

STATE OF ILLINOIS)
)
COUNTY OF DUPAGE)
)
CITY OF NAPERVILLE)

PETITION TO THE NAPERVILLE CITY COUNCIL AND PLANNING AND ZONING COMMISSION FOR DEVELOPMENT APPROVAL

THE UNDERSIGNED Petitioner, Pulte Home Company, LLC, a Michigan limited liability company (hereinafter “the Petitioner”), as the contract purchaser of the property legally described on **Exhibit A** (the “Subject Property”) , respectfully petitions the City of Naperville (the “City”) to: (i) approve a major change to the planned unit development for the development of Naper Commons, a 239 unit mixed-residential development with associated deviations as depicted on the preliminary planned unit development plat attached hereto as **Exhibit B** (the “PUD Plat”); (ii) approve a conditional use to permit single-family attached dwelling units in the R2 zoning district; (iii) approve a preliminary plat of subdivision, a copy of which is attached as **Exhibit C** (the “Subdivision Plat”); and (iv) to approve such other relief from the Naperville Municipal Code (“Code”) as may be deemed necessary and appropriate to develop the Subject Property consistent with the plans submitted herewith.

In support of this Petition, the Petitioner states to the City of Naperville as follows:

1. Nokia of America Corporation (formerly known as Alcatel-Lucent USA Inc.) a Delaware Corporation (“Owner” or “Nokia”) is the owner of certain real property (the “Nokia Campus”) as depicted on the Preliminary/Final Plat of Subdivision of Nokia Campus, Naperville, Illinois, recorded as Document Number R2020-085330 in DuPage County, Illinois and approved by the City via Ordinance No. 20-035 (the “Nokia Plat”).
2. The Nokia Campus is improved with multiple interconnected office

buildings comprising approximately 1.6 million square feet and is served by a combination of parking decks and surface parking lots, all of which are located on Lots 2 and 3 as depicted on the Nokia Plat.

3. The Subject Property, which comprises Lot 4 of the Nokia Campus, consists of 67 acres and is currently vacant and unimproved, except for a certain portion, which contains a surface parking lot that formerly served the Nokia Campus, but has been out of service for many years.

4. The City rezoned the Subject Property to R2 (Single-Family and Low Density Residence District) pursuant to Ordinance No. 20-036 recorded as document number R2020-085331 in DuPage County, Illinois (“Rezoning Ordinance”).

5. The City approved a conditional use to establish a Planned Unit Development for the Subject Property pursuant to Ordinance No. 20-037 recorded as document number R2020-085332 in DuPage County, Illinois (“PUD Ordinance”).

6. Consistent with the intent of the PUD Ordinance, Petitioner now seeks the zoning relief as outlined above in order to facilitate the residential redevelopment of the Subject Property.

7. The existing land uses surrounding the Subject Property are as follows:
- a. North: Forest Preserve District of DuPage County (the “Forest Preserve”)
 - b. East: R3A PUD in Naperville (townhomes) and R-3 in unincorporated DuPage County (Single-family detached residential homes).
 - c. South: ORI – Nokia Bell Labs
 - d. West: Forest Preserve District of DuPage County

8. The proposed entitlement requests meet all City and State requirements for the development of property and will facilitate the beneficial use of the Subject Property as stated below.

SUMMARY OF DEVELOPMENT

Earlier this year the City rezoned the Subject Property and approved the PUD Ordinance for the specific purpose of facilitating the residential redevelopment of the Subject Property. Petitioner now proposes a mixed residential redevelopment that is consistent with the standards of the underlying zoning ordinance. The proposed development, to be known as Naper Commons, is a unique open-space centric development that consists of three distinct housing lines- The Townhomes, The Meadows and The Estates. The Townhomes portion of Naper Commons consists of 66 dwelling units comprising a combination of one and two-story units. The Meadows consists of 128 code-compliant single-family lots. The Estates, which comprises slightly larger homes on slightly larger lots, consists of 45 code-compliant single-family lots. Naper Commons is an open-space centric project, with a large percentage of lots being located immediately adjacent to: i) preserved wetlands; ii) the adjacent Danada Forest Preserve; iii) a stormwater detention facility; or iv) dedicated park space. The site plan favors public open spaces over private open spaces, consistent with trends in the marketplace.

With three distinct housing lines, Naper Commons will add to the diversity of the City's housing stock and meet the various needs/desires of a broad buyer pool. The Townhomes will be located at the entrance to the community and along the southern portion of the project. The Townhomes are located proximate to the existing Danada Woods Townhomes and will serve as a transition between the more intensive use of Naperville Road and the Nokia Campus and the low density single-family homes at the heart of the project. Traditional townhomes often serve diverse

needs of both first-time homebuyers and move-down buyers. Here, Petitioner has been cognizant to include first-floor master end units in The Townhomes to both improve the aesthetic of The Townhomes and to address aging demographics in the City. The Townhomes will incorporate a combination of siding and masonry materials consistent with the City's design standards.

The Meadows is located at the heart of the proposed residential community and will comprise more than 50% of the total dwelling units. The proposed lot sizes are all compliant with applicable R-2 zoning standards. The Meadows will feature not less than five different floor plans with each floor plan offering not less than five different elevations to avoid monotony throughout the community. The exterior of the traditional single-family homes will include a mix of siding and masonry materials. In keeping with the open-space character of the subdivision and to encourage a greater sense of community through neighbor interaction, all of the homes incorporate a large front porch ranging from one and two-story porch designs. Approximately sixty percent of The Meadows lots will immediately abut some form of common open space. To again address the aging demographics of the City, The Meadows will feature at least one ranch model with first-floor master suite. However, we believe that The Meadows will be particularly attractive to a younger demographic of homebuyers who are now leaving more urban locations. We think these homebuyers will be particularly attracted by the premium location of the Subject Property located proximate to the I-88 interchange, the close proximity of shopping and entertainment options, the extraordinary school district, the limited maintenance associated with a new home and smaller yards, and the abundance of open space within and around the project.

The Estates series is intended to address the move-up buyer looking for a larger home with some more modern bells-and-whistles but unable to meet the very high threshold of entry into the downtown Naperville market. Surrounded by the Danada Forest Preserve on three sides,

The Estates is a unique enclave of larger homes that is uniquely attractive not just for its adjacency to open-space, but its proximity to large employment centers, its proximity to the I-88 interchange and a plethora of shopping and dining destinations, the extraordinary school district, and the limited maintenance associated with a new home. The Estates will feature not less than five different floor plans with each floor plan offering not less than five different elevations to avoid monotony throughout the community. The exterior of the traditional single-family homes will include a mix of siding and masonry materials. In keeping with the open-space character of the subdivision and to encourage a greater sense of community through neighbor interaction, most of the elevations incorporate a large front porch. Most of The Estates lots will immediately abut some form of common open space.

The primary entrance to the community will be off of Naperville Road & East Lucent Lane, which will be rebuilt generally consistent with the City's design metrics including sidewalk, street trees and lighting. Streetscape and landscape plans have been created to enhance the aesthetic appeal to the Property and to preserve existing natural features that cross between the Property and the adjacent Danada Forest Preserve. Stormwater basins will be natively planted and provide natural open-space vistas within the Property. A series of sidewalks and pedestrian paths will activate and interconnect the stormwater basins and wetland preservation areas and ultimately connect into the extensive pedestrian trail system within the Danada Forest Preserve. An approximately 2-acre active park is located at the heart of the project and will serve as a central gathering area for residents of the community. The park space will be publicly dedicated, with preliminary design of this unique space having been prepared by Hitchcock Design Group. The unique design of the park space incorporates active and passive amenities. Examples of passive amenities include string lights, space for outdoor movie nights, pergolas, bench swings, and other

areas of outdoor seating. Examples of active spaces in the linear park include a pickleball court, playground, half-court basketball, and table tennis. Large areas of turf are also available for bocce, cornhole tournaments or simply playing catch. The linear park concept is largely popular and will provide amenities unique to Naper Commons and not commonly found among other nearby residential communities.

APPROVAL OF A MAJOR CHANGE TO THE PLANNED UNIT DEVELOPMENT

9. As previously mentioned, The City approved a conditional use to establish a Planned Unit Development for the Subject Property pursuant to the PUD Ordinance (the “PUD”).

10. Here, a major change to the planned unit development is required to establish a site plan for the residential development and to approve both the conditional use for attached single-family dwellings and for deviations from the Code as more specifically detailed herein.

11. The major change to the planned unit development meets the standards set forth in the Code as follows:

- a. The design of the planned unit development presents an innovative and creative approach to the development of land and living environments.*

The proposed development is designed and configured to provide distinct neighborhoods of housing options, which will serve a broad pool of potential buyers and help to diversify the City’s housing stock. The Estates will comprise of slightly larger homes on slightly larger lots. The Townhomes will serve the needs of first-time homebuyers and empty nesters and Petitioner is cognizant of the needs of those empty nesters by including first-floor master bedrooms on the end units. The Meadows will address the same demographic of first-time home buyers and empty nesters in that it will comprise of ranch models with first-floor master suites, while also providing

the first-time home buyer with a single-family home option at a slightly lower price point. While meeting the needs of a variety of homebuyers, the proposed development is designed to provide a smooth transition from the townhomes and single-family detached homes to the east of the Subject Property. Moreover, the proposed development has been thoughtfully designed so that the exterior of the buildings will fit seamlessly into the community, which will enhance the surrounding environment and provide a cohesive development with extensive open space and recreational opportunities.

While Naper Commons will be a unique enclave of residential development due to the location of the Property, Petitioner has designed the community with a combination of sidewalks and pedestrian paths to create an integrated and walkable community with usable and accessible common open space. The heart of the common open space is the linear park that is centrally located within the subdivision. The street network of the community is designed around this linear park, with one-way streets and design features that spill into the roadway and are specifically intended to signal a “special” area where traffic should move more slowly. The design intent is to create a safe zone where parents can trust their children to walk to the park and play communally. To this end, the park is intentionally sized to provide sufficient active play areas, but to be intimate and accessible for young children. The park space is lined by homes with one and two-story front porches, allowing residents to “monitor” the park space and help establish a safe environment within their neighborhood. The park is accessible to all residents via either sidewalk or pedestrian paths. The same sidewalk and pedestrian path system is intended to incorporate connections into the adjacent forest preserve trail system. The open space, proximity to the Forest Preserve, linear park, and pathway system creates an extensive combination of recreational opportunities for all residents of this unique and cohesive community.

- b. *The planned unit development meets the requirements and standards of the planned unit development regulations.*

The proposed major change to the PUD will allow the Petitioner to utilize the Subject Property to an extent that is compatible with the surrounding environment and to its highest and best use. The planned unit development meets the requirements and standards of the planned unit development regulations as follows:

- (i) Ownership and Control: The proposed development meets the ownership and control requirements. Petitioner is the contract purchaser of the Property.
- (ii) Area, Lot Width, Yard, and Height/Bulk Requirements: The configuration of the PUD provides for a cohesive development and does not lend itself to a separate calculation of lot area between the single-family attached and single-family detached units. The total area of the proposed development is 1,413,511 square feet. Utilizing the minimum lot area for a single-detached dwelling is 6,000 square feet while the minimum lot area for a single-family attached dwelling is 4,000 square feet. Applying these requirements to the proposed unit count for Naper Commons (173 detached units and 66 attached units), the total area required on the Property is 1,302,000 square feet. By this measurement, we are exceeding the Code required lot area, thereby creating a less dense community than would be otherwise required under the Code.

Petitioner proposes deviations only for yard requirements. Specifically, Petitioner proposes to modify the following standards: (i) minimum side yard setback of 16 feet total for 2 side yards with each side a minimum of 6

feet; (ii) minimum front yard setback of 25 feet; and (iii) a deviation from Section 6-2-3:5.3 in the Code to permit an encroachment into the required 5' side yard.

