

FINAL PUD CHARACTER STATEMENT

THIS MAJOR CHANGE TO THE MONARCH LANDING LOT 1A AND 1B RESUBDIVISION PLANNED UNIT DEVELOPMENT CONSISTS OF A ZONING CHANGE FROM OFFICE/COMMERCIAL/INSTITUTIONAL PUD (OCI PUD) TO OFFICE, RESEARCH, AND LIGHT INDUSTRY ORI FOR THE 25.15-ACRE LOT 1B.

LEGAL DESCRIPTION

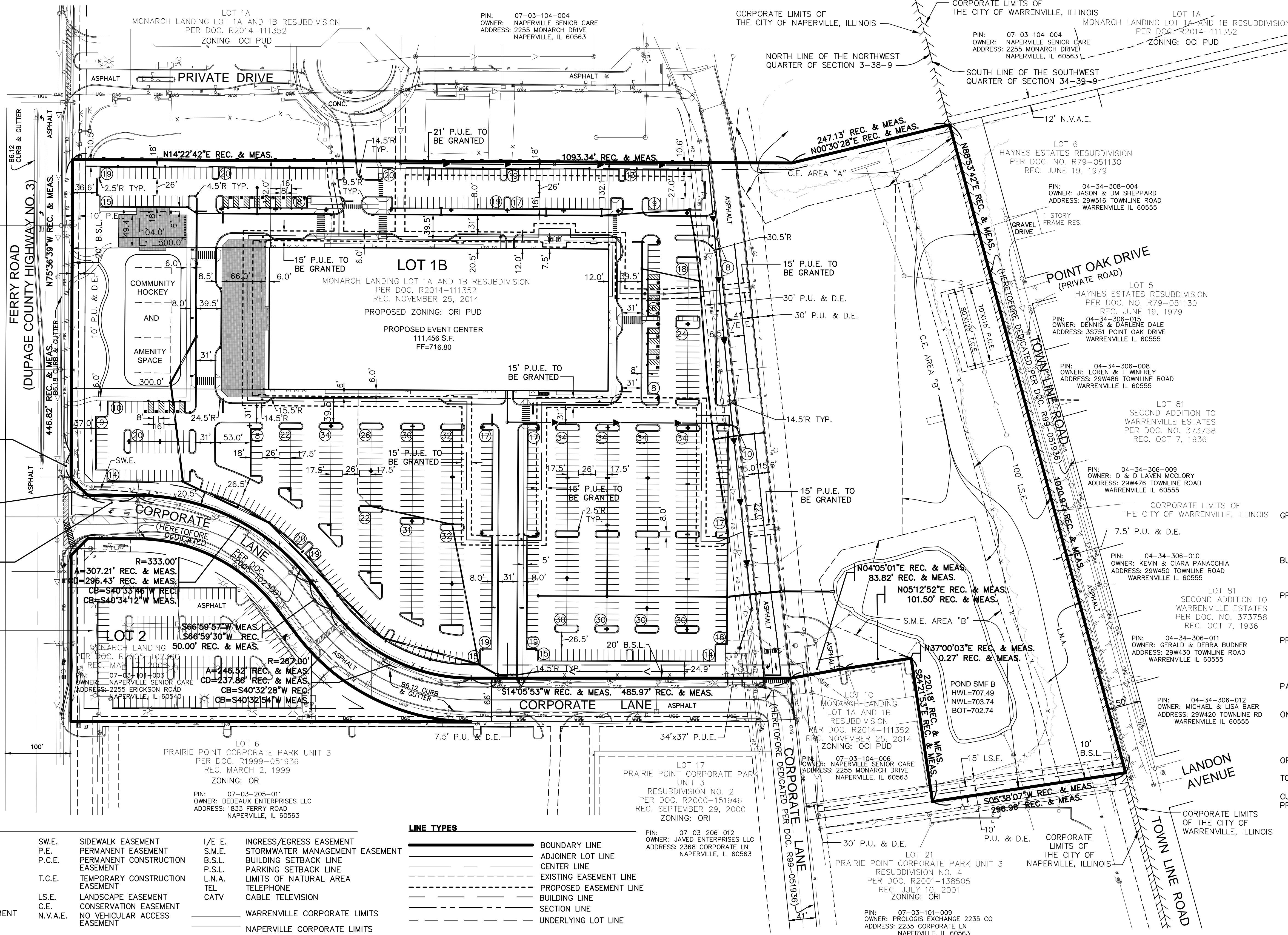
