FINAL PUD PLAT CITYGATE II

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

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

EXISTING PROPERTY ADDRESS
1900 FERRY ROAD
NAPERVILLE, IL 60563

PROPOSED DEVELOPMENT ADDRESS
2160 CITYGATE LANE NAPERVILLE, IL 60563

VACANT LAND SWC OF FERRY ROAD & COMFORT DRIVE
NAPERVILLE, IL 60563

P.I.N. 07-03-103-027
OWNER:
CITYGATE CENTRE III, FKA WESTINGS DEVELOPMENT LLC
2020 CALAMOS COURT
NAPERVILLE, IL 60563
TEL: (630) 955-4846
CONTACT: TRACEY O. MILLER

PETITIONER:
CITYGATE CENTRE VENTURES II, LLC
1110 JORIE BLVD, SUITE 300
OAK BROOK, IL 60523
TEL: (630) 572-6661
CONTACT: JOE SEGOBANIO

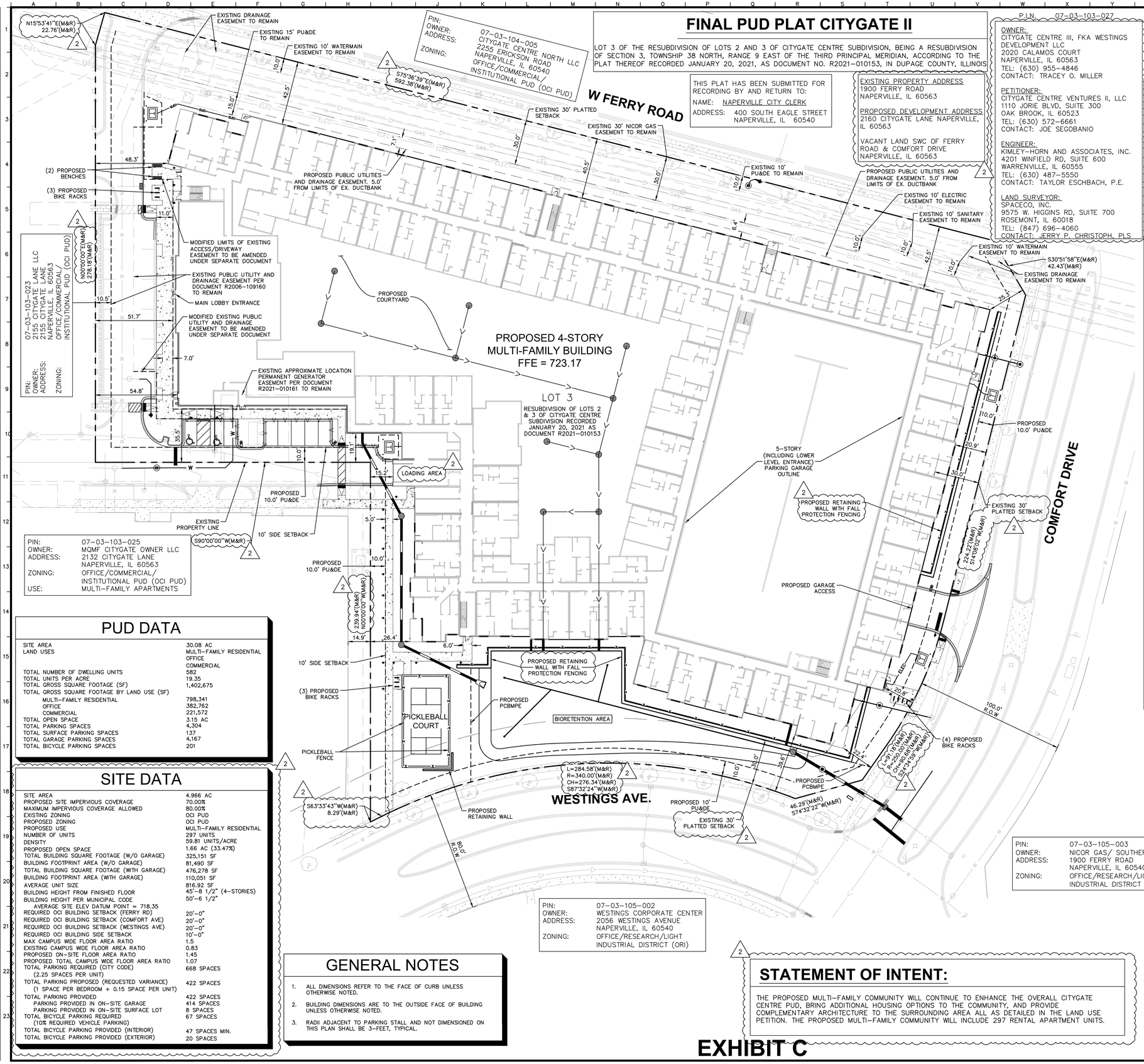
ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD RD, SUITE 600
WARRENVILLE, IL 60555
TEL: (630) 487-5550
CONTACT: TAYLOR ESCHBACH, P.E.

