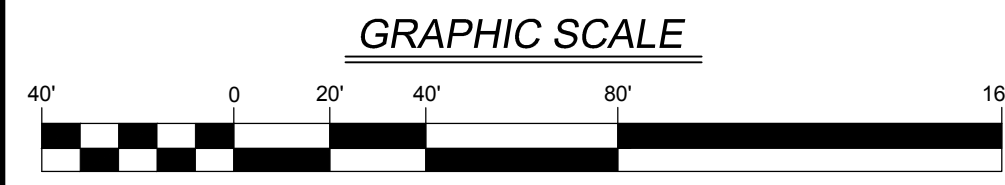


VICINITY MAP
NOT TO SCALE



1200 DIEHL ROAD

COMPOSITE SITE & DATA CHART

Item	Preliminary P.U.D.	Unit
CURRENT ZONING	ORI	
PROPOSED ZONING	OCI - PUD	
SITE SQUARE FOOTAGE		
LOT 1	14,050	SF
LOT 2	13,954	SF
LOT 3	134,866	SF
LOT 4	68,612	SF
LOT 5	186,284	SF
FLOOR AREA RATIO (F.A.R.)		
MAXIMUM PERMITTED	1.5	
PROPOSED (ENTIRE SITE)	0.8	
BUILDING HEIGHTS		
LOT 1 (COMMERCIAL)	20	FT
LOT 2 (COMMERCIAL)	20	FT
LOT 3		
MAXIMUM RESIDENTIAL	43	FT
PROPOSED RESIDENTIAL	58	FT
TOTAL OPENSACE (AS DEFINED BY NAPERVILLE CODE)		
OPEN SPACE REQUIRED	83,553	SF
OPEN SPACE PROPOSED	95,356	SF
PARKING SUMMARY		
REQUIRED		
COMMERCIAL (10 PER 1,000 SF)	150	
MULTI-FAMILY (2 PER DU + 0.25 GUEST)	689	
PROPOSED		
COMMERCIAL	150	
MULTI-FAMILY	506	
BIKE PARKING (10% OF PROVIDED VEHICLE PARKING)		
REQUIRED		
COMMERCIAL	15	
MULTI-FAMILY	49	
PROPOSED		
COMMERCIAL	16	
MULTI-FAMILY	49	
BUILDING USES		
COMMERCIAL	RESTAURANT OR RETAIL	
MULTI-FAMILY		
STUDIO/CONVERTIBLE	83	UNITS
1-BED	111	UNITS
2-BED	102	UNITS
3-BED	10	UNITS

NOTES

- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- ARC DISTANCES ARE ALONG ALL CURVES.
- THE FOLLOWING UTILITIES SHALL BE MAINTAINED ACCORDINGLY:
 WATERMAIN - PUBLIC (CITY)
 SANITARY SEWER - PUBLIC (CITY)
 STORM SEWER - PUBLIC (CITY)
 ELECTRIC - PUBLIC (CITY)
 GAS - PRIVATE - NICOR GAS
 TELEPHONE - PRIVATE
 CABLE - PRIVATE
 UTILITY SERVICES TO EACH BUILDING SHALL BE PRIVATELY OWNED AND MAINTAINED.

LEGAL DESCRIPTION

LOT 1 IN HEWLETT PACKARD SUBDIVISION IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 6, 1987 AS DOCUMENT NO. R87-001296 IN DUPAGE COUNTY, ILLINOIS, EXCEPTING THAT PART TAKEN FOR ROAD PURPOSES AS DESCRIBED IN THE FINAL JUDGEMENT ORDER RECORDED JANUARY 10, 2005 AS DOCUMENT R2005-5859.

PRELIMINARY PLANNED UNIT DEVELOPMENT PLAT OF HINES DIEHL ROAD RESUBDIVISION

PART OF THE SECTION 5, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

OWNER/DEVELOPER
Hines
 444 West Lake Street, Suite 2400
 Chicago, IL 60606
 713.966.2603
 Contact: Cameron Christian

ENGINEER AND LAND SURVEYOR
V3 Companies, LTD.
 7325 Janes Avenue, Suite 100
 Woodridge, IL 60517
 630-724-9200
 Contact: Ryan Smykowski, P.E.

P.I.N. 08-05-302-023

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT LATITUDE 41° 47' 58.80172" N LONGITUDE 88° 07' 12.64301" W ELLIPSOIDAL HEIGHT: 667.836 SFT GROUND SCALE FACTOR 1.0000530083 ALL MEASUREMENTS ARE ON THE GROUND.

