

Jan. 5, 2021 – Council QA

Wednesday, December 30, 2020 11:54 AM

I. CONSENT AGENDA:

- 1. **21-0016** Approve the regular City Council meeting minutes of December 15, 2020
- 2. **20-1511** Approve the award of Option Year Two to Contract 16-347, Water Meter Testing and Repair, to HBK Water Meter Service, Inc. for an amount not to exceed \$118,151.79

Q:	<p>It is my understanding that we have 2 different meter installers for small and large. HBK is our small meter installer and the other company that I can't think of their name is the large meter installer.</p> <p>Why wouldn't the large meter installer test these meters?</p> <p>Did they bid and lose the bid?</p> <p>Why are we testing these meters?</p> <p>Are these meters older and are on schedule to be replaced?</p> <p>Seems like a lot of faulty meters are we purchasing sub standard meters?</p> <p>Are they under warranty?</p> <p>Thank you for the zero increase btw.</p>	Hinterlong
A:	<p>Calumet City Plumbing is the installer for the 1.5-inch meter contract. HBK is the installer for the small diameter (1-inch & smaller) and large diameter (2-inch & larger) meter contracts.</p> <p>Calumet City Plumbing did not submit a bid on the testing and repair contract.</p> <p>Approximately 2,000 city owned large diameter meters are recommended to be tested at certain intervals per AWWA standards to ensure optimal performance. Also, meters are tested when we receive a complaint from a customer for a high water bill. The meters tested for these reasons vary in age.</p> <p>The vast majority of meters tested do not need repair. However, meters found needing repairs can usually be repaired on site or a new meter installed. Repair of large diameter meters can be a cost effective option versus replacement in some circumstances.</p> <p>Our meter replacement program is driven largely by the age of the meter. However, if a faulty meter outside of the scheduled replacement area is discovered it is replaced and the dollars come out of the budget for the Meter Replacement Program.</p> <p>Reimbursements on all our meters are pursued should they fail or need to repaired/replaced within their warranty period.</p> <p>The Sensus iPerl and Sensus Omni meters that we purchase are reliable and accurate. We have not seen failure rates for these products above their published statistics.</p> <p>The use of an independent professional meter testing service ensures accurate results, inspires customer confidence and avoids the need for DPU-W to maintain a large inventory of repair parts.</p>	Blenniss

- 3. **20-1513** Approve the award of Change Order One to Contract 20-076, Northwest Waterworks Booster Pump VFD Installation and South Operations Center Pump VFD Replacement, to Dahme Mechanical Industries, Inc. for an additional 32 days

- 4. **20-1515** Approve the award of Change Order One to Contract 20-072, 2020 Southeast Waterworks Improvements to Dahme Mechanical Industries, Inc. for an additional 89 days
- 5. **21-0014** Approve the award of Change Order #1 of Contract 14-007, Specific Stop Loss Insurance Coverage, to Symetra Life Insurance Company for an amount not to exceed \$10,418 and a total award of \$616,528

Q:	Is there a threshold or maximum number of new employees allowed before this cost increases? How many new employees were hired this past year?	Gustin
A:	<p>Stop-loss insurance is billed monthly and is based upon the number of employees enrolled for each month in the City's two PPO medical plans.</p> <p>Original projections for this award were based upon enrollment in the PPO medical plans in July of 2019. Enrollment can change in our health plans during open enrollment, life events (e.g., births), new hires and terminations. The City saw a 2.5% increase in membership to the PPO medical plans during 2020.</p> <p>Changes to employee counts are a combination of new hires for new positions and new hires to backfill existing positions. All positions are part of the approved annual budget for headcount. New employees are eligible to select medical and dental plans which may adjust the number of employees (and their dependents) in each plan, resulting in changes that are required to be reported to our insurance carriers, including our stop-loss carrier.</p>	Sheehan

- 6. **21-0006** Waive the first reading and pass the ordinance amending Section 3-3-11:1 of the Naperville Municipal Code setting the limit of available Class C - Tavern liquor licenses at five (requires six positive votes)
- 7. **20-1414B** Pass the ordinance granting a variance to the number of signs permitted on a residential property to allow for a fifth ground sign at 704 Greenwood Circle - PZC #20-1-098

Q:	Maybe I missed it but I did not see in the packet a photo or drawing of the proposed sign, Can the petitioner provide with landscape and topography? This intersection is the mouth of the Rte 59 train station, prior to Covid there would be thousands of cars at the intersection and hundreds of apartment residents crossing at this location. Can staff or petitioner provide a sight clearance report? Also, with improvements slated down the street near the train tracks would this sign location be compatible?	Gustin
A:	<p>A depiction of the proposed sign is included on page 2 of Exhibit C. A copy is attached.</p> <p>Please note that landscaping is not required by code for residential monument signs.</p> <p>The proposed sign is located approximately 258 feet west of the Fairway Drive/North Aurora Road intersection and is located on the berm. The petitioner was not required to submit a sight clearance study; however, City staff has reviewed the location of the proposed sign and confirmed that it is located outside of the 30' sight distance triangle at the intersection. Staff has also confirmed that the proposed located works both now and after North Aurora Road is widened.</p>	Laff

- 8. **21-0007** Pass the ordinance approving a minor change to Lot 1 in Fairway Park

PUD - PZC 20-1-104

Q:	What is the petitioners reason for request? The original PUD of this area hosted high density complimented by the Country Lakes Golf course that aided in providing open space. The golf course has recently been redeveloped with single family homes. Does staff have a concern for lack of open space to the apartment tenants? Fairway is a winding road that currently and continuously has parked semi-trucks, and now abandoned unmarked moving trucks parked for days and one for three weeks so far, affecting the safe movement of traffic and people. How will the petitioner and staff correct this as there will be less resident/tenant open space.	Gustin
A:	The petitioner is seeking to construct 3 detached, 12' tall garages over existing parking spaces. The impact is minimal with a total increase of 200sf of impervious area (accounting for sidewalk adjustments) on an approximately 17.3 acre site. The number of parking spaces will be impacted only during construction of the garages, and the petitioner will be reminded of Title 11- Motor Vehicles and Traffic governing city streets.	Williams

9. **21-0015** Pass the ordinance approving the amended final condominium plat of survey for Central Park Place Residential Condominium (110 S. Washington) - PZC 18-1-110

Q:	The condo plat did not open for me. Please re-send.	Gustin
A:	A revised condominium plat was submitted by the petitioner to correct minor errors. The attached version replaces the plat attached to the agenda.	Mattingly

O. REPORTS AND RECOMMENDATIONS:

1. **20-1246B** Receive the staff report for 4th Avenue & Loomis Street - PZC 20-1-075 (Item 1 of 3)

Q:	<p>How many bedrooms will the townhomes and duplexes have? How many children do they anticipate adding to the schools and is 203 okay with it? What is the approximate cost per unit? What sort of buyers is the developer wanting to attract?</p> <p>The petitioner is asking for 5 variances for the R2 zoning but would have needed more if we hadn't changed the code a couple of meetings ago to allow for duplexes. Has Council or staff approved a development with variances of this number and nature in a single project in R2 in the last 5 years?</p>	Sullivan
A:	<p>The following information was provided by the petitioner:</p> <ul style="list-style-type: none"> It is anticipated that 60% of the units will be two-bedrooms (8) and 40% of the units will be three-bedroom (5). Per the City's donation tables, the proposed development is anticipated to generate 2.33 school-aged children, which is less than the anticipated generation of the existing single-family homes located on the subject property. Note: City staff sent the proposed plans to School District 203 and did not receive any objections in response. The builder is proposing starting sales prices in the mid to high \$600,000's with the average in all sales prices projected at \$700,000. The petitioner is anticipating predominantly empty nester buyers in the 55+ age range, as is supported by home price as well as the low-maintenance lifestyle resulting from the HOA's responsibility for all exterior maintenance, landscaping, and snow removal. While the petitioner does not believe that the proposed units will attract many young 	Laff