LAND SURVEYOR:
SPACECO, INC.
9575 W. HIGGINS RD, SUITE 700
ROSEMONT, IL 60018
TEL: (847) 696-4060
CONTACT: JERRY P. CHRISTOPH, PLS

Call Before You Dig
JULIE
1-800-892-0123

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60
SCALE: 1" = 30'
BASIS OF BEARINGS:
ILLINOIS STATE PLAN - EAST ZONE



LEGEND

- STANDARD PITCH CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER
- PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED BUILDING SETBACK
- PROPOSED UTILITY EASEMENT LINE
- PROPOSED ACCESS EASEMENT LINE
- EXISTING PU&DE LINE
- EXISTING ROAD CENTERLINE
- EXISTING BUILDING SETBACK
- EX. WATER LINE
- EX. HYDRANT
- EX. WATER VALVE
- EX. SANITARY SEWER LINE
- EX. SANITARY SEWER MANHOLE
- EX. STORM SEWER LINE
- EX. STORM MANHOLE
- EX. STORM STRUCTURE/INLET
- EX. LIGHT POLE
- PROPOSED FENCE
- GAS LINE (BY GAS COMPANY)
- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED STORM SEWER LINE
- PROPOSED COURTYARD STORM SEWER LINE
- PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2502 PER NAPERVILLE DETAIL 290.10) (GRASS USE NEENAH R-4340-B BEEHIVE PER NAPERVILLE DETAIL 290.14)
- PROPOSED CLOSED LID STORM STRUCTURE (USE NEENAH R-1772 PER NAPERVILLE DETAIL 290.10)
- PROPOSED OPEN LID CURB STRUCTURE (B6.12 C&G USE NEENAH R-3278-A PER NAPERVILLE DETAIL 290.11)
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
- PROPOSED WATER LINE
- PROPOSED VALVE VAULT
- PROPOSED VALVE BOX
- PROPOSED FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
- CONCRETE MONUMENT
- IRON / STEEL ROD
- IRON PIPE
- CUT CROSS
- PK / MAG NAIL
- RAILROAD SPIKE

ABBREVIATIONS

BFE	BASE FLOOD ELEVATION	PU&DE	PUBLIC UTILITIES & DRAINAGE EASEMENT
REC.	RECORD DATA	S.F.	SQUARE FEET
MEAS.	MEASURED DATA	A.C.	ACRE
DEED	DEEDED DATA	IP	IRON PIPE
R.	RADIUS	IR	IRON ROD
A.	ARC DATA	FND	FOUND
ROW	RIGHT OF WAY	N	NORTH
PL	PROPERTY LINE	S	SOUTH
CL	CENTERLINE	E	EAST
CONC	CONCRETE	W	WEST
(M)	MEASURED		
(R)	RECORD		

PUD DATA

SITE AREA	30.08 AC
LAND USES	MULTI-FAMILY RESIDENTIAL OFFICE COMMERCIAL
TOTAL NUMBER OF DWELLING UNITS	582
TOTAL UNITS PER ACRE	19.35
TOTAL GROSS SQUARE FOOTAGE (SF)	1,402,675
TOTAL GROSS SQUARE FOOTAGE BY LAND USE (SF)	
MULTI-FAMILY RESIDENTIAL	798,341
OFFICE	382,762
COMMERCIAL	221,572
TOTAL OPEN SPACE	3.15 AC
TOTAL PARKING SPACES	4,304
TOTAL SURFACE PARKING SPACES	137
TOTAL GARAGE PARKING SPACES	4,167
TOTAL BICYCLE PARKING SPACES	201

