

STATE OF ILLINOIS)
)
COUNTY OF DUPAGE)
)
CITY OF NAPERVILLE)

**PETITION TO THE NAPERVILLE CITY COUNCIL AND PLANNING AND ZONING
COMMISSION FOR DEVELOPMENT APPROVAL**

THE UNDERSIGNED Petitioner, Pulte Home Company, LLC, a Michigan limited liability company (hereinafter “the Petitioner”), as the contract purchaser of the property legally described on **Exhibit A** (the “Property”) , respectfully petitions the City of Naperville (the “City”) to, upon annexation of the Property pursuant to a separate petition submitted by the owners of record of the Property: (i) zone the Property in the City’s R2 Single-Family and Low Density Multiple-family Residence District; (ii) approve a conditional use for a planned unit development for the development of Naperville Ridge, a 94-unit residential development with associated deviations as depicted on the preliminary planned unit development plat submitted herewith (the “PUD Plat”); (iii) approve a temporary use to approve the marketing signage plan titled Naperville Ridge – Naperville – Proposed Signage Plan dated November 26, 2025 submitted herewith (“Marketing Plan”); (iv) approve a preliminary plat of subdivision, submitted herewith (the “Subdivision Plat”); and (v) to approve such other relief from the Naperville Municipal Code (“Code”) as may be deemed necessary and appropriate to develop the Subject Property consistent with the plans submitted herewith.

In support of this Petition, the Petitioner states to the City of Naperville as follows:

1. DuPage Water Commission is the owner of the Property and shall be referred to as “Owner”.
2. Owner separately filed a petition for annexation to annex the Property to the

City of Naperville (“Annexation Petition”).

3. The Petitioner, Pulte Home Company, LLC, a Michigan limited liability company having an office located at 1900 E. Golf Road, Suite 300, Schaumburg, Illinois 60173, is the contract purchaser of the Property.

4. The Property consists of approximately 32 acres of land located in unincorporated DuPage County.

5. The existing land uses surrounding the Subject Property are as follows:

- a. North: R1 (Unincorporated DuPage County) – single-family residential
- b. East: A-2 & R-3 in the Village of Woodridge – Thornberry Woods Apartment Community
- c. South: R-2 in unincorporated DuPage County – Wayewood of DuPage Subdivision - single-family residential
- d. West: R1B PUD & R1A in City of Naperville – Laurel Glen/Cobblebrook Crossing/Hatchwood Farm Subdivision

6. The proposed entitlement requests meet all City and State requirements for the development of property and will facilitate the beneficial use of the Subject Property as stated below.

SUMMARY OF DEVELOPMENT

The proposed development, to be known as Naperville Ridge (the “Development” or “Naperville Ridge”), consists of a unique 94-unit duplex community. Specifically, Naperville Ridge will prioritize providing housing for the fastest growing segment of home-buyers, which is the move-down buyer (or empty nester). Situated south of 75th street, Naperville Ridge will add to the diversity of housing in Naperville. According to the Land Use Master Plan, detached

residential homes predominate the residential neighborhoods in Naperville. As such, Petitioner is seeking to expand the diversity of housing product with a thoughtfully positioned duplex community that is expected to be popular among the aging demographic. Specifically the duplexes at Naperville Ridge will feature first-floor primary rooms along with a no-maintenance living.

The Development offers 61% open space as defined under the City's planned unit development requirements, with the design shaped by the Property's natural features. About 17 acres, or 52% of the site, are reserved for stormwater management areas, wetlands, and special management zones, creating a unique mix of open spaces for future residents. For context, the site contains substantial grade variation, with roughly 25 feet of elevation drop from the southern property line down to the drainage swale to the north within the 75th Street right-of-way. Additionally, several natural low-lying areas exist throughout the property, creating special management areas that the Petitioner intends to preserve. In lieu of disturbing the existing wetlands and special management areas, Petitioner's site plan works around the parameters of these natural features to create a secluded enclave of homes with unique and desirable views not traditionally provided in a new residential community. The significant open space will be owned by the homeowners' association to be formed for the governance of the residential community. More specifically, Outlots A and B as depicted on the Preliminary Plat of Subdivision, will be formally identified as "conservation areas" and the HOA will uphold the terms and conditions set forth in the conservation covenant that is placed on this portion of the Property. The Petitioner has engaged in preliminary discussions with the Conservation Foundation regarding management and maintenance of these areas in accordance with the applicable standards, with such efforts to be funded by the HOA. The Petitioner has previously worked successfully with the Conservation Foundation on the Atwater development, which is another successful project in Naperville.

Petitioner will activate Outlot A with a limestone path extending throughout the wetland buffer area for an attractive and passive recreational feature for the residents. The private open space will focus on community aesthetic and preservation of the site's natural features and the unique water resources that are derived from the Property. Much of the tree preservation efforts aligned with this proposal are strategically related to the protection of these natural water resources to ensure these resources can continue to thrive post-development. In addition, the subject Property was in the path of the EF-3 tornado that swept through Naperville and Woodridge along 75th Street in 2021. The tornado resulted in significant damage to quality trees on site and as a result, the Petitioner's site plan and tree-preservation efforts are required to evolve around this natural event that took place four years ago.

