

March 11, 2026

The Honorable Mayor Scott Wehrli  
and Members of the City Council  
City of Naperville  
400 S. Eagle Street  
Naperville, IL60540

**Re: 1960 Lucent Lane - Residential Development  
City Council Concept Review - March 18, 2026**

Dear Mayor Wehrli and City Council Members:

Our firm represents Franklin 1960 Lucent Lane, LLC, the owner of the approximately 35-acre property at 1960 Lucent Lane in Naperville ("**Property**"). As you know, Franklin 1960 Lucent Lane, LLC will appear before the Council at your meeting on March 18, 2026, and request your input on its proposed residential development of the Property.

We have selected Pulte Home Company as our development partner on this project. We have attached to this letter a preliminary site plan for the development and architectural renderings and floor plan depictions of the different types of proposed residential units.

The proposal consists of a thoughtfully designed residential subdivision comprising 262 medium-density attached single-family homes, both townhomes and rowhomes. We will be seeking to rezone the Property from its current ORI Office, Research and Light Industry District designation to the R3 Medium Density Multiple-Family Residence District. Our proposed development is a permitted use in the R3 District.

Our residential proposal is consistent with the City's March 1, 2022 Land Use Master Plan which designates the Property for medium density residential use and includes residential developments under the R3 zoning as satisfying the medium density residential standard. The development is also materially below the maximum density permitted under the R3 zoning requirements. We are only seeking one modest variation as part of this proposal: a reduced front-yard setback variation for the rowhomes, as they are designed to sit closer to the street to enhance streetscape character and massing. This type of variation is entirely consistent with similar variations granted to other comparable developments in the City.

Other important elements of the proposed development include (i) public roads throughout the community; (ii) a homeowners association responsible for maintenance of all common areas, the stormwater detention area, and the exteriors of all of the homes; (iii) utilization of the existing naturalized detention area for stormwater management; (iv) centering homes around large common areas for open space and recreation; (v) establishing and maintaining a new recreational path around the detention area to activate the existing open space; and (vi) constructing a new public road at the north end of the Property between the development and the Nokia property to provide fire access to the Nokia site as well as an easy integration point should the Nokia site develop in the future.

During the prior data center proposal for this site, community members and residents adjacent to the Property expressed a clear preference for residential development that would be consistent with the City's Land Use Master Plan. During the Council's deliberations on that proposal, the same point was emphasized several times by several members. As disappointed as we were with the Council's decision on the data center proposal, we took to heart the Council's and residents' sentiments and immediately refocused our efforts on a residential proposal that responded directly to that feedback.

The owner of the Property cast a wide net seeking proposals from some of the most acclaimed residential developers in the country, including those with recent successful developments in Naperville. The

response was extremely strong, confirming the robust demand for attached single-family residential options for this Property. Our charge to interested developers was simple: propose a residential development that is consistent with the Master Land Use Plan, consistent with the applicable zoning district, and consistent with the quality and standards expected in Naperville. To be clear, the proposal before you now is not the most profitable or the densest we received. Rather, based on our extensive conversations with numerous developers, market research, and the history of this Property and the length of time it has been vacant under the current zoning, the single-family proposal before you now represents the highest and best use for the Property, is consistent with the trend of the development in the area, honors the City's zoning regulations and Master Land Use Plan, and will generate higher assessed valuations and create long-term stakeholders in the community.

This will be a concept plan review for the City Council and the public. The formal zoning entitlement process will commence following the March 18 meeting and will include a public hearing before the City's Planning and Zoning Commission at a future date after the application and all technical plans have been formally submitted and reviewed. We are confident that our proposed development can and should be approved by the City. While we understand that the Council's feedback from this concept plan review is not legally binding on the City, we are hopeful that you will share your comments with us on our proposed development and that those comments will provide us with positive reassurance to proceed with the formal entitlement process.

If you have questions in advance of the March 18 meeting about the proposed development, please feel free to contact me ([peter.friedman@elrodfriedman.com](mailto:peter.friedman@elrodfriedman.com) / 312-528-5192).

We greatly appreciate your time and attention to this proposal and very much look forward to presenting our plans to the City Council on March 18.

Sincerely,



Peter M. Friedman

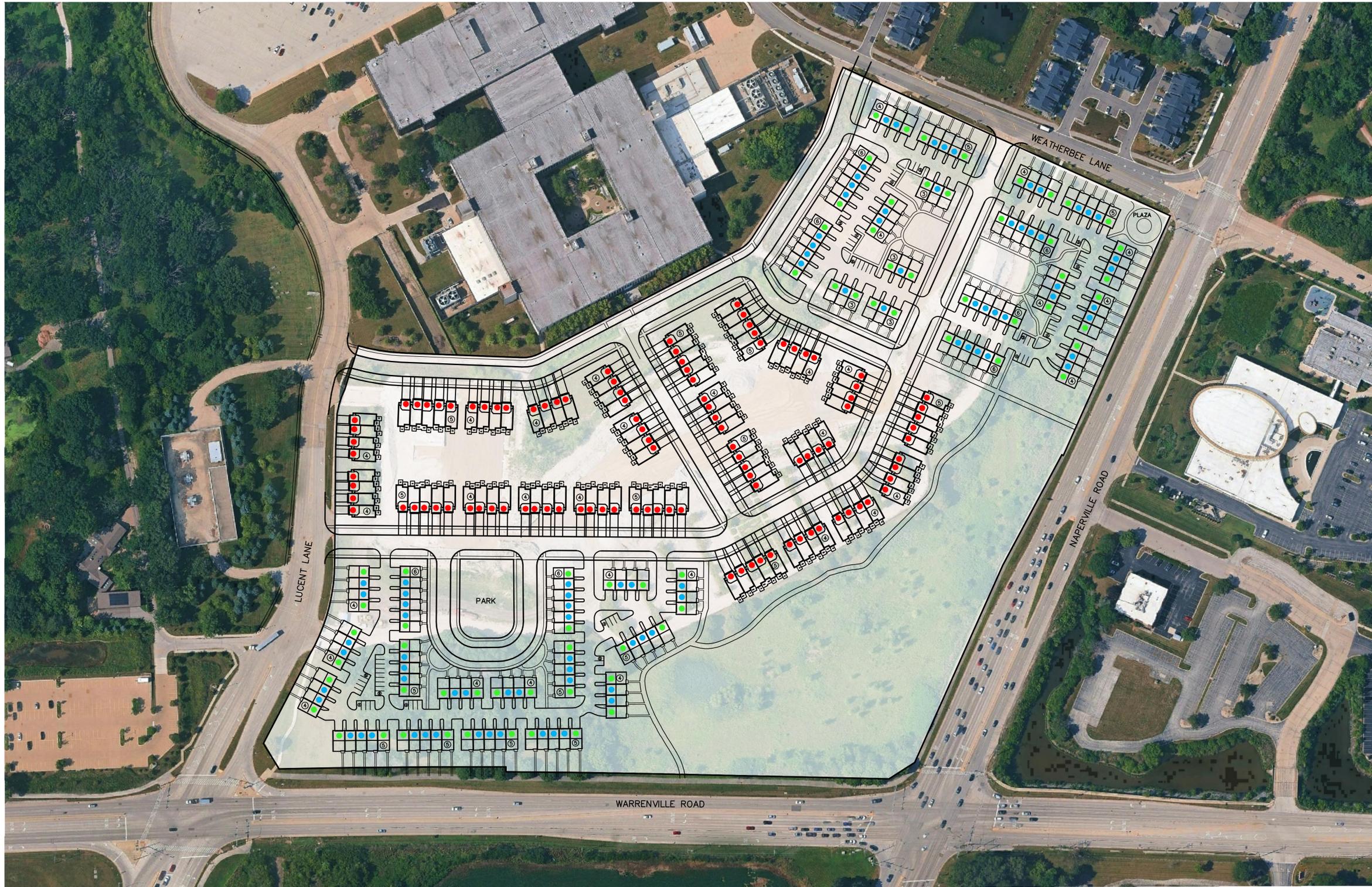
cc: Doug A. Krieger, City Manager  
Michael DiSanto, City Attorney  
Jennifer Loudon, Director, Transportation, Engineering, and Development  
Allison Laff, Deputy Director, Transportation, Engineering, and Development

**SITE PLAN**  
**FOR**  
**NORTHWEST CORNER**  
**OF**  
**WARRENVILLE ROAD & NAPERVILLE ROAD**

NAPERVILLE ROAD



100 50 0 100  
 SCALE: 1 INCH = 100 FEET



**SITE DATA**

A. TOTAL AREA	35 ± AC.
B. PROPOSED ZONING	R3
C. UNITS	
FRONT LOADED TOWNHOMES	104
24' WIDE REAR LOADED ROW HOMES	70
22' WIDE REAR LOADED ROW HOMES	88
TOTAL	262
D. GROSS DENSITY	7.48 DU/AC.
E. PROPOSED SETBACKS	
FRONT YARD SETBACK	
FRONT LOADED TOWNHOMES	25 FT.
REAR LOADED ROW HOMES	15 FT.
F. BUILDING SEPERATION	
FRONT LOADED TOWNHOMES	
SIDE TO SIDE	13 FT.
SIDE TO REAR	35 FT.
REAR TO REAR	50 FT.
REAR LOADED ROW HOMES	
SIDE TO SIDE	13 FT.
SIDE TO REAR	35 FT.
REAR TO REAR	62 FT.

PREPARED FOR:  
**PULTE HOME COMPANY, LLC**  
 1900 E. GOLF ROAD, SUITE 300  
 SCHAUMBURG, IL 60173  
 (847) 230-5400



**CEMCON, Ltd.**  
 Consulting Engineers, Land Surveyors & Planners  
 2280 White Oak Circle, Suite 100  
 Aurora, Illinois 60502-9675  
 PH: 630.862.2100 FAX: 630.862.2199  
 E-Mail: info@cemcon.com Website: www.cemcon.com

DISC NO.: 402998 FILE NAME: CONCEPT PLAN  
 DRAWN BY: PRP FLD. BK. / PG. NO.: BK./PG.  
 COMPLETION DATE: 2-11-26 JOB NO.: 402.998  
 XREF : PROJECT MANAGER : PRP  
 REVISION DATE: 2-24-26, 3-3-26, 3-9-26, 3-11-26

DRAWING PATH: P:\402998\402998\DRAWINGS\CONCEPT\NAPERVILLE\NOKIA\_TOWNHOUSE\_PLAN\_3-2-26.DWG  
 PLOT FILE CREATED: 3/17/2026 BY: PETER FLISAKWA

# ASHTON

WITH BASEMENT

2-4 Bedrooms | 2.5-3.5 Baths | 1,883-2,508 Sq. Ft. | 2-Car Garage | Two-Story Townhome  
Second Floor Flex Room | 2nd Floor Owner's Suite at the Back of the Home  
Optional 3rd Floor Loft or Bedroom and Bathroom with Roof Terrace