	<p>families, they do believe that this location will be appealing to young professionals given its proximity to the train station and downtown.</p> <p>Yes, for example, Heritage Place (former Little Friends Property) which was approved by Council in 2020, included a request for a conditional use in the R2 district, a front yard setback variance, a variance to the maximum permitted number of stories, and Council approval to permit the use of the Mansion as a duplex.</p> <p>Charleston Row II, which was approved by City Council in 2019, also included requests for a conditional use in the R2 district and variances to height, rear yard setback, and lot area. Staff is reviewing our records to determine other developments which may have received similar approvals.</p>	
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2. **20-1508** Pass the ordinance approving a Preliminary Plat of Subdivision for 4th Avenue & Loomis Street - PZC 20-1-075 (Item 2 of 3)

3. **20-1253B** Pass the ordinance approving a conditional use in the R2 district to permit townhomes and variances to (i) exceed the number of stories and height; (ii) reduce the R2 rear yard setback; (iii) reduce the R2 front yard setback; and (iv) reduce the area requirement for single-family attached dwellings in the R2 district for 4th Avenue & Loomis Street - PZC 20-1-075 (Item 3 of 3)

4. **20-1405B** Provide direction regarding amendments to Title 6 (Zoning Ordinance) pertaining to cannabis facilities other than dispensaries and medical cultivation facilities

Q:	<p>Please supply more information about infusers - where are current infusers located in the state? How big is a typical infuser organization? What sort of smell is produced and possibly put into the air from these facilities? If Naperville were to grant zoning to infusers, then by state law they could also share premises with craft growers or dispensaries? Could we limit that if we chose? Also, if they do not have a transportation organization license, then anything infused would have to be used/sold within 15 miles - meaning infusers might only make product here to supply nearby retailers?</p>	Sullivan
A:	<p>Please supply more information about infusers - where are current infusers located in the state?</p> <p>Response: Governor Pritzker's Executive Order 2020-45 suspended the July 1st deadline by which licenses for infuser organizations and transporter organizations were to be issued by the Illinois Department of Agriculture, so to date no infuser (or transporter) licenses have been issued. That said, the Illinois Department of Agriculture has advised that it will be issuing 40 Infuser Licenses in the near future. Transporter licenses will also be issued (and there is no cap on the number of transporter licenses).</p> <p>How big is a typical infuser organization? What sort of smell is produced and possibly put into the air from these facilities?</p> <p>Response: Since there are currently no infuser organizations operating in the State, no information is available regarding their size. The Illinois Department of Agriculture has advised that infusers will generate some odor when materials are extracted, and that it is fair to assume that some odors would permeate outside the infusing facility. Further, that while there are filters and ways to lessen the odor, those methods would probably not eliminate it altogether.</p> <p>If Naperville were to grant zoning to infusers, then by state law they could also share premises with craft growers or dispensaries? Could we limit that if we chose?</p> <p>Response: Yes. While the CRTA (410 ILCS 705/35-25 (l)) allows an infuser organization to share premises with a craft grower or dispensing organization (provided each licensee stores currency</p>	Lord

and cannabis or cannabis-infused products in a separate secured vault to which the other licensee does not have access, or all licensees sharing a vault share more than 50% of the same ownership), the City Council may, through its zoning code, prohibit infuser organizations from doing so. 410 ILCS 705/55-25(5) of the CRTA provides that a home rule or non-home rule unit of local government may enact ordinances to prohibit or significantly limit a cannabis business establishment's location. Subpart E of the Illinois Administrative Code provisions pertaining to infusers provides that infusers shall not be in violation of local zoning requirements.

Also, if they do not have a transportation organization license, then anything infused would have to be used/sold within 15 miles - meaning infusers might only make product here to supply nearby retailers?

Response: The CRTA (410 ILCS 705/35-25(k)) does provide that in counties with a population of fewer than 700,000 people, unless an infuser organization or an agent of the infuser organization has a transport organization license, an infuser or infuser agent may only transport cannabis or cannabis-infused products to cannabis business establishments within 15 miles of the infuser. However, since there is no cap on the number of transporter licenses the State may issue, it is very possible that infuser organizations, or their agents, may obtain a transporter license. Further, an infuser may enter into a contract with a transporting organization to transport cannabis to a dispensing organization or a laboratory. 410 ILCS 705/35-25(k))

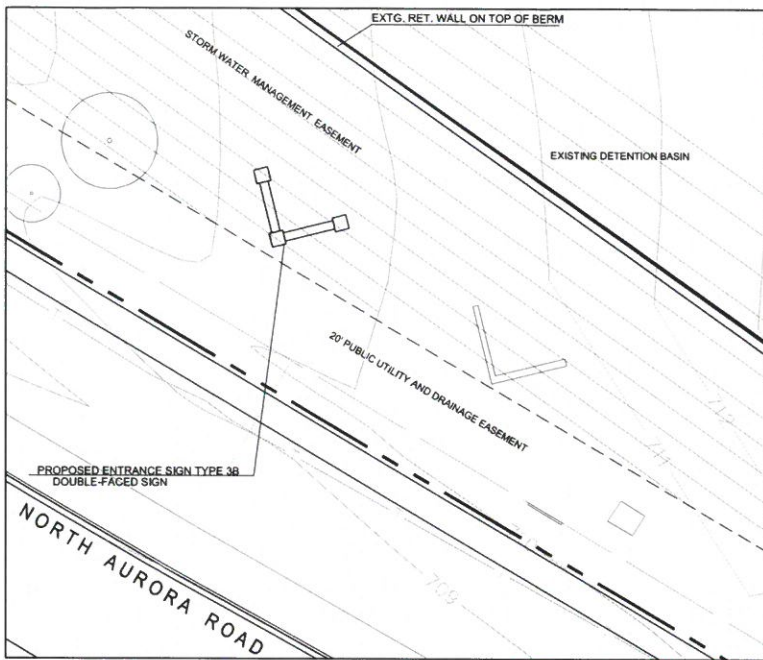
- 5. **20-1391B** Provide feedback regarding the residential approach proposed in the Land Use Master Plan update

Q:	Did the consultant study specific areas where higher density residential would be an appropriate use, apart from it being a possible conditional use in ALL residential neighborhoods? In other words, for Option 2 - would that require more study or is that work already done?	Sullivan
A:	No, the consultant has not prepared a map that could be used for Option 2. If Option 2 is selected, the future land use map will need to be updated. Once prepared, a new public meeting and PZC hearing will need to be held to review the areas that have been reclassified in the FLU map. Plan text edits will also be needed. There are no remaining funds in the consultant contract, so an additional consultant fee is expected for this work.	Laff

- 6. **20-1406B** Option 1: Approve the proposed Affordable Housing Work Plan for Action Items 3 and 6, direct staff to begin work on an Inclusionary Zoning Ordinance (IZO), and delay work on Action Items 1 and 2 until after completion of the IZO
 Option 2: Approve the proposed Affordable Housing Work Plan for priority Action Items 1, 2, 3 and 6 and do not direct staff to begin work on an Inclusionary Zoning Ordinance (IZO)

