



TRANSPORTATION, ENGINEERING, AND DEVELOPMENT (TED)
BUSINESS GROUP
400 S. Eagle Street
Naperville, IL 60540
www.naperville.il.us

PETITION FOR DEVELOPMENT APPROVAL



CITY OF NAPERVILLE

PETITION FOR DEVELOPMENT APPROVAL

DEVELOPMENT NAME (should be consistent with plat): Market Meadows Resubdivision No. 2

ADDRESS OF SUBJECT PROPERTY: 1230 S. Naper Blvd., Naperville, IL

PARCEL IDENTIFICATION NUMBER (P.I.N.) 08-29-203-029

I. PETITIONER: SDG Market Meadows LLC

PETITIONER'S ADDRESS: 860 N. Milwaukee Ave., Suite 100

CITY: Buffalo Grove STATE: IL ZIP CODE: 60089

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

II. OWNER(S): SDG Market Meadows LLC

OWNER'S ADDRESS: 860 N. Milwaukee Ave., Suite 100

CITY: Buffalo Grove STATE: IL ZIP CODE: 60089

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

III. PRIMARY CONTACT (review comments sent to this contact): Matt Jung

RELATIONSHIP TO PETITIONER: Agent

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

IV. OTHER STAFF

NAME: T. Ryan Fitzgerald

RELATIONSHIP TO PETITIONER: Member

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

NAME: Colin Rowe

RELATIONSHIP TO PETITIONER: Agent

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

V. PROPOSED DEVELOPMENT AND PROPERTY

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

PZC&CC Processes	<input type="checkbox"/> Annexation <input type="checkbox"/> Rezoning <input type="checkbox"/> Conditional Use <input type="checkbox"/> Major Change to Conditional Use <input type="checkbox"/> Planned Unit Development (PUD) <input checked="" type="checkbox"/> Major Change to PUD <input type="checkbox"/> Preliminary PUD Plat <input checked="" type="checkbox"/> Preliminary/Final PUD Plat <input checked="" type="checkbox"/> PUD Deviation <input type="checkbox"/> Zoning Variance <input type="checkbox"/> Sign Variance <input type="checkbox"/> Subdivision Variance to Section 7-4-4
CC Only Process	<input type="checkbox"/> Minor Change to Conditional Use <input type="checkbox"/> Minor Change to PUD <input type="checkbox"/> Deviation to Platted Setback <input type="checkbox"/> Amendment to an Existing Annexation Agreement <input type="checkbox"/> Preliminary Subdivision Plat (creating new buildable lots) <input type="checkbox"/> Final Subdivision Plat (creating new buildable lots) <input type="checkbox"/> Preliminary/Final Subdivision Plat (creating new buildable lots) <input type="checkbox"/> Final PUD Plat <input type="checkbox"/> Subdivision Deviation <input type="checkbox"/> Plat of Right-of-Way Vacation
Administrative Review Administrative Review	<input type="checkbox"/> Engineering Plan Review <input type="checkbox"/> Administrative Subdivision Plat (no new buildable lots are being created) <input type="checkbox"/> Administrative Adjustment to Conditional Use <input type="checkbox"/> Administrative Adjustment to PUD <input type="checkbox"/> Plat of Easement Dedication/Vacation <input type="checkbox"/> Landscape Variance
Other	<input type="checkbox"/> Please specify:

ACREAGE OF PROPERTY: 1.320 ZONING OF PROPERTY: B2 PUD

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

Subdividing Lot 5 to construct a drive-thru coffee user.

VI. REQUIRED DISCLOSURE:

DISCLOSE ANY ORDINANCES, COVENANTS, DEED RESTRICTIONS, OR AGREEMENTS RECORDED AGAINST THE PROPERTY WHICH CURRENTLY APPLY TO OR AFFECT THE PROPERTY.

- For ordinances, provide only the title(s) of the ordinance and their recording number.
- For mortgages, provide only the name of the current mortgagee and the recording number.
- For all other documents, provide an electronic copy with this Petition with the recording number.

FAILURE TO FULLY COMPLY WITH THIS REQUIRED DISCLOSURE WILL ENTITLE THE CITY TO REVOKE ONE OR MORE ENTITLEMENTS SOUGHT IN THIS PETITION.