A. Deviations from the front yard and side yard setback requirements in the R2 Zoning District meet the requirements and standards for granting a Deviation under a PUD as follows:

1. *Whether the requested deviation would undermine the intent and purpose of the underlying zoning district.*

Here, Petitioner has intentionally reduced the space allotted to private yards in favor of common open space and communal amenities as reflected in the lot area calculation noted above. The standard configuration provides for a 20' front yard setback and Petitioner is proposing 25' on lots located on a curve, which is necessary to get sufficient lot width at the front setback line. Said configuration results in a more creative design providing for a more intimate neighborhood in conjunction with the predominant use of front porches throughout, which is an integral feature to our proposed design and which we believe will encourage interaction between neighbors.

All of the homes within the Meadows will have front porches and each home will range between one and two-story porch designs. The 20' front yard setback does not take the measurement of the front porches into consideration because they are considered permitted encroachments under the Code because the porches will

not exceed the 5' permitted encroachment amount. The 20' setback is requested for the reasons specifically set forth herein and since the front porch will be a permitted encroachment under the Code, it should not be included in the setback measurement/calculation. The relief as it relates to the front yard setback will provide a more intimate neighborhood focusing on interaction between neighbors and will encourage the residents to use the one and two-story front porches in addition to the communal spaces the development has to offer.

With respect to the deviation request for the side yards, the side yards serve no practical purpose other than as a transitional space between front and rear yards. A 5' side yard can serve that same practical function of transitioning between yards same as a minimum 6' side yard. Under the Petitioner's proposal, the ranch style homes within the Meadows series will have a minimum 5' side yard. This deviation will not apply to all elevations within the Meadows series of homes and will only be applicable to the ranch model. In addition, the Estates will have a minimum 7' side yard, but will have a combined 14' side yard setback, so Petitioner accordingly requests a side yard setback deviation for the Estates series as well. With the exception of the eaves on the ranch style homes, there will be no encroachments into these required side yards because the air conditioner units and window wells will be located

in the rear of the homes. Accordingly, the side yards will only consist of passable open space and the additional space gained on each side yard from the deviation is better allotted to the residential dwelling unit, or to common areas to enhance the urban nature of the development without negatively impacting the purpose of the underlying zoning requirements.

2. Whether the requested deviation would be a detriment to the provision of municipal services and infrastructure.

The municipal services and infrastructure to be incorporated into the proposed community are depicted on the engineering plans submitted herewith. All necessary improvements will be designed and installed in accordance with the City's design standards and the requested deviations will have no impact on municipal services and infrastructure.

3. Whether the requested deviation would contribute a planned unit development which offers a superior level of design, amenity enhancement, or environmental benefit; or would enhance community vitality through the inclusion of attainable or barrier free housing.

A planned unit development is intended to provide flexibility in the stringent design metrics of the zoning code in exchange for amenity enhancement, environmental benefit, and superior design. Here, Petitioner's design incorporates a unique linear park that incorporates a higher level of design and improvement that helps establish the character of the open-space centric development. In exchange for this type of improvement and for substantial

exceedance of lot area metrics, Petitioner seeks minor deviations to adjust strict zoning code setbacks. The deviations will contribute to a unique development and will allow Petitioner to focus on large front porches that are one and two-story designs and outdoor recreation and amenity opportunities for future residents under an open-space centric concept. Granting the requested deviations from the minimum front and side yard setback requirements will permit larger communal and open spaces throughout the community, such as the proposed linear park, which will offer outdoor recreational opportunities unique to the proposed development and thereby enhancing the community at large.

B. Deviation from Section 6-2-3:5.3 in the Code to permit homes to encroach into the required side yard meets the requirements and standards for granting a Deviation under a PUD as follows:

1. Whether the requested deviation would undermine the intent and purpose of the underlying zoning district.

Under the Code, no encroachment can be located above a 5-foot interior side yard drainage or utility easement from the ground to the sky. As depicted on the elevations, the eaves on the ranch-style homes will technically encroach over the required 5-foot interior side yard easement. However, no easement will be negatively impacted by the eaves as they will be located above the easement as an extension of the roof. Technically, the Petitioner could eliminate the eaves, but this would drastically change the

architectural character of the home designs. The eaves add depth to the home and create shadow lines for the residences and you can see the difference between a home with eaves and a home without eaves on Figure 1.

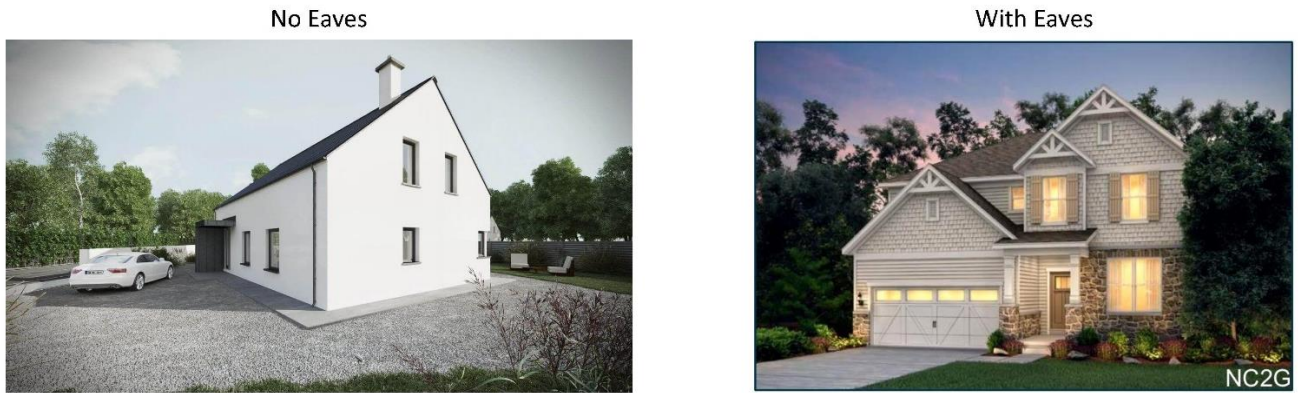


Figure 1

As you can see, the deviation will permit the homes to maintain a higher level of architecturally pleasing characters. Not only do eaves provide a superior level of architectural features, but they also serve an important purpose by keeping water away from the walls and window systems of the homes. Although it is possible to eliminate the eaves to eradicate this deviation request, doing so would not be in the best interest of the future residents of Naper Commons. Therefore, the incorporation of the eaves will provide a superior level of design and quality to the homes, which does not negatively impact the purpose of the underlying zoning requirements.

2. *Whether the requested deviation would be a detriment to the*

provision of municipal services and infrastructure.

The municipal services and infrastructure to be incorporated into the proposed community are depicted on the engineering plans submitted herewith. All necessary improvements will be designed and installed in accordance with the City's design standards and the requested deviation being located above a utility easement as a slight extension of the roof on the homes will have no impact on municipal services and infrastructure.

3. Whether the requested deviation would contribute a planned unit development which offers a superior level of design, amenity enhancement, or environmental benefit; or would enhance community vitality through the inclusion of attainable or barrier free housing.

The requested deviation will only apply to a certain number of homes. The Meadows homes will be situated on 51' wide lots and the homes will range from 37' to 40' wide. The 40' wide homes will require the requested deviation because the eaves will ultimately result in 42' wide homes if included in the calculation. This situation results in only 9' for a combined total of side yards on each of these lots and will require a 6" encroachment on each side yard with this specific lot and home configuration. Under the Code, encroachments are permitted in the required yards so long as it does not exceed 6 inches, which is the exact encroachment Petitioner is requesting. The deviation is only required for said encroachment due to the location of the eaves on these homes extending over and

above the 5' side yard utility easement. Petitioner could eliminate the eaves from the homes, but the eaves offer a superior level of design to the development and creates a more aesthetically pleasing architectural product than what would be provided had we eliminated the eaves as depicted on Figure 1.

- (iii) Common Open Space: Approximately 32% of the Subject Property will be dedicated to common open space.
- (iv) Landscaping, Screening, and Tree Preservation: A landscape plan has been submitted in compliance with the City's requirements for landscaping and screening upon development of the Property.
- (v) Lighting: The proposed development complies with the City's exterior lighting regulations.
- (vi) Pedestrian and Bicycle Circulation: The provisions pertaining to Pedestrian and Bicycle Circulation will be met and exceeded.
- (vii) Relationship to Adjoining Land: The Property is very uniquely positioned between the Danada Forest Preserve, the Nokia Campus, City of Naperville townhomes and County residential. These disparate uses do not easily blend together, but Petitioner has mixed-residential plan to create appropriate transitions between land uses while addressing the needs of modern homebuyers.
- (viii) Density Bonuses: No Density bonuses are requested.
- (ix) Park and School Sites: Park and School donations will be required as part of this development. The Petitioner will be dedicating approximately 2.04

acres to the Park District for a park site and the remaining requirement will be satisfied by improvements to the park parcel and/or by cash contribution to be paid at building permit. School donation will be provided as cash in lieu of a school site and will be paid on a pro-rata basis at the time of building permit.

- (x) Public Improvements: Naper Commons will be constructed with public right-of-way to and through the subdivision. This will require the improvement of East Lucent Lane which was originally designed and constructed as a private road integral to the Nokia Campus. Petitioner is committed to working with staff and improving East Lucent Lane generally consistent with City design standards. Other utility service necessary for the service of the subdivision will be constructed by Petitioner consistent with the City's design standards.

- c. The physical design of the planned unit development efficiently utilizes the land and adequately provides for transportation and public facilities while preserving the natural features of the site.*

The Property is uniquely positioned with the Danada Forest Preserve being located around three sides of the Property. Petitioner has embraced the adjacent open space which will be utilized to create premium lots around the perimeter of the subdivision and will be activated with a proposed trail connection along the west property line. Petitioner has recognized sensitive ecological areas and avoided impacts accordingly, particularly where impacts could extend into the adjacent Forest Preserve property. Petitioner hired V3 Companies to prepare a Wetland Delineation which has been submitted with this zoning application and outlines the strategy for preserving natural resources. Internally, Petitioner has focused on pedestrian connections and

creating a walkable community with the linear park as a central gathering space. Naper Commons far exceeds applicable Code required open space metrics with approximately 32% of the Property allocated to open space purposes. This is further reflected in the lot area calculations, whereby Petitioner is providing over 12,000 square feet of lot area per dwelling unit, two or three times the applicable Code requirement.

The Property is also situated within the City's technology corridor along Warrenville Road and Naperville Road, which is in close proximity to the I-88 interchange making the Subject Property a desirable location for daily commuters. Primary ingress/egress will occur via the lighted intersection at East Lucent Lane and Naperville Road. Secondary access is provided via cross-access easement over the private roadway known as West Lucent Lane. At the request of City Staff, Petitioner is also constructing a cross access at 39th Street in the Fairmeadow Subdivision. This access point was planned as part of the initial development of Fairmeadow and is appropriately activated with the creation of public right-of-way for East Lucent Lane. While development traffic is not likely to utilize this cross access point, it will provide residents of Fairmeadow with access to the lighted intersection of East Lucent Lane and Naperville Road thereby creating a safer means of ingress/egress during peak traffic hours.

d. Open Space, outdoor common area, and recreational facilities are provided.

As outlined above, ample open space and outdoor common areas will be provided as part of Naper Commons. The design of the community indicates approximately 32% of the Subject Property will be utilized for open space including a 2.04-acre linear park site to be dedicated to the Park District. The proposed park will provide an urban feel and offer passive and active recreational options for all Naperville residents ranging from outdoor movie night abilities, pergolas with swing benches, to pickleball, a neighborhood playground, and a basketball court.