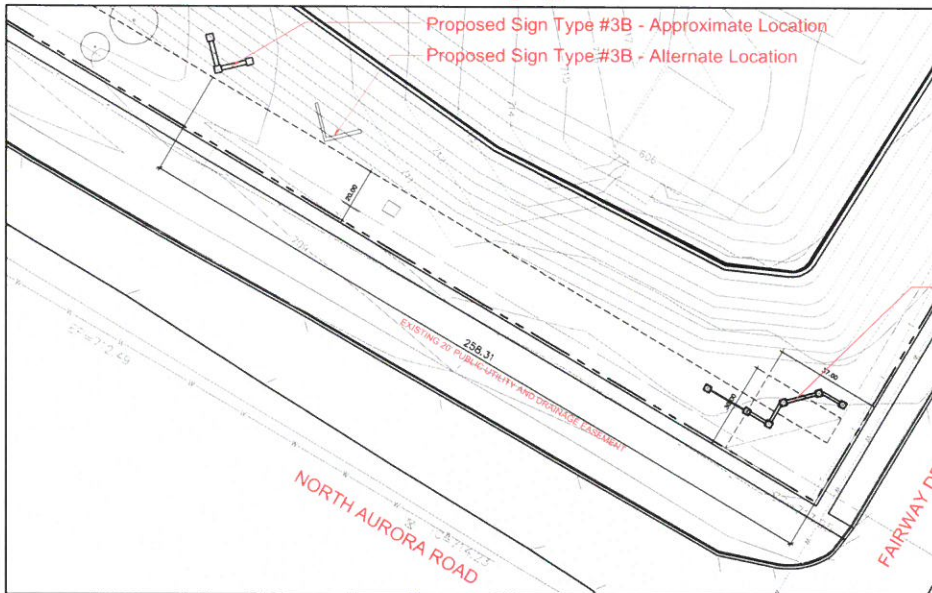
Q:	Item #3 Define or give an example of a NOAH please.	Hinterlong
A:	The Housing Needs Assessment conducted by SB Friedman defined Naturally Occurring Affordable Housing (NOAH) as homes affordable to households earning approximately \$71,000 for a family of 4 (80% of the Illinois Housing Development Authority's (IHDA) gross rent limits for the Chicago region) or homes affordable to households earning approximately \$107,000 for a family of 4 (120% of the IHDA gross rent limits for the Chicago region). SB Friedman estimated that about 21% of owner-occupied homes could be considered NOAH at the \$71,000 level and about 66% at the \$107,000 level. For renter households, only about 16% would be considered affordable based on IHDA's income limits. Maps of areas	Broder

	with higher concentrations of owner and renter-occupied NOAH housing are provided on pages 36 and 37 of the Housing Needs Assessment.	
Q:	Item #6 How would a revolving loan fund work? 1. With city budget dollars or CDBG funds? 2. How do you regulate this fund ie: a family moves in to grandmas house either purchases or takes title or executor of the estate and takes advantage of the funding when really it's like grandma coming to live with you in the first place.	Hinterlong
A:	The program would be funded using CDBG dollars. Program rules can be designed so that any transfer of title would trigger full or partial repayment of the loan.	Broder
Q:	Since starting work on an IZO would require a consultant to do that work, why would staff resources be too tight to also be working on action items 1&2?	Sullivan
A:	<p>Approximately 90% of Planning staff's workload availability is dedicated to processing development cases, conducting building permit reviews, providing zoning information to the general public, and supporting TED's boards and commissions. The remaining 10% of staff's time is available for special projects. In addition to efforts related to affordable housing in 2021, staff is aware of requests to amend the City's code related to required school donations, conduct additional outreach efforts in the Historic District, undertake potential cannabis amendments, and potential zoning amendments related to the land use master plan. Additional text amendments may also be requested by Council or petitioners throughout the year.</p> <p>The IZO project is expected to be a large project with significant public interest. While the consultant will prepare technical aspects of the ordinance, staff will lead all efforts related to hiring the consultant, managing their contact, preparing the agenda items, scheduling and obtaining public input, responding to public inquiries, coordinating with the HAC, and scheduling PZC hearings.</p> <p>If City Council directs staff to continue work on Items 1 & 2 while the IZO work is occurring, it would not be possible to undertake the other amendments noted above during that time due to workload limitations. Conversely, while it is atypical, staff can determine if it would be possible for the consultant to serve as the lead contact with all interested parties, stakeholders, public, and boards and commissions so as to reduce staff time on this project (note: if this is feasible, it will likely require a larger consultant contract due to increased consultant time).</p>	Laff
Q:	If I recall correctly the Housing Board recommended the inclusion of seniors, teachers and first responders. Staff will you be including teachers and first responders in number 6 as stated by the Housing Board and Council at the last meeting?	Gustin
A:	Action Item No. 6 calls for the establishment of a Revolving Rehabilitation Loan Fund specifically targeted towards low income senior homeowners who wish to age in place. The reference to first responders is included in Action Item No. 7, which calls for the establishment of a Housing Trust Fund. Teachers are not included in either of these Action Items at this time.	Broder



Existing View Looking West Along North Aurora Road

Proposed Freestanding Sign
Sign Type 3B - North Aurora Road



Proposed Sign Type 3B
Location Map Scale: 1"=20'



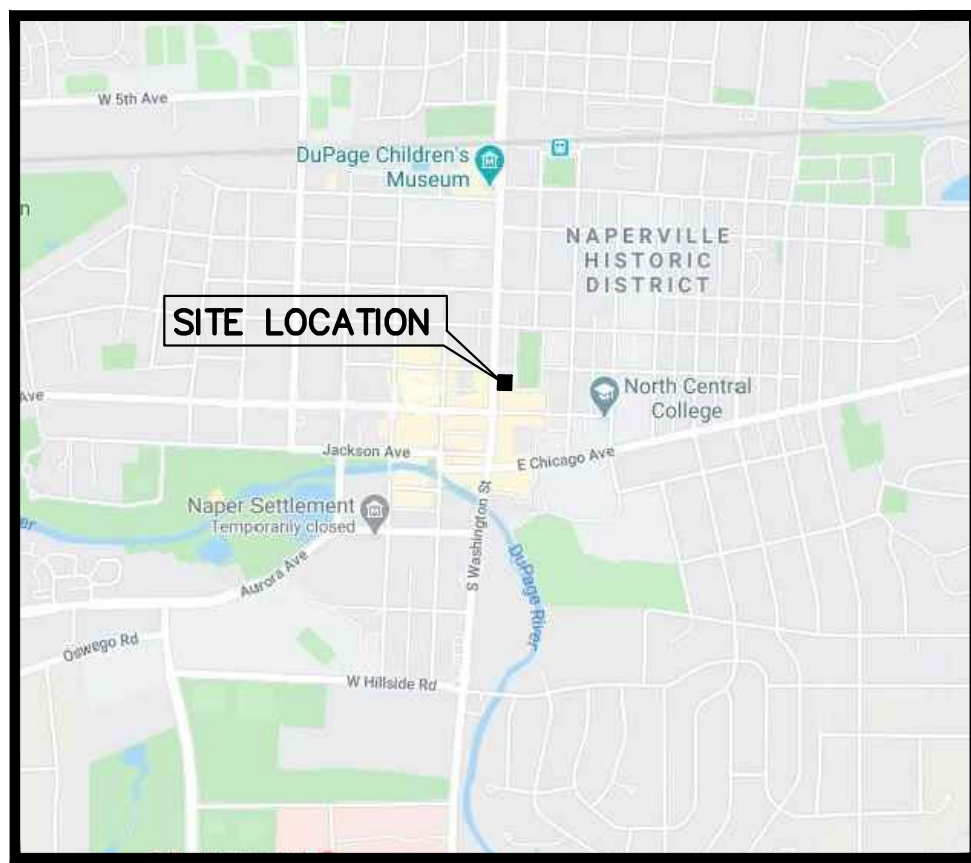
Proposed Sign Type #3B - Double Faced Monument Sign
Sign Letters to be Internally Lit



M and R Development

Bristol Station
Signage Detail Plan
North Aurora Road Sign
Sheet 2 of 2
Naperville, Illinois





VICINITY MAP
NO SCALE

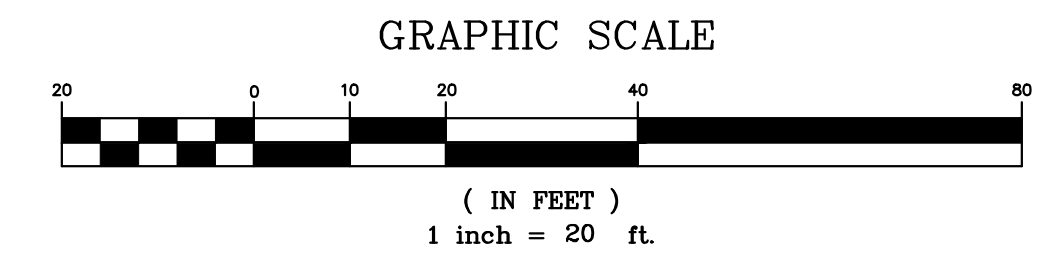
LEGAL DESCRIPTION

LOT 2 IN CENTRAL PARK PLACE COMMERCIAL RESUBDIVISION, BEING AN AMENDED VERTICAL SUBDIVISION PLAT PER ORDINANCE #20,066, IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST AND IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 18 TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED _____ 2020 AS DOCUMENT NUMBER _____ IN DUPAGE COUNTY, ILLINOIS.

