

PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT
MARKET MEADOWS RESUBDIVISION NO. 2

IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE
10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

SITE DATA TABLE:

PROJECT AREA:

LOT 1 (EXISTING JEWEL OSCO)	+/-272,412 SF / +/-6.25 ACRES
LOT 2 (PROPOSED REDEVELOPMENT)	+/-336,563 SF / +/- 7.73 ACRES
LOT 3 (PROPOSED REDEVELOPMENT)	+/-61,314 SF / +/-1.41 ACRES
LOT 4 (PROPOSED OUTPARCEL)	+/-48,602 SF / +/-1.12 ACRES
LOT 5 – NOW LOT 1 AND LOT 2 OF MARKET MEADOWS RESUBDIVISION NO. 2	
LOT 1 (EXISTING US BANK)	±37,343 SF / ±0.86 ACRES
LOT 2 (PROPOSED DUTCH BROS.)	±20,176 SF / ±0.46 ACRES
	±57,519 SF / ±1.32 ACRES
LOT 6 (EXISTING MCDONALD'S)	+/-46,509 SF / +/-1.07 ACRES
TOTAL AREA:	+/-822,919 SF / +/-18.89 ACRES
BUILDING AREA	
LOT 1 (EXISTING JEWEL OSCO)	+/-67,103 SF (FAR 24.63%)
LOT 2 + LOT 3 (PROPOSED REDEVELOPMENT)	+/-107,763 SF (FAR 27.08%)
LOT 2 (PROPOSED REDEVELOPMENT)	
BB SWIM SCHOOL	+/-10,072 SF
EX. UTILITY ROOMS	+/- 696 SF
EX. BUILDING TO REMAIN	+/-37,122 SF
TENANT (PROPOSED)	+/-9,565 SF
TENANT (PROPOSED)	+/-5,113 SF
TENANT (PROPOSED)	+/-2,425 SF
	+/-64,993 SF (FAR 19.31%)
LOT 3 (PROPOSED REDEVELOPMENT)	
STORAGE (PROPOSED)	+/-42,519 SF
UTILITY ROOM (PROPOSED)	+/-251 SF
	42,770 SF (FAR 0%)
	(SEE COMBINED FAR % FOR LOT 2 + 3)

LOT 4 (PROPOSED OUTPARCEL)	
RESTAURANT TENANT (PROPOSED)	+/-2,296 SF
AVAILABLE TENANT (PROPOSED)	+/-1,661 SF
UTILITY ROOM (PROPOSED)	+/-123 SF
BANK TENANT (PROPOSED)	+/-2,898 SF
	+/-6,978 SF (FAR 14.36%)

LOT 5 – NOW LOT 1 AND LOT 2 OF MARKET MEADOWS RESUBDIVISION NO. 2	
LOT 1 (EXISTING US BANK)	±2,705 SF (FAR 0.072)
LOT 2 (PROPOSED DUTCH BROS)	±1,179 SF (FAR 0.058)
	±3,884 SF (FAR 0.067)

LOT 6 (EXISTING MCDONALD'S)	+/-5,000 SF (FAR 10.75%)
TOTAL AREA	+/-190,728 SF (FAR 23.15%)

RESTAURANTS:

LOT 2A-PROPOSED RESTAURANT (FAST FOOD)	+/-8,811 SF
LOT 2-PROPOSED RESTAURANT	+/-5,732 SF
LOT 4-PROPOSED RESTAURANT (FAST FOOD)	+/-2,296 SF
LOT 4-PROPOSED RESTAURANT (FAST FOOD)	+/-1,661 SF
LOT 6-EXISTING MCDONALDS (FAST FOOD)	+/-5,000 SF
TOTAL RESTAURANTS	+/-23,500 SF (NOT TO EXCEED)

PARKING CODE:

- SHOPPING CENTER LESS THAN 250,000 SF, EXCLUSIVE OF RESTAURANT ESTABLISHMENTS – (4.5) PARKING SPACES PER 1000 SF OF GFA
- EATING ESTABLISHMENT EXCLUSIVE OF FAST FOOD – (10) PARKING SPACES PER 1000 SF OF GFA
- FAST FOOD ESTABLISHMENTS – (17) PARKING SPACES PER 1000 SF OF GFA
- BICYCLE PARKING SPACES – (5%) VEHICLE PARKING REQUIREMENTS (MIN. 3 SPACES)
- FAST CASUAL – (10) PARKING SPACES PER 1000 SF OF GFA
- PERSONAL STORAGE - 4 SPACES PER 1,000 SF OF GFA
- COFFEE SHOPS - (4.5) PARKING SPACES PER 1000 SF OF GFA
- BANK – (1) PARKING SPACE PER 250 SF OF GFA