Petitioner also incorporated sidewalks and a pedestrian path system with a proposed connection to the trails in the Danada Forest Preserve.

- e. The modifications in design standards from the subdivision control regulations and the waivers in bulk regulations from the zoning regulations fulfill the intent of those regulations.*

Petitioner requests deviations from the following regulations in the R2 zoning district: (i) minimum side yard setback of 16 feet total for 2 side yards with each side a minimum of 6 feet; (ii) minimum front yard setback of 25 feet; and (iii) deviation from section 6-2-3:5.3 to permit an encroachment above the required 5' interior side yard easement. The requested deviations meet the standards for granting a deviation under a PUD as previously stated herein. Petitioner also requests a deviation from the subdivision regulations to permit an increase in the "bounce" permitted between the normal water level and the high water level for the detention basins located in Outlot H. The deviation meets the standards for granting a deviation under a PUD as follows:

- 1. Whether the requested deviation would undermine the intent and purpose of the underlying zoning district; and*

The deviation would not undermine the intent and purpose of the applicable zoning district or the underlying subdivision regulations. The proposed variance does not impact the volume or release rate of stormwater detention which will be provided as part of the project and which will comply with the DuPage County Stormwater Ordinance. Accordingly, there is no negative impact to surrounding property owners associated with the function of stormwater management. The proposed variance will allow the Naper Commons stormwater basin to mimic the fluctuation between the normal-water-level and the high-water-level of the adjacent stormwater detention basin located in the Danada Townhomes subdivision. Currently, the Danada Townhomes stormwater basins overflows onto the Property, so this overflow detention is being accommodated in the design of the new stormwater basins for Naper Commons. The volume of overflow

detention being accommodated in the Naper Commons stormwater facilities on Outlot H is equal to the difference between the Code allowable bounce and the proposed variance. The normal water condition of the proposed basins in Outlot H will otherwise comply with applicable subdivision regulations and Naperville's Design Manual For Public Improvements.

2. *Whether the requested deviation would be a detriment to the provision of municipal services and infrastructure; and*

The requested deviation would not be a detriment to the provision of municipal services and infrastructure. The proposed deviation relates exclusively to private stormwater detention facilities that will be owned and maintained by the homeowners association at Naper Commons. The deviation will not impact public infrastructure or the City's provision of utility services. A similar condition exists within the adjacent Danada Townhome community where the "bounce" in the existing detention basin is 8.7', which is greater than the proposed variance requested for the Property. The Stormwater Report for the Danada Townhomes shows that the existing basin diverts water onto the Property between the 10-year and 100-year event, in effect utilizing a portion of the Property to accommodate stormwater detention for their development. Petitioner is not objecting to the existing condition, but requests a variance in order to accommodate the difference between what is required for the proposed development and what is being accommodated based on existing conditions. The stormwater required for the proposed development could be accommodated, without variance, within the footprint of the proposed stormwater basins.

3. *Whether the requested deviation would contribute a planned unit development which offers a superior level of design, amenity enhancement, or environmental benefit; or would enhance the community vitality through the inclusion of attainable or barrier free housing.*

The proposed variance is necessary to facilitate development of the uniquely configured property adjacent to Lucent Lane while accommodating existing detention from Danada

Townhomes.

The Stormwater Report for the Danada Townhomes shows that the existing basin diverts water onto the Property between the 10-year and 100-year event, in effect utilizing a portion of the Property to accommodate stormwater detention for the off-site development. This is a unique condition, particularly in light of there being no easements which reflect any right to utilize a portion of the Property for stormwater detention. While Petitioner does not object to accommodating the offsite storage in its new stormwater basins, Petitioner seeks to provide that storage in a manner that doesn't unduly burden the manner in which development of the Property can occur. Accordingly, Petitioner seeks a variance to increase the bounce to accommodate the off-site stormwater detention being accommodated from the Danada Townhomes subdivision. Absent that off-site stormwater detention, Petitioner could accommodate the stormwater detention required for the development of the Property within the footprint of the proposed detention basins located on Outlot H.

f. The planned unit development is compatible with the adjacent properties and nearby land uses.

The Property is very uniquely positioned between the Danada Forest Preserve, the Nokia Campus, City of Naperville townhomes and County residential. These disparate uses do not easily blend together, but Petitioner has mixed-residential plan to create appropriate transitions between land uses while addressing the needs of modern homebuyers.

g. The planned unit development fulfills the objectives of the comprehensive plan and planning policies of the City.

The Subject Property falls within the City's East Sector Plan Update ("Comp Plan"), which designates the Subject Property for Office, Research and Development. It is important to note the Comp Plan was approved 22 years ago in 1998. Since then, many of the market demands

concerning land use and real estate in the area have drastically shifted and the City recognized this by recently rezoning the Subject Property for residential use (R2 PUD) in April of 2020. Specifically, the real estate market has largely shifted its housing needs from that of a traditional single-family home, to needing a variety of housing options to cater to all home buyers in any stage of life. Specifically, we are seeing a larger demand for a townhome product to cater to a millennial purchasing their first home as well as the empty-nester who is looking to downsize from their traditional single-family home. In addition, Petitioner will incorporate two different styles of ranch homes geared towards the “move-in” buyers fleeing the City and looking to purchase their first home, as well as the “move-down” buyers in the nearby area. These homes will cater towards the aging homebuyer’s needs without them taking the leap into an age-restricted community and will do so by focusing on first floor living and smaller yards yielding less maintenance obligations. All of that being said, Petitioner seeks to develop the Subject Property for residential use reflecting the City’s intentions for the Subject Property when it rezoned the Subject Property to R2 PUD in April 2020.

APPROVAL OF A CONDITIONAL USE TO PERMIT TOWNHOMES IN THE R2 ZONING DISTRICT

- a. *The establishment, maintenance or operation of the conditional use will not be detrimental to, or endanger the public health, safety and general welfare.*

The intent of the R2 Zoning District is to provide multiple-family areas accommodating a variety of housing types and compatible uses, which is precisely the objective Petitioner seeks to achieve by offering townhomes and two separate series of traditional single-family homes. Townhomes are widely desirable given the demographic shift the real estate market has seen with Millennials fleeing large cities for the suburbs¹. This trend has been gaining traction over the past

¹ <https://fortune.com/2020/07/17/people-leaving-cities-coronavirus-data-population-millennials-marriage-families-housing-real-estate-suburbs/>

couple of years where large U.S. Cities have been losing tens of thousands of millennial residents to nearby suburbs since 2018². This trend only continues to grow in 2020 due to the COVID-19 pandemic prompting millennials to move out of large populated cities and purchase their first home in the suburbs at an affordable price point now that working-from-home is common practice and the need to be in close proximity to a city office is reduced. Townhomes are widely desirable for a first-time homebuyer leaving Chicago in that they have little to no maintenance obligations and are priced more affordably than a traditional large-lot single-family detached home. Moreover, townhomes are largely sought among empty nesters looking to downsize with little maintenance obligations, but who are not yet ready to take the leap into an age-restricted community. Petitioner plans to incorporate first floor master bedrooms into The Townhomes, which will be an appealing feature to the empty nesters. Therefore, approving the conditional use will provide more housing opportunities to the millennials fleeing Chicago along with empty nesters looking to downsize, which will not be detrimental to or endanger the health, safety, and general welfare as it will provide a much-needed housing product in a time where townhomes are in high demand.

b. The conditional use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

In its current state, the Subject Property is vacant and unimproved. Nokia specifically sought approvals from the City to rezone the Subject Property for residential use in order to improve property values and the general appearance of the neighborhood. Approval of a conditional use to permit townhomes will provide a harmonious transition with the neighboring townhome community immediately east of the Subject Property. Internally, Petitioner thoughtfully designed the proposed development to include a stormwater management facility between The

² <https://www.wsj.com/articles/millennials-continue-to-leave-big-cities-11569470460>

Townhomes and The Meadows and said stormwater management facility will act as a buffer between the two housing types. Therefore, The Townhomes will not be injurious to the use and enjoyment of other property within the area.

c. The establishment of the conditional use will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district.

The establishment of townhomes within this proposed residential community will not impede development of adjacent properties. The Subject Property is within the Nokia Campus, which is improved with multiple interconnected office buildings comprising approximately 1.6 million square feet and is served by a combination of parking decks and surface parking lots. The Subject Property makes up the remainder of the Nokia Campus and is currently vacant and underperforming to which the City agreed the highest and best use of the Subject Property is for a variety of housing types under R2 zoning. With the exception of the proposed development, the Nokia Campus to the south will otherwise be untouched, with no plans of future development and the property immediately east of the proposed townhome component has already been developed into a townhome community. Therefore, the conditional use will not impede development of adjacent properties.

d. The establishment of the conditional use is not in conflict with the adopted comprehensive master plan.

The Subject Property falls within the City's East Sector Plan Update, which designates the Subject Property for Office, Research and Development. It is important to note the Comp Plan was approved 22 years ago in 1998. Since then, many of the market demands concerning land use and real estate in the area have drastically shifted and the City recognized this by recently rezoning the Subject Property for residential use (R2 PUD) in April of 2020. The conditional use to permit townhomes within the proposed development is in harmony with the intent of the R2 zoning

district in that it will promote a mixed-residential community offering a variety of housing types consistent with the adjacent residential neighborhoods.

APPROVAL OF A PRELIMINARY PLAT OF SUBDIVISION

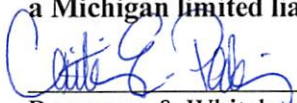
1. Petitioner seeks approval of the Preliminary/Final Plat of Subdivision, a copy of which has been submitted herewith, to subdivide the Property to allow the construction of 239 dwelling units and associated outlots that will be maintained by a homeowner’s association that will be formed for the subdivision.

2. The proposed subdivision meets the standards for a subdivision consistent with the standards set forth in the Code.

WHEREFORE, by reason of the foregoing, the undersigned Petitioner requests the City Council and Plan Commission take the necessary steps to: (i) approve a major change to the planned unit development for the development of Naper Commons, a 239 unit mixed-residential development with associated deviations as depicted on the PUD Plat; (ii) approve a conditional use to permit single-family attached dwelling units in the R2 zoning district; (iii) approve a preliminary/final plat of subdivision; and (iv) to approve such other relief from the Naperville Municipal Code (“Code”) as may be deemed necessary and appropriate to develop the Property consistent with the plans submitted herewith.

RESPECTFULLY SUBMITTED this 20th day of January, 2021.

PETITIONER:
PULTE HOME COMPANY, LLC,
a Michigan limited liability company



Rosanova & Whitaker, Ltd.
Attorneys for the Petitioner

EXHIBIT A
LEGAL DESCRIPTION

LOT 4 IN NOKIA CAMPUS SUBDIVISION, BEING A SUBDIVISION IN PART OF THE NORTH 1/2 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 10 EAST AND THE SOUTH HALF OF SECTION 32, TOWNSHIP 39 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 6, 2020 AS DOCUMENT R2020-085330, IN DUPAGE COUNTY, ILLINOIS.

PINs: 05-32-300-014
08-05-207-036

ADDRESS: Part of the 1960-2000 Lucent Lane, Nokia Campus, Naperville, Illinois

PRELIMINARY P.U.D. FOR NAPER COMMONS

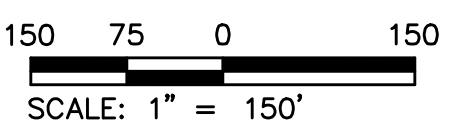
PARCEL DESCRIPTION

LOT 4 IN NOKIA CAMPUS SUBDIVISION, BEING A SUBDIVISION IN PART OF THE NORTH 1/2 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 10 EAST AND THE SOUTH HALF OF SECTION 32, TOWNSHIP 39 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 6, 2020 AS DOCUMENT R2020-085330, IN DUPAGE COUNTY, ILLINOIS.