EXHIBIT D

TO THE
AMENDED AND RESTATED DECLARATION OF CONDOMINIUM
PURSUANT TO THE CONDOMINIUM PROPERTY ACT
CENTRAL PARK PLACE RESIDENTIAL CONDOMINIUM

P.I.N. 07-13-424-006



BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM -1201 EAST ZONE.

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

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 _____, ILLINOIS,
THIS _____ DAY OF _____, 20____.
BY: _____ ATTEST: _____

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 _____ AND _____, 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 _____ DAY OF _____, 20____.
DATE MONTH

NOTARY PUBLIC SIGNATURE _____
PRINT NAME _____
MY COMMISSION EXPIRES ON _____, 20____.

MORTGAGEE CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

THE UNDERSIGNED, AS MORTGAGEE, UNDER THE PROVISIONS OF A CERTAIN MORTGAGE DATED _____ A.D., 20____ AND RECORDED IN THE RECORDER'S OF DEEDS OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D., 20____ AS DOCUMENT NO. _____ HEREBY CONSENTS TO AND APPROVES THE SUBDIVISION OF THE LAND AND THE GRANTING OF THE EASEMENT(S) DEPICTED HEREON.

DATED THIS _____ DAY OF _____, A.D., 20____.
PRINT MORTGAGEE NAME: _____
BY: _____ ATTEST: _____
ITS _____ ITS _____

NOTARY'S CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

(NAME) _____ (TITLE) _____
OF _____ AND (NAME) _____

(TITLE) _____ OF _____ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH

(TITLE) _____ AND (TITLE) _____

RESPECTIVELY APPEARED BEFORE ME THIS DAY IN PERSON AND 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 _____ AS MORTGAGEE, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL
THIS _____ DAY OF _____, A.D., 20____.

BY: _____
NOTARY PUBLIC

VAN BUREN AVENUE

WASHINGTON STREET
(HERETOFORE DEDICATED)

VAN BUREN AVENUE
(CITY PARK)
(HERETOFORE DEDICATED)

CENTRAL PARK ROAD
(PER DOCUMENT R96-37409)

CONCERT LANE
(PER DOCUMENT R96-37409)

(GROUND LEVEL)

LEGEND

- SET 7/8" O.D.I.P. UNLESS OTHERWISE NOTED
- SET BRASS PLUG IN CONCRETE FOR MONUMENT UNLESS OTHERWISE NOTED
- + SET CROSS IN CONCRETE UNLESS OTHERWISE NOTED

LINE LEGEND

- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND PARCEL LINE
- - - EASEMENT LINE
- CENTERLINE

BENCHMARK

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM

ABBREVIATIONS

- O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
- (R) = RECORD BEARING OR DISTANCE
- (M) = MEASURED BEARING OR DISTANCE
- P.U. & D.E. = PUBLIC UTILITIES AND DRAINAGE EASEMENT
- C.E. = COMMON ELEMENT
- L.C.E. = LIMITED COMMON ELEMENT

OWNER/DEVELOPER

GREAT CENTRAL PROPERTIES III, LLC
1255 BOND STREET
NAPERVILLE, ILLINOIS 60563

ENGINEER:
WATERMARK ENGINEERING RESOURCES, LTD
2631 GINGER WOODS PARKWAY, SUITE 100
AURORA, ILLINOIS 60502
PHONE: 1-(630)-375-1800

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 CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF KANE) SS

I, DAVID P. FILIPSKI ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3352, HAVE SURVEYED THE BUILDING SHOWN HEREON AND HAVE DIVIDED SAID BUILDING BOTH VERTICALLY AND HORIZONTALLY AS CONDOMINIUMS AS SHOWN HEREON, WHICH IS A TRUE REPRESENTATION OF SAID SURVEY AND DIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

COMPASS LAND SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYING CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/21

BY: _____ DATE: 12/10/2020
DAVID P. FILIPSKI

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3352
LICENSE EXPIRES 4/30/22

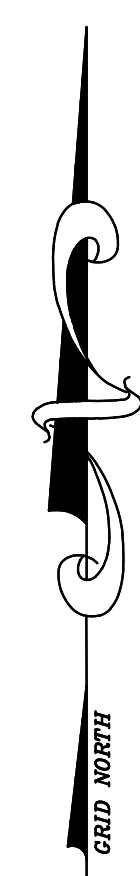
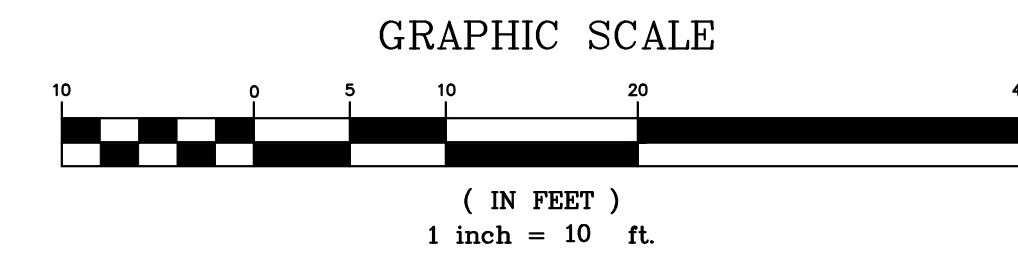
CITY PROJECT NUMBER: 18-1000077

J:\PDATA\2020 PROJECTS\20.0252\20.0252-01- CONDO PLAT\20.0252-01 POCOORD 10F7.DWG

DATE: 1/7/20	PC N/A	FC N/A	BOOK N/A	PG N/A	BY DATE	12/30/20	MFA
DRAWN BY: MFA			CHECKED BY: DW		REVISIONS		
NO. 1			FEES CITY COMMENTS				
PROJECT: LOT 2 - CENTRAL PARK PLACE COMMERCIAL SUBDIVISION							
10 SOUTH WASHINGTON STREET NAPERVILLE, ILLINOIS 60563							
CLIENT: GREAT CENTRAL PROPERTIES III, LLC							
1255 BOND STREET NAPERVILLE, ILLINOIS 60563							
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING							
2631 GINGER WOODS PARKWAY, STE. 100 AURORA, IL 60502 PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM							
SCALE: 1" = 20'							
1 OF 7							
PROJ. NO.: 20.0252-01							