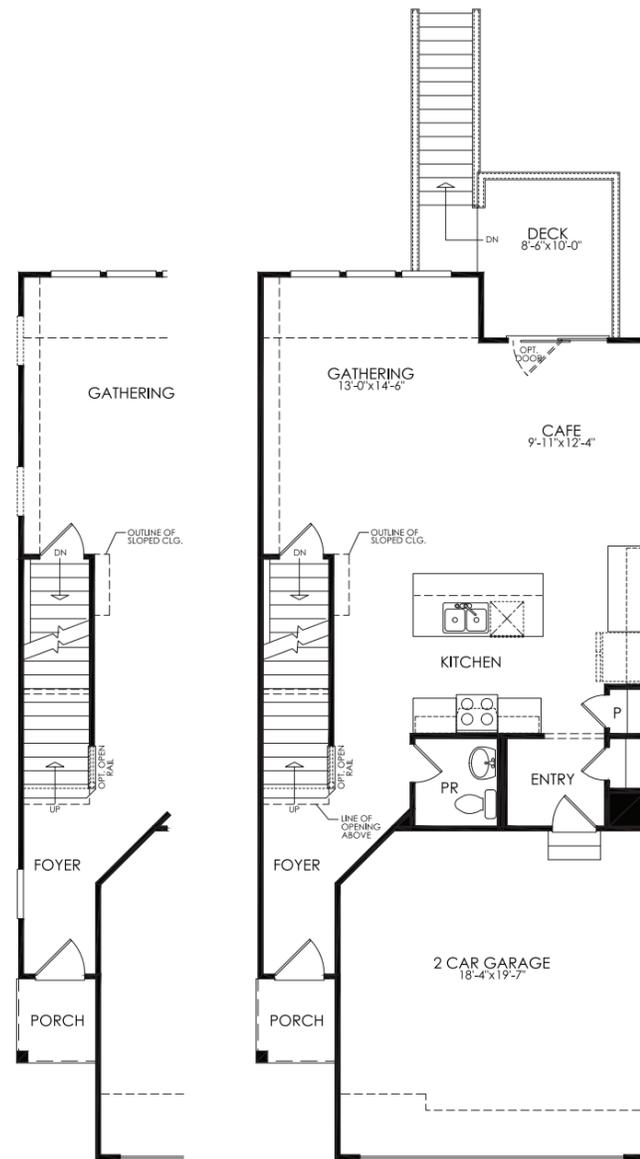
Pulte.com

Prices may not include lot premiums, upgrades and options. Community Association and golf fees may be required. Prices, promotions, incentives, features, options, amenities, floor plans, elevations, designs, materials and dimensions are subject to change without notice. Square footage and dimensions are estimated and may vary in actual construction. Community improvements and recreational features and amenities described are based upon current development plans which are subject to change and which are under no obligation to be completed. Actual position of house on lot will be determined by the site plan and plot plan. Floor plans and elevations are artist's conception and are not intended to show specific detailing. Floor plans are the property of Pulte Homes, Inc. and its affiliates and are protected by U.S. copyright laws. Photographs are for illustrative purposes only and are not intended to be an actual representation of a specific community, neighborhood or any completed improvements being offered. Rough-in plumbing location will need to be verified with a Sales Consultant as this is homesite specific. Please see a sales associate for details.  
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# ASHTON

## FIRST FLOOR



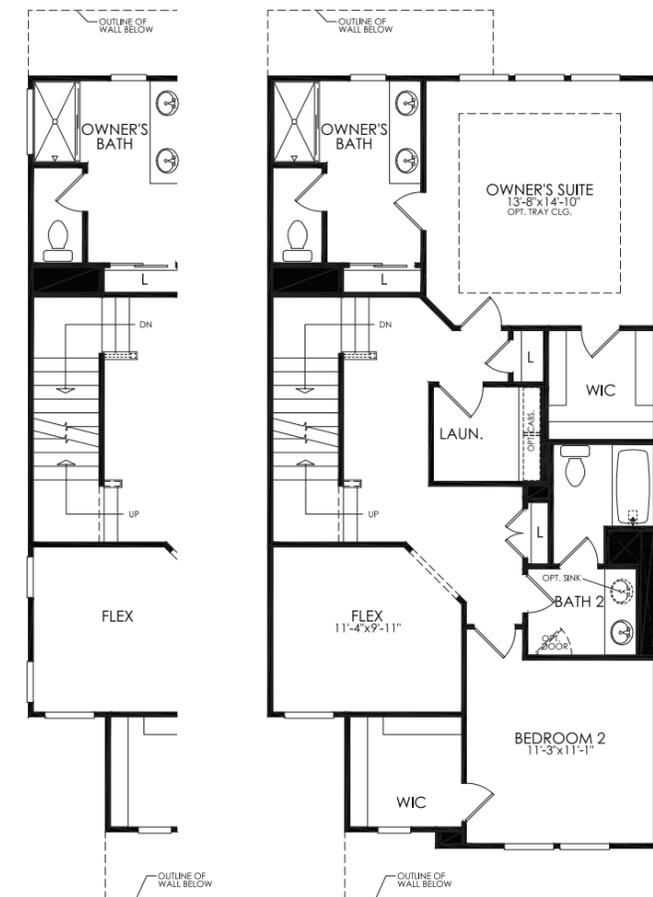
End Unit Condition

## SECOND FLOOR



End Unit Condition

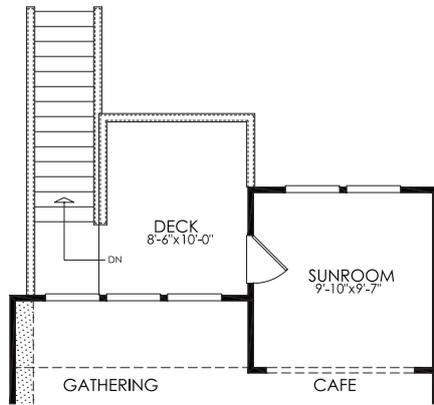
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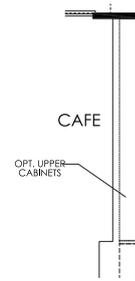
End Unit Condition

# ASHTON

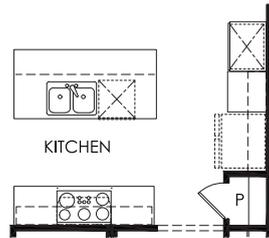
## FIRST FLOOR OPTIONS



Opt. Sunroom /  
Opt. 2-Story Extension



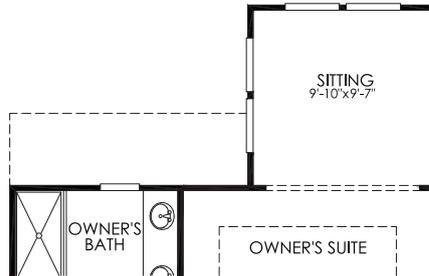
Opt. Cabinets @ Cafe



Opt. Gourmet Kitchen

# ASHTON

## SECOND FLOOR OPTIONS



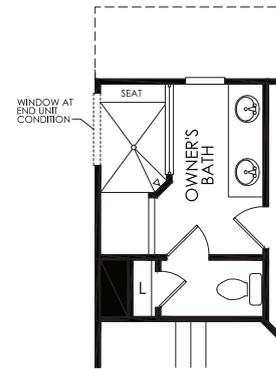
Opt. 2-Story House Extension -  
Second Floor Plan