SITE DATA

SITE AREA	4.966 AC
PROPOSED SITE IMPERVIOUS COVERAGE	70.00%
MAXIMUM IMPERVIOUS COVERAGE ALLOWED	80.00%
EXISTING ZONING	OCI PUD
PROPOSED ZONING	OCI PUD
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
NUMBER OF UNITS	297 UNITS
DENSITY	59.81 UNITS/ACRE
PROPOSED OPEN SPACE	1.66 AC (33.47%)
TOTAL BUILDING SQUARE FOOTAGE (W/O GARAGE)	325,151 SF
BUILDING FOOTPRINT AREA (W/O GARAGE)	81,490 SF
TOTAL BUILDING SQUARE FOOTAGE (WITH GARAGE)	476,278 SF
BUILDING FOOTPRINT AREA (WITH GARAGE)	110,051 SF
AVERAGE UNIT SIZE	816.92 SF
BUILDING HEIGHT FROM FINISHED FLOOR	45'-8 1/2" (4-STORIES)
BUILDING HEIGHT PER MUNICIPAL CODE AVERAGE SITE ELEV DATUM POINT = 718.35	50'-6 1/2"
REQUIRED OCI BUILDING SETBACK (FERRY RD)	20'-0"
REQUIRED OCI BUILDING SETBACK (COMFORT AVE)	20'-0"
REQUIRED OCI BUILDING SETBACK (WESTINGS AVE)	20'-0"
REQUIRED OCI BUILDING SIDE SETBACK	10'-0"
MAX CAMPUS WIDE FLOOR AREA RATIO	1.5
EXISTING CAMPUS WIDE FLOOR AREA RATIO	0.83
PROPOSED ON-SITE FLOOR AREA RATIO	1.45
PROPOSED TOTAL CAMPUS WIDE FLOOR AREA RATIO	1.07
TOTAL PARKING REQUIRED (CITY CODE) (2.25 SPACES PER UNIT)	668 SPACES
TOTAL PARKING PROPOSED (REQUESTED VARIANCE) (1 SPACE PER BEDROOM + 0.15 SPACE PER UNIT)	422 SPACES
TOTAL PARKING PROVIDED	422 SPACES
PARKING PROVIDED IN ON-SITE GARAGE	414 SPACES
PARKING PROVIDED IN ON-SITE SURFACE LOT	8 SPACES
TOTAL BICYCLE PARKING REQUIRED (10% REQUIRED VEHICLE PARKING)	67 SPACES
TOTAL BICYCLE PARKING PROVIDED (INTERIOR)	47 SPACES MIN.
TOTAL BICYCLE PARKING PROVIDED (EXTERIOR)	20 SPACES

GENERAL NOTES

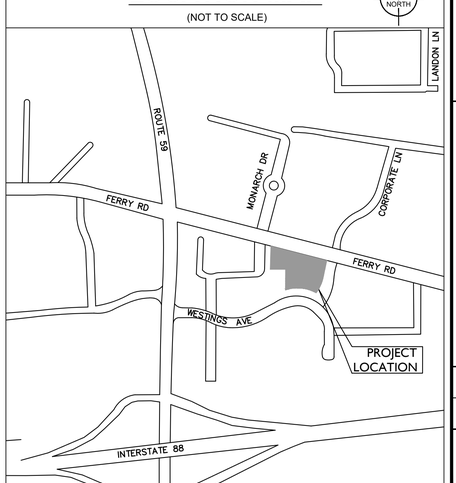
1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.

STATEMENT OF INTENT:

THE PROPOSED MULTI-FAMILY COMMUNITY WILL CONTINUE TO ENHANCE THE OVERALL CITYGATE CENTRE PUD, BRING ADDITIONAL HOUSING OPTIONS TO THE COMMUNITY, AND PROVIDE COMPLEMENTARY ARCHITECTURE TO THE SURROUNDING AREA ALL AS DETAILED IN THE LAND USE PETITION. THE PROPOSED MULTI-FAMILY COMMUNITY WILL INCLUDE 297 RENTAL APARTMENT UNITS.

