

**RESPONSES TO CRITERIA FOR
PLANNED UNIT DEVELOPMENT APPROVAL**

**Naperville Polo Club
23450 and 23700 West 119th Street**

D.R. Horton, Inc. – Midwest, f/k/a DRH Cambridge Homes, Inc. (“Petitioner”), provides the following responses to the criteria for planned unit development approval for the Naperville Polo Club community proposed for development by Petitioner and Polo Club Multifamily LLC on the property commonly known as 23450 and 23700 West 119th Street (“Subject Property”) upon annexation and zoning of the Subject Property in the R3A Medium Density Multiple-Family Residence District.

1. The design of the planned unit development presents an innovative and creative approach to the development of land and living environments.

The planned unit development is designed to provide four distinct neighborhoods of housing opportunity as part of a cohesive community for residents ranging from unmarried professionals seeking one-bedroom luxury rental accommodations, families that value traditional detached housing and private yards, households desiring maintenance-free living, and active adults looking for close proximity to natural and manmade environmental features such as the DuPage River and the Riverview Farmstead Preserve. Among other things, this is achieved by the proposed planned unit development’s mix of age-targeted and traditional single-family detached, single-family attached and multi-family dwellings in combination with the proposed development’s (i) 3.0 acres of active park space to be conveyed to the Naperville Park District, (ii) allocation of approximately 14.25 acres of open space having north, east and south contiguity to the Riverview Farmstead Preserve, inclusive of 1.25 acres of passive park space to be owned and maintained by the development’s homeowners’ association, (iii) southerly extension of the Riverview Farmstead Preserve shared-use path to 119th Street and (iv) conveyance of nearly 1.0 acre of land to the Forest Preserve District of Will County. These elements of the planned unit development will both establish new attractive public and private open space features and provide substantial physical connectivity of open space for area residents and wildlife in a seamless fashion, which does not currently exist along the Subject Property’s eastern boundary. Additionally, the proposed planned unit development includes an extension of relocated Book Road through the Subject Property from 119th Street to the existing signalized intersection of 111th Street/Hassert Boulevard as a regional transportation improvement and a line of demarcation separating the development’s built and unbuilt environments, thereby fostering a private expansion of the public preserve.

The planned unit development is designed to gradually increase in land development intensity from east to west and north to south while providing single-family detached

residential use along the Subject Property's northern boundary to be consistent with the established single-family land use immediately north of the Subject Property. In general, land uses will transition from public and private open space east of the Subject Property and along its eastern boundary, respectively, then to single-family detached housing, and finally to single-family attached and multi-family housing, but excluding the northwesternmost portion of the development, which will be improved with single-family detached housing as a harmonious extension of land use consistent with that existing north of the Subject Property. Similarly, land uses in the development will transition from single-family detached housing to the north of the Subject Property, then to single-family detached housing on the eastern half and northwesternmost portion of the development, followed by single-family attached housing on the eastern half and west-central portion of the development, and finally by multi-family housing on the southwesternmost portion of the development.

Finally, the planned unit development allocates 35% or 37 acres of the Subject Property to common open space, including two clubhouses; two pools; a dog park; five attractively-landscaped water features with four scenic overlooks complete with brick pavers, bench seating and attractive landscaping; perimeter landscape buffers ranging from 25 feet to 35 feet in width; inviting street entryways with varying landscaped medians consisting of shade trees, ornamental trees and grasses, shrubs and turf for aesthetic appeal and visual interest; and the aforementioned 3.0 acres of active, public park space, as well as the aforementioned approximately 14.25 acres of private open space.

2. *The planned unit development meets the requirements and standards of the planned unit development regulations.*

The proposed planned unit development meets the design standards and criteria set forth in Section 6-4-3 of the *City of Naperville Zoning Ordinance* ("Zoning Ordinance"), except with respect to the limited deviations identified in Exhibit 6 to Petitioner's Petition for Development Approval ("Exhibit 6") in accordance with Section 6-4-3-12 of the Zoning Ordinance. In particular, the proposed planned unit development is under unified control; conforming with respect to area, lot width, yard, bulk and, with the exception of the multi-family component, building height; devotes 35% or 37 acres of the Subject Property to outdoor common areas and site amenities; will include a combination land-cash contribution for park and recreational purposes, including 3.0 acres of dedicated land; will include a cash-in-lieu of land contribution for a school site; complies with the landscape requirements set forth in Title 5 of the *Naperville Municipal Code*; complies with the applicable exterior lighting requirements set forth in Chapter 14 of the Zoning Ordinance; provides for pedestrian and bicycle circulation within and adjacent to the planned unit development; provides public improvements conforming to the regulations and design standards of the *Subdivision Control Regulations of the City of Naperville, Illinois*; is designed for development in a manner that provides for connections to adjoining land through (i) a vehicular connection from the South Pointe subdivision to 119th Street via a proposed southerly extension of Hawkweed Drive and construction of proposed Polo Club Drive, which will provide South Pointe and

