



---

**I.2.**

**Approve the Award of RFQ 17-010, IT Strategic Support Services, to CDW Government LLC, Magenium Solutions, Presidio Networked Solutions Group, SWC Technology Partners, LLC and West Monroe Partners as approved vendors for future projects for an amount not to exceed \$475,000 and a two-year term.**

**Boyd-Obarski, Rebecca: 1. Item I. 2 - IT Strategic Support Services**

- a. Was cost an evaluation criterion?**
  - b. How do these firms charge for their work? Hourly or Project/Flat Fee?**
  - c. Will work orders be sent to these 5 contractors and then they once again compete for the work?**
- Or, will you select the firm you think will best do the work and “sole source” from this list?**

The goal of this process was to develop a short list of qualified firms that could be utilized to augment staff skills for the City’s two core technologies: Microsoft and Cisco. For these projects, City IT staff will submit formal project requests to the qualified firms. Firms responding will provide a Statement of Work (SOW) that will include the pricing model for the project. At project conclusion, City staff will grade the project performance of the firm. These project grades will have an impact on which firms are asked to respond for future work. The City does have the option of eliminating firms for certain types of projects based upon performance, or selecting the same firm for any follow-on phases a larger project. (Anderson)

---

**I.3.**

**Approve the Award of Bid 17-091, Storm Sewer Rehabilitation (8”-24” diameter) Cured-In-Place-Pipelining, to Hoerr Construction for an amount not to exceed \$520,757.80, plus a 3% contingency.**

**Hinterlong, Paul: Have we used Hoerr before and are they qualified?**

Hoerr Construction was also awarded this work from 2014 - 2016 and performed well. (Schwartzhoff).

---

**I.4.**

**Approve the Award of Cooperative Procurement 17-125, One 2017 Vactor Sewer Flusher, to Standard Equipment for an amount not to exceed \$419,715.63.**

**Hinterlong, Paul: Items I4, I5 and I6:**

**Can't we do better and try to get more for these vehicles and equipment than to take the trade in price? These trade in prices seem very low?**

Fleet Services feels that the trade in price offered is competitive based on the age, hours, and condition of the unit being traded in. An auction service is available for use by Fleet Services and is considered each time a unit is being replaced. (Inglese)

**Gustin, Patty: How often does the City Flush its sewers? Is there a map identifying the areas completed or those to complete?**

The Utility cleans sewers every day (weather permitting). All sewers are cleaned at least once every 5 years. Some sewers are cleaned more often to prevent problems. Sewer cleaning is organized by drainage basins (172) which have been broken down and mapped in the Utility's GIS system. All work is tracked in the work order management system.

Last year staff cleaned over 1.5 million feet of pipe ranging in size from 6" diameter to 42" diameter. So far this year staff has cleaned over 612,000 feet of pipe. (Holzapfel)

---

**I.7.**

**Approve the Award of Procurement 17-129, South Central Interceptor Sewer Hardening and Protection Engineering Design - Phase II, to Strand Associates for an amount not to exceed \$233,320.**

**Hinterlong, Paul: How does this differ from the cured in place lining?**

The interceptor sewer has already been lined. The sewer is at risk of falling into the DuPage River due to the rapid erosion of the shoreline. This project is intended to provide a long term solution to stabilize the river bank to ensure the structural integrity of the sewer. (Holzapfel)

---

**I.9.**

**Adopt the Resolution authorizing the City Manager to execute the License Agreement from the Naperville Park District to the City of Naperville for the installation of security cameras at Knoch Park. (Item 1 of 2)**

**Boyd-Obarski, Rebecca: 2. Item I 9 – License Agreement with Naperville Park District for Security Camera locations.**

- a. Does the annual installation and tear down expense (\$2,620) include labor costs?**
- b. Who will do the installation and removal of the cameras?**
- c. The license agreement does not put any responsibility on the Park District to indemnify or reimburse the City if there is an injury or property damage due to Park District action – was that considered?**

a. Does the annual installation and tear down expense (\$2,620) include labor costs?

The annual installation and tear down expense includes labor. (Schwartzhoff)

b. Who will do the installation and removal of the cameras?

Installation and removal will be done by the City contractor, Pace Systems, in future years. (Schwartzhoff)

c. The license agreement does not put any responsibility on the Park District to indemnify or reimburse the City if there is an injury or property damage due to Park District action – was that considered?

The license agreement concerns only the one-time installation and removal of the antenna on Park District property by the City. The District was not made to indemnify the City because it is unlikely that District's actions could expose the City to liability nor is it anticipated that the District would agree to the inclusion of any such indemnification. Nevertheless, the City excepted from its indemnification of the District any loss or

damages arising out of the negligence or willful acts of the District, meaning that if any such occurrence were to take place the City has the ability to pursue damages from the District. (Foley)

**Gustin, Patty: Will the expense be shared by City, Park and Exchange club? If so please provide those percentages.**

The City is funding the expense for the security cameras and antennae. The cameras will be installed and removed each year and will be used at other locations when Ribfest is not in progress. The security cameras will improve the Police Department's ability to remotely monitor the activities at the event. (Schwartzhoff)

---

**I.10.**

**Approve the Award of Change Order #1 to Option Year One of Contract 15-058, Security Camera Maintenance, to Pace Systems for an amount not to exceed \$29,490 and a total award of \$104,400. (Item 2 of 2)**

**Gustin, Patty: Is this bill an after the fact request as the expense was incurred in 2016?**

The work will be completed in June 2017, prior to the start of Ribfest. (Schwartzhoff)

---

**I.11.**

**Approve the Award of Change Order #2 to Contract 15-181, Multi-Functional Copiers -Cost-Per-Copy, for Phase III to Canon Solutions America for an amount not to exceed \$256,520.74, plus a 2% contingency and for a five-year term.**

**Gustin, Patty: Will the NaperSettlement printer will be replaced or added? Will this item be placed on the NaperSettlement budget for transparency as an expense and repayment to the City?**

The purpose of this phase is to add a Canon color printer where there were no Canon printers previously, or replace an existing Canon B/W printer with a Canon color printer. The Settlement will continue to have 4 Canon printers, but will have 1 color and 3 B/W instead of 4 B/W. The 1 new color printer will replace the B/W printer currently located in the Pre-Emption House.

The Settlement is charged back for their usage (cost-per-copy) amounts under this contract. Those costs are below:

2015 -- \$5,719  
2016 -- \$5,444  
2017 -- \$6,801 (estimated)

(Anderson)

---

**I.16.**

**Receive the staff report for Camarena Subdivision located at 535 N Webster Street, PZC 16-1-173 (Item 1 of 3).**

**Hinterlong, Paul: Are there plans for the lot 2 home? What will the distance be between the garage and sidewalk? Will there be enough room to park a vehicle? Give a list of homes along 6th Avenue that you reference in the write up that have 15-25 foot setbacks. Thanks.**

There are no plans at this time for the new home on Lot 2. The petitioner is requesting a minimum 20' front yard setback from the north property line. The north property line of 535 N Webster is approximately 1' south of the sidewalk; therefore, a 20' front yard setback would mean the new home constructed on Lot 2 would be a minimum of 21' setback from the sidewalk (20' setback plus 1' distance between the property line and the sidewalk). 21' is sufficient space to accommodate the vast majority of personal vehicles.