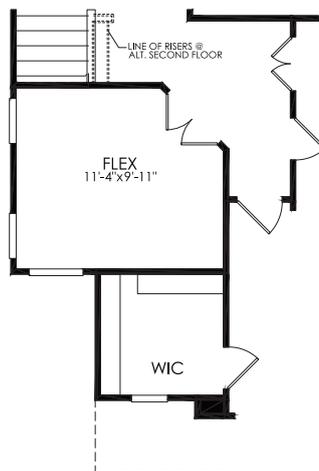
Opt. Shower w/ Seat  
@ Owner's Bath



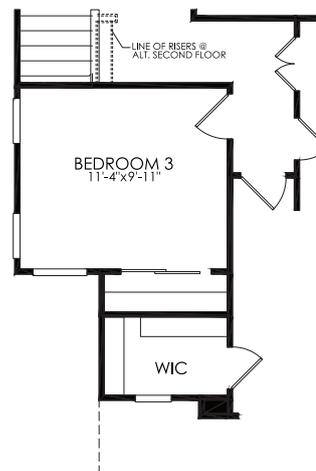
Opt. Owner's Bath -  
Level 5



Opt. Owner's Bath -  
Level 8



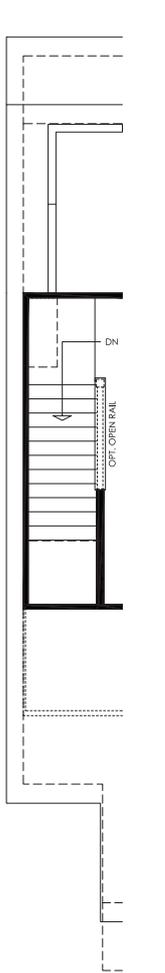
Door Option @ Flex Room



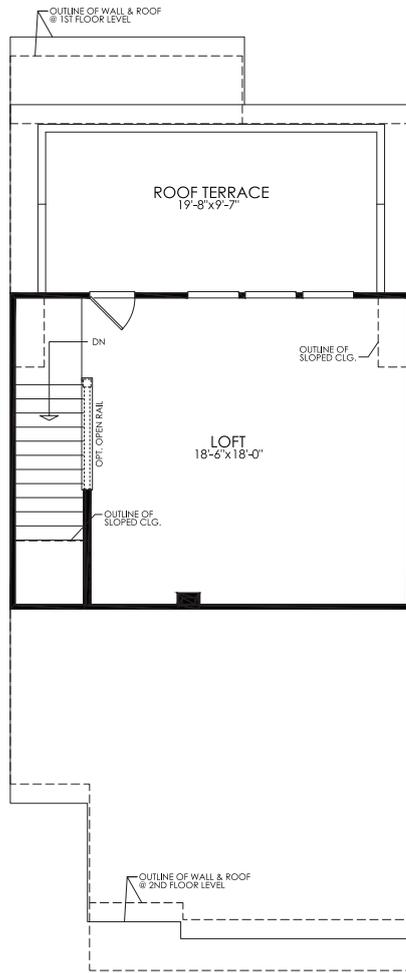
Opt. Bedroom 3

# ASHTON

## OPTIONAL HABITABLE ATTIC



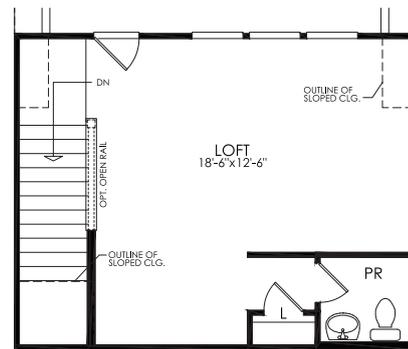
End Unit Condition



Opt. Habitable Attic w/ Rear Terrace



Opt. Bedroom 5 w/ Bath 4



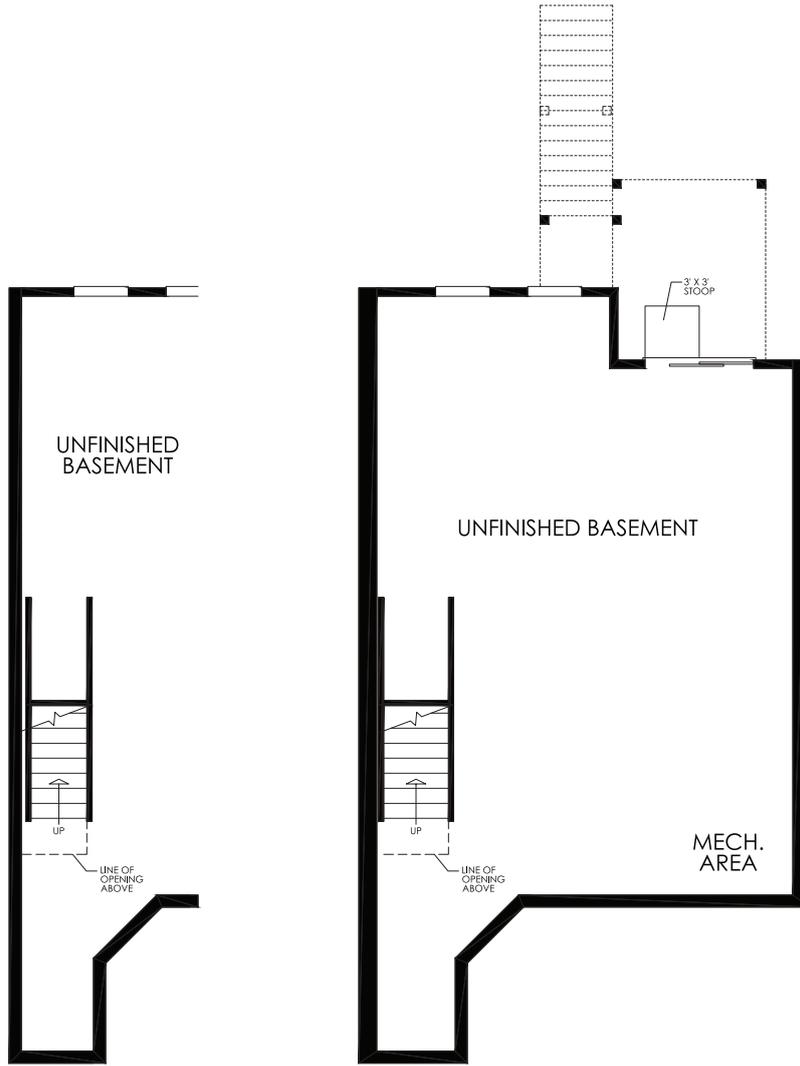
Opt. Powder Room 3



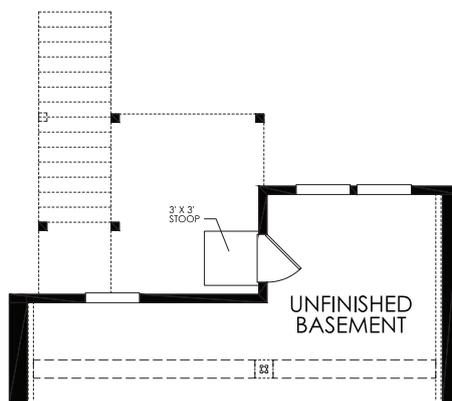
Opt. Bath 4

# ASHTON

## BASEMENT



End Unit  
Condition



Opt. Sunroom /  
Opt. 2-Story Extension at  
Walkout Basement

# BOWMAN

WITH BASEMENT

3-4 Bedrooms | 2.5-3.5 Baths | 1,883-2,508 Sq. Ft. | 2-Car Garage | Two-Story Townhome  
Long Curved Kitchen Island | Opt. Flex Room | 2nd Floor Owner's Suite at the Back of the Home  
Optional 3rd Floor Loft or Bedroom and Bathroom with Roof Terrace



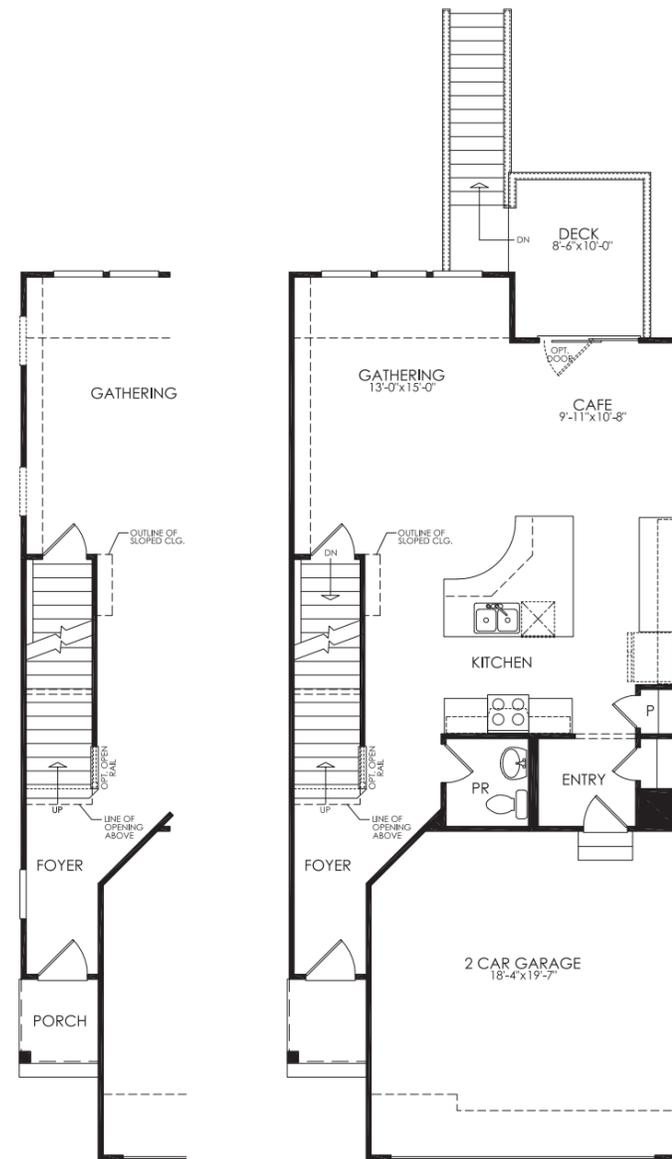
Pulte.com

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# BOWMAN

## FIRST FLOOR



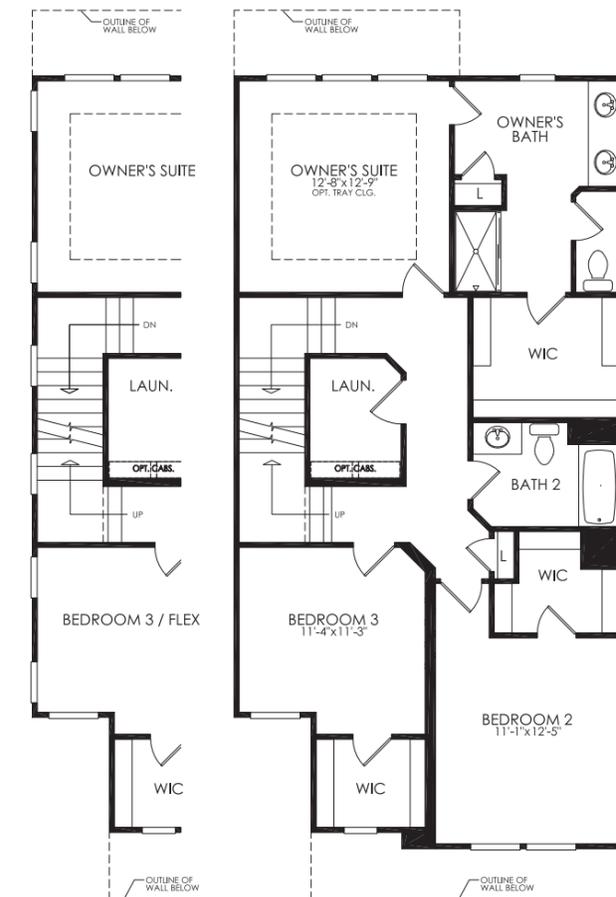
End Unit Condition

## SECOND FLOOR



End Unit Condition

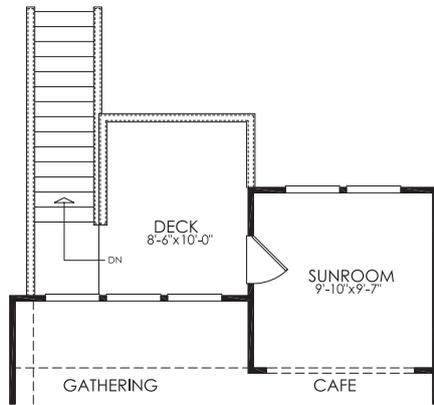
## SECOND FLOOR w/HABITABLE ATTIC



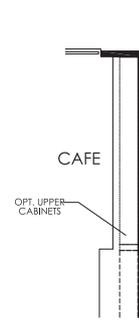
End Unit Condition

# BOWMAN

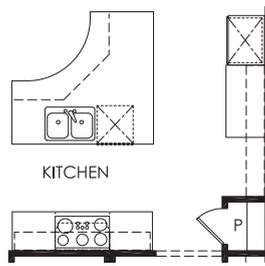
## FIRST FLOOR OPTIONS



Opt. Sunroom /  
Opt. 2-Story Extension



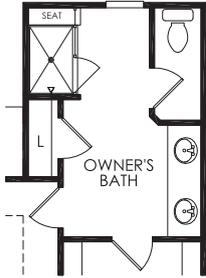
Opt. Cabinets @ Cafe



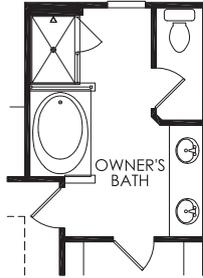
Opt. Gourmet Kitchen

# BOWMAN

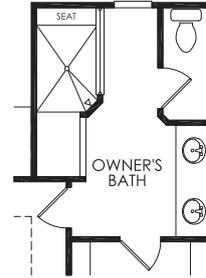
## SECOND FLOOR OPTIONS



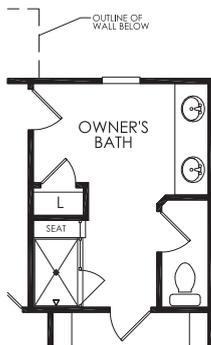
Opt. Shower w/ Seat @  
Owner's Bath w/  
2-Story House Extension



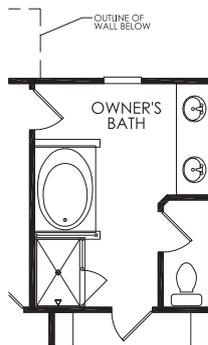
Opt. Owner's Bath -  
Level 5 w/  
2-Story House Extension



