

FINAL PUD CHARACTER STATEMENT

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

LEGAL DESCRIPTION

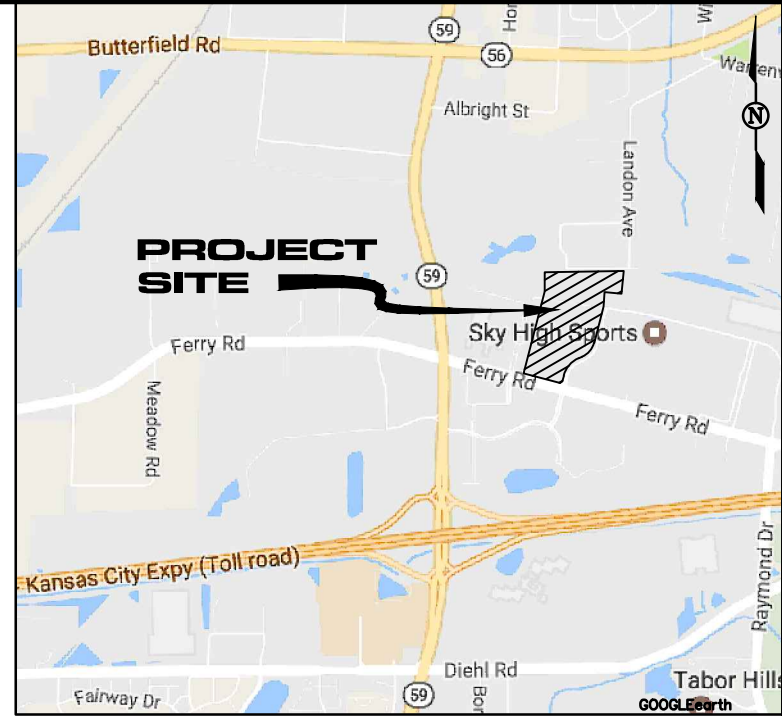
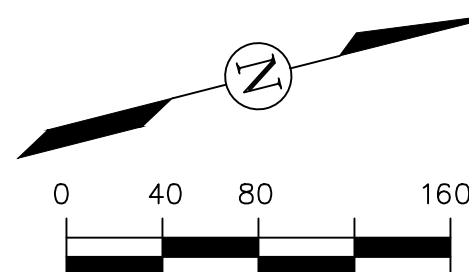
LOT 1B IN MONARCH LANDING LOT 1A AND 1B RESUBDIVISION, BEING A SUBDIVISION IN PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 9 EAST AND PART OF THE NORTH HALF OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER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

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

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

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

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



VICINITY MAP
N.T.S.

LEGEND

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

SITE DATA
(FOR INFORMATION PURPOSES ONLY)

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

NOTE:

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

CITY PROJECT NO. 18-1000029

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

PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT

DRN/CKD. BY: SRH/DRM	FILE: 73846_PUD	F.LD. BK./PG.: 239/37	SHEET NO. 2
SCALE: 1"=80'	DATE: 03/23/18	JOB NO.: 738.046	1 OF 2

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

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

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

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

EXHIBIT B