The 2 homes on this block are 535 N Webster and 540 N Eagle. The existing home at 535 N Webster is setback 20.98' from the north property line and the detached garage is setback 20.94'. The existing home at 540 N Eagle is setback 16.03' from the north property line and the detached garage is setback 22.34'. (Evans)

---

**I.19.**

**Pass the Ordinance approving a variance to Section 6-2-10:5 (Accessory Buildings, Structures, and Uses of Land; Percentage of Required Yard Occupied) to allow for an existing game court to remain at the subject property located at 2631 Sweetbroom Road, PZC 17-01-032.**

**Boyd-Obarski, Rebecca: 3. Item I. 19 – 2631 Sweetbroom – variance request**

**a. Please review the language in Section 2 of the ordinance – it does not flow or make sense as written.**

**b. Is the sport court located in the rear yard utility easement? If so, please confirm that in granting this variance we are not releasing any rights in the easement**

a. Staff has amended the ordinance (attached) pertaining to Section 2 to read as follows:

SECTION 2: A variance to Section 6-2-10:5 (Accessory Buildings Structures, and Uses of Land; Percentage of Required Yard Occupied) of the Naperville Municipal Code is hereby granted to permit an existing 753 square foot game court in excess of the maximum 25% coverage allowed per code to remain in place. As constructed, the game court covers approximately 31% of the required rear yard, as depicted on the Site Plan attached hereto as Exhibit B.

b. The sport court, as constructed, is located 5' into the 10' rear yard easement. The City's utility and engineering departments have no concerns with the encroachment; if the proposed variance is approved, staff will finalize an easement encroachment agreement which will be recorded against the property (note: these agreements include standard language pertaining to rights in the easement area and are administratively approved). (Laff)

---

**J.1.**

**Receive the staff report for Columbia Park Townes located at 26W161 Old Plank Road, PZC 16-1-174. (Item 1 of 7)**

**Hinterlong, Paul: What are the elevations facing Plank Road? Please give a color coy of that elevation.**

The elevations for the units facing Plank Road are attached (Laff).

**Gustin, Patty: How does this development support senior friendly living? Where is the usable green space? How far are these units from the train tracks? Are there safety concerns? .Has the Fire Department considered the topography and circulation in the complex?**

Per the developer, the proposed development has not been designed as age-targeted. Rather, the developer envisions the units being of interest to commuters, young professionals, and empty nesters.

The proposed development includes 3.32 acres of passive open space (stormwater detention, tree preservation, open space between buildings 3, 4, 5, and 6). Given the topography changes on the subject property, it would be difficult to improve these areas as active open spaces.

At the closest point (Building 2), the units are approximately 110' from the train tracks. Building 7 (the next closest building) is approximately 192' from the train tracks.

The Fire Department has reviewed and approved the Preliminary Subdivision Plat and Preliminary Engineering. (Laff)

---

**J.8.**

**Pass the Ordinance rezoning the subject property located at 1748 W. Jefferson Avenue from B3 (General Commercial District) to I (Industrial District) - PZC 17-1-022.**

**Hinterlong, Paul: Will this property have outside operations (storage, inventory, etc.) when in operation? Do we have to worry about noise issues?**

Outside operations are not planned for the proposed building. The primary use of the facility will be warehousing with an office component. The proposed building does include loading docks on the south side of the building; this location is preferred given that it does not face a public right-of-way. Based on the proposed operations, staff does not have concerns regarding noise. (Laff)

**Gustin, Patty: Is this re-zone in an effort to sell this property or is there a potential user? If so who and what type of use? Other Industrial zone parcels are being used with special use permits for children stage shows, swimming and more. Will this be the same?**

The proposed multi-tenant building will be built on spec. Although the petitioner has indicated that they have a prospective user for at least one of the tenant spaces, this has not yet been confirmed. Each unit will include a large warehouse and small office. Each tenant will be confirmed for compliance with zoning requirements through the City's Tenant Buildout permit process. (Laff)

---

**L.1.**

**Receive the staff report for Naperville Elderly Homes located at 310 Martin Avenue, PZC 17-1-019 (Item 1 of 5).**

**Boyd-Obarski, Rebecca: 4. Item L. 1 – Naperville Elderly Homes – 310 Martin Ave**

**a. The report says subdivision is necessary for “ownership and financing purposes” –why?**

Page 3 of the petition states "The proposed subdivision is necessary to separate ownership of the existing and the proposed structure. Separate ownership is required for the Illinois Housing Development Authority (IHDA) issuance of tax credits which the petitioner intends to utilize to finance the proposed development." (Evans)

**Gustin, Patty: What is the legal age restriction for these apartments? Can this building be sold and used as standard market units or condo conversions? Is there any interest in doing so as this will have consequences on parking and setbacks.**

The property will be age-restricted to residents aged 55+ in accordance with federal regulations. Naperville

Elderly Homes' mission since its founding in 1967 has been to provide housing for low-income housing for seniors, and staff understands the petitioner intends to continue operating the property as housing for low-income seniors. The variances requested are specific to the current proposal. If the use of the property were to change at some point in the future, further improvements (such as additional parking) or new variances may be necessary. Any future request to convert the units to condos would be subject to review and approval of a plat by the City Council. (Evans)

---

**L.6.**  
**Waive the first reading and pass the Ordinance to move the 15-minute passenger vehicle / 30-minute commercial vehicle, 6:00 a.m. to 6:00 p.m. loading only zone on the north side of Water Street to the posted location and establish a 15-minute passenger vehicle loading only zone on the south side of Water Street as posted. (Item 1 of 2)**

**Hinterlong, Paul: How much are we charging the valet company to use our parking deck at City Hall? Or the parking garage for Water Street?**

Per the Municipal Code, valet operators may store vehicles in the designated locations of the Municipal Center deck, Central Parking Facility and Van Buren Parking Facility. No valet vehicle storage is permitted in the Water Street Parking Facility, with the exception that the hotel may use their spaces for valet storage. Valet operators pay a permit fee each year of \$100 for Friday and Saturday operations or \$250 for operations on more than two nights per week. (Hynes/Louden)

**Boyd-Obarski, Rebecca: 5. Item L. 6 & 7 – Water Street parking, loading and valet spaces**

- a. Does TED have a master plan (or map of ideal locations) of the most efficient locations for valet in the downtown area?**
- b. Has staff considered prohibiting parking on Water Street (other than drop off and loading)?**

a. A master plan for valet transfer zones has not been developed. When the current ordinance was established in 2003, general location guidelines were established to provide flexibility in locations as businesses within the downtown change. Currently the Municipal Code only restricts transfer zones to one per block face and prohibits transfer zones on Washington Street.

b. As part of the area redevelopment, the reconstruction of Water Street was designed to include on-street parking spaces as the availability of on-street parking has traditionally been highly valued by downtown businesses. To date staff has approached Water Street in a consistent manner with the rest of downtown and therefore has recommended a mix of two-hour parking and short-term loading zones. As the area continues to develop staff will monitor the area to consider if an alternative mix of parking regulations is more appropriate for Water Street. (Hynes/Louden)