Naperville Polo Club residents with new access to the existing signalized intersection of 119th Street and Route 59, (ii) an improved and relocated extension of Book Road from 119th Street to the existing signalized intersection of Book Road and 111th Street/Hassert Boulevard and (iii) connection of both Wild Timothy Road and Spartina Road to relocated Book Road, thereby affording High Meadow and South Pointe residents an additional means of vehicular ingress and egress as well as north-south vehicular accessibility without need to traverse Route 59; as a result of the foregoing, the development features a transportation-supportive design; provides for preservation or, more specifically, expansion of open space adjacent to the Riverview Farmstead Preserve as described above; and includes community amenities in the form of clubhouses, swimming pools, a dog park, five attractively-landscaped water features with scenic overlooks, perimeter landscape buffers, inviting street entryways with varying landscaped medians, allocation of 35% or 37 acres of the Subject Property to common open space, and southerly extension of the Riverview Farmstead Preserve shared-use path to 119th Street, all as described in further detail above.

3. The physical design of the planned unit development efficiently utilizes the land and adequately provides for transportation and public facilities while preserving the natural features of the site.

The proposed planned unit development efficiently utilizes the Subject Property through the creation of four distinct neighborhoods that provide a collective total of 35% or 37 acres of common open space, including approximately 14.25 acres of open space having north, east and south contiguity to the Riverview Farmstead Preserve. Additionally, the proposed planned unit development provides for transportation internal to the development and vehicular connectivity to the South Pointe Subdivision to the north of the Subject Property, as well as the relocation and construction of Book Road from 119th Street through the Subject Property and north thereof within the currently dedicated, but unimproved, Book Road right-of-way to the existing signalized intersection of Book Road and 111th Street/Hassert Boulevard. That offsite extension of relocated Book Road will include the connection of both Wild Timothy Road and Spartina Road to relocated Book Road, thereby affording High Meadow and South Point residents an additional means of vehicular ingress and egress as well as north-south vehicular accessibility without need to traverse Route 59.

4. Open space, outdoor common area, and recreational facilities are provided.

The proposed planned unit development devotes 35% or 37 acres of the Subject Property to common open space and includes two clubhouses, two pools, a dog park, five attractively-landscaped water features with four scenic overlooks, perimeter landscape buffers, 3.0 acres of active park space to be conveyed to the Naperville Park District, 1.25 acres of passive park space to be owned and maintained by the community's homeowners' association, inviting street entryways with varying landscaped medians and southerly extension of the Riverview Farmstead Preserve shared-use path to 119th Street, all as described in further detail above. Additionally, Petitioner seeks to convey the entirety of the Subject Property's easternmost 33 feet to the Forest Preserve District of

Will County as an expansion of the Riverview Farmstead Preserve and southerly extension of that preserve's shared-use path as aforesaid.

- 5. The modifications in design standards from the subdivision control regulations and the waivers in bulk regulations from the zoning regulations fulfill the intent of those regulations.***

The proposed planned unit development's modifications to the subdivision control regulations and zoning regulations fulfill the intent of those regulations by providing for the orderly and harmonious development of the Subject Property and improving and protecting the public health, safety, comfort, convenience and general welfare. More specifically, the proposed planned unit development will lessen congestion on existing public streets such as 119th Street; maintain adequate light, air and open space; facilitate adequate public services such as transportation, water, sewerage and open space; conserve the value of buildings; avoid the establishment of incompatible land uses; and provide for adequate drainage, curbing, erosion control and reduced flood damage.

- 6. The planned unit development is compatible with the adjacent properties and nearby land uses.***

The proposed planned unit development is compatible with adjacent properties and nearby land uses in that it consists of a mix of housing types: single-family detached, single-family attached and multi-family. Additionally, the proposed planned unit development is harmoniously designed to abut the existing detached single-family residential units to the north of the Subject Property with detached single-family residential units on the northern portion of the Subject Property, as well as to provide a gradual transition between the detached single-family residential units north of the Subject Property and the multi-family residential units on the southwestern portion of the Subject Property. The latter is accomplished via the proposed development's southerly transition from detached residential units, to attached residential units and finally to multi-family units.

- 7. The planned unit development fulfills the objectives of the comprehensive plan and planning policies of the city.***

The proposed planned unit development fulfills certain goals and objectives of the City's Southwest Community Area Plan and related planning policies by, among other things, providing a range of housing opportunities that is diversified in mix as to product type and integrates senior citizen lifestyle housing; balances development with ample open space and recreational areas; and provides for safe and convenient roadways, which includes the relocation and extension of Book Road from 119th Street to its existing signalized intersection with 111th Street/Hassert Boulevard, as well as provides connectivity between the South Pointe Subdivision and 119th Street, including new access to the existing signalized intersection of 119th Street and Route 59.