

# FINAL PLANNED UNIT DEVELOPMENT PLAT TOWN SQUARE LOT 4 1295 S. RICHERT DRIVE, NAPERVILLE, IL

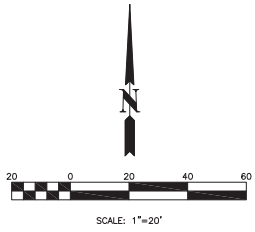
PIN NO.: 07-26-201-005

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

### LEGAL DESCRIPTION

LOT FOUR IN TOWN SQUARE, BEING SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION TWENTY-SIX, TOWNSHIP THIRTY-EIGHT NORTH, RANGE NINE EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 7, 1989 AS DOCUMENT NO. R89-80655, ALL IN DUPAGE COUNTY, ILLINOIS.

**LOT 3**  
WENDYS  
PIN NO.: 07-26-201-004



### STATEMENT OF INTENT AND CONCEPT

THIS PROJECT INVOLVES THE REMOVAL OF AN EXISTING CONVENIENCE STORE (MART) AND CAR WASH, AND THE CONSTRUCTION OF A NEW CONVENIENCE STORE (MART) AND CAR WASH, WITH ADDITIONAL GAS PUMP ISLANDS. EXISTING CANOPY OVER PUMP ISLANDS TO REMAIN.

### SITE DATA

LAND AREA: 67,608 S.F. = 1.552 ACRES, MORE OR LESS  
EXISTING LAND USE: GAS STATION, MART AND CAR WASH  
PROPOSED LAND USE: GAS STATION, MART AND CAR WASH  
EXISTING ZONING: NEW PROPOSED B2 ZONING WITH A CONDITIONAL USE  
EXISTING IMPERVIOUS AREA: 50,054 SQ. FT. (ROOFS, PAVEMENT, WALKS)  
EXISTING PERVIOUS AREA: 17,554 SQ. FT. (GRASS, LANDSCAPING)  
PROPOSED IMPERVIOUS AREA: 49,883 SQ. FT. (ROOFS, PAVEMENT, WALKS)  
PROPOSED PERVIOUS AREA: 17,725 SQ. FT. (GRASS, LANDSCAPING)  
PROPOSED BUILDING AREAS: MART 3,581 SQ. FT., CAR WASH 1,560 SQ. FT.  
AREA "DISTURBED" BY PROJECT 30,162 SQ. FT. = 0.69 ACRE  
OPEN SPACE CALCULATION 17,725/67,607=26%  
PROPOSED PARKING: 15 STANDARD (9') PLUS 1 HANDICAP (16') FOR A TOTAL OF 16 STALLS  
EXISTING DRIVEWAYS TO THE PROPERTY TO THE WEST, 75TH STREET AND RICKERT DRIVE TO REMAIN.

### STORM WATER DETENTION NOTES

NO STORM WATER DETENTION IS REQUIRED BY THE DUPAGE COUNTY COUNTYWIDE STORMWATER & FLOOD PLAIN ORDINANCE BECAUSE THE PROJECT DECREASES IMPERVIOUS AREAS BY 171 SQ. FT. WHICH IS LESS THAN THE 25,000 SQ. FT. REQUIREMENT FOR ADDITIONAL STORM WATER DETENTION.

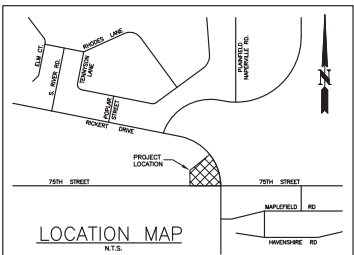
### COMMERCIAL LAND USES

SITE IS CURRENTLY A GAS STATION, MART AND CAR WASH.  
SITE TO THE WEST IS CURRENTLY A RESTAURANT (TACO BELL).  
SITE TO THE NORTH IS CURRENTLY A RESTAURANT (WENDY'S).