**Gustin, Patty: Where is loading zone for hotel? Why is current loading zone on north side of Water street less desirable? To avoid congestion between north and south loads can the south side passenger vehicle loading zone be 5 minutes or drop-off only? After visiting the area multiple times is there a possibility the Petitioner will consider a one-way street heading west that will provide visitor careful viewing and safe circulation?**

The loading zone for the hotel is on the south side in the center of the block (please see Attachment 2 to Item L6). The proposed loading zone on the north side of Water Street in the center of the block provides a larger area and shorter distances to all buildings. Staff does not recommend a 5-minute loading zone as this may not provide sufficient time for hotel guests to load and unload. In addition, this area is meant to serve the entire

block, not just the hotel. At this time staff does not recommend converting Water Street to a one-way street. The reconstruction of Water Street was designed to accommodate two-way traffic and parking on both sides of the street. (Hynes/Louden)

---

**L.8.**

**Pass the Ordinance approving the Final Plat of Subdivision for Ashwood Crossing located at the southwest corner of 95th Street and 248th Avenue, PZC 17-1-029.**

**Gustin, Patty: I do not recall duplexes in the original proposal? Is this a change? If so why?**

The duplexes are not a change. The preliminary approvals included the duplexes. (Evans)

---

**L.9.**

**Conduct the first reading of an ordinance amending Chapter 3, Title 3, Section 11 (Liquor License and Permit Classifications) of the Naperville Municipal Code amending the outdoor seating permit to allow for liquor sales and service on the public way.**

**Boyd-Obarski, Rebecca: 6. Item L. 9 – Liquor Code – outdoor seating permit**

- a. The liquor code does not presently define meals – this permit appears to be conditioned on the service and consumption of meals – do we need a definition of meals?**
- b. What is the required sidewalk (walkway) width in the central business district? (I believe we discussed this when Sullivan’s requested the temporary outdoor seating last fall, but I cannot find the number.)**
- c. Who will determine whether the use of the outdoor permit interferes with pedestrian use?**
- d. Will pedestrians walk through the permitted/barriered area or around it?**
- e. May we have a map of downtown that shows public sidewalk vs. privately owned sidewalk? For example, Rosebud has outdoor seating areas that appear to be on privately owned segments of the sidewalk, Front Street Cantina appears to not have any private sidewalk area.**
- f. Could we also see a map of the public vs. private walkways in the Water Street development? Again, for example, it appears that Quebo is built up to the public sidewalk, but perhaps 64 Wine Bar is not.**

a. The liquor code does not presently define meals – this permit appears to be conditioned on the service and consumption of meals – do we need a definition of meals?

During the liquor code rewrite, the Liquor Commission and City Council decided a definition of meals was not needed, that the Liquor Commissioner in his discretion will decide if the meal restriction is met

b. What is the required sidewalk (walkway) width in the central business district? (I believe we discussed this when Sullivan’s requested the temporary outdoor seating last fall, but I cannot find the number.)

Seven feet (7’) minimum.

c. Who will determine whether the use of the outdoor permit interferes with pedestrian use?

The site plan will be reviewed by staff upon submittal of the outdoor permit. Code Enforcement will inspect the installed improvements for compliance with the approved site plan and will respond to any complaints received regarding the space.

d. Will pedestrians walk through the permitted/barriered area or around it?

Pedestrians will walk around the outdoor seating area, not through it.

e. May we have a map of downtown that shows public sidewalk vs. privately owned sidewalk? For example, Rosebud has outdoor seating areas that appear to be on privately owned segments of the sidewalk, Front Street Cantina appears to not have any private sidewalk area.

This map is not currently available; however, staff can work on preparing it. For reference, most buildings located within the downtown core are built to their front property line. A limited number of properties are either setback from their front (Jimmy's, Lou Malnati's) or rear property line (Hugo's, Potter's, Peanuts, Features) to allow for seating areas on private property; are located within a larger development with internal private sidewalks/private parking (Rosebud, Egg Harbor); or are adjacent to private alleys (LaSorella, Mod Pizza, rear of Board & Barrel).

f. Could we also see a map of the public vs. private walkways in the Water Street development? Again, for example, it appears that Quebo is built up to the public sidewalk, but perhaps 64 Wine Bar is not.

The approved PUD plats for Water Street are attached; both plats depict the property line in pink. For the Water Street South PUD, the building is built to the property line; as a result, all sidewalks in this area are public. For the Water Street North PUD, the upper walkway (depicted in blue) is private. The lower walkway is public (Riverwalk).

(Athanikar / Laff)

**Gustin, Patty: Please clarify Option 2 - April 1 to March 31.**

**As we are a kid friendly community? Please calculate the safe walking space for strollers? A double stroller is 30.5 wide and 30" long while a single stroller is 25.5 wide and 30" long.**

Sidewalks within the public right-of-way meet or exceed minimum accessibility requirements. The minimum required clear width is 36 inches, which exceeds typical stroller dimensions. [Athanikar]



**PIN: 07-01-108-010**

**ADDRESS:  
2631 SWEETBROOM ROAD  
NAPERVILLE, IL 60564**

**PREPARED BY:  
CITY OF NAPERVILLE  
LEGAL DEPARTMENT  
630/420-4170**

**RETURN TO:  
CITY OF NAPERVILLE  
CITY CLERK'S OFFICE  
400 SOUTH EAGLE STREET  
NAPERVILLE, IL 60540**

**PZC Case #17-1-032**

**ORDINANCE NO. 17 -**

**AN ORDINANCE GRANTING A VARIANCE FROM  
SECTION 6-2-10:5 OF TITLE 6 (ZONING REGULATIONS) OF THE NAPERVILLE  
MUNICIPAL CODE FOR THE PROPERTY LOCATED AT  
2631 SWEETBROOM ROAD**

**WHEREAS,** Marji Szwaya (Owner and Petitioner) is the owner of the real property located at 2631 Sweetbroom Road, Naperville, Illinois, legally described on Exhibit A and depicted on Exhibit B; and

**WHEREAS,** Marji Szwaya (Owner and Petitioner), has petitioned the City of Naperville for approval of a variance to Section 6-2-10:5 (Accessory Buildings, Structures, and Uses of Land: Percentage of Rear Yard Occupied) to allow for an existing game court to remain on the Subject Property in excess of the 25% coverage permitted for detached accessory structures in the required rear yard; and,

**WHEREAS,** the Subject Property is currently improved with a single-family residence and is zoned R1A (Low Density Single-Family Residence District); and

**WHEREAS,** the Petitioner constructed the game court on the Subject Property without a permit from the City of Naperville; upon review of the game court post-installation, the City

determined that the game court covers approximately 31% of the required rear yard, thereby necessitating a variance to Section 6-2-10:5 of the Naperville Municipal Code; and

**WHEREAS**, the encroachment resulting from existing game court has minimal impact on the neighborhood streetscape and will not be a substantial detriment to the adjacent property; and

**WHEREAS**, on May 17, 2017 the Planning and Zoning Commission conducted a public hearing concerning PZC 17-1-032, and recommended approval of the Petitioner's request; and

**WHEREAS**, the requested variance meets the Standards for Variances as provided in **Exhibit C** attached hereto; and

**WHEREAS**, the City Council of the City of Naperville has determined that the Petitioner's request should be granted as provided herein.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NAPERVILLE, DUPAGE AND WILL COUNTIES, ILLINOIS, in exercise of its home rule powers, as follows:**

**SECTION 1:** The foregoing recitals are incorporated herein as though fully set forth.

**SECTION 2:** A variance to Section 6-2-10:5 (Accessory Buildings Structures, and Uses of Land; Percentage of Required Yard Occupied) of the Naperville Municipal Code is hereby granted to permit an existing 753 square foot game court in excess of the maximum 25% coverage allowed per code to remain in place. As constructed, the game court covers approximately 31% of the required rear yard, as depicted on the Site Plan attached hereto as **Exhibit B**.

