

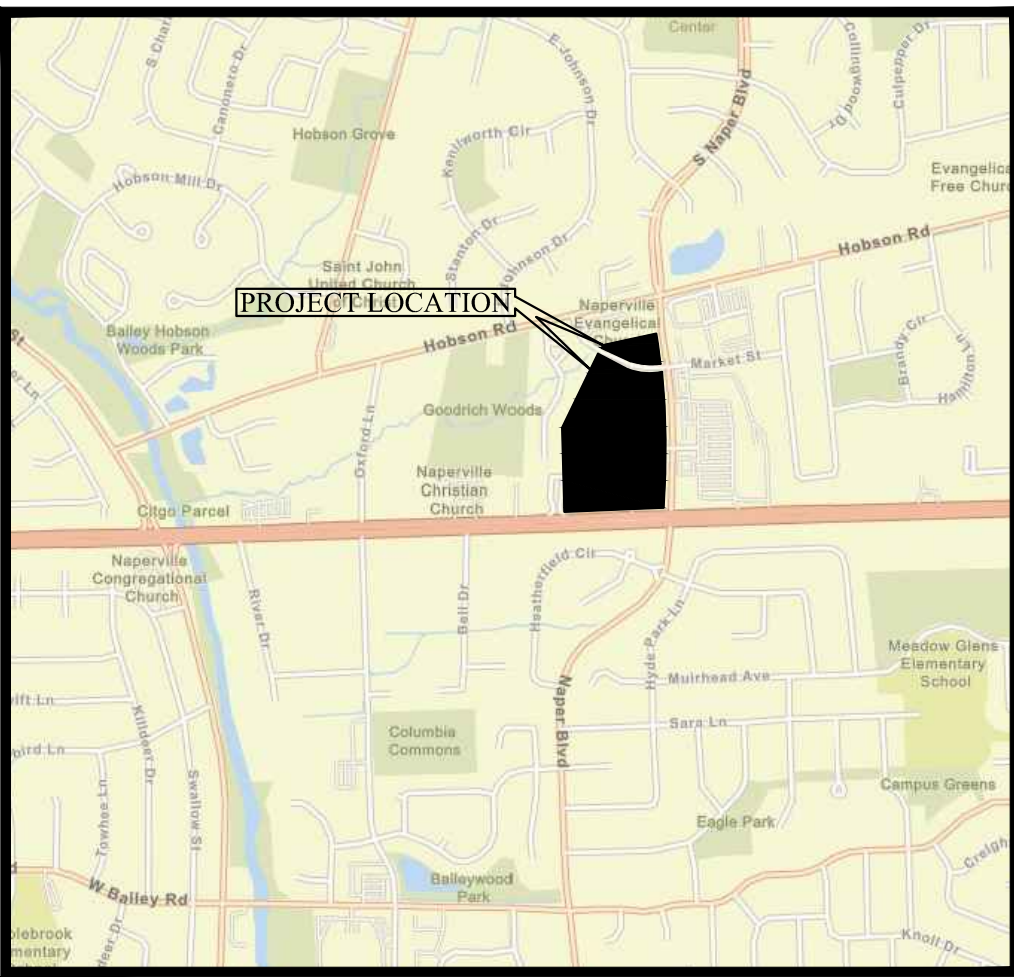
# PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT MARKET MEADOWS RESUBDIVISION NO. 1

P.I.N. 08-29-203-005  
P.I.N. 08-29-203-006  
P.I.N. 08-29-203-007

1227-1309 NAPER BLVD.  
NAPERVILLE, IL 60540

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

GRAPHIC SCALE



VICINITY MAP  
NO SCALE

## BENCHMARKS

### REFERENCE BENCHMARKS:

REFERENCE BENCHMARK #1  
CITY OF NAPERVILLE SURVEY MONUMENT #626  
BERNSTEIN 3D TOP SECURITY MONUMENT, CONSISTING OF A 9/16" DIA. STAINLESS STEEL DATUM POINT ON THREADED 3/4" X 4" LONG ROD TOTALING (8") IN LENGTH WITH GREASED TOP SECURITY SLEEVE ENCLOSED IN SAND AND 6" PVC PIPE WITH BMAC ALUMINUM ACCESS COVER.  
DATUM: NAVD83  
ELEVATION = 705.82