PARKING REQUIRED:

LOT 1 (EX. JEWEL OSCO):	67,103 SF/1000 X 4.5 =	302 PARKING SPACES
LOT 2 (PR. REDEVELOPMENT):	49,754 SF/1000 X 4.5 = 223.9	
	5,732 SF/1000 X 10 = 57.3	
	8,811 SF/1000 X 17 = 149.8	431 PARKING SPACES
LOT 3 (PR. REDEVELOPMENT):	42,519 SF/1000 X 4.5 =	192 PARKING SPACES
LOT 4 (PR. OUTPARCEL):	2,296 SF/1000 X 10 = 23.0	
	1,661 SF/1000 X 17 = 28.2	
	2,898 SF/1000 X 4.5 = 13.0	65 PARKING SPACES

LOT 5 – NOW LOT 1 AND LOT 2 OF MARKET MEADOWS RESUBDIVISION NO. 2	
LOT 1 (EX. U.S. BANK): 5,000 SF/250 x 1 =	20 PARKING SPACES
LOT 2 (PR. DUTCH BROS): 1,179 SF/1000 x 4.5 =	5 PARKING SPACES

LOT 6 (EX. MCDONALD'S): 5,000 SF/1000 X 17 =	85 PARKING SPACES
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TOTAL PARKING REQUIRED:	1,100 PARKING SPACES
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PARKING PROVIDED:

LOT 1 (EX. JEWEL OSCO): 316 SPACES + 11 HC SPACES =	327 TOTAL PARKING SPACES
LOT 2 (PR. REDEVELOPMENT): 407 SPACES + 9 HC SPACES =	416 TOTAL PARKING SPACES
	(21 BICYCLE SPACES)
LOT 4 (PR. OUTPARCEL): 46 SPACES + 3 HC SPACES =	49 TOTAL PARKING SPACES
	(3 BICYCLE SPACES)

LOT 5 – NOW LOT 1 AND LOT 2 OF MARKET MEADOWS RESUBDIVISION NO. 2	
LOT 1 (EX. U.S. BANK): 29 SPACES + 2 HC SPACES =	31 TOTAL PARKING SPACES
LOT 2 (EX. DUTCH BROS): 5 SPACES + 1 HC SPACES =	6 TOTAL PARKING SPACES

LOT 6 (EX. MCDONALD'S): 55 SPACES + 3 HC SPACES =	58 TOTAL PARKING SPACES
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TOTAL PARKING PROVIDED: 858 + 29 HC SPACES =	887 PARKING SPACES
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PROPOSED PARKING RATIO:	4.66/1000 SF
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IMPERVIOUS AREA SUMMARY TABLE:

LOT 2 + LOT 3 AREA	397,877 SF
EXISTING IMPERVIOUS AREA	353,968 SF
PROPOSED IMPERVIOUS AREA	353,520 SF
NET NEW IMPERVIOUS AREA (NET REDUCTION IN IMPERVIOUS AREA)	-448 SF
LOT 4 AREA	48,602 SF
EXISTING IMPERVIOUS AREA	0 SF
PROPOSED IMPERVIOUS AREA	35,040 SF
NET NEW IMPERVIOUS AREA	35,040 SF

LOT 5 – NOW LOT 1 AND LOT 2 OF
MARKET MEADOWS RESUBDIVISION NO. 2

LOT 1 AREA	37,343 SF
EXISTING IMPERVIOUS AREA	29,193 SF
PROPOSED IMPERVIOUS AREA	28,814 SF
NET NEW IMPERVIOUS AREA (NET REDUCTION IN IMPERVIOUS AREA)	-379 SF
LOT 2 AREA	20,176 SF
EXISTING IMPERVIOUS AREA	16,536 SF
PROPOSED IMPERVIOUS AREA	12,671 SF
NET NEW IMPERVIOUS AREA (NET REDUCTION IN IMPERVIOUS AREA)	-3,865 SF

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DU PAGE)

APPROVED BY THE CITY OF NAPERVILLE PLAN
COMMISSION AT A MEETING HELD THE ____
DAY OF _____, A.D., 20____.

