

STATE OF ILLINOIS)
)
COUNTY OF DUPAGE)
)
CITY OF NAPERVILLE)

**PETITION TO THE NAPERVILLE PLAN COMMISSION AND CITY COUNCIL
FOR DEVELOPMENT APPROVAL**

THE UNDERSIGNED Petitioner, CityGate Centre Ventures II LLC, a Delaware limited liability company (“**Petitioner**” or “**Willow Bridge**”) respectfully petitions the City of Naperville (“**City**”) to:

- (i) Approve a Major Change to the Planned Unit Development for CityGate Centre (“**CityGate PUD**”) for the portion of the CityGate PUD legally described on Exhibit “A” (“**Subject Property**”);
- (ii) Approve a Planned Unit Development Plan and Plat (“**PUD**”);
- (iii) Approve a conditional use for a multifamily building in the OCI Zoning District (“**Conditional Use**”);
- (iv) Approve a deviation to City Code Section 6-7F-5:2 to permit 297 residential units on +/- 5-acres (217,800 square feet) in lieu of 1 unit per 2,600 square feet (approximately 1 unit per 730 square feet);
- (v) Approve a deviation to City Code Section 6-9-3:1 to reduce off-street parking from 2 spaces per unit (594 spaces) to 1.24 spaces per unit (369 resident parking spaces/297 units) and reduce guest parking from .25 spaces per unit (74 spaces) to .18 spaces per unit (53 guest parking spaces/297 units) for a total of 1.42 parking spaces per unit in lieu of 2.25 parking spaces per unit (422 total parking spaces/297 units);
- (vi) Approve a deviation to City Code Section 6-7F-8:1 to permit a maximum building

height of 51' in lieu of 43';

(vii) Approve a deviation pursuant to City Code Section 7-1-13 to permit a 20' building setback along Westings Avenue and Comfort Drive in conformance with the City's OCI zoning district in lieu of the 30' platted setback;

(viii) Approve a deviation to City Code Sections 6-2-10:2 and 6-2-12:2.1 to permit a pickleball court and associated screening fence to be located in the 20' corner side yard setback along Westings Avenue;

(ix) Approve a deviation to City Code Section 6-2-12:2.1 to permit a retaining wall to be located in the 20' corner side yard setback along Comfort Drive; and

(x) Grant such other deviations or departures as may be necessary to develop the Subject Property as depicted on the plans submitted herewith pursuant to the appropriate provisions of the Naperville Municipal Code, as amended ("**City Code**").

BACKGROUND INFORMATION

1. The Petitioner, CityGate Centre Ventures II LLC, a Delaware limited liability company, with an office at 1110 Jorie Boulevard, Oak Brook, Illinois is the contract purchaser of the Subject Property.
2. Petitioner, CityGate Centre Ventures II LLC, is an affiliate of Willow Bridge Property Company (formally Lincoln Property Company's residential division).
3. CityGate Centre III, fka Westings Development LLC, a Delaware limited liability company, is the owner of the Subject Property (the "**Owner**").
4. The Subject Property is a legal lot of recording consisting of approximately 5 acres located at the southeast corner of Ferry Road and City Gate Lane in the CityGate Centre development

(“CityGate Centre”).

5. The Subject Property is adjacent to Domain CityGate (“**Domain CityGate**”), a 285-unit multi-family residential development completed by Petitioner in 2022.

6. Domain CityGate has seen tremendous success as an essential component of CityGate Centre and was awarded the prestigious NAIOP award for Multifamily Development of the Year in 2023.

7. Domain CityGate has and continues to complement and support the office and retail uses in the area, creating a more robust I-88 corridor.

8. Willow Bridge now desires to expand upon the success of Domain CityGate with the proposed development of a 297-unit multifamily residential community.

9. The Subject Property is well suited for the proposed residential use given its desirable location in CityGate Centre, its proximity to Domain CityGate, the Hotel Arista, its proximity to the tollway, and its proximity to the I-88 employment corridor.

10. The proposed development, as depicted on the plans submitted herewith, consists of a 4-story building surrounding a 5-story parking deck.

11. The proposed community will include common facilities/programming specifically targeted to the recreational and lifestyle needs of its residents.

12. The development will be highly amenitized, including an outdoor pool and courtyard located central to the development and a fitness facility at the complex’s main entrance.

13. The Subject Property is located entirely within CityGate Centre and zoned OCI PUD.

14. The existing land uses surrounding the Subject Property are as follows:

- a. North: Ferry Road – Zoning “OCI” PUD: Dart Warehouse, Vacant Land and Monarch Landing.

- b. East: City of Naperville – Zoning “ORI” PUD: Nicor Gas corporate office.
 - c. South: City of Naperville – Zoning “ORI”: Office Building.
 - d. West: City of Naperville – Zoning “OCI” PUD: CityGate Centre – Domain Apartments & CityGate Centre.
15. The Subject Property is predominantly vacant except for a surface level parking lot containing 79 parking spaces.
16. The proposed residential community will provide for additional vibrancy within CityGate Centre and will provide an additional “Live” component of the “Live, Work & Play” vision for CityGate Centre.
17. The proposed residential community will provide for additional economic activity within the CityGate Centre, enhance the City’s workforce, support the I-88 corridor and provide substantial economic impact to all taxing districts, including School District 204 (“**District 204**”).
18. Petitioner now seeks City approvals to facilitate development of the Subject Property with a 297-unit apartment building to be commonly known as CityGate II (“**CityGate II**”).
19. The proposed entitlement requests meet all City and State requirements for the development of property and will facilitate the beneficial use of the Subject Property as stated herein.

