

CITY OF NAPERVILLE DEVELOPMENT PETITION FORM

DEVELOPMENT NAME (should be consistent with plat): Calamos Corporate Center & CityGate Centre

ADDRESS OF SUBJECT PROPERTY: 2040 Calamos Court & 2115 CityGate Lane _____

PARCEL IDENTIFICATION NUMBER (P.I.N.) 07-03-105-008 & 07-03-103-024 _____

I. PETITIONER: Calamos Real Estate LLC _____

PETITIONER'S ADDRESS: 2020 Calamos Court _____

CITY: Naperville _____ STATE: IL _____ ZIP CODE: 60563 _____

PHONE: 630-955-4800 _____ EMAIL ADDRESS: _____

II. OWNER(S): Calamos Property Holdings LLC _____

OWNER'S ADDRESS: 2020 Calamos Court _____

CITY: Naperville _____ STATE: IL _____ ZIP CODE: 60563 _____

PHONE: 630-955-4800 _____ EMAIL ADDRESS: _____

III. PRIMARY CONTACT (*review comments sent to this contact*): Tracey O. Miller _____

RELATIONSHIP TO PETITIONER: Attorney _____

PHONE: 630-955-4846 _____ EMAIL ADDRESS: tmiller3@calamos.com

IV. OTHER STAFF

NAME: Chris Landis _____

RELATIONSHIP TO PETITIONER: VP, Analyst and Broker _____

PHONE: 630-245-1005 _____ EMAIL ADDRESS: clandis@calamos.com

NAME: Renee Prinner _____

RELATIONSHIP TO PETITIONER: Senior Development Manager _____

PHONE: 630-955-4895 _____ EMAIL ADDRESS: rprinner@calamos.com

V. PROPOSED DEVELOPMENT

(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 (Exhibit 3) <input type="checkbox"/> Rezoning (Exhibit 4) <input type="checkbox"/> Conditional Use (Exhibit 1) <input type="checkbox"/> Major Change to Conditional Use (Exhibit 1) <input type="checkbox"/> Planned Unit Development (PUD) (Exhibit 2) <input type="checkbox"/> Major Change to PUD (Exhibit 2) <input type="checkbox"/> Preliminary PUD Plat (Exhibit 2) <input type="checkbox"/> Preliminary/Final PUD Plat <input type="checkbox"/> PUD Deviation (Exhibit 6) <input type="checkbox"/> Zoning Variance (Exhibit 7) <input type="checkbox"/> Sign Variance (Exhibit 7) <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 (Exhibit 1) <input type="checkbox"/> Minor Change to PUD (Exhibit 2) <input type="checkbox"/> Deviation to Platted Setback (Exhibit 8) <input type="checkbox"/> Amendment to an Existing Annexation Agreement <input 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 (Exhibit 2) <input type="checkbox"/> Subdivision Deviation (Exhibit 8) <input type="checkbox"/> Plat of Right-of-Way Vacation
<p>Administrative Review Administrative Review</p>	<ul style="list-style-type: none"> <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 (Exhibit 5)
<p>Other</p>	<p>X Please specify: Temporary Use.</p>

ACREAGE OF PROPERTY: 3.92 (Calamos Corporate Center) & 2.227 (CityGate Centre)_____

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

On October 6, 2009, City of Naperville passed Ordinance 09-118 which authorized temporary use of the property for temporary surface parking lots. The duration of the approval has been subsequently extended three times to continue until the commencement of 'Phase 2' construction or October 7, 2022, whichever occurs first. Petitioner requests an additional extension of 2 years, through October 7, 2024 to permit the temporary use. Petitioner is actively marketing the property for uses that would be complimentary to the campuses.

VI. 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

VII. PETITIONER'S SIGNATURE

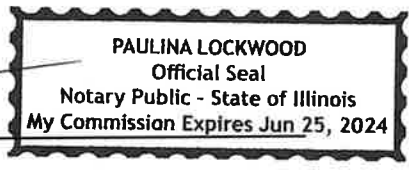
I, Tracey O. Miller, VP, General Counsel & Secretary of Petitioner (Petitioner's Printed Name and Title), being duly sworn, declare that I am duly authorized to make this Petition, and the above information, to the best of my knowledge, is true and accurate.