BY: _____
CHAIRMAN

ATTEST: _____
SECRETARY

CITY COUNCIL'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DU PAGE)

APPROVED AND ACCEPTED BY THE MAYOR AND
CITY COUNCIL OF THE CITY OF NAPERVILLE,
ILLINOIS, AT A MEETING HELD THE ____ DAY
OF _____, A.D., 20____.

BY: _____
MAYOR

ATTEST: _____
CITY CLERK

OWNER'S CERTIFICATE

STATE OF _____)
)SS
COUNTY OF _____)

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: _____

TITLE: _____

ATTEST: _____

TITLE: _____

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DU PAGE)

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

NOTARY'S CERTIFICATE

STATE OF _____)
)SS
COUNTY OF _____)

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____.

NOTARY PUBLIC SIGNATURE

PRINT NAME

MY COMMISSION EXPIRES ON _____, 20____.

SURVEYOR'S CERTIFICATION

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT I, DANIEL W. WALTER, ILLINOIS PROFESSIONAL
LAND SURVEYOR NO. 3585, HEREBY STATE THAT THIS PLAT WAS MADE
AT AND UNDER MY DIRECTION, FROM PUBLIC AND PRIVATE RECORD
INFORMATION AND THIS PLAT IS AN ACCURATE DEPICTION OF THE
FOLLOWING DESCRIBED PROPERTY:

LOT 5 IN MARKET MEADOWS RESUBDIVISION NO. 1, BEING A SUBDIVISION
IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH,
RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE
PLAT THEREOF RECORDED JUNE 21, 2021 AS DOCUMENT R2021-095080,
IN DU PAGE COUNTY, ILLINOIS.

THAT PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION
OF SAID PROPERTY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL
PARTS THEREOF.

I HEREBY CERTIFY THAT THE PROPOSED IMPROVEMENTS DEPICTED ON
THIS PLAT ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND NOT
INTENDED TO BE USED FOR CONSTRUCTION.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON
DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF
NAPERVILLE, ILLINOIS.

I HEREBY STATE THAT THE CITY OF NAPERVILLE HAS ADOPTED AN
OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL
POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS
5/11 12 6 AS HERETOFORE AND HEREAFTER AMENDED.

I FURTHER CERTIFY THAT THE PROPERTY FALLS WITHIN "OTHER AREAS
ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
CHANCE FLOODPLAIN) AS DEFINED BY THE FLOOD INSURANCE RATE MAP,
MAP NUMBER 17043C0163J, AND MAP NUMBER 17043C0251J, BOTH
HAVING A REVISED DATE OF AUGUST 1, 2019.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS THIS _____
DAY OF _____, 20____.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2027

BY: _____
DANIEL W. WALTER
IL PROFESSIONAL LAND SURVEYOR NO. 3585
LICENSE EXPIRES 11/30/26

PROJ. NO. 25.0097-02	2 OF 2	SCALE: NONE	<div><div>COMPASS</div><div>SURVEYING LTD</div><div>ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING</div></div>	<div>PROJECT</div> <div>Prelim/Final Plat of PUD Market Meadows Resubdivision No. 2</div> <div>Market Meadows Shopping Center</div> <div>Naperville, Illinois</div>	DATE: 07-01-25	PC N/A	DRAWN BY: RHM	CHECKED BY: DW	BOOK: N/A, PG: N/A
				<div>CLIENT</div> <div>Shorewood Development Group</div> <div>790 Estate Drive, Suite 200</div> <div>Deerfield IL 60015</div>	REVISIONS			DATE	BY
					1.	REVISED PER EMAIL DATED 06-19-2025	07-08-25	RHM	
					2.	REVISED PER EMAIL DATED 07-28-2025	07-29-25	RHM	
					3.	REVISED PER EMAIL DATED 07-30-2025	07-31-25	RHM	
2631 GINGER WOODS PARKWAY, STE. 100									
AURORA, IL 60502									
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM									

CITY PROJECT NUMBER: DEV-0068-2025

J:\PDATA\2025 PROJECTS\25.0097\25.0097-02 PUD\25.0097-02-PUD.DWG