

March 24, 2026

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

**RE: ATTAINABILITY & ACCESSIBILITY
27W240 & 27W280 BAUER ROAD – BAUER ROAD DUPLEXES**

Dear Ms. Mattingly,

Please accept this letter as formal correspondence on behalf of the Petitioner, Hawkeye Property Holdings LLC, an affiliate of Redstart Construction, Inc. (“Redstart”), regarding the proposed development of the “Bauer Road Duplexes” to be located near the northeast corner of Mill Street and Bauer Road. The proposed development would consist of six duplex units (three buildings), which as of the date of this letter are intended to be owner-occupied. As you are aware, City staff has requested a letter addressing attainability and accessibility for the proposed homes. Redstart believes the proposed homes align with thoughtful planning principles while recognizing the need for attainable and accessible homes in the community.

1. **Attainability.**

Redstart is a local Naperville builder and remodeler with over 20 years of experience designing and building custom homes, remodels, and renovations in the Naperville community. Redstart serves multiple buyer segments across a variety of price points and offers quality housing options (including the adjacent for-rent Park Place Rowhomes) designed to serve the City’s diverse housing needs. With this experience, Redstart has developed a strong understanding of the local housing market and the factors that influence pricing. Redstart acknowledges the cost to own a home in Naperville has grown significantly over the past 5 years. At the same time, the total available housing stock of for-sale homes has shrunk, making home ownership less realistic for a growing segment of the population.

In response, the proposed duplexes aim to deliver a premium living experience at a lower barrier to entry as compared to traditional detached single-family homes. By nature, duplexes are typically more attainably priced than detached homes, providing potential homeowners with the opportunity for homeownership at a lower barrier to entry. This is particularly true in highly desirable locations and communities like Naperville. Further, in a market-based housing environment, home prices are shaped by supply, demand, and competition. The proposed duplex development will help increase supply and encourage competitive pricing in Naperville’s housing market. To remain competitive and responsive to the needs of the market, Redstart will be required



to set home prices at levels that are responsive to market conditions – in turn supporting housing attainability through normal market dynamics.

2. **Accessibility.**

The proposed duplexes are anticipated to be owner-occupied. Given that, while the external physical structure of each building is largely set, there is flexibility in what can be provided in terms of accessibility in each home's interior. In that vein and based upon each individual homeowner's wants and needs, Redstart is committed to working with each homeowner to provide the requisite accessibility features needed on a case-by-case basis. Potential accessibility features may include, but are not limited to, items such as ramps, rails, elevators, first floor primary bedrooms, flex room conversion spaces, etc. This flexibility will allow spaces to adapt to the evolving needs of a household, whether as a home office, guest room, quiet retreat, or additional living space. These options are particularly responsive to identified growth in Naperville's 50+ demographic as well as households planning proactively for aging-in-place.

For the above reasons, Redstart believes the proposed duplexes sufficiently satisfy the City's objectives for attainability and accessibility in housing.

Sincerely,

Eric M. Prechtel, Attorney for Hawkeye Property Holdings LLC
Rosanova & Whitaker, Ltd.