

STATE OF ILLINOIS        )  
  )  
COUNTY OF WILL         )  
  )  
CITY OF NAPERVILLE     )

**PETITION TO THE NAPERVILLE CITY COUNCIL AND PLANNING AND ZONING COMMISSION FOR DEVELOPMENT APPROVAL**

THE UNDERSIGNED Petitioner, Pulte Home Company, LLC, a Michigan limited liability company (hereinafter “the Petitioner”), as the contract purchaser of the property legally described on **Exhibit A** (the “Property”) , respectfully petitions the City of Naperville (the “City”) to, upon annexation of the Property pursuant to a separate petition submitted by the owners of record of the Property: (i) zone the Property in the City’s R2 Single-Family and Low Density Multiple-family Residence District; (ii) approve a conditional use for a planned unit development for the development of Naperville Polo Club, a 397 unit mixed-residential development with associated deviations as depicted on the preliminary planned unit development plat attached hereto as **Exhibit B** (the “PUD Plat”); (iii) approve a conditional use to permit single-family attached dwelling units in the R2 zoning district; (iv) approve a variance from Section 5-2C-3 for a reduction of the masonry requirements on the single-family attached dwelling units; (v) approve a temporary use to approve the marketing signage plan titled Naperville Polo Club – Naperville – Proposed Signage Plan dated July 6, 2022 attached hereto as **Exhibit C** (“Marketing Plan”); (vi) approve a preliminary plat of subdivision, a copy of which is attached as **Exhibit D** (the “Subdivision Plat”); and (vii) to approve such other relief from the Naperville Municipal Code (“Code”) as may be deemed necessary and appropriate to develop the Subject Property consistent with the plans submitted herewith.

In support of this Petition, the Petitioner states to the City of Naperville as follows:

1. Naper Bank, National Association, as Trustee under Trust Agreement dated February 9, 1988 and known as Trust No. 7-1816 (owner of Parcel 1); and Naper Bank, National Association, as Trustee under Trust Agreement dated February 9, 1988 and known as Trust No. 7-1817 (owner of Parcel 2); and Naper Bank, National Association, as Trustee under Trust Agreement dated February 9, 1988 and known as Trust No. 7-1818 (owner of Parcel 3); and Chicago Title Land Trust Company, as Successor Trustee under Trust No. 7-1819 (owner of Parcel 4); and Chicago Title Land Trust Company, as Trustee under Trust Agreement dated April 28, 1976 and known as Trust No. 1067751 (owner of Parcel 5); and Chicago Title Land Trust Company, as Trustee under Trust Agreement dated November 1, 1987 and known as Trust Number 1090871 (owner of Parcels 6, 7, 8, and 9) are the owners of the Property and shall be collectively referred to as “Owner”.

2. Owner separately filed a petition for annexation to annex the Property to the City of Naperville (“Annexation Petition”).

3. The Petitioner, Pulte Home Company, LLC, a Michigan limited liability company having an office located at 1900 E. Golf Road, Suite 300, Schaumburg, Illinois 60173, is the contract purchaser of the Property.

4. The Property consists of approximately 110 acres of land located in unincorporated Will County.

5. The existing land uses surrounding the Subject Property are as follows:

- a. North: R1A zoning in the City of Naperville – South Pointe Unit 2 single-family residential subdivision (“South Pointe”).
- b. East: A-1 in unincorporated Will County – Riverview Forest Preserve Property

- c. South: A-1 and R-3 in unincorporated Will County - Vacant Farmland owned by Will County Forest Preserve and Wolf Creek Unit 1 – single-family residential subdivision.
- d. West: A-1 in unincorporated Will County – TTLC Inc., Roofing, Siding, and Gutters facility.

6. The proposed entitlement requests meet all City and State requirements for the development of property and will facilitate the beneficial use of the Subject Property as stated below.

### **SUMMARY OF DEVELOPMENT**

The Property has previously been the subject of several iterations of a residential development proposal, which at one point was in excess of 700 units (“Previous Application”). Petitioner now proposes a significantly less dense mixed-residential development that is consistent with the standards of the City’s zoning ordinance. The proposed development, to be known as Naperville Polo Club (the “Development” or “Polo Club”), consists of four distinct housing lines- The Townes, The Meadows, The Estates, and The Springs. The Townes portion of Development consists of 136 townhome dwelling units. The Meadows and The Estates are Pulte’s standard home line-up, consisting of 40’-wide and 50’-wide homes. Meadows and Estates series homes comprise the majority of the dwelling units being constructed at Naper Commons and Wagner Farms. The Meadows and Estates homes provide different entrance points for prospective purchasers based on home/lot size and the price point. The Meadows consists of 56 code-compliant single-family lots. The Estates, consists of 57 code-compliant single-family lots. The Springs consists of 30’-wide homes. While not new to Pulte, The Springs has not been previously constructed in the Chicago Region. Pulte seeks to bring The Springs to Naperville in order to

answer the City's call for more affordable housing product. The Springs consists of 148 single-family lots.

The Development includes significant open recreational areas. While land dedicated to the Park District is not included in the City's open space calculation, it is a critical component of meeting the recreational needs of residents of the Development. Pulte will dedicate to the Park District an approximately 2.2-acre neighborhood park that is centrally located within the Development and will act as a central gathering point. In addition, Pulte will meet city-wide demand for programmable space with the construction of two new multi-use fields with associated parking consistent with City standards. In total, 8.04 acres will be dedicated for park space. In addition to the park donations, Pulte has planned Outlot D for public dedication to the Will County Forest Preserve District. This 10-acre dedication includes a new trail-head, will facilitate the logical extension of the existing Riverview Farmstead Preserve, and will help protect the adjacent river as a critical ecological resource. Between the park donation and the Will County Forest Preserve District donation, Pulte will dedicate 18.41 acres or nearly 22% of the developable Property for public recreational space.

In addition to the significant public recreational space, Pulte will create significant private open space which will be owned/maintained by a homeowners' association to be formed for the governance of the residential community. Given the abundance of public recreational space, the private open space will focus on community aesthetic and providing transitions between properties- a function equally important to active recreation. Notably, Pulte proposes an open space buffer around three sides of the property. To the south and along Book Road, these open spaces will be heavily planted and will provide an important transition between the adjacent arterial roadway and the proposed residential dwelling units. To the north, the buffer will be heavily

planted and will serve as a defined separation between existing and proposed residential communities. While defined buffers between similar residential uses is not necessary, Pulte seeks to proactively address potential concerns of existing Naperville residents. Other private open space is dedicated to open yards and stormwater basins that will provide attractively landscaped areas, helping to establish the character of the community and making the development an attractive destination for residents. In particular, attention is focused on the main entrance drive which features heavily landscaped entrance monuments flanking the tree-lined boulevard style drive. Significant wide-open blue-water ponds with fountains will welcome guests/residents and provide a grand sense of arrival. This well-manicured landscape design will help establish character of the community with the landscaped roundabout providing a terminated vista and completing the entrance experience. Together the public recreational areas and the private open space balance the need for active and passive open spaces with landscape design focused on “place-making”. The proposed design is consistent with good land-planning and the purpose of the City’s zoning ordinances.

