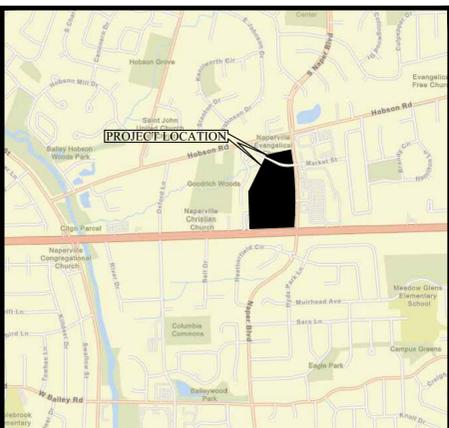
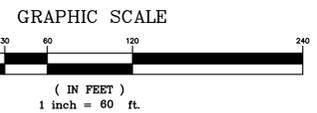


PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT MARKET MEADOWS RESUBDIVISION NO. 2

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

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

PROPERTY ADDRESS
LOT 1: 1230 S. NAPER BOULEVARD (EXISTING)
NAPERVILLE, IL 60540
LOT 2: 1211 S. NAPER BOULEVARD (NEW)
NAPERVILLE, IL 60540



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 5/16" X 43/64" ROD TOTALING (8") IN LENGTH WITH GREASED TOP SECURITY SLEEVE ENCLOSED IN SAND AND 6" PVC PIPE WITH BMAC GALVANIZED ACCESS COVER.
DATUM: NAVD83
ELEVATION = 705.82

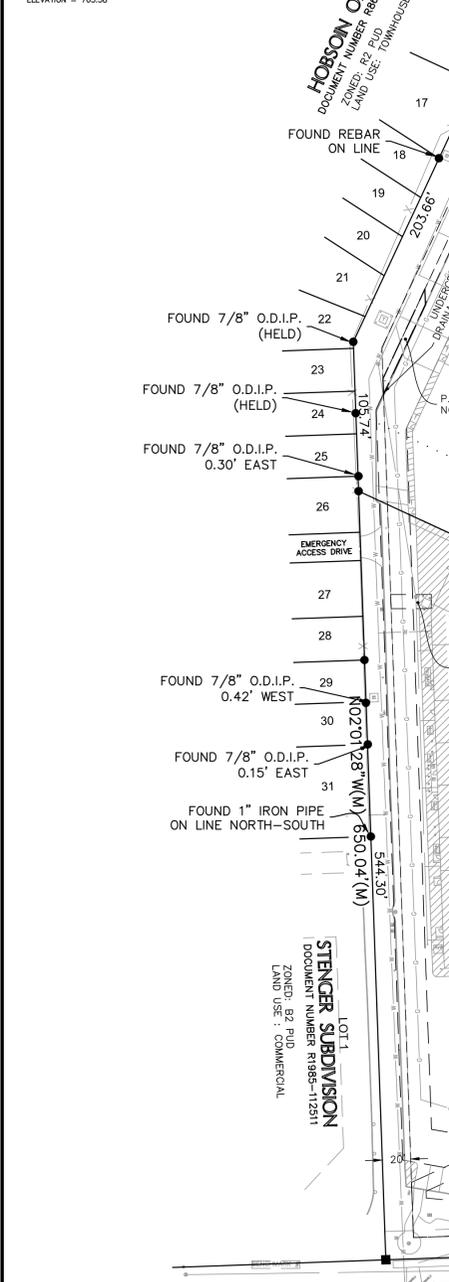
REFERENCE BENCHMARK #2
CITY OF NAPERVILLE SURVEY MONUMENT #526
BERNSTEIN 3D TOP SECURITY MONUMENT, CONSISTING OF A 9/16" DIA. STAINLESS STEEL DATUM POINT ON THREADED 5/16" X 43/64" ROD TOTALING (8") IN LENGTH WITH GREASED TOP SECURITY SLEEVE ENCLOSED IN SAND AND 6" PVC PIPE WITH BMAC GALVANIZED ACCESS 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