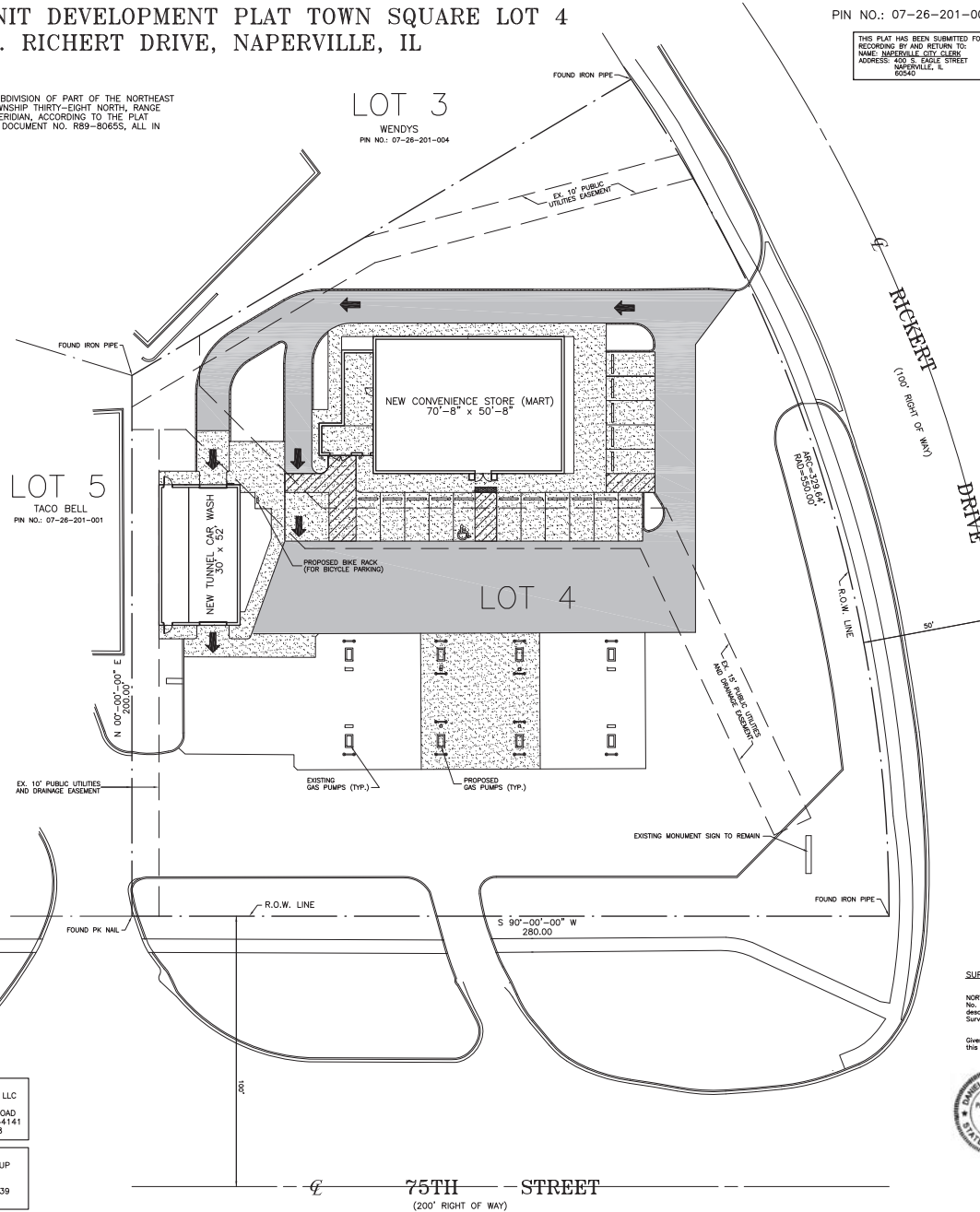
### BASIS OF BEARINGS

BEARINGS ARE BASED ON THE RECORD BEARING OF THE WESTERLY LINE OF LOT 4 TOWN SQUARE SUBDIVISION AS RECORDED IN DOC. R1989-080653, OF THE DUPAGE COUNTY, ILLINOIS RECORDS; SAID BEARING BEING NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST.



