



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): CITYGATE II

ADDRESS OF SUBJECT PROPERTY: Current Address: 1900 Ferry Road, Naperville, IL 60563

Proposed Address Post-Development: 2160 CityGate Lane, Naperville, IL 60563

PARCEL IDENTIFICATION NUMBER (P.I.N.) 07-03-103-027

I. PETITIONER: CityGate Centre Ventures II LLC, a Delaware limited liability company

PETITIONER'S ADDRESS: 1110 Jorie Boulevard, Ste 300

CITY: Oak Brook STATE: IL ZIP CODE: 60523

II. OWNER(S): CityGate Centre III, fka Westings Development, LLC

OWNER'S ADDRESS: 2020 Calamos Court

CITY: Naperville STATE: IL ZIP CODE: 60563

PHONE: _____ EMAIL ADDRESS: _____

III. PRIMARY CONTACT *(review comments sent to this contact):* Vince Rosanova

RELATIONSHIP TO PETITIONER: Attorney for Petitioner

IV. OTHER STAFF

NAME: Taylor Eschbach, Kimley-Horn

RELATIONSHIP TO PETITIONER: Engineer

NAME: Jim Wiese, HEDK Architects

RELATIONSHIP TO PETITIONER: Architect

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: +/- 5 acres ZONING OF PROPERTY: OCI PUD

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

287-unit apartment building to be commonly known as CityGate II. Please see the Response to Standards Petition for further 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.

CCRs: R2000-122044, R2021-010150, R2021-010153

Easements and Easement Agreements: R1980-5870, R1980-7998, R1984-21225, R1991-130179, R1997-184094, R1998-176761, R1999-227365, R2007-073832, R2007-073833, R2007-208357, R2021-010157, R2021-010151, R2021-010161, R2021-010161

Ordinances: No. 05-254 as R2006-55551, No. 05-225 as R2006-55552, No. 06-053 as R2006-109160, No. 06-054 as R2006-109161, No. 07-075 as R2008-010414, No. 12-018 as R2012-53227, No. 14-017 as R2014-025196, No. 19-123 as R2019-101709, No. 19-124 as R2019-101710, No. 19-125 as R2019-101711, No. 19-111 as R2019-107743, No. 20-043 as R2021-010152, No. 20-123 as R2021-010154, No. 20-044 as R2021-010155, No. 20-079 as R2021-018833, No. 22-074 as R2022-085845, No. 25-021 as R2025-026476

Parking License Agreement: R2021-010160, R2023-010631

Pickleball License Agreement: R2021-010162, R2021-010163

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 Prachet, 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 12/23/25
(Signature of Petitioner or authorized agent) (Date)

SUBSCRIBED AND SWORN TO before me this 23rd 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).

City Gate Centre III LLC, fka Westings Development LLC

Tracey O. Miller

(Signature of 2nd Owner or authorized agent)

12/22/2025

(Date)

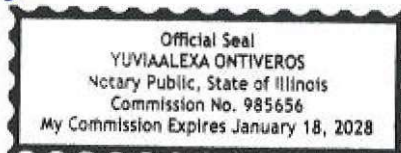
Tracey O. Miller

VP, General Counsel and Secretary

2nd Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 22 day of December, 2025

Yuvia Alex Ontiveros
(Notary Public and Seal)



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