Pulte proposes significant landscape enhancements to improve the current conditions of the site. Notably, Pulte will incorporate plantings where possible along the south, west, and east property lines where the Property is adjacent to existing residential properties in Naperville (west), Woodridge (east), and DuPage County (south). To the extent the plantings will not interfere with the site's natural features, the additional landscaping will serve as a defined separation between existing and proposed residential communities. While defined buffers between similar residential uses is not necessary, Pulte seeks to proactively address potential concerns of existing surrounding residents. In addition to the enhanced plantings, an 8'-tall solid fence will be installed around the west and east property lines. Other common open space is dedicated to open yards and stormwater basins that will provide attractively landscaped areas, helping to establish the character of the community and making the development an attractive destination for residents. The significant natural conservation area in Outlot B and Stormwater management features in Outlot E will

welcome guests/residents and provide a grand sense of arrival through the 75th street access. Additional access will be provided at the intersection of 77th Street and Yackley Avenue adjacent to yet another significant natural conservation area in Outlot A. The private open space balances the need for active and passive open spaces with landscape design focused on preserving the site's natural features. The overall proposed design is consistent with good land-planning and the purpose of the City's zoning ordinances.

The homebuyer "options" or "upgrades" differentiate Pulte from other public homebuilders and provide the homebuyer with greater control of their destiny. Naperville Ridge will offer two (2) different elevations of duplexes, which will include a mix of siding and masonry materials. Naperville Ridge will feature 2 different floor plans ranging from 2,656 to 2,836 square feet. The first floor will feature the primary bedroom and will have an option for a flex room. The second floor will feature 2 additional bedrooms and a loft space for additional spaces for gathering. All units will feature basements. Accordingly, the proposed duplexes provide a sizable option for local Naperville residents to downsize but not downgrade. Additionally, the duplex units will not have separate private yards, as all exterior spaces will fall under HOA ownership and maintenance. This low-maintenance lifestyle is particularly attractive to move-down buyers and older residents who are seeking to "age in place" here in Naperville.

APPROVAL OF REZONING THE PROPERTY TO R2

7. Upon annexation of the Property to the City of Naperville, Petitioner respectfully requests that the Property be zoned R2, Single-Family and Low-Density Multiple-Family Residence District.

8. The proposed R2 zoning designation will facilitate a development plan that caters to the aging demographic, which is one of the fastest-growing housing segments.

9. The proposed zoning meets the City standards as follows:

- a. *The amendment promotes the public health, safety, comfort, convenience and general welfare and complies with the policies and official land use plan and other official plans of the City; and*

Petitioner proposes the Property be zoned R-2 Single-Family and Low-Density Multiple-Family Residence District upon annexation to the City of Naperville. The intent of the R2 district is to provide multiple-family areas of a low-density character accommodating a variety of housing types and compatible uses.

The proposal fulfills the goals of the City's Land Use Plan by offering diverse housing to ensure the new homes are of different types, price points, styles, and densities to address the different needs of different homebuyers in today's market. In addressing the City's goal to provide a diverse housing stock Petitioner has carefully planned the community to provide a logical transition from more intensive residential uses to the east of the Property along 75th street, to lower intensive and single-family homes located west of the Property along 75th Street. Being located in unincorporated DuPage County just beyond the most eastern limits of the City, the Property is not identified under the City's Land Use Plan, but is contiguous to City limits and is a logical extension of existing residential development within the City of Naperville.

The proposal is also consistent with the City's Priority Plan 2021, which specifically identifies "Housing Choice" and the need to "support housing and neighborhoods for all stages of life." To this end the proposed series of homes are specifically expected to be attractive to the aging demographic, which will ultimately encourage "aging in place" - a stated objective in the comprehensive plan.

- b. *The trend of development in the area of the subject property is consistent with the requested amendment; and*

The existing land uses surrounding the Subject Property are as follows:

- a. North: R1 (Unincorporated DuPage County) – single-family residential
- b. East: A-2 & R-3 in the Village of Woodridge – Thornberry Woods Apartment Community
- c. South: R-2 in unincorporated DuPage County – Wayewood of DuPage Subdivision - single-family residential
- d. West: R1B PUD & R1A in City of Naperville – Lauren Glen/Cobblebrook Crossing/Hatchbrook Farm Subdivision

The proposed residential community fits harmoniously with the existing adjacent land uses. The proposed use provides a seamless transition from single-family uses to the west and multi-family apartments to the east. While the Property shares a western and southern border with single-family residences, the Property is uniquely positioned with significant natural features that will be governed by a conservation easement and provide a natural buffer between the communities, though defined buffers between similar residential uses is not necessary. In addition, the northernmost parcels in Wayewood of DuPage to the south of the Property are significantly setback between 92'-144' from the rear property line, putting the nearest proposed duplexes 118'-170' from the residential homes. Notably, the northernmost Wayewood properties are encumbered by a significant drainage easement within their rear yards ranging between 60' and 100' deep and over 120' wide ("Drainage Easement"). The Drainage Easement is effectively a stormwater detention basin for the Wayewood properties and would be platted as an outlot by today's standards. As such, the distance from the back of the nearest proposed duplex unit will be located between 86'-126' away from the nearest residence to the south, at an absolute minimum as no structures can ever be placed within the designated Drainage Easement area. Accordingly, a significant distance between the properties will always be maintained. In addition, significant

landscaping and an 8'-tall solid fence is planned along the perimeter of the east and west Property lines to the extent possible to provide transitions between the single-family subdivision to the west and the apartments to the east.

