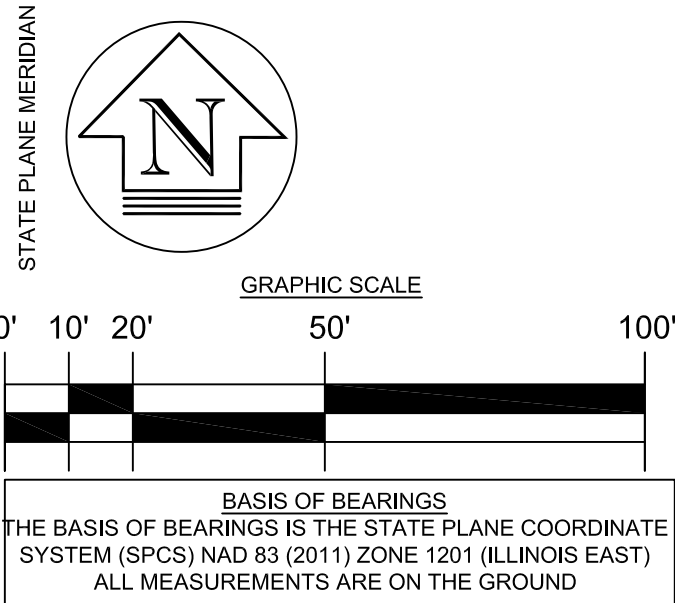




MAJOR CHANGE TO THE RAILWAY PLAZA COMMERCIAL PUD AND PRELIMINARY PUD PLAT (LOT 8) WESTON RIDGE APARTMENTS

PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

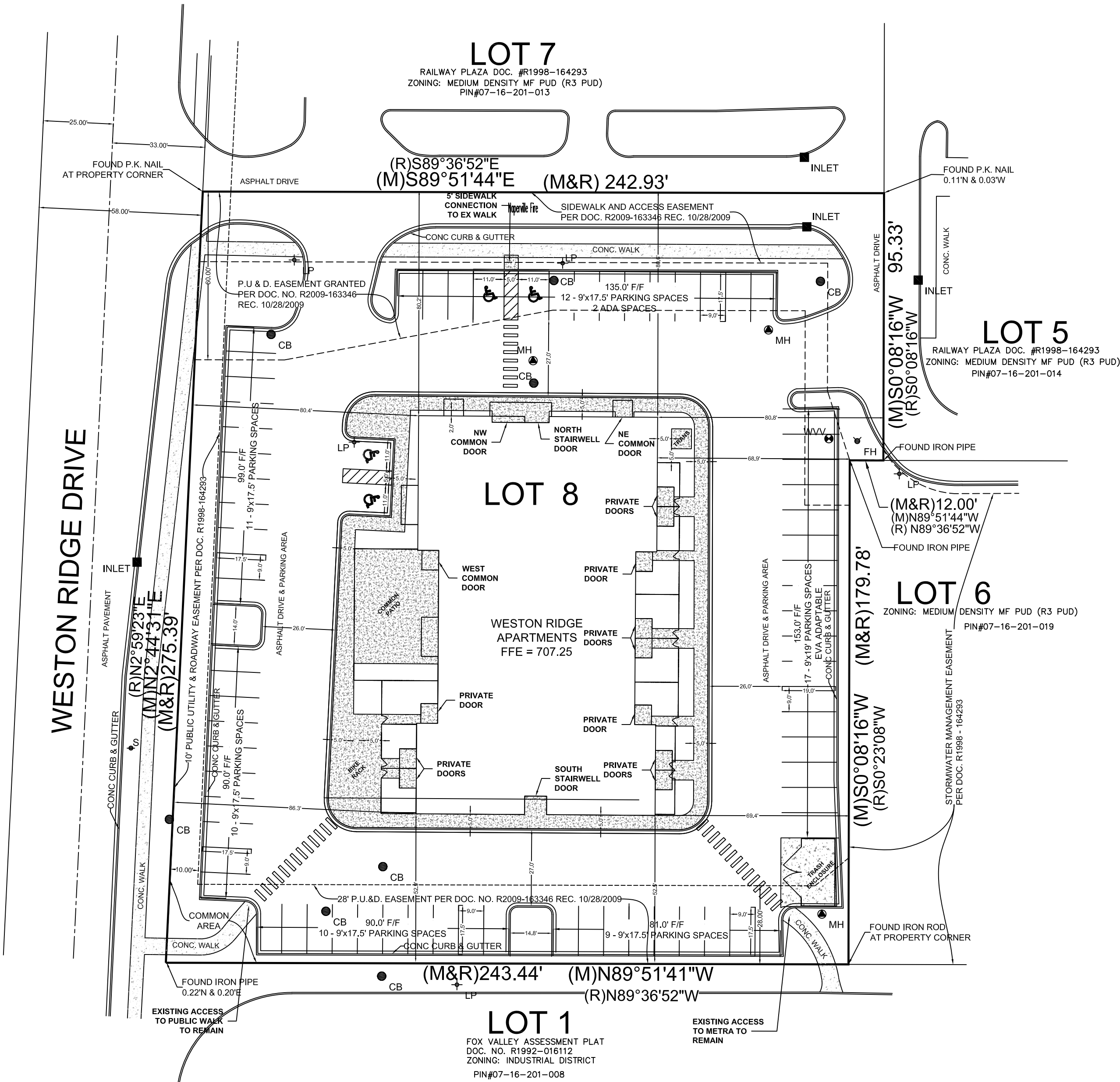
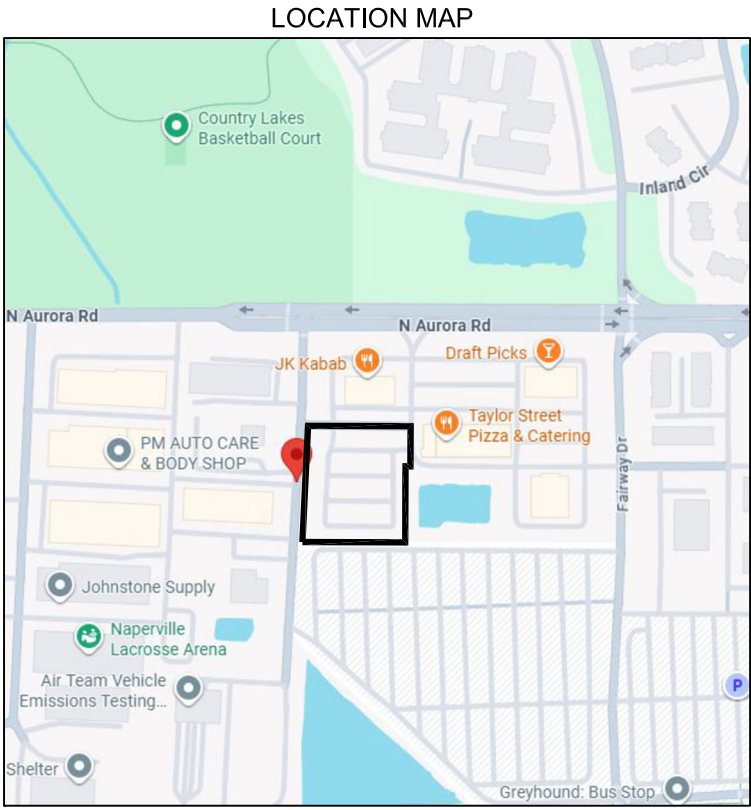
LEGAL DESCRIPTION:
LOT 8 IN RAILWAY PLAZA COMMERCIAL, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1998 AS DOCUMENT R98-164293, IN DUPAGE COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER
07-16-201-020
PROPERTY ADDRESS:
540 WESTON RIDGE DRIVE, NAPERVILLE, ILLINOIS 60563

AREA SUMMARY
LOT 8
TOTAL AREA = 66,396 SQ.FT. OR 1,524 ACRES
TOTAL EASEMENTS AREA = 22,153 SQ.FT.