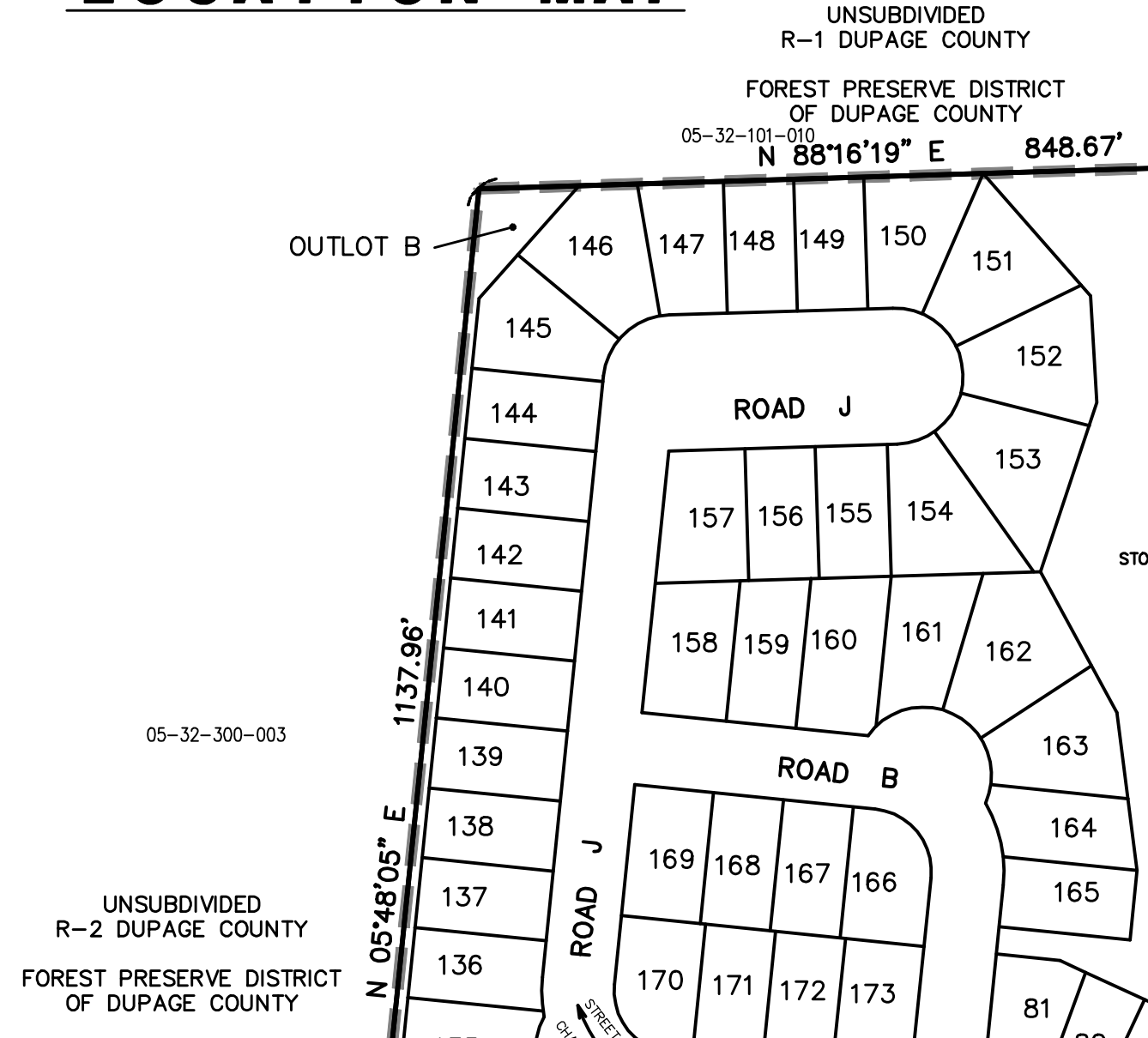
LOT DIMENSIONS & AREAS ARE APPROXIMATIONS & WILL VARY AT TIME OF FINAL PLATTING.

PARCEL INDEX NUMBER	
05-32-300-013	
05-32-300-014	
05-32-300-015	
08-05-207-035	
08-05-207-036	
08-05-207-037	

PROPERTY RECENTLY SUBDIVIDED AND NO ADDRESS LISTED ON COUNTY/CITY WEB SITES. UNDERLYING ADDRESS PER NOKIA CAMPUS SUBDIVISION IS 2000 WEST LUCENT LANE, NAPERVILLE, ILLINOIS 60563



LOCATION MAP

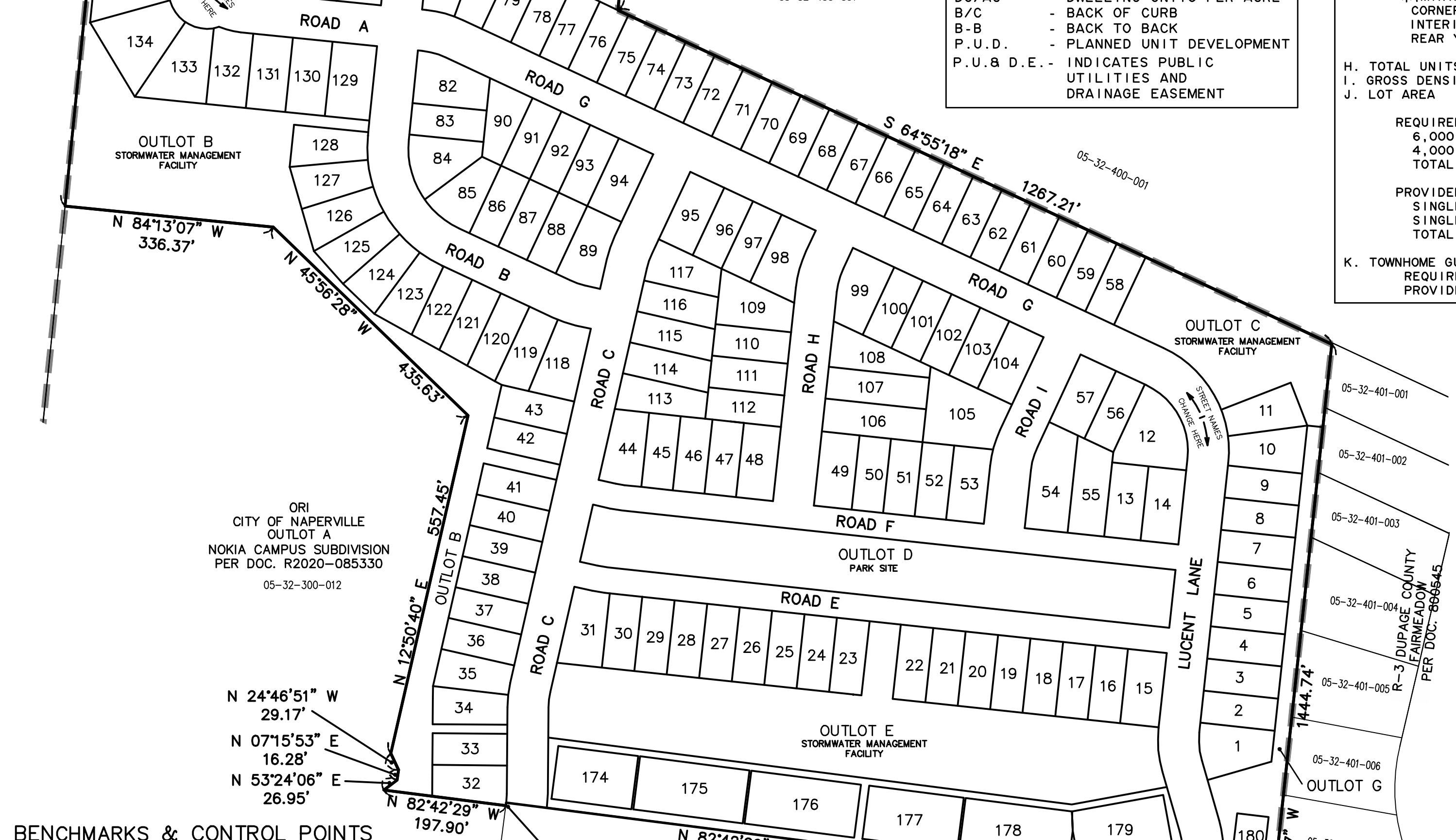


LINE LEGEND	
	SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
	EXISTING CORPORATE LIMITS OF THE CITY OF NAPERVILLE (Heavy Dashed Line)
	BUILDING LINE (Long Dashed Lines)
	EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
	CENTERLINE (Single Dashed Lines)

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
P.B.	BACK TO BACK
P.U.D.	PLANNED UNIT DEVELOPMENT
P.U.B.D.E.	INDICATES PUBLIC UTILITIES AND DRAINAGE EASEMENT

SITE DATA	
A. TOTAL AREA	64.63 AC. ±
B. PROPOSED ZONING	R2 PUD
C. INTERNAL R.O.W.	12.05 AC. ±
D. STORMWATER/WETLAND PRESERVATION/COMMON AREA	18.12 AC. ±
E. PARK SITE	2.04 AC. ±
F. P.U.D. OPEN SPACE CALCULATION	32.62%
G. RESIDENTIAL UNITS:	
TOWNHOMES (TOWNHOMES)	66
FRONT SETBACK	20 FT.
CORNER SIDE YARD SETBACK	15 FT.
SIDE YARD SETBACK	12 FT.
REAR YARD SETBACK	25 FT.
BUILDING SEPARATION	
FRONT TO FRONT	61 FT.
REAR TO REAR	60 FT.
SIDE TO SIDE	12 FT.
REAR TO SIDE	35 FT.
FRONT TO SIDE	50 FT.
MEADOWS (51' X 120' LOTS)	
MINIMUM LOT SIZE	6,120 S.F.
AVERAGE LOT SIZE	6,735 S.F.
MAXIMUM LOT SIZE	12,509 S.F.
FRONT YARD SETBACK	
*(MINIMUM 20' WHERE SHOWN ON PLAN)	
*(MINIMUM 25' WHERE SHOWN ON PLAN)	
CORNER SIDE YARD SETBACK	15 FT.
INTERIOR SIDE YARD SETBACK	7 FT.
*INTERIOR SIDE YARD SETBACK - RANCH HOMES	5 FT.
REAR YARD SETBACK	25 FT.
ESTATES (64' X 120' LOTS)	
MINIMUM LOT SIZE	7,680 S.F.
AVERAGE LOT SIZE	8,807 S.F.
MAXIMUM LOT SIZE	12,241 S.F.
FRONT YARD SETBACK	
*(MINIMUM 20' WHERE SHOWN ON PLAN)	
*(MINIMUM 25' WHERE SHOWN ON PLAN)	
CORNER SIDE YARD SETBACK	15 FT.
INTERIOR SIDE YARD SETBACK	7 FT.
REAR YARD SETBACK	25 FT.
H. TOTAL UNITS	
I. GROSS DENSITY	3.70 DU/AC
J. LOT AREA	
REQUIRED	
6,000 S.F. PER SINGLE FAMILY DETACHED	1,038,000 S.F.
4,000 S.F. PER SINGLE FAMILY ATTACHED	1,302,000 S.F.
TOTAL	1,302,000 S.F.
PROVIDED	
SINGLE FAMILY DETACHED	1,258,324 S.F.
SINGLE FAMILY ATTACHED	1,412,385 S.F.
TOTAL	1,412,385 S.F.
K. TOWNHOME GUEST PARKING	
REQUIRED	17
PROVIDED	17

