

LOCATION MAP
NOT TO SCALE

MAJOR CHANGE TO FINAL PLANNED UNIT DEVELOPMENT PLAT FOR LOT 1 BRADFORD COMMONS RESUBDIVISION OF LOTS 5 & 6 NAPERVILLE, ILLINOIS

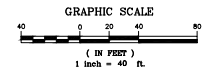
PART OF THE SOUTHWEST QUARTER OF SECTION 27,
TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS

P.I.N.:

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



BASIS OF BEARING = ILLINOIS STATE PLANE COORDINATES
EAST ZONE SYSTEM



LEGAL DESCRIPTION

LOT 1 OF BRADFORD COMMONS RESUBDIVISION OF LOTS 5 & 6, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT _____ IN DUPAGE COUNTY, ILLINOIS.

FINAL PUD STATEMENT OF INTENT AND CONCEPT

PETITIONER IS REQUESTING A MAJOR CHANGE TO THE PUD WITH THE INTENT TO LOCATE A KLA SCHOOL ON LOT 1 OF THE RE-SUBDIVISION OF LOTS 5 AND 6 OF THE BRADFORD COMMONS PUD. THE PUD CONSISTS OF A NUMBER OF COMMERCIAL AND RETAIL ESTABLISHMENTS, INCLUDING COSTCO, XSPORT FITNESS CENTER, WALMART, LOWE'S, AND STARBUCKS IN A COMMERCIAL CENTER ON AN 88-ACRE SITE, WITH SHARED ACCESS ON BEEBE DRIVE, SHARED STORMWATER MANAGEMENT, AND A RECIPROCAL EASEMENT AND OPERATING AGREEMENT PROVIDING NECESSARY CROSS-ACCESS EASEMENTS. THE CHARACTER OF THE BRACH BRODIE PUD IS VARIED, WITH ELEVATIONS UTILIZING MODERN DESIGN ELEMENTS AND TRADITIONAL SIDING, BRICK, AND STONE MATERIALS. KLA SCHOOL IS LOCATED ON BEEBE DRIVE, WILL PROVIDE MUCH-NEEDED DAYCARE AND EDUCATIONAL OPPORTUNITIES FOR SOUTHWEST NAPERVILLE RESIDENTS, AND WILL UTILIZE MODERN BRICK AND STONE TO COMPLEMENT THE EXISTING ARCHITECTURE OF THIS COMMERCIAL CENTER.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
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.

DATED AT _____ CITY _____ ILLINOIS, THIS _____ DAY OF _____ 20____
DATE _____ MONTH _____
BY: _____ SIGNATURE _____ ATTEST: _____ SIGNATURE _____
TITLE: _____ PRINT TITLE _____ TITLE: _____ PRINT TITLE _____

NOTARY CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____ 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 _____ 20____
DATE _____ MONTH _____
NOTARY PUBLIC SIGNATURE _____
PRINT NAME _____
MY COMMISSION EXPIRES _____ MONTH _____ DATE _____ 20____

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 _____ 20____
DATE _____ MONTH _____
BY: _____ MAYOR _____ ATTEST: _____ CITY CLERK _____

DUPAGE COUNTY RECORDER'S CERTIFICATE

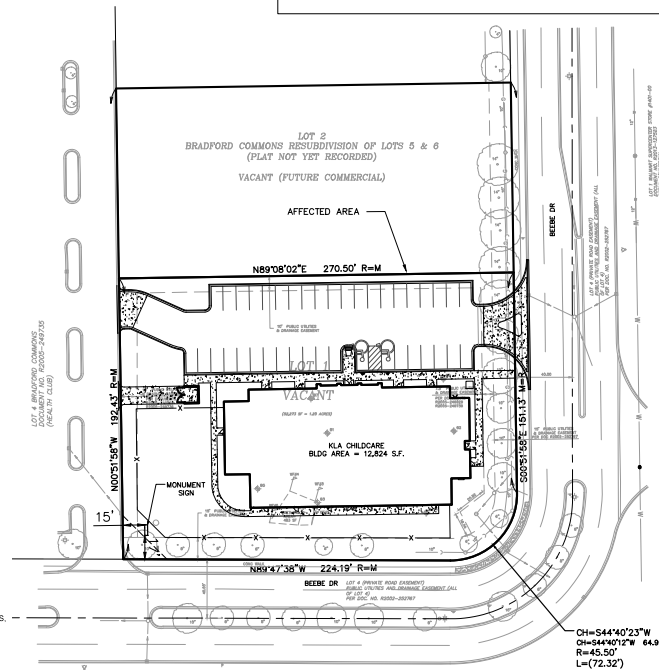
STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____ 20____
DATE _____ MONTH _____ AT _____ O'CLOCK _____ M.
RECORDER OF DEEDS _____