c. The requested zoning classification permits uses which are more suitable than the uses permitted under the existing zoning classification; and

The existing zoning classification of the Property is R-2 in unincorporated DuPage County. Upon annexation to the City of Naperville, the Petitioner is required to request a zoning designation for the Property. Accordingly, Petitioner requests the Property be zoned R2 to facilitate a unique enclave of duplex homes in response to City policies and objectives. While the property to the west is zoned R1B in the City of Naperville and is comprised solely of detached single-family homes, the property to the east is zoned A-2 & R-3 in the Village of Woodridge and comprises multi-family apartment buildings. The proposed R2 zoning will provide a logical transition point between zoning districts and land uses. Throughout the City there are examples of adjacent subdivisions with R1/R1A/R1B zoning and R2 zoning, proving that such uses can coexist harmoniously. In this case, the City policies for diverse housing stock support the proposed R2 zoning.

d. The subject property has not been utilized under the existing zoning classification for a substantial period of time; and

The Property is zoned R-2 in DuPage County. The Property was historically owned by the DuPage Water Commission, but failed to develop into a water-treatment facility. Owner recently acquired approximately 127-acres in Northbrook ("Northbrook Property") to construct a new water treatment facility to tap-in to Lake Michigan supply and serve properties regionally. Upon acquiring the Northbrook Property, the Property is deemed "surplus" property and would be costly to maintain. As such, Owner entered into a contract to sell the Property to the Petitioner and the

Petitioner is now requesting the underlying approvals to provide for a more productive use. Upon annexation to Naperville, the City Code directs that a Petitioner must apply for rezoning. Petitioner believes that the proposed zoning is most appropriate in light of surrounding circumstances and the goals and objectives stated in the Land Use Master Plan.

e. The amendment, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.

The zoning designation will not alter the essential character of the neighborhood. Instead, the zoning designation will continue the trend of residential development throughout south Naperville and in particular, this segment of 75th street. If granted, the map amendment will allow for Petitioner's development of a duplex housing community featuring first-floor primary bedrooms, which are geared towards addressing the housing needs of the fastest growing segment of homebuyers: the empty nester. As such, Naperville Ridge is a logical extension of existing residential development in the City and will not cause a substantial detriment to adjacent properties.

APPROVAL OF A CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT

10. A planned unit development is required to establish a site plan for the residential development and to approve deviations from the Code as more specifically detailed herein.

11. The conditional use meets the standards set forth in the Code as follows:

a. The establishment, maintenance or operation of the conditional use will not be detrimental to, or endanger the public health, safety and general welfare; and

The conditional use for a planned unit development will facilitate the development of a residential community comprised of ninety-four (94) duplexes on the Property to facilitate the

logical growth and extension of the City. Petitioner's proposal offers a unique community, which will be secluded within an enclave surrounded by the site's natural features. In addition, the duplexes will all feature first-floor primary bedrooms and no-maintenance living, catering towards the needs of the aging home buyer demographic.

There is a growing need for diverse housing for buyers in all ages and stages in life, which is not unique to Naperville. Although there was a construction boom during and after the Pandemic, the number of US families increased by 1.8 million, while only 1.4 million homes were built.¹ These numbers yield overall higher price points and historically high interest rates, ultimately pricing home buyers out of the housing market. Petitioner's proposal will provide an opportunity for the aging demographic to downsize, but not downgrade their living standards. Naperville Ridge will provide an opportunity for current Naperville residents to age-in-place and stay in Naperville, which ultimately helps Naperville do its part in bringing the housing supply closer to demand to address the national housing shortage. Specifically, the proposal will provide an option for the move-down buyer that we generally see as lacking in today's housing market. Accordingly, the conditional use will not endanger the public health, safety and general welfare.

b. The conditional use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; and

Pulte has successfully developed a series of subdivisions in Naperville over the last decade, selling in excess of 1,700 homes during that timeframe. This rich history establishes credibility around the design and selection of appropriate housing product in light of context of the immediate area. Here, Pulte will facilitate the development of a ranch-style duplex community to address the growing need for diverse housing in Naperville. As mentioned, Naperville is predominately made

¹ <https://zillow.mediaroom.com/2024-06-18-The-U-S-is-now-short-4-5-million-homes-as-the-housing-deficit-grows>

up of detached single-family homes. There is a significant need in today's market to provide a diversity of housing to address the different needs of different buyers in all ages and stages of life. By proposing Naperville Ridge, Petitioner will provide a new high-end opportunity for empty nesters and pre-empty nesters to downsize. We can expect the domino effect being traditional single-family homes geared toward first-time and move-up buyers becoming available in town. All of these efforts help close the housing shortage gap. In addition, this particular location is ideal for a new residential transition from the single-family detached homes to the west and the Woodridge apartments to the east. Lastly, significant separation will be incorporated between the duplexes and the unincorporated residences to the south. Specifically, there is a Drainage Easement ranging between 60' and 100' deep and over 120' wide. In addition, the existing residences are set back between 92'-144' from their respective rear property lines, which places the new duplex units a minimum of 118'-170' from the nearest residences to the south. Considerable distances will be maintained in this area in perpetuity due to the location of the Drainage Easement and strategic landscaping will be incorporated throughout the development to provide thoughtful transitions to adjacent uses. As such, the proposed Development incorporates strategies that have proven success in other Naperville subdivisions to ensure that the development will not be injurious to the neighborhood.

c. The establishment of the conditional use will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district; and

The proposed development will not impede normal and orderly development or improvement of adjacent property. The area to the north and south of the Property is outside the City limits and is developed as single-family residential homes. Property to the west is developed in the City of Naperville for single-family residential use and property to the east is developed as

a multi-family apartment community in the Village of Woodridge. Accordingly, the conditional use will not impede normal and orderly development of adjacent properties.

d. The establishment of the conditional use is not in conflict with the adopted comprehensive master plan.