SUMMARY OF DEVELOPMENT

The Petitioner and developer is Willow Bridge. Since Willow Bridge’s inception in 1965, Willow Bridge has created, managed, and stewarded exceptional residential communities across America. Having built over 200,000 multifamily units to date, Petitioner is one of the nation’s most respected full service residential property companies, currently operating a successful portfolio of over 220,000 units across 75 markets. Bringing decades of construction and

development experience to each project, Petitioner has found success building communities that offer quality housing options designed to serve the diverse needs of the local community. Petitioner serves multiple buyer segments across a variety of price points, and Petitioner looks forward to providing a new housing option for the City's existing residents as well as those that would like to live in a well-respected municipality with excellent schools and park facilities.

The Subject Property consists of approximately 5 acres located at the southeast corner of Ferry Road and City Gate Lane in the CityGate Centre development. While the Subject Property is part of the larger CityGate Centre and CityGate PUD, it is presently vacant aside from a parking lot, contributing little to the surrounding area and City. The Subject Property is also located adjacent to Domain CityGate, a 285-unit apartment community previously approved by the City and developed in 2022 by Petitioner. Domain CityGate has seen tremendous success as an essential component of the Calamos Corporate Center and CityGate Centre and was awarded the prestigious NAIOP award for Multifamily Development of the Year in 2023 – an award recognizing its excellence in design, amenities, and community integration. Domain CityGate has and continues to complement and support the office and retail uses in the area, creating a more robust I-88 corridor. Willow Bridge now desires to expand upon the success of Domain CityGate and complete the vision for the Calamos Corporate Center and CityGate Centre with the proposed development of CityGate II.

The City's Land Use Master Plan approved March 1, 2022 (the "**Master Plan**") designates the future land use of the Subject Property as "**Regional Center**," which the Master Plan notes should exist along major arterials (i.e. Ferry Road) within proximity to and from the regional transportation system (i.e. I-88). Consistent with the Subject Property's existing zoning designation, the Master Plan states that applicable zoning districts within the Regional Center

designation include OCI and PUD. The Master Plan also highlights that “Regional Centers are areas of intense development and activity and offer one of the most diverse mix of uses in the City,” which description is consistent with the area – i.e. the Dart Warehouse, vacant land, and Monarch Landing to the north, the Nicor Gas corporate offices to the east, the Calamos Corporate Center and office uses to the south, and CityGate Centre and Domain CityGate to the west. Further, the Master Plan classifies multi-family (apartments) as supporting uses in the Regional Center place type, noting this place type should include supporting residential uses, such as multi-family structures, to reinforce commercial business and institutional uses. Given the variety of uses in the area, the proposed development will further add to the “diverse mix of uses” prescribed for Regional Centers in the Master Plan. The proposed development will not only enhance the overall cohesion of the area, but CityGate II will also represent a contextually appropriate and effective use of the Subject Property.

In addition to its consistency with the Master Plan, the proposed development of CityGate II will further support the City’s larger goals of revitalizing the I-88 corridor through providing homes to support jobs, diversifying the City’s housing stock, and enhancing the City’s tax base through providing a residential use that will support office and commercial uses in the area. In May of 2025, the City released its “Naperville I-88 Corridor Strategy Executive Summary” (“**I-88 Corridor Study**”). The I-88 Corridor Study highlights that “real estate analysis, as well as stakeholder engagement, has reinforced the notion that there is high demand for multifamily on the Corridor.” Further, it also specifically notes that Domain CityGate was “quickly absorbed and now has a vacancy rate of less than 5%.” Petitioner’s success at Domain CityGate and in other nearby communities, where residences leased very quickly, further demonstrates the current and future demand for upscale, highly amenitized apartment living along interstate corridors close to

employment opportunities.

The CityGate II community will assist in fulfilling the needs and gaps in the market via the conversion of otherwise vacant property into a vibrant residential multi-family community targeting a variety of tenants, including some of the fastest growing housing segments of our population. Petitioner's target market will consist of young professionals and empty nester couples looking to downsize and simplify. Petitioner's residents are typically renters by choice and therefore have an income that is capable of qualifying for a mortgage but choose to rent for lifestyle. Most of Petitioner's residents hold post high school degrees and or education certifications and are employed in a variety of professional positions across various industries. Typical residents are anticipated to range in age with a concentration in the 25 to 35 and 50 to 64 age groups. According to the latest available Chicago Metropolitan Agency for Planning ("CMAP") data for Naperville, individuals aged 25 to 34 represent 16% of the City's population. Likewise, another 21% comprises the 55 to 64 age group. In total, these two age groups represent almost 40% of the City's population – precisely in line with the demographics CityGate II is designed to attract and serve.

CityGate II will consist of 297 "wrap style" residences. A "wrap style" development references a specific architectural design in multi-family real estate construction where residential units are built in a square or U-shape around a central, above-ground parking garage. This design makes parking more convenient for residents by allowing them to park on the same level as their unit and is popular as an efficient use of land. By providing elevator and parking garage access on each floor, it further promotes safety and accessibility within the community. The proposed community will also utilize modern architecture that is both compatible with the surrounding commercial and residential environment, helping elevate the energy and vibrancy of the Calamos

Corporate Center, the CityGate Centre, and the I-88 corridor. Quality materials, including fiber cement and brick, will be utilized to ensure the community and building withstand the test of time.

CityGate II will consist of a mix of two hundred twenty-five (225) 1-bedroom/studio units and seventy-two (72) 2-bedroom units, with no 3-bedroom units being provided. With only ~24% of the units being 2-bedroom and with no 3-bedroom option, the development will not generate a significant number of school-aged children. In fact, the adjacent Domain CityGate development generates less than 15 students while contributing approximately \$800,000 annually to District 204 in property taxes, far exceeding the cost to educate said students and creating a positive financial outcome for District 204. Petitioner continues to work with District 204 to ensure a mutually beneficial community.

