

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
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: _____ MAYOR ATTEST: _____ CITY CLERK

PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)
APPROVED BY THE CITY OF NAPERVILLE PLANNING AND ZONING COMMISSION AT A MEETING HELD _____ DAY OF _____, A.D., 20____.

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF)
THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D., 2018 AT _____ O'CLOCK _____ A.M. AND WAS RECORDED IN BOOK _____ OF PLATS ON PAGE _____.

DEPICTION/LEGAL DESCRIPTION OF IRON GATE MOTOR CONDOS

A DEPICTION AND LEGAL DESCRIPTION OF THE ENTIRE IRON GATE MOTOR CONDOS PLANNED UNIT DEVELOPMENT ARE INCLUDED ON SHEET 3 OF THIS PLAT.

LEGAL DESCRIPTION IRON GATE MOTOR CONDOS PHASE 2A

THAT PART OF LOT 1 IN IRON GATE MOTOR CONDOMINIUMS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 28, 2014 AS DOCUMENT #2014-025190, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 36 MINUTES 23 SECONDS WEST, 35.01 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 37 MINUTES 55 SECONDS WEST, 226.34 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 05 SECONDS WEST, 466.92 FEET; THENCE NORTH 00 DEGREES 37 MINUTES 55 SECONDS EAST, 287.98 FEET; THENCE NORTH 89 DEGREES 36 MINUTES 23 SECONDS EAST, 466.99 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

LEGAL DESCRIPTION IRON GATE MOTOR CONDOS PHASE 2B

THAT PART OF LOT 1 AND LOT A IN LOT 1 OF IRON GATE MOTOR CONDOS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MARCH 28, 2014 AS DOCUMENT #2014-025190, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 37 MINUTES 55 SECONDS WEST, 297.32 FEET ALONG THE EAST LINE OF LOT 1; THENCE NORTH 89 DEGREES 22 MINUTES 05 SECONDS WEST, 521.92 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 22 MINUTES 05 SECONDS WEST, 0.08 FEET TO AN INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT A; THENCE SOUTH 00 DEGREES 37 MINUTES 55 SECONDS WEST, 831.14 FEET ALONG SAID EXTENDED LINE AND EAST LINE TO A POINT HEREIN THAT IS 53 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT A; THENCE SOUTH 89 DEGREES 36 MINUTES 23 SECONDS WEST, 599.55 FEET ALONG A LINE THAT IS 371.06 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1 TO THE WEST LINE THEREOF; THENCE NORTH 01 DEGREES 42 MINUTES 12 SECONDS EAST, 371.31 FEET ALONG SAID WEST LINE TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89 DEGREES 36 MINUTES 23 SECONDS EAST, 592.69 FEET ALONG SAID NORTH LINE TO AN INTERSECTION WITH THE NORTHERLY EXTENSION OF SAID EAST LINE OF LOT A; THENCE SOUTH 00 DEGREES 37 MINUTES 55 SECONDS WEST, 287.98 FEET ALONG SAID EXTENDED LINE TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)
I, PETER A. BLAESER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR #35-003072, HEREBY STATE THAT THIS PLAT WAS MADE AT AND UNDER MY DIRECTION, FROM PUBLIC AND PRIVATE RECORD INFORMATION.

I HEREBY STATE THAT THE PROPOSED IMPROVEMENTS DEPICTED ON THIS PLAT ARE SHOWN FROM INFORMATIONAL PURPOSES ONLY AND 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 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 5/11-112-6 AS HERETOFORE AND HEREAFTER AMENDED.