The proposed Development will also facilitate important traffic improvements. Naperville suffers from insufficient north-south traffic routes. Pulte will address this issue by helping to move the City closer to a known planning objective with the proposed 100’ right-of-way dedication and extension of Book Road improvements across the Property frontage. In addition, Pulte proposes to dedicate right-of-way and construct interim improvements to 119<sup>th</sup> Street. With the initial phase of the development Pulte will install new left turn lanes across the frontage of the Property, specifically include a left turn lane into Wolf Creek. Pulte will construct interim Route 59 improvements upon issuance of an IDOT permit. Pulte proposes an extended left turn bay and a new right turn lane for westbound traffic at 119<sup>th</sup> Street and Route 59. These interim improvements

will improve significant deficiencies in the function of 119<sup>th</sup> Street traffic. More importantly, the annexation will provide municipal jurisdiction over 119<sup>th</sup> Street and facilitate work toward the ultimate improvement of 119<sup>th</sup> Street consistent with its designation as an arterial roadway. Ultimate improvement to 119<sup>th</sup> Street will be a significant multi-jurisdictional effort. Toward this end, Pulte will fund and initiate the phase-1 study necessary for Surface Transportation (STP) funding that will be essential for the type of right-of-way acquisition and bridge improvements that will be critical to the ultimate improvement of 119<sup>th</sup> Street.

With four distinct housing lines, the Development will add to the diversity of the City's housing stock and meet the various needs/desires of a broad buyer pool. The Townes will be located at the entrance to the community and along the southern portion of the project. The Townes will serve as a transition between the more intensive use of 119<sup>th</sup> street and the lower-density and larger-lot single-family homes of South Pointe as the development gradually progresses north. Traditional townhomes often serve diverse needs of both first-time homebuyers and move-down buyers. The location and incorporation of the townhomes while consistent with the goals of the Development, is also consistent with the natural character of the Property. The Property is immediately west of significant quarries and is encumbered by shallow bedrock. The incorporation of the townhomes, to be constructed on slab, is a function of natural property limitations.

The Springs is located north and west of the Townes. The Springs is the largest detached single-family component of the Development, comprising more than 37% of the total dwelling units. The Springs, consisting of 30' wide homes, is specifically intended to address the City's stated goal of providing more affordable/attainable housing product. The Springs product is a direct response to the City's Priorities Plan 2021 and ongoing discussions about potential future

affordable housing mandates and/or voluntary programs to encourage new affordable housing. While some recent developments have donated funds toward future affordable/attainable housing, Pulte proposes to actually construct new homes that are targeted to buyers at 100% of the Naperville Area median income. Five different floor plans will be offered in The Springs. The homes will range from 1,700 to 2,500 square feet. The standard home includes 3-bedrooms, but unique buyer options will provide the opportunity for additional bedrooms. As with The Meadows and The Estates, Pulte will provide prospective homebuyers with a significant array of options or upgrades.

The homebuyer “options” or “upgrades” differentiate Pulte from other public homebuilders and provide the homebuyer with greater control of their destiny. At the same time, this optionality makes it more difficult to accurately predict the ultimate sales price of a Pulte home. Nevertheless, Pulte hereby commits to selling not less than 20% of the units in The Townes and 20% of the units in The Springs at a price below the applicable 30% threshold based on 100% Naperville AMI. Pulte does not propose to “restrict” the future sale or resale of the units. While these units may not meet State of Illinois or academic definitions of “affordable housing”, consistent with the adopted Priority Plan 2021, they will provide important “Housing Choice” and “support housing and neighborhoods for all stages of life.” Pulte seeks no financial assistance to construct the designated 20% attainable units in The Townes or The Springs.

The Meadows and the Estates series stretch across the northern one-half of the Property continuing the logical transition of lot size and densities from 119<sup>th</sup> Street to the existing residences in South Pointe. The lot sizes and bulk standards for both The Meadows and The Estates are compliant with applicable R-2 zoning standards. The Meadows will feature five different floor plans including two ranch floor plans. The homes will range from 1,700 to 3,900 square feet. The

Estates will also feature five different floor plans with homes ranging from 3,100 to almost 4,000 square feet. In both The Meadows and The Estates each floor plan will offer four or five different elevations to provide a diversity of architecture along the streetscape. The traditional single-family homes will include a mix of siding and masonry materials.

### **APPROVAL OF REZONING THE PROPERTY TO R2**

7. The applicant under the Previous Application requested the Property be zoned R3A upon annexation to the City of Naperville.

8. Upon annexation of the Property to the City of Naperville, Petitioner respectfully requests that the Property be zoned R2, Single-Family and Low-Density Multiple-Family Residence District.

9. The proposed R2 zoning designation will facilitate a development plan that is less dense and less intense than the Previous Application while addressing the need for affordable and diverse housing in the City.

10. The proposed zoning meets the City standards as follows:

- a. The amendment promotes the public health, safety, comfort, convenience and general welfare and complies with the policies and official land use plan and other official plans of the City; and*

Petitioner proposes the Property be zoned R-2 Single-Family and Low-Density Multiple-Family Residence District upon annexation to the City of Naperville. The intent of the R2 district is to provide multiple-family areas of a low-density character accommodating a variety of housing types and compatible uses. The proposed zoning is less intensive than previous third-party proposals to develop the Property.

The proposal fulfills the goals of the City's Land Use Plan by offering diverse housing to



ensure the new homes are of different types, price points, styles, and densities to address the different needs of different homebuyers in today's market. In addressing the City's goal to provide a diverse housing stock Petitioner has carefully planned the community to provide a logical transition from more intensive residential uses along 119<sup>th</sup> Street to lower intensive and larger residential homes/lots adjacent to the existing residences in South Pointe. Being located in unincorporated Will County just beyond the most southern limits of the City, the Property is not identified under the City's Land Use Plan, but is contiguous to City limits and is a logical extension of existing residential development within the City of Naperville.

