



Legislation Details (With Text)

File #: 20-913 **Version:** 1

Type: Ordinance **Status:** Passed

File created: 8/10/2020 **In control:** City Council

On agenda: 8/18/2020 **Final action:** 8/18/2020

Title: Pass the ordinance approving a minor change to the CityGate Centre III Planned Unit Development approved by Ordinance 20-044 for the subject property located at Lots 2 & 3 of CityGate Centre, Naperville - PZC 20-1-063

Sponsors:

Indexes:

Code sections:

Attachments: 1. Ordinance, 2. Exhibit A - Legal Description, 3. Exhibit B - PUD Plat, 4. Exhibit C - Elevations, 5. Exhibit D - Standards, 6. Development Petition

Date	Ver.	Action By	Action	Result
8/18/2020	1	City Council	passed	Pass

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Pass the ordinance approving a minor change to the CityGate Centre III Planned Unit Development approved by Ordinance 20-044 for the subject property located at Lots 2 & 3 of CityGate Centre, Naperville - PZC 20-1-063

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Erin Venard

BOARD/COMMISSION REVIEW:

Not required.

BACKGROUND:

On May 5, 2020, City Council approved a Final Plat of Planned Unit Development for CityGate Centre III in order to develop an approximately 482,385 square foot multi-family residential apartment building and a 38,000 square foot roof-level event center on Lots 2 and part of Lot 3 in CityGate Centre. The apartment building will be developed by Lincoln Properties. The roof-level event center will be owned and operated by the Calamos Group. Calamos Group is the owner of the rest of the CityGate campus which includes restaurant, retail, and office uses, a hotel, and a parking garage.

DISCUSSION:

The proposed development included a pedestrian skybridge that connected the building, specifically the event center, to the existing CityGate Centre campus. The skybridge was intended to provide guests of the event center protected access to the CityGate Centre Campus (i.e. Hotel Arista and the parking garage). The petitioner has requested to delay or potentially remove their obligation of building the bridge due to the current economic climate and the high cost of construction.

The request will require a minor change to the CityGate Centre Phase III PUD as approved by Ordinance 20-044. Per the proposed minor change ordinance, the petitioner will have the right, but not the obligation, to construct the pedestrian bridge. Accordingly, should the petitioner decide to move forward with the construction of the bridge in the future, it will not require another minor change approval from City Council. However, a building permit submittal will be required to be submitted to reflect the pedestrian bridge and all required components.

FISCAL IMPACT:

N/A