Each apartment will feature thoughtfully designed interiors with high-end finishes and designer touches. Residents will enjoy open-concept layouts with kitchens featuring quartz countertops, stainless steel appliances, and upgraded cabinetry. Additional features include in-unit washers and dryers, premium flooring throughout, large windows that maximize natural light, and select apartments with private balconies or terraces that will provide residents with additional outdoor space and elevated views.

Community amenities will include an outdoor pool and patio area, workout facility, pickleball court, a well-appointed lobby, co-working lounge, a secure mail and package room, and designated bike storage room. Residents will also benefit from on-site maintenance along with on-site professional management ensuring a high standard of service and convenience.

Primary vehicular access to the main entrance of the building and amenity center will be via City Gate Lane and Ferry Road. Separately, access to the parking garage for resident and guest parking will be provided via Comfort Drive. This proposed access network and layout will ensure

circulation throughout the Calamos Corporate Center and CityGate Centre area remains free-flowing and efficient.

On a broader scale, the Subject Property is conveniently located in close proximity to key transportation corridors, including the I-88 and Route 59 interchange, offering easy access to the greater Chicagoland area and providing convenience for commuting residents. The development's proximity to the I-88 and Route 59 corridors will also help revitalize the area and support its existing office, commercial, and retail uses. Likewise, future residents will benefit from the development's proximity to shopping districts, recreational amenities, the summertime CityGate farmer's market, and employment centers. Within a 2-mile radius, there are a large variety of retail establishments, groceries, restaurants, entertainment opportunities, and recreational amenities.

Parking for CityGate II will consist of 414 parking spaces being provided in the parking garage with an additional 8 surface parking spaces, for a total of 422 parking spaces. 369 of the parking spaces will be allocated to resident parking, with the remaining 53 parking spaces being allocated to guest parking. This provides a resident parking ratio of 1 resident parking space per bedroom (or 1.24 resident parking spaces per unit) and a guest parking ratio of .18 guest parking spaces per unit. These ratios and parking counts are more than sufficient for the community based upon the empirical data from Domain CityGate, which indicates Domain CityGate was significantly overparked. Specifically, Domain CityGate was parked at 1.19 spaces per bedroom with 36 guest parking spaces, which currently yields approximately 115 unused and excess parking spots in the parking garage.

In addition, Petitioner has included with its submittal material a traffic study dated December 23, 2025, last revised April 2, 2026 that was completed by traffic engineering firm KLOA, Inc. ("KLOA"), which has been included with the submittal material ("**Traffic Study**").

The Traffic Study evidences that the proposed parking supply is more than adequate for the community. KLOA's conclusion was based on industry research and a detailed field study of the similarly situated Domain CityGate project. As a result, the proposed parking counts will be sufficient to meet the specific demand anticipated to be generated by the development.

CityGate II's stormwater management needs will be served by the existing stormwater bioretention area located at the south end of the Subject Property and on the adjacent Nicor property, which were designed to provide capacity for the Subject Property. Additional water quality best management practices will be incorporated onsite as shown on the engineering plans.

Landscape treatments will be utilized throughout CityGate II to enhance the visual appeal of the community, including a mix of parkway trees, shade trees, and shrubs. In addition to foundation plantings around each building, extra care has been taken to strategically incorporate significant landscaping on the perimeter of the community to screen the development from the adjacent uses and to create the feel of a residential enclave. The streetscape has also been designed to match the existing parallel parking and lighting along City Gate Lane.

In addition to the internal sidewalks located throughout the Calamos Corporate Center and CityGate Centre developments, future residents will also have access to the overall path system throughout the Westings Community Association as well as the regional trail system located in the vicinity.

As set forth above, Petitioner is committed to continuing to bring successful, high-quality development to Naperville through the CityGate II community that seeks to complement and strengthen the community's housing market and provide additional housing options to all who want to live in Naperville.

**APPROVAL OF A MAJOR CHANGE TO A PUD AND APPROVAL
OF A PUD PLAN AND PLAT**

- a. *The design of the planned unit development presents an innovative and creative approach to the development of land and living environments.*

The Subject Property is located in CityGate Centre which is adjacent to Calamos Corporate Center featuring the Calamos Investments corporate office and includes Hotel Arista, restaurants, Domain CityGate residential, office and commercial buildings, and many other conveniences and related uses. The Subject Property is internal to the Calamos Corporate Center and CityGate Centre developments with the nearest property not owned by Calamos Property Holdings LLC being several hundred feet away from the Subject Property. In addition, the Subject Property is adjacent to I-88, a major employment corridor, and is also a short drive to all the conveniences of Route 59. As such, the Subject Property presents an excellent canvas to create a unique living environment to complement the existing Calamos Corporate Center and CityGate Centre developments. To this end, extensive care was taken in the development of the site plan to fit harmoniously within the existing Calamos Corporate Center and CityGate Centre developments.

The proposed development will consist of a 297 unit “Class A” apartment community. The residential use will provide an additional housing opportunity to an underserved segment of Naperville’s population sometimes referred to as “renters by choice” and folks looking for quality housing along the I-88 employment corridor. This segment is composed of predominantly young professionals or empty nesters looking to avoid the daily responsibilities of home ownership, but who require an upscale living environment and associated amenities in close proximity to a variety of employment opportunities, retail, entertainment, and convenience uses. In fact, the Domain CityGate apartments leased up in record time, evidencing a considerable demand.

Further, Domain CityGate generated less than 15 school age children while generating

approximately \$800,000 annually to District 204 in property taxes, far exceeding the cost to educate said students and creating a positive financial outcome for District 204. Petitioner continues to work with the District 204 to ensure a mutually beneficial community. Accordingly, the proposed use continues to create an optimum use of the Subject Property by providing a unique housing opportunity, enhancing our local economy, enhancing our hospitality industry, enhancing our real estate tax base, infusing our local economy with additional income, and improving our work force.