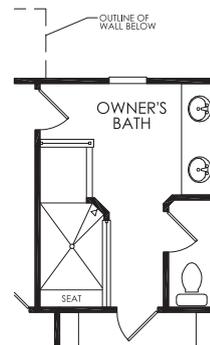
Opt. Owner's Bath -  
Level 8 w/  
2-Story House Extension



Opt. Shower w/ Seat  
@ Owner's Bath



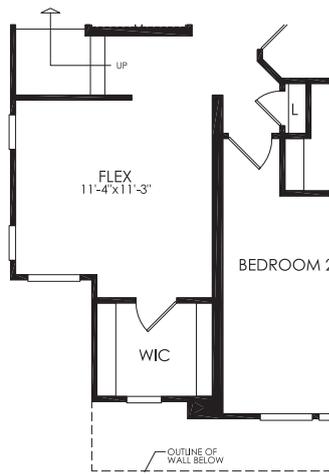
Opt. Owner's Bath -  
Level 5



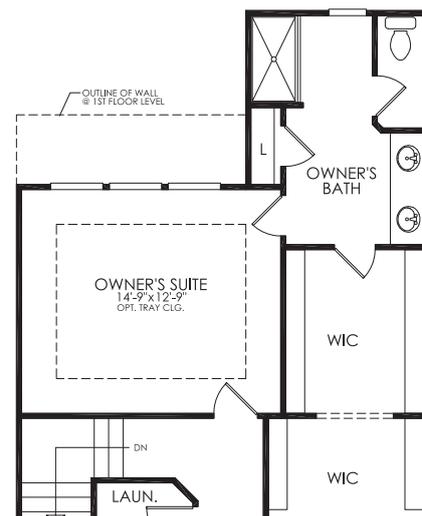
Opt. Owner's Bath -  
Level 8



Opt. Flex Room



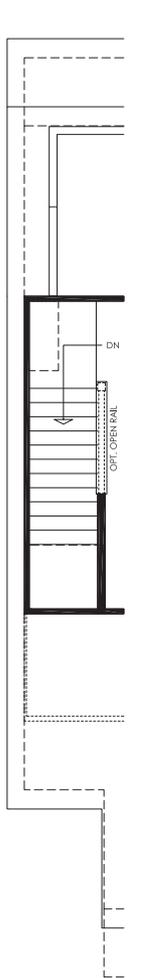
Opt. Flex Room w/ Floor Above



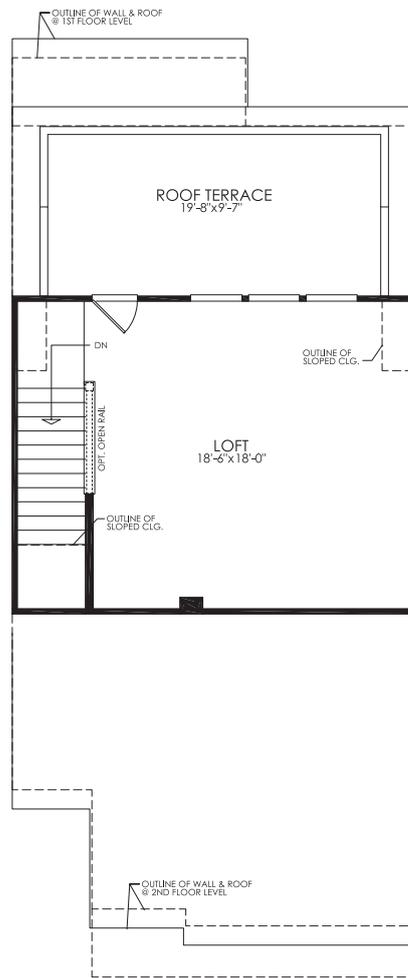
Opt. 2-Story House Extension -  
Second Floor Plan

# BOWMAN

## OPTIONAL HABITABLE ATTIC



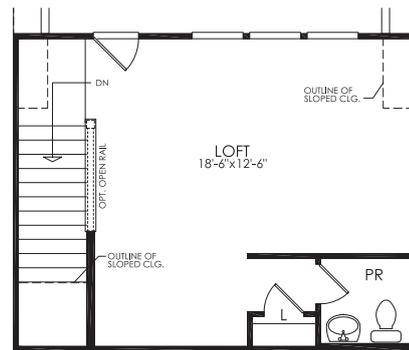
End Unit Condition



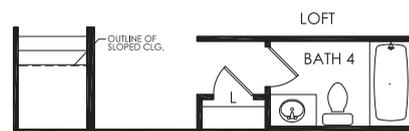
Opt. Habitable Attic w/ Rear Terrace



Opt. Bedroom 5 w/ Bath 4



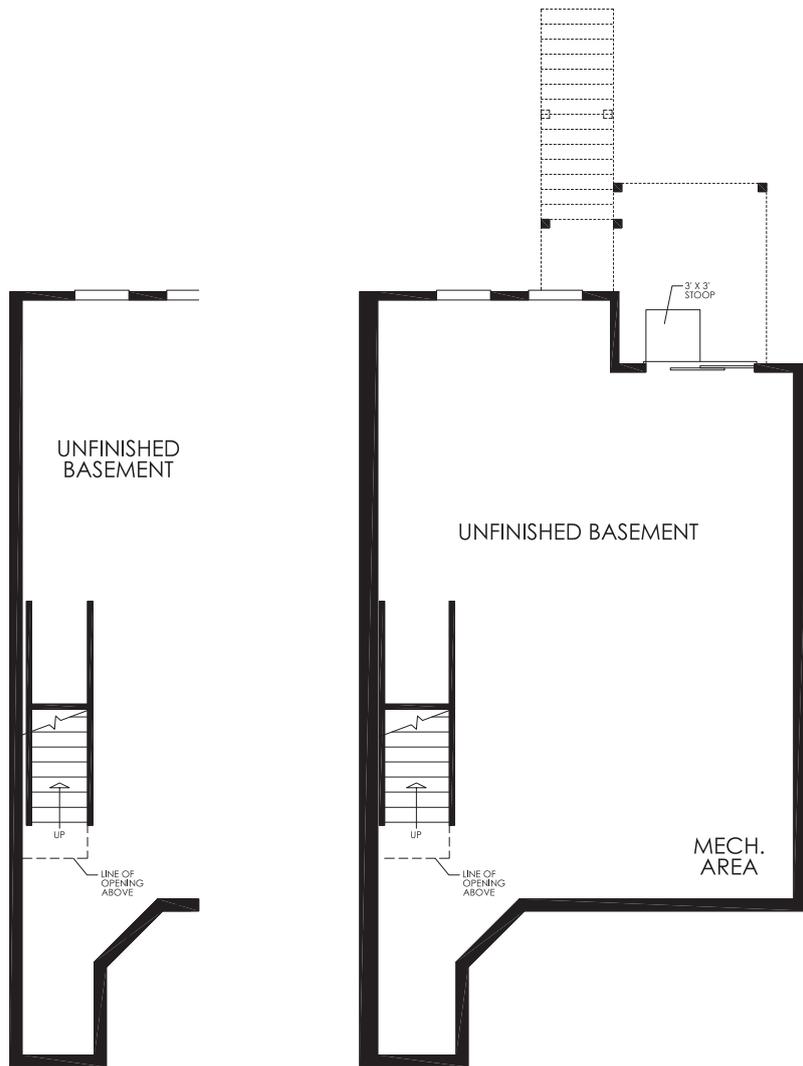
Opt. Powder Room 3



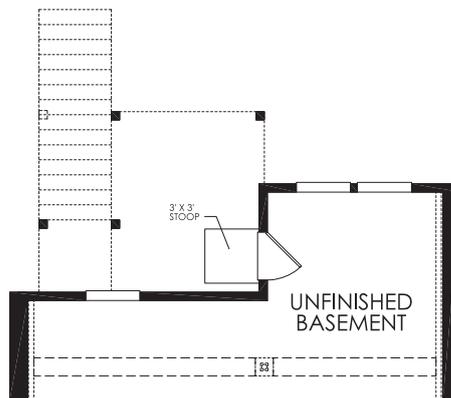
Opt. Bath 4

# BOWMAN

## BASEMENT



End Unit  
Condition



Opt. Sunroom /  
Opt. 2-Story Extension at  
Walkout Basement

# HADLEY

4 Bedrooms | 2.5 Baths | 2,011 Sq. Ft. | 2-Car Garage | Spacious Kitchen  
Loft | 2nd Floor Laundry Room | Sitting Room in Owner's Suite | Unfinished Basement



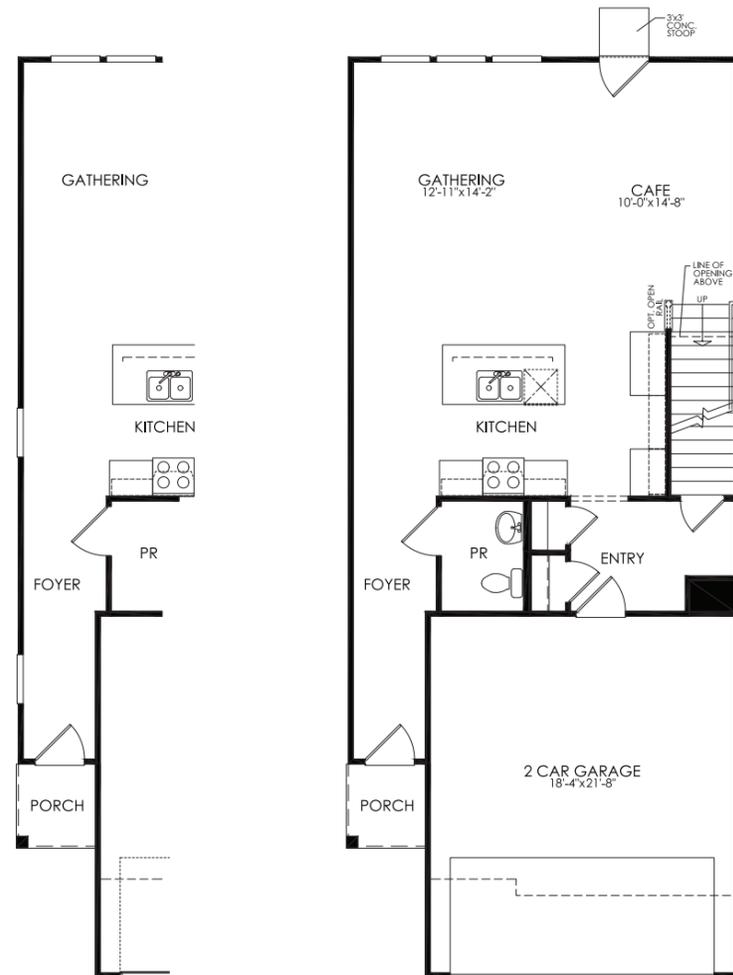
[Pulte.com](https://www.pulte.com)