LOCATION MAP

(NOT TO SCALE)



CITY PROJECT NUMBER #DEV-0177-2025

No.	REVISIONS	DATE	BY
2	CITY COMMENTS	05/05/26	TRE
1	CITY COMMENTS	03/09/26	TRE

SCALE: AS NOTED
DESIGNED BY: OTL
DRAWN BY: ARG
CHECKED BY: TRE

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

Willow Bridge

FINAL PUD PLAT

CITYGATE II
2160 CITYGATE LANE
NAPERVILLE, IL 60563

ORIGINAL ISSUE: 12/19/2025
KHA PROJECT NO. 268930001
SHEET NUMBER
1 OF 2

EXHIBIT C

Drawing name: C:\Users\QDARI-LEW\AppData\Local\Temp\AcPublish_23300\PUD Plat.dwg 1 Jun 16, 2026 6:15pm by: Odari.Lewis
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OWNER'S CERTIFICATE

STATE OF _____ }
COUNTY OF _____ } SS

THIS IS TO CERTIFY THAT _____, IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER, HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, 20____.

BY: _____ ATTEST_____
SIGNATURE SIGNATURE

TITLE: _____ TITLE: _____
PRINT TITLE PRINT TITLE

NOTARY'S CERTIFICATE

STATE OF _____ }
COUNTY OF _____ } SS

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY
PRINT NAME
IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ OF
PRINT NAME

_____, AND _____ OF _____
TITLE PRINT NAME TITLE
OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH

_____ AND _____ RESPECTFULLY, APPEARED
TITLE TITLE
BEFORE ME THIS DAY IN PERSON AND JOINTLY AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID OWNER FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____, 20_____.
DATE MONTH YEAR

_____
NOTARY PUBLIC SIGNATURE

_____
PRINT NAME

MY COMMISSION EXPIRES ON _____ _____, 20_____.
MONTH DATE YEAR

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS ON THE _____ DAY OF _____, 20____, AT_____ O'CLOCK.

_____
RECORDER OF DEEDS

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE, ILLINOIS, AT A MEETING HELD ON THE _____ DAY OF _____ 20____.

BY: _____ ATTEST: _____.
MAYOR CITY CLERK

PLAN COMMISSION CERTIFICATE

2

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

APPROVED BY THE CITY OF NAPERVILLE PLAN COMMISSION

AT A MEETING HELD THE _____ DAY OF_____, A.D., 20____.

BY: _____ ATTEST: _____
CHAIRMAN SECRETARY

ENGINEER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, TAYLOR ESCHBACH AN ILLINOIS LICENSED PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.

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.

THIS PLAT HAS BEEN PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC., ILLINOIS LICENSED PROFESSIONAL UNDER MY PERSONAL DIRECTION FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY

OF _____, 20____.

_____
ILLINOIS LICENSED PROFESSIONAL ENGINEER 062-069246
MY LICENSE EXPIRES ON NOVEMBER 30, 2027

ILLINOIS LICENSED PROFESSIONAL ENGINEER
TAYLOR R. ESCHBACH
062-069246
STATE OF ILLINOIS

Date of Expiration: 11-30-27

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, JERRY P. CHRISTOPH, AN ILLINOIS PROFESSIONAL LAND SURVEYOR # 035-3540, HEREBY DECLARE THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY ME AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

I HEREBY STATE THAT THE PROPOSED IMPROVEMENTS DEPICTED ON THIS PLAT ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED TO BE USED FOR CONSTRUCTION.

I HEREBY STATE THAT THE PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE, ILLINOIS.

I HEREBY STATE THAT THE CITY OF NAPERVILLE HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

I HEREBY STATE THAT BASED UPON A REVIEW OF THE FLOOD INSURANCE RATE MAP (F.I.R.M.) MAP NUMBER 17043C0137J WITH EFFECTIVE DATE AUGUST 1, 2019, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES WITHIN "ZONE X" (NO SCREEN) AREA OF MINIMAL FLOOD HAZARD AS IDENTIFIED BY SAID F.I.R.M. MAP.

GIVEN UNDER MY HAND AND SEAL AT ROSEMONT, ILLINOIS

THIS _____ DAY OF _____, 20____.

