

MINOR CHANGE TO THE IROQUOIS CENTER PUD AND FINAL PUD PLAT

BEING A PART OF THE NORTHWEST 1/4 OF SECTION 8,
TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE 3RD
PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS



SITE MAP

NOT TO SCALE

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

SITE DATA

TOTAL AREA OF PUD: 12.21 ACRES (MORE OR LESS)
PARCEL ID NUMBER: LOT 1: 08-08-102-016, LOT 2: 08-08-102-017
ADDRESS: 1163 EAST OGDEN AVENUE, NAPERVILLE, IL 60563
ZONING: B3 PUD - GENERAL COMMERCIAL DISTRICT, PLANNED UNIT DEVELOPMENT
EASEMENTS: 10' AND 5' MUNICIPAL FACILITIES EASEMENT PER DOC. NO. R72-7655
20' PUBLIC UTILITY EASEMENT PER DOC. NO. R83-01820
10' N.I.GAS EASEMENT PER DOC. NO. 821052
16.5' IBT EASEMENT PER DOC. NO. 883226
50x50' INGRESS-EGRESS EASEMENT PER DOC. NO. R82-09475

AREA SUMMARY:

LOT 1: 463,436 S.F. OR 10.639 ACRES (MORE OR LESS)
LOT 2: 68,348 S.F. OR 1.569 ACRES (MORE OR LESS)
TOTAL: 531,784 S.F. OR 12.208 ACRES (MORE OR LESS)
PUBLIC UTILITIES & DRAINAGE EASEMENTS GRANTED TO THE CITY PER THE RESUBDIVISION PLAT: 43,134 S.F. OR 0.990 AC.(±)
GROSS ACCESS EASEMENT GRANTED PER THE RESUBDIVISION PLAT: 15,206 S.F. OR 0.349 AC.(±)
ROAD DEDICATIONS: NONE
ROAD VACATIONS: NONE
PROPOSED DENSITY OF DEVELOPMENT (FAR): 0.17
PROPOSED DENSITY OF LOT 1 (FAR): 0.19
PROPOSED DENSITY OF LOT 2 (FAR): 0.07

OWNER'S CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS
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 _____ STATE _____ THIS _____ DATE DAY OF _____ MONTH _____ 20____
BY: _____ SIGNATURE ATTEST: _____ SIGNATURE
TITLE: _____ PRINT TITLE TITLE: _____ PRINT TITLE

NOTARY'S CERTIFICATE

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

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
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

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____ A.D., 20____ AT _____ O'CLOCK _____ M.

RECORDER OF DEEDS

SURVEYOR'S CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
I, STEPHEN R. KREGER, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 35-002985, 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 FOR INFORMATION 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.
DATED THIS _____ DAY OF _____ A.D. 2025.
STEPHEN R. KREGER
ILLINOIS PROFESSIONAL LAND SURVEYOR #35-002985
LICENSE EXPIRES NOVEMBER 30, 2026
WOOLPERT, INC.
ILLINOIS PROFESSIONAL DESIGN FIRM REGISTRATION
NUMBER 184-001393



PROPERTY DESCRIPTION:

LOT 1 IROQUOIS CENTER RESUBDIVISION
LOT 1 IN IROQUOIS CENTER RESUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 13, 2025 AS INSTRUMENT NUMBER R2025-035308, IN DUPAGE COUNTY, ILLINOIS, BEING A RESUBDIVISION OF LOT 1 IN IROQUOIS CENTER, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 11, 1983 AS DOCUMENT R83-01820, IN DUPAGE COUNTY.
LOT 2 IROQUOIS CENTER RESUBDIVISION
LOT 2 IN IROQUOIS CENTER RESUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 13, 2025 AS INSTRUMENT NUMBER R2025-035308, IN DUPAGE COUNTY, ILLINOIS, BEING A RESUBDIVISION OF LOT 1 IN IROQUOIS CENTER, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 11, 1983 AS DOCUMENT R83-01820, IN DUPAGE COUNTY.