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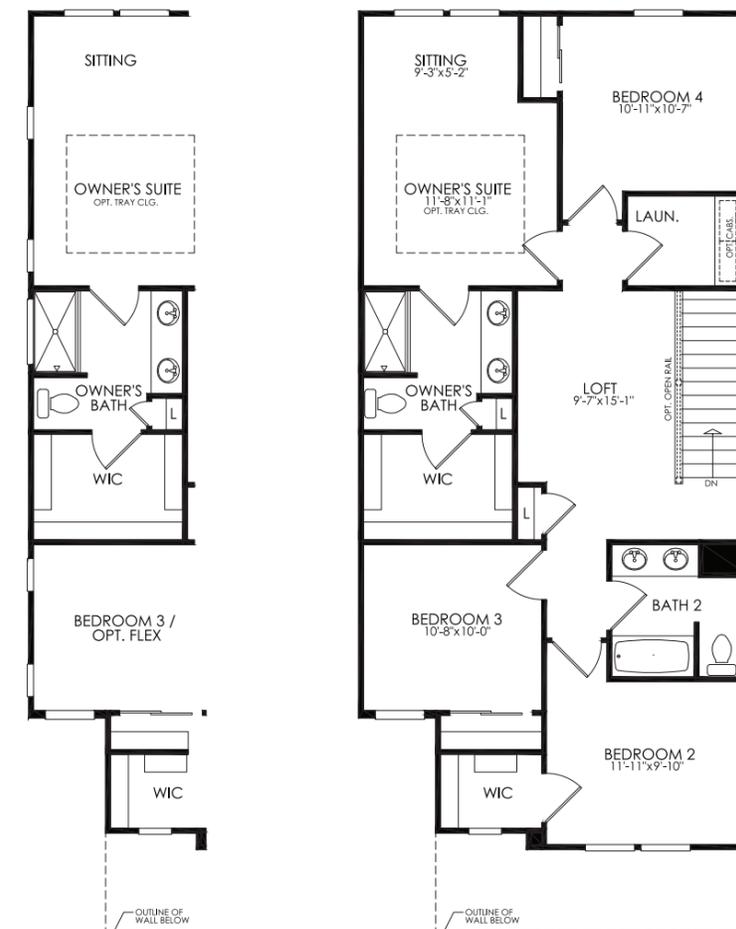
# HADLEY

## FIRST FLOOR



End Unit Condition

## SECOND FLOOR



End Unit Condition

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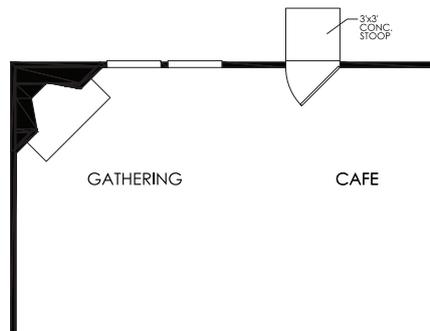
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# HADLEY

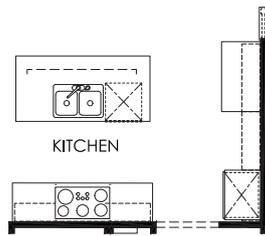
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## FIRST FLOOR OPTIONS



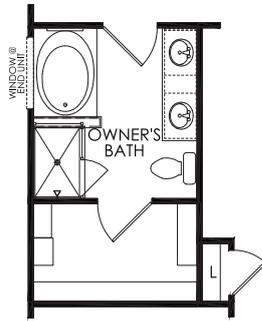
Opt. Corner Fireplace



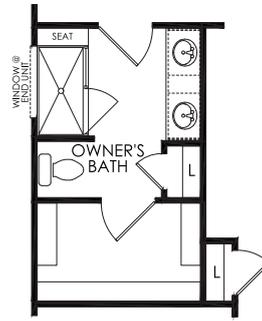
Opt. Gourmet Kitchen

# HADLEY

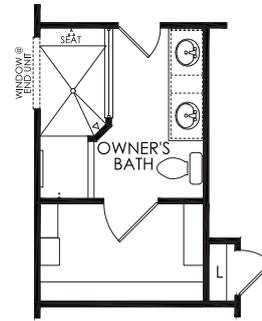
## SECOND FLOOR OPTIONS



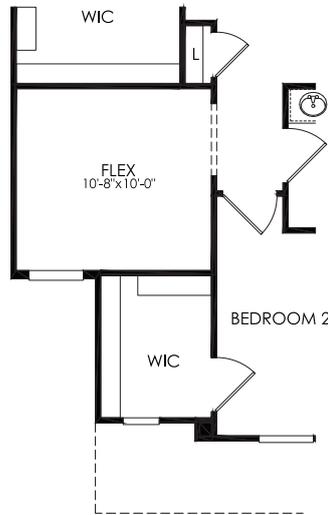
Opt. Owner's Bath -  
Level 5



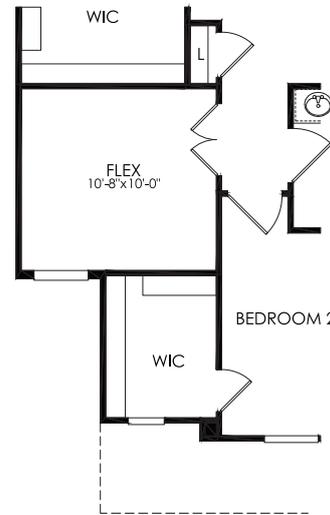
Opt. Owner's Bath -  
Level 6



Opt. Owner's Bath -  
Level 8

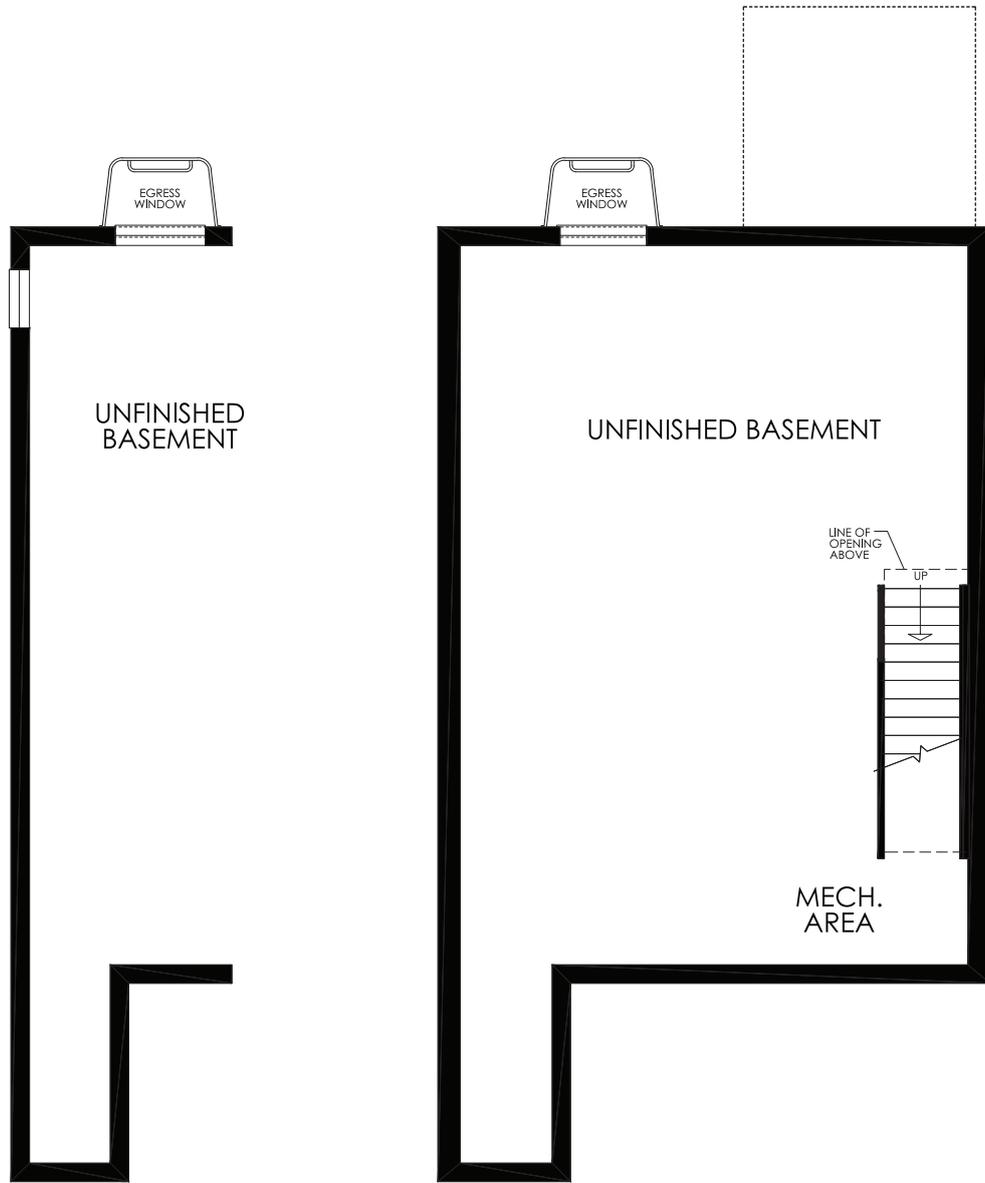


Opt. Flex Room



Door Option @ Flex Room

HADLEY  
BASEMENT



End Unit  
Condition

# HALSTON

2-4 Bedrooms | 2.5-3.5 Baths | 2,219-2,584 Sq. Ft. | Deck | Flex Room  
2-Car Garage | Open Layout with Kitchen in Rear of Home



