

# CITY OF NAPERVILLE PETITION FOR DEVELOPMENT APPROVAL

DEVELOPMENT NAME (should be consistent with plat): Naperville Polo Club

ADDRESS OF SUBJECT PROPERTY: 23450 and 23700 West 119th Street, Plainfield, Illinois

PARCEL IDENTIFICATION NUMBER (P.I.N.) 07-01-22-300-015-0000, 07-01-22-400-007-0000, 07-01-22-400-008-0000,  
07-01-22-400-009-0000, 07-01-22-400-010-0000, 07-01-22-400-011-0000,  
07-01-22-400-012-0000, 07-01-22-400-013-0000 and 07-01-22-400-014-0000

**I. PETITIONER:** D.R. Horton, Inc. - Midwest, a California corporation, f/k/a DRH Cambridge Homes, Inc., a California corporation

PETITIONER'S ADDRESS: 750 E. Bunker Court, Suite 500

CITY: Vernon Hills STATE: IL ZIP CODE: 60061

PHONE: (847) 984-4420 EMAIL ADDRESS: dmdash@drhorton.com

**II. OWNER(S):** Chicago Title Land Trust Company as Trustee for trust numbers 7-1816, 7-1817, 7-1818, 7-1819, 1067751 and 1090871

OWNER'S ADDRESS: 2441 Warrenville Road, Suite 100

CITY: Lisle STATE: IL ZIP CODE: 60532

PHONE: (630) 871-3542 EMAIL ADDRESS: maureen.paige@ctt.com

**III. PRIMARY CONTACT** (review comments sent to this contact): Danielle Dash, Land Acquisitioner, D.R. Horton, Inc. - Midwest

RELATIONSHIP TO PETITIONER: Direct Petitioner Representative

PHONE: (847) 984-4420 EMAIL ADDRESS: dmdash@drhorton.com

## IV. OTHER STAFF

NAME: Kevin Serafin, Cemcon, Ltd.; Richard Olson, Gary R. Weber Design Associates, Inc.; William Grieve, Gewalt Hamilton Associates, Inc.; and Carrie Hansen, Schoppe Design Associates, Inc.

RELATIONSHIP TO PETITIONER: Petitioner's Civil Engineer, Land Planner and Landscape Architect, Transportation Engineer and Planning Consultant, respectively

PHONE: (630) 862-2100, (630) 668-7197, (630) 551-3355 and (847) 478-9700, respectively EMAIL ADDRESS: kevins@cemcon.com, rolson@grwainc.com, bgrieve@gha-engineers.com and carrie@schoppedesign.net, respectively

NAME: Harold W. Francke and Steven C. Bauer, Meltzer, Purtil & Stelle LLC

RELATIONSHIP TO PETITIONER: Petitioner's Attorney

PHONE: (847) 330-6068, (312) 461-4302, respectively EMAIL ADDRESS: hfrancke@mpslaw.com, sbauer@mpslaw.com, respectively

**V. PROPOSED DEVELOPMENT**

(check applicable and provide responses to corresponding exhibits on separate sheet)

- |   |   |
|---|---|
| <input type="checkbox"/> Amending or Granting a Conditional Use (Exhibit 1)*                    | <input type="checkbox"/> Landscape Variance (Exhibit 5)                 |
| <input checked="" type="checkbox"/> Amending or Granting a Planned Unit Development (Exhibit 2) | <input type="checkbox"/> Planned Unit Development Deviation (Exhibit 6) |
| <input checked="" type="checkbox"/> Annexation (Exhibit 3)                                      | <input type="checkbox"/> Sign Variance (Exhibit 7)                      |
| <input checked="" type="checkbox"/> Plat of Easement/Vacation/Dedication                        | <input type="checkbox"/> Zoning Variance (Exhibit 7)                    |
| <input checked="" type="checkbox"/> Rezoning (Exhibit 4)  | <input type="checkbox"/> Platted Setback Deviation (Exhibit 8)          |
| <input checked="" type="checkbox"/> Subdivision Plat  | <input type="checkbox"/> Subdivision Deviation/Waiver (Exhibit 8)       |
| <input type="checkbox"/> Temporary Use  | <input type="checkbox"/> Other (Please Specify: _____)                  |

*\*When requesting approval of a Small Wind and/or a Solar Renewable Energy System complete Exhibit 9 instead of Exhibit 1.*

ACREAGE OF PROPERTY: 110.57 Acres

**DESCRIPTION OF PROPOSAL/USE (use a separate sheet if necessary)**

Petitioner seeks (i) annexation agreement approval, (ii) annexation, (iii) rezoning to the R3A Medium Density Multiple-Family Residence District, (iv) preliminary planned unit development approval, and (v) preliminary plat of subdivision approval in accordance with the plans and exhibits submitted herewith to develop the Naperville Polo Club mixed-residential community consisting of 88 age-targeted single-family detached units, 93 age-targeted single-family attached units, 50 traditional single-family detached units, and 269 traditional single-family attached units on 110.57 acres with a modified gross density of 4.74 dwelling units per acre.

