

TOTAL AREA OF SUBDIVISION
35,229 SQUARE FEET OR 0.81 ACRES, MORE OR LESS

PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT PLAT
FOR

BENTON + MAIN
NAPERVILLE, ILLINOIS

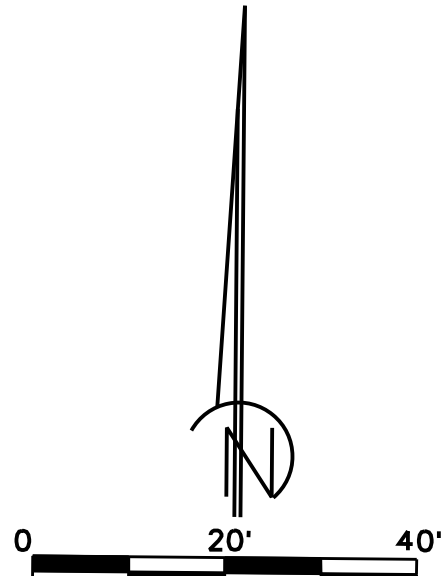
LEGAL DESCRIPTION

BEING A RESUBDIVISION OF LOTS 3, 6, 7 AND THE SOUTH 1/2 OF LOTS 10 AND 11, ALL IN BLOCK 10 IN THE PLAT OF THE TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1842 AS DOCUMENT 131, IN DUPAGE COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER:

PIN# 07-13-410-008-0000 133 W. BENTON AVE.
PIN# 07-13-410-009-0000 129 W. BENTON AVE.
PIN# 07-13-410-010-0000 109 W. BENTON AVE.
PIN# 07-13-410-014-0000 S N. MAIN ST.

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

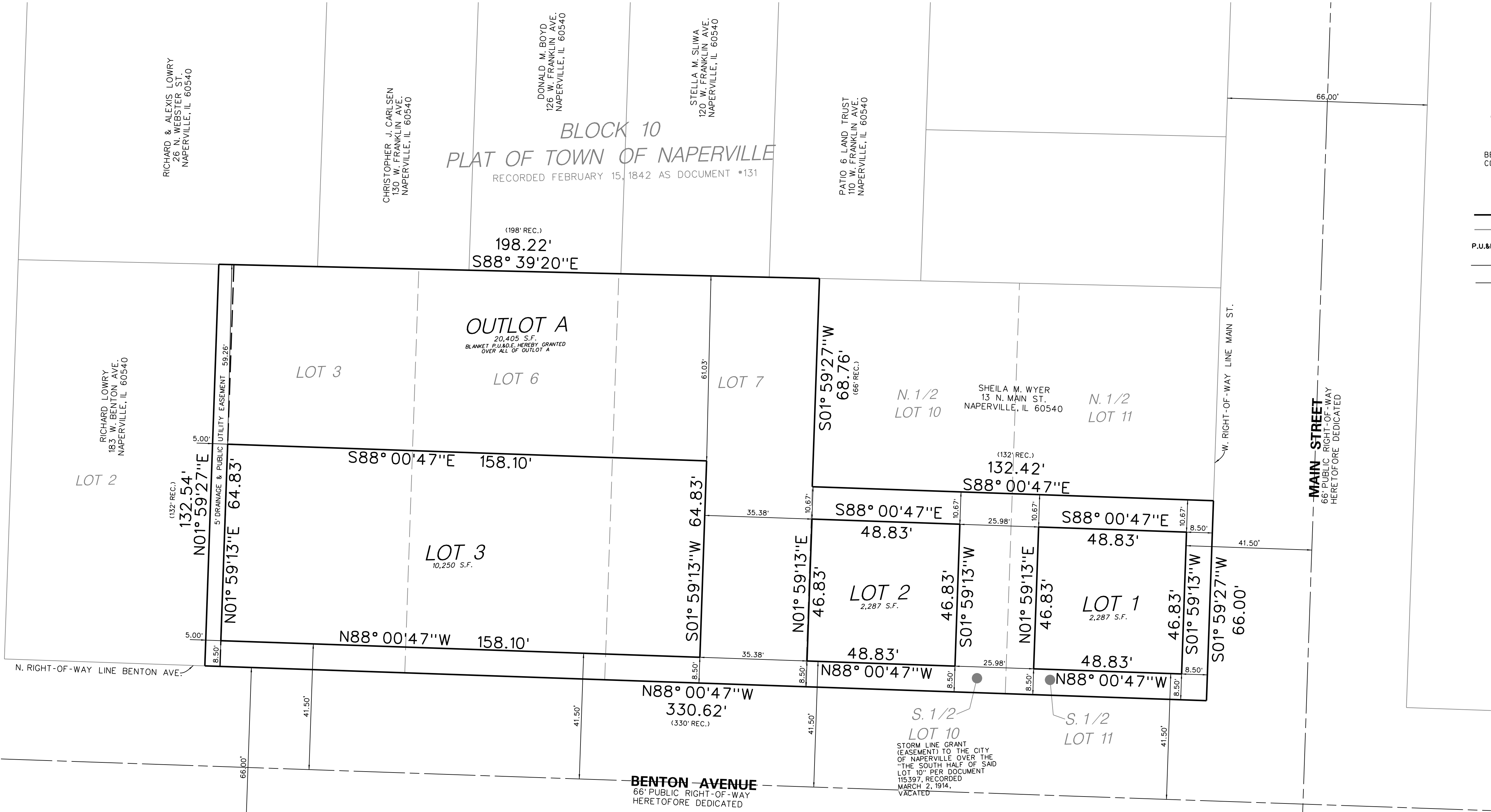


SCALE: 1" = 20'
BEARINGS BASED UPON STATE PLANE
COORDINATES ILLINOIS EAST ZONE.