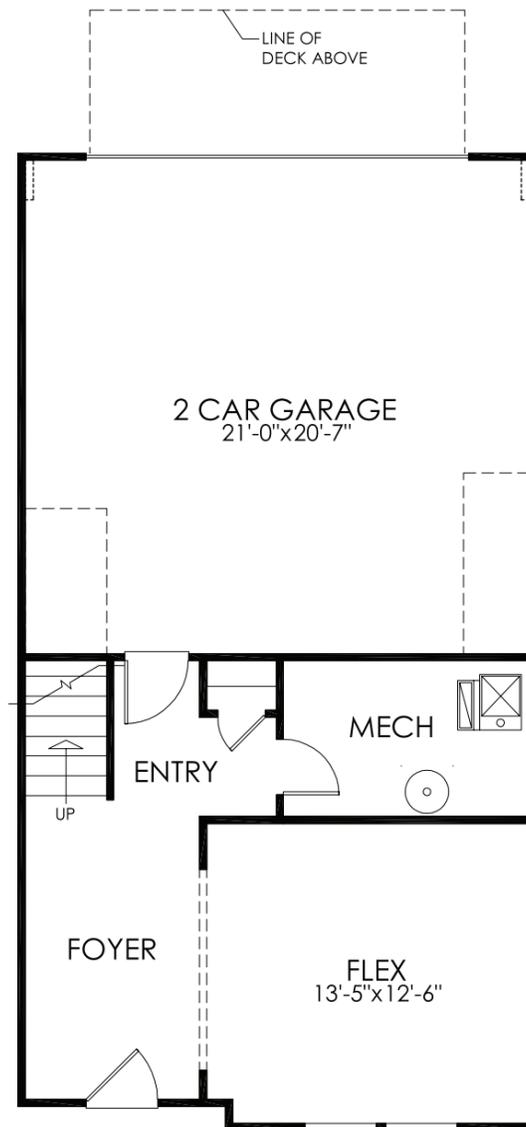
Pulte.com

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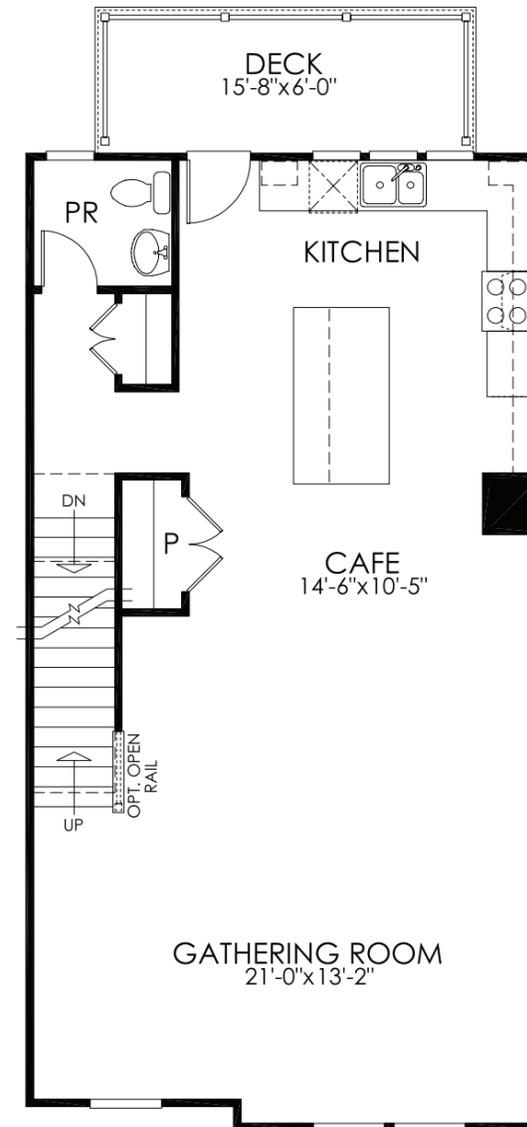


# HALSTON

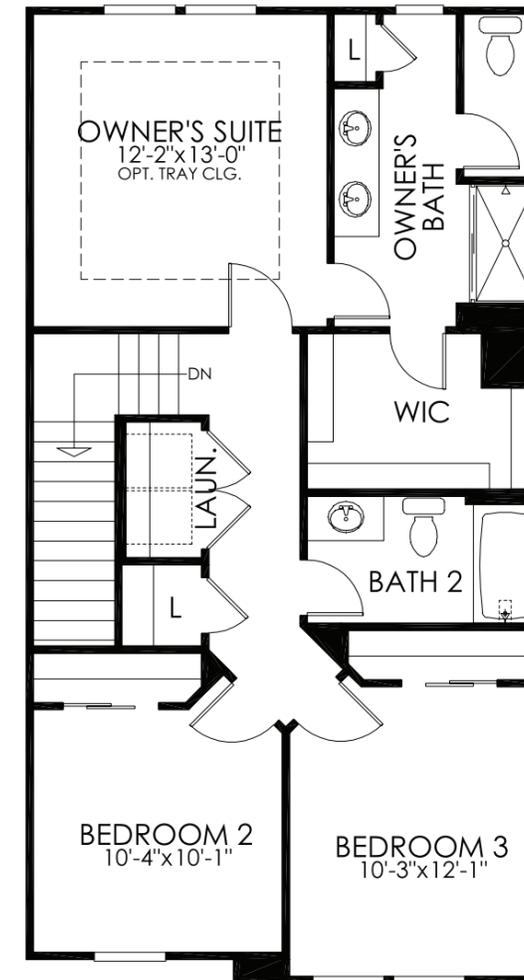
## FIRST FLOOR



## SECOND FLOOR

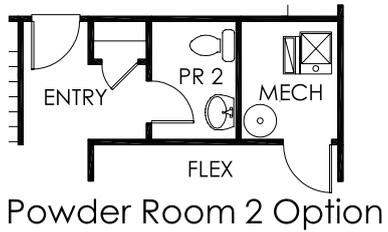


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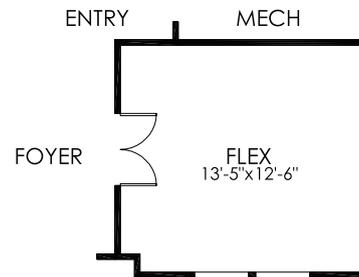


# HALSTON

## FIRST FLOOR OPTIONS

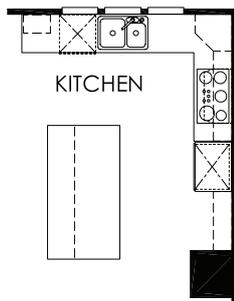


Powder Room 2 Option

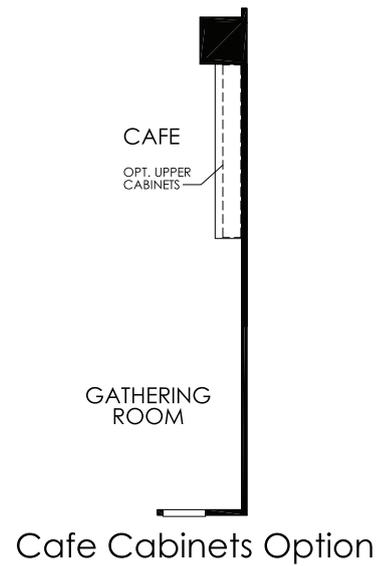


Door Option  
at Flex Room

## SECOND FLOOR OPTIONS



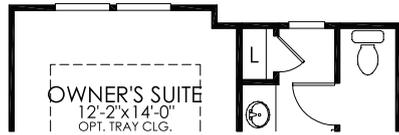
Gourmet Kitchen Option



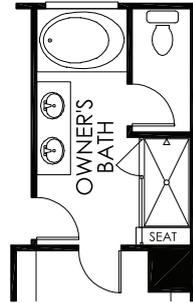
Cafe Cabinets Option

# HALSTON

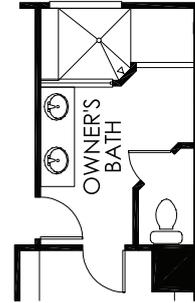
## THIRD FLOOR OPTIONS



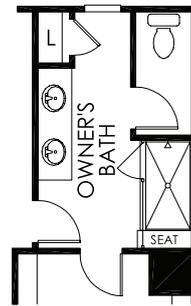
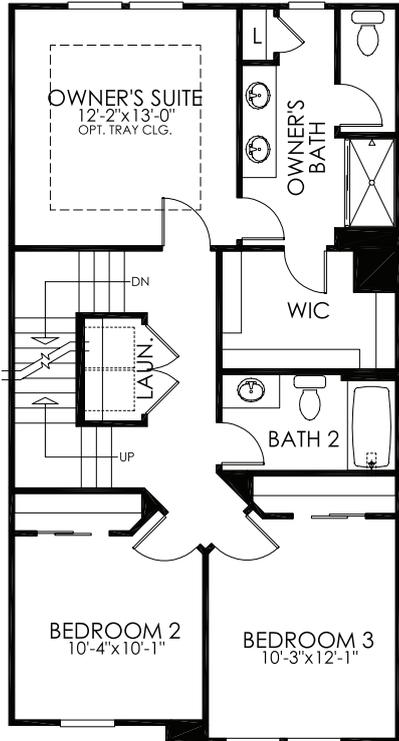
Alt. Third Floor Option



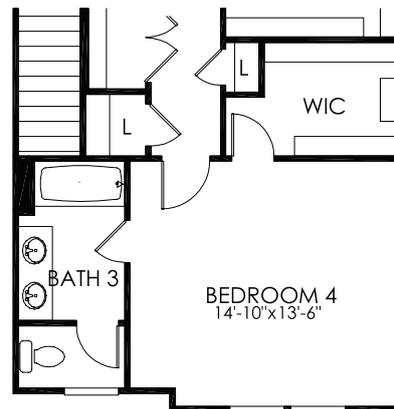
Owner's Bath - Level 1



Owner's Bath - Level 2



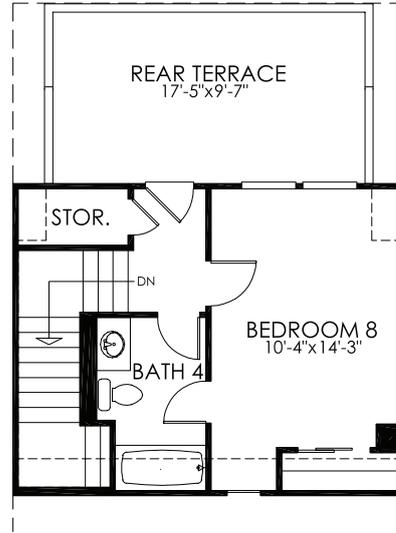
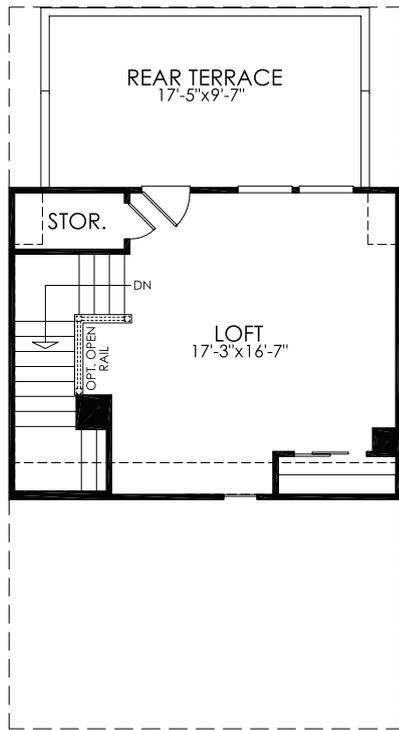
Shower w/  
Seat Option  
at Owner's Bath



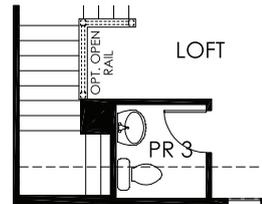
Bedroom 4 w/ Bath 3 Option

# HALSTON

## HABITABLE ATTIC OPTION



Bedroom 8 w/ Bath 5  
Option



Powder  
Room 3 Option

# HIGHWOOD

2-4 Bedrooms | 2.5-3.5 Baths | 2,219-2,584 Sq. Ft. | Deck | Flex Room  
2-Car Garage | Open Layout with Kitchen in Rear of Home



