

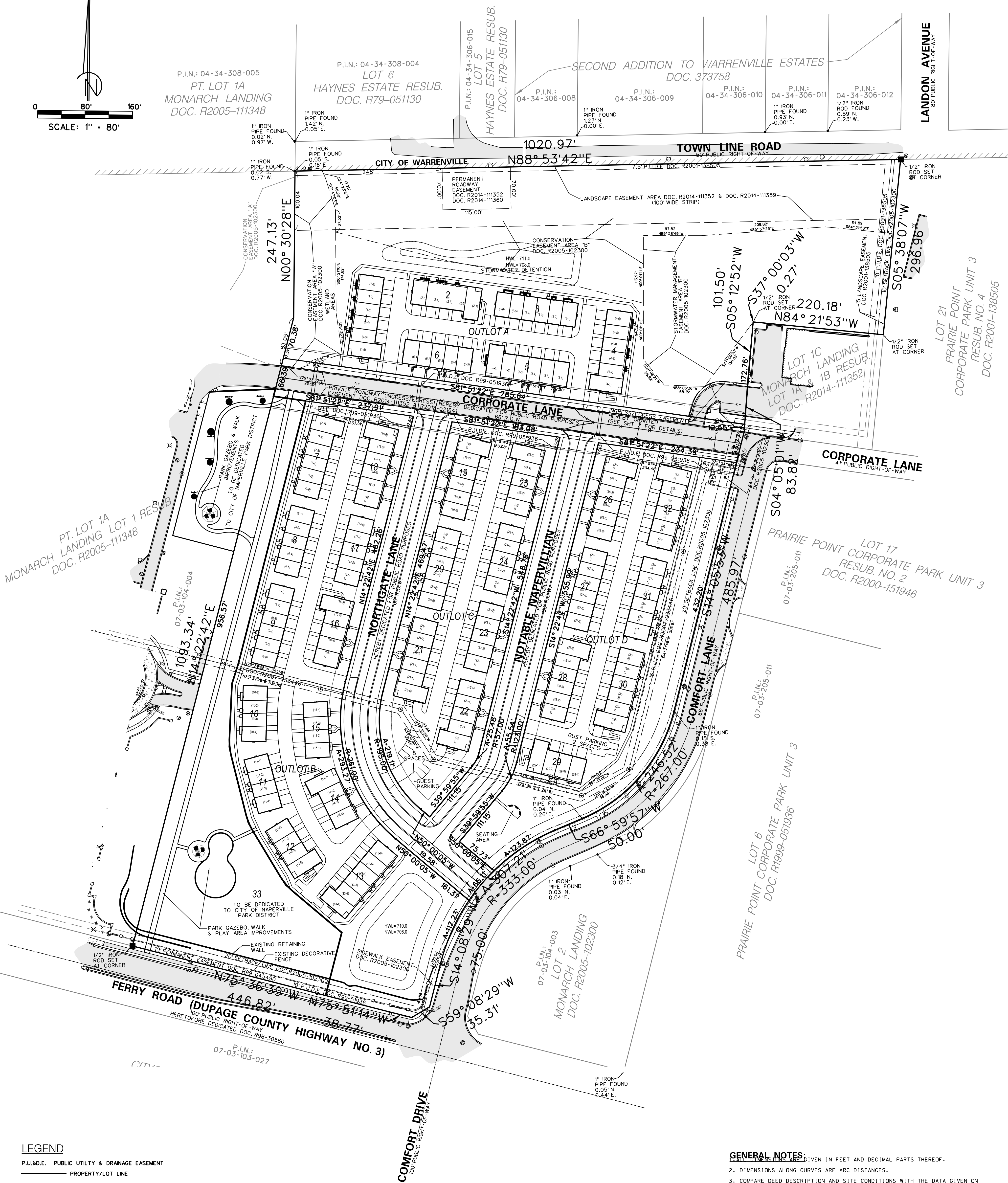
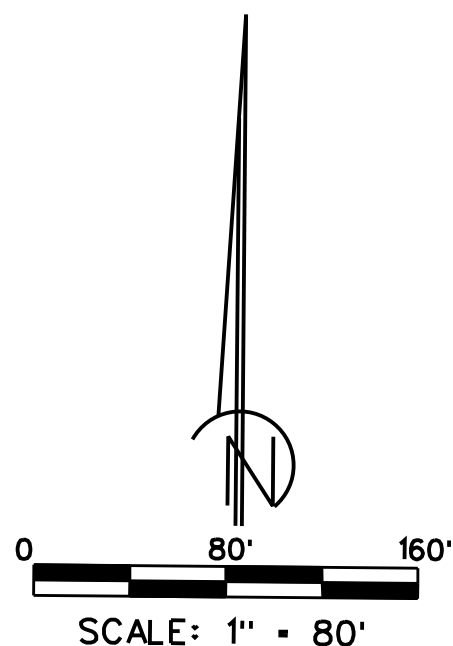
TOTAL AREA OF SUBDIVISION
1,095,555 SQUARE FEET OR 25.15 ACRES, MORE OR LESS.

PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN
OF
NORTHGATE OF NAPERVILLE
BEING A MAJOR CHANGE FROM MONARCH LANDING PUD

BEING A PART OF SECTION 3, TOWNSHIP 38 NORTH RANGE 9 EAST OF
THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS.

PIN:
P. I. N. # 07-03-104-005
PROPERTY ADDRESS:
VACANT PROPERTY NWC
OF FERRY RD. & COMFORT DR.
NAPERVILLE, IL 60563

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



LEGEND

- P.U.&E. PUBLIC UTILITY & DRAINAGE EASEMENT
- PROPERTY/LOT LINE
- ADJOINING PROPERTY/LOT LINE
- EASEMENT LINE
- SET CONCRETE MONUMENT
- ROAD CENTERLINE
- ROAD RIGHT-OF-WAY
- CORPORATE LINE

GENERAL NOTES:

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
2. DIMENSIONS ALONG CURVES ARE ARC DISTANCES.
3. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
5. (R) = RECORD DIMENSION
6. IRON RODS (5/8" DIA. x 18" LENGTH) WILL BE SET AT ALL LOT CORNERS, UNLESS NOTED OTHERWISE, UPON COMPLETION OF CONSTRUCTION.
7. BEARINGS BASED UPON STATE PLANE COORDINATES ILLINOIS EAST ZONE.
8. PROPERTY REFERENCE: 2255 MONARCH DRIVE, NAPERVILLE 60563
9. BALCONIES, PORTICOS AND STODPS WILL EXTEND PAST THE LOT LINE. FRONT - UP TO APPROX. 4.25' MORE OR LESS. SIDE - UP TO APPROX. 2.5' MORE OR LESS. BALCONIES - DETAIL INFORMATION IS NOT AVAILABLE AT THIS TIME. BUILDINGS ARE LOCATED WITHIN.
10. THOSE PORTIONS OF EASEMENTS SHOWN HEREON LOCATED IN RIGHT OF WAY HEREBY DEDICATED ARE HEREBY VACATED.
11. P. I. N. # 07-03-104-005 & PT. 07-03-104-004

CITY PROJECT NUMBER DEV-0175-2025

Thomson Surveying Ltd.
9575 W. Higgins Road, Suite 850
Rosemont, IL, 60018
TEL: (847) 318-9790
FAX: (847) 318-9792
wlutze@thomsonid.com