The proposal is also consistent with the City's Priority Plan 2021, which specifically identifies "Housing Choice" and the need to "support housing and neighborhoods for all stages of life." To this end the City is currently working toward a voluntary affordable housing ordinance which will incentivize the construction of affordable housing. The Townes and The Springs series of homes are specifically intended target the 100% Naperville area median income and the proposed development is a direct response to the policy directives established by the City of Naperville.

*b. The trend of development in the area of the subject property is consistent with the requested amendment; and*

The existing land uses surrounding the Subject Property are as follows:

- a. North: R1A zoning in the City of Naperville – South Pointe Unit 2 single-family residential subdivision.
- b. East: A-1 in unincorporated Will County – Forest Preserve Property
- c. South: A-1 and R-3 in unincorporated Will County – Vacant Farmland owned by Will County Forest Preserve and Wolf Creek Unit 1 – single-family residential subdivision.

- d. West: A-1 in unincorporated Will County – TTLC Inc., Roofing, Siding, and Gutters facility.

The proposed residential community fits harmoniously with the existing adjacent land uses. While the Property shares a northern border with existing single-family residences, the Property is uniquely positioned with vacant land to the east/west and 119<sup>th</sup> Street providing a transition to the south. For this reason, more intensive residential uses are located on the southern ½ of the Property. Less intensive residential uses are located on the northern ½ of the Property. Along the northern property line Petitioner has also taken care to incorporate a landscape outlot that will create separation between otherwise adjacent single-family lots. This landscape outlot will be heavily planted and owned/maintained by the community homeowners' association. As a common amenity, this landscape outlot will be uniformly maintained in perpetuity.

- c. The requested zoning classification permits uses which are more suitable than the uses permitted under the existing zoning classification; and*

The existing zoning classification of the Property is A-1 in unincorporated Will County. Upon annexation to the City of Naperville, the Petitioner is required to request a zoning designation for the Property. Accordingly, Petitioner requests the Property be zoned R2 to facilitate a diverse housing mix in response to City policies and objectives. While South Pointe is zoned R1A in the City of Naperville and is comprised solely of detached single-family homes, the edge of a subdivision is a logical transition point between zoning districts. Throughout the City there are examples of adjacent subdivisions with R1/R1A zoning and R2 zoning, proving that such uses can coexist harmoniously. In this case, the City policies for diverse housing stock and the unique geological conditions associated with shallow bedrock support the proposed R2 zoning.

- d. The subject property has not been utilized under the existing zoning classification for*

*a substantial period of time; and*

The Property is zoned A-1 in Will County. The Property was historically utilized for agricultural or recreational purposes in the Will County. Due to the surrounding development, historical agricultural uses are no longer beneficial or financially viable. The property has been utilized for soccer fields pending redevelopment for a more productive use. Upon annexation to Naperville, the City Code directs that a Petitioner must apply for rezoning. Petitioner believes that the proposed zoning is most appropriate in light of surrounding circumstances and the direction of City policy.

*e. The amendment, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.*

The zoning designation will not alter the essential character of the neighborhood. Instead, the zoning designation will continue the trend of residential development throughout south Naperville. While adjacent properties include a diverse mix of public uses, industrial uses and residential uses, the Property is clearly positioned for residential development. The area roadways will not support additional industrial development. While commercial development is likely to occur along Route 59, commercial uses could not be reasonably supported along 119<sup>th</sup> Street in its current condition. Residential development is logical. Moreover, looking at South Pointe subdivision to the north, a stub roadway connection was incorporated at Hawkweed Drive in clear contemplation of additional residential development to the south. It should also be noted that the proposed development contemplates 27 acres dedicated to new public uses between right-of-way for 119<sup>th</sup> Street and Book Road and recreational lands for park district and forest preserve uses. If granted, the map amendment will allow for Petitioner's development of a mixed-residential housing community consisting of four distinct housing lines addressing the housing needs of a

variety of different homebuyers is a logical extension of existing residential development in the City and will not cause a substantial detriment to adjacent properties.

**APPROVAL OF A CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT**

11. Here, a planned unit development is required to establish a site plan for the residential development and to approve deviations from the Code as more specifically detailed herein.

12. The conditional use meets the standards set forth in the Code as follows:

- a. The establishment, maintenance or operation of the conditional use will not be detrimental to, or endanger the public health, safety and general welfare; and*

The conditional use for a planned unit development will facilitate the development of a mixed-residential community on the Property to facilitate the logical growth and extension of the City. Petitioner's proposal is a significantly less dense community than previous residential proposals, while still offering a mix of housing under four different series of homes and addressing the City's ongoing affordable housing efforts. Accordingly, the conditional use will not endanger the public health, safety and general welfare.

- b. The conditional use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; and*

Pulte has successfully developed a series of subdivisions in Naperville over the last decade, selling in excess of 1,000 homes during that timeframe. This rich history establishes credibility around the design and selection of appropriate housing product in light of context of the immediate area. Here, Pulte will facilitate the development of a mixed-residential community to address the growing need for diverse housing in Naperville. The Meadows and The Estates series homes are traditional housing product that have proven successful in Naperville. The Meadows and The

Estates homes will provide a transitional use between existing residences to the north and the more intensive residential uses proposed to the south. The incorporation of The Townes and The Springs in the south ½ of the Property adds diversity to the south Naperville housing stock and is a direct response to City objectives that encourages more affordable housing options. The proposed development incorporates strategies that have proven success in other Naperville subdivisions to ensure that the development will not be injurious to the neighborhood.

*c. The establishment of the conditional use will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district; and*

The proposed development will not impede normal and orderly development or improvement of adjacent property. The area to the north of the Property is already developed and is utilized for compatible residential uses. Property to the east/west/south is outside of the City's limits. Areas to the south and east are generally owned by the Will County Forest Preserve District and future development is prohibited. Petitioner has discussed the Development with staff from the Will County Forest Preserve District and does not believe that the proposed development will impair the use of Forest Preserve property. West of the Property, vacant land is anticipated for commercial use in the Village of Plainfield. While future commercial development may require some accommodation of residential uses on the Property (i.e. buffering), such accommodations are typical as part of any commercial development.

*d. The establishment of the conditional use is not in conflict with the adopted comprehensive master plan.*

Being located in unincorporated Will County just beyond the most southern point of Naperville, the Property is not identified under the City's Land Use Plan, but is contiguous to City limits and is a logical extension of residential development within the City of Naperville.

Accordingly, the conditional use is not in conflict with the comprehensive plan.

