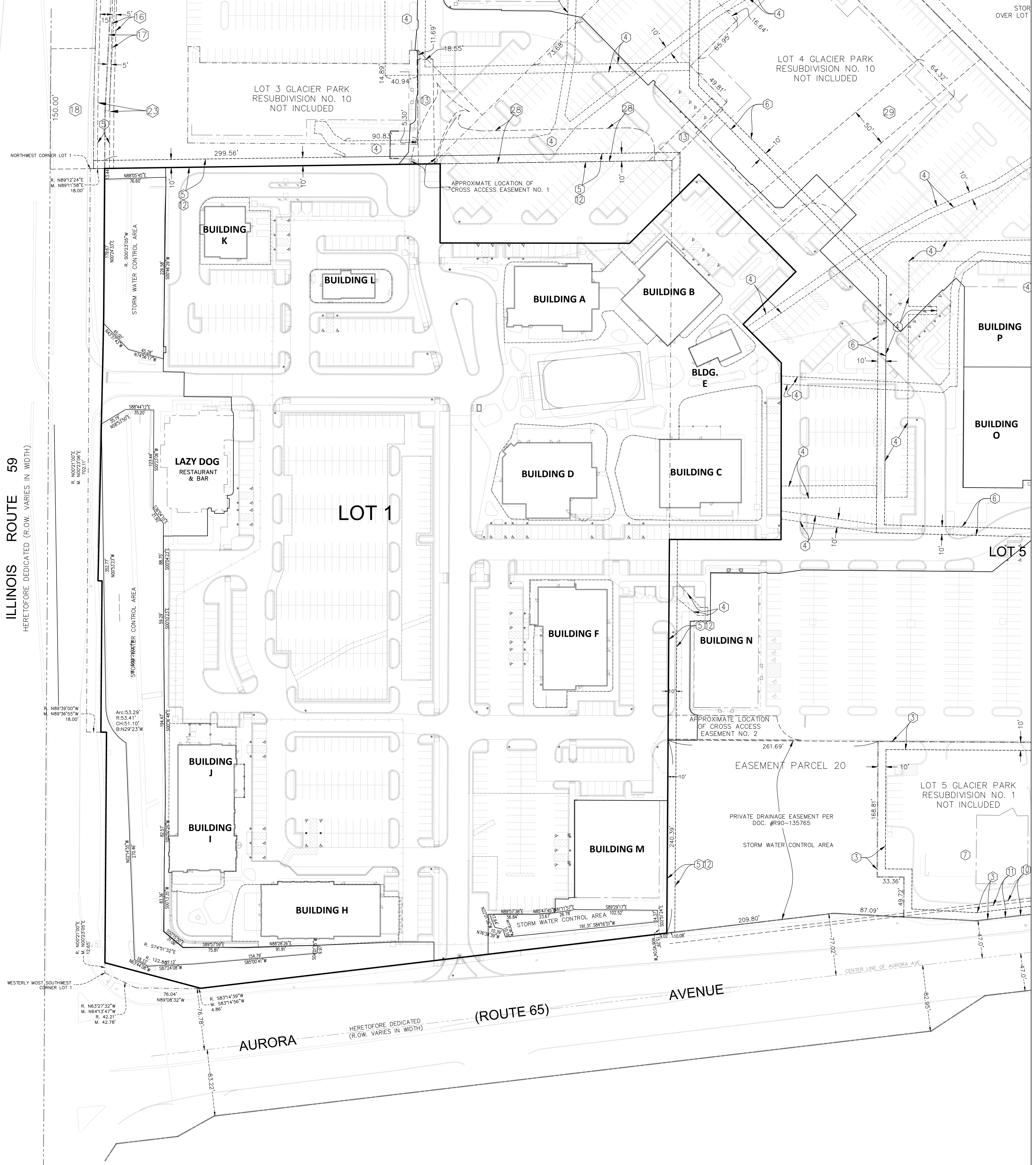
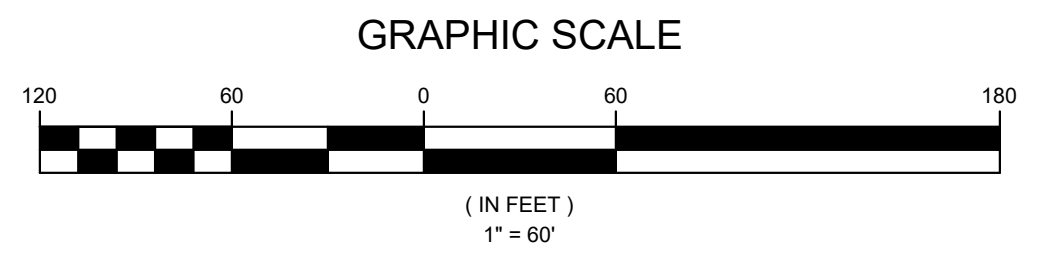
ORDERED BY: RTM ENGINEERING CONSULTANTS LLC	CHECKED: DRAWN
ADDRESS: BLOCK 59 (BRIXMOR'S HERITAGE SQUARE)	RJT
GREMLEY & BIEDERMANN	
PLCS CORPORATION LICENSE NO. 184-05532 PROFESSIONAL LAND SURVEYORS 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM	
ORDER NO. 2022-30271-002	DATE: JULY 29, 2022 SCALE: 1 INCH = 60 FEET
PAGE NO. 1 OF 3	

