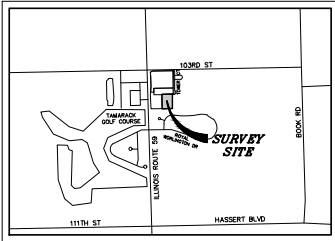


PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT PLAT OF LOT 3 IN NAPERVILLE - SOUTH FORTY LOTS 4, 5, 6 AND 7 RESUBDIVISION

BEING A RESUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15,
TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



LOCATION MAP
NOT TO SCALE

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE RVS NOW NETWORK.

SUBMITTED BY/RETURN TO:

CITY OF NAPERVILLE
400 S. EAGLE STREET
NAPERVILLE, IL 60540

OWNER

GORMAN AND COMPANY
200 N. MAIN STREET
OREGON, WI 53275

APPLICANT

GORMAN AND COMPANY
200 N. MAIN STREET
OREGON, WI 53275

SURVEYOR/ENGINEER

MANHARD CONSULTING
ONE OVERLOOK POINT, SUITE 290
LINCOLNSHIRE, ILLINOIS 60069

LEGEND

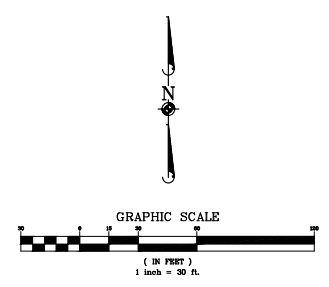
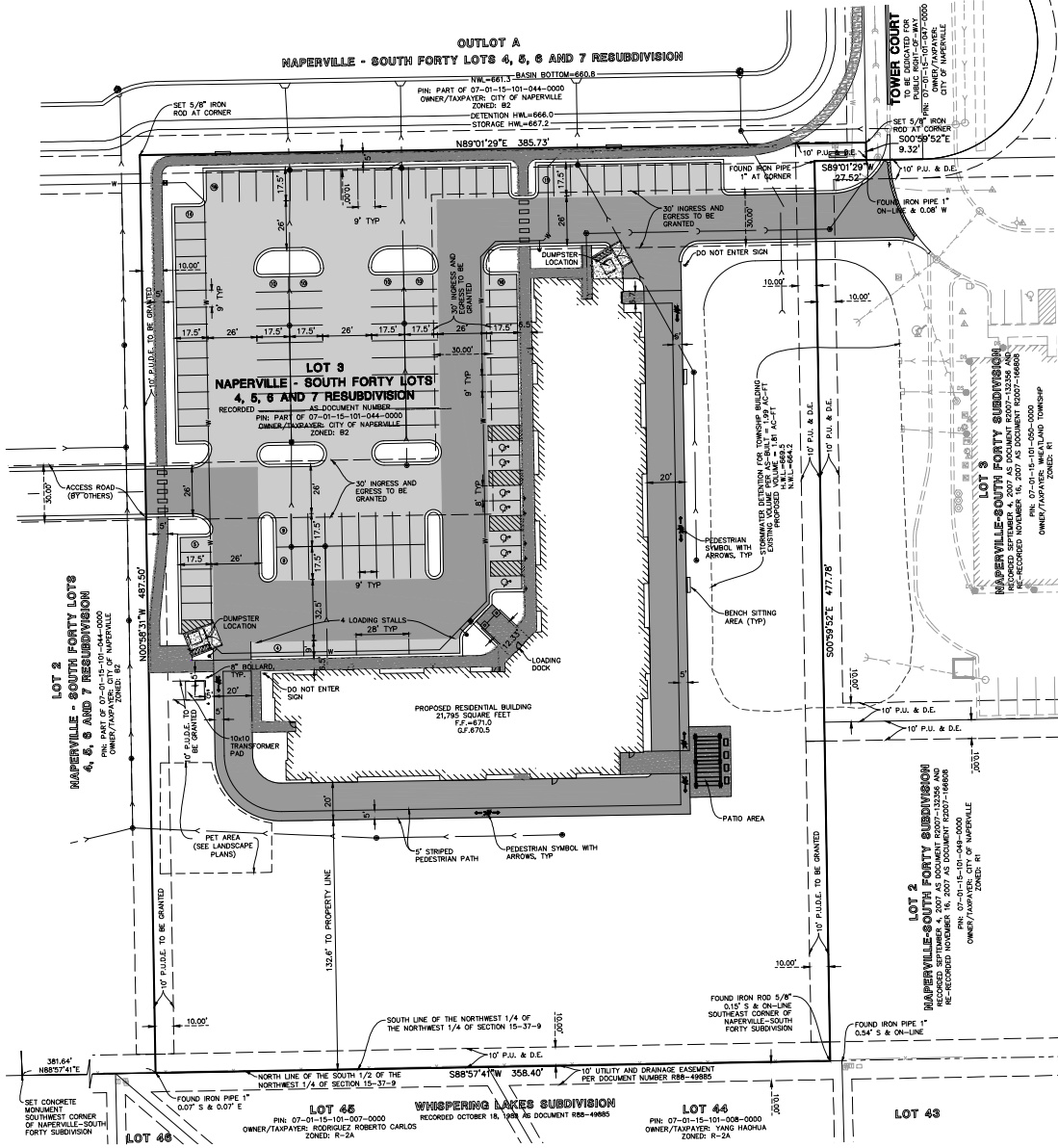
- = EXISTING PROPERTY LINE
- - - = EXISTING EASEMENT LINE
- - - = PROPOSED EASEMENT LINE
- - - = PUBLIC UTILITY AND DRAINAGE EASEMENT TO BE GRANTED
- - - = PUBLIC UTILITIES & DRAINAGE EASEMENT PER DOCUMENT NUMBERS R2007132356 AND R2007166808

FLOOD HAZARD NOTE

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17187C02002 WITH AN EFFECTIVE DATE OF FEBRUARY 15, 2019 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X (UNSHADED). ZONE X (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

SURVEYOR'S NOTES

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT. HORIZON DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.87) ARE RECORD OR DEED VALUES.
- THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
- MANHARD CONSULTING IS A PROFESSIONAL DESIGN FIRM. REGISTRATION NUMBER 184003356, EXPIRES APRIL 30, 2025.