EXHIBIT D

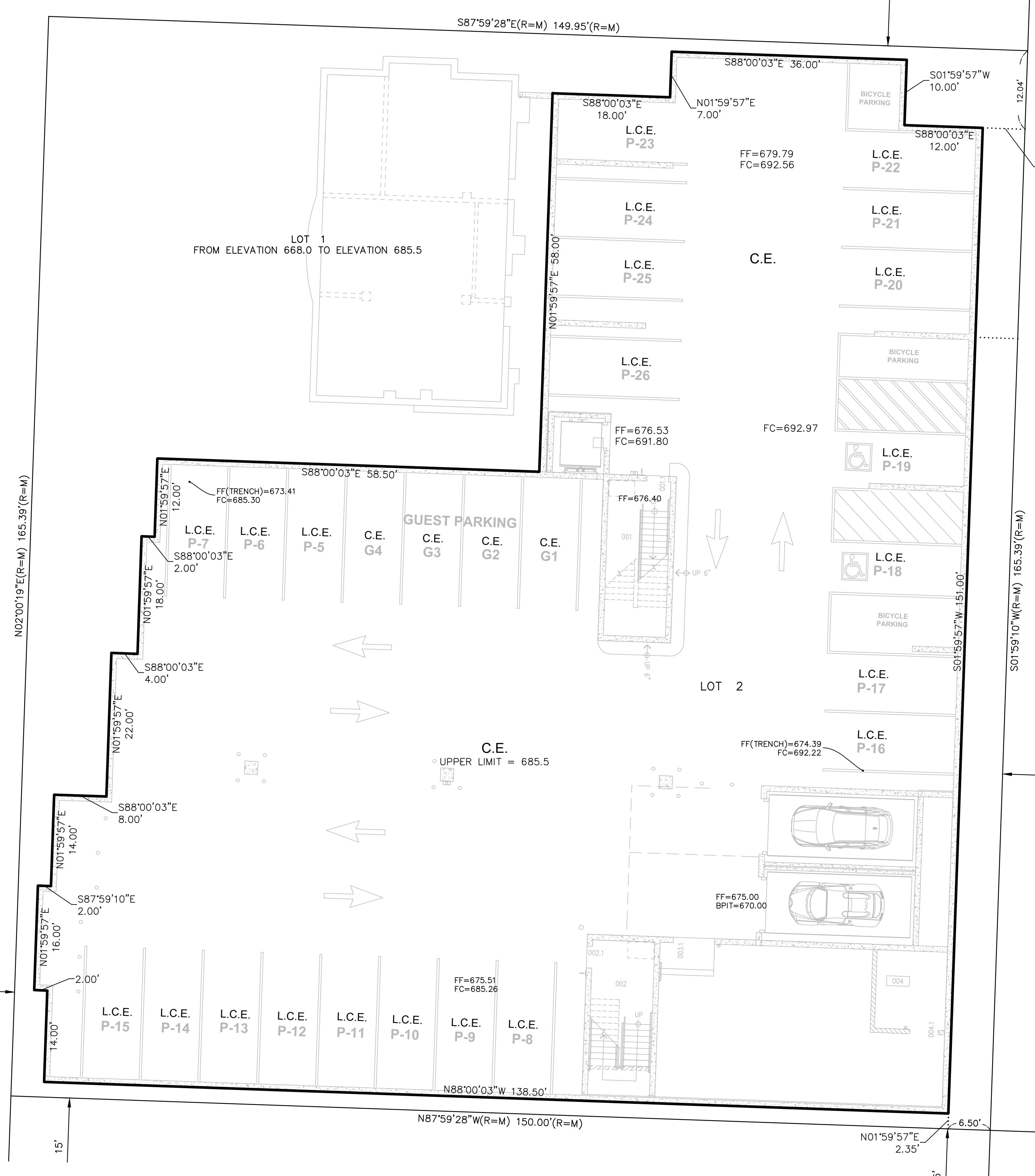
TO THE
 AMENDED AND RESTATED DECLARATION OF CONDOMINIUM
 PURSUANT TO THE CONDOMINIUM PROPERTY ACT
 CENTRAL PARK PLACE RESIDENTIAL CONDOMINIUM



WASHINGTON STREET
 (HERETOFORE DEDICATED)

CENTRAL PARK ROAD
 (PER DOCUMENT R96-37409)

CONCERT LANE
 (PER DOCUMENT R96-37409)



NOTES

1. ALL INTERNAL WALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
2. ALL MEASUREMENTS IN BASEMENT LEVEL ARE ALONG THE CONCRETE WALLS.
3. MEASUREMENTS ON ALL OTHER LEVELS ARE TO UNFINISHED SURFACES UNLESS OTHERWISE NOTED.

LINE LEGEND

- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND PARCEL LINE
- UNIT LINE
- CENTERLINE

ABBREVIATIONS

- C.E. = COMMON ELEMENT
- L.C.E. = LIMITED COMMON ELEMENT
- F.C. = FINISHED CEILING HEIGHT
- BPIT = BOTTOM OF PIT

BASEMENT LEVEL

EXHIBIT B

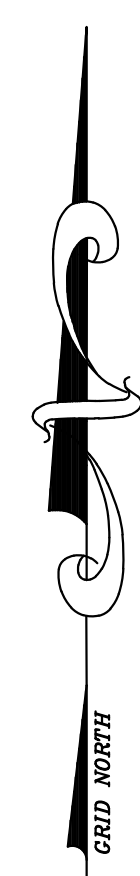
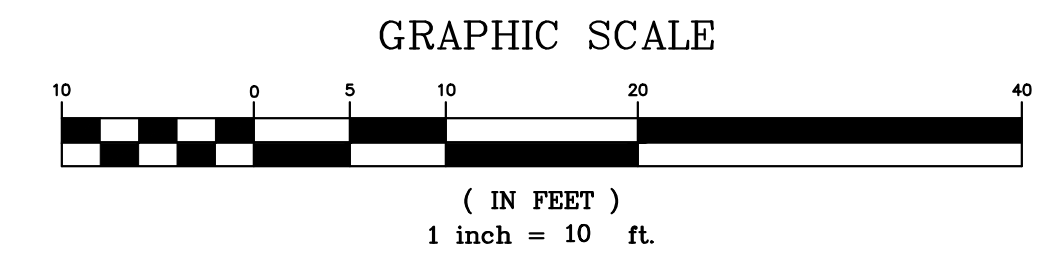
NO.	DATE	BY	REVISIONS	BOOK	N/A	PC	N/A	FC	N/A	PC	N/A
1	12/30/20	MFA	PER CITY COMMENTS								

PROJECT	CLIENT
LOT 2 - CENTRAL PARK PLACE COMMERCIAL SUBDIVISION 110 SOUTH WASHINGTON STREET NAPERVILLE, ILLINOIS 60563	GREAT CENTRAL PROPERTIES III, LLC 1555 BRAD STREET NAPERVILLE, ILLINOIS 60563

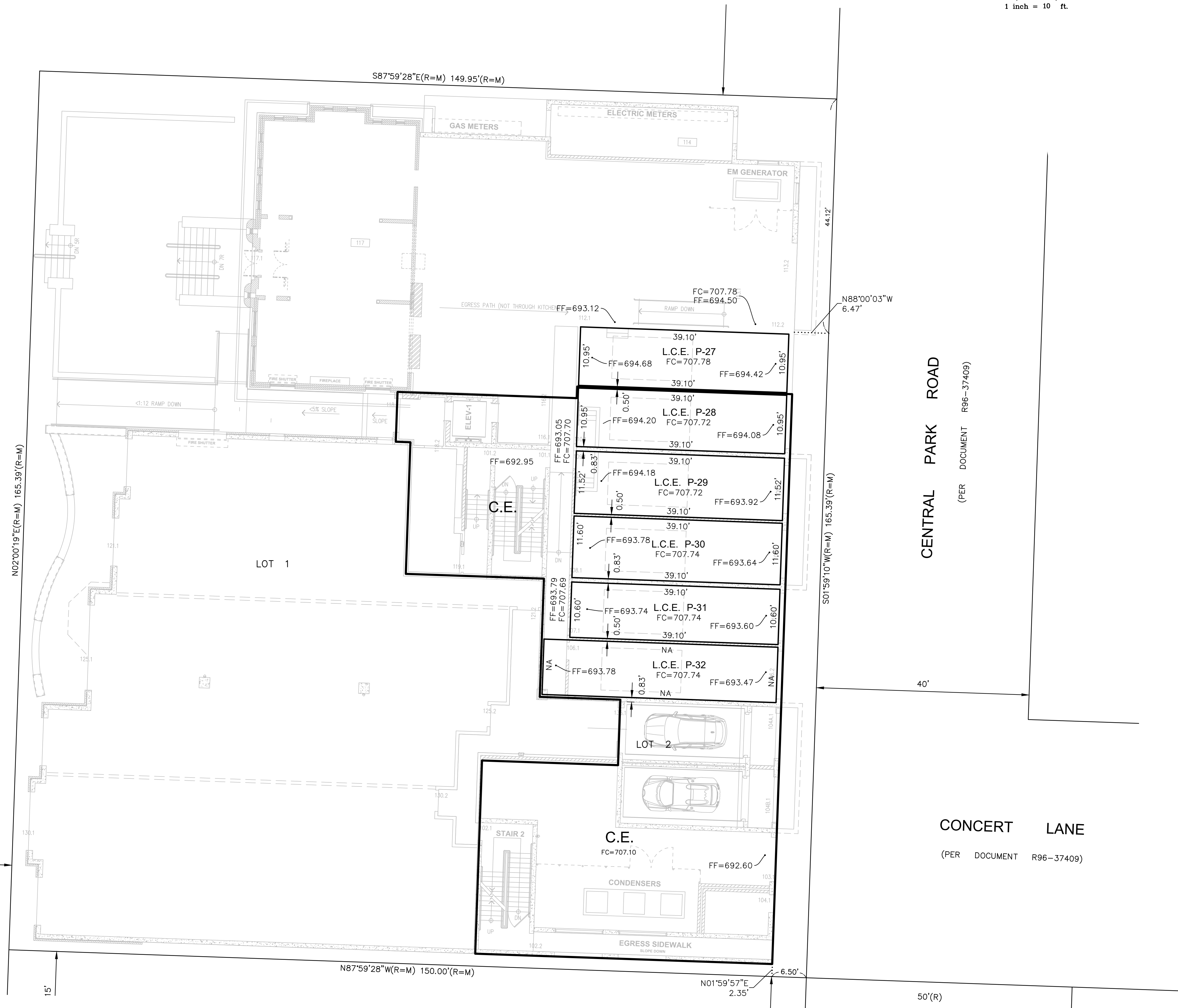
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EXHIBIT D