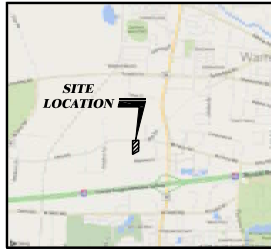
BASED ON REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP PANEL NO. 17043C0702H WITH AN EFFECTIVE DATE OF DECEMBER 16, 2004, IT IS OUR OPINION THAT THE PART OF THE PROPERTY DESCRIBED HEREON FALLS WITHIN A SPECIAL HAZARD ZONE (NO SHADING-ZONE X) AS DESIGNATED AND DEFINED BY F.E.M.A.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D., 2021.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3072 MY REGISTRATION EXPIRES ON NOVEMBER 30, 2022 PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937 EXPIRES ON APRIL 30, 2023

MAJOR CHANGE TO THE IRON GATE MOTOR CONDOS PLANNED UNIT DEVELOPMENT AND FINAL PLANNED UNIT DEVELOPMENT PLAT FOR IRON GATE MOTOR CONDOS PHASE 2A, BUILDING 3 AND PHASE 2B

PART OF THE EAST HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS



VICINITY MAP

Legend table with symbols for boundary lines, lot lines, easement lines, centerlines, section lines, and concrete monuments.

CITY OF NAPERVILLE REQUIRED SCHOOL LAND-CASH DONATION:

THE SCHOOL LAND-CASH AMOUNT DUE FOR THE PROPERTY SHOWN HEREON PURSUANT TO THE LAND-CASH PROVISIONS OF THE NAPERVILLE MUNICIPAL CODE IS TO BE PAID ON A PER PERMIT BASIS PRIOR TO ISSUANCE OF EACH BUILDING PERMIT FOR A RESIDENTIAL UNIT WITHIN THE PLATTED AREA PER SECTION 7-3-5.2.2 OF THE NAPERVILLE MUNICIPAL CODE. NO CREDIT SHALL BE GIVEN FOR ANY EXISTING STRUCTURE.

CITY OF NAPERVILLE REQUIRED PARK LAND-CASH DONATION:

THE PARK LAND-CASH AMOUNT DUE FOR THE PROPERTY SHOWN HEREON SHALL BE PAID PURSUANT TO THE PARK DISTRICT LAND-CASH AGREEMENT FOR IRON GATE MOTOR CONDOS PHASE 2B, WHICH AGREEMENT IS INCLUDED AS 'EXHIBIT C' OF THE OWNER'S ACKNOWLEDGEMENT AND ACCEPTANCE AGREEMENT FOR IRON GATE MOTOR CONDOS PHASE 2A AND PHASE 2B.

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO: NAME: NAPERVILLE CITY CLERK, ADDRESS: 403 S. CHALE STREET, NAPERVILLE, IL 60540

TOTAL AREA OF PHASE 2B P.U.D. 5.078 ACRES (MORE OR LESS)

PARCEL INDEX NUMBERS 07-04-203-024 [FORMERLY KNOWN AS 07-04-203-022] [PART OF] VACANT LAND, FERRY ROAD, NAPERVILLE, ILLINOIS. (PHASE 2B NOT YET ADDRESSED)

NOTES ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES.

THE BEARINGS SHOWN HEREON ARE BASED ON THE RECORD BEARINGS FOR IRON GATE MOTOR CONDOS'S SUBDIVISION.

3/4 INCH IRON PIPE OR OTHER PERMANENT SURVEY MARKERS SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.

BLANKET EASEMENT PROVISIONS HERETOFORE GRANTED PER DOCUMENT #R2014-025190 AND LISTED BELOW ENCLUMBER PROPOSED LOT 2 EXCEPT IN AREAS OF PROPOSED STRUCTURES AND APPURTENANCES THEREOF.

Site Zoning Data Phase 2A table containing zoning information, minimum lot sizes, required yards, and conditional uses.

Site Analysis Phase 2A table with two main sections: Phase 2A - Existing Zoning 1 District P.U.D. and Parking for Commercial Uses Phase 2A. Includes detailed breakdowns of building areas and parking spaces.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF)
THIS IS TO CERTIFY THAT _____ 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.

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF)
I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME _____ TITLE _____ TO BE THE SAME PERSONS WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH _____ 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 _____, A.D., 20____.