SITE ANALYSIS	
BUILDING "A"	68,031 SF
BUILDING "B"	18,036 SF
CHICK-FIL-A	5,025 SF
TOTAL BUILDING AREA	91,092 SF

PARKING ANALYSIS	
TOTAL PARKING PROVIDED	588
(569 STANDARD STALLS PROVIDED)	
(19 ADA STALLS PROVIDED)	
(15 BICYCLE STALLS PROVIDED)	

NOTE: 29 PARKING STALLS WILL BE PROVIDED WITHIN PROPOSED LOT 1 FOR THE BENEFIT OF PROPOSED LOT 2 OWNERS/USERS PER SEPARATE SHARED PARKING AGREEMENT.

SHEET NO. 1 of 2	IROQUOIS CENTER REDEVELOPMENT, NAPERVILLE, ILLINOIS OGDEN & IROQUOIS, 1163 EAST OGDEN AVENUE, NAPERVILLE, IL 60563 A PART OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE 3RD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS PUD PLAT	 WOOLPERT DESIGN GEOGRAPHICAL INFRASTRUCTURE	WOOLPERT, INC. 3333 Warrenville Road Suite 200 Lisle, IL 60532 800.414.1045	PROJECT NO.: 10018337 DATE 06/06/25 SCALE AS SHOWN DES. SRK DR. PTK CKD. SRK	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISION</th> </tr> </thead> <tbody> <tr> <td>4</td> <td>12/19/25</td> <td>PER COMMENTS</td> </tr> <tr> <td>3</td> <td>11/07/25</td> <td>PER COMMENTS</td> </tr> <tr> <td>2</td> <td>08/15/25</td> <td>PER COMMENTS</td> </tr> <tr> <td>1</td> <td>07/18/25</td> <td>PER COMMENTS</td> </tr> </tbody> </table>	NO.	DATE	REVISION	4	12/19/25	PER COMMENTS	3	11/07/25	PER COMMENTS	2	08/15/25	PER COMMENTS	1	07/18/25	PER COMMENTS	WARNING CALL BEFORE YOU DIG 800-492-6123
	NO.	DATE	REVISION																		
4	12/19/25	PER COMMENTS																			
3	11/07/25	PER COMMENTS																			
2	08/15/25	PER COMMENTS																			
1	07/18/25	PER COMMENTS																			
EXHIBIT D																					

MINOR CHANGE TO THE IROQUOIS CENTER PUD AND FINAL PUD PLAT

BEING A PART OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE 3RD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS

BAR IS ONE INCH ON OFFICIAL DRAWINGS IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

0 1"

0 50 100 150

GRAPHIC SCALE IN FEET
SCALE: 1"=50'



SITE MAP
NOT TO SCALE



BASIS OF BEARINGS:
ILLINOIS STATE PLANE
EAST ZONE
(TRUE NORTH)

PROPERTY DESCRIPTION:

LOT 1 IN IROQUOIS CENTER RESUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 13, 2025 AS INSTRUMENT NUMBER R2025-035308, IN DUPAGE COUNTY, ILLINOIS, BEING A RESUBDIVISION OF LOT 1 IN IROQUOIS CENTER, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 11, 1983 AS DOCUMENT R83-01820, IN DUPAGE COUNTY.

LOT 2 IN IROQUOIS CENTER RESUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 13, 2025 AS INSTRUMENT NUMBER R2025-035308, IN DUPAGE COUNTY, ILLINOIS, BEING A RESUBDIVISION OF LOT 1 IN IROQUOIS CENTER, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 11, 1983 AS DOCUMENT R83-01820, IN DUPAGE COUNTY.

LEGEND:

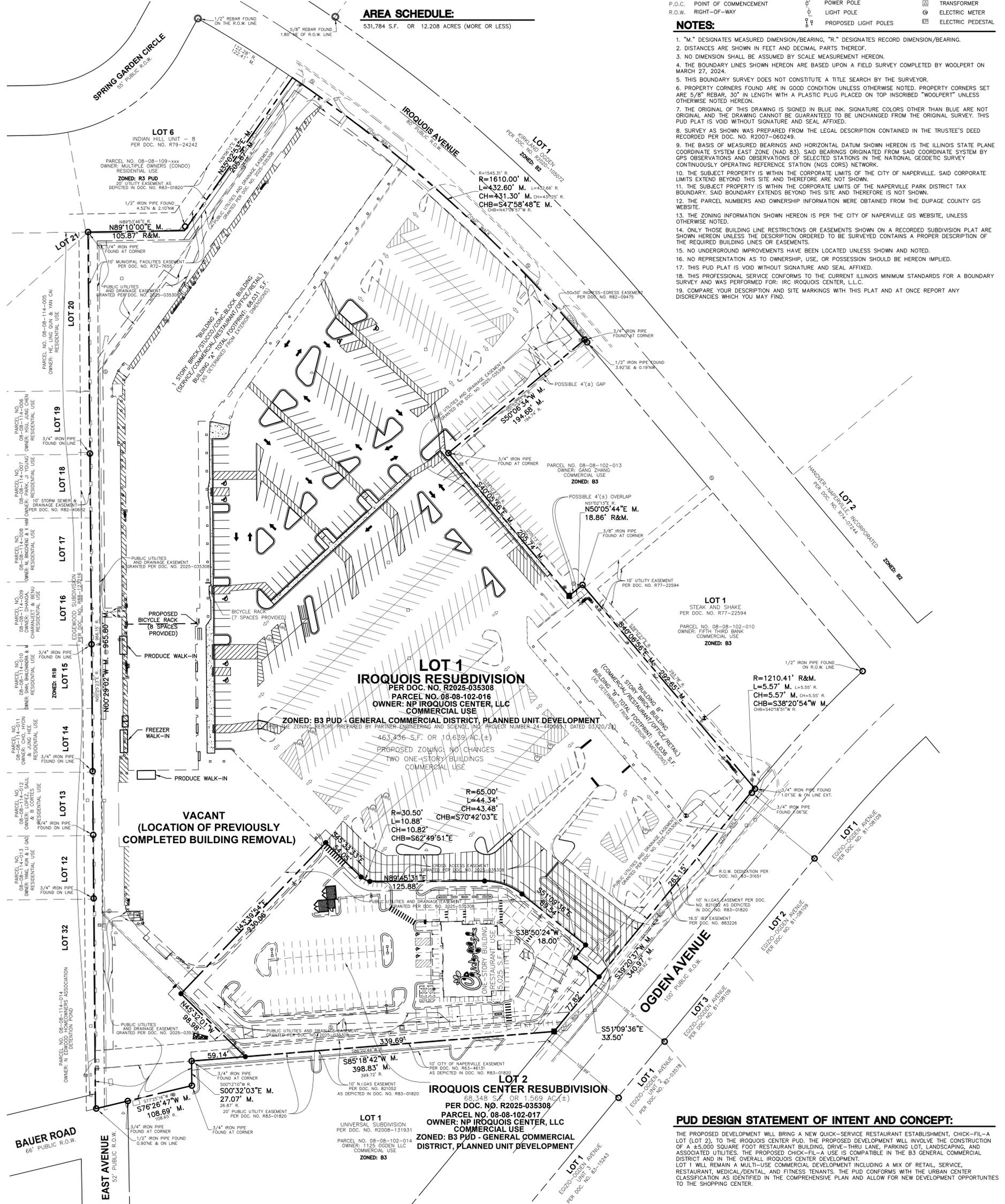
---	SURVEYED BOUNDARY	○	BOLLARD
---	LOT/PARCEL LINE	⊙	SIGN
---	RIGHT OF WAY LINE	⊙	SANITARY MANHOLE
---	EXISTING EASEMENT LINE	⊙	CLEANOUT
---	PROPOSED EASEMENT LINE	⊙	STORM MANHOLE
---	CENTERLINE	⊙	INLET
---	TELEPHONE MANHOLE	⊙	CURB INLET
---	TELEPHONE PEDESTAL	⊙	END SECTION
---	CABLE TV PEDESTAL	⊙	GAS MANHOLE
---	FIRE HYDRANT	⊙	GAS VALVE
---	WATER VALVE	⊙	GAS METER
---	WATER MANHOLE	⊙	ELECTRIC MANHOLE
---	POWER POLE	⊙	PULL BOX
---	LIGHT POLE	⊙	TRANSFORMER
---	PROPOSED LIGHT POLES	⊙	ELECTRIC METER
---	PROPOSED LIGHT POLES	⊙	ELECTRIC PEDESTAL