The Petitioner's goal is to provide high quality residences in an intelligently designed living environment. As such, the community will be functionally designed to meet the needs of its residents. The Subject Property will be developed with one interconnected building including a parking structure internal to the building. The interconnectivity of the building is essential to the community and provides residents with access to their daily functions as well as indoor parking, recreation, fitness, socialization areas and other amenity areas. Recreational amenities, including activity areas, health facilities, and a pool, are central to the operation of the community. The proposed development will combine attractive architectural design features, on-site amenities, and active management. CityGate II will consist of a mix of two hundred twenty-five (225) 1-bedroom/studio units and seventy-two (72) 2-bedroom units, with no 3-bedroom units being provided. The predominance of one- and two-bedroom units is indicative of a housing choice that will primarily suit young professionals and empty nesters, but not necessarily families.

With regard to architecture and the surrounding environment, the development was designed by HEDK to build upon and be complementary to the existing Calamos Corporate Center and CityGate Centre environment. The exterior of the building will fit seamlessly into the existing Calamos Corporate Center and CityGate Centre developments by borrowing elements of bold

architectural expression balanced with subdued colors that, while remaining individualistic, enhance the surrounding glass, metal panel, and aesthetic of the neighboring buildings. The exterior elevations are finished on all sides using a material palette that reinforces the sense of place that the existing Calamos Corporate Center and CityGate Centre developments have established over the years. The ground level will be predominantly glass along the street frontage, which complements the existing retail storefront in the CityGate Centre and enhances the pedestrian experience.

The building will also contain a daylit interior pool courtyard and an outdoor amenity area, including a pickleball area. In addition to exceptional architecture, an extensive landscape plan has been created to enhance the view to the Subject Property. The landscape plan will include substantial landscape treatments along all four sides of the property, including parkway trees, planter boxes and extensive decorative materials. Sidewalks will be incorporated along Westings Avenue, Comfort Drive, Ferry Road, and City Gate Lane consistent with the existing CityGate Centre streetscape and consistent with what one would expect in a “Live, Work & Play” environment. In addition to the internal sidewalks located throughout the Calamos Corporate Center and CityGate Centre developments promoting pedestrian activity, the residents will also have access to the overall path system throughout the Westings Community Association as well as the regional trail system located in the vicinity.

The building has been designed with multiple access points. The full ingress/egress on Comfort Drive is the primary point of access for residents to the interior parking deck. The parking garage will be accessed from ground level and will accommodate one hundred percent (100%) of the residents’ parking needs exclusively. Parking for the residential building will not be visible

from any street. Additionally, a drop-off area and guest parking will be provided along City Gate Lane, which is a private roadway.

Lastly, all public utilities and the storm water management facilities located to the southeast of the Subject Property were sized to properly accommodate development of the Subject Property when the original Calamos Corporate Center and CityGate Centre developments were first constructed.

b. The planned unit development meets the requirements and standards of the planned unit development regulations.

The proposed planned unit development meets the requirements and standards of the planned unit development regulations as follows:

- (i) Ownership and Control: The Subject Property is under unified control and meets the ownership and control requirements.
- (ii) Area, Lot Width, Yard, and Height/Bulk Requirements: Except for the deviation requests set forth herein, Petitioner satisfies the area, lot width, yard, and height/bulk requirements of the PUD regulations.
- (iii) Common Open Space: Common open space will be included in the development consisting of a pool area, a courtyard area, fitness area, outdoor deck, socialization areas, and recreation areas. Common open space was also master planned as part of the improvements for CityGate Centre and the original Westings Subdivision.
- (iv) Park and School Sites: Park and School donations will be paid pursuant to applicable ordinances or as otherwise agreed upon between Petitioner and the Park District/School District.

- (v) Landscaping, Screening, and Tree Preservation: A landscape plan has been submitted in compliance with the City's requirements for landscaping and screening on the Subject Property.
- (vi) Lighting: A lighting plan will be submitted in compliance with the City's lighting requirements.
- (vii) Pedestrian and Bicycle Circulation: The provisions pertaining to pedestrian and bicycle circulation have been met. The development will include sidewalks, and the proposed development will include space for storage/parking of +/- 67 bicycles.
- (viii) Public Improvements: All public improvements will be provided for as part of the development.
- (ix) Principal Structure: The provision of Title 7 of City Code which prohibits the utilization of any parcel of land or lot for the purpose of erecting more than one principal building or structure may be waived by the City for buildings and structures in a PUD.
- (x) Relationship to Adjoining Land: The proposed use is complementary to the surrounding uses and will enhance the overall vibrancy of the commercial and office uses in the Calamos Corporate Center and CityGate Centre developments.
- (xi) Design: The development has been designed in accordance with the applicable provisions of the Master Plan and building design guidelines.
- (xii) Deviations: The requested deviations are as set forth below.

- A deviation to City Code Section 6-7F-5:2 to permit 297 residential units on +/- 5-acres (217,800 square feet) in lieu of 1 unit per 2,600 square feet (approximately 1 unit per 730 square feet);
 - A deviation to City Code Section 6-9-3:1 to reduce off-street parking from 2 spaces per unit (594 spaces) to 1.24 spaces per unit (369 resident parking spaces/297 units) and reduce guest parking from .25 spaces per unit (74 spaces) to .18 spaces per unit (53 guest parking spaces/297 units) for a total of 1.42 parking spaces per unit in lieu of 2.25 parking spaces per unit (422 total parking spaces/297 units);
 - A deviation to City Code Section 6-7F-8:1 to permit a maximum building height of 51' in lieu of 43';
 - A deviation pursuant to City Code Section 7-1-13 to permit a 20' building setback along Westings Avenue and Comfort Drive in conformance with the City's OCI zoning district in lieu of the 30' platted setback;
 - A deviation to City Code Sections 6-2-10:2 and 6-2-12:2.1 to permit a pickleball court and associated screening fence to be located in the 20' corner side yard setback along Westings Avenue;
 - A deviation to City Code Section 6-2-12:2.1 to permit a retaining wall to be located in the 20' corner side yard setback along Comfort Drive.
- c. *The physical design of the planned unit development efficiently utilizes the land and adequately provides for transportation and public facilities while preserving the natural features of the site.*