LOT #	ZONING	SETBACK SUMMARY				PARCEL AREA	BUILDING COVERAGE	OFF STREET PARKING
		NORTH	SOUTH	EAST	WEST			
8	R3	80.20	52.50	68.90	80.40	66,396 S.F.	11,085	73 SPACES
		PARKING						
		27.76	1.81	3.00	10.26			

STATEMENT OF INTENT AND CONCEPT
MAJOR CHANGE TO RAILWAY PLAZA COMMERCIAL PUD (LOT 8) THE PROPERTY IS IDENTIFIED AS LOT 8 IN THE RAILWAY PLAZA COMMERCIAL PUD. THE COMPREHENSIVE PLAN EXPRESSLY ENCOURAGES THE DEVELOPMENT OF MICRO-UNITS WITHIN ESTABLISHED COMMERCIAL AREAS TO HELP SUPPORT AND STRENGTHEN LOCAL BUSINESSES. THE MAJOR CHANGE TO THE RAILWAY PLAZA COMMERCIAL PUD WILL ALLOW FOR THE DEVELOPMENT OF A MULTI-FAMILY APARTMENT BUILDING COMPRISED OF SIXTY-FIVE (65) MICRO UNITS. MICRO-UNIT DEVELOPMENTS OFFER RENTAL HOUSING AT ACCESSIBLE PRICE POINTS FOR LOCAL WORKERS, MILLENNIALS, SENIORS, AND RESIDENTS OF ALL AGES, ALIGNING WITH THE CITY OF NAPERVILLE'S GOAL OF EXPANDING HOUSING AFFORDABILITY AND DIVERSITY. THE 4-STORY MULTI-FAMILY MICRO-UNIT RESIDENTIAL BUILDING IS APPROXIMATELY 11,085 SQUARE FEET AND IS PREDOMINANTLY CONSTRUCTED WITH MASONRY MATERIALS AND METAL PANELING TO FIT WITHIN THE CONTEXT OF THE NEIGHBORHOOD, WHILE SIMULTANEOUSLY DELIVERING THE MODERN BUILDING USERS DEMAND. THE COMMUNITY AMENITIES INCLUDE A LOBBY, LOUNGE AREA/COMMUNITY (PARTY) ROOM, FITNESS CENTER, STORAGE LOCKERS, BIKE STORAGE, AS WELL AS AN OUTDOOR PATIO COMPRISED OF LOUNGE CHAIRS, GRILLING STATIONS, A FIRE PIT, AND OUTDOOR SEATING. IN ADDITION, THE PROJECT FEATURES 11 UNIQUE GROUND-LEVEL UNITS WITH DIRECT PRIVATE OUTDOOR ENTRANCES, THEREBY ENHANCING ACCESSIBILITY AND USABILITY FOR RESIDENTS OF VARYING MOBILITY LEVELS. THE SCALE AND DESIGN OF THE DEVELOPMENT ARE INTENDED TO BE COMPATIBLE WITH THE SURROUNDING BUILT ENVIRONMENT, WHILE THE INCLUSION OF PEDESTRIAN CONNECTIVITY AND PROXIMITY TO TRANSIT FURTHER SUPPORTS INTEGRATION WITH THE AREA. OVERALL, THE DEVELOPMENT ENHANCES THE EXISTING LAND USE PATTERN BY ACTIVATING AN UNDERUTILIZED SITE WITH A USE THAT IS BOTH CONTEXT-SENSITIVE AND SUPPORTIVE OF NEARBY COMMERCIAL AND TRANSIT FACILITIES. THE COMPLEMENTARY NATURE OF NEARBY LAND USES MINIMIZES CONGESTION, MAXIMIZES UTILITY INFRASTRUCTURE, AND PROVIDES IMPORTANT SUPPORT OF NEARBY COMMERCIAL BUSINESSES.



OWNER & APPLICANT:
540 WESTON RIDGE LLC
2117 CAMELLIA COURT
NAPERVILLE, IL 60565

ENGINEER:
SEVEE & MAHER ENGINEERS
Formerly Bono Consulting Civil Engineers
4234 Meridian Pkwy Suite 116 Aurora, IL 60504
Main Office: 331-229-3512
Direct Line: 331-803-4304
Cell Phone: 630-234-8497
bonoconsulting.com
sme-engineers.com

LEGEND	ABBREVIATIONS
(R)	RECORD DATA
(M)	MEASURED DATA
---	CENTER LINE
---	PROPERTY LINE
---	EASEMENT LINE
●	CATCH BASIN
●	INLET
●	L.P.
●	MANHOLE
●	SIGN

ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

1. THE NUMBERED PARKING SPACES AND DESIGNATED COMMON AREAS ARE SHOWN PER THE CONDOMINIUM PLAT OF SURVEY AT THE RAILWAY PLAZA LOT 8 RECORDED OCTOBER 28, 2009 AS DOCUMENT R2009-163346.