NOTARY PUBLIC SIGNATURE _____ PRINT NAME _____ MY COMMISSION EXPIRES ON _____ MONTH _____ DATE _____, A.D., 20____.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF)
THIS IS TO CERTIFY THAT _____ 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.

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF)
I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME _____ TITLE _____ TO BE THE SAME PERSONS WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH _____ 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 _____, A.D., 20____.

NOTARY PUBLIC SIGNATURE _____ PRINT NAME _____ MY COMMISSION EXPIRES ON _____ MONTH _____ DATE _____, A.D., 20____.

PREPARED FOR / SUBDIVIDER: IRON GATE MOTOR CONDOS FERRY ROAD, D114 NAPERVILLE, IL 60540

PREPARED BY: CEMCON, Ltd. Consulting Engineers, Land Surveyors & Planners 2280 White Oak Circle, Suite 100 Aurora, Illinois 60502-9879 PH: 630.862.2100 FAX: 630.862.2199 E-Mail: cad@cemcon.com Website: www.cemcon.com

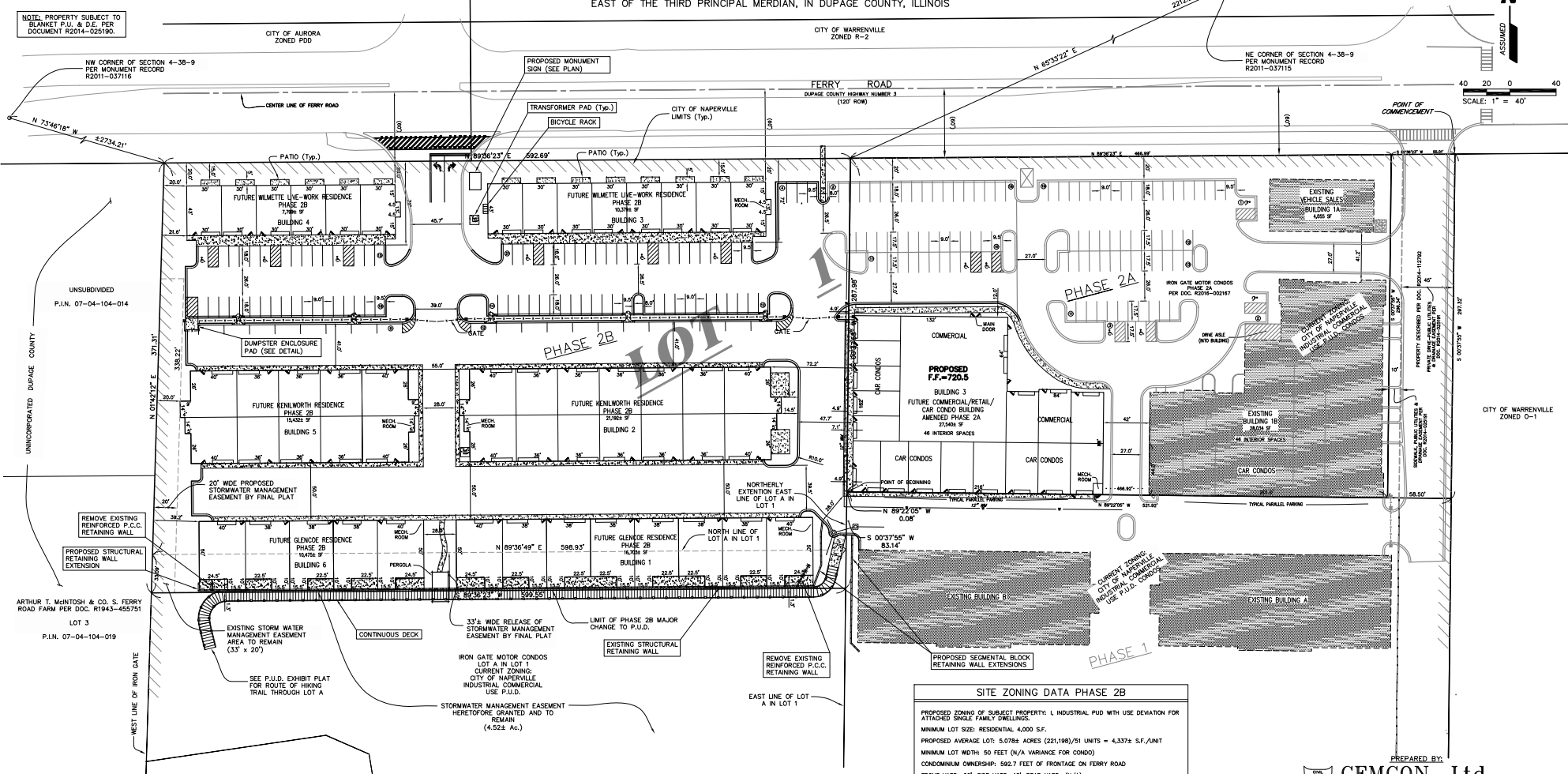
DISC NO.: 904117 FILE NAME: PUD PLAT-2A-2B DRAWN BY: JCC FLD. BK. / PG. NO.: D35/43 COMPLETION DATE: 12-23-20 JOB NO.: 829/00 PROJECT REFERENCE: N/A