- ### NOTES
- ADDITIONAL P.U. & D.E. EASEMENTS MAY BE REQUIRED ON FINAL PLATS BASED ON UTILITY SIZE AND LOCATIONS FROM FINAL ENGINEERING.
 - DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DISTANCES.
 - ALL RIGHT-OF-WAYS ARE TO BE PUBLIC DEDICATIONS.
 - ALL STREETS, UTILITY PIPES AND MAINS SHALL BE PUBLICLY OWNED AND MAINTAINED.
 - ALL EASEMENTS DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED)
 - ALL EASEMENTS ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES (UNLESS OTHERWISE NOTED)
 - STORMWATER MANAGEMENT EASEMENTS WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED)
 - STORMWATER STORAGE VOLUMES TO BE PROVIDED AND THE DESIGN OF STORMWATER MANAGEMENT FACILITIES SHALL BE IN ACCORDANCE WITH CITY OF NAPERVILLE AND DUPAGE COUNTY REQUIREMENTS.
 - EASEMENTS TO BE PROVIDED PER CITY AND UTILITY COMPANY REQUIREMENTS.
 - FOR PROPOSED CONTOURS, GRADES, UTILITIES, STREETS AND SIDEWALKS REFER TO THE PRELIMINARY ENGINEERING DRAWINGS FOR THIS DEVELOPMENT.
 - ALL REQUIRED CERTIFICATES, STATEMENTS AND CITY CLERK RECORDING NOTE WILL BE PROVIDED ON FINAL PLAT.
 - ALL R.O.W. DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
 - THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SUBJECT PROPERTY BEING N 88°16'19" E (ASSUMED).
 - BLANKET P.U. & D.E. OVER OUTLOTS E, F, G & H.
 - SIGNAGE EASEMENT WILL BE PROVIDED ON THE FINAL PLAT
 - ALL REQUIRED MONUMENTATION WILL BE PROVIDED ON THE FINAL SUBDIVISION PLAT
 - FOR THE TOWNHOMES, DECKS AND PATIOS WILL NOT EXTEND PAST THE LOT LINE.



BENCHMARKS & CONTROL POINTS

ELEVATION REFERENCE MARK:
 NAPERVILLE SURVEY MON. #703, BERNSTEIN 3D TOP SECURITY MONUMENT, CONSISTING OF A 9/16" DIA. STAINLESS STEEL DATUM POINT ON THREADED 9/16" X 4" LONG ROD TOTALING (8") IN LENGTH WITH GREASED TOP SECURITY SLEEVE ENCLOSED IN SAND AND 6" PVC PIPE WITH BMAC 8 ALUMINUM ACCESS COVER.
 ELEVATION=780.31 (NAVD 88)

NGS MONUMENT 016Z (PID DK3215): THE STATION IS LOCATED ALONG THE SOUTH SIDE OF WARRENVILLE ROAD, EAST OF THE "T" INTERSECTION WITH WASHINGTON STREET. THE STATION IS 70.2 FT. WEST OF A LIGHT POLE, 39.4 FT. NORTHWEST OF AN ELECTRIC TRANSFORMER BOX, AND 23.0 FT. SOUTH OF THE CENTERLINE OF EASTBOUND WARRENVILLE ROAD. THE MONUMENT IS A 3.5 INCH BRASS DISK ON THE EAST END OF A RETAINING WALL ALONG THE SOUTH SIDE OF WARRENVILLE ROAD. THE MONUMENT IS 3.0 FT ABOVE ROAD GRADE.
 ELEVATION=759.89 NAVD88

CONTROL POINTS:
 CP #110: SET "4" IN CONCRETE ISLAND LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF NAPERVILLE ROAD AND LUCENT DRIVE.
 NORTHING: 1874302.77
 EASTING: 1043669.52
 ELEVATION: 738.67 NAVD88

CP #112: SET "4" IN THE TOP OF THE EAST SIDE OF THE CONCRETE CURB LOCATED JUST WEST OF THE SALT DOME LOCATED ON THE SUBJECT SITE.
 NORTHING: 1875549.24
 EASTING: 1041733.77
 ELEVATION: 742.88 NAVD88

STATEMENT OF INTENT AND CONCEPT NAPER COMMONS

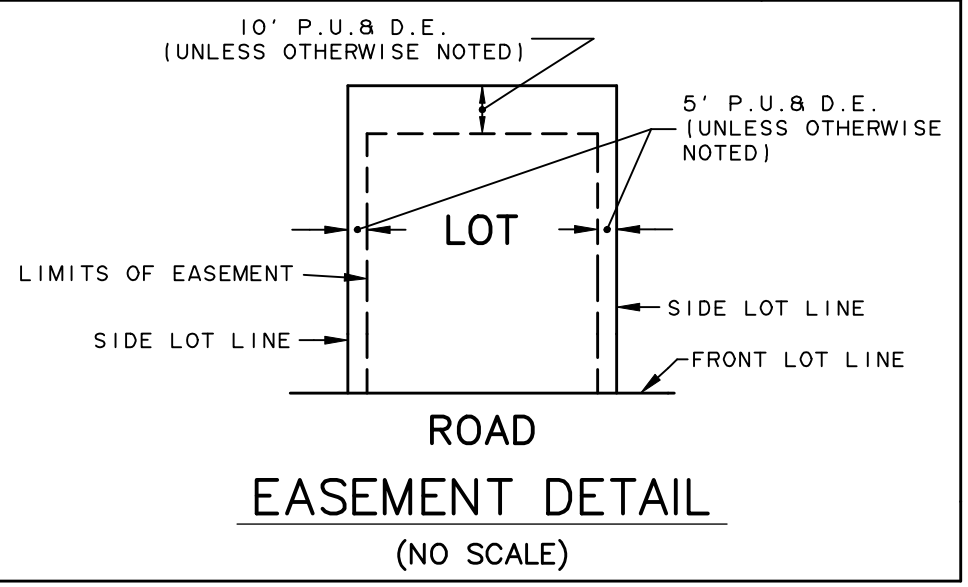
Naper Commons is an open-space centric mixed-residential community consisting of 173 single-family detached residential homes and 66 townhomes on an approximately 67-acre site. With three distinct housing lines, Naper Commons adds to the diversity of the City's housing stock and meets the various needs and desires for a broad spectrum of homebuyers.

Located near the Freedom Drive interchange with I-88, Naper Commons benefits from extraordinary roadway access, is located within a major employment corridor, and is proximate to abundant shopping, dining and entertainment options. At the same time, Naper Commons is nestled almost within the Danada Forest Preserve, creating a quiet enclave with unparalleled access to preserved open space and passive recreational amenities. These unique locational attributes provide an opportunity to blend trends toward more urban housing types with strong preferences for outdoor amenities.

The mixed-residential offerings at Naper Commons will attract a diverse array of buyers in terms of income, experience and housing needs. The townhome portion of Naper Commons consists of 66 units comprising a combination of one and two-story units that transition between more intensive office uses and the single-family portion of the community. The heart of Naper Commons features small-lot single-family detached homes to be known as The Meadows, which prioritizes front porches and common open space over large private yards. The Meadows will include ranch-style homes and traditional two-story homes. The front yard setback is reduced to twenty feet and front porches can encroach up to five feet into the front yard setback. A minimum five-foot interior side yard setback is required for the ranch-style homes while two-story homes in The Meadows have a minimum six-foot interior side yard setback. The Meadows is built around a highly-amitized urban park that is central to the open-space centric theme of the community and will appeal to younger homebuyers leaving more urban locations. The northern portion of the community, to be known as The Estates, is comprised of slightly larger homes on larger lots backing to open space and will appeal to move-up homebuyers based on locational attributes and award-winning modern home designs.

Naper Commons will utilize a combination of fencing and landscape enhancements to transition between the proposed subdivision and adjacent properties. Adjacent to existing residential subdivisions, the Naper Commons homeowners association will own and maintain fencing and landscape enhancements intended to provide visual separation between adjacent residential uses. Adjacent to the forest preserve property, a split rail fence will delineate a 10' landscape easement located across the rear of residential lots. This landscape easement will be planted with native grasses and will provide a natural transition and encourage pollutant filtration.

A Homeowners Association will govern Naper Commons pursuant to a Declaration of Covenants, Conditions, and Restrictions for the subdivision. The HOA will own and maintain all common areas. The Declaration will prohibit accessory structures and will specifically limit permissible fencing on residential lots to five foot picket fences constructed of black aluminum or wrought iron to maintain an open feel within the subdivision.



LOT AREA TABLE					
LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES
1	8,281	0.19	52	6,120	0.14
2	6,240	0.14	53	7,356	0.17
3	6,240	0.14	54	10,968	0.25
4	6,240	0.14	55	8,696	0.20
5	6,240	0.14	56	6,120	0.14
6	6,240	0.14	57	7,530	0.17
7	6,240	0.14	58	6,120	0.14
8	6,240	0.14	59	6,120	0.14
9	6,240	0.14	60	6,120	0.14
10	7,622	0.17	61	6,120	0.14
11	7,203	0.17	62	6,120	0.14
12	11,013	0.25	63	6,120	0.14
13	7,080	0.16	64	6,120	0.14
14	7,320	0.17	65	6,120	0.14
15	7,500	0.17	66	6,120	0.14
16	6,300	0.14	67	6,120	0.14
17	6,300	0.14	68	6,120	0.14
18	6,300	0.14	69	6,120	0.14
19	6,300	0.14	70	6,120	0.14
20	6,300	0.14	71	7,255	0.17
21	6,300	0.14	72	6,120	0.14
22	6,300	0.14	73	6,120	0.14
23	6,300	0.14	74	6,120	0.14
24	6,300	0.14	75	8,120	0.19
25	6,300	0.14	76	6,120	0.14
26	6,300	0.14	77	6,120	0.14
27	6,300	0.14	78	6,120	0.14
28	6,300	0.14	79	6,120	0.14
29	6,586	0.15	80	6,120	0.14
30	6,300	0.14	81	8,330	0.19
31	7,952	0.18	82	8,658	0.20
32	6,892	0.16	83	6,120	0.14
33	6,120	0.14	84	7,867	0.18
34	6,586	0.15	85	7,386	0.17
35	6,584	0.15	86	6,120	0.14
36	6,120	0.14	87	6,120	0.14
37	6,120	0.14	88	6,120	0.14
38	6,120	0.14	89	7,744	0.18
39	6,120	0.14	90	6,120	0.14
40	6,120	0.14	91	6,120	0.14
41	6,120	0.14	92	6,120	0.14
42	6,120	0.14	93	6,120	0.14
43	6,380	0.15	94	7,280	0.17
44	7,466	0.17	95	7,255	0.17
45	6,120	0.14	96	6,120	0.14
46	6,120	0.14	97	6,120	0.14
47	6,120	0.14	98	7,776	0.18
48	7,200	0.17	99	8,079	0.19
49	6,320	0.17	100	6,120	0.14
50	6,120	0.14	101	6,120	0.14
51	6,120	0.14	102	6,120	0.14

PREPARED FOR:
PULTE HOME COMPANY, LLC
 1900 E. GOLF ROAD, SUITE 300
 SCHAUMBURG, IL 60173
 (847) 230-5400

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: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 402138 FILE NAME: PREOVR
 DRAWN BY: LAL FLD. BK. / PG. NO.: NOTES
 COMPLETION DATE: 09-14-20 JOB NO.: 402.138
 XREF: TOPO PROJECT MANAGER: CRM
 10-18-20/LAL: REVISED PER 2020-10-05 CITY COMMENTS
 11-18-20/LAL: REVISED PER 2020-11-03 CITY COMMENTS
 12-11-20/LAL: REVISED OPEN SPACE CALC. PER PREPUD OPEN SPACE EXH
 01-20-21/LAL: REVISED PER PLAN COMMISSION MEETING 12/16

