

## Mattingly, Gabrielle

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**From:** Mattingly, Gabrielle  
**Sent:** Wednesday, December 11, 2019 4:02 PM  
**To:** Mattingly, Gabrielle  
**Subject:** Polo Club Plan Proposal Comments

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**From:** B Benson [REDACTED]  
**Sent:** Monday, December 9, 2019 4:56 PM  
**To:** Mattingly, Gabrielle <[MattinglyG@naperville.il.us](mailto:MattinglyG@naperville.il.us)>  
**Subject:** Re: Polo Club Plan Proposal Comments

Hello:

I attended the open house on November 20th to review the updated Polo Club plan proposal. Despite the reduced density from the prior plan, I am still opposed to this development.

Density:

1. Zoning R-3A is still too dense for this area. The adjacent areas are zoned R-1A, low density single family homes and Will County Praire Preserve. Jumping up the density to R-3A seems incongruent.

Traffic:

1. 119th Street as it is today suffers from traffic jams during rush hour. The proposal is insufficient in addressing the traffic issues and would only exacerbate the problems.
  2. Will traffic circles on Hawkweed Drive and Book Road be considered to slow down internal neighborhood traffic?

Environment:

I think we need to include environmental sustainability criteria when evaluating developments. In light of this:

1. How will the carbon footprint of the Polo Club development be limited?
2. What is the plan to limit and reduce construction waste?
3. Will there be a committment to use recycled materials?
4. Will LEED certification be considered?
5. Will only Energy Star appliances be used?
6. Will there be an option for all electric homes?
  7. Will an optional hook up for ev chargers be offered?
  8. Will there be an option for solar panels?
9. Can the green canopy on the plan be increased?
10. Will there be an emphasis on native vegetation in the landscape plan?

11. What is the landscape plan for the single family houses?
12. Where are the walk/bike paths?
13. Will permeable surfaces be used?

Thanking you in advance for responding to my questions and issues raised.

Barbara Benson  
South Pointe Resident  
Member of the Naperville Environment and Sustainability Task Force

## Mattingly, Gabrielle

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**From:** Michael K [REDACTED]  
**Sent:** Monday, December 16, 2019 8:12 AM  
**To:** Mattingly, Gabrielle; Planning  
**Subject:** Polo Club Development Support - Public Comments  
**Attachments:** Book Rd Exhibit.pdf

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Hello,

**I am happy for the proposed connection to Hawkweed Dr to provide another exit from the South Pointe subdivision.** The opposition from the Plan for Us Group does not reflect the views of all residents here. I know many who want this connection.

Currently our subdivision can only exit on Rte 59 and Hassert Blvd and it would be beneficial to have additional exits/entries from the subdivision for safety and to save time. The dead end streets were always planned for a future connection.

**One thing that I disagree with is that the developer should be installing Book Rd from 119Th Street to Hassert Blvd.** By having this planned road in, Naperville residents in South Pointe and High Meadow subdivisions would have additional entry points to the subdivision from the Spartina and High Meadow dead end street connections from Book Rd. Additionally, instead of driving through our subdivision, people on 119th street would be able to directly drive north to Hassert Blvd, thereby bypassing the backup at 119th and Rte 59. Without a complete Book Rd, people can cut through our subdivision to get to Rte 59 or Hassert Blvd. **(See the attached exhibit for an example)**

Typically, developers are only required to improve intersections to make the Level of Service the same as it was before, which is what their turn lane addition does at the intersection. Requiring anything above that is unreasonable. Rather, a joint effort between Wheatland Township, Naperville, IDOT, and Plainfield should happen to improve the intersection further and also widen 119Th Street to 4 lanes like Hassert Blvd. Instead, I would like to see Book Rd be included in the plans again.

Sincerely,  
Michael K.

[REDACTED]  
[REDACTED]

## Non-Local (Pass-Thru) Residents from East 119<sup>th</sup> Street



## Mattingly, Gabrielle

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**From:** George Howard [REDACTED]  
**Sent:** Friday, December 13, 2019 4:24 PM  
**To:** Planning; Mattingly, Gabrielle  
**Subject:** Polo Club Development PZC 19-250  
**Attachments:** Polo Club Traffic Control Map.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Planning and Zoning Commission  
c/o Gabrielle Mattingly

The following comments are for inclusion in public comments on the referenced PZC Item 19-250.

I have been following the Polo Club Development since the inception of the proposed development with specific attention to the traffic impact upon High Meadow Subdivision and the construction of new Book Road. I have resided in High Meadow since 2005. The following comments are mine, and not representative of any group.

