

VICINITY MAP  
NOT TO SCALE

# FINAL PLANNED UNIT DEVELOPMENT PLAT OF THE RESIDENCES AT NAPER AND PLANK NAPERVILLE, IL

BEING PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE  
THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

## BUILDING HEIGHTS

3-STORY ROWHOMES: 37.33'  
2-STORY TOWNHOMES: 26.66'

## AREA NOTE

IMPERVIOUS AREA 196,648 SF (4.51 AC) - 56%  
PERVIOUS AREA 155,445 SF (3.57 AC) - 44%

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

## GRAPHIC SCALE



1" = 50'

## 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' 31.86719" N  
LONGITUDE 88° 07' 11.44965" W  
ELLIPSOIDAL HEIGHT: 647.015 SFT  
GROUND SCALE FACTOR 1.0000520596  
ALL MEASUREMENTS ARE ON THE GROUND.

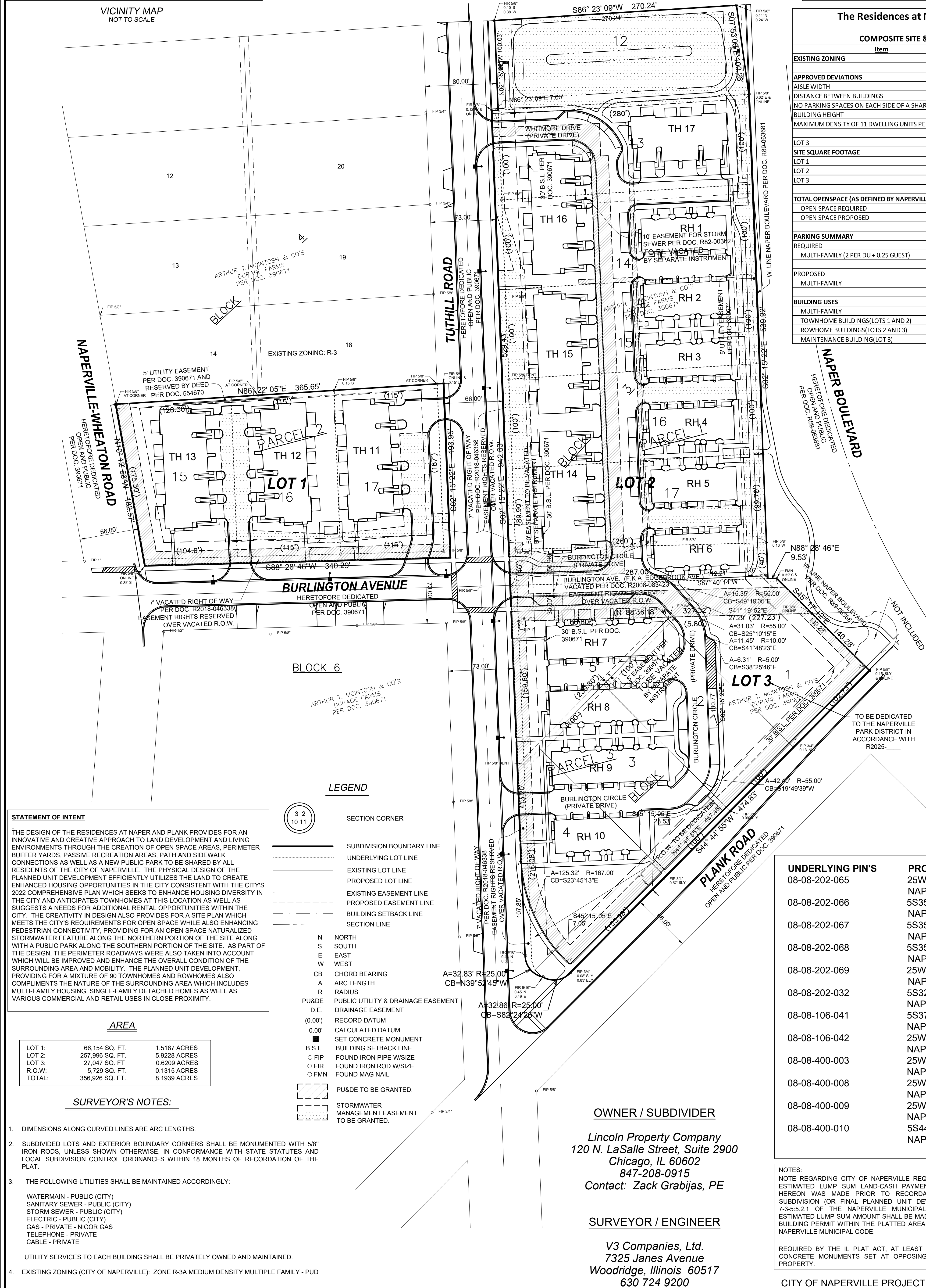
## FLOOD HAZARD NOTE

AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT  
AGENCY'S FLOOD INSURANCE RATE MAP OF DUPAGE  
COUNTY, ILLINOIS (COMMUNITY PANEL NO. 17043C0161J) WITH  
EFFECTIVE DATE AUGUST 01, 2019, NO PART OF THE  
PROPERTY DESCRIBED HEREON FALLS WITHIN A SPECIAL  
HAZARD ZONE (ZONE X).