CLIENT: M/I HOMES OF CHICAGO, LLC
CITY GATE LANE, SUITE 620
NAPERVILLE, ILLINOIS
60563

NO.	DATE	NATURE OF REVISION	CHKD.
1	05-20-26	CITY COMMENTS PROVIDED 05-08-26	

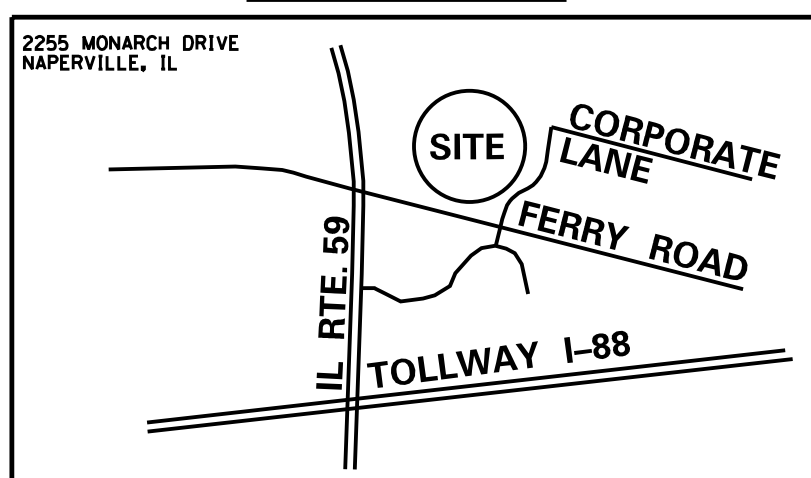
TITLE: PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN
NORTHGATE OF NAPERVILLE
NAPERVILLE, ILLINOIS

PROJECT NO. 5700
SHEET 1 OF 2
DRAWING NO. 5700-PUD-1.DGN

DSGN.	JWG
DWN.	DMS
CHKD.	DMS
SCALE:	1" = 80'
DATE:	04-09-26

**PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN
OF
NORTHGATE OF NAPERVILLE
BEING A MAJOR CHANGE FROM MONARCH LANDING PUD**

LOCATION MAP



STATEMENT OF INTENT AND CONCEPT

THE PROPOSED ROWHOME COMMUNITY WILL ENHANCE THE AREA AND SUPPORT RESIDENTIAL INTEGRATION IN THE I-88 CORRIDOR. IN DOING SO, NORTHGATE WILL BROADEN THE SPECTRUM OF HOUSING OPTIONS IN THE CITY, SUPPORT THE CITY'S BROADER OBJECTIVE OF MAINTAINING A DIVERSE AND SUSTAINABLE HOUSING STOCK, AND STRENGTHEN THE LIVE-WORK-PLAY DYNAMIC OF THE SURROUNDING AREA AS DETAILED IN THE LAND USE PETITION.

PARKING	REQ.	PROP.
UNIT PARKING TOTAL	342	
GARAGE	171 MIN.	342
GUEST PARKING	43	
OFF-STREET SPACES		17
DRIVEWAY		328
ON-STREET SPACES		87

SITE DATA

LAND USE	UNITS	AREA	% OF SITE
ATTACHED SINGLE FAMILY	171	18.96 AC.	75.4%
ROW DEDICATION		3.6 AC.	14.3%
PARK DEDICATION		2.59 AC.	10.3%
TOTAL	171	25.15 AC.	100.0%

PRODUCT DATA

PRODUCT/PLAN	UNITS	AREA	TOTAL AREA
TOWNSQUARE			
MADISON	107	2,104 SF	225,128 SF
PEARSON	45	2,328 SF	104,760 SF
TAYLOR	19	1,920 SF	36,480 SF
TOTAL	171		366,368 SF

SUBDIVISION CODE	Standard	Standard2	Proposed	Notes
7-4-2	Street Standards	Local Street	Local Street	
7-4-2.1.6	ROW Width	66 FT	66 FT	
DMPI 4.2.2.1	Pavement Width	28 FT BC/BC	28 FT BC/BC	
DMPI 4.2.2.4	Sidewalk Width	5 FT	5 FT	
DMPI 4.2.2.7	Centerline Radius	<=100 FT; >=300 FT	90 FT	
DMPI 4.3	Min. Tangent at intersection	50 FT	50 FT	
DMPI 4.3	Min. Curb Return Radius	25 FT	25 FT	
7-4-4.1	Max. Block Length	1,200 LF	1200 FT	