NOTES:

- "M." DESIGNATES MEASURED DIMENSION/BEARING, "R." DESIGNATES RECORD DIMENSION/BEARING.
- DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- THE BOUNDARY LINES SHOWN HEREON ARE BASED UPON A FIELD SURVEY COMPLETED BY WOOLPERT ON MARCH 27, 2024.
- THIS BOUNDARY SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.
- PROPERTY CORNERS FOUND ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED. PROPERTY CORNERS SET ARE 5/8" REBAR, 30" IN LENGTH WITH A PLASTIC PLUG PLACED ON TOP INSCRIBED "WOOLPERT" UNLESS OTHERWISE NOTED HEREON.
- THE ORIGINAL OF THIS DRAWING IS SIGNED IN BLUE INK. SIGNATURE COLORS OTHER THAN BLUE ARE NOT ORIGINAL AND THE DRAWING CANNOT BE GUARANTEED TO BE UNCHANGED FROM THE ORIGINAL SURVEY. THIS PUD PLAT IS VOID WITHOUT SIGNATURE AND SEAL AFFIXED.
- SURVEY AS SHOWN WAS PREPARED FROM THE LEGAL DESCRIPTION CONTAINED IN THE TRUSTEE'S DEED RECORDED PER DOC. NO. R2007-060249.
- THE BASIS OF MEASURED BEARINGS AND HORIZONTAL DATUM SHOWN HEREON IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE (NAD 83). SAID BEARINGS ORIGINATED FROM SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NOS CORN) NETWORK.
- THE SUBJECT PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE. SAID CORPORATE LIMITS EXTEND BEYOND THIS SITE AND THEREFORE ARE NOT SHOWN.
- THE SUBJECT PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE NAPERVILLE PARK DISTRICT TAX BOUNDARY. SAID BOUNDARY EXTENDS BEYOND THIS SITE AND THEREFORE IS NOT SHOWN.
- THE PARCEL NUMBERS AND OWNERSHIP INFORMATION WERE OBTAINED FROM THE DUPAGE COUNTY GIS WEBSITE.
- THE ZONING INFORMATION SHOWN HEREON IS PER THE CITY OF NAPERVILLE GIS WEBSITE, UNLESS OTHERWISE NOTED.
- ONLY THOSE BUILDING LINE RESTRICTIONS OR EASEMENTS SHOWN ON A RECORDED SUBDIVISION PLAT ARE SHOWN HEREON UNLESS THE DESCRIPTION ORDERED TO BE SURVEYED CONTAINS A PROPER DESCRIPTION OF THE REQUIRED BUILDING LINES OR EASEMENTS.
- NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS SHOWN AND NOTED.
- NO REPRESENTATION AS TO OWNERSHIP, USE, OR POSSESSION SHOULD BE HEREON IMPLIED.
- THIS PUD PLAT IS VOID WITHOUT SIGNATURE AND SEAL AFFIXED.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY AND WAS PERFORMED FOR: IRC IROQUOIS CENTER, L.L.C.
- COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.

AREA SCHEDULE:

531,784 S.F. OR 12.208 ACRES (MORE OR LESS)



2 of 2

SHEET NO.

IROQUOIS CENTER REDEVELOPMENT, NAPERVILLE, ILLINOIS
OGDEN & IROQUOIS, 1163 EAST OGDEN AVENUE, NAPERVILLE, IL 60563
A PART OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE 3RD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS
PUD PLAT



WOOLPERT, INC.
3333 Warrenville Road
Suite 200
Lisle, IL 60532
800.414.1045

PROJECT NO.:	NO.	DATE	REVISION
10018337			
DATE 06/06/25			
SCALE AS SHOWN	4	12/19/25	PER COMMENTS
DES. SRK	3	11/07/25	PER COMMENTS
DR. PTK	2	08/15/25	PER COMMENTS
CKD. SRK	1	07/18/25	PER COMMENTS



CITY PROJECT NUMBER DEV-0072-2025

EXHIBIT D