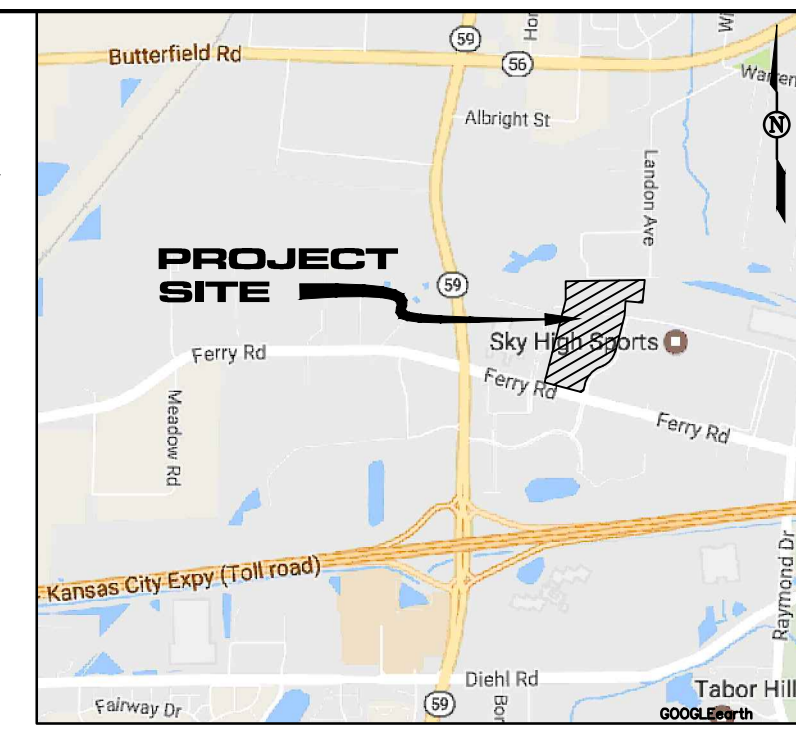
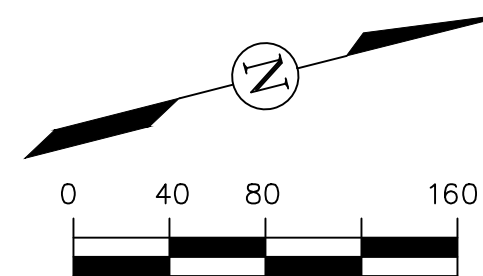
LOT 1B IN MONARCH LANDING LOT 1A AND 1B RESUBDIVISION, BEING A SUBDIVISION IN PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 9 EAST AND PART OF THE NORTH HALF OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 25, 2014 AS DOCUMENT NUMBER R2014-111352, IN DUPAGE COUNTY, ILLINOIS.

PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT PLAT FOR LOT 1B - MONARCH LANDING LOT 1A AND 1B RESUBDIVISION

BEING IN PART OF THE NORTHWEST QUARTER OF SECTION 3 TOWNSHIP 38 NORTH RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

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

P.I.N. 07-03-104-005
 PROPOSED ADDRESSING:
 FACILITY #1-2427 CORPORATE LANE



LEGEND

PROPOSED	EXISTING	DESCRIPTION
⊙	⊙	MANHOLE
○	○	CATCH BASIN
□	□	INLET
⊕	⊕	VALVE & VAULT
⊖	⊖	VALVE & BOX
⊗	⊗	FIRE HYDRANT
⊘	⊘	STREET LIGHT
⊙	⊙	POWER POLE
⊙	⊙	GAS VALVE
⊙	⊙	TELEPHONE MANHOLE
⊙	⊙	TELEPHONE PEDESTAL
⊙	⊙	ELECTRIC MANHOLE
⊙	⊙	ELECTRIC PEDESTAL
⊙	⊙	ELECTRIC HAND HOLE
⊙	⊙	CABLE TELEVISION PEDESTAL
⊙	⊙	ROADWAY/HANDICAP SIGN
⊙	⊙	STORM SEWER
⊙	⊙	SANITARY/FORCEMAIN SEWER
⊙	⊙	WATERMAIN
⊙	⊙	END SECTION
⊙	⊙	CORRUGATED METAL PIPE
⊙	⊙	ELECTRIC LINE
⊙	⊙	GAS LINE
⊙	⊙	TELEPHONE LINE
⊙	⊙	FIBER OPTIC CABLE
⊙	⊙	OVERHEAD POWER LINES
⊙	⊙	CABLE TELEVISION
⊙	⊙	FENCE LINE
⊙	⊙	SIDEWALK
⊙	⊙	CURB

SITE DATA

(FOR INFORMATION PURPOSES ONLY)

GROSS BOUNDARY AREA	LOT 1B	1,095,544 S.F. OR 25.150 ACRES
	LOT 2	95,016 S.F. OR 2.181 ACRES
	TOTAL GROSS AREA	1,190,560 S.F. OR 27.331 ACRES
BUILDING FOOTPRINT		209,589 S.F.
GROSS BUILDING AREA		111,456 S.F. OR 9.36%
BUILDING AREA AT GROUND LEVEL		
PROPOSED PERVIOUS AREA	LOT 1B	511,916 S.F.
	LOT 2	44,037 S.F.
	TOTAL PERVIOUS AREA	555,953 S.F. OR 46.70%
PROPOSED IMPERVIOUS AREA	LOT 1B (EXCLUDING BUILDING)	472,172 S.F.
	LOT 2	50,979 S.F.
	TOTAL IMPERVIOUS AREA	523,151 S.F. OR 43.94%
PARKING REQUIRED:		
PROPOSED BUILDING (10/1000 SF)		2,096 SPS
ONSITE PARKING PROVIDED (LOT 1B):		
PROPOSED REGULAR SPACES		952 SPS
PROPOSED HANDICAP SPACES		20 SPS
TOTAL ONSITE PARKING PROVIDED		972 SPS
OFFSITE PARKING PROVIDED (LOT 2):		147 SPS
TOTAL PARKING PROVIDED		1,119 SPS
CURRENT ZONING		= OCI PUD
PROPOSED ZONING		= ORI PUD

- NOTE: SEE SHEET 2 FOR EASEMENT SITE DATA
- ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
 - PROPOSED INFORMATION FOR LOT 1B WAS FURNISHED BY KIMLEY-HORN AND ASSOCIATES, INC.
 - EXISTING SITE INFORMATION AND PROPOSED STRIPING CONFIGURATION FOR LOT 2 WAS FURNISHED BY KIMLEY-HORN AND ASSOCIATES, INC.

