

**PROPOSED SITE PLAN**

LOT 1, ROMEOVILLE, IL



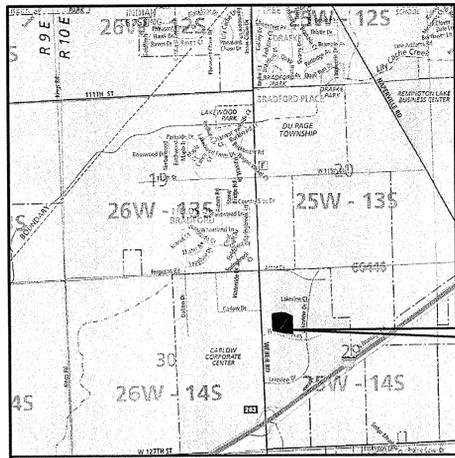
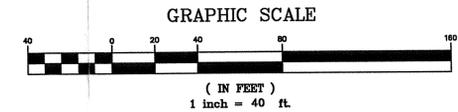
SKJN Architekten Corp.

10/23/17

1" = 30'-0"

SD-3C

# ALTA / ACSM LAND TITLE SURVEY



SITE LOCATION

## VICINITY MAP

## LEGAL DESCRIPTION

NO SCALE  
 PARCEL 1:  
 LOT 1, IN WINDHAM LAKES RESUBDIVISION NO. 8, BEING A RESUBDIVISION OF LOT 11, EXCEPT THE WEST 561.12 FEET, AS MEASURED AT RIGHT ANGLES TO THE WESTERNMOST WEST LINE THEREOF, IN WINDHAM LAKES RESUBDIVISION NUMBER 3, IN THE WEST 1/2 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 10, EAST OF THE THIRD MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 19, 1994 AS DOCUMENT R94-112742, IN WILL COUNTY, ILLINOIS.

## SCHEDULE B EXCEPTIONS

[E] TERMS, PROVISIONS AND CONDITIONS CONTAINED IN ANNEXATION AGREEMENT BY AND BETWEEN VILLAGE OF ROMEOVILLE AND AMLI WILL COUNTY PROPERTIES LIMITED PARTNERSHIP AND AMLI REALTY CO., RECORDED MARCH 27, 1989 AS DOCUMENT NO. R89-13458, ALSO RELATING TO SEWER AND WATER CONNECTION FEES.  
 (AFFECTS THE LAND AND OTHER PROPERTY)

(AFFECTS PARCEL 1)

[F] BUILDING LINES AS SHOWN ON PLAT OF WINDHAM LAKES RESUB NO. 8, RECORDED AS DOCUMENT NO. R94-112742, AS SHOWN ON PLAT OF WINDHAM LAKES RESUBDIVISION NUMBER 3 RECORDED AS DOCUMENT R93-0023953, AND WINDHAM LAKES PHASE 1 RECORDED AS DOCUMENT R90-50107, AS FOLLOWS:  
 50 FEET ALONG THE SOUTHERLY LINE OF THE LAND

(AFFECTS PARCEL 1)