## The Residences at Naper and Plank

### COMPOSITE SITE & DATA CHART

Item	Final P.U.D.	Unit
EXISTING ZONING	R-3A-PUD	
APPROVED DEVIATIONS		
aisle width	24	FT
distance between buildings	36	FT
no parking spaces on each side of a shared drive aisle		
building height	38	FT
maximum density of 11 dwelling units per acre		
lot 3	27,047	SF
site square footage	351,197	SF
lot 1	66,154	SF
lot 2	257,996	SF
lot 3	27,047	SF
TOTAL OPENSOURCE (AS DEFINED BY NAPERVILLE CODE)		
open space required	2.23	SF
open space proposed	2.33	SF
PARKING SUMMARY		
REQUIRED		
multi-family (2 per DU + 0.25 guest)	203	
PROPOSED		
multi-family	274	
BUILDING USES		
multi-family		
townhome buildings (lots 1 and 2)	34	UNITS
rowhome buildings (lots 2 and 3)	56	UNITS
maintenance building (lot 3)	96	SF



**STATEMENT OF INTENT**

THE DESIGN OF THE RESIDENCES AT NAPER AND PLANK PROVIDES FOR AN INNOVATIVE AND CREATIVE APPROACH TO LAND DEVELOPMENT AND LIVING ENVIRONMENTS THROUGH THE CREATION OF OPEN SPACE AREAS, PERIMETER BUFFER YARDS, PASSIVE RECREATION AREAS, PATH AND SIDEWALK CONNECTIONS AS WELL AS A NEW PUBLIC PARK TO BE SHARED BY ALL RESIDENTS OF THE CITY OF NAPERVILLE. THE PHYSICAL DESIGN OF THE PLANNED UNIT DEVELOPMENT EFFICIENTLY UTILIZES THE LAND TO CREATE ENHANCED HOUSING OPPORTUNITIES IN THE CITY CONSISTENT WITH THE CITY'S 2022 COMPREHENSIVE PLAN WHICH SEEKS TO ENHANCE HOUSING DIVERSITY IN THE CITY AND ANTICIPATES TOWNHOMES AT THIS LOCATION AS WELL AS SUGGESTS A NEEDS FOR ADDITIONAL RENTAL OPPORTUNITIES WITHIN THE CITY. THE CREATIVITY IN DESIGN ALSO PROVIDES FOR A SITE PLAN WHICH MEETS THE CITY'S REQUIREMENTS FOR OPEN SPACE WHILE ALSO ENHANCING PEDESTRIAN CONNECTIVITY, PROVIDING FOR AN OPEN SPACE NATURALIZED STORMWATER FEATURE ALONG THE NORTHERN PORTION OF THE SITE ALONG WITH A PUBLIC PARK ALONG THE SOUTHERN PORTION OF THE SITE. AS PART OF THE DESIGN, THE PERIMETER ROADWAYS WERE ALSO TAKEN INTO ACCOUNT WHICH WILL BE IMPROVED AND ENHANCE THE OVERALL CONDITION OF THE SURROUNDING AREA AND MOBILITY. THE PLANNED UNIT DEVELOPMENT, PROVIDING FOR A MIXTURE OF 90 TOWNHOMES AND ROWHOMES ALSO COMPLIMENTS THE NATURE OF THE SURROUNDING AREA WHICH INCLUDES MULTI-FAMILY HOUSING, SINGLE-FAMILY DETACHED HOMES AS WELL AS VARIOUS COMMERCIAL AND RETAIL USES IN CLOSE PROXIMITY.