13. The planned unit development meets the standards set forth in the Code as follows:

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

The proposed development is designed and configured to provide distinct neighborhoods of housing options, which will serve a broad pool of potential buyers and help to diversify the City's housing stock. The Townes will serve the needs of first-time homebuyers and a large pool of move-down buyers in south Naperville. The Springs will provide new attainable housing, targeting buyers at the level of 100% Naperville area median income. Homes will range from 1,700-2,500 square feet and will have five different floor plans offered. The Meadows and The Estates will collectively fill demand for traditional housing product for move-up buyers in south Naperville. While meeting the needs of a variety of homebuyers, the proposed development is designed to gradually increase in land-development intensity from north to south recognizing the Estates series is harmonious to South Pointe and the Townes are better suited adjacent to 119<sup>th</sup> Street. Moreover, the proposed development has been thoughtfully designed so that the exterior of the buildings will fit seamlessly into the community, which will enhance the surrounding environment and provide a cohesive development with extensive open space and recreational opportunities.

Petitioner has designed the community with a combination of sidewalks and pedestrian paths to create an integrated and walkable community with usable and accessible common open space private to the community, which will be owned/maintained by a homeowners' association to be formed for the governance of the residential community. The private open space will focus on community aesthetic and providing transitions between properties, which is a functional and

equally as important as active recreation. Notably, Pulte proposes an open space buffer around three sides of the Property. Other private open space is dedicated to open yards and stormwater basins that will provide attractively landscaped areas, establishing character and making the development an attractive destination for residents.

In addition to the private open space, Petitioner will be dedicating land to both the Park District and the Will County Forest Preserve District. Pulte will dedicate to the Park District an approximately 2.22 acre neighborhood park that is centrally located within the Development and will act as a central gathering point. In addition, Pulte will meet city-wide demand for programmable space with the construction of two new multi-use fields and associated parking. In total, 8.04 acres will be dedicated for park space, which is a critical component of meeting the recreational needs of the residents of the development. Approximately 11% of the Property will be dedicated to the Naperville Park District for public use, which is in addition to the 37% of open space being provided as part of the planned unit development. In addition to the park donations, Pulte plans to dedicate Outlot D to the Will County Forest Preserve District as a logical extension of the Will County Forest Preserve's Riverview Farmstead Preserve and will help protect the adjacent river as a critical ecological resource. With the combined park and forest preserve donations, Pulte will dedicate 18.41 acres or nearly 22% of the developable Property for public recreational space. Together, the private open space and public recreational areas balance the need for active and passive open spaces consistent with good land-planning and the purpose of the City's zoning ordinances.

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

The PUD will allow the Petitioner to utilize the Property to an extent that is compatible with the surrounding environment and to its highest and best use. The planned unit development meets the requirements and standards of the planned unit development regulations as follows:

- (i) Ownership and Control: The proposed development meets the ownership and control requirements. Petitioner is the contract purchaser of the Property.
- (ii) Area, Lot Width, Yard, and Height/Bulk Requirements:

The configuration of the PUD provides for a cohesive development and does not lend itself to a separate calculation of lot area between the single-family attached and single-family detached units. The total lot area for the proposed development is 4,816,429 square feet. Utilizing the minimum lot area for single family detached dwelling of 6,000 square feet and the minimum lot area for single-family attached dwelling of 4,000 square feet and applying these requirements to the proposed unit counts for Polo Club (261 detached units @ 6,000 sf and 136 attached units @ 4,000 sf) yields a total area of 2,110,000 square feet being required for this project. By this measurement, we are exceeding the Code required lot area and thereby creating a less dense community than would otherwise be allowed by the Code. Petitioner only proposes deviations for the Springs series. Specifically, Petitioner proposes to modify the following R2 standards: (i) Section 6-6C-5:1 minimum lot size of 6,000 sf to 4,510sf; (ii) Section 6-6C-6:1 minimum lot width of 50 ft to 41 ft; (iii) Section 6-6C-7:1: front yard setback of 25 ft to 20ft, corner side yard setback of 15 ft to 10 ft; interior



side yard setback of 5' minimum, combined 11' total, rear yard setback of 25 ft to 20 ft, and (iv) a deviation from section 6-2-3:5.3 in the Code to permit eaves to encroach into the required side yard easements in the Springs Series (collectively the "Deviations").

A. Deviations from Bulk Regulations in the R2 Zoning District meet the requirements and standards for granting a Deviation under a PUD as follows:

*1. Whether the requested deviation would undermine the intent and purpose of the underlying zoning district.*

The intent of the R2 District is to "provide multiple-family areas of low density character accommodating a variety of housing types and compatible uses". Consistent with the intent of the R2 District, Petitioner has thoughtfully designed the subdivision to include four different series of homes to target a broad swath of potential homebuyers. In doing so, Petitioner has located larger lots and more expensive homes along the northern section of the Property and adjacent to existing Naperville residents. The plan transitions to smaller lots and more affordable homes within the development, where any impact would be borne by Petitioner.

*2. Whether the requested deviation would be a detriment to the provision of municipal services and infrastructure.*

The municipal services and infrastructure to be incorporated into the proposed community are depicted on the engineering plans submitted herewith. All necessary improvements will be designed

and installed in accordance with the City's design standards and the requested deviations will have no impact on municipal services and infrastructure. Notably, the proposed development is within established density standards for the R2 District. Therefore, despite the different allocation of area to individual lots, it stands to reason that there will be no unanticipated impact on City services or infrastructure.

*3. Whether the requested deviation would contribute a planned unit development which offers a superior level of design, amenity enhancement, or environmental benefit; or would enhance community vitality through the inclusion of attainable or barrier free housing.*

A planned unit development is intended to provide flexibility in the stringent design metrics of the zoning code in exchange for amenity enhancement, environmental benefit, superior design, or enhanced community vitality. Petitioner believes that the PUD and associated deviations accomplish these objectives through: i) significant new public open space amenities; ii) the extension and improvement of the City's roadway infrastructure; and iii) through the diversification of the City's housing stock and specifically the inclusion of new attainable housing consistent with the City's Priority Plan 2021. The deviations being requested are specific to the Springs series and ultimately allow the Petitioner to incorporate an overall proposal consisting of a mix of housing to address the need for diverse housing in Naperville in accordance with the Land

Use Plan and the City's objectives. Specifically, the City's Priority Plan 2021 identifies "Housing Choice" and the need to "support housing and neighborhoods for all stages of life." The requested deviations will permit four (4) series of homes within the community, which all address diverse buyers during different stages of life as specifically detailed herein. In accordance with the City's Priority Plan 2021, the City continues to encourage affordable/attainable housing in Naperville. Pulte will specifically target the Townes and the Springs buyers in the income band of 100% Naperville area median income. Accordingly, granting the requested deviations will allow the proposed development to include an affordable/attainable housing option, which is aligned with the policy directives established by the City.