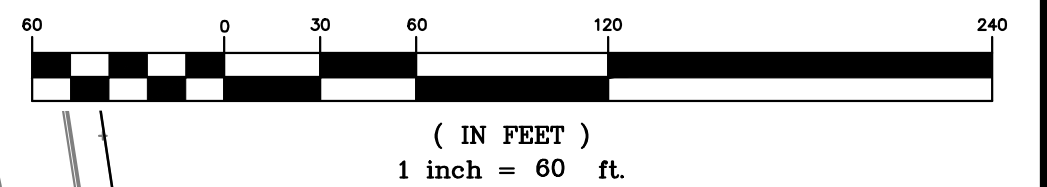
REFERENCE BENCHMARK #2  
CITY OF NAPERVILLE SURVEY MONUMENT #526  
BERNSTEIN 3D TOP SECURITY MONUMENT, CONSISTING OF A 9/16" DIA. STAINLESS STEEL DATUM POINT ON THREADED 3/4" X 4" LONG ROD TOTALING (8") IN LENGTH WITH GREASED TOP SECURITY SLEEVE ENCLOSED IN SAND AND 6" PVC PIPE WITH BMAC ALUMINUM ACCESS COVER.  
DATUM: NAVD83  
ELEVATION = 681.48

### SITE BENCHMARKS:

SITE BENCHMARK #1  
SOUTHWEST BONNET BOLT ON FIRE HYDRANT NEAR THE NORTHWEST CORNER OF THE INTERSECTION OF NAPER BOULEVARD AND 75TH STREET.  
ELEVATION = 707.44

SITE BENCHMARK #2  
SOUTH BONNET BOLT ON FIRE HYDRANT NEAR THE SOUTHWEST CORNER OF THE INTERSECTION OF MARKET STREET AND NAPER BOULEVARD.  
ELEVATION = 709.77

SITE BENCHMARK #3  
SOUTH EAST BONNET BOLT ON FIRE HYDRANT NORTH SIDE OF MARKET STREET NEAR NORTHWEST CORNER OF SITE.  
ELEVATION = 705.58