FINAL PLANNED UNIT DEVELOPMENT PLAT
BLOCK 59

EXISTING EASEMENTS

- ① INTENTIONALLY OMITTED
- ② INTENTIONALLY OMITTED
- ③ PRIVATE LANDSCAPE EASEMENT & PUBLIC UTILITIES & DRAINAGE PER DOCUMENT R90-036578
- ④ EASEMENT FOR PUBLIC UTILITIES & DRAINAGE PER DOCUMENT R90-036578
- ⑤ PUBLIC UTILITY AND DRAINAGE EASEMENT PER DOCUMENT R90-036578
- ⑥ PUBLIC WATERMAIN EASEMENT PER DOCUMENT R90-012326
- ⑦ PRIVATE COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL RIGHTS AGREEMENT PER DOCUMENT R90-135766
- ⑧ INTENTIONALLY OMITTED
- ⑨ INTENTIONALLY OMITTED
- ⑩ PUBLIC EASEMENT PER DOCUMENT R88-002406
- ⑪ PUBLIC EASEMENT PER DOCUMENT R88-002406 & PRIVATE PER EASEMENT AGREEMENT DOCUMENT R65-7301
- ⑫ PRIVATE EASEMENT FOR NICOR PER DOCUMENT R90-060494
- ⑬ PRIVATE UTILITY EASEMENTS FOR WATER LINES & MAINS PER DOCUMENT R1991-174203

- ⑭ & ⑮ ARE INTENTIONALLY OMITTED
- ⑯ PRIVATE 5 FT. NORTHERN ILLINOIS GAS EASEMENT PER DOCUMENT R89-145100 & R89-145099
- ⑰ PUBLIC 5 FT. TEMPORARY CONSTRUCTION EASEMENT PER DOCUMENT R2016-090216
- ⑱ PRIVATE COM ED EASEMENT PER DOCUMENT R73-63291
- ⑲ TO ⑳ ARE INTENTIONALLY OMITTED
- ㉑ 15 FT. PUBLIC UTILITIES & DRAINAGE EASEMENT PER DOC. R90-012326
- ㉒ INTENTIONALLY OMITTED
- ㉓ PUBLIC UTILITY & LANDSCAPE EASEMENT PER DOCUMENT R89-022513
- ㉔ INTENTIONALLY OMITTED
- ㉕ INTENTIONALLY OMITTED
- ㉖ PRIVATE EASEMENT FOR INGRESS, EGRESS & UTILITIES PER DOCUMENT R91-174203
- ㉗ PRIVATE DRAINAGE EASEMENT PER DOCUMENT R89-022507
- ㉘ INTENTIONALLY OMITTED
- ㉙ PUBLIC TEMPORARY CONSTRUCTION EASEMENT PER DOC. # R2012-037641



NOTE: VARIOUS EASEMENTS TO BE VACATED AND A NON-EXCLUSIVE PERPETUAL EASEMENT RESERVED FOR AND GRANTED OVER ALL LOTS OF THE PROPERTY DEPICTED HEREON, BY THE FINAL PLAT OF SUBDIVISION BLOCK 59, RECORDED AS DOCUMENT _____

ORDERED BY: RTM ENGINEERING CONSULTANTS LLC	CHECKED: DRAWN
ADDRESS: BLOCK 59 (BRIXMOR'S HERITAGE SQUARE)	RJT
GREMLEY & BIEDERMANN	
PLCS CORPORATION LICENSE NO. 064-05532 PROFESSIONAL LAND SURVEYORS 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM	