- B. Deviation from Section 6-2-3:5.3 in the Code to permit the Springs series homes to encroach into the required side yard meets the requirements and standards for granting a Deviation under a PUD as follows:

*1. Whether the requested deviation would undermine the intent and purpose of the underlying zoning district.*

Under the Code, no encroachment can be located above a 5-foot interior side yard drainage or utility easement from the ground to the sky. As depicted on the elevations, the eaves on the Springs series may encroach up to 12" over the required 5-foot interior side yard easement due to the size and nature of the Spring Series and its

underlying purpose of providing affordable housing in Naperville. However, no easement will be negatively impacted by the eaves as they will be located above the easement as an extension of the roof. Technically, the Petitioner could eliminate the eaves, but this would drastically change the architectural character of the home designs. The eaves add depth to the home and create shadow lines for the residences and the deviation will permit the homes to maintain a higher level of architecturally pleasing character. Not only do eaves provide a superior level of architecture, but they also serve an important purpose by keeping water away from the walls and window systems of the homes. Although it is possible to eliminate the eaves to eradicate this deviation request, doing so would not be in the best interest of the future residents of Polo Club. Therefore, the incorporation of the eaves will provide a superior level of design and quality to the homes, which does not negatively impact the purpose of the underlying zoning requirements.

*2. Whether the requested deviation would be a detriment to the provision of municipal services and infrastructure.*

The municipal services and infrastructure to be incorporated into the proposed community are depicted on the engineering plans submitted herewith. All necessary improvements will be designed and installed in accordance with the City's design standards and the requested deviation being located above a utility easement as a slight extension of the roof on the homes will have no impact on

municipal services and infrastructure. Specifically, Petitioner has coordinated with the City's engineering and public utility departments to coordinate easements and associated infrastructure. Where significant utilities are located in side yards, Petitioner has taken care to oversize those easements in coordination with the City.

*3. Whether the requested deviation would contribute a planned unit development which offers a superior level of design, amenity enhancement, or environmental benefit; or would enhance community vitality through the inclusion of attainable or barrier free housing.*

The requested deviation will only apply to the Springs series, which has specifically been developed by the Petitioner to provide an attainable housing product in Naperville. Accordingly, the requested deviation will enhance community vitality through the inclusion of attainable housing.

C. Petitioner also requests deviations from Chapter 16 of Title 6 (the "Sign Code") as follows: (i) a deviation from Section 6-16-4:2.1.2 of the Code to allow four (4) 40-square foot monument signs; and (ii) a deviation from Section 6-16-4:2.1.3 of the Code to allow two (2) of the monument signs to be up to a maximum height of 8'- 4" in accordance with the Preliminary Landscaping Plans submitted herewith. Petitioner's request meets the requirements for a variance and is appropriate based upon the following factors:

*1. Whether the requested deviations would undermine the intent and purpose of the underlying zoning district.*

The deviations are in harmony with the general purpose and intent

of this Title and the adopted comprehensive master plan. A stated purpose of the Sign Code is to “advance the economy of the City by recognizing the need for adequate site identification through promoting the reasonable and objective display of signage, and to encourage effective communication between signs and the public.”

The Property is located off of 119<sup>th</sup> Street just east of Route 59. Though currently considered a minor arterial, the area of 119<sup>th</sup> Street where the Property is located has a speed limit of 50 mph. Where the Sign Code governs signs on commercial and institutional property, the maximum square footage for ground signs is determined by the posted speed limit in the area the sign is located. In this particular scenario, a ground sign is permitted to be 90 square feet if the Property was used for commercial or institutional purpose due to the high rate of speed along 119<sup>th</sup> street. Petitioner does not request its monument signs be as large as allowed under the commercial Sign Code, but recognizes the higher speed limit in this particular area of 119<sup>th</sup> street and respectfully requests a deviation to increase the size of the monument signs on residential property from 32 square feet to 40 square feet to adequately identify the subdivision and allow vehicles ample opportunity to slow down and turn into the subdivision. Granting this variance will ultimately create safer conditions along 119<sup>th</sup> street and better identify the subdivision to the public in harmony with the intent of the Sign Code. Petitioner

requests the same relief for the signs to be located at the Book Road and Hawkweed Drive entrance (the “Book Road Entrance”) to ensure consistent signage for the community.

In addition, Petitioner requests a deviation to increase the height of the two monument signs to be located at the Book Road Entrance from 6’ to 8’-4”. The primary monument signs at the entrance to the community at Road B and 119<sup>th</sup> Street (“Primary Entrance”) will have a height of 9 feet, which comply with the Sign Code being that they are located along an arterial roadway. The monument signs to be located at the Book Road entrance will be an integral part of identifying another entrance to the community. Petitioner seeks a deviation to increase the height of the monument signs at this location to ensure there is distinction between the Polo Club community and the park site located immediately east of the Book Road Entrance. Though the sign panel will be the same 40 square feet as the Primary Entrance signs, the support structure for the monument signs at the Book Road Entrance will be significantly smaller than the support structures at for the monument signs at the Primary Entrance.

*2. Whether the requested deviations would be a detriment to the provision of municipal services and infrastructure.*

The deviations from the Sign Code will have no impact on municipal services and infrastructure.

*3. Whether the requested deviations would contribute a planned unit development which offers a superior level of design, amenity*

*enhancement, or environmental benefit; or would enhance community vitality through the inclusion of attainable or barrier free housing.*

The deviations will contribute towards properly identifying a planned unit development of superior level of design. The monument signs will be located at the Primary Entrance and the Book Road Entrance as depicted on the plans submitted herewith. The monument signs will not be illuminated and will consist of brick and concrete materials which will ensure quality and durability. Immediately south of the community is the Riverview Farmstead Forest Preserve Property, which will be unaffected by the appearance of the Polo Club entrance signs. Immediately east of the Book Road Entrance will be the publicly dedicated park site. Accordingly, the deviation will have no detriment on the adjacent property, will not alter the essential character of the neighborhood, and will ensure proper identification of this unique community.