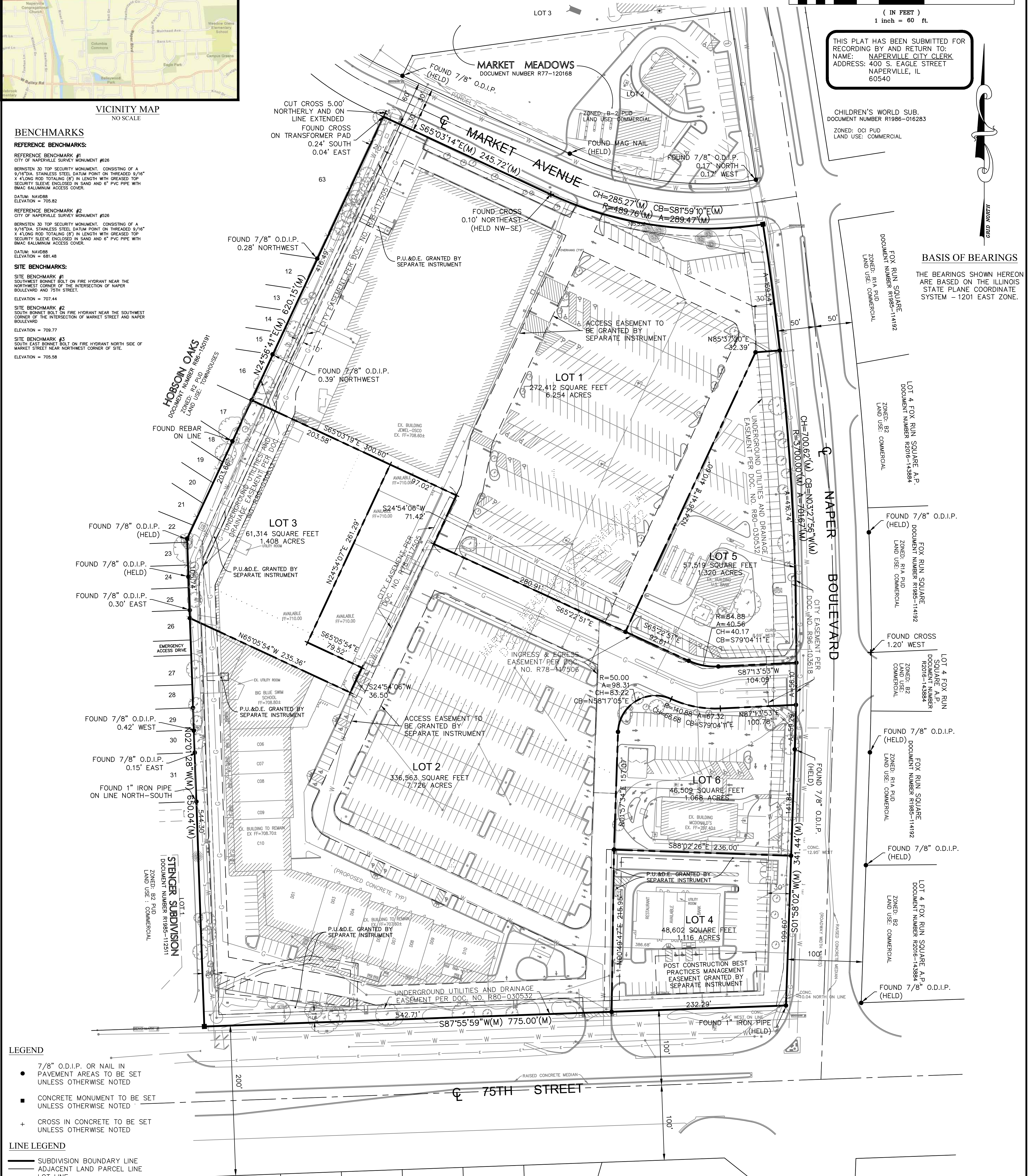


THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:  
NAME: NAPERVILLE CITY CLERK  
ADDRESS: 400 S. EAGLE STREET  
NAPERVILLE, IL 60540

CHILDREN'S WORLD SUB.  
DOCUMENT NUMBER R1986-016283  
ZONED: OCI PUD  
LAND USE: COMMERCIAL

## BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM - 1201 EAST ZONE.



- ### LEGEND
- 7/8" O.D.I.P. OR NAIL IN PAVEMENT AREAS TO BE SET UNLESS OTHERWISE NOTED
  - CONCRETE MONUMENT TO BE SET UNLESS OTHERWISE NOTED
  - CROSS IN CONCRETE TO BE SET UNLESS OTHERWISE NOTED
- ### LINE LEGEND
- SUBDIVISION BOUNDARY LINE
  - ADJACENT LAND PARCEL LINE
  - LOT LINE
  - EXISTING EASEMENT LINE
  - CENTERLINE
  - BUILDING SETBACK LINE
  - SECTION LINE

- ### ABBREVIATIONS
- O.D.I.P. = OUTSIDE DIAMETER IRON PIPE  
N = NORTH  
S = SOUTH  
E = EAST  
W = WEST  
(R) = RECORD BEARING OR DISTANCE  
(M) = MEASURED BEARING OR DISTANCE  
(C) = CALCULATED BEARING OR DISTANCE  
(D) = DEED BEARING OR DISTANCE  
B.S.L. = BUILDING SETBACK LINE  
U.E. = UTILITY EASEMENT  
D.E. = DRAINAGE EASEMENT  
P.U.E. = PUBLIC UTILITY EASEMENT  
P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