ORDER NO. 2022-30271-002	DATE: JULY 29, 2022	PAGE NO. 2 OF 3
SCALE: 1 INCH = 60 FEET		

CITY PROJECT NUMBER 23-1-059

FINAL PLANNED UNIT DEVELOPMENT PLAT
BLOCK 59

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

OWNER'S CERTIFICATE
 (BRIMMOR HERITAGE SQUARE LLC)

STATE OF ILLINOIS)
) SS
 COUNTY OF _____)

THIS IS TO CERTIFY THAT BRIMMOR HERITAGE SQUARE 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 _____, ILLINOIS, THIS _____ DAY OF _____, 20____,
 CITY DATE MONTH

BY: _____ ATTEST: _____
 SIGNATURE SIGNATURE

TITLE: _____ TITLE: _____
 PRINT TITLE PRINT TITLE

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF _____)

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

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

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

AND _____ RESPECTFULLY, APPEARED

TITLE TITLE
 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____,
 DATE MONTH

 NOTARY PUBLIC SIGNATURE

 PRINT NAME

MY COMMISSION EXPIRES ON _____ DAY OF _____, 20____,
 DATE MONTH

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: _____ ATTEST: _____
 MAYOR CITY CLERK

PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF DU PAGE)

APPROVED BY THE CITY OF NAPERVILLE PLANNING AND ZONING COMMISSION

AT A MEETING HELD THE _____ DAY OF _____, A.D., 20____.

BY: _____ ATTEST: _____
 CHAIRMAN SECRETARY

SURVEYORS CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF COOK)SS

I, ROBERT G. BIEDERMANN A PROFESSIONAL ILLINOIS LAND SURVEYOR, DO HEREBY CERTIFY
 THAT I HAVE SURVEYED:

LOT 1 IN BLOCK 59, BEING A SUBDIVISION IN SECTION 22, TOWNSHIP 38 NORTH, RANGE 9,
 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED
 _____ AS DOCUMENT _____ IN DUPAGE COUNTY, ILLINOIS;

CONTAINING 729,612 SQUARE FEET OR 16.75 ACRES, MORE OR LESS.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND THE PLAT HEREON
 DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY CORRECTED TO A
 TEMPERATURE OF 62° FAHRENHEIT.

FIELD MEASUREMENTS COMPLETED ON JANUARY 12, 2022.

SIGNED ON _____.

BY: _____

PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2802
 MY LICENSE EXPIRES NOVEMBER 30, 2024

Block 59 - Buildings	Use Type	Gross Square Footage of Tenant Space
Tenant A - Yard House	Restaurant	8,665
Tenant B	Restaurant	12,087
Tenant C	Restaurant	19,200
Tenant D - The Cheesecake Factory	Restaurant	11,012
Tenant E	Restaurant	2,400
Tenant F	Restaurant	10,000
Tenant H - Capital Grille	Restaurant	10,000
Tenant I - First Watch	Restaurant	4,048
Tenant J - Piccolo Buco	Restaurant	8,572
Tenant K - Shack Shake	Fast food	3,300
Tenant L - Stan's Donut's	Fast food	2,000
Tenant M - Walter E. Smithe	Furniture	12,272
The Lazy Dog	Restaurant	8,213
TOTAL MAXIMUM BUILDING AREA		111,769

NOTE: DEFER TO RESPONSES BY PROJECT ATTORNEY INCLUDED WITH THIS SUBMITTAL FOR DEVIATIONS FROM CODE REQUIREMENTS

NOTE: FOR THE NUMBER OF VEHICLE AND BICYCLE PARKING SPACES AND LOADING SPACES PROPOSED AND REQUIRED, PLEASE REFER TO THE PARKING STUDY (BY KLOA).

ORDERED BY: RTM ENGINEERING CONSULTANTS LLC	CHECKED: RJT
ADDRESS: BLOCK 59 (BRIMMOR'S HERITAGE SQUARE)	DRAWN: RJT
	
GREMLEY & BIEDERMANN P.L.C.S. CORPORATION LICENSE NO. 084-05532 PROFESSIONAL LAND SURVEYORS 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM	
ORDER NO. 2022-30271-002	DATE: JULY 29, 2022
SCALE: 1" = 100' FEET	PAGE NO. 3 OF 3