[G] EASEMENT PROVISIONS FOR VILLAGE EASEMENTS (V. E.) CONTAINED ON THE PLATS OF WINDHAM LAKES RESUBDIVISION NO. 8, AFORESAID, AND WINDHAM LAKES RESUBDIVISION NUMBER 3 RECORDED AS DOCUMENT R93-0023953, AND WINDHAM LAKES PHASE 1 RECORDED AS DOCUMENT R90-50107, AN EXCLUSIVE RIGHT OF ACCESS (UNLESS SHOWN THEREON AS NON-EXCLUSIVE RIGHT, I. E., IN COMMON WITH OTHER GRANTEE) IS HEREBY GRANTED TO THE VILLAGE OF ROMEOVILLE AND ITS SUCCESSORS AND ASSIGNS FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF IMPROVEMENTS TO SERVE THESE AND OTHER LANDS WITH SANITARY SEWER, STORM SEWER, STORM DRAINAGE, STORM WATER MANAGEMENT FACILITIES, WATER MAIN, PEDESTRIAN WALKWAYS, MUNICIPAL SIGNAGE AND OTHER MUNICIPAL OR PUBLIC UTILITY PURPOSES GRANTED BY SAID VILLAGE OVER, UNDER AND UPON THE AREAS THEREON DESIGNATED AS VILLAGE EASEMENT (V. E.), THE THEN CURRENT OWNER OF THE AFFECTED LAND SHALL REIMBURSE THE VILLAGE FOR ALL COSTS OF RESTORATION OF SAID AREAS DUE TO THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL OR REMOVAL OF SAID IMPROVEMENTS AND APPURTENANCES, EXCEPT PUBLIC UTILITY COMPANY IMPROVEMENTS. SAID COSTS SHALL INCLUDE THE COST OF RETURNING SAID AREAS TO THEIR ORIGINAL CONDITION AND SHALL INCLUDE, BUT NOT LIMITED TO, LANDSCAPING, FENCES AND PAVING. NO STRUCTURE SHALL BE ERRECTED OVER SAID AREAS, BUT SAME MAY BE USED FOR LANDSCAPING, FENCES, PARKING OR OTHER PURPOSES, IF APPROVED BY THE VILLAGE OF ROMEOVILLE, IF SUCH USE DOES NOT THEN OR LATER INTERFERE WITH THE AFORESAID PURPOSES. IMPROVEMENTS BY OTHERS SHALL BE PERMITTED TO CROSS SAID AREAS AT RIGHT ANGLES THERETO, HOWEVER, NO ELECTRICAL TRANSFORMERS, SWITCHING EQUIPMENT, JUNCTION BOXES, ETC. SHALL BE ERRECTED ON SAID LANDS DUE TO SUCH CROSSINGS.  
 (AFFECTS THE SOUTHERLY 15 FEET OF THE LAND)

(AFFECTS PARCEL 1)

[H] DETENTION AND DRAINAGE ACCESS EASEMENT AS SHOWN ON PLAT OF WINDHAM LAKES RESUBDIVISION NO. 8, AFORESAID, AND AS SHOWN ON PLAT OF WINDHAM LAKES RESUBDIVISION NUMBER 3 RECORDED AS DOCUMENT R93-0023953, AS FOLLOWS: 10 FEET ALONG THE NORTHERLY LINE OF THE LAND

(AFFECTS PARCEL 1)

[I] DECLARATION OF PROTECTIVE COVENANTS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), FOR WINDHAM LAKES BUSINESS PARK DATED OCTOBER 17, 1990 AND RECORDED OCTOBER 22, 1990 AS DOCUMENT NO. R90-58793 BY AMLI WILL COUNTY PROPERTIES LTD PARTNERSHIP RELATING, BUT NOT LIMITED TO: RESPONSIBILITIES OF OWNER OR OCCUPANT; MAINTENANCE; REFUSE DISPOSAL; SNOW REMOVAL; DAMAGE TO IMPROVEMENTS; TRAILERS; UTILITY CONNECTIONS; COMPLIANCE WITH LAWS INDEMNITY; INSPECTION RIGHTS; ENFORCEMENT; VILLAGE'S RIGHT OF ENTRY; GRADING AND CONSTRUCTION; FAILURE TO COMMENCE CONSTRUCTION; DEVELOPER'S RIGHT TO REPURCHASE; DEVELOPMENT STANDARDS; EASEMENTS; DEVELOPMENT CONTROL COMMITTEE; WINDHAM LAKES BUSINESS PARK ASSOCIATION; ASSESSMENTS LEVIED BY THE ASSOCIATION; AND OTHER PROVISIONS. SUBJECT TO TERMS AND CONDITIONS THEREIN CONTAINED.

NOTE: FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS FOR WINDHAM LAKES BUSINESS PARK RECORDED NOVEMBER 21, 1990 AS DOCUMENT NO. R90-65063.

NOTE: SECOND AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS FOR WINDHAM LAKES BUSINESS PARK RECORDED JULY 6, 2001 AS DOCUMENT R2001085518.

NOTE: FIRST SUPPLEMENTAL DECLARATION OF PROTECTIVE COVENANTS FOR WINDHAM LAKES BUSINESS PARK DATED AS OF AUGUST 9, 1995 AND RECORDED WITH THE RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS ON AUGUST 10, 1995 AS DOCUMENT NO. R95-057607.

