



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): Weston Ridge Apartments

ADDRESS OF SUBJECT PROPERTY: 540 Weston Ridge Drive, Naperville, IL 60563

PARCEL IDENTIFICATION NUMBER (P.I.N.) 07-16-201-020

I. PETITIONER: 540 Weston Ridge, LLC, an Illinois limited liability company

PETITIONER'S ADDRESS: 2117 Camellia Court

CITY: Naperville STATE: IL ZIP CODE: 60565

II. OWNER(S): 540 Weston Ridge, LLC, an Illinois limited liability company

OWNER'S ADDRESS: 2117 Camellia Ct.

CITY: Naperville STATE: IL ZIP CODE: 60565

III. PRIMARY CONTACT (review comments sent to this contact): Caitlin Csuk

RELATIONSHIP TO PETITIONER: Attorney

IV. OTHER STAFF

NAME: Robert G. Walker - Sevee & Maher Engineers

RELATIONSHIP TO PETITIONER: Engineer

NAME: Jean Dufresne - Moth Architects

RELATIONSHIP TO PETITIONER: Architect

PHONE:

V. PROPOSED DEVELOPMENT AND PROPERTY

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

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

ACREAGE OF PROPERTY: +/- 1.524 ZONING OF PROPERTY: B3 PUD

Reversion to R3PUD per 2009 approvals.

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

A major change to the Railway Plaza Commercial PUD to allow for Lot 8 to be developed as a 65 micro-unit multi-family residential building with deviations from the minimum lot area requirement, maximum height requirement, and a deviation to allow address numbers as "wall signage" On the building.

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.

Declaration(s): R1999-021238

Easement(s): R1999-039380; R2009-163346

Ordinance(s): R2009-163347; R2009-163348

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, Erik Sachs, 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.

 Attorney for Petitioner 04/30/2026
(Signature of Petitioner or authorized agent) (Date)

SUBSCRIBED AND SWORN TO before me this 30th day of April, 2026


(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).

Cathy C. Cull *Attorney for Petitioner*

(Signature of 1st Owner or authorized agent)

(Signature of 2nd Owner or authorized agent)

04/30/2026

(Date)

(Date)

Erik Sachs, Manager

1st Owner's Printed Name and Title

N/A

2nd Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this *30th* day of *April*, 20*26*

[Signature]
(Notary Public and Seal)



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