### STATEMENT OF INTENT AND CONCEPT

MARKET MEADOWS RESUBDIVISION NO. 1 - PZC 20-1-081 IS LOCATED IN THE NORTHWEST CORNER OF 75TH STREET AND NAPER BOULEVARD. THE PURPOSE OF THE RESUBDIVISION IS TO MAXIMIZE REVENUE FOR ITS RETAIL TENANTS BY MODERNIZING THE AESTHETICS OF THE SHOPPING CENTER AND IMPROVING ITS FUNCTIONALITY AND ACCOMMODATING 2 DRIVE-THROUGHS. IMPROVEMENTS INCLUDE PARKING LOT RECONFIGURATION, REMOTE ATM DRIVE UP, NEW OUTLOT RESTAURANT WITH DRIVE-THROUGH, LANDSCAPE IMPROVEMENTS, LIGHTING UPGRADE, NEW MONUMENT SIGNS, ARCHITECTURAL UPGRADES AND MODERN PEDESTRIAN AMENITIES INCLUDING BENCHES AND NEW GARDENS. THE RESUBDIVIDED GROCERY-ANCHORED CENTER WILL ENHANCE THE VALUE FOR E-COMMERCE RESISTANT TENANTS AND THE CITY OF NAPERVILLE. THE REDEVELOPMENT ALSO INCLUDES THE OUTLOT DEVELOPMENT OF A +/- 7000 SF BUILDING WITH SITE IMPROVEMENTS INCLUDING GRADING, UNDERGROUND UTILITY INSTALLATION, PAVING, SITE LANDSCAPING AND INCLUDES UNDERGROUND DETENTION.

### AREA SUMMARY

GROSS	822,919 SQUARE FEET	OR	18.892 ACRES
R.O.W. DEDICATION	0 SQUARE FEET	OR	0 ACRES
NET AREA	822,919 SQUARE FEET	OR	18.892 ACRES

(TO HEAVY LINES)  
(BASED ON MEASURED VALUES)

### OWNER/DEVELOPER

SHOREWOOD DEVELOPMENT GROUP  
790 ESTATE DRIVE, SUITE 200  
DEERFIELD IL 60015

ENGINEER  
JACOB & HEFNER ASSOCIATES, INC.  
1333 BUTTERFIELD ROAD, SUITE 300  
DOWNERS GROVE, IL 60515  
630-652-4600

<p>1 OF 2</p> <p>SCALE: 1" = 60'</p> <p>COMPASS SURVEYING LTD</p> <p>ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING</p> <p>2631 GINGER WOODS PARKWAY, STE. 100 AURORA, IL 60502 PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM</p>	<p>PROJECT</p> <p>Prelim/Final Plat of PUD Market Meadows Resubdivision No. 1 Market Meadows Shopping Center Naperville, Illinois</p> <p>CLIENT</p> <p>Shorewood Development Group 790 Estate Drive, Suite 200 Deerfield, IL 60015</p>	<p>DATE: 07-08-20 PC N/A DRAWN BY: RHM CHECKED BY: DW BOOK: N/A, PG: N/A</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>REVISIONS</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>PER CITY REVIEW DATED 10-06-2020</td> <td>10-16-20</td> <td>RHM</td> </tr> <tr> <td>2.</td> <td>PER CITY REVIEW DATED 11-04-2020</td> <td>11-16-20</td> <td>RHM</td> </tr> <tr> <td>3.</td> <td>PER CITY REVIEW DATED 12-01-2020</td> <td>12-09-20</td> <td>RHM</td> </tr> <tr> <td>4.</td> <td>PER CITY REVIEW DATED 12-29-2020</td> <td>12-29-20</td> <td>RHM</td> </tr> </tbody> </table>	NO.	REVISIONS	DATE	BY	1.	PER CITY REVIEW DATED 10-06-2020	10-16-20	RHM	2.	PER CITY REVIEW DATED 11-04-2020	11-16-20	RHM	3.	PER CITY REVIEW DATED 12-01-2020	12-09-20	RHM	4.	PER CITY REVIEW DATED 12-29-2020	12-29-20	RHM	<p>CITY PROJECT NUMBER: 20-1000081</p> <p>J:\PSDATA\2019 PROJECTS\19.0359\19.0359-02 FINAL PUD\19.0359-02-PUD.DWG</p>
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# PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT MARKET MEADOWS RESUBDIVISION NO. 1

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**  
(DESIGN SCHEDULE DATA)

**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 (EXISTING US BANK) +/-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 (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) 118,374 SF (FAR 193.06%)

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 (EXISTING US BANK) +/-5,000 SF (FAR 8.69%)

LOT 6 (EXISTING MCDONALD'S) +/-5,000 SF (FAR 10.75%)

TOTAL AREA 267,448 SF (FAR 32.5%)

**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 MCDONALD'S (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

**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 (EX. U.S. BANK): 5,000 SF/1000 X 4.5 = 23 PARKING SPACES  
 LOT 6 (EX. MCDONALD'S): 5,000 SF/1000 X 17 = 85 PARKING SPACES  
 TOTAL PARKING REQUIRED: 1,098 PARKING SPACES

