

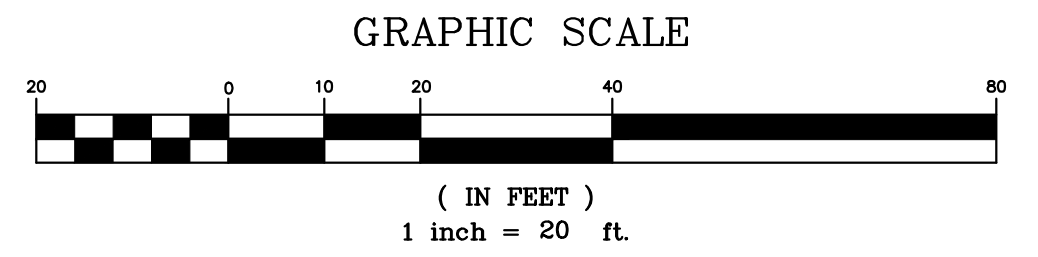
FINAL PLANNED UNIT DEVELOPMENT FOR CANTORE PLACE LOT 11

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



VICINITY MAP
NO SCALE

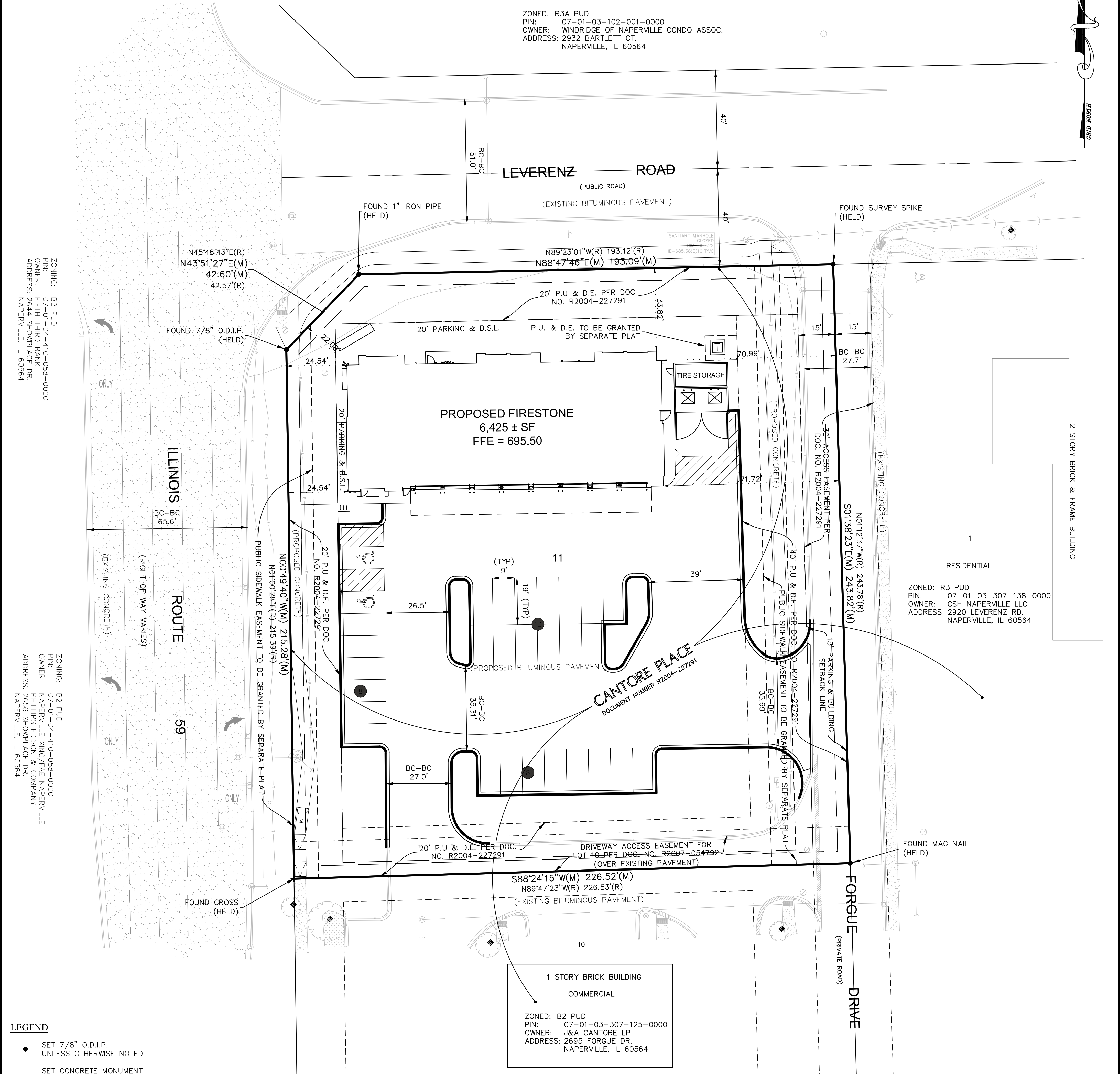
THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:
NAME: NAPERVILLE CITY CLERK
ADDRESS: 400 S. EAGLE STREET
NAPERVILLE, IL 60540



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.