## AREA

LOT 1:	66,154 SQ. FT.	1.5187 ACRES
LOT 2:	257,996 SQ. FT.	5.9228 ACRES
LOT 3:	27,047 SQ. FT.	0.6209 ACRES
R.O.W:	5,729 SQ. FT.	0.1315 ACRES
TOTAL:	356,926 SQ. FT.	8.1939 ACRES

## SURVEYOR'S NOTES:

- DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
- SUBDIVIDED LOTS AND EXTERIOR BOUNDARY CORNERS SHALL BE MONUMENTED WITH 5/8" IRON RODS, UNLESS SHOWN OTHERWISE, IN CONFORMANCE WITH STATE STATUTES AND LOCAL SUBDIVISION CONTROL ORDINANCES WITHIN 18 MONTHS OF RECORDATION OF THE PLAT.
- 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.
- EXISTING ZONING (CITY OF NAPERVILLE): ZONE R-3A MEDIUM DENSITY MULTIPLE FAMILY - PUD

## OWNER / SUBDIVIDER

Lincoln Property Company  
120 N. LaSalle Street, Suite 2900  
Chicago, IL 60602  
847-208-0915  
Contact: Zack Grabijas, PE

## SURVEYOR / ENGINEER

V3 Companies, Ltd.  
7325 Janes Avenue  
Woodridge, Illinois 60517  
630 724 9200

## UNDERLYING PIN'S

08-08-202-065  
  
08-08-202-066  
  
08-08-202-067  
  
08-08-202-068  
  
08-08-202-069  
  
08-08-202-032  
  
08-08-106-041  
  
08-08-106-042  
  
08-08-400-003  
  
08-08-400-008  
  
08-08-400-009  
  
08-08-400-010

## PROPERTY ADDRESS

25W354 BURLINGTON AVE.  
NAPERVILLE, IL 60563  
5S351 TUTHILL ROAD  
NAPERVILLE, IL 60563  
5S351 TUTHILL ROAD  
NAPERVILLE, IL 60563  
25W372 BURLINGTON AVE.  
NAPERVILLE, IL 60563  
5S321 TUTHILL ROAD  
NAPERVILLE, IL 60563  
5S371 NAPERVILLE ROAD  
NAPERVILLE, IL 60563  
25W424 BURLINGTON AVE.  
NAPERVILLE, IL 60563  
25W344 PLANK ROAD  
NAPERVILLE, IL 60563  
25W344 PLANK ROAD  
NAPERVILLE, IL 60563  
25W344 PLANK ROAD  
NAPERVILLE, IL 60563  
5S445 TUTHILL ROAD  
NAPERVILLE, IL 60563

## NOTES:

NOTE REGARDING CITY OF NAPERVILLE REQUIRED LAND-CASH DONATION: AN ESTIMATED LUMP SUM LAND-CASH PAYMENT FOR THE PROPERTY SHOWN HEREON WAS MADE PRIOR TO RECORDATION OF THIS FINAL PLAT OF SUBDIVISION (OR FINAL PLANNED UNIT DEVELOPMENT PLAT) PER SECTION 7-3-5.5.2.1 OF THE NAPERVILLE MUNICIPAL CODE. ADJUSTMENTS TO THE ESTIMATED LUMP SUM AMOUNT SHALL BE MADE AT TIME OF ISSUANCE OF EACH BUILDING PERMIT WITHIN THE PLATTED AREA PER SECTION 7-3-5.5.2.1.1 OF THE NAPERVILLE MUNICIPAL CODE.

REQUIRED BY THE IL PLAT ACT, AT LEAST TWO (2) STONE OR REINFORCED CONCRETE MONUMENTS SET AT OPPOSING EXTREMITIES OF THE PLATTED PROPERTY.

CITY OF NAPERVILLE PROJECT NUMBER: DEV-0104-2025



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

PREPARED FOR:  
Lincoln Property Company  
120 N. LaSalle Street, Suite 2900  
Chicago, IL 60602  
847-208-0915

NO.	DATE	REVISIONS	DESCRIPTION
1	09-04-25	REVISED PER CITY COMMENTS	

## EXHIBIT B

## FINAL PLANNED UNIT DEVELOPMENT PLAT

THE RESIDENCES AT NAPER AND PLANK - NAPERVILLE, IL

DRAFTING COMPLETED:	07-23-25	DRAWN BY:	AS/SK/M	PROJECT MANAGER:	CDB
FIELD WORK COMPLETED:	N/A	CHECKED BY:	CDB	SCALE:	1" = 50'

Project No: 241072

Group No: VP04.5

SHEET NO.

1 of 2



FINAL PLANNED UNIT DEVELOPMENT PLAT  
OF  
THE RESIDENCES AT NAPER AND PLANK  
NAPERVILLE, IL

BEING PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE  
THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

UNDERLYING PIN'S  
08-08-202-065  
08-08-202-066  
08-08-202-067  
08-08-202-068  
08-08-202-069  
08-08-202-032  
08-08-106-041  
08-08-106-042  
08-08-400-003  
08-08-400-008  
08-08-400-009  
08-08-400-010

OWNER'S CERTIFICATE

STATE OF \_\_\_\_\_ )  
 ) SS  
COUNTY OF \_\_\_\_\_ )

THIS IS TO CERTIFY THAT LINCOLN PROPERTY COMPANY IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE 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 STYLE AND TITLE AFORESAID.