REV. 1: 03-19-21/ACC - REV. PER NAPERVILLE REVIEW LETTER DATED 01-18-21, REVISED BOUNDARY AND ASSOCIATED ELEMENTS THEREWITH
REV. 2: 04-28-21/ACC - REV. PER NAPERVILLE REVIEW
REV. 3: 06-28-21/ACC - REV. PER NAPERVILLE REVIEW
REV. 4: 08-02-21/ACC - REV. PER NAPERVILLE REVIEW
REV. 5: 08-02-21/ACC - REV. PER NAPERVILLE REVIEW
REV. 6: 08-02-21/ACC - REV. PER NAPERVILLE REVIEW

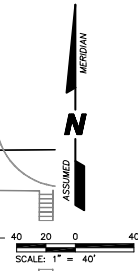
IRON GATE MOTOR CONDOS 2A AND 2B BLDGS & PUBLISHING/FINAL PUD PLAT CITY OF NAPERVILLE PROJECT NUMBER 18 06-1080666 Copyright © 2020 Cemcon, Ltd. All rights reserved.

MAJOR CHANGE TO THE IRON GATE MOTOR CONDOS PLANNED UNIT DEVELOPMENT AND FINAL PLANNED UNIT DEVELOPMENT PLAT FOR IRON GATE MOTOR CONDOS PHASE 2A, BUILDING 3 AND PHASE 2B

PART OF THE EAST HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 9,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS



NOTE: PROPERTY SUBJECT TO
BLANKET P.U.D. & D.E. PER
DOCUMENT R2014-025190.



NW CORNER OF SECTION 4-38-9
PER MONUMENT RECORD
R2011-037116

NE CORNER OF SECTION 4-38-9
PER MONUMENT RECORD
R2011-037115

UNSUBDIVIDED
P.I.N. 07-04-104-014

ARTHUR T. MCINTOSH & CO. S. FERRY
ROAD FARM PER DOC. R1943-455751

LOT 3
P.I.N. 07-04-104-019

SITE ANALYSIS PHASE 2B				
NORTH SHORE LIVE-WORK PHASE 2B - EXISTING AND PROPOSED ZONE I P.U.D.				
BUILDING	USE	FLOOR AREA (G.S.F.)	PARKING	
WILMETTE	LIVE-WORK 14 UNITS	45,801	80 SURFACE 56 INTERIOR	
KENILWORTH	RESIDENCE 24 UNITS	67,836	50 SURFACE 96 INTERIOR	
GLENCOE	RESIDENCE 13 UNITS	64,637	52 INTERIOR	
TOTALS:	51 UNITS	174,324	304	
SITE AREA:		221,198 S.F.	5.96/UNIT	

NOTES
ALL MEASUREMENTS ARE SHOWN IN FEET
AND DECIMAL PARTS THEREOF.
DIMENSIONS SHOWN ALONG CURVES ARE
ARC DISTANCES.
THE BEARINGS SHOWN HEREON ARE
ASSUMED.

