

March 13, 2025

Gabrielle Mattingly
Project Manager
City of Naperville
400 S. Eagle Street
Naperville, Illinois 60540

Re: *Northwoods of Naperville (Project Number 24-1-130)*
Forest Preserve District

Dear Ms. Mattingly,

Our office represents M/I Homes of Chicago, LLC (“M/I”) in connection with Northwoods of Naperville (City Project Number 24-1-130). We are in receipt of comments provided by the DuPage County Forest Preserve District (“FPD”). Please accept this correspondence as our response to the comments raised by the FPD.

We acknowledge the FPD’s comments regarding grading and tree removal proximate to the FPD. To clarify, there will be no grading on the FPD property. As depicted on the preliminary grading and drainage plan, earthwork has been strategically limited in areas adjacent to the FPD. Due to the unique topography of the parcel, it is impossible to avoid all grading, but the majority of the grading within 15’ of the FPD property relates to necessary road improvements along the curve entering the property. Where possible, retaining walls have been utilized to minimize disturbance adjacent to the FPD. Please note, construction fencing will be installed at grading limits, which the vast majority of is beyond the 15’ nearest to the FPD Property.

With regard to the types of trees within the 15’ buffer zone, the landscape plans on file with the City identifies both trees that will be preserved and trees that may be preserved, depending on the resolution of final grading. The final grading plans will be completed with the final engineering plans. As the scope of tree preservation is determined with final grading, M/I will evaluate possible supplemental plantings to fill gaps created by removal of existing oak trees. In addition, the Landscape Plan contemplates root pruning as appropriate and the 15-foot native buffer planting zone will be off-limits to mowing, except as required for establishment of native plantings or as needed for annual maintenance.

The FPD noted the 25-foot buffer outlots provided at Naper Commons where the homes are adjacent to the FPD. Please note, the homes adjacent to the FPD in Naper Commons are single-family homes and there were specific concerns raised by the FPD about residents encroaching onto the FPD property from their private yards. As a townhome development, Northwoods alleviates this concern. The front of the townhomes are oriented towards the FPD property. In addition, residents will not have private



Rosanova & Whitaker, Ltd.
445 Jackson Avenue, Suite 200
Naperville, Illinois 60540
Phone: 630-355-4600
Fax: 630-352-3610
www.rw-attorneys.com

yards or be responsible for any private maintenance of their property. All landscaped areas will be professionally maintained pursuant to a contract held by the HOA.

The FPD requested M/I replace certain invasive species noted on the landscape plans with recommended alternatives. To this end, our landscape architect will coordinate with the FPD on species and incorporate the same in our final landscape plans. With regards to the photometric plan request, please note that photometric plans are not required for preliminary approvals. M/I will have a photometric plan prepared and submitted alongside final plat and final engineering plans. To this end, M/I is committed to complying with the Naperville foot candle regulations consistent with the FPD's request.

Lastly, the FPD made reference to deicer ingredients and certain asphalt sealants. M/I will incorporate a provision in the declaration for the HOA suggesting the use of non-chloride deicers consistent with the FPD's request. In addition, M/I is installing permeable pavers where proximate to the FPD property and as such, these pavers will not require coal tar products in line with the FPD's request.

Should you have any questions, please do not hesitate to contact our office to discuss.

Sincerely,

Caitlin E. Csuk
Attorney for M/I



Rosanova & Whitaker, Ltd.
445 Jackson Avenue, Suite 200
Naperville, Illinois 60540
Phone: 630-355-4600
Fax: 630-352-3610
www.rw-attorneys.com
