



Naperville

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

PETITION FOR DEVELOPMENT APPROVAL



Naperville

CITY OF NAPERVILLE PETITION FOR DEVELOPMENT APPROVAL

DEVELOPMENT NAME (should be consistent with plat): NORTHGATE OF NAPERVILLE

ADDRESS OF SUBJECT PROPERTY: 2255 Monarch Dr., Naperville, IL 60563

PARCEL IDENTIFICATION NUMBER (P.I.N.) 07-03-104-005

I. PETITIONER: M/I Homes of Chicago, LLC, a Delaware limited liability company

PETITIONER'S ADDRESS: 2135 City Gate Lane, Suite 620

CITY: Naperville STATE: IL ZIP CODE: 60563

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

II. OWNER(S): Citygate Centre North LLC, a wholly owned subsidiary of Calamos Property Holdings LLC

OWNER'S ADDRESS: 2020 Calamos Court

CITY: Naperville STATE: IL ZIP CODE: 60563

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

III. PRIMARY CONTACT *(review comments sent to this contact):* Eric Prechtel

RELATIONSHIP TO PETITIONER: Attorney for Petitioner

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

IV. OTHER STAFF

NAME: Lisa Cassaidy - V3 Companies

RELATIONSHIP TO PETITIONER: Engineer

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

NAME: Doug Shannon - Gary R. Weber Associates, Inc.

RELATIONSHIP TO PETITIONER: Landscape Architect

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

V. PROPOSED DEVELOPMENT AND PROPERTY

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

<p>PZC&CC Processes</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Annexation <input type="checkbox"/> Rezoning <input checked="" 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 checked="" type="checkbox"/> Preliminary PUD Plat <input 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
<p>CC Only Process</p>	<ul style="list-style-type: none"> <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 checked="" 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
<p>Administrative Review Administrative Review</p>	<ul style="list-style-type: none"> <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
<p>Other</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Please specify:

ACREAGE OF PROPERTY: 25.15 +/- AC ZONING OF PROPERTY: OCI

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

Development of a townhome community to be commonly known as NORTHGATE OF NAPERVILLE. Please see included Response to Standards Petition for more information.

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.

Naperville Senior Care: CCRs R2018-021639, Private Road Easement R2018-021641, Landscape Covenant R2014-111359, Roadway Easement R2014-111360
 Prairie Point Corporate Park: Declaration of Protective Covenants R1997-144807, R1999-65853, R1999-072255, R1999-189391, R2005-64097, R2005-066769, R2018-021636;
 Monarch Landing: Ord. No. 14-072 R2014-111351, Ord. No. 07-104 R2009-117793, Ord. No. 2201 R2006-165702 Ord. No 14-074 R2014-111354, Ord. No 22-039 R2022-056683, Ord. No. 19-072 R2019-089344, Ord. No. 14-075 R2014-111355; Covenants R2014-111358
 Mortgage: Partial Release R2018-021637;
 Easements: R2005-102300, R2001-138505, R1999-045490, R2001-007594, R2007-33446, R2014-111352;
 SSA: R2006-120137;
 Covenant: R2006-157687;
 Plat of Highway: R2007-90410;
 Annexation: R1981-65242, R1997-108562, R2005-66409, R2005-205044, R2005-241556, R2014-111353

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

VIII. PETITIONER'S SIGNATURE

I, Eric Prochel, Attorney for Petitioner (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], attorney for Petitioner 12-18-2025
(Signature of Petitioner or authorized agent) (Date)

SUBSCRIBED AND SWORN TO before me this 18th day of December, 2025

[Signature]
(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)

(Date)

Kenneth S. Witkowski
SVP of Calamos Property Holdings LLC

1st Owner's Printed Name and Title

(Date)

Tracey O. Miller
VP and Secretary of Calamos Property Holdings LLC

2nd Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 5th day of December, 2025



(Notary Public and Seal)



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