Being located in unincorporated DuPage County just beyond the most eastern point of Naperville, the Property is not identified under the City's Land Use Plan, but is contiguous to City limits and is a logical extension of residential development within the City of Naperville. Accordingly, the conditional use is not in conflict with the comprehensive plan.

12. The planned unit development meets the standards set forth in the Code as follows:

a. The design of the planned unit development presents an innovative and creative approach to the development of land and living environments.

The site plan for the Development is largely driven by the natural features of the Property. For context, the site contains substantial grade variation, with roughly 25 feet of elevation drop from the southern property line down to the drainage swale to the north within the 75th Street right-of-way. Additionally, several natural low-lying areas exist throughout the property, creating special management areas that the Petitioner intends to preserve. As a result, there is approximately 17 acres or 52% of the site that comprises special management areas. In lieu of disturbing those areas, Petitioner's site plan works around the parameters of these natural features to create a secluded enclave of homes with unique and desirable views not traditionally provided in a new residential community. In fact, approximately 59% of the units will back up to these unparalleled natural features. The significant open space will be owned/maintained by a homeowners' association to be formed for the governance of the residential community. More specifically, Outlots A and B as depicted on the Preliminary Plat of Subdivision, will be formally identified as

“conservation areas” and the HOA will (i) fund the conservation foundation to maintain these areas; and (ii) uphold the terms and conditions set forth in the conservation covenant that is placed on this portion of the Property. The private open space will focus on community aesthetic and preservation of the site’s natural features and the unique water resources that are derived from the Property. In addition, a limestone path will be incorporated and extend along the wetland buffer area within Outlot A to provide a passive recreational feature for the future residents. Much of the tree preservation efforts aligned with this proposal are strategically related to the protection of these natural water resources to ensure these resources can continue to thrive post-development. Other private open space is dedicated to open yards and stormwater basins that will provide attractively landscaped areas, establishing character and making the development an attractive destination for residents. Important to note, the subject Property was in the path of the EF-3 tornado that swept through Naperville and Woodridge along 75th Street in 2021. The tornado resulted in significant damage to quality trees on site and as a result, the Petitioner’s site plan and tree-preservation efforts are required to evolve around this natural event that took place four years ago. While taking into consideration all of the constraints and challenges the Property presents, Petitioner is embracing all of the natural features of the site, resulting in a unique and secluded enclave of homes, which we expect to serve and address a very significant need for the move-down buyer in today’s housing market.

b. The planned unit development meets the requirements and standards of the planned unit development regulations.

The PUD will allow the Petitioner to utilize the Property to an extent that is compatible with the surrounding environment and to its highest and best use. The planned unit development meets the requirements and standards of the planned unit development regulations as follows:

(i) Ownership and Control: The proposed development meets the ownership and control requirements. Petitioner is the contract purchaser of the Property.

(ii) Area, Lot Width, Yard, and Height/Bulk Requirements:

The total lot area for the proposed development is 1,547,338 square feet. Utilizing the minimum lot area for a duplex dwelling approved in accordance with Section 7-1-3 of 4,000 square feet and applying these requirements to 94 duplex units yields a total area of 376,000 square feet being required for this project. By this measurement, we are exceeding the Code required lot area by a wide margin and only constructing 24% of the density that would otherwise be allowed by the Code. Petitioner only proposes to modify the following R2 standards: (i) Section 6-6C-7:1: front yard setback of 25 ft to 20ft & rear yard setback of 25 ft to 20 ft (collectively the “Deviations”). The Development follows a “conservation first” approach, resulting in a site plan tailored to the Property’s unique natural areas and features. To ensure these sensitive special management areas are preserved and the required 100’ buffers surrounding these areas are maintained, the Petitioner requires the requested Deviations from the R2 zoning standards.

A. Deviations from the yard requirements in the R2 Zoning District meet the requirements and standards for granting a Deviation under a PUD as follows:

1. *Whether the requested deviation would undermine the intent and purpose of the underlying zoning district.*

The requested Deviations from the front and rear yard setback requirements do not undermine, and in fact further, the intent and purpose of the R2 Zoning District. The R2 District is intended to “provide multiple-family areas of low-density character accommodating a variety of housing types and compatible uses.” The proposed development is fully aligned with this intent in both density and design.

The Development is planned as a thoughtfully designed, low-density duplex community that offers an alternative housing type to traditional single-family subdivisions while maintaining compatibility with surrounding residential uses. Duplex buildings are expressly contemplated within the R2 District and are consistent with its purpose of accommodating diverse residential formats without introducing high-intensity development.