**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 (EX. U.S. BANK): 74 SPACES + 2 HC SPACES = 76 TOTAL PARKING SPACES  
 LOT 6 (EX. MCDONALD'S): 55 SPACES + 3 HC SPACES = 58 TOTAL PARKING SPACES  
 TOTAL PARKING PROVIDED: 899 + 28 HC SPACES = 926 PARKING SPACES

PROPOSED PARKING RATIO: 4.85/1000 SF

**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 -448 SF  
 (NET REDUCTION IN IMPERVIOUS AREA)  
 LOT 4 AREA 48,602 SF  
 EXISTING IMPERVIOUS AREA 0 SF  
 PROPOSED IMPERVIOUS AREA 35,040 SF  
 NET NEW IMPERVIOUS AREA 35,040 SF

**OWNER'S CERTIFICATE**

STATE OF \_\_\_\_\_ )  
 COUNTY OF \_\_\_\_\_ )SS

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 \_\_\_\_\_, 2020.

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

ATTEST: \_\_\_\_\_

TITLE: \_\_\_\_\_

**NOTARY'S CERTIFICATE**

STATE OF \_\_\_\_\_ )  
 COUNTY OF \_\_\_\_\_ )SS

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_, AND \_\_\_\_\_, OF SAID OWNER, 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 \_\_\_\_\_, 2020.

NOTARY PUBLIC SIGNATURE

PRINT NAME

MY COMMISSION EXPIRES ON \_\_\_\_\_, 20\_\_\_\_.

**PLAN COMMISSION CERTIFICATE**

STATE OF ILLINOIS )  
 COUNTY OF DU PAGE )SS

APPROVED BY THE CITY OF NAPERVILLE PLAN COMMISSION AT A MEETING HELD THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2020.

BY: \_\_\_\_\_  
 CHAIRMAN

ATTEST: \_\_\_\_\_  
 SECRETARY

**CITY COUNCIL'S CERTIFICATE**

STATE OF ILLINOIS )  
 COUNTY OF DU PAGE )SS

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE, ILLINOIS, AT A MEETING HELD THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2020.

BY: \_\_\_\_\_  
 MAYOR

ATTEST: \_\_\_\_\_  
 CITY CLERK

**DUPAGE COUNTY RECORDER'S CERTIFICATE**

STATE OF ILLINOIS )  
 COUNTY OF DU PAGE )SS

THIS INSTRUMENT \_\_\_\_\_, WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS, ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2020 AT \_\_\_\_\_ O'CLOCK \_\_\_\_M.

RECORDER OF DEEDS

**SURVEYOR'S CERTIFICATION**

STATE OF ILLINOIS )  
 COUNTY OF KANE )SS

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:

LOTS 1, 2 AND 3 IN MARKET MEADOWS ASSESSMENT PLAT OF PART OF LOT 1 OF MARKET MEADOWS, A SUBDIVISION IN THE NORTH 1/2 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 27, 1980 AS DOCUMENT R80-30532, 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 4/30/2022

BY: \_\_\_\_\_  
 DANIEL W. WALTER  
 IL PROFESSIONAL LAND SURVEYOR NO. 3585  
 LICENSE EXPIRES 11/30/2022

PLANNING DESIGN STANDARDS								PARCEL AREA(ACRES)
LOT NUMBER	BUILDING HEIGHT		MINIMUM SET BACK (FEET)				CORNER	
	LAND USE	STORIES	FEET	FRONT	REAR	SIDE		
1	COMMERCIAL	1	27.6	0	12	0	0	6.25
2	COMMERCIAL	1	23.3	0 (NAPER BLVD)	12	0	20 (75TH ST.)	7.73
3	COMMERCIAL/INDUSTRIAL	2	27	0	12	0	N/A	1.41
4	COMMERCIAL	1	27	20 (75TH ST.)	0	0	15 (NAPER BLVD)	1.12
5	COMMERCIAL	1	22	0	0	0	N/A	1.32
6	COMMERCIAL	1	20.6	0	0	0	N/A	1.07
<b>TOTALS</b>								<b>18.892</b>