**SECTION 3:** Any additional encroachments into the zoning setback other than that approved by this Ordinance as depicted on **Exhibit B**, shall require a separate variance to be processed.

**SECTION 4:** The variance approved by this Ordinance shall expire unless a building permit has been obtained and the construction or alteration of the structure as specified in this Ordinance has been started within two (2) years from the effective date of this Ordinance.

**SECTION 5:** This variance shall be subject to revocation for failure to comply with all other applicable provisions set forth in the Naperville Municipal Code, as amended from time to time, and all other applicable laws.

**SECTION 6:** The City Clerk is authorized and directed to record this Ordinance with the Will County Recorder.

**SECTION 7:** This Ordinance shall be in full force and effect upon its passage and approval.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

AYES:

NAYS:

ABSENT:

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

---

Steve Chirico  
Mayor

ATTEST:

---

Pam Gallahue, Ph.D.  
City Clerk





---

ILLUSTRATIVE ELEVATION



PLANK ROAD LEFT ELEVATION

MASONRY PERCENTAGE MATRIX		
ENHANCED LEFT ELEVATION		
MATERIAL	S.F.	%
MASONRY	565	50
NON-MASONRY	577	50
TOTAL	1142	100
MASONRY PERCENTAGE		50



4 & 5 UNITS

Copyright 2017 Pulte Group, Inc.

COLUMBIA PARK TOWNES

TCG 3  
NAPERVILLE, IL

02/27/2017

# FINAL PLANNED UNIT DEVELOPMENT PLAT OF THE WATER STREET DISTRICT SOUTH PHASE

## LEGAL DESCRIPTION

BEING PART OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPage COUNTY, ILLINOIS

LOTS 2 THROUGH 6 INCLUSIVE, IN BLOCK FOUR, A BEING LOT 10, OF 10 BE VACATED WATER STREET LYING UNCAVATED NORTH OF SAID LOTS 2 THROUGH 6 INCLUSIVE, AND LOT 9 AND THAT PART OF LOT 10 IN BLOCK FOUR DESCRIBED BY BEGINNING AT THE SOUTHWEST CORNER OF LOT 9, AFORESAID, AND RUNNING THENCE EAST 80 FEET ALONG AURORA AVENUE (FORMERLY KNOWN AS HIGH STREET); THENCE NORTH PARALLEL WITH WEBSTER STREET TO THE NORTH LINE OF LOT 10, AFORESAID; THENCE WEST ON THE NORTH LINE OF LOT 9 AND 10, A DISTANCE OF 60 FEET; THENCE SOUTH ON THE EAST LINE OF WEBSTER STREET TO THE POINT OF BEGINNING. IN BLOCK FOUR IN MARQUETTE ADDITION TO NAPERVILLE, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 6, 1947 AS DOCUMENT 2554, IN DUPage COUNTY, ILLINOIS.

## LOT AREA TABLE

LOT NUMBER	AREA IN SQ. FT.	AREA IN ACRES
LOT 1	24,529	0.5631
LOT 2	22,452	0.5144
LOT 3	6,625	0.1519
LOT 4	6,625	0.1519
LOT 5	6,625	0.1519
LOT 6	6,625	0.1519
LOT 7	6,625	0.1519
LOT 8	6,625	0.1519
LOT 9	6,625	0.1519
LOT 10	6,625	0.1519
TOTAL	175,561	4.0110

## BASIS OF BEARINGS

ASSUMED THE SOUTH LINE OF BLOCK FOUR IN MARQUETTE ADDITION TO NAPERVILLE AS BEING SOUTH BY 89° 56' 12" WEST.

## GRAPHIC SCALE



## BENCHMARK NOTE

CHISELED SQUARE IN SOUTH END OF EAST CONCRETE STREET WALL ON MAIN STREET BRIDGE.

## EASEMENT NOTES

THE FOLLOWING EASEMENTS SHALL BE WARRANTEED ACCORDING TO:

WATERMARK - PUBLIC (CITY OF NAPERVILLE) WATER SERVICE - PRIVATE WITH EXCEPTION OF WATER SERVICE TO PARKING DECK THEREON WHICH WILL BE PUBLICLY OWNED AND MAINTAINED.  
STORM SEWER IN WATER STREET - PUBLIC (CITY OF NAPERVILLE)  
WATER SERVICE - PRIVATE  
SANITARY SEWER MAINS ARE PUBLICLY OWNED AND MAINTAINED. SANITARY SEWER (30" DIA.) ARE PRIVATELY OWNED AND MAINTAINED WITH EXCEPTION OF SEWER TO PARKING DECK THEREON WHICH WILL BE PUBLICLY OWNED AND MAINTAINED.

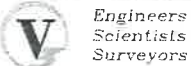
## NOTES

- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- PERMITTEE IS AWARE OF THE WATER CURRENT ZONING ORDINANCE ADOPTED BY THE CITY OF NAPERVILLE AND WILL ATTEMPT TO INCORPORATE ALL OF THE PRINCIPLES AND CHARACTERISTICS INTO THE WATER STREET REDEVELOPMENT PROJECT.
- THIS IS NOT A SUBDIVISION PLAT. FOR SUBDIVISION INFORMATION, PLEASE REFER TO THE SUBDIVISION PLAT FOR THE WATER STREET PROJECT WHICH IS A SEPARATE DOCUMENT.

## LEGEND

- PROPERTY LINE (EXTERIOR)
- WATER STREET - PHASE I BOUNDARY
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- FENCE LINE (CITY)
- UTILITY TIE-IN
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- CURB C&G
- RAILROAD STRUCTURE WITH OPEN L&G
- FIRE HYDRANT
- VALVE IN VALVE BOX
- GATE VALVE IN VALVE BOX
- TREE
- UTILITY POLE
- LIGHT STANDARD
- SIGN
- TELEPHONE MANHOLE
- MONITORING WELL
- UTILITY FENCELINE
- TRANSFORMER PAD
- PLANTER
- AIR CONDITIONER
- HVAC UNIT
- CONCRETE SLAB
- WATER SERVICE
- SEWER OUT UNKNOWN SOURCE
- FOUND IRON PIPE
- WELCOM DATUM PER TAX ACCESSORIES MAP IN FEET
- PROPOSED DATUM IN LINES 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 742 MCHS = 2.04 MCHS
- 0.00 CALCULATED DATUM IN FEET
- 0.001 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.002 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.003 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.004 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.005 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.006 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.007 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.008 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.009 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.010 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.011 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.012 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.013 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.014 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.015 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.016 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.017 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.018 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.019 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.020 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.021 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.022 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.023 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.024 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.025 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.026 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.027 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.028 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.029 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.030 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.031 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.032 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.033 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.034 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.035 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.036 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.037 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.038 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.039 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.040 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.041 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.042 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.043 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.044 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.045 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.046 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.047 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.048 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.049 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.050 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.051 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.052 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.053 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.054 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.055 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.056 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.057 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.058 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.059 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.060 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.061 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.062 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.063 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.064 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.065 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.066 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.067 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.068 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.069 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.070 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.071 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.072 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.073 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.074 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.075 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.076 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.077 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.078 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.079 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.080 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.081 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.082 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.083 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.084 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.085 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.086 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.087 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.088 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.089 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.090 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.091 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.092 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.093 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.094 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.095 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.096 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.097 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.098 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.099 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991
- 0.100 (1) 101 FEET PER MARQUETTE ADDITION TO NAPERVILLE, DOC 2044 (1) 1991