ABBREVIATIONS

REC. MEAS.	RECORD DATA	S.W.E.	SIDEWALK EASEMENT	I/E E.	INGRESS/EGRESS EASEMENT
R	MEASURED DATA	P.E.	PERMANENT EASEMENT	S.M.E.	STORMWATER MANAGEMENT EASEMENT
A	RADIUS	P.C.E.	PERMANENT CONSTRUCTION EASEMENT	B.S.L.	BUILDING SETBACK LINE
ROW	ARC DATA	T.C.E.	TEMPORARY CONSTRUCTION EASEMENT	P.S.L.	PARKING SETBACK LINE
PL	RIGHT OF WAY	L.S.E.	LANDSCAPE EASEMENT	L.N.A.	LIMITS OF NATURAL AREA
CL	PROPERTY LINE	C.E.	CONSERVATION EASEMENT	TEL	TELEPHONE
P.U. & D.E.	CENTERLINE	N.V.A.E.	NO VEHICULAR ACCESS EASEMENT	CATV	CABLE TELEVISION
P.U.E.	PUBLIC UTILITY & DRAINAGE EASEMENT				WARRENVILLE CORPORATE LIMITS
					NAPERVILLE CORPORATE LIMITS

LINE TYPES

—	BOUNDARY LINE
- - -	ADJOINER LOT LINE
—	CENTER LINE
- - -	EXISTING EASEMENT LINE
- - -	PROPOSED EASEMENT LINE
- - -	BUILDING LINE
- - -	SECTION LINE
- - -	UNDERLYING LOT LINE

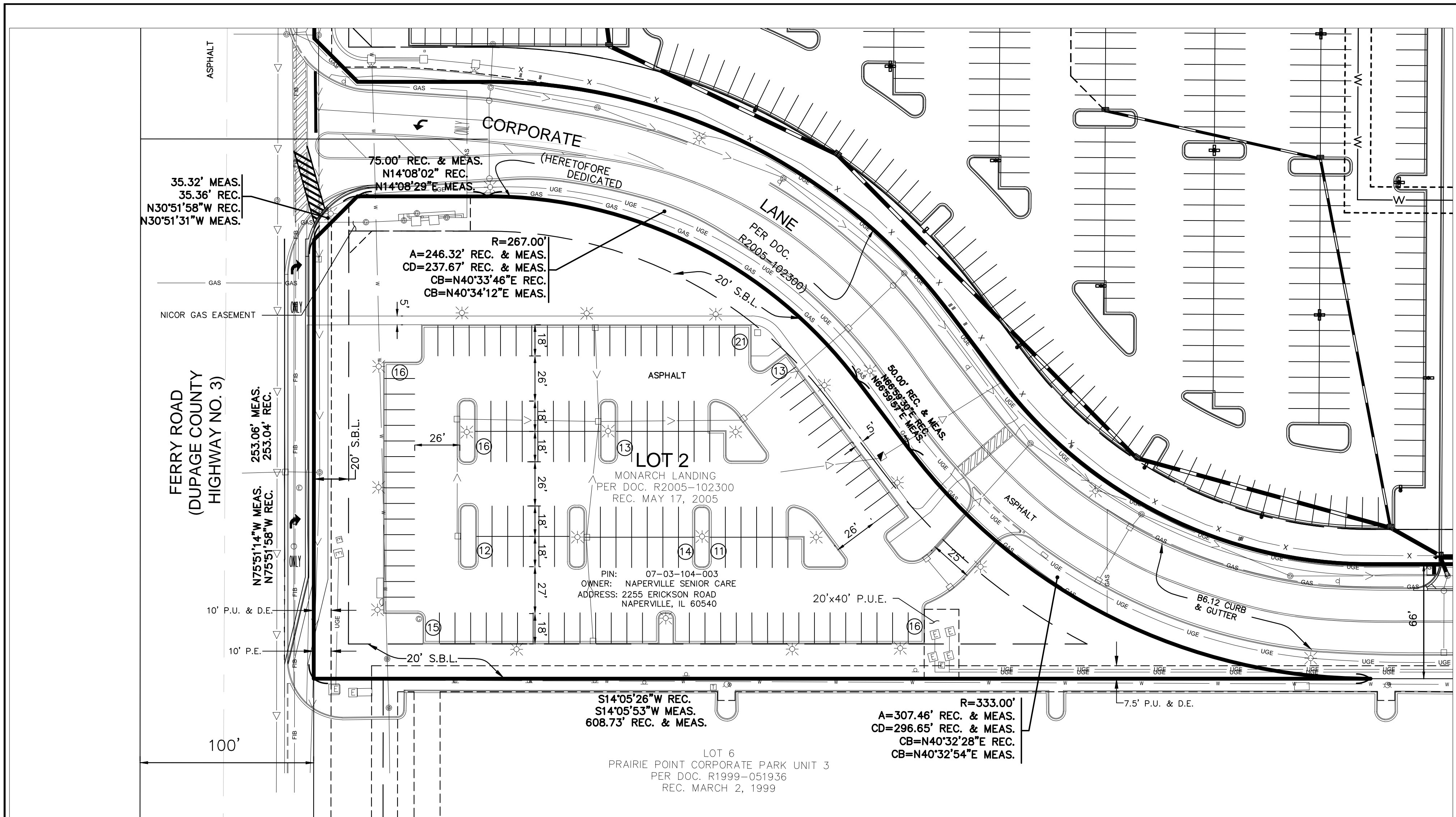
PREPARED FOR:
 CITYGATE CENTRE NORTH, LLC
 2020 CALAMOS COURT
 NAPERVILLE, ILLINOIS 60563
 PH. (630) 245-1082