**VI. REQUIRED SCHOOL AND PARK DONATIONS (RESIDENTIAL DEVELOPMENT ONLY)**

(per Section 7-3-5: Dedication of Park Lands and School Sites or for Payments or Fees in Lieu of)

Required School Donation will be met by:

- Cash Donation     Land Dedication

Required Park Donation will be met by:

- Cash Donation     Land Dedication    (Combination)

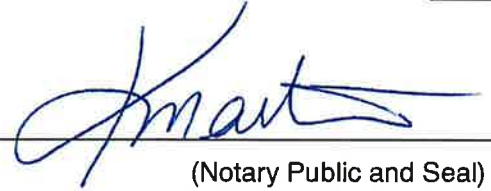
**PETITIONER'S SIGNATURE**

Bruce A. Mellen, as Land Development Manager of the Chicago-area  
I, division of D.R. Horton, which operates as D.R. Horton, Inc. - Midwest, (Petitioner's Printed Name and Title), being duly  
a California corporation, f/k/a DRH Cambridge Homes, Inc.  
sworn, declare that I am duly authorized to make this Petition, and the above information, to the  
best of my knowledge, is true and accurate.

  
\_\_\_\_\_  
Bruce A. Mellen  
(Signature of Petitioner or authorized agent)

10/2/18  
\_\_\_\_\_  
(Date)

SUBSCRIBED AND SWORN TO before me this 2nd day of October, 2018

  
\_\_\_\_\_  
(Notary Public and Seal)



**OWNER'S AUTHORIZATION LETTER\***

I/we hereby certify that I/we am/are the owner(s) of the above described Subject Property. I/we am/are respectfully requesting processing and approval of the request(s) referenced in this Petition. I/we hereby authorize the Petitioner listed on this Petition to act on my/our behalf during the processing and presentation of this request(s).

\*\*\* PLEASE SEE OWNER'S AUTHORIZATION LETTER SUBMITTED AS AN ATTACHMENT TO THIS PETITION FOR DEVELOPMENT APPROVAL.

\_\_\_\_\_  
(Signature of 1<sup>st</sup> Owner or authorized agent)

\_\_\_\_\_  
(Signature of 2<sup>nd</sup> Owner or authorized agent)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
1<sup>st</sup> Owner's Printed Name and Title

\_\_\_\_\_  
2<sup>nd</sup> Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
(Notary Public and Seal)

\_\_\_\_\_  
\* Please include additional pages if there are more than two owners.

**OWNER'S AUTHORIZATION LETTER  
FOR DRH CAMBRIDGE HOMES, INC.'S PETITION FOR DEVELOPMENT  
APPROVAL REGARDING NAPERVILLE POLO CLUB  
(23450 and 23700 West 119<sup>th</sup> Street)**

I hereby certify that Chicago Title Land Trust Company, as Trustee for Trust Numbers 7-1816, 7-1817, 7-1818, 7-1819, 1067751 and 1090871 (collectively, "Trusts"), is titleholder of record of the real property commonly known as 23450 and 23700 West 119<sup>th</sup> Street, Plainfield, Illinois and identified as parcel identification numbers 07-01-22-300-015-0000, 07-01-22-400-007-0000, 07-01-22-400-008-0000, 07-01-22-400-009-0000, 07-01-22-400-007-0000, 07-01-22-400-007-0000, 07-01-22-400-007-0000 and 07-01-22-400-007-0000 ("Subject Property"). In accordance with direction given to me by the Trusts' beneficiaries, I hereby respectfully request that the City of Naperville take all necessary action to process and approve the requests of D.R. Horton, Inc. - Midwest, a California corporation, f/k/a DRH Cambridge Homes, Inc., a California corporation, regarding the Subject Property, including, without limitation, annexation agreement approval, annexation, rezoning, planned unit development and subdivision approvals.

THIS INSTRUMENT IS EXECUTED BY THE UNDERSIGNED LAND TRUSTEE, NOT PERSONALLY BUT SOLELY IN THE EXERCISE OF THE POWER AND AUTHORITY CONFERRED UPON AND VESTED IN IT AS SUCH TRUSTEE. IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT ALL THE WARRANTIES, INDEMNITIES, REPRESENTATIONS, COVENANTS, UNDERTAKINGS AND AGREEMENTS HEREIN MADE ON THE PART OF THE TRUSTEE ARE UNDERTAKEN BY IT SOLELY IN ITS CAPACITY AS TRUSTEE AND NOT PERSONALLY. NO PERSONAL LIABILITY OR PERSONAL RESPONSIBILITY IS ASSUMED BY OR SHALL AT ANY TIME BE ASSERTED OR ENFORCEABLE AGAINST THE TRUSTEE ON ACCOUNT OF ANY WARRANTY, INDEMNITY, REPRESENTATION, COVENANT, UNDERTAKING OR AGREEMENT OF THE TRUSTEE IN THIS INSTRUMENT.