TO THE
 AMENDED AND RESTATED DECLARATION OF CONDOMINIUM
 PURSUANT TO THE CONDOMINIUM PROPERTY ACT
 CENTRAL PARK PLACE RESIDENTIAL CONDOMINIUM



WASHINGTON STREET
 (HERETOFORE DEDICATED)



CENTRAL PARK ROAD
 (PER DOCUMENT R96-37409)

CONCERT LANE
 (PER DOCUMENT R96-37409)

- NOTES**
1. ALL INTERNAL WALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
 2. ALL MEASUREMENTS IN BASEMENT LEVEL ARE ALONG THE CONCRETE WALLS.
 3. MEASUREMENTS ON ALL OTHER LEVELS ARE TO UNFINISHED SURFACES UNLESS OTHERWISE NOTED.

LINE LEGEND

- LIMITS OF LAND PER LEGAL DESCRIPTION
- - - ADJACENT LAND PARCEL LINE
- UNIT LINE
- - - CENTERLINE

ABBREVIATIONS

C.E. = COMMON ELEMENT
 L.C.E. = LIMITED COMMON ELEMENT
 F.C. = FINISHED CEILING HEIGHT

GROUND LEVEL

EXHIBIT B

DATE	NO.	BY	REVISIONS	DATE	BY
1/17/20	1	MRA	PEER CITY COMMENTS	12/30/20	MRA

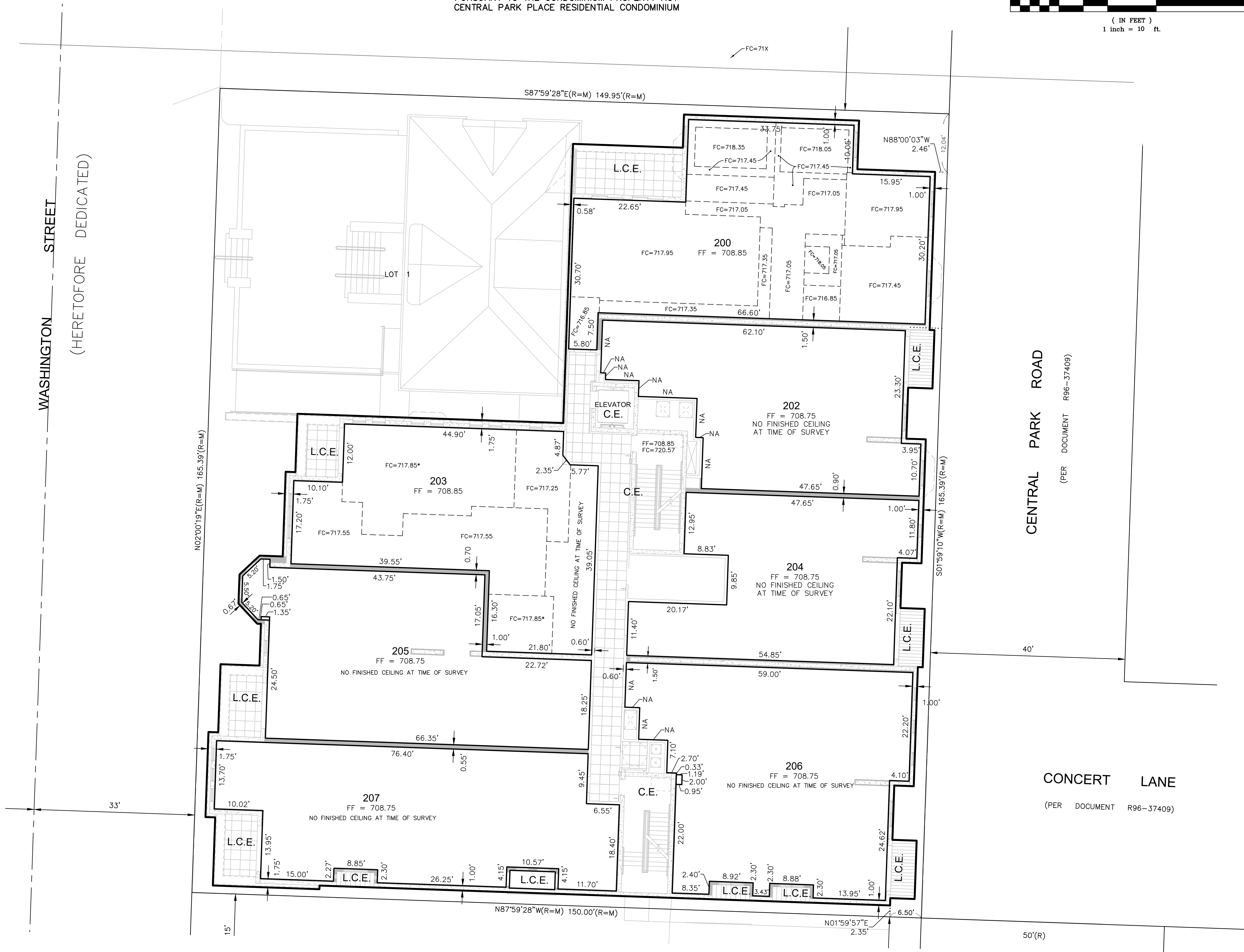
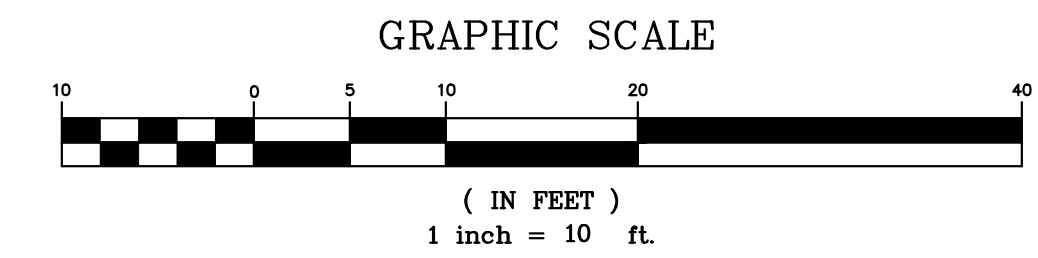
PROJECT	LOT 2 - CENTRAL PARK PLACE COMMERCIAL SUBDIVISION
CLIENT	GREAT CENTRAL PROPERTIES III, LLC
DATE	1/17/20
PC N/A	
FC N/A	
DRAWN BY	MRA
CHECKED BY	DW
BOOK	N/A
PC	N/A
FC	N/A

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SCALE: 1" = 10'
3 OF 7
 PROJ. NO.: 20.0252-01

