

March 26, 2025

Gabrielle Mattingly, AICP
City of Naperville
400 S. Eagle Street
Naperville, IL 60540

**RE: AFFORDABLE HOUSING
M/I HOMES – NORTHWOODS OF NAPERVILLE**

Dear Ms. Mattingly,

In response to staff comments provided on December 11, 2024, please accept this letter as a formal response on behalf of the Petitioner, M/I Homes of Chicago, LLC (“M/I”), regarding the proposed development of Northwoods of Naperville. City staff requested a response addressing whether any units in the proposed development will be designated as affordable, and if not, the justification supporting this decision.

The proposed development will not offer affordable units. The decision aligns with thoughtful planning principles specific to the Northwoods of Naperville townhomes, market needs, recent census data, and the code-compliant nature of the development. Below, I outline the key supporting reasons for this determination:

1. Affordability Metrics.

Northwoods of Naperville developer will target corporate or executive employees in the east-west tollway corridor. The townhome configuration will provide a low-maintenance for-sale housing option that doesn’t otherwise exist within or adjacent to the corridor. Northwoods will include two different townhome configurations. The Urban Series will consist of 34 3-story rear loaded units with accessible rooftop terraces. The Revival Series will consist of 30 2-story front loaded units, 20% of which will include a first-floor master suite. Townhomes in Northwoods will start in the \$700,000’s, providing a significant discount to new construction townhomes in/around Downtown Naperville.

2. Northwoods HOA Obligations.

M/I strategically designed Northwoods to minimize the footprint of site disturbance-consistent with theories of Conservation Design- to create a truly unique enclave surrounded by forest and wetlands that will be uniquely attractive to the target buyer demographic. To minimize site disturbance, M/I will utilize private infrastructure (roads and utilities) that will be owned and maintained by the Northwoods Homeowners Association. As such, in addition to regular property taxes, Northwoods homeowners will be responsible for reserve funding through the HOA for the operation and maintenance of



the private infrastructure. The expenses associated with the operation of the Northwoods HOA are incompatible with affordable housing.

3. Code Compliance

M/I does not seek relief from the City's zoning ordinance associated with the approvals for Northwoods of Naperville. While the property will be rezoned from RD to OCI, the development is otherwise compliant with the City's Zoning Ordinance. Under the OCI District regulations, up to 132 townhome units could be constructed. The 64 dwelling units M/I has proposed for Northwoods represents roughly 48% of the allowable density.

The proposed development will enhance housing diversity in the east-west tollway corridor, providing a new for-sale opportunity for the corporate and executive employees the City seeks to attract and retain.

Sincerely,

A handwritten signature in black ink, reading 'Caitlin E. Csuk'. The signature is fluid and cursive, with the first name 'Caitlin' and last name 'Csuk' being more prominent than the middle initial 'E'.

Caitlin E. Csuk, Attorney for Petitioner
Rosanova & Whitaker, Ltd.