The requested setback Deviations are modest in nature. By way of reducing both the front and rear yard setbacks from 25 feet to 20 feet, the Deviations do not result in increased building mass, height, or density. Rather than maximizing building coverage, the Deviations allow the site plan to be sensitively arranged around existing jurisdictional wetlands and special management areas. This “conservation-first” approach ensures the preservation of environmentally sensitive features and maintains the required 100-foot buffers, which directly advances the City’s environmental

protection objectives and comprehensive planning goals.

Additionally, the functional role of front and rear yards within the proposed Development differs from that of conventional single-family neighborhoods. The duplex units will not include private, fenced yards; instead, all exterior areas will be owned, maintained, and managed by a homeowner's association. As a result, the traditional separation and private use purposes served by larger setbacks are not applicable in this context. The reduced setbacks do not diminish resident privacy, light, air, or neighborhood character, as the surrounding open space is extensive and shared.

Approximately 61% of the Property will be preserved as open space available for community-wide use, which exceeds typical open space allocations in comparable residential developments. This substantial open space further reinforces the low-density character of the Development and ensures compatibility with the surrounding area, consistent with the R2 District's intent.

Finally, the Development is specifically designed to serve move-down buyers and older residents seeking to age in place in Naperville through features such as first-floor primary bedrooms and a no-maintenance living environment. This housing option broadens the range of residential opportunities within the R2 District without altering its fundamental low-density, residential character.

For these reasons, the requested Deviations are consistent with and supportive of the intent and purpose of the R2 Zoning District and are appropriate within the context of a Planned Unit Development.

2. Whether the requested deviation would be a detriment to the provision of municipal services and infrastructure.

The requested front and rear yard setback Deviations will not be a detriment to the provision of municipal services and infrastructure. All municipal services and infrastructure improvements associated with the proposed Development are depicted on the engineering plans submitted herewith and will be designed, constructed, and installed in full compliance with the City of Naperville's adopted engineering, utility, and public works design standards.

The Deviations relate solely to the placement of buildings on individual lots and do not alter roadway alignments, utility corridors, easements, or service access points. Adequate space is maintained throughout the site for the installation and long-term maintenance of public and private utilities, including water, sanitary sewer, stormwater management facilities, and franchise utilities. The reduced setbacks do not encroach upon required utility easements, fire lanes, or access routes, nor do they interfere with sight lines or other public safety considerations.

Importantly, the proposed Development complies with the

permitted density standards of the R2 Zoning District. Because the Deviations do not increase the number of dwelling units or intensity of use, there will be no incremental demand placed on municipal services such as police, fire protection, schools, or public works beyond what is already contemplated under existing zoning.

3. Whether the requested deviation would contribute to a planned unit development which offers a superior level of design, amenity enhancement, or environmental benefit; or would enhance community vitality through the inclusion of attainable or barrier free housing.

The requested front and rear yard setback Deviations are integral to achieving a Planned Unit Development that offers a superior level of design, meaningful amenity enhancement, and measurable environmental benefit when compared to a conventional R2 development. A Planned Unit Development is expressly intended to provide flexibility from rigid zoning standards in exchange for a coordinated, holistic development plan that advances broader community objectives. The proposed PUD fulfills this purpose in several important ways.

First, the modest setback Deviations enable a “conservation-first” site design that prioritizes the preservation and enhancement of jurisdictional wetlands and designated special management areas. By allowing buildings to be situated slightly closer to internal lot lines, the Development avoids encroachment into environmentally sensitive areas and preserves the required 100-foot buffers

surrounding these features. This results in the long-term protection of natural resources, improved habitat continuity, and reduced environmental disturbance; these are benefits that could not be achieved under a strict application of the underlying setback requirements.

Second, the Deviations facilitate the creation of substantial and contiguous open space amenities that significantly exceed what would typically be provided under conventional zoning. Approximately 61% of the Property will be preserved as open space for community-wide use, creating enhanced opportunities for passive recreation, walking paths, educational opportunities, and natural vistas. This expansive open space network represents a meaningful amenity enhancement for residents and contributes to the overall visual and environmental quality of the community.

Last, the Deviations support the diversification of Naperville's housing stock by enabling the development of high-quality duplex housing designed to meet the needs of an aging demographic and move-down buyers. The proposed homes feature first-floor primary bedrooms and a low-maintenance lifestyle, with all exterior maintenance provided by the homeowner's association. This design aligns with the City's Comprehensive Plan and Priority Plan 2021, which emphasize "Housing Choice" and the importance of supporting neighborhoods that accommodate residents at all

stages of life. Because all exterior spaces are owned and maintained by the homeowner's association and there are no private yards, additional front and rear yard depth would serve no functional purpose. The reduced setbacks therefore represent a minimal and practical adjustment that enhances overall site planning without compromising livability, aesthetics, or neighborhood character.

Accordingly, the requested setback Deviations are not merely a relaxation of zoning standards, but a necessary tool to achieve a Planned Unit Development that delivers superior design quality, enhanced open space and environmental preservation, and housing options that directly respond to the City's stated planning goals.

- B. Common Open Space: Approximately 61% of the Subject Property will be dedicated to the HOA as common open space in accordance with the Open Space exhibit submitted herewith.
- (iv) Landscaping, Screening, and Tree Preservation: A landscape plan has been submitted in compliance with the City's requirements for landscaping and screening upon development of the Property with the exception of a request for a deviation from the parkway tree requirement as further detailed herein. The proposed landscaping and screening and was designed by Petitioner's landscape architect to establish character of the community and provide important buffering where appropriate.