SEE SHEET 2 OF 3



Engineers  
Scientists  
Surveyors

7325 James Avenue, Suite 100  
Woodridge, IL 60517  
630.724.9200 fax  
630.724.0384 fax  
v3ca.com

PREPARED FOR:  
**MARQUETTE PROPERTY INVESTMENTS**  
509 AURORA AVENUE  
NAPERVILLE, ILLINOIS 60540  
630.369.8855

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1.	01/27/11	REVISED PER PLAN AND DATA CHART	1.	01/27/11	REVISED PER PLAN AND DATA CHART
2.	01/27/11	REVISED PER PLAN AND DATA CHART	2.	01/27/11	REVISED PER PLAN AND DATA CHART
3.	01/27/11	REVISED PER PLAN AND DATA CHART	3.	01/27/11	REVISED PER PLAN AND DATA CHART
4.	01/27/11	REVISED PER PLAN AND DATA CHART	4.	01/27/11	REVISED PER PLAN AND DATA CHART
5.	01/27/11	REVISED PER PLAN AND DATA CHART	5.	01/27/11	REVISED PER PLAN AND DATA CHART
6.	01/27/11	REVISED PER PLAN AND DATA CHART	6.	01/27/11	REVISED PER PLAN AND DATA CHART
7.	01/27/11	REVISED PER PLAN AND DATA CHART	7.	01/27/11	REVISED PER PLAN AND DATA CHART
8.	01/27/11	REVISED PER PLAN AND DATA CHART	8.	01/27/11	REVISED PER PLAN AND DATA CHART
9.	01/27/11	REVISED PER PLAN AND DATA CHART	9.	01/27/11	REVISED PER PLAN AND DATA CHART
10.	01/27/11	REVISED PER PLAN AND DATA CHART	10.	01/27/11	REVISED PER PLAN AND DATA CHART
11.	01/27/11	REVISED PER PLAN AND DATA CHART	11.	01/27/11	REVISED PER PLAN AND DATA CHART
12.	01/27/11	REVISED PER PLAN AND DATA CHART	12.	01/27/11	REVISED PER PLAN AND DATA CHART
13.	01/27/11	REVISED PER PLAN AND DATA CHART	13.	01/27/11	REVISED PER PLAN AND DATA CHART
14.	01/27/11	REVISED PER PLAN AND DATA CHART	14.	01/27/11	REVISED PER PLAN AND DATA CHART
15.	01/27/11	REVISED PER PLAN AND DATA CHART	15.	01/27/11	REVISED PER PLAN AND DATA CHART
16.	01/27/11	REVISED PER PLAN AND DATA CHART	16.	01/27/11	REVISED PER PLAN AND DATA CHART
17.	01/27/11	REVISED PER PLAN AND DATA CHART	17.	01/27/11	REVISED PER PLAN AND DATA CHART
18.	01/27/11	REVISED PER PLAN AND DATA CHART	18.	01/27/11	REVISED PER PLAN AND DATA CHART
19.	01/27/11	REVISED PER PLAN AND DATA CHART	19.	01/27/11	REVISED PER PLAN AND DATA CHART
20.	01/27/11	REVISED PER PLAN AND DATA CHART	20.	01/27/11	REVISED PER PLAN AND DATA CHART

FINAL PLANNED UNIT DEVELOPMENT PLAT SOUTH PHASE				Project No:
THE WATER STREET DISTRICT - NAPERVILLE, IL				02207 WTR
				Group No: VP04.1
DRAFTING COMPLETED:	1/28/08	DRAWN BY: SPV	PROJECT MANAGER: CWS	
FIELD WORK COMPLETED:		CHECKED BY: CWS	SCALE: 1" = 20'	
				SHEET NO. 3



# FINAL PLANNED UNIT DEVELOPMENT PLAT OF THE WATER STREET DISTRICT NORTH PHASE

## LEGAL DESCRIPTION

LOTS 3 THROUGH 7 INCLUSIVE IN BLOCK ONE IN MARTIN'S ADDITION TO NAPERVILLE, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 28 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 14, 1943 AS DOCUMENT 2584, IN DUPAGE COUNTY, ILLINOIS.

## AREA

LOT 1	13,801 SQ. FT.	0.3168 ACRES
LOT 2	6,502 SQ. FT.	0.1500 ACRES
LOT 3	8,282 SQ. FT.	0.1904 ACRES
LOT 4	8,778 SQ. FT.	0.2015 ACRES
TOTAL	35,363 SQ. FT.	0.8187 ACRES

## LINE TABLE

LINE	LENGTH	BEARING
1	1.00	PERMANENT
2	5.48	S84°32'48"E
3	2.00	S70°52'11"E
4	2.00	S84°32'48"E
5	1.00	N0°00'00"E
6	1.00	S84°32'48"E
7	2.00	S70°52'11"E
8	1.00	S84°32'48"E
9	1.00	N0°00'00"E
10	1.00	S84°32'48"E

## BASIS OF BEARINGS

ASSUMED THE SOUTH LINE OF BLOCK ONE IN MARTIN'S ADDITION TO NAPERVILLE AS BEING SOUTH 89°24'56" WEST

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:  
NAME: NAPERVILLE CITY CLERK  
ADDRESS: 455 E. EAGLE STREET  
NAPERVILLE, IL  
60540

## BENCHMARK NOTE

TRAVELED SQUARE IN FOURTH END OF EAST CONCRETE STREET WALL ON MAIN STREET BRIDGE

## DEVELOPER

Marquette Property Investments  
508 Aurora Avenue  
Naperville, IL 60540  
630.369.8855 voice  
630.369.8855 fax  
Contact: Nick Pynn

## ARCHITECT OF RECORD

Sullivan Cowette Wilcox LTD  
750 N. Franklin, Suite 200  
Chicago, Illinois 60610  
312.466.7412 voice  
312.398.7409 fax  
Contact: Michael Harris

## ENGINEER / SURVEYOR

V3 Companies Ltd.  
7325 Jones Avenue, Suite 100  
Naperville, Illinois 60563  
630.724.0200 voice  
630.724.0202 fax  
Project Manager: Ryan Rieger  
Ply Surveyor: Glenn Bantase