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	05/07/18	REV. PER CITY RVW DATED 4/25/18			
2	05/21/18	REV. PER CITY RVW DATED 3/17/18			
3	06/05/18	REV. PER CITY RVW DATED 3/17/18			

ROAKE AND ASSOCIATES, INC.
 CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS
 1884 QUINCY AVENUE, SUITE 100A • NAPERVILLE, ILLINOIS 60540
 TEL (630) 366-3232 • FAX (630) 366-3267

LOT 1B - MONARCH LANDING LOT 1A AND 1B RESUBDIVISION
 PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT
 DRN./CKD. BY: SRH/DRM FILE: 73846_PUD FLD. BK./PG.: 239/37 SHEET NO. 2
 SCALE: 1"=80' DATE: 03/23/18 JOB NO.: 738.046 1 OF 2



LOT 2 - MONARCH LANDING SUBDIVISION DETAIL
1"=40'

EASEMENT SITE DATA
(FOR INFORMATION PURPOSES ONLY)

INGRESS/EGRESS EASEMENT (1/1 E.)	32,307 S.F.
CONSERVATION EASEMENT (C.E.)	
AREA "A"	22,919 S.F.
AREA "B"	138,606 S.F.
TOTAL AREA	161,525 S.F.
LANDSCAPE EASEMENT (L.S.)	104,578 S.F.
PERMANENT EASEMENT (P.E.)	
LOT 1B	4,864 S.F.
LOT 2	2,581 S.F.
TOTAL AREA	7,445 S.F.
CONSTRUCTION EASEMENT	
PERMANENT (P.C.E.)	8,050 S.F.
TEMPORARY (T.C.E.)	10,000 S.F.
SIDEWALK EASEMENT (SW E.)	677 S.F.
STORMWATER MANAGEMENT EASEMENT (S.M.E.)	80,227 S.F.
NICOR GAS EASEMENT (LOT2)	1,474 S.F.
PUBLIC UTILITIES EASEMENT (P.U.E.)	
LOT 1B:	
EXISTING	1,928 S.F.
PROPOSED	50,723 S.F.
LOT 2:	
EXISTING	2,581 S.F.
TOTAL AREA	55,232 S.F.
PUBLIC UTILITIES & DRAINAGE EASEMENT	
LOT 1B	62,123 S.F.
LOT 2	4,613 S.F.
TOTAL AREA	66,736 S.F.

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 ON THE _____ DAY OF _____ 20____.

BY: _____ MAYOR ATTEST: _____ CITY CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }

APPROVED BY THE NAPERVILLE PLAN COMMISSION AT A MEETING HELD THE _____ DAY OF _____ A.D. 20____.