There are no existing natural features on the site. The existing site consists of roughly

graded vacant land with the exception of a small surface parking lot. The proposed plan maximizes connectivity to the existing commercial areas of the Calamos Corporate Center and CityGate Centre developments while supporting the viability of the overall development. Overall, the proposed development greatly enhances the Subject Property and efficiently utilizes property which has been vacant and underperforming for many years. The proposed development has been designed with ground floor areas to complement the existing uses along City Gate Lane.

d. Open Space, outdoor common area, and recreational facilities are provided.

Open space, outdoor common areas, and recreational facilities have been incorporated into the development. The open space areas will include safe and secure amenities which include a fitness facility, a pool area, socialization areas as well as outdoor areas. Additionally, the Subject Property is located in CityGate Centre which offers an array of recreational activities and entertainment. Additionally, the Subject Property is located within the Westings Community Association which offers extensive walking paths as well as being in close proximity to a regional trail system.

e. The modifications in design standards from the subdivision control regulations and the waivers in bulk regulations from the zoning regulations fulfill the intent of those regulations.

The design of the proposed building exceeds all subdivision control requirements. Additionally, the Petitioner is enhancing the environment. The waivers from zoning regulations allow Petitioner to provide a unique housing and hospitality opportunity which serves a compelling community need.

f. The planned unit development is compatible with the adjacent properties and nearby land uses.

The proposed use of the Subject Property is complementary to the existing Calamos Corporate Center and CityGate Centre developments and will provide both a residential

opportunity for the people who work at Calamos Investments or within the I-88 employment corridor. The proposed development would create a beneficial use of the Subject Property that will provide an underserved segment of the housing market and also provide a boost to the existing commercial uses consistent with the character and intent of the Calamos Corporate Center and CityGate Centre developments.

g. The planned unit development fulfills the objectives of the comprehensive plan and planning policies of the City.

The proposed development is consistent with the overall objectives of the City's Master Plan. The City's Master Plan designates the future land use of the Subject Property as "Regional Center," which the Master Plan notes should exist along major arterials (i.e. Ferry Road) within proximity to and from the regional transportation system (i.e. I-88). Consistent with the Subject Property's existing zoning designation, the Master Plan states that applicable zoning districts within the Regional Center designation include OCI and PUD. The Master Plan also highlights that "Regional Centers are areas of intense development and activity and offer one of the most diverse mix of uses in the City," which description is consistent with the area – i.e. the Dart Warehouse, vacant land, and Monarch Landing to the north, the Nicor Gas corporates offices to the east, the Calamos Corporate Center and office uses to the south, and CityGate Centre and Domain CityGate to the west. Further, the Master Plan classifies multi-family (apartments) as supporting uses in the Regional Center place type, noting this place type should include supporting residential uses, such as multi-family structures, to reinforce commercial business and institutional uses. Given the variety of uses in the area, the proposed development will further add to the "diverse mix of uses" prescribed for Regional Centers in the Master Plan. The proposed development will not only enhance the overall cohesion of the area, but CityGate II will also represent a contextually appropriate and effective use of the Subject Property.

In addition to its consistency with the Master Plan, the proposed development of CityGate II will further support the City's larger goals of revitalizing the I-88 corridor through providing homes to support jobs, diversifying the City's housing stock, and enhancing the City's tax base. Petitioner's success in other nearby communities, where residences leased very quickly, further demonstrates the current and future demand for upscale, highly amenitized apartment living along interstate corridors close to employment opportunities.

**APPROVAL OF A CONDITIONAL USE TO ALLOW MULTIFAMILY
IN THE OCI ZONING DISTRICT**

- a. The establishment, maintenance or operation of the conditional use will not be detrimental to, or endanger the public health, safety and general welfare.*

The proposed conditional use will not be detrimental to or endanger public health, safety or the general welfare. The use provides for needed and desirable living options that help create enhanced living opportunities and complement the surrounding area. Petitioner's proposed development is situated solely within the Calamos Corporate Center and CityGate Centre developments and will include unique features specifically targeted to the needs and desires of the anticipated resident population. Given the resident profile and associated lifestyle, external impacts are significantly reduced (school & park). In conclusion, the establishment and maintenance of the multi-family community to complement the area and CityGate Centre will not be detrimental to or endanger the public health, safety, and general welfare.

- b. The conditional use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.*

The conditional use will provide for the improvement of the Subject Property, which will improve property values in the area. As a result, the property values in the area will increase as well as the housing stock improved. The conditional use will not be injurious to the use and

enjoyment of property in the immediate area, nor will it impair property values.

- c. The establishment of the conditional use will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district.*

The proposed development will create the highest and best use of the Subject Property with a harmonious residential use compatible with the existing Calamos Corporate Center and CityGate Centre developments. The conditional use will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district. The proposed development is consistent with the trend of development in the area and shares the zoning of property immediately adjacent to the Subject Property, making it compatible with the surrounding environs.