NOTE: SECOND SUPPLEMENTAL DECLARATION OF PROTECTIVE COVENANTS FOR WINDHAM LAKES BUSINESS PARK DATED AS OF AUGUST 21, 1995 AND RECORDED WITH THE RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS ON OCTOBER 20, 1995 AS DOCUMENT NO. R95-080515.

NOTE: THIRD SUPPLEMENTAL DECLARATION OF PROTECTIVE COVENANTS RECORDED AUGUST 26, 1998 AS DOCUMENT NO. R98-99396.

ASSIGNMENT AND ASSUMPTION AGREEMENT REGARDING DECLARATION OF PROTECTIVE COVENANTS FOR WINDHAM LAKES BUSINESS PARK ROMEOVILLE, ILLINOIS DATED AUGUST 15, 1998 AND RECORDED AUGUST 25, 1998 AS DOCUMENT R98-99398 MADE BY AND BETWEEN AMLI WILL COUNTY PROPERTIES LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP AND WML COMMERCIAL PROPERTIES LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP  
 ASSIGNMENT AND ASSUMPTION AGREEMENT REGARDING DECLARATION OF PROTECTIVE COVENANTS FOR WINDHAM LAKES BUSINESS PARK ROMEOVILLE, ILLINOIS DATED JUNE 29, 2001 AND RECORDED JULY 12, 2001 AS DOCUMENT R01-89235 MADE BY AND BETWEEN AMLI COMMERCIAL PROPERTIES LIMITED PARTNERSHIP AND CHICAGO LAND HOLDINGS, LLC.

(AFFECTS THE LAND AND OTHER PROPERTY)

(AFFECTS PARCEL 1)

\*NOT PLOTTABLE

## LINE LEGEND

— LIMIT OF LAND PER LEGAL DESCRIPTION  
 — ADJACENT LAND PARCEL LINE  
 - - - - - EASEMENT LINE  
 - - - - - CENTERLINE  
 - - - - - BUILDING SETBACK LINE  
 - - - - - SECTION LINE  
 - - - - - EXISTING CONTOUR  
 - - - - - PROPOSED CONTOUR

## ABBREVIATIONS

(R) = RECORD BEARING OR DISTANCE  
 (M) = MEASURED BEARING OR DISTANCE  
 (C) = CALCULATED BEARING OR DISTANCE  
 (D) = DEED DISTANCE  
 A = ARC LENGTH  
 R = RADIUS  
 CH = CHORD  
 CB = CHORD BEARING  
 B.S.L. = BUILDING SETBACK LINE  
 C.E. = CITY EASEMENT  
 U.E. = UTILITY EASEMENT  
 D.E. = DRAINAGE EASEMENT  
 P.U.E. = PUBLIC UTILITY EASEMENT  
 P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT  
 D & D.A.E. = DETENTION & DRAINAGE ACCESS EASEMENT  
 V.E. = VILLAGE EASEMENT