LEGEND

- PROPERTY/LOT LINE
— ADJOINING PROPERTY/LOT LINE
P.U.&D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
--- CENTERLINE OF ROADWAY
--- EASEMENT LINE

WEBSTER STREET
66' PUBLIC RIGHT-OF-WAY
HERE TOFORE DEDICATED



Thomson Surveying Ltd.

9575 W. Higgins Road, Suite 850
Rosemont, IL 60018
TEL: 647.318-9790
FAX: 647.318-9792
www.thomsonsltd.com

CLIENT: MM HOMES OF CHICAGO, LLC
CITY GATE LANE, SUITE 620
NAPERVILLE, ILLINOIS
60563

TITLE:

PRELIMINARY/FINAL PLANNED UNIT
DEVELOPMENT PLAT
BENTON + MAIN
NAPERVILLE, ILLINOIS

PROJECT NO. 5692

SHEET 1 OF 2

DRAWING NO. 5692 PUD PLAT.DGN

LOCATION MAP



AREA SUMMARY TABLE

LOT 1	2,287 S.F.
LOT 2	2,287 S.F.
LOT 3	10,250 S.F.
OUTLOT A	20,405 S.F.
TOTAL	= 35,229 S.F.
	OR 0.81 ACRES,
	MORE OR LESS