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

DUTCH BROS COFFEE PROPOSES TO OCCUPY A NEW OUTLOT DEVELOPMENT WITHIN THE MARKET MEADOWS RESUBDIVISION NO. 1 (DEV-0010-2025), LOCATED AT THE NORTHWEST CORNER OF 75TH STREET AND NAPER BOULEVARD IN NAPERVILLE, ILLINOIS. THE DEVELOPMENT WILL REVITALIZE THE EXISTING GROCERY-ANCHORED RETAIL CENTER BY ENHANCING THE OVERALL SITE FUNCTIONALITY, AESTHETICS, AND TENANT MIX. THE INTENT OF THIS PROPOSAL IS TO ESTABLISH A MODERN, HIGH-EFFICIENCY DUTCH BROS COFFEE DRIVE-THROUGH KIOSK THAT REFLECTS THE BRAND'S COMMITMENT TO COMMUNITY, CUSTOMER CONVENIENCE, AND SPEED OF SERVICE. THE APPROXIMATELY 1,000 SQUARE-FOOT BUILDING WILL BE POSITIONED WITHIN THE NEWLY RECONFIGURED OUTLOT AREA, PART OF THE COMPREHENSIVE REDEVELOPMENT PLAN THAT INCLUDES:

- TWO DRIVE-THROUGHS TO ACCOMMODATE INCREASED CONSUMER DEMAND FOR CONVENIENT SERVICE
- UPGRADED LIGHTING AND SIGNAGE FOR VISIBILITY AND SAFETY
- ENHANCED PEDESTRIAN AMENITIES AND UPDATED LANDSCAPING TO ENRICH THE CUSTOMER EXPERIENCE
- MODERN ARCHITECTURAL ELEMENTS TO REFLECT DUTCH BROS VIBRANT, WELCOMING DESIGN AESTHETIC

THIS LOCATION WILL SERVE AS A KEY AMENITY WITHIN THE REIMAGINED SHOPPING CENTER, DRAWING CONSISTENT CUSTOMER TRAFFIC AND SUPPORTING THE VITALITY OF SURROUNDING TENANTS. THE DUTCH BROS COFFEE KIOSK WILL FEATURE A DUAL-LANE DRIVE-THROUGH, WALK-UP ORDERING WINDOW, AND OUTDOOR SEATING WHERE FEASIBLE, CONSISTENT WITH THE SITE'S LANDSCAPE AND PEDESTRIAN DESIGN UPGRADES. SITE IMPROVEMENTS WILL INCLUDE GRADING, PAVING, UTILITY INSTALLATION, AND STORMWATER MANAGEMENT CONSISTENT WITH CITY ENGINEERING AND ENVIRONMENTAL STANDARDS. THE PROJECT WILL ALSO INCORPORATE SUSTAINABLE LANDSCAPING PRACTICES AND SITE LIGHTING DESIGNED TO MINIMIZE IMPACT WHILE MAXIMIZING SAFETY AND VISIBILITY.

| AREA SUMMARY | |
|----------------------------|-----------------------------------|
| GROSS | 57,519 SQUARE FEET OR 1.320 ACRES |
| R.O.W. DEDICATION | 0 SQUARE FEET OR 0 ACRES |
| NET AREA | 57,519 SQUARE FEET OR 1.320 ACRES |
| (TO HEAVY LINES) | |
| (BASED ON MEASURED VALUES) | |

OWNER/DEVELOPER

MATTHEW JUNG
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

CITY PROJECT NUMBER: DEV-0068-2025

COMPASS SURVEYING LTD
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

| PROJECT | |
|---|--|
| Prelim/Final Plat of PUD Market Meadows Resubdivision No. 2 | Market Meadows Shopping Center Naperville, Illinois |
| CLIENT | |
| Shorewood Development Group | 790 Estate Drive, Suite 200 Deerfield, IL 60015 |

| DATE: 07-01-25 | | PC N/A | | DRAWN BY: RHM | | CHECKED BY: DW | | BOOK: N/A, PG: N/A | |
|----------------|------------------------------------|----------|-----|---------------|------------------------------------|----------------|-----|--------------------|------------------------------------|
| NO. | REVISIONS | DATE | BY | NO. | REVISIONS | DATE | BY | NO. | REVISIONS |
| 1. | REVISED PER EMAIL DATED 06-19-2025 | 07-08-25 | RHM | 1. | REVISED PER EMAIL DATED 07-28-2025 | 07-29-25 | RHM | 1. | REVISED PER EMAIL DATED 07-30-2025 |
| 2. | REVISED PER EMAIL DATED 07-28-2025 | 07-29-25 | RHM | 2. | REVISED PER EMAIL DATED 07-30-2025 | 07-31-25 | RHM | 2. | REVISED PER EMAIL DATED 07-30-2025 |
| 3. | REVISED PER EMAIL DATED 07-30-2025 | 07-31-25 | RHM | | | | | | |