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____
DATE _____ MONTH _____
BY: _____ CHAIRMAN _____ ATTEST: _____ SECRETARY _____



ABBREVIATION TABLE

N = NORTH
S = SOUTH
E = EAST
W = WEST
S.F. = SQUARE FEET
DOC. = DOCUMENT
No. = NUMBER

LEGEND

- LOT BOUNDARY LINE
- EASEMENT LINE
- FLOODPLAIN ZONE
- SANITARY SEWER WITH MANHOLE
- WATER MAIN & HYDRANT
- VALVE IN VAULT
- STORM SEWER
- INLET, TYPE A
- MANHOLE, TYPE A WITH CLOSED LID
- MANHOLE, TYPE A WITH OPEN LID
- GREASE TRAP
- PIPE BOLLARD
- HANDICAP PARKING SPACE
- CURB & GUTTER
- SIDEWALK
- LIMITS OF AFFECTED AREA

BENCHMARKS

CITY OF NAPERVILLE SURVEY MONUMENT 525, 3D TOP SECURITY MONUMENT CONSISTING OF A STAINLESS STEEL DATUM POINT ENCLOSED IN A 4" PVC SLEEVE WITH ALUMINUM ACCESS COVER, LOCATED AT THE SOUTHEAST CORNER OF 75TH STREET AND PLANNED DANPAPERVILLE ROAD.
ELEVATION: 704.01 (NAVD 88)

CITY OF NAPERVILLE SURVEY MONUMENT 1004, 3D TOP SECURITY MONUMENT CONSISTING OF A STAINLESS STEEL DATUM POINT ENCLOSED IN A 4" PVC SLEEVE WITH ALUMINUM ACCESS COVER, LOCATED AT THE SOUTHWEST CORNER OF RICKERT ROAD AND SANCTUARY LANE.
ELEVATION: 703.96 (NAVD 88)

SITE BENCHMARK:

A RANDOM CROSS ON THE TOP OF CURB OPPOSITE THE FIRE HYDRANT SOUTH OF THE SOUTHWEST CORNER OF LOT 5.
ELEVATION: 704.01 (NAVD 88)

A RANDOM CROSS CUT OPPOSITE THE FIRE HYDRANT EAST OF LOT 5, OPPOSITE THE SOUTH TIP OF THE ISLAND.
ELEVATION: 705.28 (NAVD 88)

LOT NUMBER	SITE AREA	ZONING	LOT WIDTH	YARD MINIMUM	HEIGHT/BULK LIMITATIONS MAXIMUM FLOOR AREA RATIO	NO. OF VEHICLE PARKING SPACES	NO. OF BICYCLE PARKING SPACES	TOTAL GROSS FLOOR AREA
1	52,273 S.F.	B-2 PUD	NOT REQUIRED	—	0.325	40	3	12,824 S.F.

OWNER
ARS ESTATE, LLC
3644 WHITE EAGLE DRIVE
NAPERVILLE, IL 60564

CITY OF NAPERVILLE PROJECT NO. 21-1000034

INTECH CONSULTANTS, INC.
ENGINEERS / SURVEYORS
1989 UNIVERSITY LANE, SUITE D - LISLE, ILLINOIS
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E-MAIL: CAD@INTECHCONSULTANTS.COM
ILLINOIS REGISTRATION No. 184-001040

REVISED: 4/15/21
PREPARED: 3/2/21

SHEET No. 1 of 1 JOB No.: 2020-004

EXHIBIT B

MAJOR CHANGE TO FINAL PLANNED UNIT DEVELOPMENT - LOT 1 BRADFORD COMMONS RESUBDIVISION OF LOTS 5 & 6