



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

Via email: mfrances@naperville203.org

January 14, 2026

Michael Frances
Chief Financial Officer
Naperville Community Unit District 203
203 West Hillside Road
Naperville, IL 60540

Re: ***Pulte Home Company, LLC – Duplex Development on Approximately 32 Acres South of 75th Street in Naperville, Illinois***

Dear Mr. Frances,

Our office represents Pulte Home Company, LLC (“Pulte”) in connection with the proposed development of ninety-two (92) duplex units on the approximately 32-acre property generally located South of 75th Street, just west of Gladstone Drive (“Property”). Pulte has a formal application on file with the City of Naperville for approvals associated with the proposed development as depicted on the plan attached hereto.

Pursuant to the Naperville Municipal Code requirements, Pulte is required to donate land to the School District and/or donate cash-in-lieu thereof to offset any impact of the proposed development. The development will be comprised of duplexes featuring a master bedroom on the first floor. As such, we anticipate the project will be particularly popular amongst the move-down buyer (or empty nester). In addition, approximately 76% of the site will be comprised of open space. Of this total, 52% will be dedicated to stormwater management areas, wetlands, and special management zones, resulting in a distinctive network of natural open spaces for residents to enjoy. Due to the nature of the proposed development, Pulte is proposing a cash-in-lieu of land donation to the School District to satisfy the City’s requirement. If said cash donation is acceptable to you, please acknowledge the same by countersigning this letter.

Thank you very much for your consideration of Pulte’s request. Should you have any questions, please do not hesitate to contact me at (630) 355-4600 extension 104 or caitlin@rw-attorneys.com.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Caitlin E. Csuk'.

Caitlin E. Csuk
Attorney for Pulte

Naperville Community Unit District 203

By: A handwritten signature in black ink, appearing to read 'Michael Frances', written over a horizontal line.