- (ii) Common Open Space: Approximately 37% of the Subject Property will be dedicated to common open space in accordance with the Open Space exhibit submitted herewith. While land dedicated to the Park District is not included in the City's open space calculation, it is a critical component of meeting the recreational needs of residents of the Development. In total, nearly 8.04 acres will be dedicated to the Naperville Park District and is in addition to the 37% common open space provided as part of the planned unit development.



- (iv) Landscaping, Screening, and Tree Preservation: A landscape plan has been submitted in compliance with the City's requirements for landscaping and screening upon development of the Property. The proposed landscaping and screening significantly exceeds basic City requirements and was designed by Petitioner's landscape architect to establish character of the community and provide important buffering where appropriate.
- (v) Lighting: The proposed development complies with the City's exterior lighting regulations.
- (vi) Pedestrian and Bicycle Circulation: The Development exceeds minimum standards. Sidewalk is provided on two sides of all streets. A pedestrian path is provided along 119<sup>th</sup> Street and extended along the new Book Road frontage. The pedestrian path extends into the community and also into the Outlot D dedication area, providing a new public trailhead for the Riverview Farmstead Forest Preserve.
- (vii) Relationship to Adjoining Land: The area to the north of the Property is already developed and is utilized for compatible residential uses and the proposed planned unit development is a logical extension of Naperville's residential development. Property to the east/west/south is outside of the City's limits.
- (viii) Density Bonuses: No density bonus is being requested.
- (ix) Park and School Sites: Park and School donations will be required as part of this development. The Petitioner will be dedicating approximately 8.17 acres to the park district for a park site and multi-use fields with associated

parking. The remaining requirement will be satisfied by improvements to the park parcel and/or by cash contribution to be paid at building permit. Petitioner has met with the Park District and specifically coordinated the proposed improvements in accordance with public needs. School donation will be provided as cash in lieu of a school site and will be paid on a pro-rata basis at the time of building permit.

- (x) Public Improvements: The community will be constructed with public right-of-way to and through the subdivision. Other utility service necessary for the service of the subdivision will be constructed by Petitioner consistent with the City's design standards.

- c. 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 Petitioner designed the community efficiently by incorporating four (4) different series of home products for residents with different housing needs and seeking close proximity to natural and manmade recreational features such as the DuPage River and the Riverview Farmstead Preserve in addition to significant open space and recreational opportunities. The Petitioner is proposing a 2.2-acre park which will be publicly dedicated. In addition, Petitioner will provide for the preservation of the open space located adjacent to the Forest Preserve by incorporating two (2) public multi-use fields with associated parking in the northeastern quadrant of the Property which will also be dedicated to the park district and be available to local sports and recreational organizations. Lastly, Petitioner plans to publicly dedicate Outlot D to the Will County Forest Preserve District as an extension of the Will County Forest Preserve's Riverview Farmstead Preserve. The location of the public and private open space throughout the community embrace

the natural features of the site being located adjacent to the forest preserve and ensures those natural features will be preserved in order to protect the adjacent river as its critical ecological resource.

In addition, the proposed planned unit development provides for the transportation internal to the development and vehicular connectivity via the stub connection located at Hawkweed Drive within the South Pointe subdivision in addition to two access points located off of 119<sup>th</sup> street; one that which will be the extension of and relocation of Book Road. In addition to dedicating a 100' right-of-way for Book Road and 60' of right-of-way for 119<sup>th</sup> Street as part of the development, Petitioner's development will facilitate important interim and long-term traffic improvements. On an interim basis, Petitioner will provide additional stacking for the existing left turn lane and construct a new right-turn lane at 119<sup>th</sup> Street and Route 59. Petitioner will also construct new left-turn lanes across the frontage of the Property, specifically include a new left turn lane for the benefit of unincorporated residents in the Wolf Creek subdivision. These interim improvements will improve significant deficiencies in the function of 119<sup>th</sup> Street. Additionally, Petitioner's annexation and associated dedication of right-of-way will extend Naperville jurisdiction and facilitate future improvements of 119<sup>th</sup> street as an arterial roadway. Pulte proposes to fund a Phase 1 STP study which is the critical first-step in obtaining federal funding for the necessary multi-jurisdictional road improvement on 119<sup>th</sup> Street from Naperville/Plainfield Road west to Route 30.

*d. Open Space, outdoor common area, and recreational facilities are provided.*

As outlined above, ample open space and outdoor common areas will be provided as part of the community. The design of the community indicates approximately 37% of the Property will be utilized for open space. While land dedicated to the Park District is not included in the City's open space calculation, it is a critical component of meeting recreational needs of the future

development. In fact nearly an additional 10% of the developable Property will be dedicated to the Naperville Park District for public recreational space which includes the park site at the heart of the community, two programmable multi-use fields and associated parking. Petitioner also incorporated sidewalks and a pedestrian path system to interconnect the stormwater detention basins, which allows for an additional recreational feature.

- e. 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.*

Petitioner requests deviations from the following regulations in the R2 zoning district: (i) Section 6-6C-5:1 minimum lot size of 6,000 sf to 4,510sf; (ii) Section 6-6C-6:1 minimum lot width of 50 ft to 41 ft; (iii) Section 6-6C-7:1: front yard setback of 25 ft to 20ft, corner side yard setback of 15 ft to 10 ft, interior side yard setback to 5' minimum and a combined total of 11', and rear yard setback of 25 ft to 20 ft; and (iv) a deviation from section 6-2-3:5.3 in the Code to permit an encroachment into the required side yard. The requested Deviations only apply to the Springs, meeting the standards for granting a deviation under a PUD as previously stated herein.

Petitioner also requests: (i) a deviation from Section 6-16-4:2.1.2 of the Code to allow four (4) 40-square foot monument signs; and (ii) a deviation from Section 6-16-4:2.1.3 of the Code to allow two (2) of the monument signs to be up to a maximum height of 8'- 4" in accordance with the Preliminary Landscaping Plans submitted herewith. The requested deviations meet the standards for granting a deviation under a PUD as previously stated herein.

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

The Property is positioned between South Pointe and 119<sup>th</sup> Street, which is a heavily traveled thoroughfare. Petitioner's mixed-residential plan is designed to create appropriate and gradual transitions between land uses while addressing the needs of modern homebuyers.

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

Being located in unincorporated Will County just beyond the most southern point of Naperville, the Property is not identified under the City's Land Use Plan, but is contiguous to City limits and is a logical extension of residential development within the City of Naperville. The City's Land Use Plan was approved in March of 2022 and recognizes the need for diverse housing of different types, price points, styles, and densities and states "the City should emphasize housing diversity to ensure Naperville offers homes that are comfortable, affordable, and inclusive to everyone." By offering four distinct neighborhoods of varying styles, price points, and housing types, Petitioner is fulfilling the objectives of the comprehensive plan which is right on target with current market trends.