DATED AT \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
CITY DATE MONTH

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

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

NOTARY'S CERTIFICATE

STATE OF \_\_\_\_\_ )  
 ) SS  
COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE  
PRINT NAME

AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_,  
PRINT NAME

\_\_\_\_\_, AND \_\_\_\_\_,  
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 \_\_\_\_\_  
TITLE TITLE

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 \_\_\_\_\_, 20\_\_\_\_.  
DATE MONTH

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

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

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

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

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF DUPAGE )

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

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

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF DUPAGE )

I, CHRISTOPHER D. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3189 HEREBY STATE THAT THIS PLAT WAS MADE AT AND UNDER MY DIRECTION FROM PUBLIC AND PRIVATE RECORD INFORMATION AND THIS PLAT IS AN ACCURATE DEPICTION OF THE PROPERTY.

PARCEL 1:  
LOTS 12, 13, 14, 15, 16, and 17 IN BLOCK 3 IN ARTHUR T. MCINTOSH AND COMPANY'S DUPAGE FARMS, BEING A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1938, AS DOCUMENT NUMBER 390671, AND THAT PART OF VACATED BURLINGTON AVENUE ACCORDING TO THE PLAT THEREOF RECORDED MAY 20, 2008 AS DOCUMENT NUMBER R2008-083423, TOGETHER WITH THAT PART OF LAND VACATED IN PLAT OF VACATION RECORDED MAY 25, 2018 AS DOCUMENT NUMBER R2018-046338, IN DUPAGE COUNTY, ILLINOIS.

ALSO EXCEPTING THEREFROM THAT PART OF LOT 12 DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 12; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 270.24 FEET TO THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 85 DEGREES, 57 MINUTES, 13 SECONDS TO THE RIGHT OF THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 100.21 FEET TO THE SOUTHEAST CORNER OF LOT 12; THENCE NORTH ALONG THE EAST LINE OF LOT 12, A DISTANCE OF 100.0 FEET TO THE NORTHEAST CORNER OF LOT 12; THENCE WEST ALONG THE NORTH LINE OF LOT 12, A DISTANCE OF 9.76 FEET TO THE POINT OF BEGINNING.

PARCEL 2:  
LOTS 15, 16, AND 17 IN BLOCK 4 IN ARTHUR T. MCINTOSH AND COMPANY'S DUPAGE FARMS, BEING A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1938, AS DOCUMENT NUMBER 390671, TOGETHER WITH THAT PART OF LAND VACATED IN PLAT OF VACATION RECORDED MAY 25, 2018 AS DOCUMENT NUMBER R2018-046338, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:  
LOT 1 (EXCEPT THAT PART DEDICATED PER DOCUMENT NUMBER R1989-063681), LOT 2, 3, 4, AND 5 IN BLOCK 7 IN ARTHUR T. MCINTOSH AND COMPANY'S DUPAGE FARMS, BEING A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1938, AS DOCUMENT NUMBER 390671, TOGETHER WITH THAT PART OF VACATED BURLINGTON AVENUE ACCORDING TO THE PLAT THEREOF RECORDED MAY 20, 2008 AS DOCUMENT NUMBER R2008-083423, AND THAT PART OF LAND VACATED IN PLAT OF VACATION RECORDED MAY 25, 2018 AS DOCUMENT NUMBER R2018-046338, IN DUPAGE COUNTY, ILLINOIS.

I HEREBY STATE THAT THE PROPOSED IMPROVEMENTS DEPICTED ON THIS PLAT ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY ARE NOT INTENDED TO BE USED FOR CONSTRUCTION.

I HEREBY STATE THAT THE PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE.

I HEREBY STATE 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.

I FURTHER CERTIFY THAT THE ABOVE DESCRIBED AREA FALLS IN ZONE X , AREAS OF MINIMAL FLOOD HAZARD PER FIRM MAP OF DUPAGE COUNTY AND UNINCORPORATED AREAS MAP NUMBER 17043C0161J, EFFECTIVE DATE AUGUST 1, 2019.

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

CHRISTOPHER D. BARTOSZ  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189  
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.  
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902  
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2027.  
cdbartosz@v3co.com



CITY OF NAPERVILLE PROJECT NUMBER: 24-10000128