ZONING CODE	Standard	PUD (OCI DISTRICT)	Townsquare	Notes
6-7F-3	Conditional Uses	Planned Unit Developments / Single-family attached	Single-family attached	
6-7F-5.1	Min. Lot Area/Unit Avg.	4,000 SF/unit	6,407 SF/unit	
6-7F-5.1	Max. Dwelling Units	273.8	171	
	Number of Buildings	N/A	32	
6-7F-8.1	Max. Height	43 FT	3 Stories (36'-2" Max)	
6-7F-8.2	Floor Area Ratio	1.5	0.33	*366,368 Max SF Floor Area
6-7F-7	Yard Requirements			*applies to ROW and Subdivision Perimeter
6-7F-7	Front Yard	20 FT	18 FT	
6-7F-7	Rear Yard	10 FT	N/A	*When the rear lot line abuts property located in a business or industrial district
6-7F-7	Interior Yard	0 FT	10 FT	
6-7F-7	Corner Yard	20 FT	20 FT	
6-7F-7	Min. Separation	12 FT	20 FT	*between all primary structures
	Off-street Parking	Not Allowed in Front/Corner Side Yard	In compliance	
6-9-2.4.4.1	Permitted Obstructions in Required Yards	Min. 5' from any property line		
6-2-3.3.1	Sills, belt courses, cornices, cantilevered bay windows, buttress, chimneys, ornamental features, eaves	3' MAX encroachment	3' Max.	*ALLOWED IN ALL REQUIRED YARDS, EXCEPT INTERIOR SIDE YARDS
6-2-3-3.1	Patios, decks, and porches	5' Max Encroachment Front/Corner Yard 10' Max Encroachment Rear Yard	5'	
6-2-3-3.2	PUD Standards			
6-4-3.1.2	Min. Open Space	30% (328,685 SF)	42.1% (461,573 SF)	*percentage of total lot cover

LOT AREA TABLE

1	6255 S.F.	20	5651 S.F.
2	5309 S.F.	21	6255 S.F.
3	5651 S.F.	22	5309 S.F.
4	6254 S.F.	23	4749 S.F.
5	6255 S.F.	24	4749 S.F.
6	4749 S.F.	25	5309 S.F.
7	6255 S.F.	26	6255 S.F.
8	4749 S.F.	27	5651 S.F.
9	5651 S.F.	28	6255 S.F.
10	3847 S.F.	29	4363 S.F.
11	3847 S.F.	30	6255 S.F.
12	4363 S.F.	31	5651 S.F.
13	6255 S.F.	32	6255 S.F.
14	4363 S.F.	33	112,901 S.F.
15	3847 S.F.	OUTLOT A	325,528 S.F.
16	5309 S.F.	OUTLOT B	141,487 S.F.
17	4749 S.F.	OUTLOT C	72,981 S.F.
18	6255 S.F.	OUTLOT D	113,059 S.F.
19	6255 S.F.	R.O.W.	156,674 S.F.
TOTAL: 1,095,555 S.F.			

EXISTING EASEMENT AREA TABLE

CONSERVATION AREA "A" DOC. R2005-102300	23,318 S.F.
CONSERVATION AREA "B" DOC. R2005-102300	138,253 S.F.
PERMANENT ROADWAY EASEMENT DOC. R2014-111352 R2014-111360	8,050 S.F.
LANDSCAPE EASEMENT AREA DOC. R2014-111352 & R2014-111359	101,850 S.F.
STORMWATER MANAGEMENT EASEMENT AREA B DOC. 2005-102300	79,930 S.F.
PUDE DOC R99-051936	47,202 S.F.
PUDE DOC. R2001-138505	10,412 S.F.
LANDSCAPE EASEMENT DOC. R2001-138505	4,441 S.F.
PRIVATE ROADWAY EASEMENT DOC. R 2014-111352 & R2016-02164	32,308 S.F.
15' PUE DOC. R2007-033446	19,993 S.F.
P.U.E. DOC. R2005-102300	1,298 S.F.
10' PERMANENT EASEMENT DOC. R99-045490/10 PUDE DOC. R99-1936	4,901 S.F.
EXISTING EASEMENT TOTAL	472,716 S.F.
NOTE: AREA INCLUDES OVERLAPPING EASEMENTS TOTAL LAND BURDEN IS LESS	

PROPOSED EASEMENT AREA TABLE

OUTLOTS (A,B,C & D)	
BLANKET P.U.D.E.	853,055 S.F.
ACCESS EASEMENT	5,452 S.F.
TOTAL:	858,507 S.F.