- (v) Lighting: The proposed development complies with the City's exterior lighting regulations.
- (vi) Pedestrian and Bicycle Circulation: The Development exceeds minimum standards. Sidewalk is provided on two sides of all streets. A limestone pedestrian path will be incorporated within the wetland buffer established in Outlots A and B. This path will activate these unique natural features and spaces for all future residents to enjoy.
- (vii) Relationship to Adjoining Land: The areas to the west and east of the Property are already developed and are utilized for compatible residential uses and the proposed planned unit development is a logical extension of Naperville's residential development from the west. In addition, property to the north and south are single-family homes outside of the City's limits.
- (viii) Density Bonuses: No density bonus is being requested.
- (ix) Park and School Sites: Park and School donations will be required as part of this development, which will be cash donations to be paid at building permit.
- (x) Public Improvements: The community will be constructed with public right-of-way to and through the subdivision. Other utility service necessary for the service of the subdivision will be constructed by Petitioner consistent with the City's design standards.

c. *The physical design of the planned unit development efficiently utilizes the land and adequately provides for transportation and public facilities while preserving the natural features of the site.*

The site plan for Naperville Ridge is largely driven by the natural features of the Property.

The location of the private open spaces throughout the community embrace the natural features of the site and ensures those natural features will be preserved in order to protect the adjacent wetlands and drainage ways as a critical ecological resource. In addition, (i) the Development will be constructed with public right-of-way to and through the subdivision; and (ii) all utility services necessary for the service of the subdivision will be constructed by Petitioner consistent with the City's design standards. Neither the right-of-way nor public facilities will impact the site's natural features.

d. Open Space, outdoor common area, and recreational facilities are provided.

As outlined above, ample open space and outdoor common areas will be provided as part of the community and are largely the result of the site's natural features and drainage ways. The design of the community indicates 61% of the Property is comprised of open space and the site plan was uniquely tailored to work within the parameters of the site's natural features, not against them. Petitioner incorporated sidewalks and a pedestrian path system to interconnect the stormwater detention basins and wetlands, which allows for a passive additional recreational feature, which is commonly sought out by homebuyers of the aging demographic.

e. The modifications in design standards from the subdivision control regulations and the waivers in bulk regulations from the zoning regulations fulfill the intent of those regulations.

Petitioner requests deviations from the following regulations in the R2 zoning district: Section 6-6C-7:1: front yard setback of 25 ft to 20ft and rear yard setback of 25 ft to 20 ft. The requested Deviations result from the intended functionality of the community in that: (i) there will be no dedicated private yards; and (ii) all exterior areas will be owned and maintained by the HOA. The Deviations meet the standards for granting a deviation under a PUD as previously stated herein. In addition, Petitioner requests deviations from: (i) Section 6-2-12:1.3 to allow an 8' tall

fence to be installed along the west, south, and east property lines; (ii) Section 7-4-2:1.6 to allow the minimum right-of-way to be 60 feet; and (iii) Section 5-10-3:3 to allow a deviation from the parkway tree requirement. The deviations meet the requirements for granting a deviation as follows:

Deviation from Maximum Height of Fence

1. *Whether the requested deviation would undermine the intent and purpose of the underlying zoning district.*

The proposed deviation from the maximum permitted 6-foot fence height to allow an 8-foot fence along the perimeter of the subject property adjacent to existing residential uses will not undermine the intent and purpose of the R2 zoning district.

The R2 district is intended to accommodate low-density residential development while promoting compatibility and appropriate transitions between differing residential uses. The proposed 8-foot fence is limited in location to the perimeter of the site where the proposed Development directly abuts existing residential properties and is intended to serve as a buffering and screening element. As such, the fence will enhance compatibility between uses by reducing potential visual and activity-related impacts associated with the new development.

The proposed project consists of 94 duplex units, which are a permitted residential use within the R2 district. The increased fence height does not increase residential density, alter the residential character of the development, or introduce non-residential impacts. Rather, it represents a minor and practical design adjustment that improves privacy and mitigates potential impacts on adjacent properties. For these reasons, the requested deviation is consistent with the intent and purpose of the R2 zoning district and supports the orderly and compatible development of residential uses.

2. Whether the requested deviation would be a detriment to the provision of municipal services and infrastructure.

The proposed 8-foot fence along the perimeter of the property will not be a detriment to municipal services or infrastructure. The fence is a passive site feature that does not generate additional demand on public services, including police, fire protection, schools, utilities, or public works. Its installation will not require modifications to the proposed infrastructure, nor will it interfere with the operation, maintenance, or access to public utilities, drainage systems, or rights-of-way.

3. Whether the requested deviation would contribute to a planned unit development which offers a superior level of design, amenity enhancement, or environmental benefit; or would enhance community vitality through the inclusion of attainable or barrier free housing.

The proposed 8-foot perimeter fence will contribute to the planned unit development by supporting a superior level of design, amenity enhancement, and environmental benefit. As part of the overall site plan, the fence is intentionally incorporated to provide effective screening and buffering between the new residential development and adjacent existing residential uses. This design element enhances privacy, reduces visual and noise impacts, and promotes a more harmonious transition between properties, thereby elevating the overall quality and functionality of the development.