SITE ZONING DATA PHASE 2B

PROPOSED ZONING OF SUBJECT PROPERTY: I, INDUSTRIAL PUD WITH USE DEVIATION FOR ATTACHED SINGLE FAMILY DWELLINGS.
MINIMUM LOT SIZE: RESIDENTIAL 4,000 S.F.
PROPOSED AVERAGE LOT: 5.078± ACRES (221,198)/51 UNITS = 4,337± S.F./UNIT
MINIMUM LOT WIDTH: 50 FEET (N/A VARIANCE FOR CONDO)
CONDOMINIUM OWNERSHIP: 592.7 FEET OF FRONTAGE ON FERRY ROAD
FRONT YARD: 20'; SIDE YARD: 15'; REAR YARD: (N/A)
MAXIMUM FLOOR AREA RATIO: 0.70
PROPOSED FLOOR AREA RATIO: (SEE OVERALL ICMC P.U.D. EXHIBIT PLAT)

OTHER CONDITIONS

- ALL BUSINESS, SERVICES, OR PROCESSING, EXCEPT OFF STREET PARKING OR LAUNDRY SHALL BE CONDUCTED WITHIN COMPLETELY ENCLOSED BUILDINGS. THE CITY OF AURORA MAY WAIVE THIS PROVISION BY DESIGNATING CERTAIN DAYS ON WHICH BUSINESS ESTABLISHMENTS MAY CONDUCT THEIR BUSINESS OUTSIDE THE BUILDING OR STRUCTURE PROVIDED, HOWEVER, THAT THE SALE AND STORAGE OF SEASONAL MERCHANDISE AT RETAIL SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 6-2-23 OF THIS TITLE.
- ALL OUTSIDE STORAGE AREAS OF GOODS, MATERIALS AND PRODUCTS SHALL BE SCREENED IN ACCORDANCE WITH SECTION 6-2-23.7 OF THIS CODE. LOCATING OF THE SCREEN SHALL BE DETERMINED BY THE ENGINEERING PROFESSIONAL. HOWEVER, THE SALE AND STORAGE OF SEASONAL MERCHANDISE, AT RETAIL SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 6-2-23 OF THIS TITLE.
- PROCESSES AND EQUIPMENT EMPLOYED WITH THE OOI DISTRICT SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF CHAPTER 14.

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
63052-9875 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: codd@cemcon.com Website: www.cemcon.com

DISC NO.: 904117 FILE NAME: PUD PLAT-2A-2B
DRAWN BY: JGC/JNL FLD. BK. / PG. NO.: 035/43
COMPLETION DATE: 12-23-20 JOB NO.: 829/007
PROJECT REFERENCE: N/A

REV. 1: 03-19-21/ACC - REV. PER NAPERVILLE REVIEW LETTER DATED 01-18-21
REV. 2: 04-29-21/ACC - REV. PER NAPERVILLE REVIEW
REV. 3: 05-24-21/ACC - REV. PER NAPERVILLE REVIEW
REV. 4: 06-08-21/ACC - REV. PER NAPERVILLE REVIEW
REV. 5: 06-01-21/ACC - REV. PER NAPERVILLE REVIEW
REV. 7: 06-04-21/ACC - REV. PER NAPERVILLE REVIEW

**IRON GATE MOTOR CONDOS 2A AND 2B BLDG 3 PRELIMINARY/FINAL PUD PLAT
CITY OF NAPERVILLE PROJECT NUMBER 18 84-1800000**

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