LEGAL DESCRIPTION

LOT 3 IN NAPERVILLE - SOUTH FORTY LOTS 4, 5, 6 AND 7 RESUBDIVISION, BEING A RESUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT _____ IN WILL COUNTY, ILLINOIS.

AREA SUMMARY

LOT 3: 174,859 SQUARE FEET (4.014 ACRES)
EXISTING EASEMENT AREA: 9,955 SQUARE FEET (0.229 ACRES)
NEWLY GRANTED EASEMENT AREA: 7,014 SQUARE FEET (0.161 ACRES)
TOTAL F.A.R.: (0.3202)

SITE DATA

PIN: PART OF 07-01-15-101-044-0000
PROPERTY ADDRESS: NO ADDRESS OF RECORD
CURRENT ZONING: B2 COMMUNITY SHOPPING DISTRICT
PROPOSED ZONING: OC OFFICE, COMMERCIAL AND INSTITUTIONAL DISTRICT
EXISTING LAND USE: UNDEVELOPED VACANT LAND
PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL
NUMBER OF DWELLING UNITS: 71
DENSITY: 17.69
NUMBER OF STANDARD PARKING SPACES: 115
NUMBER OF HANDICAP PARKING SPACES: 7
NUMBER OF LOADING PARKING STALLS: 4
TOTAL PARKING PROVIDED: 126

ZONING INFORMATION

CURRENT ZONING: B2 COMMUNITY SHOPPING CENTER DISTRICT
PROPOSED ZONING: OC1 OFFICE, COMMERCIAL AND INSTITUTIONAL DISTRICT WITH A CONDITIONAL USE FOR MULTI-FAMILY RESIDENTIAL HOUSING.

THE MAXIMUM HEIGHT FOR ALL RESIDENTIAL AND/OR MIXED USE BUILDINGS WITH A RESIDENTIAL COMPONENT IN THE OC1 DISTRICT SHALL BE FORTY-THREE (43) FEET.

STATEMENT OF INTENT AND CONCEPT

THE PROPOSED DEVELOPMENT WILL BRING AN ASSISTED LIVING CENTER "TOWER COURT RESIDENCES", TO THE SOUTH FORTY DEVELOPMENT. THE PROPOSED DEVELOPMENT WILL INVOLVE THE CONSTRUCTION OF A 3-STORY, +/-21,795 SQUARE FOOT BUILDING, PARKING LOT, LANDSCAPING, AND ASSOCIATED UTILITIES. THE TOWER COURT RESIDENCES IS COMPATIBLE IN THE OC1 OFFICE, COMMERCIAL AND INSTITUTIONAL DISTRICT.

Manhard CONSULTING

CITY OF NAPERVILLE, ILLINOIS
LOT 3 IN NAPERVILLE - SOUTH FORTY LOTS 4, 5 AND 7 RESUBDIVISION
PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT PLAT

DATE:	07/24/24
SCALE:	1" = 30'
SHEET:	1 OF 2
CORNV101	

CITY OF NAPERVILLE PROJECT NUMBER: 23-10000901

**PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT PLAT
LOT 3 IN NAPERVILLE - SOUTH FORTY
LOTS 4, 5, 6 AND 7 RESUBDIVISION**

BEING A RESUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15,
TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SAID 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 _____ DATE DAY OF _____ MONTH, 20____

BY: _____ ATTEST: _____
SIGNATURE SIGNATURE

TITLE: _____ TITLE: _____
PRINT TITLE PRINT TITLE

NOTARY'S CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

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

AND _____, 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 _____, TITLE _____, RESPECTIVELY, APPEARED
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 _____ MONTH, 20____
DATE MONTH 20____

NOTARY PUBLIC SIGNATURE

PRINT NAME
MY COMMISSION EXPIRES ON _____, 20____

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 _____

WILL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS

THIS INSTRUMENT _____ WAS FILED FOR RECORD
IN THE RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS,
ON THE _____ DAY OF _____ A.D., 20____

AT _____ O'CLOCK _____ M, AND WAS RECORDED IN

BOOK _____ OF PLATS ON PAGE _____

RECORDER OF DEEDS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

I, JAMES D. BAKER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY STATE THAT THIS
PLAT WAS MADE AT AND UNDER MY DIRECTION, FROM PUBLIC AND PRIVATE RECORD
INFORMATION.

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

I HEREBY STATE THAT THE PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF
NAPERVILLE.

DATED THIS 24TH DAY OF SEPTEMBER, A.D. 2024.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
EMAIL ADDRESS: JBAKER@MANHARD.COM
LICENSE EXPIRES NOVEMBER 30, 2024

DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350
LICENSE EXPIRES APRIL 30, 2025



DATE	REVISION	BY



LOT 3 IN NAPERVILLE - SOUTH FORTY LOTS 4, 5 AND 5 RESUBDIVISION
CITY OF NAPERVILLE, ILLINOIS
PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT PLAT

PROJECT NO.	JT
PROJ ASSOC.	DB
DRAWN BY	JAS
DATE	09/28/24
SCALE	N/A
SHEET	2 OF 2
CORNVL01	