

October 24, 2025

Mayor Scott A. Wehrli & City Council
City of Naperville
400 S. Eagle Street
Naperville, IL 60540

RE: Proposal to Establish a Dormant Special Service Area for Certain Private Improvements
at the Northwoods of Naperville Residential Subdivision

Dear Mayor & City Council Members:

M/I Homes of Chicago, LLC, a Delaware limited liability company (“M/I”) is the owner of property commonly known as the Northwoods of Naperville residential subdivision, which property is legally described in Exhibit A and depicted on the map attached as Exhibit B (“Northwoods”). The development and use of Northwoods is governed by that certain Owners Acknowledgement and Acceptance Agreement recorded with the DuPage County Recorder as Document Number R2025-059396 (the “OAA”).

Pursuant to the OAA, M/I has or will construct certain private improvements as depicted on Exhibit C (“Private Improvements”). The annual cost to maintain the Private Improvements is \$154,092.14 as detailed in the estimated annual cost to maintain the Private Improvements attached as Exhibit D. The Private Improvements will be owned, operated, maintained, repaired and replaced by The Northwoods of Naperville Townhome Association (the “HOA”). However, in the event that the HOA fails to maintain the Private Improvements, Section 8 of the OAA provides that the City of Naperville may levy a special tax upon Northwoods for the purpose of funding any necessary services that the City of Naperville may provide to operate, maintain, repair or replace the Private Improvements.

Pursuant to the provisions of Section 8 of the OAA, M/I hereby requests that the Naperville City Council take the necessary and appropriate action to establish a dormant special service area for Northwoods. Should you have any questions or concerns, please do not hesitate to contact me.

Sincerely,



Caitlin E. Csuk
Attorney for M/I Homes of Chicago, LLC

Attached:

- Exhibit A – Legal Description of Northwoods
- Exhibit B – Map of Northwoods
- Exhibit C – List of Private Improvements
- Exhibit D – Estimated Annual Cost to Maintain Private Improvements

Exhibit A

LEGAL DESCRIPTION

ALL OF LOT 1 IN I.H.A. SUBDIVISION BEING A SUBDIVISION OF PART OF SECTION 5, TOWNSHIP 38 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN. ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 10, 1982 AS DOCUMENT NO. R82-57652, EXCEPT THAT PART LOCATED IN "PARCEL B" CONVEYED TO CHRISTIANITY TODAY, INC. AND DESCRIBED AS FOLLOWS: THAT PART OF LOT 1 AND ALL OF LOT 2 IN I.H.A. SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 5, TOWNSHIP 38 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 10, 1982 AS DOCUMENT NO. R82-57652 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 88 DEGREES 39 MINUTES 02 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 133.98 FEET TO A LINE THAT IS 66.00 FEET EASTERLY, AS MEASURED PERPENDICULAR TO, OF THE WEST LINE OF SAID LOT 1; THENCE NORTH 00 DEGREES 07 MINUTES 00 SECONDS WEST, PARALLEL TO SAID WEST LINE OF LOT 1, A DISTANCE 470.00 FEET; THENCE NORTH 88 DEGREES 39 MINUTES 02 SECONDS EAST, PARALLEL TO THE SOUTH LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 443.91 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 2; THENCE NORTH 62 DEGREES 18 MINUTES 03 SECONDS EAST, ALONG SAID NORTHWESTERLY LINE OF LOT 2, A DISTANCE OF 285.41 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 27 DEGREES 41 MINUTES 57 SECONDS EAST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 2, A DISTANCE OF 665.74 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 88 DEGREES 39 MINUTES 02 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 871.28 FEET TO THE POINT OF BEGINNING BEING SITUATED IN THE VILLAGE OF NAPERVILLE, DUPAGE COUNTY, ILLINOIS.

PIN: 08-05-100-028

Commonly Known As: 1151 E. Warrenville Road, Naperville, Illinois 60563

EXHIBIT B
MAP OF PROPERTY



EXHIBIT C
PRIVATE IMPROVEMENTS

1. All roads, shared driveways, parking areas, including associated curb and gutter, streetlighting, sidewalks/carriage walks, and trees adjacent to Private Roadway on the Subject Property;
2. Lift Station with associated force main, sanitary gravity mains and service lines upstream of the lift station on the Subject Property;
3. Water services from curb stop into each building on the Subject Property;
4. Electric service lines (secondary service lines to the meters) on the Subject Property;
5. Storm sewer line and structures on the Subject Property; and
6. Storm Water Management Facilities on the Subject Property as described in Section 12 (including the existing storm water management basin and the Wetland Bottom BMP).

EXHIBIT D
ESTIMATED ANNUAL COSTS TO MAINTAIN PRIVATE IMPROVEMENTS

Annual Operating Costs attributable to Private Improvements:

- Electricity (streetlighting/lift station): **\$10,560.00**
- Water (irrigation/lift station as applicable): **\$4,180.00**
- Landscape Contract: **\$27,944.00**
- Landscape Extras (includes trees adjacent to the private roadway): **\$15,470.31**
- Snow Removal: **\$18,802.00**
- De-icing Agents: **\$11,190.00**

TOTAL ANNUAL OPERATING COSTS: \$88,146.31

The following table summarizes the estimated values and annualized reserve allocations for the private improvements and related systems.

	Cost "Per"	How Many	Total Value	Life	Reserve
Streets	\$420,055.00	1	\$420,055.00	30	\$14,001.83
Pavers	\$97,500.00	1	\$97,500.00	18	\$5,416.67
Lights	\$5,000.00	3	\$15,000.00	25	\$600.00
Lift Station	\$250,000.00	1	\$250,000.00	30	\$8,333.33
Sanitary System	\$216,368.00	1	\$216,368.00	30	\$7,212.27
Water Main	\$321,818.00	1	\$321,818.00	30	\$10,727.27
Storm Sewer System	\$334,634.00	1	\$334,634.00	30	\$11,154.47
Pond Maintenance (Landscape)	\$5,000.00	1	\$5,000.00	2	\$2,500.00
Seal Coating	\$12,000.00	1	\$12,000.00	2	\$6,000.00
TOTAL					\$65,945.83

TOTAL ANNUAL OPERATING COSTS AND RESERVE ALLOCATIONS: \$154,092.14