ZONED: R3A PUD
PIN: 07-01-03-102-001-0000
OWNER: WINDRIDGE OF NAPERVILLE CONDO ASSOC.
ADDRESS: 2932 BARTLETT CT.
NAPERVILLE, IL 60564



ZONING: B2 PUD
PIN: 07-01-04-410-058-0000
OWNER: FIFTH THIRD BANK
ADDRESS: 2644 SHOWPLACE DR.
NAPERVILLE, IL 60564

ZONING: B2 PUD
PIN: 07-01-04-410-058-0000
OWNER: PHILLIPS EDISON XING/FAE NAPERVILLE
ADDRESS: 2658 SHOWPLACE 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

1 STORY BRICK BUILDING
COMMERCIAL
ZONED: B2 PUD
PIN: 07-01-03-307-125-0000
OWNER: J&A CANTORE LP
ADDRESS: 2695 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

- LINE LEGEND**
- SUBDIVISION BOUNDARY LINE
 - ADJACENT LAND PARCEL LINE
 - LOT LINE
 - EASEMENT LINE
 - CENTERLINE
 - BUILDING SETBACK LINE
 - SECTION LINE

BENCHMARKS

REFERENCE BENCHMARK:
NAPERVILLE BENCHMARK STATION 1003

BERNSTEIN 3D TOP SECURITY MONUMENT, CONSISTING OF A 9/16" DIA. STAINLESS STEEL ROD TOTALING (16") IN LENGTH WITH GREASED TOP SECURITY SLEEVE ENCLOSED IN SAND AND 6" PVC PIPE WITH BMAC 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

| SITE DATA TABLE | |
|---|--|
| A. ZONING | EXISTING: B2 PUD PROPOSED: B2 PUD* |
| *CONDITIONAL USE IS REQUIRED FOR AUTOMOTIVE FACILITIES. | SERVICE STATION REPAIR |
| B. LAND USE | 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 REQUIRED | 28 |
| G. PARKING PROVIDED | 30 |
| H. ACCESSIBLE PARKING SPACE REQUIRED | 2 |
| I. ACCESSIBLE PARKING SPACE PROVIDED | 2 |
| J. BICYCLE PARKING SPACE REQUIRED | 3 |
| K. BICYCLE PARKING SPACE PROVIDED | 3 |
| L. 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.) | 3,666 S.F. |
| P. SETBACK LINES | EXISTING: 15.00 & 20.00 REQUIRED: 15.00 & 20.00 |

| 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 (TO HEAVY LINES) (BASED ON MEASURED VALUES) |

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

| <p>1 OF 2</p> <p>SCALE: 1" = 20'</p> <p>COMPASS SURVEYING LTD</p> <p>ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING</p> <p>2631 GINGER WOODS PARKWAY, STE. 100 AURORA, IL 60502</p> <p>PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM</p> | <p>PROJECT</p> <p>Firestone - Naperville</p> | <p>CLIENT</p> <p>KimleyHorn</p> <p>© 2017 KIMLEY-HORN AND ASSOCIATES, INC. 1001 WARRENVILLE ROAD, SUITE 350, LISLE, IL 60532 PHONE: 630-487-5550 WWW.KIMLEY-HORN.COM</p> | <p>PROPERTY OWNER/DEVELOPER:</p> <p>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> </tbody> </table> | NO. | REVISIONS | DATE | BY | 1. | PER CITY REVIEW DATED 11-21-2019 | 12-03-19 | RHM |
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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 _____ AND _____

RESPECTFULLY, 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 _____, 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: _____ ATTEST: _____
MAYOR 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: _____ ATTEST: _____
CHAIRMAN 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. 3509, 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 17197C0030G, 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:\pdata\2019 Projects\19.0257\19.0257-01 PUD plat\19.0257-01-PUD.dwg

| 2 OF 2 | SCALE: N/A |  <p>ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING 2631 GINGER WOODS PARKWAY, STE. 100 AURORA, IL 60502 PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM</p> | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="font-size: 8px;">PROJECT</th> <th style="font-size: 8px;">CLIENT</th> </tr> <tr> <td style="font-size: 8px;">Firestone - Naperville</td> <td style="font-size: 8px;">Kimley»Horn</td> </tr> </table> <p style="font-size: 8px;">© 2017 KIMLEY-HORN AND ASSOCIATES, INC. 9010 OVERLOOK BOULEVARD 1001 WARRENVILLE ROAD, SUITE 350, LISLE, IL 60532 PHONE: 630-487-5550 WWW.KIMLEY-HORN.COM</p> | PROJECT | CLIENT | Firestone - Naperville | Kimley»Horn | <p>PROPERTY OWNER/DEVELOPER: FRANKLIN LAND ASSOCIATES, LLC 9010 OVERLOOK BOULEVARD BRENTWOOD, TENNESSEE 37027 TEL: (615)-370-0670 CONTACT: JASON HOROWITZ</p> | <table border="1" style="width: 100%; border-collapse: collapse; font-size: 8px;"> <tr> <th style="font-size: 6px;">DATE:</th> <th style="font-size: 6px;">NO.</th> <th style="font-size: 6px;">BY</th> <th style="font-size: 6px;">REVISIONS</th> <th style="font-size: 6px;">DATE</th> <th style="font-size: 6px;">BY</th> </tr> <tr> <td style="font-size: 6px;">09-25-19</td> <td style="font-size: 6px;">1</td> <td style="font-size: 6px;">RHM</td> <td style="font-size: 6px;">PER CITY REVIEW DATED 11-21-2019</td> <td style="font-size: 6px;">12-03-19</td> <td style="font-size: 6px;">RHM</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table> | DATE: | NO. | BY | REVISIONS | DATE | BY | 09-25-19 | 1 | RHM | PER CITY REVIEW DATED 11-21-2019 | 12-03-19 | RHM | | | | | | | | | | | | | | | | | | |
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