VII. 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

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Document Number	Date Recorded	Address	City	Doc Type
R2021-095083	06/21/2021	1227 S NAPER BLVD	NAPERVILLE	DECLARATION
R2021-095082	06/21/2021	1227 S NAPER BLVD	NAPERVILLE	PLANNED UNIT DEVELOPMENT
R2021-095081	06/21/2021	1256 S NAPER BLVD	NAPERVILLE	ORDINANCE
U2019-103651	11/12/2019	1259 S NAPER BLVD	NAPERVILLE	LETTER
U2021-000584	07/29/2021	1303 S NAPER BLVD	NAPERVILLE	UCC CONTINUATION
R2022-082142	09/02/2022	1309 S NAPER BLVD	NAPERVILLE	MECHANIC LIEN RELEASE
R2022-066648	07/13/2022	1309 S NAPER BLVD	NAPERVILLE	MECHANIC LIEN
R2001-015695	01/29/2001	1309 S NAPER BLVD	NAPERVILLE	SUBORDINATION OF LIEN
R2001-015694	01/29/2001	1309 S NAPER BLVD	NAPERVILLE	MEMORANDUM
R2000-082074	06/01/2000	1309 S NAPER BLVD	NAPERVILLE	LEASE ASSIGNMENT
R2020-04031	04/23/2020	1201 S NAPER BLVD	NAPERVILLE	DECLARATION
R2018-096715	10/15/2018	1201 S NAPER BLVD	NAPERVILLE	MORTGAGE RELEASE
U2016-000648	10/25/2016	1201 S NAPER BLVD	NAPERVILLE	UCC AMENDMENT
R2016-118150	10/20/2016	1201 S NAPER BLVD	NAPERVILLE	UNIFORM COMMERCIAL CODE
R2012-166855	11/28/2012	1201 S NAPER BLVD	NAPERVILLE	SUBORDINATION OF LIEN
R2009-059021	04/21/2009	1201 S NAPER BLVD	NAPERVILLE	MORTGAGE RELEASE
R2000-089640	04/14/2000	1201 S NAPER BLVD	NAPERVILLE	MISCELLANEOUS
R1999-079340	04/06/1999	1201 S NAPER BLVD	NAPERVILLE	SUBORDINATION OF LIEN
R1999-079339	04/06/1999	1201 S NAPER BLVD	NAPERVILLE	SUBORDINATION OF LIEN
R1999-079337	04/06/1999	1201 S NAPER BLVD	NAPERVILLE	RENTS ASSIGNMENT
R1999-079335	04/06/1999	1201 S NAPER BLVD	NAPERVILLE	LEASE ASSIGNMENT
R1999-079334	04/06/1999	1201 S NAPER BLVD	NAPERVILLE	DEED
R2021-095079	08/21/2021	1225 S NAPER BLVD	NAPERVILLE	ORDINANCE
R2021-095077	08/21/2021	1225 S NAPER BLVD	NAPERVILLE	AFFIDAVIT
R2021-095076	08/21/2021	1225 S NAPER BLVD	NAPERVILLE	MEMORANDUM
R2019-079491	08/18/2019	1225 S NAPER BLVD	NAPERVILLE	ORDINANCE
R2021-095080	08/21/2021	1227 NAPER BLVD	NAPERVILLE	SUBDIVISION PLAT
U2022-000163	03/01/2022	1227 S NAPER BLVD	NAPERVILLE	UCC FINANCING STATEMENT

VIII. PETITIONER'S SIGNATURE

I, Louis Schriber III Manager (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)

5/27/2025

(Date)

SUBSCRIBED AND SWORN TO before me this 27th day of May, 2025



(Notary Public and Seal)



IX. OWNER'S AUTHORIZATION LETTER¹

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 1st Owner or authorized agent)



(Signature of 2nd Owner or authorized agent)

5/27/25

(Date)

5/27/25

(Date)

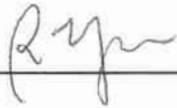
Louis Schriber III (Manager)

1st Owner's Printed Name and Title

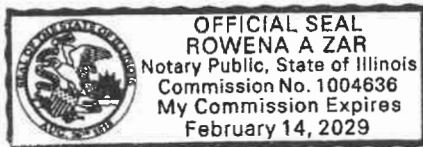
To Ryan Fitzgerald (member)

2nd Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 27th day of May, 2025



(Notary Public and Seal)



¹ Please include additional pages if there are more than two owners.