- d. The establishment of the conditional use is not in conflict with the adopted comprehensive master plan.*

Establishment of the conditional use is not in conflict with the adopted comprehensive master plan. The City's Master Plan designates the future land use of the Subject Property as "Regional Center," which the Master Plan notes should exist along major arterials (i.e. Ferry Road) within proximity to and from the regional transportation system (i.e. I-88). Consistent with the Subject Property's existing zoning designation, the Master Plan states that applicable zoning districts within the Regional Center designation include OCI and PUD. The Master Plan also highlights that "Regional Centers are areas of intense development and activity and offer one of the most diverse mix of uses in the City," which description is consistent with the area – i.e. the Dart Warehouse, vacant land, and Monarch Landing to the north, the Nicor Gas corporates offices to the east, the Calamos Corporate Center and office uses to the south, and CityGate Centre and Domain CityGate to the west. Further, the Master Plan classifies multi-family (apartments) as supporting uses in the Regional Center place type, noting this place type should include supporting

residential uses, such as multi-family structures, to reinforce commercial business and institutional uses. Given the variety of uses in the area, the proposed development will further add to the “diverse mix of uses” prescribed for Regional Centers in the Master Plan. The proposed development will not only enhance the overall cohesion of the area, but CityGate II will also represent a contextually appropriate and effective use of the Subject Property.

In addition to its consistency with the Master Plan, the proposed development of CityGate II will further support the City’s larger goals of revitalizing the I-88 corridor through providing homes to support jobs, diversifying the City’s housing stock, and enhancing the City’s tax base. Petitioner’s success in other nearby communities, where residences leased very quickly, further demonstrates the current and future demand for upscale, highly amenitized apartment living along interstate corridors close to employment opportunities.

DEVIATION TO CITY CODE SECTION 6-7F-5:2 TO PERMIT 297 RESIDENTIAL UNITS ON +/- 5-ACRES (217,800 SQUARE FEET) IN LIEU OF 1 UNIT PER 2,600 SQUARE FEET (APPROXIMATELY 1 UNIT PER 730 SQUARE FEET)

- a. *The requested deviation would not undermine the intent and purpose of the underlying zoning district.*

The lot area requirement is a measurement of density establishing how many dwelling units are permitted on a per acre basis. Density limitations ensure that public facilities, be it utilities, schools, parks, or roadway infrastructure, are not overwhelmed by the number of people output from a development. Petitioner proposes to construct 297 apartment homes on the approximately 5-acre Property which is part of a much larger CityGate development that consists of professional offices, restaurants, commercial uses as well as an upscale hotel. CityGate II will consist of a mix of two hundred twenty-five (225) 1-bedroom and studio units and seventy-two (72) 2-bedroom units, with no 3-bedroom units being provided. The selection between one (1) bedroom/studio and two (2) bedroom units is less indicative of population/unit but more indicative of capacity to

afford additional space and desire to accommodate a guest room. Because of the unique population and impacts associated with the target market (young professionals and empty nesters), the proposed lot area deviation does not undermine the intent and purpose of the underlying zoning district. The proposed lot area deviation will have no negative impact on the provision of municipal services or infrastructure.

The requested deviation is essential to the overall concept of the project. Without a minimum density threshold, the overall concept of the project and the delivery of a cost-effective yet high-quality living environment begins to unravel. Indoor parking is removed from the plan as well as other essential on-site amenities. The density of the project is the mechanism that allows the cost of the unique and creative components of the project to be spread across a sufficient number of residential units and allows the cost to not negatively affect the viability of the development. To not allow density in a location such as this is contrary to the vision for CityGate Centre where the requisite “Work” and “Play” components already exist and the “Live” component is needed to sustain the viability of the overall development.

b. The requested deviation will not be a detriment to the provision of municipal services and infrastructure.

The requested deviation will have no detriment to municipal services or infrastructure. Adequate municipal services and infrastructure are already in place to serve the Subject Property. Strict enforcement of this title would cause the property to not be redeveloped.

c. The requested deviation will contribute to a planned unit development which offers a superior level of design, amenity enhancement, or environmental benefit, or would enhance the community vitality through the inclusion of attainable or barrier free housing.

The deviation if granted will help pave the way for a residential development in harmony with adjacent residential uses which will be the highest and best use of the property. The proposed development is consistent with the overall objectives of the City to enhance the housing stock for

our population and is consistent with the City's OCI zoning district which allows residential uses and conditional uses. The proposed development will also allow for underperforming land to be utilized for its highest and best use in turn enhancing the City's property tax bases.

DEVIATION TO CITY CODE SECTION 6-9-3:1 TO REDUCE OFF-STREET PARKING FROM 2 SPACES PER UNIT (594 SPACES) TO 1.24 SPACES PER UNIT (369 RESIDENT PARKING SPACES/297 UNITS) AND REDUCE GUEST PARKING FROM .25 SPACES PER UNIT (74 SPACES) TO .18 SPACES PER UNIT (53 GUEST PARKING SPACES/297 UNITS)

- a. *The requested deviation would not undermine the intent and purpose of the underlying zoning district.*

The proposed deviation to permit a resident parking ratio of 1 resident parking space per bedroom (or 1.24 resident parking spaces per unit) (369 total resident parking spaces) in lieu of two (2) parking spaces per unit and permit a guest parking ratio of .18 guest parking spaces per unit (53 total guest parking spaces) in lieu of .25 spaces per unit is consistent with the purpose and intent of the zoning regulations. There will be a total of 422 parking spaces provided for the residential component with 369 of those spaces being inside parking dedicated to residents, and the remaining 53 being spaces for guest parking. The purpose of the off-street parking requirement is to ensure that adequate parking is provided to meet the demand. Accordingly, the City Code provides that each property must provide on-site parking to meet the anticipated parking demand based on the use of the individual property.

The City of Naperville code does not consider the nature of residential developments, but instead states two (2) spaces per unit regardless of how many bedrooms, the specific use, or the location of the development. The Parking Study completed by KLOA and included with the application material evidences that the parking supply of 422 spaces is more than adequate for the development. KLOA's conclusion was based on industry research and a detailed field study of

the similarly situated Domain CityGate residential development. As a result, the proposed deviation does not undermine the intent and purpose of the underlying requirement because sufficient parking is provided to meet the specific demand anticipated to be generated by the development. As a result, the requested deviation contributes to a planned unit development which offers a superior level of design, amenity enhancement, and environmental benefit.

b. The requested deviation will not be a detriment to the provision of municipal services and infrastructure.