PRELIMINARY P.U.D. FOR NAPER COMMONS
 CITY OF NAPERVILLE PROJECT NO. 20-1000088
 SHEET 1 OF 4
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80 40 0 80
SCALE: 1" = 80'



SEE SHEET 3

PREPARED BY:



CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
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PRELIMINARY P.U.D. FOR NAPER COMMONS
CITY OF NAPERVILLE PROJECT NO. 20-1000088
SHEET 2 OF 4

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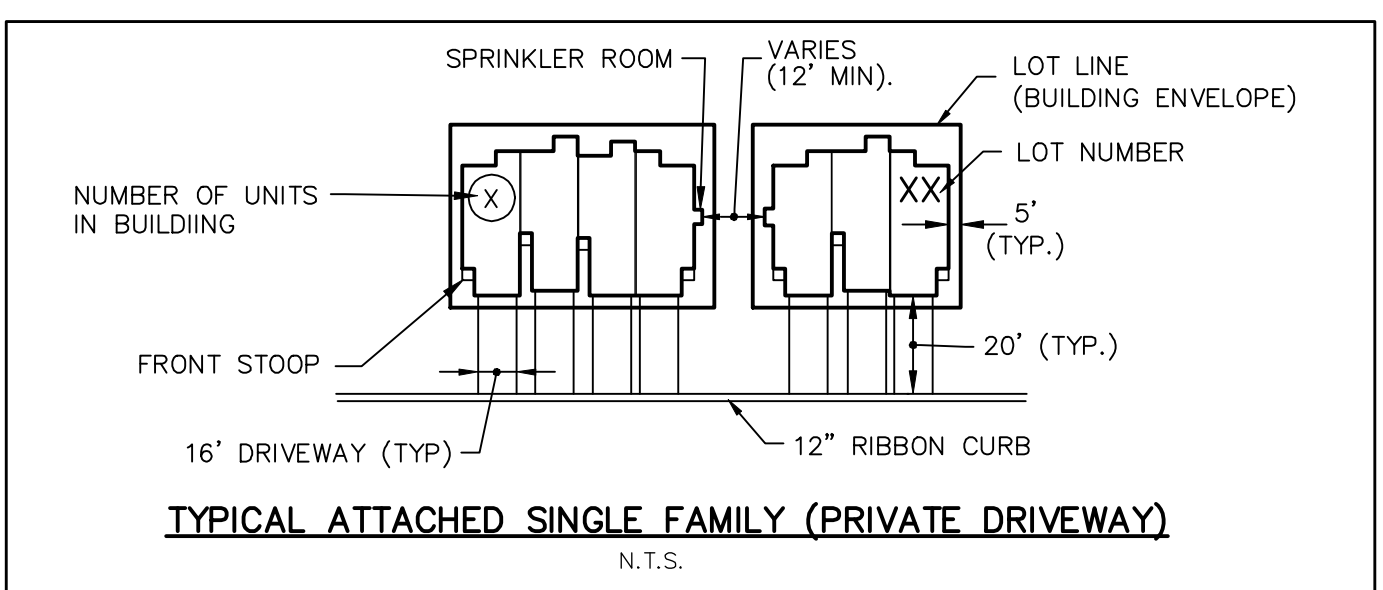
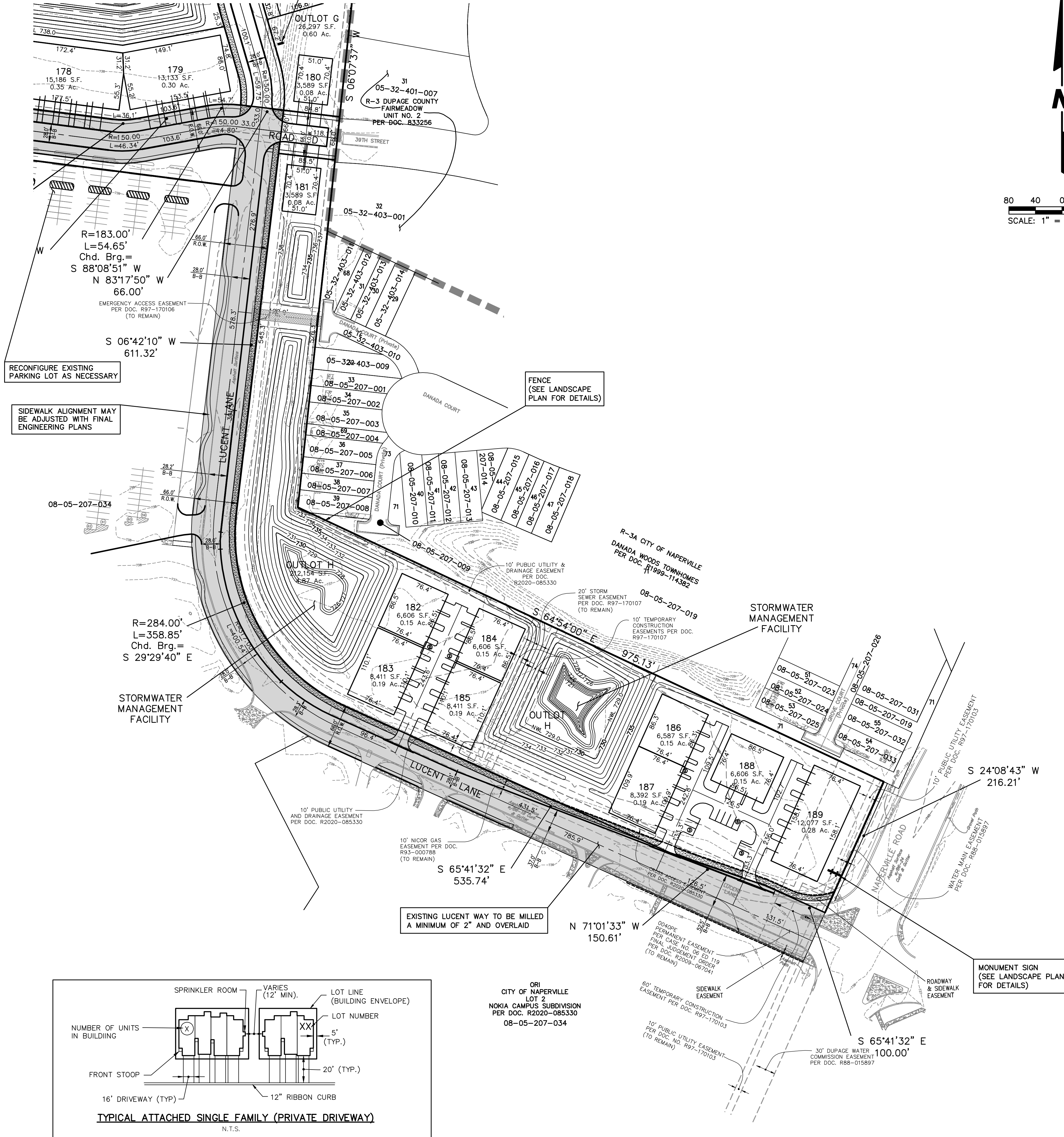
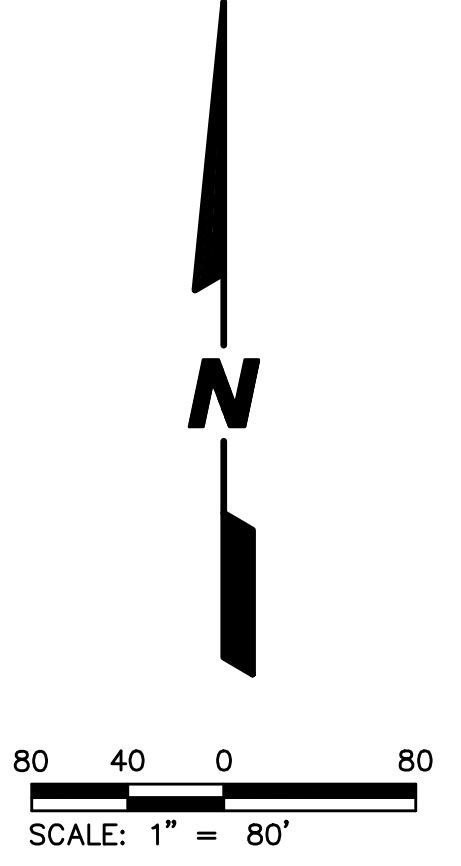
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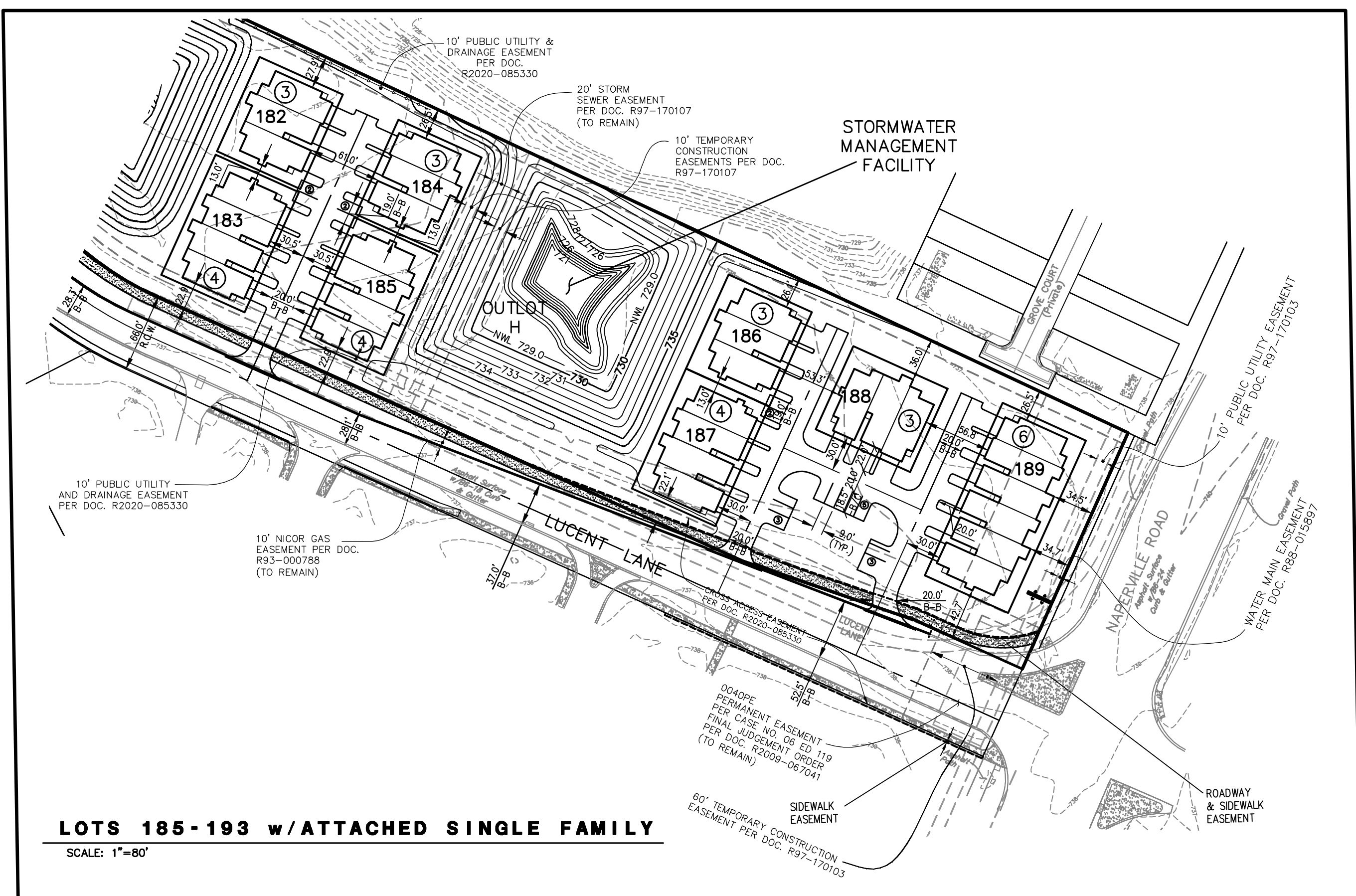
PLT FILE CREATED: 1/20/2021 BY: LESLIE LUMBERG

SEE SHEET 3

MONUMENT SIGN
(SEE LANDSCAPE PLAN
FOR DETAILS)



ORI
CITY OF NAPERVILLE
NOKIA CAMPUS SUBDIVISION
PER DOC. R2020-085330
08-05-207-034



LOTS 185-193 w/ATTACHED SINGLE FAMILY
SCALE: 1"=80'

PREPARED BY:
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PRELIMINARY P.U.D. FOR NAPER COMMONS
CITY OF NAPERVILLE PROJECT NO.: 20-1000088
SHEET 4 OF 4
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PLOT FILE CREATED: 1/20/2021 BY: LESLIE LUMBERG

PRELIMINARY PLAT of SUBDIVISION FOR NAPER COMMONS

PARCEL DESCRIPTION

PART OF LOT 4 IN NOKIA CAMPUS SUBDIVISION, BEING A SUBDIVISION IN PART OF THE NORTH 1/2 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 10 EAST AND THE SOUTH HALF OF SECTION 32, TOWNSHIP 39 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 6, 2020 AS DOCUMENT R2020-085330, IN DUPAGE COUNTY, ILLINOIS.