The current proposal under consideration does not have the new Book Road going from Hassert Blvd/111th Street to 119th Street. Instead the construction of the new Book Road will only be within the proposed Polo Club development. I have reviewed the Traffic Study prepared by GHA for DRHorton, which stated that extension beyond the proposed Polo Club PUD would be the future decision by the City of Naperville, and not part of this project. What are the plans with timeline for extension of Book Road from the Polo Club northbound to Hassert Blvd/111th Street in conjunction with the Naperville CIP Item SC077, Book Road?

Further, it appears that DRHorton is committing to funding construction alterations to 119th Street. While their proposal is commendable to address the serious traffic concerns along 119th Street, significant roadway alterations are necessary to be funded by the respective government entities westbound to Route 59 from the terminus of the Polo Club property.

If the Polo Club Development is approved as proposed, traffic will flow north and south from the Polo Club via Hawkweed Drive into South Pointe Subdivision and High Meadow Subdivision. Attached is a PDF map of the area between 119th Street and Hassert/111th Streets. My concern is neighborhood safety due to cut through traffic via Hawkweed Drive resulting in increased vehicle flow and speed. Traffic flow will be also impacted by the planned future traffic signal control at Champion and Route 59. Motorists will attempt to wiggle their way through South Pointe and High Meadow anyway possible to circumvent traffic snarls. Accordingly, I request

that additional traffic stop controls be approved and installed at the following intersections as marked on the attached map to effectively manage traffic speed:

- A: 3 way stop control at Hawkweed Dr and Spartina Rd
- B: 3 way stop control at Rosinweed Ln and Champion Rd
- C: 4 way stop control at Switchgrass Ln and Wild Timothy Rd
- D: 4 way stop control at Chokeberry Dr and High Meadow Rd

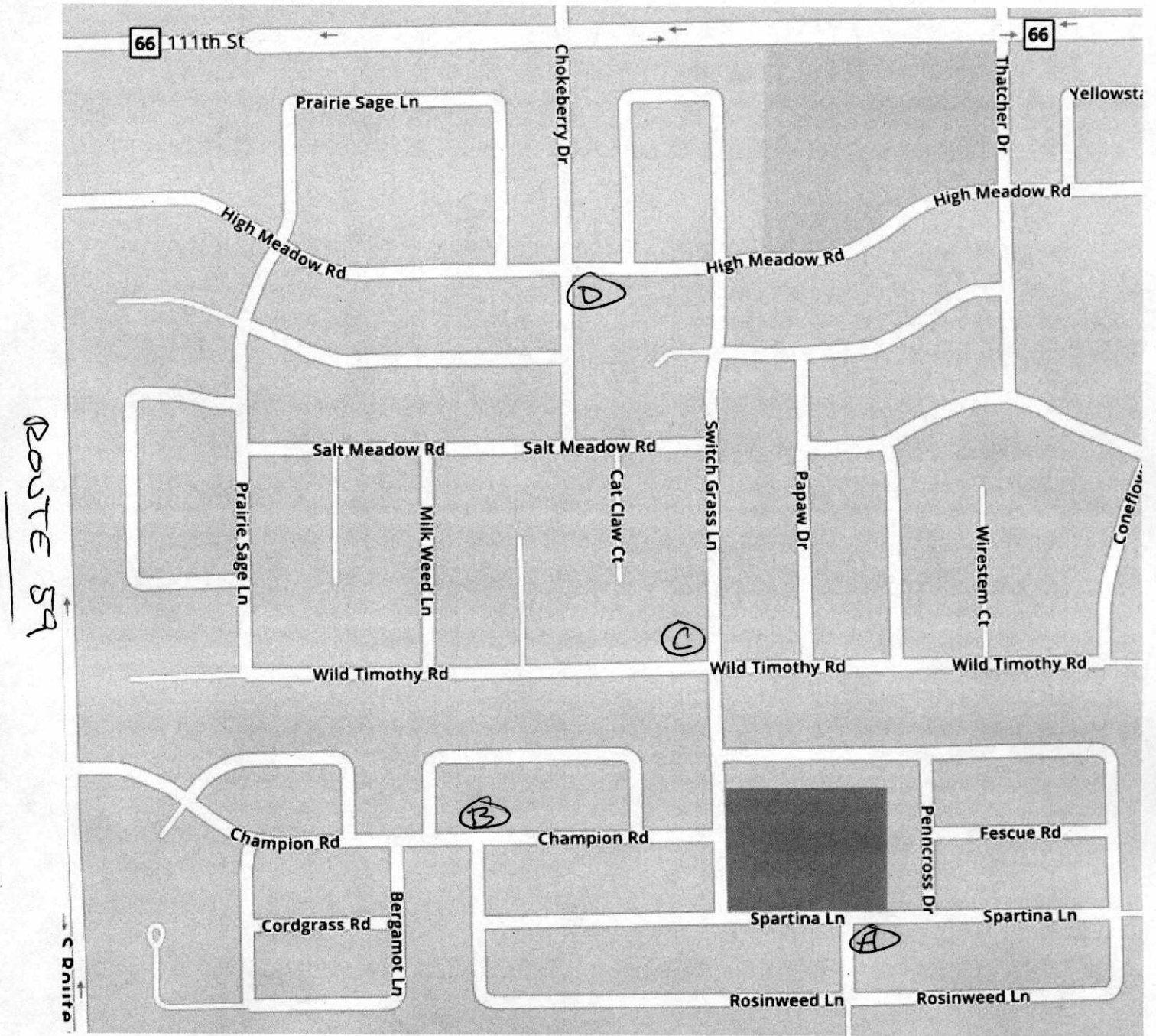
Thank you receiving and considering my comments.