EXHIBIT D

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 CENTRAL PARK PLACE RESIDENTIAL CONDOMINIUM



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SECOND LEVEL

EXHIBIT B

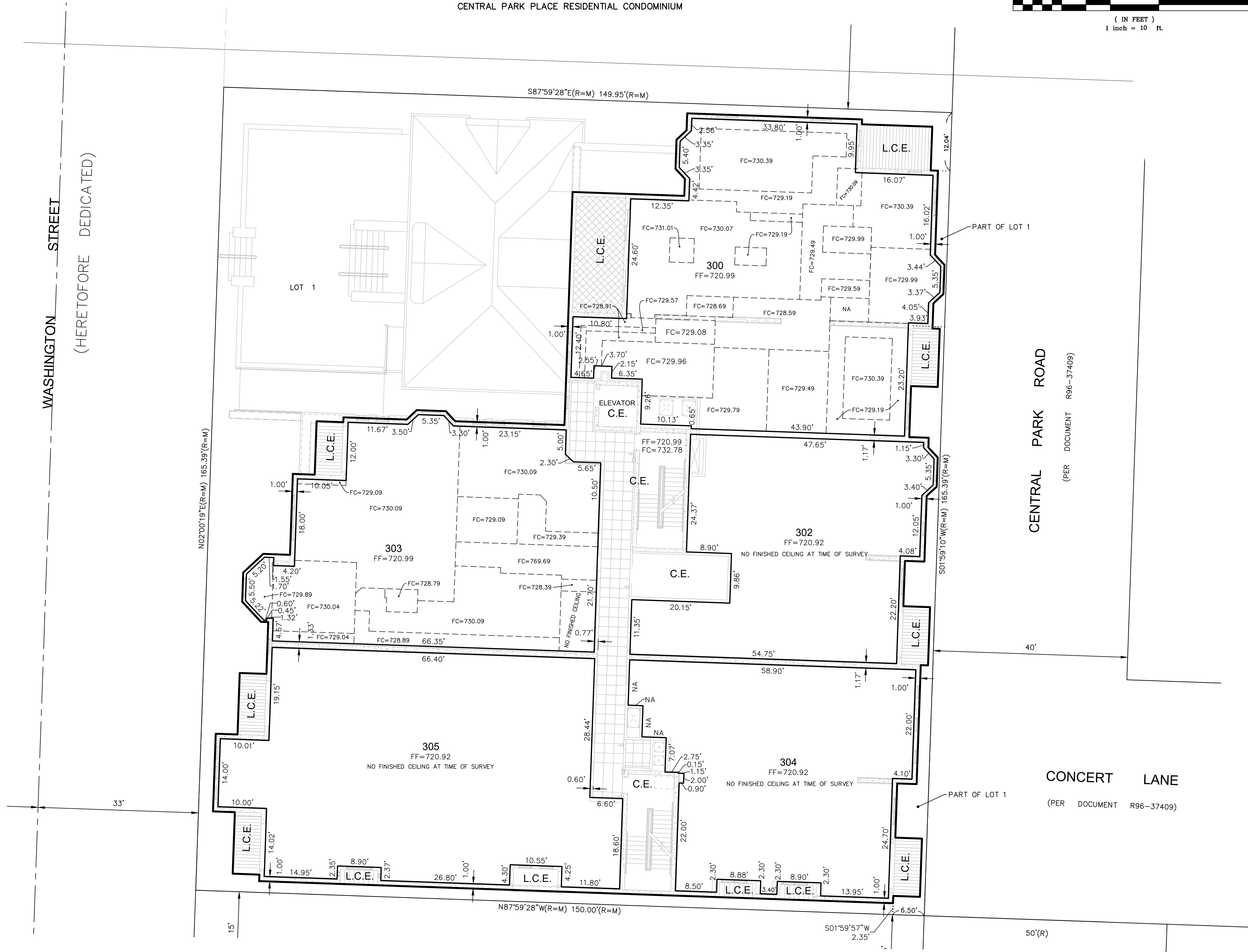
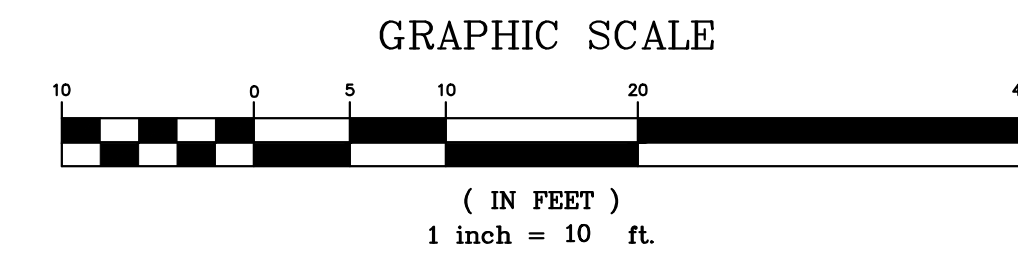
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1	12/30/20	MFA	PER CITY COMMENTS						

PROJECT	LOT 2 - CENTRAL PARK PLACE COMMERCIAL SUBDIVISION
CLIENT	GREAT CENTRAL PROPERTIES III, LLC
DATE	1/17/20
FC N/A	
DRAWN BY	MFA
CHECKED BY	DW
BOOK	N/A
PC	N/A
FC	N/A

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LINE LEGEND

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ABBREVIATIONS

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THIRD LEVEL

EXHIBIT B

NO.	DATE	BY	BOOK	N/A	FC	N/A	PC	N/A	DATE	BY
1	12/30/20	MFA								

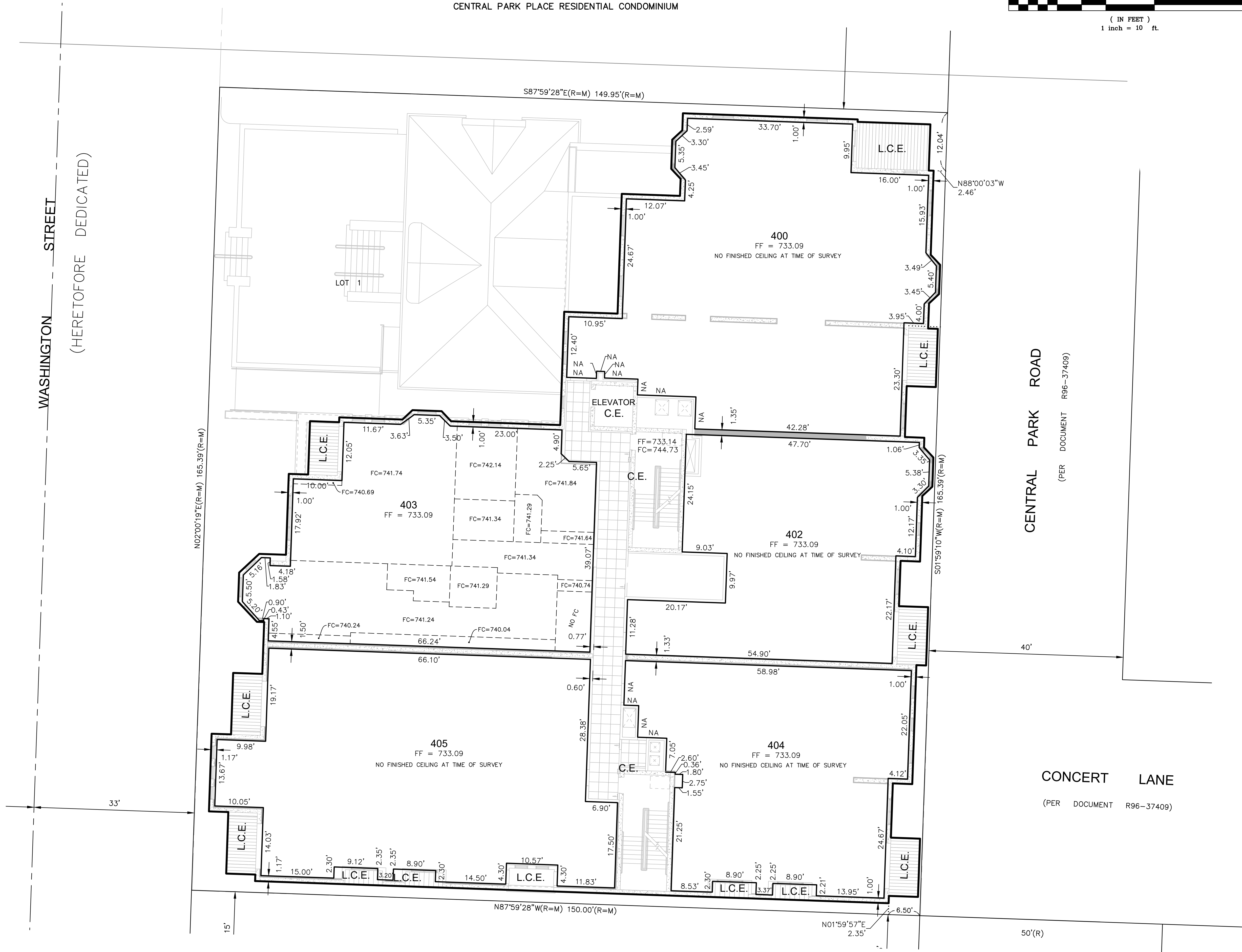
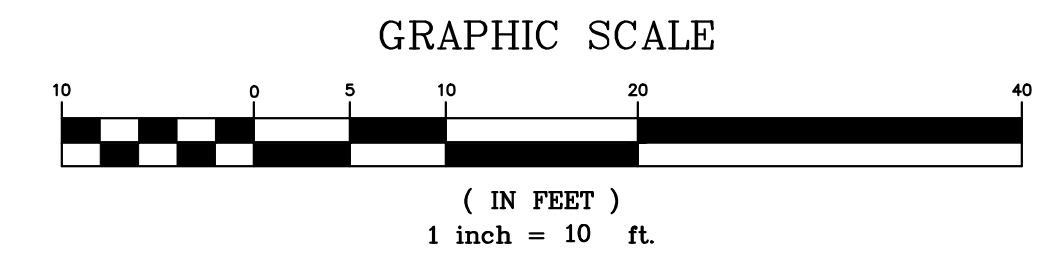
PROJECT	CLIENT
LOT 2 - CENTRAL PARK PLACE COMMERCIAL SUBDIVISION 110 SOUTH WASHINGTON STREET NAPERVILLE, ILLINOIS 60563	GREAT CENTRAL PROPERTIES III, LLC 1555 BRAND STREET NAPERVILLE, ILLINOIS 60563

