



Notice of Interest in the Acquisition and Development of Property

For: ±73 Acres located at Willow Springs Road, Willow Springs, IL

Respectfully Submitted to: Lyons Township High School District 204



October 22, 2025

Sent Via Email

Members of the Board
Tim Albores, Jill Beda Daniels and Gioia Gianotti Frye
Lyons Township High School District 204

Re: Letter of Interest / Notice of Sale Request
Approximately 72.81 acres in Willow Springs, IL

Dear Members of the Board,

On behalf of **Nitti Development, LLC**, we are pleased to submit this letter of interest regarding the potential acquisition of approximately ±73 acres of vacant land for the purpose of developing a new single-family residential community.

Nitti Development has a proven track record of successfully acquiring and developing properties through both public and private bid processes. We are confident in our ability to deliver a high-quality development that aligns with the goals and values of the Willow Springs community.

Key Highlights of Our Intent:

- A straightforward and efficient acquisition process.
- Demonstrated success in executing contracts through public bid procedures.
- A thoughtfully designed subdivision that promotes community wellness and contributes positively to the Village of Willow Springs.
- A committed team that will diligently pursue the acquisition and entitlement process in collaboration with the Village.

About Nitti Development, LLC:

Nitti Development is a locally headquartered, second-generation, family-owned company based in Elmhurst, IL. With extensive experience in single-family and multi-unit residential construction, the firm is actively involved in all phases of acquisition, development, and building. Known for delivering high-quality communities in mature markets, Nitti Development has earned recognition as a premier homebuilder with a consistent record of success.

We remain highly interested in this site and would welcome the opportunity to explore it further. To provide a clearer understanding of our work, we have attached our company

portfolio and kindly request that it be shared with the School Board. Furthermore, Nitti Development has a history of acquiring school-owned properties, most notably our **Summit Grove of Schaumburg** project, which spans 62 acres acquired from **School District 211**. We continue to maintain a strong working relationship with D211 through our joint home construction initiative, **BuilderEDU**.



Should you have any questions or require further information, please feel free to contact me directly. We appreciate your consideration and look forward to the opportunity to participate in the proper sale process.

Sincerely,

Nico Nitti

Nitti Development, LLC.