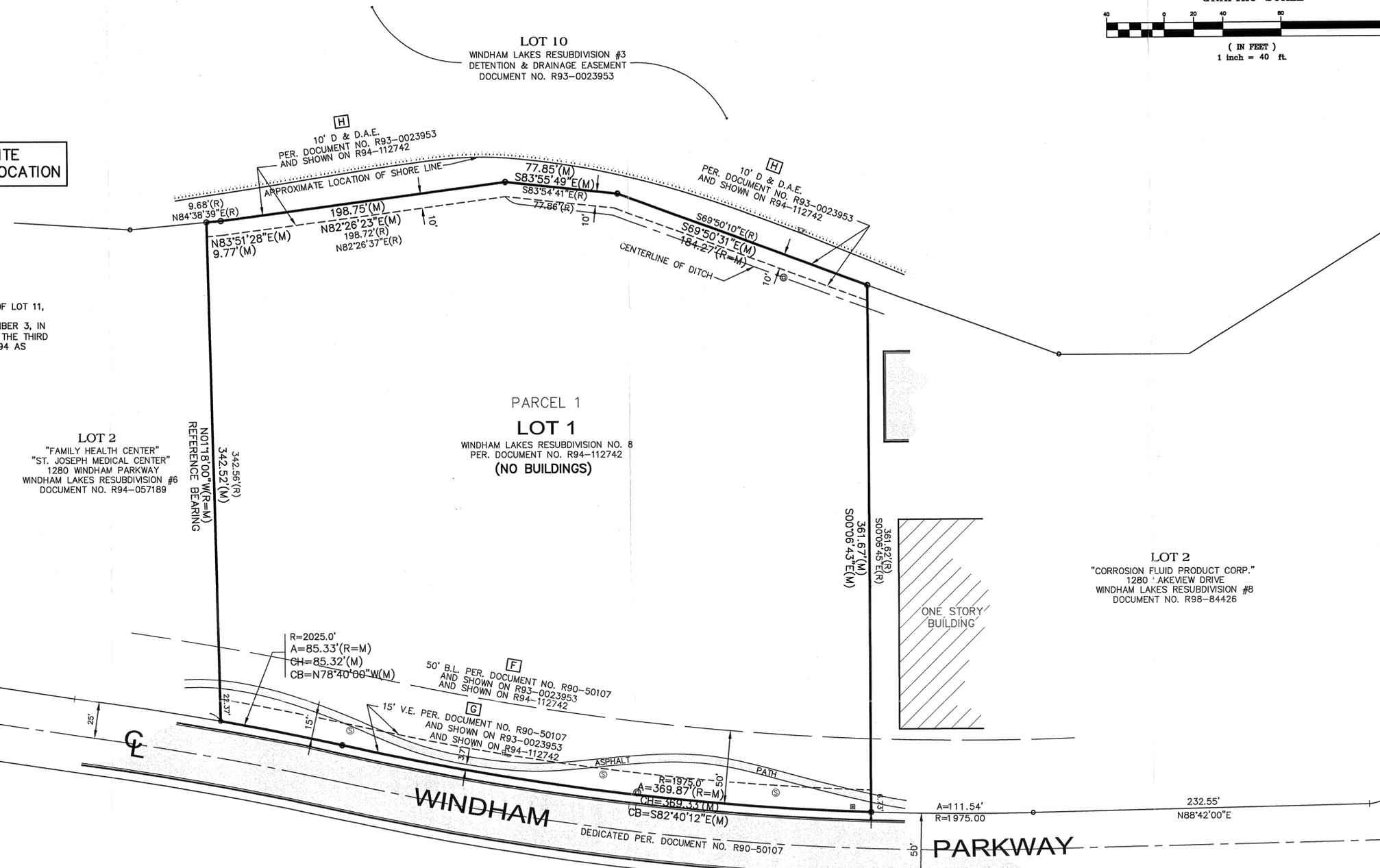
## LEGEND

○ SPRINKLER VALVE  
 ○ FOUND IRON STAKE UNLESS OTHERWISE NOTED (HELD LOCATION)  
 + SIGN  
 • BOLLARD POLE  
 ✦ LIGHT  
 ✦ LIGHT POLE  
 □ TRANSFORMER  
 ⊙ MANHOLE  
 ⊙ STORM STRUCTURE  
 ⊙ SANITARY MANHOLE  
 ⊙ BITUMINOUS PAVEMENT  
 ⊙ CONCRETE SURFACE  
 ⊙ GRAVEL SURFACE

LOT 2  
 "FAMILY HEALTH CENTER"  
 "ST. JOSEPH MEDICAL CENTER"  
 1280 WINDHAM PARKWAY  
 WINDHAM LAKES RESUBDIVISION #6  
 DOCUMENT NO. R94-057189

PARCEL 1  
 LOT 1  
 WINDHAM LAKES RESUBDIVISION NO. 8  
 PER. DOCUMENT NO. R94-112742  
 (NO BUILDINGS)

LOT 2  
 "CORROSION FLUID PRODUCT CORP."  
 1280 LAKEVIEW DRIVE  
 WINDHAM LAKES RESUBDIVISION #8  
 DOCUMENT NO. R98-84426



## ZONING INFORMATION

[E] THIS PROPERTY IS ZONED P-B (PLANNED BUSINESS) PER VILLAGE OF ROMEOVILLE ZONING MAP AND THE ANNEXATION AGREEMENT RECORDED AS DOCUMENT NO. R89-013458.

