

# FINAL P.U.D. FOR THE BELVEDERE

THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER  
OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 9, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

PARCEL INDEX NUMBER  
07-01-16-400-004

PARCEL AREA  
PARCEL AREA = 878,719 S.F.  
OR 20.173 ACRES

THIS PLAN HAS BEEN SUBMITTED FOR RECORDING BY  
AND RETURN TO:  
NAME: NAPERVILLE CITY CLERK  
ADDRESS: 400 S. EAGLE STREET  
NAPERVILLE, IL 60560

## LOCATION MAP

LOT DIMENSIONS & AREAS ARE  
APPROXIMATIONS & WILL VARY  
AT TIME OF FINAL PLATTING.

### SITE DATA

A. TOTAL AREA	20.17 AC.
B. PROPOSED ZONING	001 PUD
C. 1111H R.O.W. DEDICATION	0.91 AC.
D. P.U.D. OPEN SPACE CALCULATION	9.43 AC. OR 46.79%
E. DENSITY	212 UNITS
F. 1111H STREET SETBACK	20 FT.
G. BUILDING HEIGHT	28 FT.
H. PARKING REQUIRED	477
I. GARAGE PARKING	477
J. SURFACE PARKING	76
K. DRIVEWAY PARKING	325
L. ACCESSIBLE PARKING SPACES REQUIRED	8
M. ACCESSIBLE PARKING SPACES PROVIDED	10

### NOTES

1. ADDITIONAL P.U. & D.E. EASEMENTS MAY BE REQUIRED ON FINAL PLATS BASED ON UTILITY SIZE AND LOCATIONS FROM FINAL ENGINEERING.
2. DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DISTANCES.
3. ALL RIGHT-OF-WAYS ARE TO BE PUBLIC DEDICATIONS.
4. ALL STREETS, UTILITY PIPES AND MAINS SHALL BE PUBLICLY OWNED AND MAINTAINED.
5. ALL EASEMENTS DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
6. ALL EASEMENTS ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES (UNLESS OTHERWISE NOTED).
7. STORMWATER MANAGEMENT AND PUMP EASEMENTS WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
8. STORMWATER STORAGE VOLUMES TO BE PROVIDED AND THE DESIGN OF STORMWATER MANAGEMENT FACILITIES SHALL BE IN ACCORDANCE WITH CITY OF NAPERVILLE AND WILL COUNTY REQUIREMENTS.
9. EASEMENTS TO BE PROVIDED PER CITY AND UTILITY COMPANY REQUIREMENTS.
10. FOR PROPOSED CONTOURS, GRADES, UTILITIES, STREETS AND SIDEWALKS REFER TO THE PRELIMINARY ENGINEERING DRAWINGS FOR THIS DEVELOPMENT.
11. ALL REQUIRED CERTIFICATES, STATEMENTS AND CITY CLERK RECORDING NOTE WILL BE PROVIDED ON FINAL PLAT.
12. ALL R.O.W. DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
13. THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SUBJECT PROPERTY BEING N 88°16'19" E (ASSUMED).
14. SIGNAGE EASEMENT WILL BE PROVIDED ON THE FINAL PLAT.
15. ALL REQUIRED MONUMENTATION WILL BE PROVIDED ON THE FINAL SUBDIVISION PLAT.

### BENCHMARK/CONTROL POINTS

#### ELEVATION REFERENCE MARK

NGS MONUMENT NAPERVILLE 248 (PID A43771): STATION IS IN SOUTHWEST CORNER OF INTERSECTION IN FRONT OF A SELF-SERVE GAS STATION AND CONVENIENCE STORE, 5 FEET FROM BACK OF CURB ON WEST SIDE OF IL 59. STATION IS 118.04 FEET SOUTH OF NAIL WITH PLASTIC TAG IN EAST FACE. POWER POLE, 21.44 FEET SOUTHEAST OF + CHISELED ON TOP OF CONCRETE SIGN BASE, AND 15.24 FEET NORTH OF NAIL WITH PLASTIC TAG IN SOUTHWEST FACE OF POWER POLE. STATION IS STAINLESS STEEL ROD IN PVC SLEEVE WITH METAL CAP AND LID SET FLUSH WITH GROUND.  
ELEVATION: 657 NAVD83