BY: _____ CHAIRMAN ATTEST: _____ SECRETARY

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____ AT _____ O'CLOCK _____ M.

RECORDER OF DEEDS

OWNER'S CERTIFICATE

STATE OF _____ } 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 _____ ILLINOIS, THIS _____ DAY OF _____ 20____.

BY: _____ SIGNATURE ATTEST: _____ SIGNATURE

TITLE: _____ PRINT TITLE TITLE: _____ PRINT TITLE

NOTARY'S CERTIFICATE

STATE OF _____ } SS
COUNTY OF _____ }

I, _____ PRINT NAME A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PRINT NAME OF _____ AND _____ OF _____ TITLE _____ PRINT NAME TITLE OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH 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 YEAR

NOTARY PUBLIC SIGNATURE _____ PRINT NAME _____ MY COMMISSION EXPIRES ON _____ MONTH _____ DATE 20____ YEAR

CERTIFICATE OF COUNTY ENGINEER

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }

THIS PLAT HAS BEEN APPROVED BY THE DU PAGE COUNTY DIVISION OF TRANSPORTATION WITHIN RESPECT TO ROADWAY ACCESS TO COUNTY HIGHWAY _____ PURSUANT TO 765 ILCS 205/2; HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED OF THE OWNER OF THE PROPERTY PRIOR TO CONSTRUCTION WITHIN THE COUNTY RIGHT-OF-WAY.

DATED THIS _____ DAY OF _____ A.D. 20____

_____ COUNTY ENGINEER

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }

I, DOUGLAS R. McCLINTIC, AN ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.

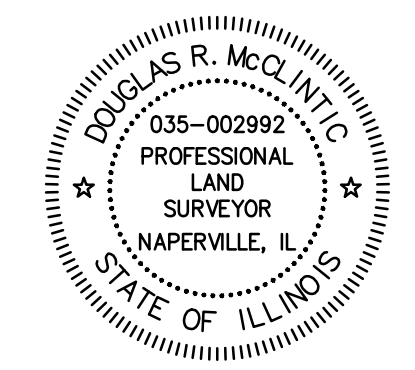
LOT 1B IN MONARCH LANDING LOT 1A AND 1B RESUBDIVISION, BEING A SUBDIVISION IN PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 9 EAST AND PART OF THE NORTH HALF OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 25, 2014 AS DOCUMENT NUMBER R2014-111352, IN DUPAGE COUNTY, ILLINOIS.

I, FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE, WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6, AS HERETOFORE AND HEREAFTER AMENDED AND THAT SAID SUBDIVISION IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBER 17197C0030 E, DATED SEPTEMBER 6, 1995.

THIS PLAT HAS BEEN PREPARED BY ROAKE AND ASSOCIATES, INC., ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 807, LICENSE EXPIRES APRIL 30, 2019, UNDER MY PERSONAL DIRECTION FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ 20____

ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 035-002992 LICENSE VALID THROUGH NOVEMBER 30, 2018



ROAKE AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS
1684 QUINCY AVENUE, SUITE 100A • NAPERVILLE, ILLINOIS 60540
TEL (630) 366-3232 • FAX (630) 366-3267

PREPARED FOR:
CITYGATE CENTRE NORTH, LLC
2020 CALAMOS COURT
NAPERVILLE, ILLINOIS 60563
PH. (630) 245-1082

REVISIONS			REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	05/07/18	REV. PER CITY RVW DATED 4/25/18			
2	05/21/18	REV. PER CITY RVW DATED 3/17/18			
3	06/05/18	REV. PER CITY RVW DATED 3/17/18			

LOT 1B - MONARCH LANDING LOT 1A AND 1B RESUBDIVISION

PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT

DRN./CKD. BY: SRH/DRM	FILE: 73846_PUD	FLD. BK./PG.: 270/10-15	SHEET NO. 2 OF 2
SCALE: NONE	DATE: 03/23/18	JOB NO.: 738.046	