Respectively,

George Howard  
High Meadow Resident Homeowner



# POLO CLUB DEVELOPMENT - DR HORTON



- A- Stop Hawkweed/Spartina
- B- Stop Rosinweed/Champion
- C: Stop Switchgrass/Wild Timothy
- D: Stop Chokeberry/HighMeadow



## Mattingly, Gabrielle

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**From:** Jill Zastressek [REDACTED]  
**Sent:** Wednesday, December 18, 2019 11:04 AM  
**To:** Planning  
**Subject:** Traffice on 119th and Route 59, concerning Polo Club proposed development  
**Attachments:** Traffic\_Wolf\_119th\_20191217\_5\_33pm\_Illegal turn.MOV

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Hi there,

I was asked to send you videos I've taken with the traffic that is already present here on 119th east of route 59. As you can see, it backs up pretty badly and 90% of these folks are going straight through 59 (not turning onto 59).

The DR Horton proposed development is to add a turn lane only along their property which will do nothing to alleviate traffic going toward 59 and adding the approximately 1,000+ cars to this area will only make it worse and more dangerous.

In addition, just last night I saw someone driving in the oncoming lane to turn onto Wolf drive...unfortunately, I only caught the vehicle as it was turning, but these dangerous practices are commonplace and you can't really blame someone for not wanting to sit in this traffic that will only get much worse with DR Horton's proposal.

Please consider voting it down (file # 19-1250, 1251 and 1252). I also have other video I can send you...this is just from today.

Thank you  
Jill

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Jill Zastressek  
[REDACTED]

## Mattingly, Gabrielle

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**From:** B Benson <[REDACTED]>  
**Sent:** Tuesday, December 17, 2019 3:38 PM  
**To:** Chirico, Steve; Novack, William; Athanikar, Manas; Bansal, Krishna; Fessler, Brett; Habel, Bill; Hanson, Bruce; Losurdo, Anthony; Margulies, Andrew; Van Someren, Oriana; White, Benny  
**Cc:** DMDash@drhorton.com; Mattingly, Gabrielle  
**Subject:** Polo Club Plan - September 18th meeting  
**Attachments:** Gmail - Polo Club Plan Proposal Comments.pdf

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Hello City of Naperville Planning and Zoning Commission:

I would like to let the Commission know that to date I have not received a response from DR Horton regarding the email I sent to them on December 9th with questions on their proposal (email attached).

In addition, I have a few comments regarding DR Horton's Polo Club Plan proposal documents submitted for the December 18th meeting:

DR Horton suggests that R3A zoning is in line with nearby residential development in Plainfield. This is **not accurate**. The townhomes west of Route 59 off of 119th Street in Plainfield are zoned R1 and R2, **not** R3. Could the Plan be adjusted to R2, instead of R3?

DR Horton suggests that their proposal is in conformance with the Southwest Community Area Plan from 2002. This is **not accurate**.

In the Southwest Community Area Plan, Figure 5, Future Land Use Plan, it designates the area to the north of the Polo Club site as low density residential and Forest Preserve. On the City's zoning map it is zoned R1a. The R3a zoning recommended by DR Horton for the Polo Club Plan is a big jump in density from R1a.

On page 20 of the Southwest Community Area Plan it recommends using "conservation design techniques as they apply to subdivision site design and stormwater management." We should verify if The Polo Club Plan is using this design method.

In Figure 7, Open Space and Recreation Plan, the Southwest Community Area Plan states: "Parks and open space are important components contributing to the **quality of life in Naperville. The special image and identity of the area is largely due to the presence of several large forest preserves, parks, and an overall sense of "openness" and "spaciousness" throughout the area.**" However, I believe the density of the Polo Club proposal would have a negative effect on this area.

I hope the Planning and Zoning Commission will not approve this Plan as configured with R3a zoning.

Thank you,  
Barbara Benson

South Pointe Resident