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March 27, 2018

Mayor & City Council
City of Naperville
400 S. Eagle St
Naperville, Illinois 60540

***RE: Workshop Meeting
 Nokia Property***

Dear Mayor & City Council,

The Nokia Campus is located at the northwest corner of Warrenville Road and Naperville Road in the City of Naperville. The property consists of approximately 175 acres and is improved with more than 1,000,000 square feet of office space. Originally developed in the 1960's, the property is often identified by the large (600,000 square feet) glass office building located at the corner of Naperville and Warrenville Roads.

K. Hovnanian Homes ("Hovnanian") is the contract purchaser of approximately 58 acres of the Nokia Campus (the "North Property") as depicted on Exhibit A. The North Property, as part of the larger Nokia Campus, is zoned ORI (Office, Research and Light Industry District) and is located approximately one-half mile north of the Freedom Drive and Warrenville Road intersection. The North Property is vacant and unimproved except with respect to a large surface parking lot that is in a state of disrepair.

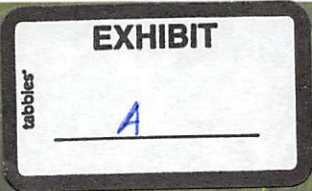
Hovnanian is evaluating the potential for redevelopment of the North Property for residential use. The residential use diagram attached as Exhibit B depicts a potential layout of residential uses on the North Property with higher density residential uses located proximate to the office campus and transitioning to lower density uses proximate to the adjacent Forest Preserve property. Hovnanian believes that residential layout reflects the highest and best use of the North Property.

We appreciate the Council's courtesy in scheduling this matter for a workshop meeting and look forward to a preliminary discussion on the potential for residential use of the North Property.

Very truly yours,

Russell G. Whitaker III

Russell G. Whitaker III
Attorney for K. Hovnanian Homes



Forest Preserve of
Dupage County

Forest Preserve of
Dupage County

Wheaton

Site

R-3
Single Family

OCI

OFFICE/COMMERCIAL/INSTITUTION-
AL DISTRICT

R3A PUD

MEDIUM DENSITY MF PUD

R-2
Single Family

OFFICE/RESEARCH/LIGHT
INDUSTRIAL DISTRICT

ORI

OFFICE/RESEARCH/LIGHT
INDUSTRIAL DISTRICT

ORI

RESEARCH/DEVELOPMENT
DISTRICT

RD

Warrenville

Warrenville Road

Naperville

Naperville Road

Lisle