STATEMENT OF INTENT AND CONCEPT
 Hines Diehl Road Resubdivision

The property is located in the City's I-88 corridor. The City's 2022 update to the Comprehensive Plan reflects "rapidly changing development concepts and trends." This was particularly evident in updated to the future land use designation in the I-88 corridor, where the City created separate districts for "Employment Center" and "Regional Center". Where Employment Center seeks to preserve beneficial office and industrial development, Regional Center provides a more flexible format that incorporates commercial, entertainment and other uses that are supportive of a more vibrant, mixed-use environment.

Hines' proposed mixed-use development is consistent with the Regional Center designation of the Comprehensive Plan. Two new 7,500 square foot commercial buildings are strategically located along the Diehl Road frontage, flanking the intersection of Freedom Drive. These new buildings are a natural extension of the retail/restaurant uses that predominate at Freedom Commons/Freedom Plaza. The incorporation of mixed-use development has supported the nearby Employment Center, offering dining and shopping options that make the corridor a more attractive work environment. The mixed-use development has brought renewed investment in the corridor and created productive evening/weekend uses.

The two proposed commercial buildings will activate the south leg of Freedom Drive. The buildings are consciously brought near the Diehl Road frontage and will effectively "bookend" the retail/restaurant component to the south, creating a natural termination point along the Diehl Road frontage. Outdoor patio spaces will create an energetic space that maintains some intimacy with separation from nearby traffic.

A 5-story multi-family residential building will create a terminated vista at south leg of Freedom Drive. The residential structure takes an urban form to further diversify the City's housing stock. The urban form and associated density (306 dwelling units) are appropriate within the context of a Regional Center. Individual dwelling units skew heavily toward studio/1-bed units, reflecting anticipated demographics. Residential uses have been successfully incorporated into the corridor as supporting land uses, most recently at City Gate Center. Residential uses provide important housing opportunities in close proximity to an Employment Center. Residential uses help to create a more dynamic environment, with well rounded activity. Where an Employment Corridor provides significant daytime population Monday through Friday, residential uses provide evening and weekend population. The complementary nature of these land uses minimizes congestion, maximizes utility infrastructure, and provides important support of nearby commercial businesses.

AREA

LOT	SQ. FT.	ACRES
LOT 1	14,050	0.3225
LOT 2	13,954	0.3203
LOT 3	134,866	3.0961
LOT 4	68,612	1.5751
LOT 5	186,284	4.2765
TOTAL	417,766	9.5906

