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City of Naperville
400 S. Eagle Street
Naperville, IL 60540

**RE: RESPONSE TO STANDARDS – AFFORDABLE HOUSING
OSTARA ROWHOMES – KRAMER HOMES, LLC**

In response to staff comments requesting clarification regarding whether the proposed Ostara Rowhome development will include an affordable housing component, please accept this letter as the formal response on behalf of Kramer Homes, LLC (“Petitioner”). The proposed development will not include designated affordable units. This determination is based on market conditions, project scale, planning consistency, and the surrounding housing context, as outlined below.

1) Project Context and Market Position

The Ostara Rowhome project proposes twenty-six (26) for-sale rowhome units located along the northwest corner of Spring Avenue and Mill Street. The project is designed as a medium-density, high-quality residential community consistent with the City’s Spring Avenue Plan and Future Land Use Map, both of which identify this area for medium-density residential development.

Each unit will feature premium architectural finishes, three bedrooms, four bathrooms, and two-car garages, with pricing anticipated to reflect the upper-moderate segment. The Petitioner’s intent is to create a long-lasting, owner-occupied residential community of exceptional quality to serve buyers seeking maintenance-free, custom rowhome living near downtown Naperville and the Metra station—an offering currently underrepresented in this area.

The anticipated pricing of the Ostara Rowhomes will be notably more attainable than many new single-family and luxury townhome developments recently constructed in the surrounding area. By offering well-designed, maintenance-free ownership opportunities at comparatively moderate price points, the project expands access to high-quality housing for families in Naperville.

2) Scale and Economic Considerations

The project’s modest scale—only twenty-six units on approximately 2.61 acres—does not lend itself to inclusionary or subsidized housing without significantly impacting project

feasibility. This is a boutique, ownership-based development, not a large rental community with economies of scale that might support a mixed-income model. The high construction and land costs associated with this site further reinforce the need for pricing consistent with market-rate expectations to ensure viability.

3) **Compatibility with the City's Housing Mix**

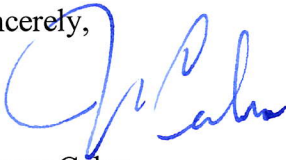
The City of Naperville already provides a diverse housing stock in close proximity to the project area. Within less than one mile, there exist numerous multi-family and rental housing options that meet affordability thresholds under the City's standards. The addition of this project will complement—rather than duplicate—existing housing opportunities by introducing a for-sale, maintenance-free option for households seeking proximity to downtown amenities without the upkeep of a detached home.

The proposed rowhomes therefore contribute to this balance by addressing demand in a currently underserved segment of the housing market.

The proposed Ostara Rowhome development represents thoughtful development that aligns with the City's adopted plans and long-standing objective to revitalize the Spring Avenue corridor with quality residential development. While the project does not include an affordable component, it directly contributes to housing diversity, neighborhood stability, and the overall health of the City's housing market.

We appreciate the opportunity to provide this clarification and would be happy to supply any further information or data to assist staff and the Plan Commission in their review.

Sincerely,



Jimmy Calvo
Attorney for Petitioner
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