**APPROVAL OF A CONDITIONAL USE TO PERMIT TOWNHOMES IN THE R2 ZONING DISTRICT**

- a. The establishment, maintenance or operation of the conditional use will not be detrimental to, or endanger the public health, safety and general welfare.*

The intent of the R2 Zoning District is to provide multiple-family areas accommodating a variety of housing types and compatible uses, which is precisely the objective Petitioner seeks to achieve by offering townhomes and three separate series of traditional single-family homes. Townhomes are widely desirable given the demographic shift the real estate market has seen with Millennials fleeing large cities for the suburbs<sup>1</sup>. This trend has been gaining traction over the past

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<sup>1</sup> <https://fortune.com/2020/07/17/people-leaving-cities-coronavirus-data-population-millennials-marriage-families-housing-real-estate-suburbs/>

couple of years where large U.S. Cities have been losing tens of thousands of millennial residents to nearby suburbs since 2018<sup>2</sup>. We saw this trend continue to grow in 2020 and most recently in 2021 and 2022 due to the COVID-19 pandemic prompting millennials to move out of large-populated cities and purchase their first home in the suburbs at an affordable price point now that working-from-home is common practice and the need to be in close proximity to a city office is reduced. Townhomes are widely desirable for a first-time homebuyer in that they have little to no maintenance and are priced more affordably than a traditional large-lot single-family detached home. Moreover, townhomes are largely sought among empty nesters looking to downsize with little maintenance obligations. Therefore, approving the conditional use will provide a much-needed housing product in a time where townhomes are in high demand.

- b. The conditional use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.*

Approval of a conditional use to permit townhomes will provide diverse housing and the higher intensity home product will be placed at the entrance to the community along 119<sup>th</sup> Street. Internally, Petitioner thoughtfully designed the proposed development to gradually transition from the highest density located along 119<sup>th</sup> street to the lowest density and largest lots adjacent to South Pointe as depicted on the plans submitted herewith. Accordingly, the Townes will not be injurious to the use and enjoyment of other property within the area.

- c. The establishment of the conditional use will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district.*

The establishment of townhomes within this proposed residential community will not impede development of adjacent properties. Residential development of the Property has been contemplated several times over recent years. The Development provides a true mix housing

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<sup>2</sup> <https://www.wsj.com/articles/millennials-continue-to-leave-big-cities-11569470460>

types, ranging from large and smaller lot single family homes, affordable homes, and townhomes. Said mix of housing addresses the City's goal of providing more housing diversity along with affordable and more inclusive options in the Naperville market. The proposed community logically transitions from existing residences in South Pointe with a landscape outlot and the largest lots in the Estates Series along the northern property line. Lot sizes decrease as you move further south toward the Townes and 119<sup>th</sup> Street. The remaining adjacent properties to the east/west/south are outside the City's limits, though the conditional use to permit townhomes are not expected to impede normal and orderly development of those properties.

*d. The establishment of the conditional use is not in conflict with the adopted comprehensive master plan.*

Being located in unincorporated Will County just beyond the most southern point of Naperville, the Property is not identified under the City's Land Use Plan, but is contiguous to City limits and is a logical extension of residential development within the City of Naperville. The conditional use to permit townhomes within the proposed development is in harmony with the intent of the R2 zoning district in that it will promote a mixed-residential community offering a variety of housing types consistent with the adjacent residential neighborhoods.

#### **WAIVER FROM SECTION 5-2C-3: EXTERIOR WALL CONSTRUCTION**

The Petitioner is requesting the City approves a waiver of the masonry requirement as depicted on the approved elevations. The proposed waiver of the 50% masonry requirement for the construction of single-family attached dwellings under Section 5-2C-3 of the Code meets the requirements for a variance and is appropriate based upon the following factors:

*a. The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan; and*

The variance is in harmony with the general purpose and intent of this Title and the adopted

comprehensive master plan. The masonry requirement of 50% of the Townes will not align with the overall intent of Polo Club which is to diversify the City's housing stock while incorporating more affordable housing options consistent with the City's policies, goals, and objectives.

Naperville Polo Club will add to the diversity of the City's housing stock with four different series of homes integrated within a single community. Notably, the City has no masonry requirement for detached single family homes. The majority of the land area and approximately 63% of the residential dwelling units in Naperville Polo Club will be detached single family homes. While there are a variety of elevations available for the detached single-family homes, none of the detached single family home elevations approach 50% masonry. Where masonry is provided on detached single-family homes, masonry is incorporated to varying degrees across the front elevation of the home. Petitioner seeks a waiver from the 50% masonry requirement for the attached single-family homes so that there is a consistent architectural there through the mixed-residential subdivision. Petitioner is committed to using masonry on all the attached single-family homes, but the percentage of masonry will vary depending on the number of attached units in each building (typically 4, 5 or 6-unit buildings).

In addition to providing diverse housing stock, Naperville Polo Club will incorporate more affordable housing options consistent with City policies and directives. Specifically, The Springs and The Townes series of homes are designed provide affordable housing options. The Springs series of detached single-family homes will be clad exclusively with vinyl siding. A variety of siding types, such a lap siding, vertical siding, and shake siding will be incorporated to provide architectural interest while minimizing unnecessary costs. Pulte will use the same siding products in The Townes. While Pulte is committed to utilizing limited masonry on the front elevation of buildings in The Townes, incorporating up to 50% masonry adds substantial and unnecessary costs.



For the success of the subdivision, it is important to maintain separation between the pricing of homes in The Springs and The Townes. As costs are artificially inflated for The Townes (note that attached homes also require sprinkler systems), it may also impacts the pricing in The Springs in order to maintain pricing segregation between series. For these reasons, the proposed masonry waiver is consistent with the City's comprehensive plan and other planning policies.

The intent of the masonry requirement is to encourage the use of high-quality building materials and drive higher home values. The masonry requirement was established in the early 2000's when masonry was a predominant single-family building component and vinyl siding was deemed an inferior building product. Two decades later, vinyl siding products are substantially improved, and in some applications, may even provide a higher quality and lower-maintenance application than masonry or other siding options. Pulte is committed to utilizing a premium vinyl siding product at Naperville Polo Club- Coventry by Alside. This product is thicker and more rigid than traditional vinyl siding, making it more durable. The ChromaTrue technology utilizes advanced copolymer compounds to provide long-term color stability and better performance for darker colors which are on-trend in today's market. The product is backed by a limited lifetime warranty. The market has shown broad acceptance of the product. The Coventry siding is utilized in the Meadow Ridge subdivision, a townhome community generally located at 75<sup>th</sup> Street and Ogden Avenue where townhome units are selling into the upper- \$400,000 range. The Coventry product is utilized on detached single-family homes at Naper Commons and Wagner Farms where homes are selling between \$600,000 and \$900,000. These price points evidence desirability of the product and that 50% masonry does not equate to quality or value in today's market.

