

LOCATION MAP
NOT TO SCALE

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

SUBMITTED BY/RETURN TO:

CITY OF NAPERVILLE
400 S. EAGLE STREET
NAPERVILLE, IL 60540

OWNER

GORMAN AND COMPANY
200 N. MAIN STREET
OREGON, WI 53275

APPLICANT

GORMAN AND COMPANY
200 N. MAIN STREET
OREGON, WI 53275

SURVEYOR/ENGINEER

MANHARD CONSULTING
ONE OVERLOOK POINT, SUITE 290
LINCOLNSHIRE, ILLINOIS 60069

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- P.U.D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT TO BE GRANTED
- P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT PER DOCUMENT NUMBERS R2007132356 AND R2007166808

FLOOD HAZARD NOTE

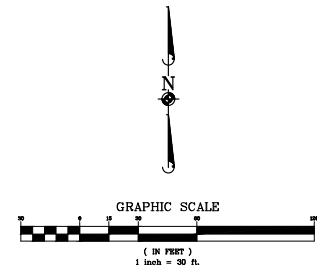
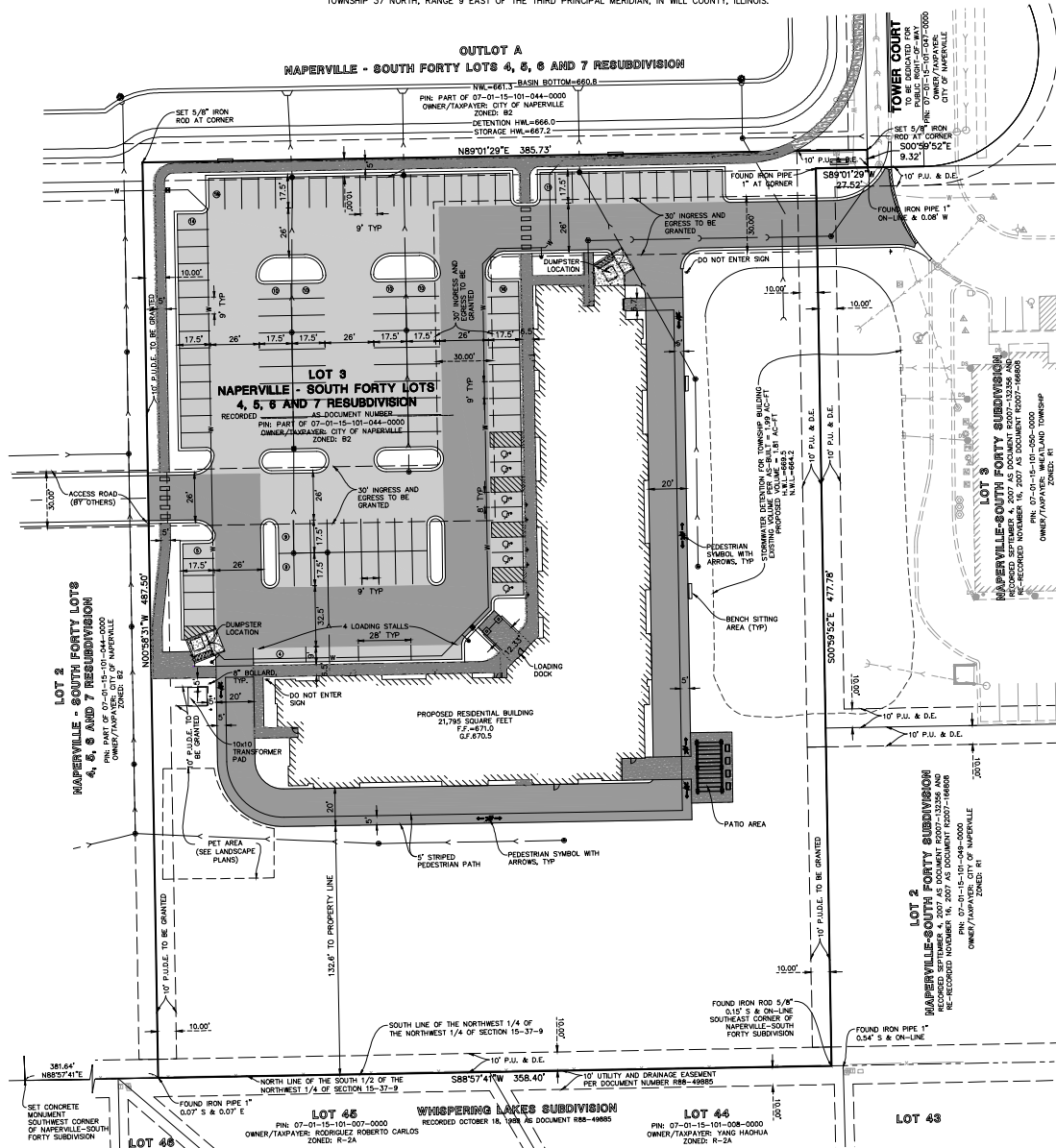
THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17197C003020 WITH AN EFFECTIVE DATE OF FEBRUARY 15, 2019 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X (UNSHADED). ZONE X (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT. HORIZON, DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.87) ARE RECORD OR DEED VALUES.
2. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
3. MANHARD CONSULTING IS A PROFESSIONAL DESIGN FIRM. REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2025.

PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT PLAT OF LOT 3 IN NAPERVILLE - SOUTH FORTY LOTS 4, 5, 6 AND 7 RESUBDIVISION

BEING A RESUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



LEGAL DESCRIPTION

LOT 3 IN NAPERVILLE - SOUTH FORTY LOTS 4, 5, 6 AND 7 RESUBDIVISION, BEING A RESUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 184003350, IN WILL COUNTY, ILLINOIS.

AREA SUMMARY

LOT 3: 174,859 SQUARE FEET (4.014 ACRES)
EXISTING EASEMENT AREA: 9,955 SQUARE FEET (0.229 ACRES)
NEWLY GRANTED EASEMENT AREA: 7,014 SQUARE FEET (0.161 ACRES)
TOTAL F.A.R.: (0.3202)

SITE DATA

PIN: PART OF 07-01-15-101-044-0000
PROPERTY ADDRESS: NO ADDRESS OF RECORD
CURRENT ZONING: B2 COMMUNITY SHOPPING DISTRICT
PROPOSED ZONING: OC OFFICE, COMMERCIAL AND INSTITUTIONAL DISTRICT
EXISTING LAND USE: UNDEVELOPED VACANT LAND
PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL
NUMBER OF DWELLING UNITS: 71
DENSITY: 17.69
NUMBER OF STANDARD PARKING SPACES: 115
NUMBER OF HANDICAP PARKING SPACES: 7
NUMBER OF LOADING PARKING STALLS: 4
TOTAL PARKING PROVIDED: 126

ZONING INFORMATION

CURRENT ZONING: B2 COMMUNITY SHOPPING CENTER DISTRICT
PROPOSED ZONING: OC OFFICE, COMMERCIAL AND INSTITUTIONAL DISTRICT WITH A CONDITIONAL USE FOR MULTI-FAMILY RESIDENTIAL HOUSING.

THE MAXIMUM HEIGHT FOR ALL RESIDENTIAL AND/OR MIXED USE BUILDINGS WITH A RESIDENTIAL COMPONENT IN THE OC DISTRICT SHALL BE FORTY-THREE (43) FEET.

STATEMENT OF INTENT AND CONCEPT

THE PROPOSED DEVELOPMENT WILL BRING AN ASSISTED LIVING CENTER "TOWER COURT RESIDENCES" TO THE SOUTH FORTY DEVELOPMENT. THE PROPOSED DEVELOPMENT WILL INVOLVE THE CONSTRUCTION OF A 3-STORY, +/-21,795 SQUARE FOOT BUILDING, PARKING LOT, LANDSCAPING, AND ASSOCIATED UTILITIES. THE TOWER COURT RESIDENCES IS COMPATIBLE IN THE OC OFFICE COMMERCIAL AND INSTITUTIONAL DISTRICT.

LOT 3 IN NAPERVILLE - SOUTH FORTY LOTS 4, 5 AND 7 RESUBDIVISION
CITY OF NAPERVILLE, ILLINOIS

PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT PLAT

PROJECT NO.: JT
DRAWN BY: JAS
DATE: 08/28/24
SHEET 1 OF 2
CORNVL01

BEING A RESUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15
TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

EXHIBIT B