Great care was taken in site and building design. All resident parking areas have been placed in the parking deck internal to the site and will be regulated by the Petitioner's on-site management team. Strict enforcement of the City Codes' parking requirement would require the Petitioner to install and maintain excess parking areas that will not be used. As a result, the proposed parking deviation will contribute to a development that both offers a superior design and provides environmental benefit by maximizing open space. Absent the proposed deviation, Petitioner would be required to reduce unit count. The loss of units will negatively affect the Petitioner's project and thereby affect the ability to provide the level of recreational amenity that is presently contemplated for the community. This diminution in service would negatively impact future residents of the community. Similarly, additional parking would increase development costs, reduce open space, increase storm water requirements, and potentially cause additional tree removals. The construction of additional parking spaces would, according to the aforementioned parking needs analysis, provide no benefit to the residents of the development but would negatively impact the overall design and amenity presently programmed for the community.

c. The requested deviation will contribute to a planned unit development which offers a superior level of design, amenity enhancement, or environmental benefit, or would enhance the community vitality through the inclusion of attainable or barrier free housing.

This deviation would be virtually undetectable. Someone would have to enter the locked

parking area to count the spaces. In addition, the parking study clearly shows that the development will be adequately parked. Lastly, to further facilitate the efficient use of the Subject Property, the Petitioner has designed the proposed development to facilitate pedestrian and bicycle access to and from the retail, employment and entertainment options located in proximity to the Subject Property.

**DEVIATION TO CITY CODE SECTION 6-7F-8:1 TO PERMIT A MAXIMUM
BUILDING HEIGHT OF 51' IN LIEU OF 43'**

- a. *The requested deviation would not undermine the intent and purpose of the underlying zoning district.*

The Subject Property is located entirely within the Calamos Corporate Center and CityGate Centre developments and adjacent to structures that range in size from two (2) stories to thirteen (13) stories, including the Arista Hotel to the north which is well over one hundred feet (100') tall. The Petitioner is proposing a 4-story building and 5-story parking deck with a maximum height of 51', which is considerably less than the other existing buildings in the area. As a result, Petitioner's request for a height deviation to 51' will not alter the essential character of the neighborhood and will actually be a benefit to the adjacent buildings which will enjoy the benefit of a complementary adjacent residential use.

- b. *The requested deviation will not be a detriment to the provision of municipal services and infrastructure.*

The requested deviation will have no effect on the provisions of municipal service or infrastructure. To the contrary, strict enforcement of this requirement would cause the Subject Property not to be developed in conformance with the highest and best use of the land.

- c. *The requested deviation will contribute to a planned unit development which offers a superior level of design, amenity enhancement, or environmental benefit, or would enhance the community vitality through the inclusion of attainable or barrier free housing.*

The deviation, if granted, will help pave the way for a residential development in harmony

with adjacent uses and will be the highest and best use of the property with a development that offers a superior level of architecture and amenity. The deviation will provide for a building designed with a superior level of amenity and design.

**DEVIATION PURSUANT TO CITY CODE SECTION 7-1-13 TO PERMIT A 20'
BUILDING SETBACK ALONG WESTINGS AVENUE AND COMFORT DRIVE IN
LIEU OF THE 30' PLATTED SETBACK**

- a. The Petitioner has shown that strict adherence to the provisions of this Title would cause unnecessary hardship due to conditions which are unique to the site and not caused by the owner or petitioner.*

The Petitioner's request arises from the fact that the CityGate Centre Plat of Subdivision recorded in DuPage County as document no. R2000-110800 depicted a thirty (30') foot building setback line along Westings Avenue and Comfort Drive. Notably, the City of Naperville's OCI zoning district requires a twenty-foot (20') setback along Westings, not a thirty-foot (30') setback as platted years ago. As a result, compliance with the existing subdivision plat would require the Petitioner to shift the buildings back an additional ten feet (10'), inconsistent with the City's current zoning code which would in turn reduce the interior amenity space and have a negative effect on the overall development, including fire access and circulation.

Additionally, the proposed relocation of the pickleball court extends into the existing platted setback along Westings Avenue. Approximately 395 square feet, or 20%, of the court would be located within the 30' platted setback area. Due to the overall site configuration and layout constraints, the proposed location represents the only practical placement for the relocated pickleball court. With the requested deviation to eliminate the 30' platted setback along Westings Avenue and Comfort Drive, only approximately 79 square feet, or 4%, of the court would encroach into the required 20' corner side yard setback.

- b. *The requested subdivision deviation is not contrary to the intent and purpose of the provisions of this title.*

Without the deviation/elimination of the platted setback, the proposed building (and pickleball court) would have to be constructed further away from Westings Avenue and Comfort Drive negatively impacting the overall design of the building and requiring the pickleball court to potentially be eliminated, removing an existing amenity to the already existing Domain CityGate. Instead, granting the requested deviation will be an improvement to the existing use, whereby the building will be set back twenty feet (20') from Westings Avenue and Comfort Drive consistent with the OCI district's twenty foot (20') setback requirement.