LOT NO	AREA	PARKING SPACES	PIN	ZONED
LOT 1A	49,608 AC	1366	07-03-104-004	OFFICE/COMMERCIAL/INSTITUTIONAL PUD (OCI PUD)
LOT 1B	25,159 AC	845	07-03-104-005	OFFICE/COMMERCIAL/INSTITUTIONAL PUD (OCI PUD)
LOT 1C	0.949 AC	32	07-03-104-006	OFFICE/COMMERCIAL/INSTITUTIONAL PUD (OCI PUD)
LOT 2	02,181 AC	147	07-03-104-003	OFFICE/COMMERCIAL/INSTITUTIONAL PUD (OCI PUD)

PER DUPAGE COUNTY GIS DATA

LOT 1A

CITY OF NAPERVILLE PROPERTY CLASS C

SQ FT

FCV/LAND: 3,370,544

FCV/IMPROVED 8,112,303

FCV/TOTAL 11,482,847

LOT 1B

CITY OF NAPERVILLE PROPERTY CLASS C

SQ FT

FCV/LAND: 1,973,863

FCV/IMPROVED 0

FCV/TOTAL 1,973,863

LOT 1C

CITY OF NAPERVILLE PROPERTY CLASS C

SQ FT

FCV/LAND: 138,809

FCV/IMPROVED 26,754

FCV/TOTAL 165,563

LOT 1C

CITY OF NAPERVILLE PROPERTY CLASS C

SQ FT

FCV/LAND: NOT AVAILABLE

FCV/IMPROVED NOT AVAILABLE

FCV/TOTAL NOT AVAILABLE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT WE, THOMSON SURVEYING LTD., ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002768, IN THE STATE AND COUNTY AFORESAID HAVE SURVEYED, RESUBDIVIDED AND PLATTED LOT 1B IN THE FINAL PLAT OF SUBDIVISION OF MONARCH LANDING LOT 1A AND LOT 1B RESUBDIVISION, BEING A RESUBDIVISION OF THAT PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTH HALF OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 25, 2014 AS DOCUMENT R2014-111352, IN DUPAGE COUNTY, ILLINOIS.

DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

SAID PROPERTY CONTAINS CONTAINING 1,123,896 SQUARE FEET OR 25.80 ACRES, MORE OR LESS, AS SHOWN BY THE PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION.

IF FURTHER CERTIFY THAT THE SAID PROPERTY WAS SURVEYED IN THE LAST 18 MONTHS.

IF FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE CITY BOARD RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPILED WITH IN THE PREPARATION OF THIS PLAT. THE PROPERTY INCLUDED IN THIS PLAT IS WITHIN THE CORPORAL LIMITS OF THE CITY OF NAPERVILLE, DUPAGE COUNTY, ILLINOIS.

ALSO, WE FURTHER CERTIFY THIS PROPERTY IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY SCALE MEASUREMENT UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 17043C0144J, MAP DATE: AUGUST 1, 2019.

GIVEN UNDER MY HAND AND SEAL AT ROSEMONT, ILLINOIS
THIS 10th DAY OF APRIL A.D., 2026

JEFFREY W. GLUNT
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3695
LICENSE EXPIRES: NOVEMBER 30, 2026
ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002768
DESIGN FIRM LICENSE EXPIRES APRIL 30, 2027



DRAFT FOR REVIEW

CITY PROJECT NUMBER DEV-0175-2025

Thomson Surveying Ltd.
9575 W. Higgins Road, Suite 850
Rosemont, IL, 60018
TEL: (847) 318-9790
FAX: (847) 318-9792
wutze@thomsonid.com

CLIENT:
M/I HOMES OF CHICAGO, LLC
CITY GATE LANE, SUITE 620
NAPERVILLE, ILLINOIS
60563

NO.	DATE	NATURE OF REVISION	CHKD.
1	05-11-26	CITY COMMENTS PROVIDED 05-08-26	

DSGN.	DWN.	CHKD.	SCALE:	DATE:
	JWG	DMS	1" = 80'	04-10-26

TITLE:
PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN
NORTHGATE OF NAPERVILLE
NAPERVILLE, ILLINOIS

PROJECT NO. 5700
SHEET 2 OF 2
DRAWING NO.
5700-PUD-1.DGN