COMMUNITY MAP  
NOT TO SCALE  
GRAPHIC SCALE

## LEGEND

- PROPOSED LINE (CENTERLINE)
- WATER STREET - PHASE 1 BOUNDARY
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- PERMANENT LOT LINE
- UTILITY STUB
- SEWAGE SEWER
- STORM SEWER
- WATER MAIN
- CURB TRAIL
- PAVEMENT STRUCTURE WITH OPEN LID
- FIRE HYDRANT
- VALVE IN VALVE BOX
- GATE VALVE IN VALVE VAULT
- TREE
- UTILITY POLE
- LIGHT STANDPOLE
- CEM
- TELEPHONE MANHOLE
- MONITORING WELL
- UTILITY PEDESTAL
- TRANSFORMER PAD
- PLANTER
- AIR CONDITIONER
- WALL/SE
- CONCRETE SLAB
- WATER SERVICE
- CLEAN OUT UPOON SOURCE
- FOUND IRON PIPE
- RECORD DATUM PER TAX ASSESSOR'S MAP IN FEET
- RECORD DATUM IN LINDS NOT FEET PER TAX ASSESSOR'S ADDITION TO NAPERVILLE, DOC. NO. 2584 (1/4) 1/4 = 7.32 INCHES = 0.68 FEET
- RECORDED DATUM IN FEET
- RECORDED DATUM IN FEET (1/4) 1/4 = 7.32 INCHES = 0.68 FEET
- PUBLIC UTILITIES AND DRAINAGE
- SALE/LOT
- SEWAGE/STORMWATER MAINTENANCE CASSETTE
- PEDESTRIAN CATCHMENT
- TO BE GRANTS

## NOTES

- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- SEE SHEET 2 OF 2 FOR ACTION SHEET THIS DESIGN SCHEDULE.
- THIS IS NOT A SUBDIVISION PLAT. FOR SUBDIVISION INFORMATION PLEASE REFER TO THE SUBDIVISION PLAT FOR THE SUBJECT PROPERTY WHICH IS A SEPARATE DOCUMENT.
- PLANNED UNIT DEVELOPMENT (PUD) PLAT IS A PLAT ADOPTED BY THE CITY OF NAPERVILLE AND IS SUBJECT TO THE APPROVING ALL OF THE PROVISIONS AND CHARACTERISTICS INTO THE WATER STREET DISTRICT PROJECT.

## EASEMENT NOTES

THE FOLLOWING UTILITIES SHALL BE MAINTAINED SEPARATELY:

WATERMAIN - PUBLIC (CITY OF NAPERVILLE)  
WATER SERVICE - PRIVATE  
STORM SEWER IN WATER STREET - PUBLIC (CITY OF NAPERVILLE)  
ON THE STORM SEWER - PRIVATE

PREPARED FOR:  
**MARQUETTE PROPERTY INVESTMENTS**  
508 AURORA AVENUE  
NAPERVILLE, ILLINOIS 60540  
630.369.8855

NO.	DATE	DESCRIPTION	REVISIONS	NO.	DATE	DESCRIPTION
1	01/11/12	INITIAL PLAN FOR CITY OF NAPERVILLE HIGHWAY 107/108		2	01/11/12	REVISION FOR CITY OF NAPERVILLE HIGHWAY 107/108
2	01/11/12	INITIAL PLAN FOR CITY OF NAPERVILLE HIGHWAY 107/108		3	01/11/12	REVISION FOR CITY OF NAPERVILLE HIGHWAY 107/108
3	01/11/12	INITIAL PLAN FOR CITY OF NAPERVILLE HIGHWAY 107/108		4	01/11/12	REVISION FOR CITY OF NAPERVILLE HIGHWAY 107/108
4	01/11/12	INITIAL PLAN FOR CITY OF NAPERVILLE HIGHWAY 107/108		5	01/11/12	REVISION FOR CITY OF NAPERVILLE HIGHWAY 107/108

FINAL PLANNED UNIT DEVELOPMENT PLAT			
THE WATER STREET DISTRICT - NAPERVILLE, IL			
DRAWING COMPLETED	9/23/08	DRAWN BY:	CHS
FIELD WORK COMPLETED	N/A	CHECKED BY:	CHS
PROJECT MANAGER:		CHS	
SCALE:		1" = 20'	
SHEET NO.:		1	2



BEING PART OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 9 EAST  
OF THE THIRD PRINCIPAL MERIDIAN, IN DUBUQUE COUNTY, IOWA.

LOTS 2 INCLUSIVE INclusive BLOCK FOUR A BIDE LOT OF LAND BEING VACATED WATER LINE  
LYING IMMEDIATELY NORTHWARD SAID LOTS 2 INCLUSIVE AND LOT 3 AND THAT PART OF  
LOT 10 IN BLOCK FOUR DESTROYED BY FIRE AT THE SOUTHWEST CORNER OF LOT 9, ABOVE SAID  
AND RUNNING THENCE EAST 80 FEET ALONG AURORA AVENUE (FORMERLY KNOWN AS HIGH STREET)  
THENCE SOUTH 60 FEET TO WEBSTER STREET, TO THE NORTH LINE OF LOT 10 INCLUSIVE  
THENCE WEST ON THE NORTH LINE OF WEBSTER STREET TO THE WEST LINE OF LOT 10 INCLUSIVE  
THE EAST LINE OF WEBSTER STREET TO THE POINT OF BEGINNING, IN BLOCK FOUR IN MARSH'S  
SUBDIVISION TO MARSHVILLE, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP  
38 NORTH RANGE 9 EAST, THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF  
RECORDED FEBRUARY 24, 1942.

LOT NUMBER	AREA IN SQ. FT.	AREA IN ACRES
LOT 1	24,529	0.5631
LOT 2	22,429	0.5143
LOT 3	5,575	0.1279
TOTAL AT GROUND LEVEL	5,6225	1.2053
P.O.W. HARBOR DRAINAGE	1,336	0.0307
P.O.W. 10 FE. HARBOR	2,128	0.0475
TOTAL THIS SUBDIVISION	97,561	2.2510

ATTACHED THE SOUTH LINE OF BLOCK FOUR IN  
MARTIN'S ADDITION TO NASHVILLE AS BEING  
SOUTH STATES' WET.

13-442-020  
13-442-006  
13-442-005  
13-442-004  
13-442-003  
13-442-001  
13-442-000

AMERICAN  
JEWELRY

CHISELED SQUARE IN SOUTHEAST CORNER OF EAST CONCRETE  
STREET WALL CHAINS STREET BRIDGE.

THE FOLLOWING TRUSTS SHALL BE MAINTAINED  
ACCORDINGLY:

DUPAGE COUNTY BENCHMARK  
RM 2 - SQUARE CUL ON TOP OF WEST END OF NORTH  
CONCRETE ABUTMENT AT WASHINGTON STREET BRIDGE  
OVER WEST BRANCH OF DUPAGE RIVER.  
FORM MAP USTED 1975. ELEVATION 645.29 MSL TO  
NOTE: (ABSTRACT) 7.26 FROM ILL. D. 1929 DATA TO 5  
N.A.S.D. BENCHMARK.