FLOOD HAZARD NOTE

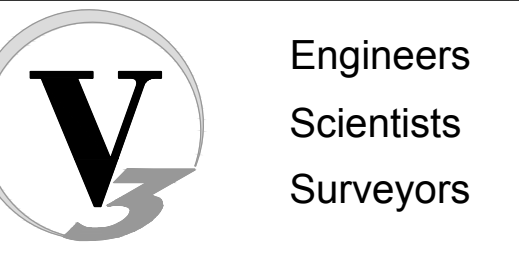
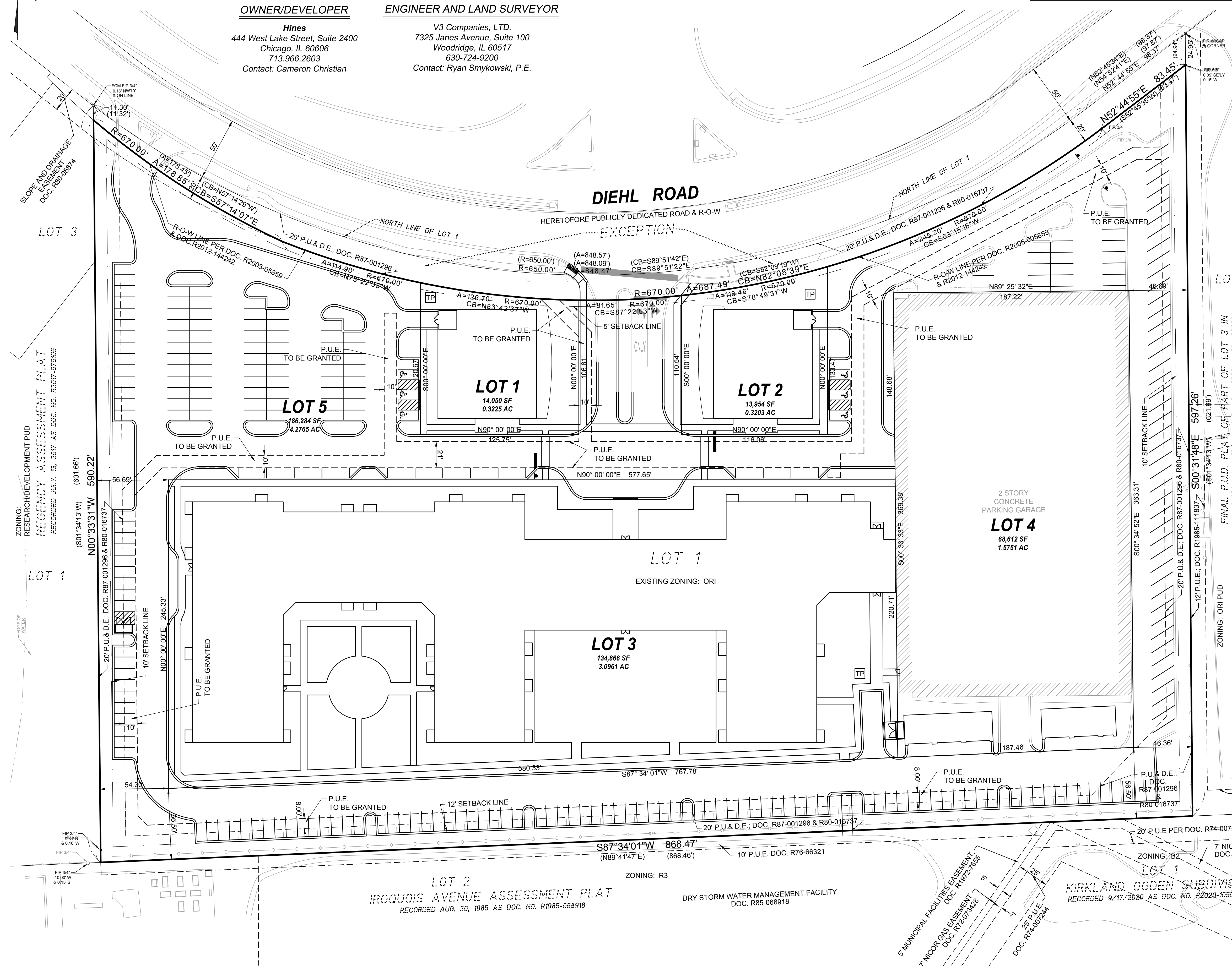
THIS PROPERTY IS DETERMINED TO BE IN AREA OF MINIMAL FLOOD HAZARD (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF DUPAGE COUNTY, ILLINOIS & INCORPORATED AREAS (COMMUNITY PANEL NO. 17043C0142J & 17043C0161J) EFFECTIVE DATE 8/1/2019.

LEGEND

- PROPERTY LINE
- - - EXISTING RIGHT-OF-WAY LINE
- - - EXISTING LOT LINE
- - - EXISTING CENTERLINE
- - - EXISTING EASEMENT LINE
- N NORTH
- S SOUTH
- E EAST
- W WEST
- (REC) RECORD DATUM
- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE
- FMG FOUND MAG NAIL
- SIP SET IRON PIPE
- P.U.E. PUBLIC UTILITY EASEMENT
- - - D.E. DRAINAGE EASEMENT

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

City Project Number is 24-1000034



Engineers
 Scientists
 Surveyors

7325 Janes Avenue, Suite 100
 Woodridge, IL 60517
 630.724.9200 voice
 630.724.0384 fax
 v3co.com

PREPARED FOR:
Hines
 444 West Lake Street, Suite 2400
 Chicago, IL 60606
 713.966.2603

NO. DATE DESCRIPTION			REVISIONS		
1	06-07-24	REVISED PER CITY COMMENTS			

PRELIMINARY PLANNED UNIT DEVELOPMENT PLAT
 HINES DIEHL ROAD RESUBDIVISION, NAPERVILLE, IL

DRAFTING COMPLETED: 02-27-24
 FIELD WORK COMPLETED: N/A

DRAWN BY: SPK
 CHECKED BY: CDB

PROJECT MANAGER: CDB
 SCALE: 1" = 40'

Project No: 240048
 Group No: VP04.3
 SHEET NO. 1 of 1