2. 28' PUBLIC UTILITY AND DRAINAGE EASEMENT GRANTED PER DOCUMENT NO. R2009-163346 RECORDED OCTOBER 28, 2009.

3. 10' PUBLIC UTILITY AND ROADWAY EASEMENT GRANTED BY DOCUMENT NO. R1998- 164293 RECORDED AUGUST 13, 1998.

4. PUBLIC UTILITY AND DRAINAGE EASEMENT GRANTED PER DOCUMENT NO. R2009 - 163346 RECORDED OCTOBER 28, 2009.

5. SIDEWALK AND ACCESS EASEMENT GRANTED PER DOCUMENT NO. R2009-163346 RECORDED ON OCTOBER 28, 2009.

PARCEL ORDINANCES:
- ORD #09-062 (05/18/2009) - REZONING LOT 8 OF THE RAILWAY PLAZA PUD TO B3, APPROVING A MAJOR CHANGE TO THE RAILWAY PUD IN ORDER TO CONSTRUCT PRIVATE COMMUTER PARKING SPACES, AND APPROVING DEVIATIONS TO THE LANDSCAPING AND SCREENING REQUIREMENTS AND SECTION 6-9-2.4.3. SEE ORDINANCE TEXT FOR SPECIFIC DETAILS. PC CASE#9-1-12

- ORD #09-063 (05/18/2009)
- APPROVING A FINAL CONDOMINIUM PLAT OF SURVEY FOR THE PURPOSE OF CONSTRUCTING 167 INDIVIDUALLY-OWNED COMMUTER PARKING SPACES. PST #9-1-12

SURVEYOR'S CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE PLATTED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1
LOT 8 IN RAILWAY PLAZA COMMERCIAL, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1998 AS DOCUMENT R98-164293, IN DUPAGE COUNTY, ILLINOIS.
PARCEL 2
A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY THE PLAT OF RAILWAY PLAZA COMMERCIAL, RECORDED AUGUST 13, 1998 AS DOCUMENT R98-164293 FOR THE PURPOSE OF PASSAGE OF EMERGENCY SERVICES AND BY OWNERS, EMPLOYEES, TENANTS, GUESTS AND INVITEES IN THE VEHICLES OR AS PEDESTRIANS OVER ALL PAVED AREAS (ROADS, PARKING LOTS AND DRIVEWAYS), AS SHOWN ON SAID PLAT.
PARCEL 3
A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF LOT 8, AS CREATED BY DECLARATION OF CROSS PARKING EASEMENT RECORDED JANUARY 26, 1999 AS DOCUMENT R99-021238 FOR THE PURPOSE OF A CROSS PARKING EASEMENT OVER ALL PAVED AREAS DESIGNATED FOR PARKING, CONSTRUCTED NOW AND IN THE FUTURE, ON LOTS 3, 4, 5, 7, AND 8 IN RAILWAY PLAZA, TOGETHER WITH THE RIGHT OF PEDESTRIAN AND VEHICULAR CROSS ACCESS TO TRAVEL OVER SAID PAVED AREAS AND DRIVE AISLES FOR PURPOSES OF PARKING IN SAID DESIGNATED PARKING AREAS.

THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND ACCURATELY DEPICTS SAID PROPERTY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF A MUNICIPALITY WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

I FURTHER CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP 17043C0139J, WITH A DATE OF IDENTIFICATION OF AUGUST 1, 2019. FOR COMMUNITY NUMBER 170213 IN DUPAGE COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

GIVEN UNDER MY HAND AND SEAL THIS 6th DAY OF APRIL, 2026 AT RIVER FOREST, ILLINOIS.

BY:
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2027

PROJECT No.:	PLAT PREPARED FOR:	PLAT PREPARED BY:	NO.	REVISIONS	DATE
2026-32584	FINAL PLANNED UNIT DEVELOPMENT PLAT FOR BONO CONSULTING, INC.	UNITED SURVEY SERVICE, LLC	1		
ISSUE DATE:		CONSTRUCTION AND LAND SURVEYORS	2		
4/6/2026		7710 CENTRAL AVENUE, RIVER FOREST, IL 60305	3		
SCALE: 1"=30'		TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887	4		
SHEET NUMBER		E-MAIL: USURVEY@USANDCS.COM	5		
1 OF 1			6		



CITY PROJECT NUMBER DEV-0035-2026