DATE	1/7/20	FC	N/A	PC	N/A	BOOK	N/A	PC	N/A
CHECKED BY	MFA	REVISIONS							
DRAWN BY	MFA	FEED CITY COMMENTS							

5 OF 7

EXHIBIT D

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FOURTH LEVEL

EXHIBIT B

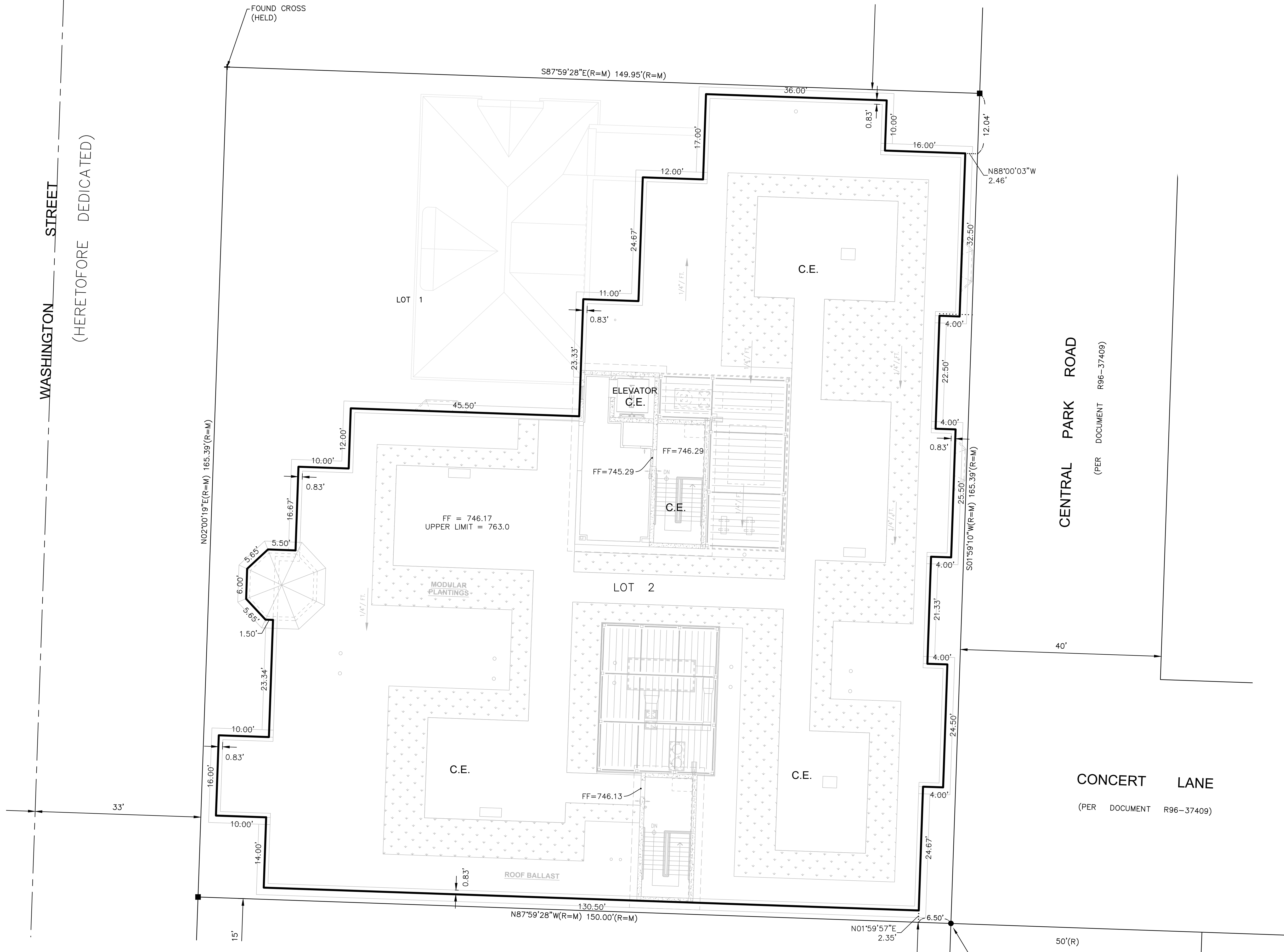
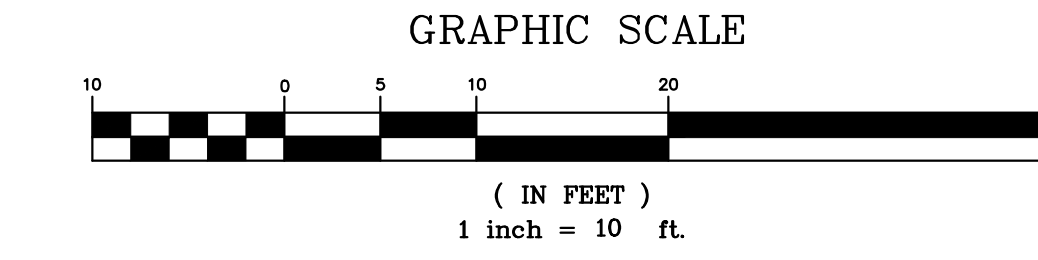
DATE	1/17/20	FC N/A	PC N/A	DRAWN BY	MFA	CHECKED BY	DW	BOOK	N/A	PC	N/A
NO.	1										
REVISIONS											
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BY <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>											
PER CITY COMMENTS <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>											

PROJECT	CLIENT
LOT 2 - CENTRAL PARK PLACE COMMERCIAL SUBDIVISION 110 SOUTH WASHINGTON STREET NAPERVILLE, ILLINOIS 60563	GREAT CENTRAL PROPERTIES III, LLC 1555 BRAND STREET NAPERVILLE, ILLINOIS 60563

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ROOF LEVEL

EXHIBIT B

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DATE	NO.	BY	REVISIONS	BOOK	PC	N/A	FC	N/A	PC	N/A	FC	N/A
12/30/20	1	MFA	PER CITY COMMENTS									

PROJECT	LOT 2 - CENTRAL PARK PLACE COMMERCIAL SUBDIVISION 110 SOUTH WASHINGTON STREET NAPERVILLE, ILLINOIS 60563
CLIENT	GREAT CENTRAL PROPERTIES III, LLC 1555 BRAND STREET NAPERVILLE, ILLINOIS 60563

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