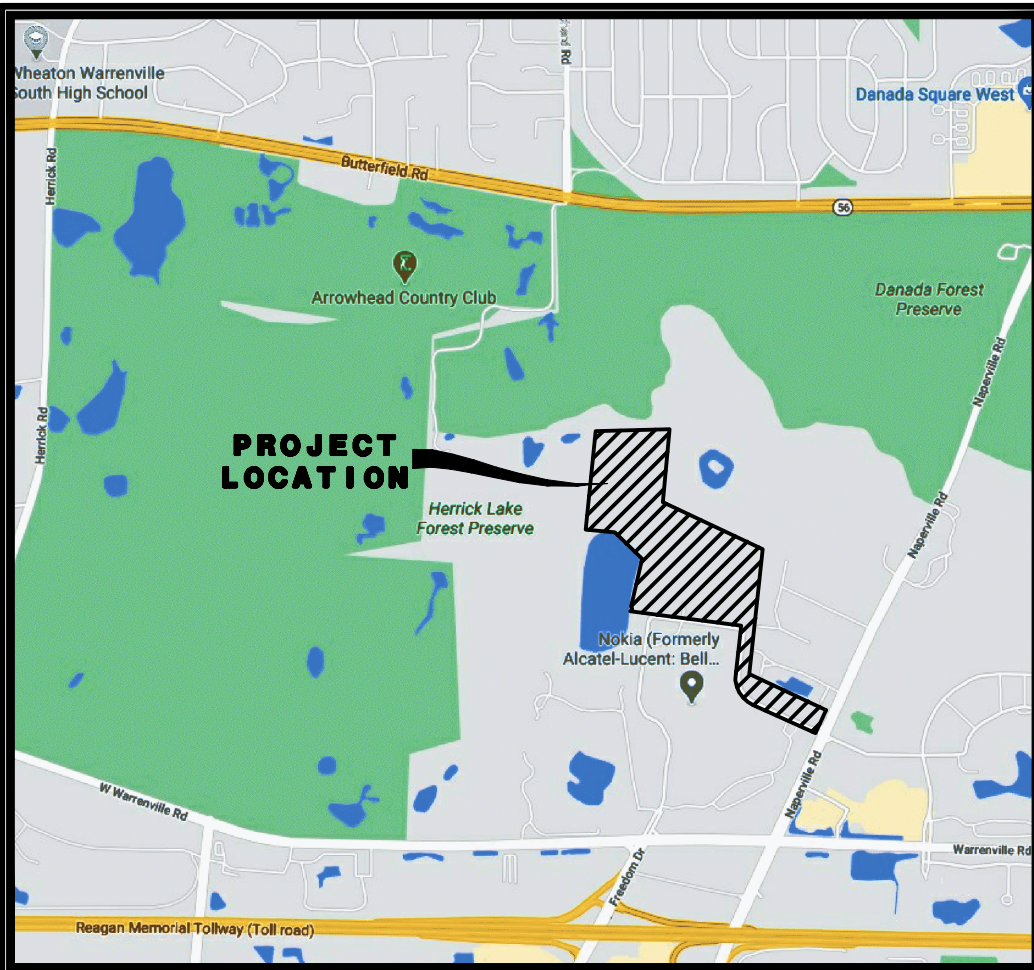
LOT DIMENSIONS & AREAS ARE APPROXIMATIONS & WILL VARY AT TIME OF FINAL PLATTING.

PARCEL INDEX NUMBER

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05-32-300-014
05-32-300-015
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08-05-207-036
08-05-207-037
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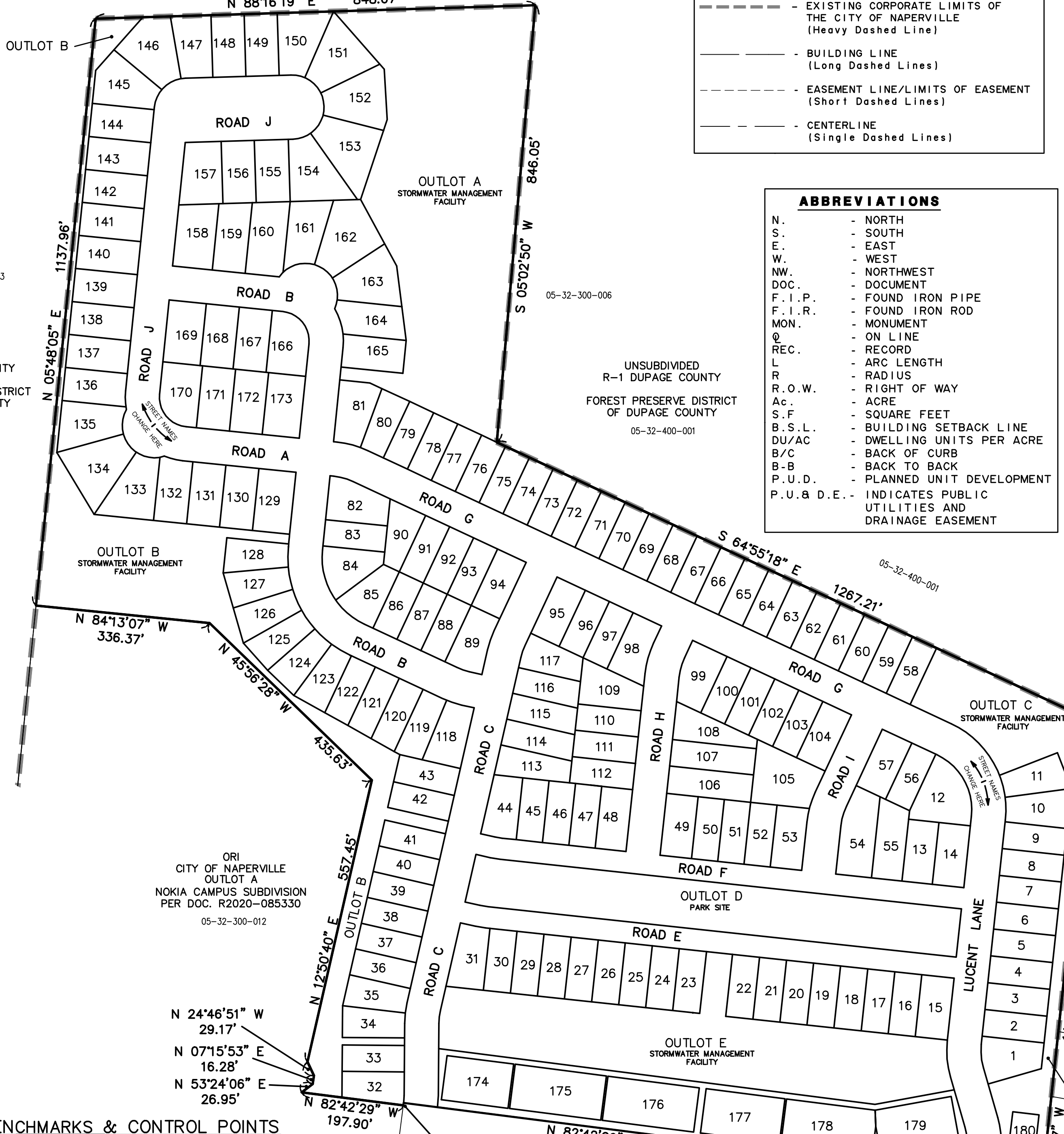


150 75 0 150
SCALE: 1" = 150'



LOCATION MAP

UNSUBDIVIDED R-1 DUPAGE COUNTY
FOREST PRESERVE DISTRICT OF DUPAGE COUNTY
05-32-101-010
N 88°16'19" E 848.67'
UNSUBDIVIDED R-2 DUPAGE COUNTY
FOREST PRESERVE DISTRICT OF DUPAGE COUNTY
05-32-300-003
N 05°48'05" E 1137.96'
UNSUBDIVIDED R-1 DUPAGE COUNTY
FOREST PRESERVE DISTRICT OF DUPAGE COUNTY
05-32-400-001
N 84°13'07" W 336.37'
N 45°58'28" W 435.63'
N 24°46'51" W 29.17'
N 07°15'53" E 16.28'
N 53°24'06" E 26.95'
N 82°42'29" W 197.90'
N 07°17'31" E 5.06'
N 82°42'29" W 901.59'
N 88°26'31" E 103.61'
N 79°35'31" W 103.61'
N 83°17'50" W 66.00'
S 06°42'10" W 611.32'
N 71°01'33" W 150.61'
S 65°41'32" E 535.74'
S 65°41'32" E 100.00'



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 Lines)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- CENTERLINE (Single Dashed Lines)

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.A. D.E. - INDICATES PUBLIC UTILITIES AND DRAINAGE EASEMENT

SITE DATA

A. TOTAL AREA	64.63 Ac. ±
B. PROPOSED ZONING	R2 PUD
C. INTERNAL R.O.W.	12.05 AC. ±
D. STORMWATER/WETLAND PRESERVATION/Common AREA	18.12 AC. ±
E. PARK SITE	2.04 AC. ±
F. P.U.D OPEN SPACE CALCULATION	32.62%
G. RESIDENTIAL UNITS: TOWNHOMES	66
FRONT SETBACK	20 FT.
CORNER SIDE YARD SETBACK	15 FT.
SIDE YARD SETBACK	12 FT.
REAR YARD SETBACK	25 FT.
BUILDING SEPARATION	61 FT.
FRONT TO FRONT	60 FT.
REAR TO REAR	12 FT.
SIDE TO SIDE	35 FT.
FRONT TO SIDE	50 FT.
MEADOWS (51' X 120' LOTS)	128
MINIMUM LOT SIZE	6,120 S.F.
AVERAGE LOT SIZE	6,735 S.F.
MAXIMUM LOT SIZE	12,509 S.F.
FRONT YARD SETBACK	20/25 FT.
*(MINIMUM 20' WHERE SHOWN ON PLAN)	
CORNER SIDE YARD SETBACK	15 FT.
INTERIOR SIDE YARD SETBACK	6 FT.
*INTERIOR SIDE YARD SETBACK - RANCH HOMES	5 FT.
REAR YARD SETBACK	25 FT.
ESTATES (64' X 120' LOTS)	45
MINIMUM LOT SIZE	7,680 S.F.
AVERAGE LOT SIZE	8,807 S.F.
MAXIMUM LOT SIZE	12,241 S.F.
FRONT YARD SETBACK	20/25 FT.
*(MINIMUM 20' WHERE SHOWN ON PLAN)	
CORNER SIDE YARD SETBACK	15 FT.
INTERIOR SIDE YARD SETBACK	7 FT.
REAR YARD SETBACK	25 FT.
H. TOTAL UNITS	239
I. GROSS DENSITY	3.70 DU/AC.
J. LOT AREA	
REQUIRED	
6,000 S.F. PER SINGLE FAMILY DETACHED	1,038,000 S.F.
4,000 S.F. PER SINGLE FAMILY ATTACHED	264,000 S.F.
TOTAL	1,302,000 S.F.
PROVIDED	
SINGLE FAMILY DETACHED	1,258,324 S.F.
SINGLE FAMILY ATTACHED	154,061 S.F.
TOTAL	1,412,385 S.F.
K. TOWNHOME GUEST PARKING	
REQUIRED	17
PROVIDED	17

