

# CITY OF NAPERVILLE DEVELOPMENT PETITION FORM

DEVELOPMENT NAME (should be consistent with plat): Market Meadows Resubdivision No. 1  
ADDRESS OF SUBJECT PROPERTY: 1227 - 1309 S. Naper Boulevard, Naperville, IL  
PARCEL IDENTIFICATION NUMBER (P.I.N.): 08-29-203-005; 08-29-203-006; 08-29-203-007

**I. PETITIONER:** Shorewood Development Group LLC

PETITIONER'S ADDRESS: 790 Estate Drive, Suite 200  
CITY: Deerfield STATE: IL ZIP CODE: 60015  
PHONE: 224.532.2403 EMAIL ADDRESS: dan@shorewooddevelopmentgroup.com

**II. OWNER(S):** Duxler Properties, LLC

OWNER'S ADDRESS: 40 E. Chicago Avenue  
CITY: Chicago STATE: IL ZIP CODE: 60611  
PHONE: 312.330.4788 EMAIL ADDRESS: duxler@gmail.com

**III. PRIMARY CONTACT** *(review comments sent to this contact):* Dan Angspatt (SDG)

RELATIONSHIP TO PETITIONER: VP Engineering (SDG)  
PHONE: 224.532.2403 EMAIL ADDRESS: dan@shorewooddevelopmentgroup.com

**IV. OTHER STAFF**

NAME: \_\_\_\_\_  
RELATIONSHIP TO PETITIONER: \_\_\_\_\_  
PHONE: \_\_\_\_\_ EMAIL ADDRESS: \_\_\_\_\_  
NAME: \_\_\_\_\_  
RELATIONSHIP TO PETITIONER: \_\_\_\_\_  
PHONE: \_\_\_\_\_ EMAIL ADDRESS: \_\_\_\_\_

**V. PROPOSED DEVELOPMENT**

(check applicable and provide responses to corresponding exhibits on separate sheet)

<p><b>PZC&amp;CC Process</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Annexation (Exhibit 3)</li> <li><input type="checkbox"/> Rezoning (Exhibit 4)</li> <li><input type="checkbox"/> Conditional Use (Exhibit 1)</li> <li><input type="checkbox"/> Major Change to Conditional Use (Exhibit 1)</li> <li><input type="checkbox"/> Planned Unit Development (PUD) (Exhibit 2)</li> <li><input checked="" type="checkbox"/> Major Change to PUD (Exhibit 2)</li> <li><input type="checkbox"/> Preliminary PUD Plat (Exhibit 2)</li> <li><input checked="" type="checkbox"/> Preliminary/Final PUD Plat</li> <li><input type="checkbox"/> PUD Deviation (Exhibit 6)</li> <li><input type="checkbox"/> Zoning Variance (Exhibit 7)</li> <li><input checked="" type="checkbox"/> Sign Variance (Exhibit 7)</li> <li><input type="checkbox"/> Subdivision Variance to Section 7-4-4</li> </ul>
<p><b>CC Only Process</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Minor Change to Conditional Use (Exhibit 1)</li> <li><input type="checkbox"/> Minor Change to PUD (Exhibit 2)</li> <li><input type="checkbox"/> Deviation to Platted Setback (Exhibit 8)</li> <li><input type="checkbox"/> Amendment to an Existing Annexation Agreement</li> <li><input type="checkbox"/> Preliminary Subdivision Plat (creating new buildable lots)</li> <li><input checked="" type="checkbox"/> Final Subdivision Plat (creating new buildable lots)</li> <li><input type="checkbox"/> Preliminary/Final Subdivision Plat (creating new buildable lots)</li> <li><input type="checkbox"/> Final PUD Plat (Exhibit 2)</li> <li><input type="checkbox"/> Subdivision Deviation (Exhibit 8)</li> <li><input type="checkbox"/> Plat of Right-of-Way Vacation</li> </ul>
<p><b>Administrative Review</b> <b>Administrative Review</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Administrative Subdivision Plat (no new buildable lots are being created)</li> <li><input type="checkbox"/> Administrative Adjustment to Conditional Use</li> <li><input type="checkbox"/> Administrative Adjustment to PUD</li> <li><input type="checkbox"/> Plat of Easement Dedication/Vacation</li> <li><input type="checkbox"/> Landscape Variance (Exhibit 5)</li> </ul>
<p><b>Other</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Please specify:</li> </ul>

ACREAGE OF PROPERTY: 18.89 acres

DESCRIPTION OF PROPOSAL/USE (use a separate sheet if necessary)

see next page for description

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## DESCRIPTION OF PROPOSAL/USE

Redevelopment of existing Market Meadows shopping center. Improvements include existing building upgrades, new building construction, new LED lighting, parking lot re-configuration, new landscaping, new out lot development with stormwater detention system (detention for existing volume and new outlot requirements), two new monument signs, new sidewalks, new remote ATM drive up, and new outlot restaurant drive thru.

**VI. REQUIRED SCHOOL AND PARK DONATIONS (RESIDENTIAL DEVELOPMENT ONLY)**

(per Section 7-3-5: Dedication of Park Lands and School Sites or for Payments or Fees in Lieu of)

**Required School Donation will be met by:**


- Cash Donation (paid prior to plat recordation)
- Cash Donation (paid per permit basis prior to issuance of each building permit)
- Land Dedication

**Required Park Donation will be met by:**

- Cash Donation (paid prior to plat recordation)
- Cash Donation (paid per permit basis prior to issuance of each building permit)
- Land Dedication

**VII. PETITIONER'S SIGNATURE**

I, Dan Angspatt, VP Engineering (SDG) (Petitioner's Printed Name and Title), being duly sworn, declare that I am duly authorized to make this Petition, and the above information, to the best of my knowledge, is true and accurate.

  
(Signature of Petitioner or authorized agent)

9/16/20  
(Date)

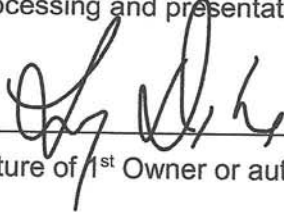
SUBSCRIBED AND SWORN TO before me this 16<sup>th</sup> day of September, 2020

  
(Notary Public and Seal)



**VIII. OWNER'S AUTHORIZATION LETTER<sup>1</sup>**

I/we hereby certify that I/we am/are the owner(s) of the above described Subject Property. I/we am/are respectfully requesting processing and approval of the request(s) referenced in this Petition. I/we hereby authorize the Petitioner listed on this Petition to act on my/our behalf during the processing and presentation of this request(s).



\_\_\_\_\_  
(Signature of 1<sup>st</sup> Owner or authorized agent)

\_\_\_\_\_  
(Signature of 2<sup>nd</sup> Owner or authorized agent)

**10/13/20**

\_\_\_\_\_  
(Date)

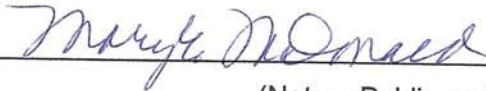
\_\_\_\_\_  
(Date)

Larry Duxler, Authorized Agent and Beneficiary of Owner

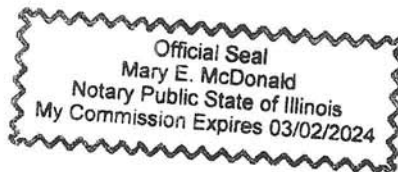
1<sup>st</sup> Owner's Printed Name and Title

2<sup>nd</sup> Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 13<sup>th</sup> day of October, 2020



\_\_\_\_\_  
(Notary Public and Seal)



<sup>1</sup> Please include additional pages if there are more than two owners.