DEVIATION FROM THE MINIMUM ROW WIDTH

1. Whether the requested deviation would undermine the intent and purpose of the underlying zoning district.

The proposed reduction in the minimum right-of-way width from 66 feet to 60 feet will not undermine the intent and purpose of the R2 district. The R2 zoning district is intended to accommodate low-density residential development supported by safe, functional, and efficient public infrastructure. The proposed 60-foot right-of-way is adequate to meet these objectives and

will continue to accommodate all required public improvements, including vehicular circulation, utilities, parkway areas, and pedestrian facilities.

Importantly, the width of the paved roadway will remain a standard 28 feet, consistent with City engineering standards for residential streets. This pavement width is sufficient to safely accommodate two-way traffic, emergency vehicle access, and typical residential circulation needs. The reduction in right-of-way width does not compromise roadway functionality, safety, or service delivery. The proposed right-of-way also supports a neighborhood-scaled streetscape that is compatible with surrounding residential development and consistent with the character envisioned for the R2 district. Utilities and municipal services can be fully accommodated within the proposed right-of-way without adverse impacts.

Lastly, by reducing the overall right-of-way width, the development minimizes unnecessary land disturbance and grading, thereby preserving existing natural features such as mature vegetation and topography. This approach supports environmentally sensitive site design while maintaining full compliance with municipal standards. Accordingly, the requested reduction in right-of-way width is consistent with the intent and purpose of the R2 zoning district and supports the orderly and efficient development of the property.

2. Whether the requested deviation would be a detriment to the provision of municipal services and infrastructure.

The 60-foot right-of-way provides sufficient space to accommodate all required public improvements, including a standard 28-foot-wide paved roadway, utilities, parkway areas, and pedestrian facilities, in accordance with City of Naperville engineering and design standards. The reduced right-of-way width does not impair vehicular circulation, emergency access, or service delivery. Municipal services such as police, fire protection, refuse collection, and public works

operations can be safely and efficiently provided within the proposed right-of-way. Utilities can be properly installed, accessed, and maintained without conflict or limitation. Accordingly, the reduced right-of-way width will not adversely affect municipal services or infrastructure and remains consistent with the City's standards for safe, efficient, and orderly residential development.

3. Whether the requested deviation would contribute to a planned unit development which offers a superior level of design, amenity enhancement, or environmental benefit; or would enhance community vitality through the inclusion of attainable or barrier free housing.

The deviation to allow a reduced right-of-way width contributes to the Planned Unit Development by providing a superior level of design, amenity enhancement, and environmental benefit. The reduced right-of-way supports a more efficient and context-sensitive street design that is appropriately scaled to the residential character of the R2 zoning district. By maintaining a standard 28-foot-wide paved roadway while reducing excess right-of-way, the development achieves safe and functional circulation without unnecessary land consumption.

This design approach allows additional space to be allocated to landscaped areas, open space, and buffer zones, enhancing the overall visual quality and livability of the development. The reduced right-of-way also minimizes grading and disturbance, thereby preserving existing natural features and supporting environmentally responsible site planning. Collectively, these benefits demonstrate that the requested deviation advances the objectives of the PUD by delivering an improved site design that balances infrastructure needs with enhanced amenities and environmental stewardship.

DEVIATION FROM PARKWAY TREE REQUIREMENT

1. Whether the requested deviation would undermine the intent and purpose of the underlying zoning district.

The requested deviation from the required number of parkway trees will not undermine the intent and purpose of the R2 zoning district because the overall site design continues to advance the district's primary objectives of maintaining a high-quality residential environment, preserving natural resources, and providing compatible neighborhood development. The site plan was specifically designed around critical wetlands, required wetland buffers, and Petitioner's tree preservation efforts, which substantially influences the placement and design of roadways, utilities, and residential lots. Due to limited parkway depth, utility conflicts, and the City of Naperville's required utility clearances, strict compliance with the parkway tree requirements is not feasible.

Where feasible, additional trees have been strategically located adjacent to the parkways to maintain the intended streetscape character and landscape benefits, while maintaining the necessary clearances from utilities. The request is therefore a practical response to unique site constraints and does not eliminate the landscaping intent of the ordinance. The development will continue to provide substantial tree canopy, landscaping, and preservation of existing mature vegetation consistent with the character and intent of the R2 district.

2. Whether the requested deviation would be a detriment to the provision of municipal services and infrastructure

The requested deviation will not be detrimental to municipal services or infrastructure because it is directly related to avoiding conflicts with existing and proposed utilities and maintaining compliance with the City of Naperville's required utility clearances. Strict compliance with the parkway tree requirements would interfere with utility infrastructure and hinder long-term maintenance access. By shifting additional trees adjacent to the parkways, the development maintains the intended landscape character while protecting the functionality, accessibility, and reliability of public utilities and infrastructure. The requested deviation therefore represents a

practical design solution that supports efficient municipal service operations and avoids potential conflicts with underground and above-ground infrastructure.

3. Whether the requested deviation would contribute to a planned unit development which offers a superior level of design, amenity enhancement, or environmental benefit; or would enhance community vitality through the inclusion of attainable or barrier free housing.