WATERMAIN - PUBLIC (LOTS OF WATERVALVES)  
WATER SERVICE - PRIVATE (WITH DEPTHS IN  
WATER SERVICE TO PARKING DECK STRUCTURE  
WHICH WILL BE PUBLICLY OWNED AND  
MAINTAINED)  
STORM SEWER & WATER TREAT - PUBLIC (LOT  
OF SANDHILLS)  
WASTE STORM SEWER - PRIVATE  
WASTE WATER SERVICE ARE PRIVATELY OWNED  
AND MAINTAINED. WATER SERVICE WHICH  
ARE PRIVATELY OWNED AND MAINTAINED WITH  
EXCEPTION OF SERVICE TO PARKING DECK  
STRUCTURE WHICH WILL BE PUBLICLY OWNED  
AND MAINTAINED

NOTES

1. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS (FEET/INCHES)
2. FUTURE OWNER IS AWARE OF THE WATER STREET VISION STATEMENT ADOPTED BY THE CITY OF HAVREVILLE AND WILL ATTEMPT TO INCORPORATE ALL OF THE PRINCIPLES AND CHARACTERISTICS INTO THE WATER STREET REDEVELOPMENT PROJECT
3. THIS IS NOT A SUBDIVISION PLAN FOR SUBDIVISION PURPOSES. PLEASE REFER TO THE SUBDIVISION PLAN FOR THE SUBJECT PROPERTY WHICH IS A SEPARATE DOCUMENT.

DEVELOPER

Marquette Property Investments  
509 Aurora Avenue  
Naperville, Illinois 60540  
630 369 8655 voice  
630 369 8955 fax  
Contact: Nick Ryan

PROPERTY LINE (EXISTING)  
WATER STREET PHASE 1 BOUNDARY  
EXISTING RIGHT-OF-WAY LINE  
PROPOSED RIGHT-OF-WAY LINE  
EXISTING LOT LINE  
PROPOSED LOT LINE  
FENCE LINE OUT  
CURB  
UTILITY TUB  
SANITARY COVER  
STORM COVER  
WATER MAIN  
CURB INLET  
DRAINAGE STRUCTURE WITH OPEN  
FIRE HYDRANT  
VALVE IN VALVE BOX  
GATE VALVE IN VALVE BOX  
TREE  
UTILITY POLE  
LIGHT STANDARDS  
SIGN  
TELEPHONE MANHOLE  
MOUNTING WELL  
UTILITY REELECT  
TRANSFORMER PAD  
DRAINER  
AIR CONDITIONER  
MAILBOX  
CONCRETE SLAB  
WATER SERVICE  
FIRE HYDRANT CONNECTION

ENGINEER / SURVEYOR

V3 Companies, Ltd.  
7325 James Avenue, Suite 100  
Woodridge, Illinois 60517  
630 724 9200 voice  
630 724 9202 fax  
Project Manager: Bryan Rieger  
Proj. Surveyor: Chuck Bartosz

ARCHITECT OF RECORD

Sullivan Goulette Wilson, LTD  
350 W. Hubbard, Ste. 350  
Chicago, Illinois 60654  
312-988-7412 voice  
312-988-7409 fax  
Contact: Chris Fayne

SEE SHEET 2 OF 3

RECORDS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	06/08/10	RECEIVED FROM CDS OF NAWAKWALA AGRICULTURE SETTER	1	10/12/10	RECEIVED FROM CDS OF NAWAKWALA AGRICULTURE SETTER
2	06/08/10	RECEIVED FROM CDS OF NAWAKWALA AGRICULTURE SETTER	2	06/08/10	RECEIVED FROM CDS OF NAWAKWALA AGRICULTURE SETTER
3	23/02/15	RECEIVED FROM CDS OF NAWAKWALA AGRICULTURE SETTER	4	27/08/15	RECEIVED FROM CDS OF NAWAKWALA AGRICULTURE SETTER
4	09/02/10	RECEIVED FROM CDS OF NAWAKWALA AGRICULTURE SETTER	5	09/02/10	RECEIVED FROM CDS OF NAWAKWALA AGRICULTURE SETTER
5	07/05/15	RECEIVED FROM CDS OF NAWAKWALA AGRICULTURE SETTER	6	07/05/15	RECEIVED FROM CDS OF NAWAKWALA AGRICULTURE SETTER

<b>FINAL PLANNED UTILITY DEVELOPMENT PLAT</b> <b>SOUTH PHASE</b>			Project No: 02259 WTR
<b>THE WATER STREET DISTRICT - NAPERVILLE, IL</b>			Group No: VP04
DRAFTING COMPLETED: 1/28/08 FIELD WORK COMPLETED: N/A	DRAWN BY: SPV CHECKED BY: SPV	PROJECT MANAGER: CMG SCALE: 1" = 30'	SHEET NO. 1 of 3

# FINAL PLANNED UNIT DEVELOPMENT PLAT OF THE WATER STREET DISTRICT NORTH PHASE

## LEGAL DESCRIPTION

LOTS 3 THROUGH 7 INCLUSIVE IN BLOCK ONE IN MARTIN'S ADDITION TO NAPERVILLE, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 14, 1943 AS DOCUMENT 2584, IN DUPAGE COUNTY, ILLINOIS.

## AREA

LOT 1	13,801 SQ. FT.	0.3168 ACRES
LOT 2	6,502 SQ. FT.	0.1493 ACRES
LOT 3	8,282 SQ. FT.	0.1904 ACRES
LOT 4	8,778 SQ. FT.	0.2015 ACRES
TOTAL	35,363 SQ. FT.	0.8160 ACRES

## LINE TABLE

LINE	LENGTH	BEARING
1	1.00	PERMANENT
2	5.48	S84°32'48"E
3	2.00	S70°52'30"E
4	2.00	S84°32'48"E
5	1.00	PERMANENT
6	1.00	PERMANENT
7	1.00	PERMANENT
8	1.00	PERMANENT
9	1.00	PERMANENT
10	1.00	PERMANENT
11	1.00	PERMANENT
12	1.00	PERMANENT
13	1.00	PERMANENT
14	1.00	PERMANENT
15	1.00	PERMANENT
16	1.00	PERMANENT
17	1.00	PERMANENT
18	1.00	PERMANENT
19	1.00	PERMANENT
20	1.00	PERMANENT
21	1.00	PERMANENT
22	1.00	PERMANENT
23	1.00	PERMANENT
24	1.00	PERMANENT
25	1.00	PERMANENT
26	1.00	PERMANENT
27	1.00	PERMANENT
28	1.00	PERMANENT
29	1.00	PERMANENT
30	1.00	PERMANENT
31	1.00	PERMANENT
32	1.00	PERMANENT
33	1.00	PERMANENT
34	1.00	PERMANENT
35	1.00	PERMANENT
36	1.00	PERMANENT
37	1.00	PERMANENT
38	1.00	PERMANENT
39	1.00	PERMANENT
40	1.00	PERMANENT
41	1.00	PERMANENT
42	1.00	PERMANENT
43	1.00	PERMANENT
44	1.00	PERMANENT
45	1.00	PERMANENT
46	1.00	PERMANENT
47	1.00	PERMANENT
48	1.00	PERMANENT
49	1.00	PERMANENT
50	1.00	PERMANENT
51	1.00	PERMANENT
52	1.00	PERMANENT
53	1.00	PERMANENT
54	1.00	PERMANENT
55	1.00	PERMANENT
56	1.00	PERMANENT
57	1.00	PERMANENT
58	1.00	PERMANENT
59	1.00	PERMANENT
60	1.00	PERMANENT
61	1.00	PERMANENT
62	1.00	PERMANENT
63	1.00	PERMANENT
64	1.00	PERMANENT
65	1.00	PERMANENT
66	1.00	PERMANENT
67	1.00	PERMANENT
68	1.00	PERMANENT
69	1.00	PERMANENT
70	1.00	PERMANENT
71	1.00	PERMANENT
72	1.00	PERMANENT
73	1.00	PERMANENT
74	1.00	PERMANENT
75	1.00	PERMANENT
76	1.00	PERMANENT
77	1.00	PERMANENT
78	1.00	PERMANENT
79	1.00	PERMANENT
80	1.00	PERMANENT
81	1.00	PERMANENT
82	1.00	PERMANENT
83	1.00	PERMANENT
84	1.00	PERMANENT
85	1.00	PERMANENT
86	1.00	PERMANENT
87	1.00	PERMANENT
88	1.00	PERMANENT
89	1.00	PERMANENT
90	1.00	PERMANENT
91	1.00	PERMANENT
92	1.00	PERMANENT
93	1.00	PERMANENT
94	1.00	PERMANENT
95	1.00	PERMANENT
96	1.00	PERMANENT
97	1.00	PERMANENT
98	1.00	PERMANENT
99	1.00	PERMANENT
100	1.00	PERMANENT