**OWNER**  
TRUE NORTH ENERGY, LLC  
MR. TOM CHAMRANGO  
10346 BRECKVILLE ROAD  
BRECKVILLE, OHIO 44141  
440-782-4200 X 238

**APPLICANT**  
AMEROSE DESIGN GROUP  
MR. RON AMBROSE  
P.O. BOX 1870  
CRYSTAL LAKE, IL 60039  
847-347-3721



**OWNER'S CERTIFICATE**

STATE OF OHIO ) ss  
COUNTY OF ) ss

THIS IS TO CERTIFY THAT TRUE NORTH ENERGY, LLC IS THE OWNER OF THE PROPERTY DESCRIBED HEREON, AND AS SUCH 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 TITLE AND TITLE AFORESAID.

DATED AT \_\_\_\_\_ CITY, OHIO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ MONTH, 20\_\_\_\_

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
SIGNATURE SIGNATURE

TITLE: \_\_\_\_\_ TITLE: \_\_\_\_\_  
PRINT TITLE PRINT TITLE

**NOTARY CERTIFICATE**

STATE OF OHIO ) ss  
COUNTY OF ) ss

I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT, \_\_\_\_\_ PRINT NAME AND \_\_\_\_\_ PRINT NAME \_\_\_\_\_ TITLE AND \_\_\_\_\_ PRINT NAME \_\_\_\_\_ TITLE OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING 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 \_\_\_\_\_ MONTH, 20\_\_\_\_

NOTARY PUBLIC SIGNATURE \_\_\_\_\_  
PRINT NAME \_\_\_\_\_  
MY COMMISSION EXPIRES ON \_\_\_\_\_ MONTH, \_\_\_\_\_ DATE, 20\_\_\_\_

**DUPAGE COUNTY RECORDER'S CERTIFICATE**

STATE OF ILLINOIS ) ss  
COUNTY OF DUPAGE ) ss

THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

Recorder of Deeds \_\_\_\_\_

**CITY COUNCIL CERTIFICATE**

STATE OF ILLINOIS ) ss  
COUNTY OF DUPAGE ) ss

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: \_\_\_\_\_ MAYOR ATTEST: \_\_\_\_\_ CITY CLERK

**SURVIVOR'S CERTIFICATE**

NORTHWESTERN ENGINEERING CONSULTANTS, P.C., Illinois Professional Design Firm License No. 184-002695, does hereby certify that the Final P.U.D. Plat for the Property described in the caption hereon drawn has been made by an Illinois Professional Land Surveyor and that this is a true and correct representation of said survey.

Given under my hand and seal at Naperville, Illinois, this 10th day of February 2017.

By: \_\_\_\_\_ DANIEL M. HAVLIR, JR.  
Illinois Professional Land Surveyor No. 2654



I, DANIEL M. HAVLIR, JR. HEREBY AUTHORIZE A REPRESENTATIVE OF THE CITY OF NAPERVILLE TO RECORD THIS PLAT.

SHEET 1 OF 1  
TOTAL SHEETS: 1  
JOB PROJECT NUMBER 16-1000029

**CIVIL ENGINEERS SITE PLANNERS LAND SURVEYORS**  
**NORTHWESTERN ENGINEERING CONSULTANTS, P.C.**  
675 N. NORTH COURT  
PALATKA, ILLINOIS 60467 (815) 820-8410  
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002695 EXPIRES 4-30-2017

**FINAL PLANNED UNIT DEVELOPMENT PLAT**  
**NEW CONVENIENCE STORE**  
**1295 S. RICHERT AT 75TH STREET**  
**NAPERVILLE, ILLINOIS**

REVISIONS	DATE	DESCRIPTION
3	2-10-17	REVISED PER CITY REVIEW
2	2-10-17	REVISED PER CITY REVIEW
1	2-10-17	REVISED PER CITY REVIEW
1	2-10-17	REVISED PER CITY REVIEW
1	2-10-17	REVISED PER CITY REVIEW

**DRAWN BY:** KRL  
**CHECKED BY:** DMH  
**DATE:** 1-21-16  
**SCALE:** 1"=20'

**DRAWING NO.**  
PUD-1  
**JOB NO.**  
15-42