THE FOLLOWING INFORMATION IS TAKEN FROM SAID ANNEXATION AGREEMENT.

III. YARDS, HEIGHT, BULK:

- A. MINIMUM BUILDING SETBACKS:  
 1. FRONT YARD: COUNTY OR ARTERIAL STREET: 50 FEET  
 OTHER ROADWAYS: 35 FEET  
 2. SIDE YARD: 20 FEET  
 3. REAR YARD: 30 FEET  
 4. SIDE OR REAR ADJACENT TO RESIDENTIAL USE: 100 FEET
- B. MAXIMUM BUILDING HEIGHT: LESSER OF 7 STORIES OR 100 FEET
- C. MAXIMUM BUILDING COVERAGE: 60 PERCENT
- D. MAXIMUM F.A.R.: .60 SINGLE-STORY  
 1.00 MULTI-STORY
- E. PARKING SETBACKS  
 1. FRONT YARD: RETAIL USES: 20 FEET  
 ALL OTHERS: 35 FEET  
 2. SIDE AND REAR YARD: 10 FEET  
 3. SIDE OR REAR ADJACENT TO RESIDENTIAL USES: 50 FEET  
 4. NO PARKING IN CORNER SIDE YARD

## FLOOD STATEMENT

THIS PROPERTY FALLS WITHIN "OTHER AREAS: ZONE X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS DEFINED BY THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 170711 0061 E (MAP NUMBER 17197C0061E), HAVING AN EFFECTIVE DATE OF SEPTEMBER 6, 1995.

## ACREAGE

(TO HEAVY LINES)  
 175,135 SQUARE FEET  
 OR  
 4.021 ACRES  
 (BASED ON MEASURED VALUES)

## SURVEYOR'S CERTIFICATION

TO: ADAMS STREET DEVELOPMENT, INC., AN ILLINOIS CORPORATION  
 TO: CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED UNDER THE DIRECTION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR ON 8/11/05, AND THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE:

- (i) IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 8, 10 AND 11(A) OF TABLE A THEREOF, AND;  
 (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) AND;  
 (iii) IN RELIANCE UPON THE LEGAL DESCRIPTION AND EASEMENTS OF RECORD AS IDENTIFIED IN A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, POLICY NUMBER 1410 880002341 D2, AND HAVING AN EFFECTIVE DATE OF JULY 28, 2005.  
 (iv) THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

COMPASS LTD.  
 PROFESSIONAL DESIGN FIRM  
 LAND SURVEYING CORPORATION NO. 184-002778  
 LICENSE EXPIRES 4/30/2007

BY: *Daniel W. Walters* DATE: 9/20/05  
 IL PROFESSIONAL LAND SURVEYOR NO. 3585

LICENSE EXPIRES 11/30/06



BY	DATE
MP	9-20-05
REVISIONS	
REVISE	CERTIFICATIONS

Prepared For: Panatoni Development  
 10255 W. Higgins Road, Suite 110  
 Rosemont, IL 60018  
 Windham Lakes Business Park  
 Romeoville, Illinois

Prepared by:  
**COMPASS**  
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 1600 Shore Road, Suite E, Naperville, IL, 60563  
 630/961-9880 FAX: 630/961-5071  
 www.compassconsultinggroup.com

DRAWN BY: DHB	PARTY CHIEF: DV
CHECKED BY: DW	BOOK
DATE: 8-18-05	PAGE
SCALE: 1" = 40'	
PROJECT NO.: 6198.88	



SKJN Architekten Corp.

RENDERING LOOKING NORTHWEST  
LOT 1, ROMEOVILLE, IL

09/26/17

SD-13A



SKJN Architekten Corp.

RENDERING LOOKING NORTHEAST AT COURTYARD

LOT 1, ROMEOVILLE, IL

09/26/17

SD-13B



SKJN Architekten Corp.

RENDERING LOOKING NORTHEAST

LOT 1, ROMEOVILLE, IL

09/26/17

SD-13C



SKJN Architekten Corp.

RENDERING LOOKING SOUTHEAST

LOT 1, ROMEOVILLE, IL

09/26/17