## BASIS OF BEARINGS

ASSUMED THE SOUTH LINE OF BLOCK ONE IN MARTIN'S ADDITION TO NAPERVILLE AS BEING SOUTH 89°24'56" WEST

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:  
NAME: NAPERVILLE CITY CLERK  
ADDRESS: 455 E. EAGLE STREET  
NAPERVILLE, IL 60563

## BENCHMARK NOTE

TRAVELED SQUARE IN FOURTH END OF EAST CONCRETE STREET WALL ON MAIN STREET BRIDGE

## DEVELOPER

Marquette Property Investments  
508 Aurora Avenue  
Naperville, IL 60563  
630.369.8855 voice  
630.369.8855 fax  
Contact: Nick Pynn

## ARCHITECT OF RECORD

Sullivan Cowette Wilcox LTD  
750 N. Franklin, Suite 200  
Chicago, Illinois 60610  
312.686.7412 voice  
312.686.7409 fax  
Contact: Michael Harris

## ENGINEER / SURVEYOR

V3 Companies, Ltd.  
7325 Jones Avenue, Suite 100  
Naperville, Illinois 60563  
630.724.0200 voice  
630.724.0202 fax  
Project Manager: Ryan Rieger  
Ply Surveyor: Glenn Bantore

## GRAPHIC SCALE

- LEGEND**
- PROPOSED LINE CENTERLINE
  - WATER STREET - PHASE 1 BOUNDARY
  - EXISTING RIGHT-OF-WAY LINE
  - PROPOSED RIGHT-OF-WAY LINE
  - EXISTING LOT LINE
  - PROPOSED LOT LINE
  - PERMITS LINE OUT
  - CLARK
  - UTILITY STUB
  - SEWAGE SEWER
  - STORM SEWER
  - WATER MAIN
  - CURB TRAIL
  - PAVEMENT STRUCTURE WITH OPEN LID
  - FIRE HYDRANT
  - VALVE IN VALVE BOX
  - GATE VALVE IN VALVE VAULT
  - TRUCK
  - UTILITY POLE
  - LIGHT STANDOFF
  - CEM
  - TELEPHONE MANHOLE
  - MONITORING WELL
  - UTILITY PEDESTAL
  - TRANSFORMER PAD
  - PLANTER
  - AIR CONDITIONER
  - WALLS
  - CONCRETE SLAB
  - WATER SERVICE
  - CLEAN OUT UNDER SOURCE
  - FOUND IRON PIPE
  - RECORD DATUM PER TAX ASSESSOR'S MAP IN FEET
  - RECORD DATUM IN LINDS MIT FEET PER TAX ASSESSOR'S ADDITION TO NAPERVILLE, ILL. 2004 (1) LINDS = 7.32 INCHES = 0.66 FEET
  - RECORDED DATUM IN FEET
  - RECORDED DATUM IN FEET (1/4" = 10' SCALE)
  - PUBLIC UTILITIES AND OPENINGS
  - SEWER/STORM MAINTENANCE CASING
  - PEDESTRIAN CATCHMENT
  - TO BE GRANTS

## NOTES

- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- SEE SHEET 2 OF 2 FOR ACTION SHEET THIS DESIGN SCHEDULE.
- THIS IS NOT A SUBDIVISION PLAT. FOR SUBDIVISION INFORMATION PLEASE REFER TO THE SUBDIVISION PLAT FOR THE SUBJECT PROPERTY WHICH IS A SEPARATE DOCUMENT.
- PLANNED UNIT DEVELOPMENT (PUD) IS A DEVELOPMENT APPROVED BY THE CITY OF NAPERVILLE AND ILLINOIS TO ADAPTS ALL OF THE BENEFITS AND CHARACTERISTICS INTO THE WATER STREET DISTRICT PROJECT.

## EASEMENT NOTES

THE FOLLOWING UTILITIES SHALL BE MAINTAINED SEPARATELY:

WATERMAIN - PUBLIC (CITY OF NAPERVILLE)  
WATER SERVICE - PRIVATE  
STORM SEWER IN WATER STREET - PUBLIC (CITY OF NAPERVILLE)  
ON THE STORM SEWER - PRIVATE

PREPARED FOR:  
**MARQUETTE PROPERTY INVESTMENTS**  
508 AURORA AVENUE  
NAPERVILLE, ILLINOIS 60540  
630.369.8855

NO.	DATE	DESCRIPTION	REVISIONS	NO.	DATE	DESCRIPTION
1	03/11/14	INITIALS FOR CITY OF NAPERVILLE HIGHWAY LETTER		1	03/11/14	INITIALS FOR CITY OF NAPERVILLE HIGHWAY LETTER
2	03/11/14	INITIALS FOR CITY OF NAPERVILLE HIGHWAY LETTER		2	03/11/14	INITIALS FOR CITY OF NAPERVILLE HIGHWAY LETTER
3	03/11/14	INITIALS FOR CITY OF NAPERVILLE HIGHWAY LETTER		3	03/11/14	INITIALS FOR CITY OF NAPERVILLE HIGHWAY LETTER
4	03/11/14	INITIALS FOR CITY OF NAPERVILLE HIGHWAY LETTER		4	03/11/14	INITIALS FOR CITY OF NAPERVILLE HIGHWAY LETTER

FINAL PLANNED UNIT DEVELOPMENT PLAT			
THE WATER STREET DISTRICT - NAPERVILLE, IL			
DRAWING COMPLETED	9/23/16	DRAWN BY: CMB	PROJECT MANAGER: CMB
FIELD WORK COMPLETED	N/A	CHECKED BY: CMB	SCALE: 1" = 20'
SHEET NO. 1		SHEET NO. 2	