*b. Strict enforcement of this Title would result in practical difficulties or impose exceptional hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district; and*

Strict enforcement of this Title would result in practical difficulties or impose exceptional hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district. Most properties in the zoning district or most townhome units are not developed as part of a mixed-residential master-planned community on the scale of Naperville Polo Club. The detached single-family residential units which comprise the majority of Naperville Polo Club will establish an architectural theme which should be carried through to the townhome units. Moreover, most properties in the zoning district and most townhome units are not developed as part of a community specifically intended to providing diverse housing stock at defined attainable price points. At Naperville Polo Club, the desire to provide housing options at the 80-100% Naperville AMI must influence the ultimate design of the product unless the City is going to provide direct financial subsidy to facilitate such construction.

*c. The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to the adjacent property.*

The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to the adjacent property. As noted above, the detached single-family homes in The Springs series, located immediately adjacent to The Townes, will be constructed with 100% vinyl siding. Adjacent to existing homes in South Pointe, the detached single-family homes in The Meadows and The Estates will utilize limited masonry applications across the front façade of some homes. In The Townes, the limited use of masonry proposed by the Petitioner will not alter the character of the neighbor, but provide consistent themes throughout the proposed Naperville Polo Club community. Moreover, the use of Coventry siding has been broadly embraced across home types (detached single-family and attached single-family) and price points in the Naperville area. There is no basis for belief that the waiver of the masonry requirement will impair the long-term maintenance or value of the proposed homes.

As proposed by Petitioner, the amount of masonry offered on each building in The Townes will vary. By way of example, the amount of masonry on a 3-unit townhome building is different than the amount of masonry on a 6-unit townhome building. In each configuration, Petitioner proposes that the middle two units of each building incorporate full first-floor masonry and that the masonry tapers to a wainscot for the balance of the units. While this will result in an element of symmetry, it will also provide some diversification among the buildings. This design is consistent with City staff's request to avoid monotony through the use of varied color schemes

*Figure 1*



**TEMPORARY USE TO APPROVE PETITIONER’S MARKETING PLAN**

Petitioner seeks approval of a temporary use to install temporary marketing signs in conformance with the proposed signage plan submitted herewith (“Marketing Plan”). The Sign Code does not provide for a process to approve all signs within the Marketing Plan as one uniform package. However, the signs provided for in the Marketing Plan are all temporary in nature and consist of certain marketing for the community, model home identification, and

directional signage which will only be in place for such time as the homes within Polo Club are initially for sale. Petitioner acknowledges certain signs within the Marketing Plan require deviations from the Sign Code as follows:

1. Section 6-16-4:1.6 of the Sign Code governing construction signs only allows one 48-square foot sign along each qualifying frontage for the residential development. Given that Polo Club only fronts 119<sup>th</sup> street, Petitioner requests approval of the Marketing Plan which contemplates four construction signs. The Property has +/- 3,500 feet of frontage along 119<sup>th</sup> Street. Accordingly, Petitioner seeks to place three (3) construction signs along 119<sup>th</sup> street – one in the southwest corner of the community, one at the main entrance to the community at Road B, and one at the Book Road and 119<sup>th</sup> Street entrance. Petitioner also seeks to install a construction sign at Book Road and Hawkeed Drive. Though the entrance along the relocated Book Road is technically within the subdivision, all property east of this entrance will be dedicated to the public and Petitioner intends to advertise the community to the public accordingly. In addition, Construction Signs may not exceed 48 square feet. Three Construction Signs will be eighty (80) square feet, which is consistent with the construction signs utilized for recent Pulte communities in Naperville. The fourth construction sign located at the southwest corner of the Property will be 160 square feet to properly market the project along 119<sup>th</sup> Street with the hope of reaching Route 59 traffic as well.

2. Section 6-16-6:2 governing Model Home Signs only permits a maximum of three (3) Model Home Site Signs. Petitioner proposes to have five (5) model homes for Polo Club and requires a sign properly identifying each model: 1 Estates, 1 Meadows, 2 Springs, and 1 Townes. The Model Home signage otherwise complies with

all height and area regulations as set forth in the Code.

The proposed Marketing Plan is consistent with the signage and marketing materials the Petitioner required during construction and initial sales at Wagner Farms and Naper Commons. Petitioner requests a temporary use to install the signage as depicted in the Marketing Plan and maintain said signage until such time that the last final occupancy permit of any residential unit located within Polo Club is issued.

### **APPROVAL OF A PRELIMINARY PLAT OF SUBDIVISION**

2. Petitioner seeks approval of the Preliminary Plat of Subdivision, a copy of which has been submitted herewith, to subdivide the Property to allow the construction of 397 dwelling units and associated outlots that will be maintained by a homeowner's association that will be formed for the subdivision.

3. The proposed subdivision meets the standards for a subdivision consistent with the standards set forth in the Code.

**WHEREFORE**, by reason of the foregoing, the undersigned Petitioner requests the City Council and Plan Commission take the necessary steps, upon annexation of the Property, to: (i) zone the Property in the City's R2 Single-Family and Low Density Multiple-family Residence District; (ii) approve a conditional use for a planned unit development for the development of Naperville Polo Club, a 397 unit mixed-residential development with associated deviations as depicted on the PUD Plat; (iii) approve a conditional use to permit single-family attached dwelling units in the R2 zoning district; ; (iv) approve a variance from Section 5-2C-3 for a reduction of the masonry requirements on the single-family attached dwelling units; (v) approve a temporary use to approve the Marketing Plan; (vi) approve a preliminary plat of subdivision; and (vii) to approve such other relief from the Code as may be deemed necessary and appropriate to develop the Subject

Property consistent with the plans submitted herewith.

RESPECTFULLY SUBMITTED this 5<sup>th</sup> day of January, 2023.

PETITIONER:

**PULTE HOME COMPANY, LLC,**  
**a Michigan limited liability company**

A handwritten signature in blue ink, appearing to read "Catherine G. Clark", is written over a horizontal line.

Rosanova & Whitaker, Ltd.  
Attorneys for the Petitioner