_____
JERRY P. CHRISTOPH, I.P.L.S. NO. 035-3540
LICENSE EXPIRES: 11-30-2026

OWNER CONTACT

CITYGATE CENTRE III, FKA WESTINGS DEVELOPMENT, LLC
2020 CALAMOS COURT
NAPERVILLE, IL 60563
TEL: (630) 955-4846
CONTACT: TRACEY O. MILLER

PETITIONER/DEVELOPER CONTACT

CITYGATE CENTRE VENTURES II, LLC
1110 JORIE BLVD, SUITE 300
OAK BROOK, IL 60523
TEL: (630) 572-6661
CONTACT: JOE SEGOBIANO

MORTGAGEE CERTIFICATE

2

STATE OF _____)
) SS
COUNTY OF _____)

_____, AS MORTGAGEE, UNDER THE
PRINT MORTGAGEE NAME

PROVISIONS OF A CERTAIN MORTGAGE DATED _____, A.D., 20___ AND RECORDED IN THE RECORDER'S OF DEEDS OFFICE OF _____ COUNTY, ILLINOIS ON THE _____
DATE
DAY OF _____, A.D., 20_____
MONTH YEAR

AS DOCUMENT NO. _____ HEREBY CONSENTS TO AND APPROVES THE SUBDIVISION OF THE LAND AND THE GRANTING OF THE EASEMENT(S) DEPICTED HEREON.

DATED THIS _____ DAY OF _____ A.D., 20__.

PRINT MORTGAGEE NAME: _____

BY: _____ ATTEST: _____

ITS: _____ ITS: _____

NOTARY'S CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

(NAME) _____ (TITLE) _____

OF _____ AND (NAME) _____

(TITLE) _____ OF _____
WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH

(TITLE) _____ AND (TITLE) _____

RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT

OF SAID _____, AS MORTGAGEE, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL

THIS _____ DAY OF _____, 20___.

_____
NOTARY PUBLIC

LEGAL DESCRIPTION

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

BENCHMARKS

SOURCE BENCHMARKS:
DUPAGE COUNTY BENCHMARK: NAPERVILLE 208
PID: AA3753

STATION IS LOCATED ALONG THE WEST SIDE OF RAYMOND DRIVE, NORTH OF THE INTERSECTION WITH DIEHL ROAD. STATION IS 36.15 FEET WEST OF THE CENTERLINE OF RAYMOND DRIVE, 583.0 FEET NORTH OF THE CENTERLINE OF DIEHL ROAD, AND 195.0 FEET SOUTH OF THE SOUTH END OF A GUARDRAIL SET ALONG THE WEST SIDE OF RAMOND DRIVE. STATION IS IN A SIDEWALK CROSSING THE ENTRANCE FOR ADDRESS 1415 WEST DIEHL ROAD. MONUMENT IS AN ALUMINUM ROD 0.5 FEET ABOVE ROAD SURFACE AND 2.2 FEET BELOW THE LID.
ELEVATION = 706.12 FEET NAVD 88

SITE BENCHMARK #1:
THE SOUTHEAST TAG BOLT ON A FIRE HYDRANT AT THE SOUTHEAST CORNER OF CITY GATE LANE AND CITY GATE LANE.
ELEVATION = 724.16 FEET NAVD 88

SITE BENCHMARK #2:
THE ARROW BOLT ON A FIRE HYDRANT SOUTHEAST OF THE SOUTHEAST CORNER OF THE BUILDING ON THE NORTH SIDE OF WESTINGS AVENUE.
ELEVATION = 722.02 FEET NAVD 88

No.	REVISIONS	DATE	BY
2	CITY COMMENTS	05/05/26	TRE
1	CITY COMMENTS	03/09/26	TRE

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: OTL
DRAWN BY: ARG
CHECKED BY: TRE

Willow Bridge

FINAL PUD PLAT

CITYGATE II
2160 CITYGATE LANE
NAPERVILLE, IL 60563

ORIGINAL ISSUE: 12/19/2025
KHA PROJECT NO. 268930001
SHEET NUMBER
2 OF 2

EXHIBIT C

Drawing name: C:\Users\ODARI~1.LEW\AppData\Local\Temp\AcPublish_23300\PUD Plat.dwg 2 Jun 16, 2026 6:15pm by: Odari.Lewis
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