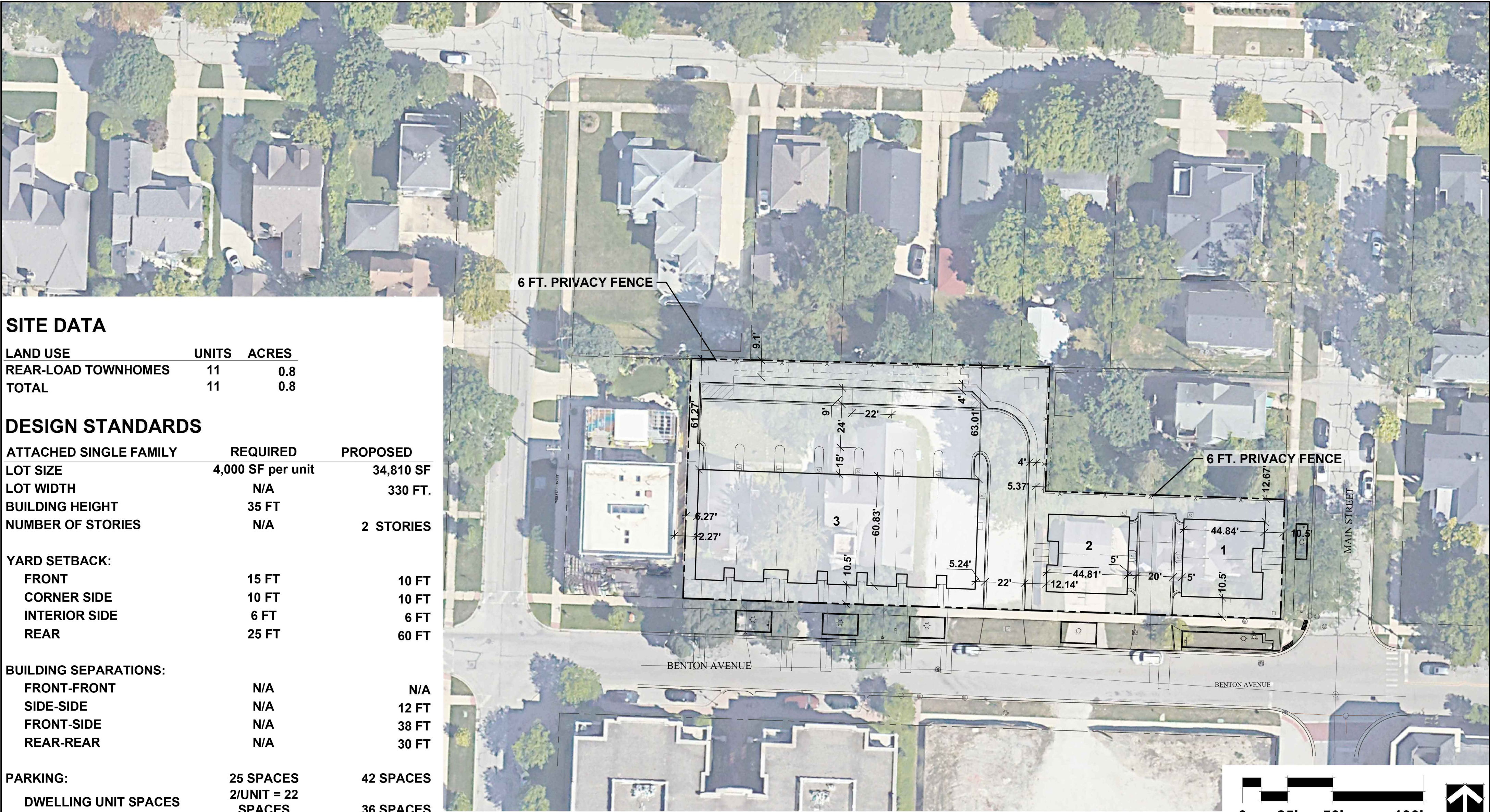
STATEMENT OF INTENT AND CONCEPT

BENTON-MAIN IS COMPRISED OF ELEVEN (11) THREE-STORY LUXURY ROWHOMES LOCATED ON APPROXIMATELY 0.82 ACRES IN DESIRABLE DOWNTOWN NAPERVILLE. BENTON-MAIN PROVIDES AN EXCEPTIONAL LAND USE TRANSITION BETWEEN THE DOWNTOWN CORE AND SURROUNDING MIXED-DENSITY RESIDENTIAL USES, ALL WHICH ARE NECESSARY TO SUPPORT A THRIVING DOWNTOWN NAPERVILLE.

BENTON-MAIN ENHANCES THE STREETScape WITH URBAN AND PEDESTRIAN-ORIENTED ARCHITECTURE AND INCREASES THE DIVERSITY OF HOUSING OPTIONS IN DOWNTOWN NAPERVILLE. THE ROWHOMES RANGE BETWEEN 2,615-4,012 SQUARE FEET, DEFINING CHARACTERISTICS INCLUDE WELL-DEFINED STREET WALLS, OVERSIZED WINDOWS, MANSARD-STYLE ROOFLINES, IRONWORK, AND AN ECLECTIC FACADE COMPRISED OF 100% BRICK OR PERMITTED MASONRY ELEMENTS. THE ROWHOMES WILL FEATURE PRIVATE BALCONIES AND ROOFTOP TERRACES, WHICH ACTIVATES THE UPPER LEVELS OF EACH UNIT AND CONTRIBUTES TO THE VIBRANCY OF DOWNTOWN NAPERVILLE.

VEHICULAR ACCESS IS PROVIDED FROM WEST BENTON AVENUE AND EACH UNIT FEATURES AN ATTACHED TWO-CAR GARAGE. BENTON-MAIN UTILIZES A COMBINATION OF FENCING AND LANDSCAPE ENHANCEMENTS TO TRANSITION BETWEEN THE VARIOUS LAND USES WITHIN THIS VIBRANT AREA. ADJACENT TO THE EXISTING RESIDENCES TO THE NORTH, THE BENTON-MAIN HOMEOWNER'S ASSOCIATION WILL OWN AND MAINTAIN A SIX-FOOT (6") TALL DECORATIVE WOOD FENCE AND LANDSCAPE ENHANCEMENTS, WHICH ARE INTENDED TO PROVIDE VISUAL SEPARATION BETWEEN THE ADJACENT RESIDENTIAL USES.

A HOMEOWNERS ASSOCIATION WILL GOVERN BENTON-MAIN PURSUANT TO A DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE SUBDIVISION. THE HOA WILL OWN AND MAINTAIN ALL COMMON AREAS AND WILL SET FORTH PERMITTED USES AND RESTRICTIONS FOR BENTON-MAIN.



SITE DATA

LAND USE	UNITS	ACRES
REAR-LOAD TOWNHOMES	11	0.8
TOTAL	11	0.8

DESIGN STANDARDS

ATTACHED SINGLE FAMILY	REQUIRED	PROPOSED
LOT SIZE	4,000 SF per unit	34,810 SF
LOT WIDTH	N/A	330 FT.
BUILDING HEIGHT	35 FT	
NUMBER OF STORIES	N/A	2 STORIES

YARD SETBACK:

FRONT	15 FT	10 FT
CORNER SIDE	10 FT	10 FT
INTERIOR SIDE	6 FT	6 FT
REAR	25 FT	60 FT

BUILDING SEPARATIONS:

FRONT-FRONT	N/A	N/A
SIDE-SIDE	N/A	12 FT
FRONT-SIDE	N/A	38 FT
REAR-REAR	N/A	30 FT

PARKING:

	25 SPACES	42 SPACES
DWELLING UNIT SPACES	2/UNIT = 22 SPACES	36 SPACES
GUEST PARKING SPACES	.25/UNIT = 3 SPACES	6 SPACES

CONCEPT PLAN
NAPERVILLE, ILLINOIS

09/18/2025



0 25' 50' 100'
SCALE: 1"=50'
NORTH

Thomson Surveying Ltd.
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BENTON + MAIN
NAPERVILLE, ILLINOIS

DSGN. DWG. CHGD. SCALE: 1" = 20' DATE: 9-24-25

PROJECT NO. 5692
SHEET 2 OF 2
DRAWING NO. 5692 PUD PLAT.DGN