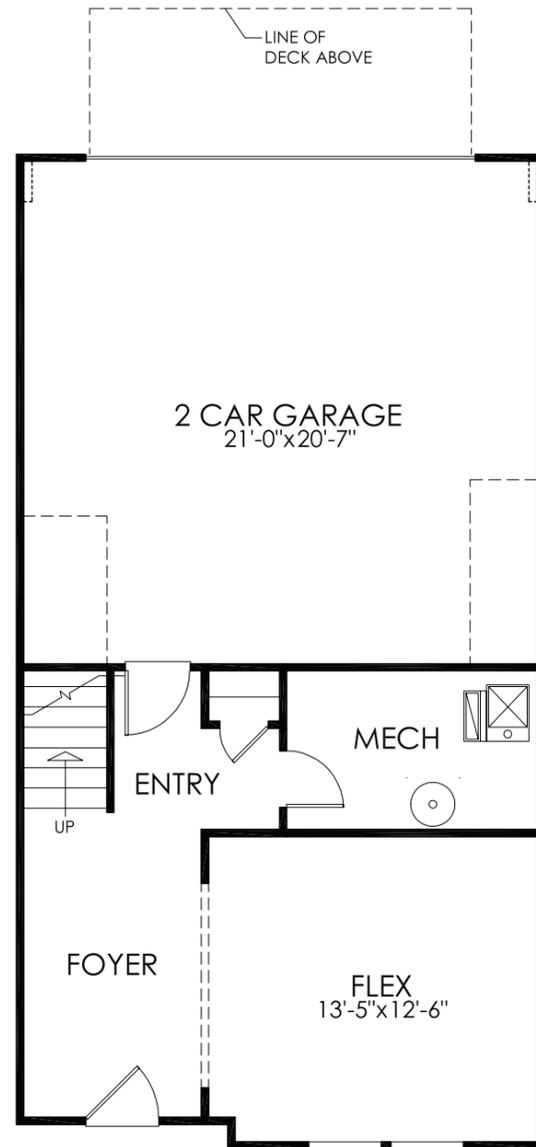
Pulte.com

Prices may not include lot premiums, upgrades and options. Community Association and golf fees may be required. Prices, promotions, incentives, features, options, amenities, floor plans, elevations, designs, materials and dimensions are subject to change without notice. Square footage and dimensions are estimated and may vary in actual construction. Community improvements and recreational features and amenities described are based upon current development plans which are subject to change and which are under no obligation to be completed. Actual position of house on lot will be determined by the site plan and plot plan. Floor plans and elevations are artist's conception and are not intended to show specific detailing. Floor plans are the property of Pulte Homes, Inc. and its affiliates and are protected by U.S. copyright laws. Photographs are for illustrative purposes only and are not intended to be an actual representation of a specific community, neighborhood or any completed improvements being offered. Rough-in plumbing location will need to be verified with a Sales Consultant as this is homesite specific. Please see a sales associate for details.  
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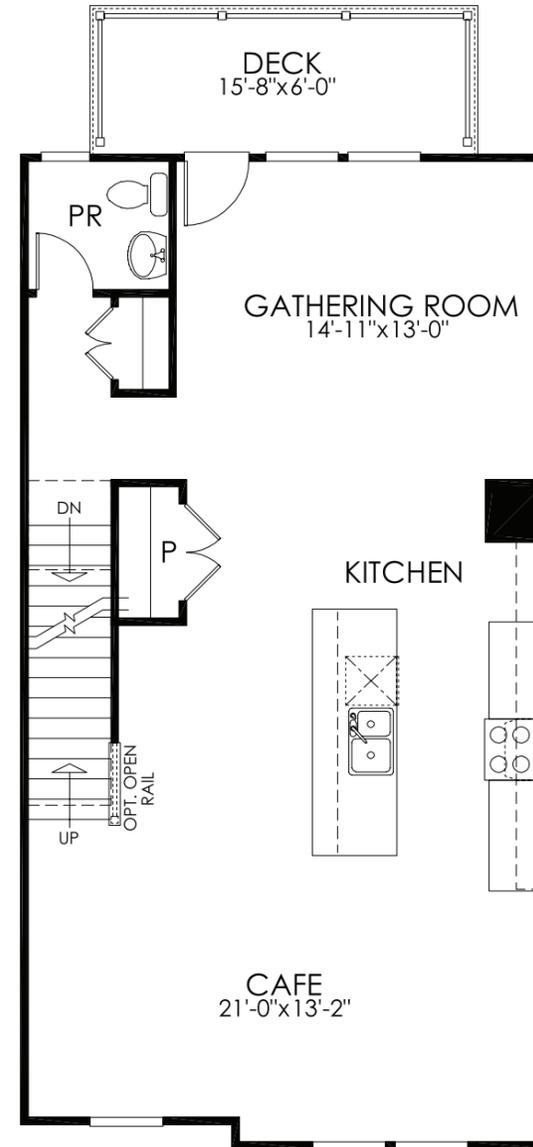


# HIGHWOOD

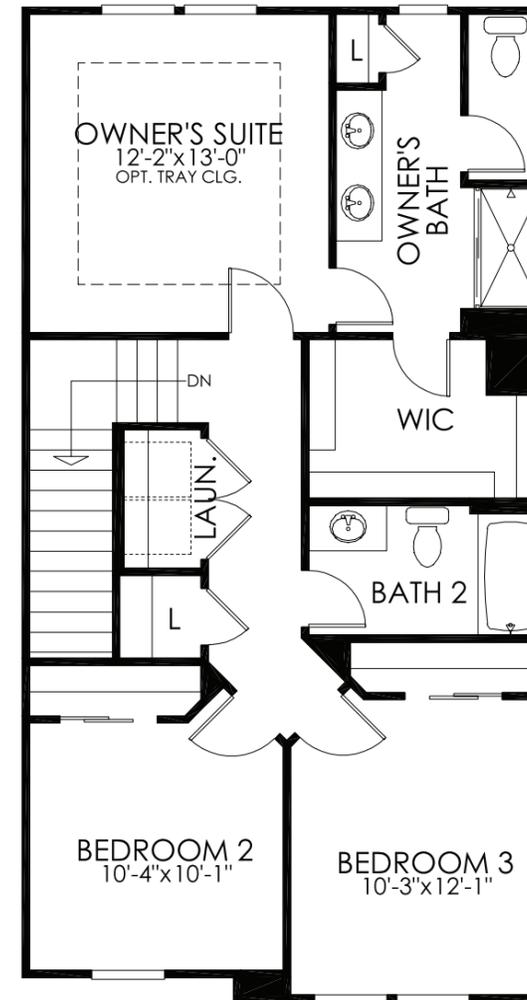
## FIRST FLOOR



## SECOND FLOOR

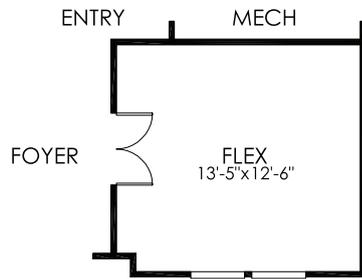


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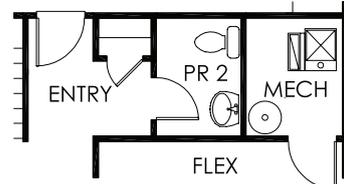


# HIGHWOOD

## FIRST FLOOR OPTIONS

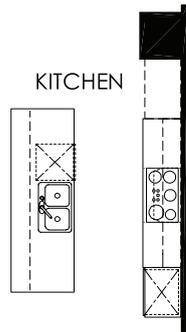


Door Option  
at Flex Room



Powder Room 2 Option

## SECOND FLOOR OPTIONS



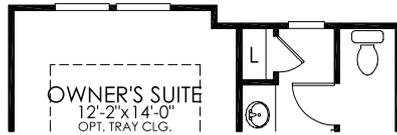
Gourmet Kitchen Option



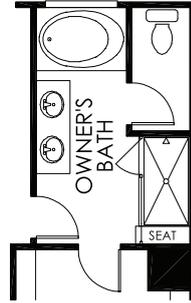
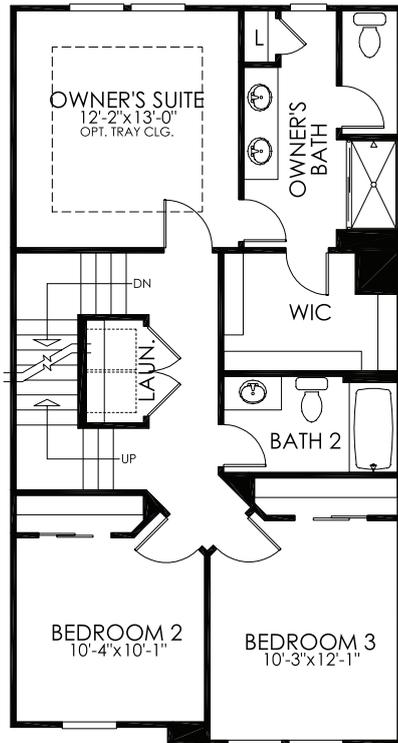
Cafe Cabinets Option

# HIGHWOOD

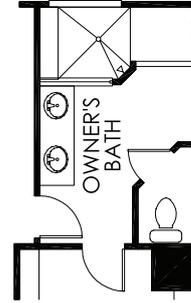
## THIRD FLOOR OPTIONS



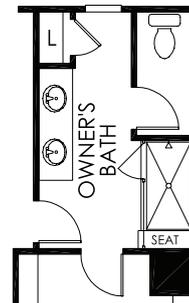
Alt. Third Floor Option



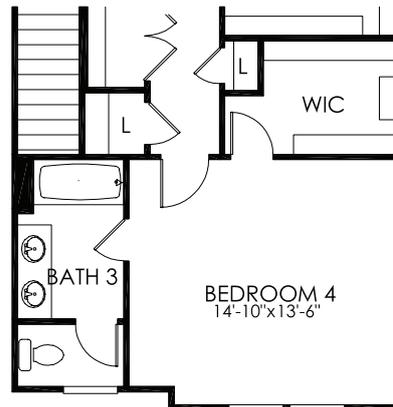
Owner's Bath -  
Level 1



Owner's Bath -  
Level 2



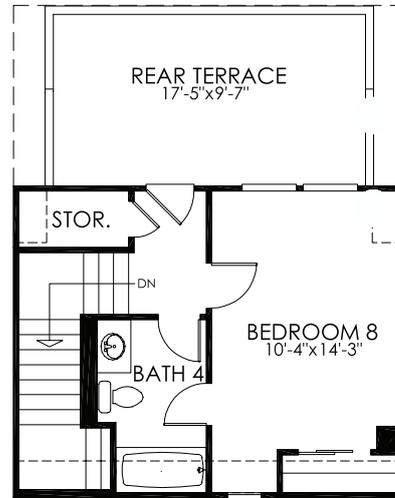
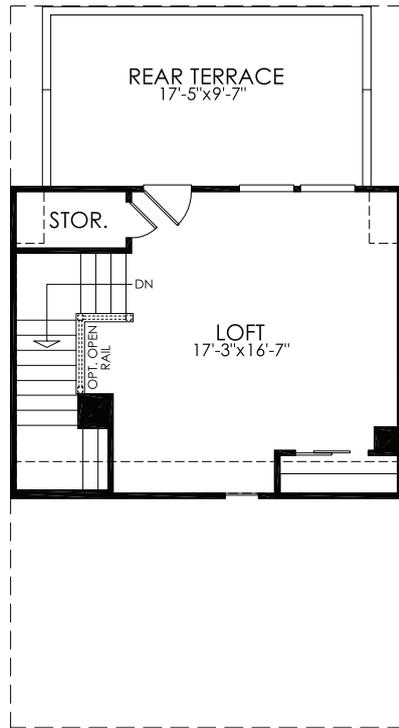
Shower w/  
Seat Option  
at Owner's Bath