The requested deviation contributes to a PUD that provides a superior level of environmental benefit and site design by allowing the development to be planned around the site's significant natural features, including critical wetlands, required buffers, and existing mature trees. Rather than prioritizing strict compliance with parkway tree placement requirements in constrained areas, the proposed design preserves environmentally sensitive areas, minimizes impacts to existing vegetation, and avoids conflicts with utilities. Trees are still provided where feasible, including in locations adjacent to the parkways, maintaining the overall landscape character and streetscape appearance. This flexible approach allows the development to achieve a more thoughtful and environmentally responsive site design that enhances natural resource preservation while continuing to provide substantial landscaping, tree canopy, and high-quality residential character consistent with the goals of the Planned Unit Development.

(Resume PUD Standards)

f. The planned unit development is compatible with the adjacent properties and nearby land uses.

The Property is positioned between single-family residential uses to the west and multi-family apartments to the east. Petitioner's proposed duplex community is designed to create appropriate and transitions between land uses while addressing the needs of modern homebuyers.

g. The planned unit development fulfills the objectives of the comprehensive plan and planning policies of the City.

Being located in unincorporated DuPage County just beyond the most eastern point of

Naperville, the Property is not identified under the City's Land Use Plan, but is contiguous to City limits and is a logical extension of residential development within the City of Naperville. The City's Land Use Plan was approved in March of 2022 and recognizes the need for diverse housing of different types, price points, styles, and densities and states "Housing Choices should be balanced with options that ensure existing residents can remain in the community, even as their needs change over time. In particular, Naperville has an aging population, increasing the importance of homes that allow seniors to downsize and adjust their lifestyles without leaving the community." By offering a duplex community focused on no-maintenance living and featuring first-floor primary bedrooms, Petitioner is fulfilling the objectives of the comprehensive plan by providing a new construction home option which allows for aging Naperville residents to age-in-place without leaving Naperville.

TEMPORARY USE TO APPROVE PETITIONER'S MARKETING PLAN

Petitioner seeks approval of a temporary use to install temporary marketing signs in conformance with the proposed signage plan submitted herewith ("Marketing Plan"). The Sign Code does not provide for a process to approve all signs within the Marketing Plan as one uniform package. However, the signs provided for in the Marketing Plan are all temporary in nature and consist of certain marketing for the community, model home identification, and directional signage which will only be in place for such time as the homes within Naperville Ridge are initially for sale. Petitioner acknowledges certain signs within the Marketing Plan require deviations from the Sign Code as follows:

1. Section 6-16-4:1.6 of the Sign Code governing construction signs only allows one 48-square foot sign along each qualifying frontage for the residential development. Given that Naperville Ridge only fronts 75th street, Petitioner requests approval of the Marketing

Plan which contemplates two new-construction signs. The Property has +/- 942 feet of frontage along 75th Street. In addition, primary access will be provided off 75th street and secondary access will be provided at the intersection of 77th street and Yackley Avenue in the southwest corner of the Property. Accordingly, Petitioner seeks to place one sign along 75th street and one at the 77th street access assist with wayfinding to the site. In addition, Construction Signs may not exceed 48 square feet. The Construction Sign at the entrance to the Development will be eighty (80) square feet, which is consistent with the construction signs utilized for recent Pulte communities in Naperville. The construction sign located along the north Property line will be 160 square feet to properly market the Development along 75th Street.

The proposed Marketing Plan is consistent with the signage and marketing materials the Petitioner required during construction and initial sales at Wagner Farms, Naper Commons, and Naperville Polo Club. Petitioner requests a temporary use to install the signage as depicted in the Marketing Plan and maintain said signage until such time that the last final occupancy permit of any residential unit located within Naperville Ridge is issued.

APPROVAL OF A PRELIMINARY PLAT OF SUBDIVISION

2. Petitioner seeks approval of the Preliminary Plat of Subdivision, a copy of which has been submitted herewith, to subdivide the Property to allow the construction of 94 dwelling units and associated outlots that will be maintained by a homeowner's association that will be formed for the subdivision.

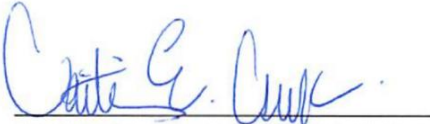
3. The proposed subdivision meets the standards for a subdivision consistent with the standards set forth in the Code.

WHEREFORE, by reason of the foregoing, the undersigned Petitioner requests the City

Council and Plan Commission take the necessary steps, upon annexation of the Property, to: (i) zone the Property in the City's R2 Single-Family and Low Density Multiple-family Residence District; (ii) approve a conditional use for a planned unit development for the development of Naperville Ridge, a 94-unit residential development with associated deviations as depicted on the PUD Plat; (iii) approve a temporary use to approve the Marketing Plan; (iv) approve a preliminary plat of subdivision; and (v) to approve such other relief from the Naperville Municipal Code ("Code") as may be deemed necessary and appropriate to develop the Subject Property consistent with the plans submitted herewith.

RESPECTFULLY SUBMITTED this 15th day of May, 2026.

PETITIONER:
PULTE HOME COMPANY, LLC,
a Michigan limited liability company

A handwritten signature in blue ink, appearing to read "C. G. Clark", is written over a horizontal line.

Rosanova & Whitaker, Ltd.
Attorneys for the Petitioner

EXHIBIT A
LEGAL DESCRIPTION

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (EXCEPT THE NORTH 100 FEET THEREOF) IN SECTION 27, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE EAST 375.00 FEET OF THE NORTH 525.00 FEET THEREOF, IN DUPAGE COUNTY, ILLINOIS.

PINs:

08-27-300-014 and part of 08-27-300-013