Tracey O. Miller
(Signature of Petitioner or authorized agent)

3/27/2023
(Date)

SUBSCRIBED AND SWORN TO before me this 27th day of March, 2023

[Signature]
(Notary Public and Seal)



VIII. 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).

Tracey O. Miller

(Signature of 1st Owner or authorized agent)

(Signature of 2nd Owner or authorized agent)

3/27/2023

(Date)

(Date)

Tracey O. Miller, VP, General Counsel & Secretary _____

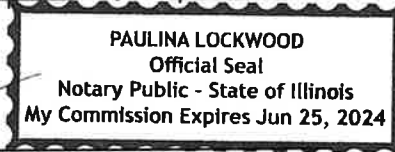
1st Owner's Printed Name and Title

2nd Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 27th day of March, 2023

Paulina Lockwood

(Notary Public and Seal)



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

CITY OF NAPERVILLE
PETITIONER/APPLICANT - DISCLOSURE OF BENEFICIARIES

In compliance with Title 1 (Administrative), Chapter 12 (Disclosure of Beneficiaries) of the Naperville Municipal Code ("Code"), as amended, the following disclosures are required when any person or entity applies for permits, licenses, approvals, or benefits from the City of Naperville unless they are exempt under 1-12-5:2 of the Code. Failure to provide full and complete disclosure will render any permits, licenses, approvals or benefits voidable by the City.

1. Petitioner: Calamos Real Estate LLC _____
Address: 2020 Calamos Court _____
Naperville, IL 60563 _____

2. Nature of Benefit sought: PUD Deviation _____

3. Nature of Petitioner (select one):

- | | |
|-----------------------|--|
| a. Individual | e. Partnership |
| b. Corporation | f. Joint Venture |
| c. Land Trust/Trustee | g. Limited Liability Corporation (LLC) |
| d. Trust/Trustee | h. Sole Proprietorship |

4. If Petitioner is an entity other than described in Section 3, briefly state the nature and characteristics of Petitioner:

5. If your answer to Section 3 was anything other than "Individual", please provide the following information in the space provided on page 9 (or on a separate sheet):

- **Limited Liability Corporation (LLC):** The name and address of all members and managing members, as applicable. If the LLC was formed in a State other than Illinois, confirm that it is registered with the Illinois Secretary of State's Office to transact business in the State of Illinois.
- **Corporation:** The name and address of all corporate officers; the name and address of every person who owns five percent (5%) or more of any class of stock in the corporation; the State of incorporation; the address of the corporation's principal place of business. If the State of incorporation is other than Illinois, confirm that the corporation is registered with the Illinois Secretary of State's Office to transact business in the State of Illinois.
- **Trust or Land Trust:** The name, address and interest of all persons, firms, corporations or other entities who are the beneficiaries of such trust.
- **Partnerships:** The type of partnership; the name and address of all general and limited partners, identifying those persons who are limited partners and those who are general partners; the address of the partnership's principal office; and, in the case of a limited partnership, the county where the certificate of limited partnership is filed and the filing number.
- **Joint Ventures:** The name and address of every member of the joint venture and the nature of the legal vehicle used to create the joint venture.
- **Sole Proprietorship:** The name and address of the sole proprietor and any assumed name.
- **Other Entities:** The name and address of every person having a proprietary interest, an interest in profits and losses or the right to control any entity or venture not listed above.

Petitioner's Sole Member is Calamos Property Holdings LLC.

The Members of Calamos Property Holdings are as follows:

John P. Calamos, Sr. – 95.395%

John P. Calamos, Jr. – 4.605%

6. Name, address and capacity of person making this disclosure on behalf of the Petitioner:

Tracey O. Miller, VP, General Counsel & Secretary for Calamos Real Estate LLC and

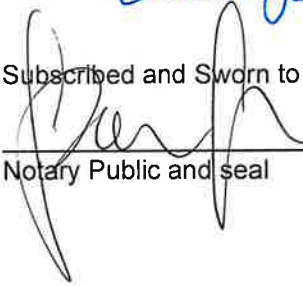
Calamos Property Holdings LLC.

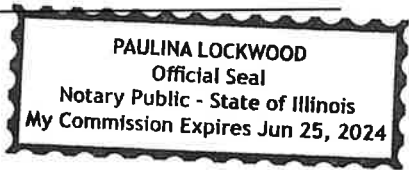
VERIFICATION

I, Tracey O. Miller, being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the Owner, that I am duly authorized to make this disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Signature: 

Subscribed and Sworn to before me this 27th day of March, 2023.


Notary Public and seal



CITY OF NAPERVILLE
PROPERTY OWNER - DISCLOSURE OF BENEFICIARIES

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The Members of Calamos Property Holdings are as follows:

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Tracey O. Miller, VP, General Counsel & Secretary for Calamos Real Estate LLC and

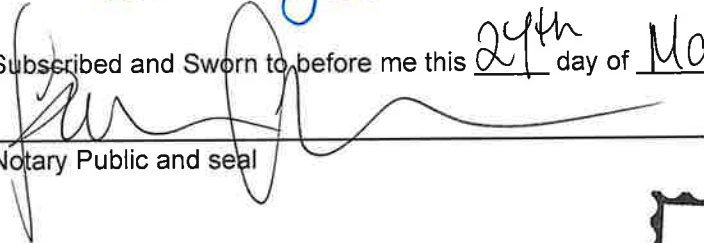
Calamos Property Holdings LLC.

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Signature 

Subscribed and Sworn to before me this 24th day of March, 2023.


Notary Public and seal