#### CONTROL POINTS

CP #204: SET "1" IN CONCRETE SIDEWALK ON EAST SIDE OF WESTERN ENTRANCE ON THE NORTH SIDE OF 111TH STREET.  
NORTHINGS: 1826258.45  
EASTINGS: 107598.24  
ELEVATION: 659.87 NAVD 88

CP #205: SET "1" IN CONCRETE MIDDLE OF THE WESTERN PARKING LOT ENTRANCE TO SHOPPING CENTER NEAR THE SOUTHWEST CORNER OF THE SUBJECT SITE.  
NORTHINGS: 1826294.74  
EASTINGS: 105239.00  
ELEVATION: 657.41 NAVD 88

### NOTES

BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY PERFORMED BY CEMCON, LTD. ON JANUARY 16, 2022.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND DRAWINGS IN SURVEYOR'S POSSESSION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

### ABBREVIATIONS

N.	- NORTH
S.	- SOUTH
E.	- EAST
W.	- WEST
NW.	- NORTHWEST
DOC.	- DOCUMENT
F.I.P.	- FOUND IRON PIPE
F.I.R.	- FOUND IRON ROD
MON.	- MONUMENT
Q.	- ON LINE
REC.	- RECORD
L	- ARC LENGTH
R	- RADIUS
R.O.W.	- RIGHT OF WAY
AC.	- ACRE
S.F.	- SQUARE FEET
B.S.L.	- BUILDING SETBACK LINE
DU/AC	- DWELLING UNITS PER ACRE
B/C	- BACK OF CURB
B-B	- BACK TO BACK
P.U.D.	- PLANNED UNIT DEVELOPMENT
P.U. & D.E.	- INDICATES PUBLIC UTILITIES AND DRAINAGE EASEMENT

### LINE LEGEND

---	- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
---	- LOT LINE/PROPERTY LINE (Solid Line)
---	- EXISTING CORPORATE LIMITS OF THE CITY OF NAPERVILLE (Heavy Dashed Line)
---	- BUILDING LINE (Long Dashed Line)
---	- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Line)
---	- CENTERLINE (Single Dashed Line)

### STATEMENT OF INTENT AND CONCEPT

PETITIONER IS REQUESTING FINAL PLAT AND FINAL PUD PLAN APPROVAL WITH THE INTENT TO LOCATE 212 APARTMENT UNITS IN TEN (10) TWO-STORY BUILDINGS ON THE PROPERTY. THE DEVELOPMENT IS TO BE KNOWN AS THE BELVEDERE. ACCESS IS PROVIDED OFF 11TH STREET. THE PROPERTY CURRENTLY CONSISTS OF A VACANT NURSERY AND GREENHOUSES, WHICH WILL BE DEMOLISHED. THERE IS A CREEK ON THE PROPERTY WHICH WILL REMAIN UNDISTURBED, EXCEPT FOR A BRIDGE CROSSING. STORMWATER MANAGEMENT SUFFICIENT FOR THE DEVELOPMENT WILL BE PROVIDED. THE BUILDING MATERIALS WILL UTILIZE MODERN DESIGN ELEMENTS, CONSISTING OF STONE MASONRY, FIBER CEMENT VERTICAL BOARD AND BATTEN SIDING, HORIZONTAL FIBER CEMENT SIDING, WOOD ARCHITECTURAL FEATURES ON THE CLUBHOUSE, STANDING SEAM METAL AND ARCHITECTURAL SHINGLE ROOFING MATERIALS. THE APARTMENTS WILL HAVE A NUMBER OF AMENITIES INCLUDING A CLUBHOUSE, SWIMMING POOL, PLAYGROUND, AND GOLF PARK. THE BELVEDERE WILL PROVIDE A HIGH-QUALITY LIFESTYLE AND LIVING OPPORTUNITY IN SOUTH NAPERVILLE.