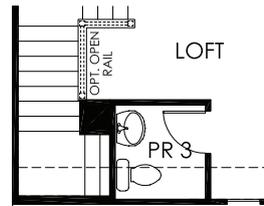
Bedroom 4 w/ Bath 3 Option

# HIGHWOOD

## HABITABLE ATTIC OPTION



Bedroom 8 w/ Bath 5  
Option



Powder  
Room 3 Option

# JAYTON

3-5 Bedrooms | 2.5-4.5 Baths | 2,399-2,771 Sq. Ft. | Deck | Flex Room  
2-Car Garage with Storage | Open Layout with Kitchen in Rear of Home



Pulte.com

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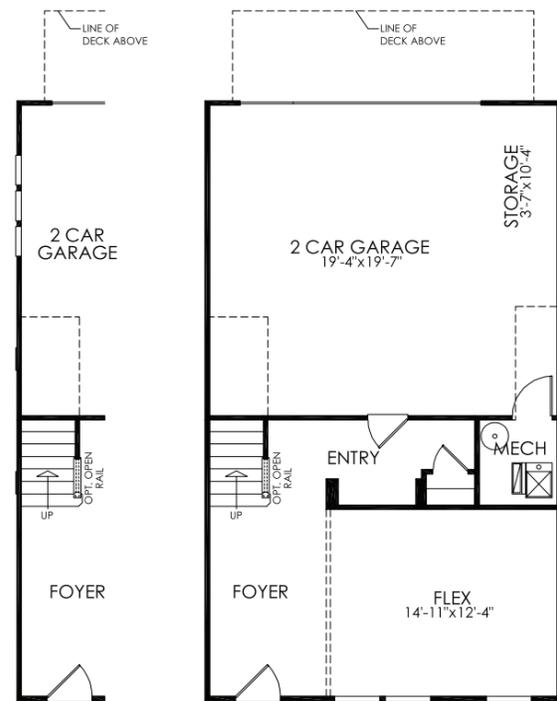


# JAYTON

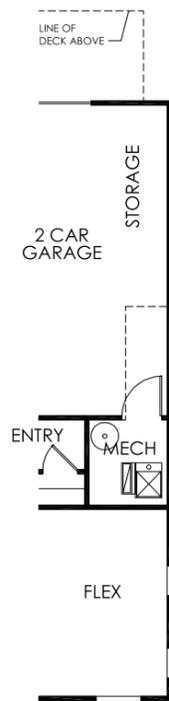
## FIRST FLOOR

## SECOND FLOOR

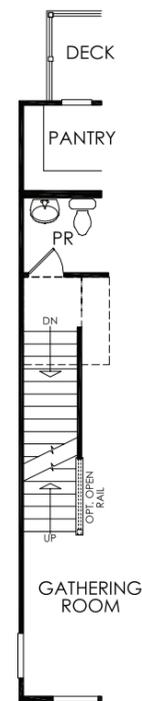
## THIRD FLOOR



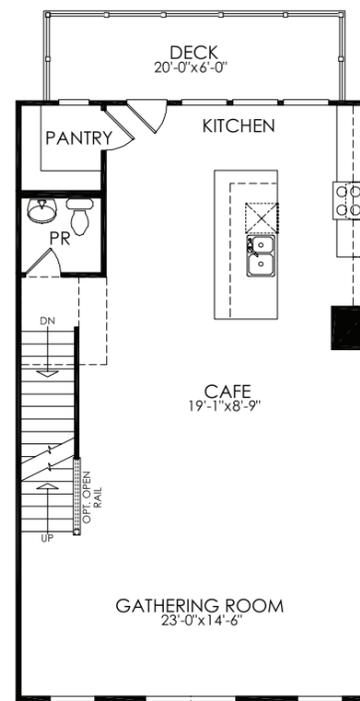
Left Side End Cond.



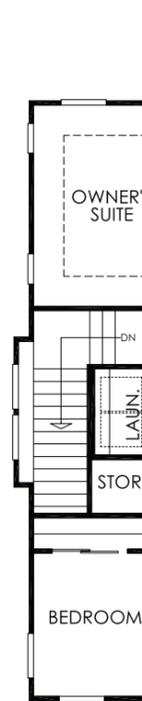
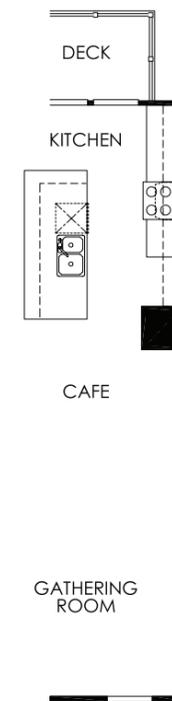
Right Side End Cond.



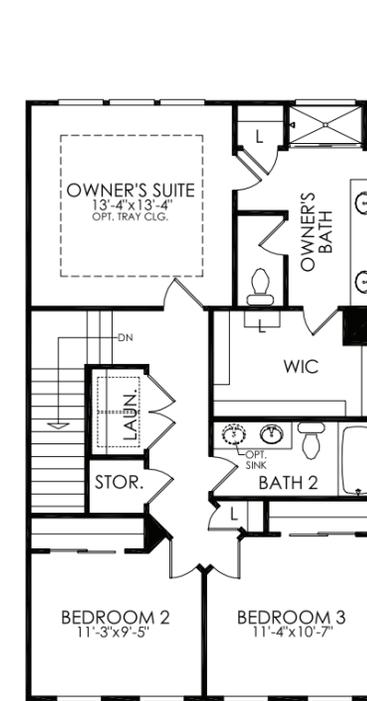
Left Side End Cond.



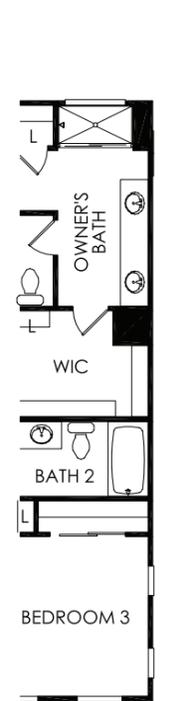
Right Side End Cond.



Left Side End Cond.

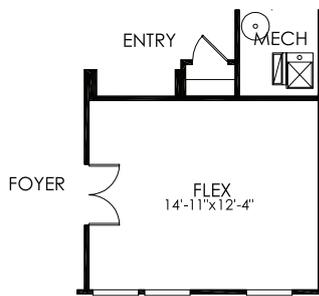


Right Side End Cond.

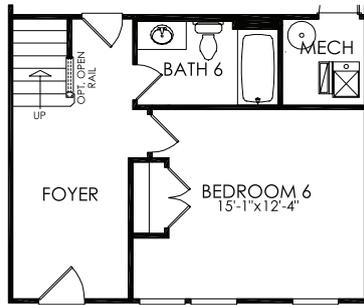


# JAYTON

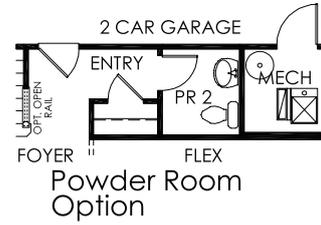
## FIRST FLOOR OPTIONS



Door Option  
at Flex Room

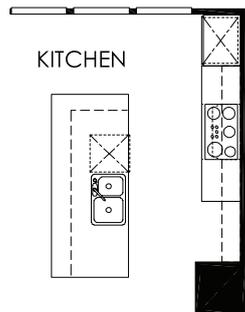


Bedroom 6 w/ Bath 6 Option



Powder Room  
Option

## SECOND FLOOR OPTIONS



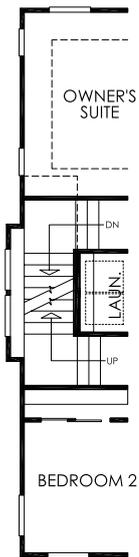
Gourmet Kitchen  
Option



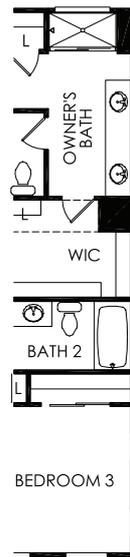
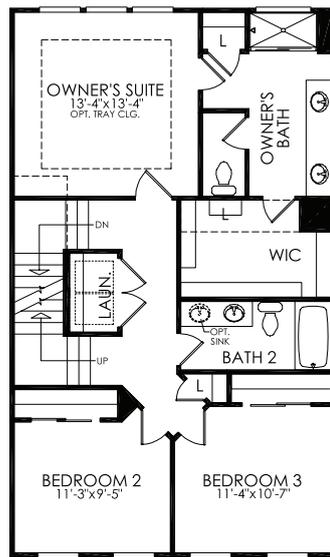
Cafe Cabinets  
Option

# JAYTON

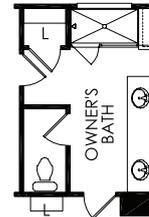
## THIRD FLOOR OPTIONS



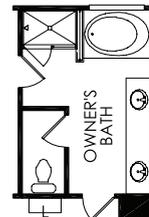
Left Side  
End Cond.



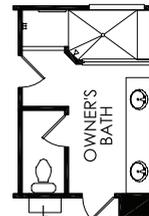
Right Side  
End Cond.



Shower w/ Seat Option  
at Owner's Bath



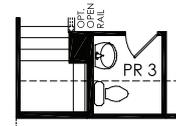
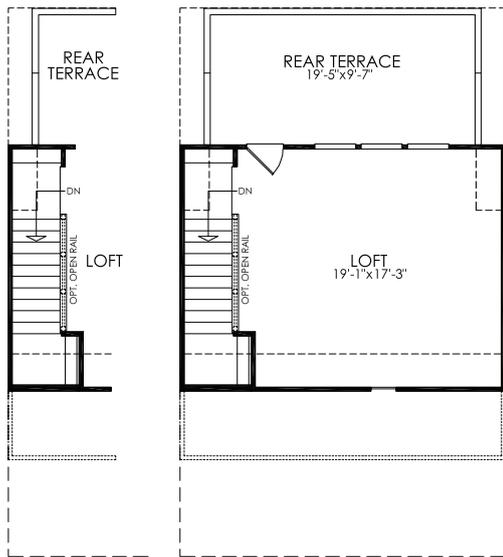
Owner's Bath  
Option 1



Owner's Bath  
Option 3

# JAYTON

## HABITABLE ATTIC OPTION



Power Room 3 Option



Bedroom 4 w/ Bath 3 Option