**DEVIATION TO CITY CODE SECTIONS 6-2-10:2 AND 6-2-12:2.1 TO PERMIT
A PICKLEBALL COURT AND ASSOCIATED 10' SCREENING FENCE TO BE
LOCATED IN THE 20' CORNER SIDE YARD SETBACK ALONG WESTINGS
AVENUE**

- a. *The requested deviation will not undermine the intent and purpose of the underlying zoning district.*

The requested deviation will not undermine the intent and purpose of the underlying zoning district. The stated intent of the underlying OCI zoning district to act as a transitional zone between intensive business areas and residential neighborhoods. The proposed pickleball court will help support the proposed residential development through providing future tenants with a popular on-site recreational opportunity. Due to the curvilinear nature of Comfort Drive and Westings Avenue and location of the existing Domain CityGate building, the Subject Property presents a site configuration that results in unique layout constraints. Given these constraints, the proposed location of the pickleball court represents the only practical placement for the relocated pickleball court and associated 10' screening fence. Without approval of the requested deviation, there is no viable location for the pickleball court, requiring the potential removal of this popular amenity

feature. Even so, the requested deviation is minimal. While the pickleball court encroaches 9' into the 20' corner side yard setback, the encroachment represents only approximately 79 square feet, or 4%, of the entire pickleball court.

- b. The requested deviation will not be a detriment to the provision of municipal services and infrastructure.*

The requested deviation will have no effect on the provisions of municipal service or infrastructure. To the contrary, strict enforcement of this requirement would cause the Subject Property not to be developed in conformance with the highest and best use of the land.

- c. The requested deviation will contribute a planned unit development which offers a superior level of design, amenity enhancement, or environmental benefit; or would enhance community vitality through the inclusion of attainable or barrier free housing.*

The requested deviation will contribute to a planned unit development which offers a superior level of design, amenity enhancement, or environmental benefit. As noted, due to the curvilinear nature of Comfort Drive and Westings Avenue and the location of the existing Domain CityGate building, the Subject Property presents a site configuration resulting in unique layout constraints. Given these constraints, the proposed location represents the only practical placement for the relocated pickleball court and associated 10' screening fence. Without approval of the requested deviation, there is no viable location for the pickleball court, requiring the potential removal of this popular amenity. The requested deviation will permit the Subject Property to be developed with its highest and best use while providing future tenants a recreational amenity and enhancing the overall vitality of the development.

DEVIATION TO CITY CODE SECTION 6-2-12:2.1 TO PERMIT A RETAINING WALL (MAXIMUM HEIGHT OF 10' PLUS 42" FALL PROTECTION FENCING) TO BE LOCATED IN THE 20' CORNER SIDE YARD SETBACK ALONG COMFORT DRIVE

- b. *The requested deviation will not be a detriment to the provision of municipal services and infrastructure.*

The requested deviation will have no effect on the provisions of municipal service or infrastructure. To the contrary, strict enforcement of this requirement would cause the Subject Property not to be developed in conformance with the highest and best use of the land. Further, there are no public utility or drainage easements in the area where the retaining wall will be located, so there are no utility conflicts. The retaining walls are private property and will be maintained by the owner.

- c. *The requested deviation will contribute to a planned unit development which offers a superior level of design, amenity enhancement, or environmental benefit; or would enhance community vitality through the inclusion of attainable or barrier free housing.*

The requested deviation will contribute to a planned unit development which offers a superior level of design, amenity enhancement, or environmental benefit. As noted, the requested deviation is the result of the Fire Department's request to move the building +/- 10' to the east to accommodate emergency access. The proposed retaining wall (maximum height of 10' plus 42" fall protection fencing) provides a creative solution to accommodate the Fire Department's request while working within unique site constraints.

WHEREFORE, by reason of the foregoing, the undersigned Petitioner requests the City Council and Plan Commission take the necessary steps to:


- (i) Approve a Major Change to the Planned Unit Development for CityGate Centre;
- (ii) Approve a Planned Unit Development Plan and Plat;
- (iii) Approve a conditional use for a multifamily building in the OCI Zoning District;

- (iv) Approve a deviation to City Code Section 6-7F-5:2 to permit 297 residential units on +/- 5-acres (217,800 square feet) in lieu of 1 unit per 2,600 square feet (approximately 1 unit per 730 square feet);
- (v) Approve a deviation to City Code Section 6-9-3:1 to reduce off-street parking from 2 spaces per unit (594 spaces) to 1.24 spaces per unit (369 resident parking spaces/297 units) and reduce guest parking from .25 spaces per unit (74 spaces) to .18 spaces per unit (53 guest parking spaces/297 units) for a total of 1.42 parking spaces per unit in lieu of 2.25 parking spaces per unit (422 total parking spaces/297 units);
- (vi) Approve a deviation to City Code Section 6-7F-8:1 to permit a maximum building height of 51' in lieu of 43';
- (vii) Approve a deviation pursuant to City Code Section 7-1-13 to permit a 20' building setback along Westings Avenue and Comfort Drive in conformance with the City's OCI zoning district in lieu of the 30' platted setback;
- (viii) Approve a deviation to City Code Sections 6-2-10:2 and 6-2-12:2.1 to permit a pickleball court and associated screening fence to be located in the 20' corner side yard setback along Westings Avenue;
- (ix) Approve a deviation to City Code Section 6-2-12:2.1 to permit a retaining wall to be located in the 20' corner side yard setback along Comfort Drive; and
- (x) Grant such other deviations or departures as may be necessary to develop the Subject Property as depicted on the plans submitted herewith pursuant to the appropriate provisions of City Code.

RESPECTFULLY SUBMITTED this 8th day of May, 2026.

PETITIONER:

CityGate Centre Ventures II LLC,
a Delaware limited liability company



Rosanova & Whitaker, Ltd.
Attorneys for the Petitioner

EXHIBIT "A":
LEGAL DESCRIPTION OF SUBJECT PROPERTY

LOT 3 OF THE RESUBDIVISION OF LOTS 2 AND 3 OF CITYGATE CENTRE SUBDIVISION, BEING A RESUBDIVISION OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 20, 2021, AS DOCUMENT NO. R2021-010153, IN DUPAGE COUNTY, ILLINOIS.

PIN: 07-03-103-027

Commonly known as: 1900 Ferry Road, Naperville, IL 60540