NOTES

- ADDITIONAL P.U. & D.E. EASEMENTS MAY BE REQUIRED ON FINAL PLATS BASED ON UTILITY SIZE AND LOCATIONS FROM FINAL ENGINEERING.
- DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DISTANCES.
- ALL RIGHT-OF-WAYS ARE TO BE PUBLIC DEDICATIONS.
- ALL STREETS, UTILITY PIPES AND MAINS SHALL BE PUBLICLY OWNED AND MAINTAINED.
- ALL EASEMENTS DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
- ALL EASEMENTS ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES (UNLESS OTHERWISE NOTED).
- STORMWATER MANAGEMENT EASEMENTS WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
- STORMWATER STORAGE VOLUMES TO BE PROVIDED AND THE DESIGN OF STORMWATER MANAGEMENT FACILITIES SHALL BE IN ACCORDANCE WITH CITY OF NAPERVILLE AND DUPAGE COUNTY REQUIREMENTS.
- EASEMENTS TO BE PROVIDED PER CITY AND UTILITY COMPANY REQUIREMENTS.
- FOR PROPOSED CONTOURS, GRADES, UTILITIES, STREETS AND SIDEWALKS REFER TO THE PRELIMINARY ENGINEERING DRAWINGS FOR THIS DEVELOPMENT.
- ALL REQUIRED CERTIFICATES, STATEMENTS AND CITY CLERK RECORDING NOTE WILL BE PROVIDED ON FINAL PLAT.
- ALL R.O.W. DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
- THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SUBJECT PROPERTY BEING N 88°16'19" E (ASSUMED).
- BLANKET P.U. & D.E. OVER OUTLOTS E, F, G & H.
- SIGNAGE EASEMENT WILL BE PROVIDED ON THE FINAL PLAT
- ALL REQUIRED MONUMENTATION WILL BE PROVIDED ON THE FINAL SUBDIVISION PLAT
- FOR THE TOWNHOMES, DECKS AND PATIOS WILL NOT EXTEND PAST THE LOT LINE.

ELEVATION REFERENCE MARK:

NAPERVILLE SURVEY MON. #703, BERNSTEIN 3D TOP SECURITY MONUMENT, CONSISTING OF A 9/16" DIA. STAINLESS STEEL DATUM POINT ON THREADED 9/16" X 4" LONG ROD TOTALING (8") IN LENGTH WITH GREASED TOP SECURITY SLEEVE ENCLOSED IN SAND AND 6" PVC PIPE WITH BMAC 6 ALUMINUM ACCESS COVER.
ELEVATION=780.31 (NAVD 88)

NGS MONUMENT 0167 (PID DK3215): THE STATION IS LOCATED ALONG THE SOUTH SIDE OF WARRENVILLE ROAD, EAST OF THE "T" INTERSECTION WITH WASHINGTON STREET. THE STATION IS 70.2 FT. WEST OF A LIGHT POLE, 39.4 FT. NORTHWEST OF AN ELECTRIC TRANSFORMER BOX, AND 23.0 FT. SOUTH OF THE CENTERLINE OF EASTBOUND WARRENVILLE ROAD. THE MONUMENT IS A 3.5 INCH BRASS DISK ON THE EAST END OF A RETAINING WALL ALONG THE SOUTH SIDE OF WARRENVILLE ROAD. THE MONUMENT IS 3.0 FT ABOVE ROAD GRADE.
ELEVATION=759.89 NAVD88

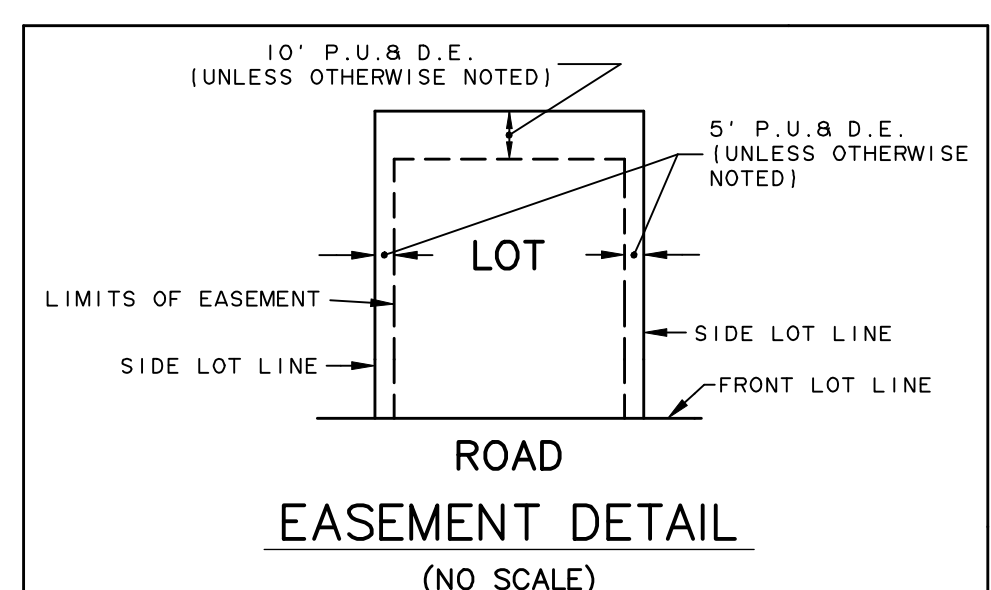
CONTROL POINTS:

CP #110: SET "I" IN CONCRETE ISLAND LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF NAPERVILLE ROAD AND LUCENT DRIVE.
NORTHING: 1874302.77
EASTING: 1043669.52
ELEVATION: 738.67 NAVD88

CP #112: SET "I" IN THE TOP OF THE EAST SIDE OF THE CONCRETE CURB LOCATED JUST WEST OF THE SALT DOME LOCATED ON THE SUBJECT SITE.
NORTHING: 1875549.24
EASTING: 1041733.77
ELEVATION: 742.88 NAVD88

LOT AREA TABLE

LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES
1	8,281	0.19	52	6,120	0.14	103	6,120	0.14
2	6,240	0.14	53	7,336	0.17	104	7,320	0.17
3	6,240	0.14	54	10,968	0.25	105	12,509	0.29
4	6,240	0.14	55	8,696	0.20	106	8,666	0.20
5	6,240	0.14	56	6,480	0.15	107	9,313	0.19
6	6,240	0.14	57	7,530	0.17	108	7,470	0.17
7	6,240	0.14	58	6,120	0.14	109	8,404	0.19
8	6,240	0.14	59	6,120	0.14	110	6,243	0.14
9	6,240	0.14	60	6,120	0.14	111	6,243	0.14
10	7,622	0.17	61	6,120	0.14	112	6,243	0.14
11	7,203	0.17	62	6,120	0.14	113	7,241	0.17
12	11,013	0.25	63	6,120	0.14	114	7,008	0.16
13	7,080	0.16	64	6,120	0.14	115	6,702	0.15
14	7,320	0.17	65	6,120	0.14	116	6,395	0.15
15	7,500	0.17	66	6,120	0.14	117	6,832	0.16
16	6,300	0.14	67	6,120	0.14	118	7,930	0.18
17	6,300	0.14	68	6,120	0.14	119	6,849	0.16
18	6,300	0.14	69	6,120	0.14	120	6,652	0.15
19	6,300	0.14	70	6,120	0.14	121	6,461	0.15
20	6,300	0.14	71	6,120	0.14	122	6,271	0.14
21	6,300	0.14	72	6,120	0.14	123	6,799	0.16
22	6,300	0.14	73	6,120	0.14	124	6,837	0.16
23	6,300	0.14	74	6,120	0.14	125	7,058	0.16
24	6,300	0.14	75	6,120	0.14	126	6,718	0.16
25	6,300	0.14	76	6,120	0.14	127	6,816	0.16
26	6,300	0.14	77	6,120	0.14	128	6,874	0.16
27	6,300	0.14	78	6,120	0.14	129	8,640	0.20
28	6,300	0.14	79	6,120	0.14	130	7,680	0.18
29	6,300	0.14	80	6,120	0.14	131	7,680	0.18
30	6,300	0.14	81	8,330	0.19	132	7,774	0.18
31	7,952	0.18	82	8,658	0.20	133	10,052	0.23
32	6,892	0.16	83	6,120	0.14	134	11,732	0.27
33	6,120	0.14	84	7,867	0.18	135	9,411	0.22
34	6,586	0.15	85	7,386	0.17	136	7,720	0.18
35	6,584	0.15	86	6,120	0.14	137	7,680	0.18
36	6,120	0.14	87	6,120	0.14	138	7,680	0.18
37	6,120	0.14	88	6,120	0.14	139	7,680	0.18
38	6,120	0.14	89	7,744	0.18	140	7,680	0.18
39	6,120	0.14	90	6,571	0.15	141	7,680	0.18
40	6,120	0.14	91	6,120	0.14	142	7,680	0.18
41	6,120	0.14	92	6,120	0.14	143	7,680	0.18
42	6,120	0.14	93	6,120	0.14	144	7,685	0.18
43	6,360	0.15	94	7,280	0.17	145	9,677	0.22
44	6,586	0.15	95	7,386	0.17	146	11,100	0.25
45	6,120	0.14	96	6,120	0.14	147	8,393	0.19
46	6,120	0.14	97	6,120	0.14	148	7,680	0.18
47	6,120	0.14	98	7,776	0.18	149	7,680	0.18
48	7,200	0.17	99	8,079	0.19	150	9,721	0.22
49	7,320	0.17	100	6,120	0.14	151	10,937	0.25
50	6,120	0.14	101	6,120	0.14	152	10,711	0.25
51	6,120	0.14	102	6,120	0.14	153	11,962	0.27



PREPARED FOR:
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DISC NO.: 402138 FILE NAME: PREOVR
DRAWN BY: LAL FLD. BK. / PG. NO.: NOTES
COMPLETION DATE: 09-14-20 JOB NO.: 402138
XREF : TOPO PROJECT MANAGER : CRM
11-18-20/LAL: REVISED PER 2020-10-05 CITY COMMENTS
12-11-20/LAL: REVISED OPEN SPACE CALC. PER PREPUB OPEN SPACE EXH
01-20-21/LAL: REVISED PER PLAN COMMISSION MEETING 12/16
PRELIMINARY PLAT of SUBDIVISION FOR NAPER COMMONS
CITY OF NAPERVILLE PROJECT NO. 20-1000088
SHEET 1 OF 4
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80 40 0 80
SCALE: 1" = 80'