## EXHIBIT B

PREPARED FOR:  
BC BELVEDERE, LLC.  
336 BON AIR CENTER #351  
GREENBRAE, CA 94904  
(415) 461-6700

PREPARED BY:  
**CEMCON, Ltd.**

Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100  
Aurora, Illinois 60502-9675  
PH: 630.862.2100 FAX: 630.862.2199  
E-Mail: info@cemcon.com Website: www.cemcon.com

DISC NO.: 904411 FILE NAME: FINAL PUD  
DRAWN BY: JGC FLD. BK. / PG. NO.: -----  
COMPLETION DATE: 03-29-22 JOB NO.: 904411  
XREF: ENO-GEOPLAN, DEMO TOPO PROJECT MANAGER: KAM  
REV: 09-30-22/JGC REV: 12-09-22/JGC REV: 01-13-23/JGC

FINAL P.U.D. FOR THE BELVEDERE  
CITY OF NAPERVILLE PROJECT NO. 22-1-100  
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OWNER'S CERTIFICATE

STATE OF CALIFORNIA )  
 ) SS.  
 COUNTY OF \_\_\_\_\_ )

THIS IS TO CERTIFY THAT BC BELVEDERE, LLC, IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER, HAS CAUSED THE SAME TO BE PLATED 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 STYLE AND TITLE AFORESAID.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

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

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

BC BELVEDERE, LLC  
 336 BON AIR CENTER  
 SUITE 351  
 GREENBRAE, CA 94904

NOTARY CERTIFICATE

STATE OF CALIFORNIA )  
 ) SS.  
 COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT,

\_\_\_\_\_, AND  
 PRINT NAME TITLE

\_\_\_\_\_,  
 PRINT NAME TITLE

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,

TITLE TITLE  
 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 \_\_\_\_\_, A.D., 20\_\_\_\_

\_\_\_\_\_  
 NOTARY PUBLIC SIGNATURE

\_\_\_\_\_  
 PRINT NAME

MY COMMISSION EXPIRES ON \_\_\_\_ MONTH \_\_\_\_ DATE 20\_\_\_\_

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS )  
 ) SS.  
 COUNTY OF DUPAGE )

APPROVED BY THE CITY OF NAPERVILLE PLAN COMMISSION AT A MEETING HELD THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
 CHAIRMAN SECRETARY

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS )  
 ) SS.  
 COUNTY OF DUPAGE )

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

CITY TREASURER'S CERTIFICATE

STATE OF ILLINOIS )  
 ) SS.  
 COUNTY OF DUPAGE )

I, TREASURER FOR THE CITY OF NAPERVILLE, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE ANNEXED PLAT.

DATED AT NAPERVILLE, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

\_\_\_\_\_  
 CITY TREASURER / DIRECTOR, FINANCE DEPARTMENT

WILL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS )  
 ) SS.  
 COUNTY OF WILL )

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

\_\_\_\_\_  
 RECORDER OF DEEDS

LAND SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
 ) SS.  
 COUNTY OF DUPAGE )

I, JEFFREY R. PANKOW, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, #035-003483, HEREBY STATE THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

I HEREBY STATE THAT THE PROPERTY IS 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.

BASED UPON A REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP PANEL 17197C0037G WITH AN EFFECTIVE DATE OF FEBRUARY 15, 2019, IT IS OUR OPINION THAT THE PROPERTY DESCRIBED ABOVE IS IN ZONE X AND A ZONE AE AS DESIGNATED AND DEFINED BY FEMA.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS

THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

\_\_\_\_\_  
 JEFFREY R. PANKOW  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3843  
 MY REGISTRATION EXPIRES ON NOVEMBER 30, A.D., 2024  
 PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937  
 EXPIRES ON APRIL 30, 2023

EXHIBIT B

PREPARED FOR:  
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 336 BON AIR CENTER #351  
 GREENBRAE, CA 94904  
 (415) 461-6700



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 Consulting Engineers, Land Surveyors & Planners  
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 PH: 630.862.2100 FAX: 630.862.2199  
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**CITY OF NAPERVILLE PROJECT NO.: 22-1-100**  
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