**CHICAGO TITLE LAND TRUST COMPANY,**  
as Trustee as aforesaid

By: Maureen Paige  
MAUREEN PAIGE  
Its: Trust Officer  
Date: April 2, 2018

This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument.

SUBSCRIBED AND SWORN TO before me by the person whose signature appears above this 2nd day of April 2018.

Phyllis Thomka  
Notary Public



**CITY OF NAPERVILLE  
DISCLOSURE OF BENEFICIARIES**

In compliance with Ordinance 85-193, An Ordinance amending Title 1 (Administrative) of the Naperville Municipal Code, as amended, by adding Chapter 12 thereto requiring disclosure of certain interests by persons applying for permits, licenses, approvals or benefits from the City of Naperville.

1. Petitioner: D.R. Horton, Inc. - Midwest, a California corporation, f/k/a DRH Cambridge Homes, Inc., a California Corporation  
Address: 750 E. Bunker Court, Suite 500, Vernon Hills, Illinois 60061

2. Nature of Benefit sought: Annexation Agreement, Annexation, Zoning and Subdivision Approvals

3. Nature of Petitioner (select one):

- |                       |                  |
|-----------------------|------------------|
| a. Natural Person     | d. Trust/Trustee |
| b. <u>Corporation</u> | e. Partnership   |
| c. Land Trust/Trustee | f. Joint Venture |

4. If Petitioner is an entity other than described in Section 3, briefly state the nature and characteristics of Petitioner:  
N/A

5. If in your answer to Section 3 you checked box b, c, d, e or f, identify by name and address each person or entity which is a 5% shareholder in the case of a corporation, a beneficiary in the case of a trust or land trust, in the case of a joint venture, or who otherwise has a proprietary interest, interest in profits and losses or right to control such entity:

- a. Petitioner is a wholly-owned subsidiary of D.R. Horton, an NYSE-listed company
- b. \_\_\_\_\_
- c. \_\_\_\_\_
- d. \_\_\_\_\_

6. Name, address and capacity of person making this disclosure on behalf of the Petitioner:  
Bruce A. Mellen, Land Development Manager, D.R. Horton, Inc. - Midwest  
750 E. Bunker Court, Vernon Hills, Illinois 60061

**IMPORTANT NOTE:** In the event your answer to Section 5 identifies entities other than a natural person, additional disclosures are required for each entity.

**VERIFICATION**

I, Bruce A. Mellen, being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the Petitioner, that I am duly authorized to make this disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Signature: \_\_\_\_\_

Subscribed and Sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public and seal

**Naperville Polo Club Project Description**  
(23450 and 23700 West 119<sup>th</sup> Street)

Naperville Polo Club is a diverse, master-planned community consisting of four distinct neighborhoods with an equal number of housing types designed and proposed for development by D.R. Horton, Inc. - Midwest (“DRH”) on the current Dark Horse Stable and Naperville Polo Club grounds situated on the north side of 119<sup>th</sup> Street, immediately south of the South Pointe Subdivision, approximately 1,550 feet east of the eastern boundary of the Illinois Route 59 right-of-way and west of the center line of existing Book Road (“Subject Property”). The Subject Property is comprised of approximately 110 unincorporated acres with a northern boundary that provides approximately 3,625 linear feet of contiguity to the City of Naperville’s corporate boundary.

DRH proposes to annex the Subject Property to the City of Naperville for development as a planned unit development consisting of 500 dwelling units as a logical extension of residential land use in the City’s Southwest Community Area. More specifically, the Naperville Polo Club community is proposed to consist of 88 age-targeted, single-family detached dwelling units; 93 age-targeted, single-family attached dwelling units; 50 traditional, single-family detached dwelling units; and 269 traditional, single-family attached dwelling units featuring rear-loaded garages for a resulting modified gross density of 4.74 dwelling units per acre.

As noted above, the Naperville Polo Club land plan contemplates four unique housing types. The community’s northeast quadrant will consist of 88 age-targeted, single-family detached units on lots ranging in area from approximately 6,360 square feet to approximately 11,830 square feet. The community’s southeast quadrant will consist of 93 one-story, age-targeted, single-family attached units in 31 three-unit buildings. The community’s northwest quadrant will consist of 50 traditional single-family detached units on lots ranging in area from approximately 6,780 square feet to approximately 20,240 square feet. Finally, the community’s southwest quadrant will consist of 269 traditional single-family attached three-story units with rear-loaded garages in 49 buildings ranging from four to seven units per building. As a whole, Naperville Polo Club will provide a broad spectrum of dwelling opportunities in a cohesive community for traditional households desiring maintenance-free living, families that value traditional detached housing and private yards, and active adults seeking close proximity to natural and manmade recreational features such as the DuPage River and the Riverview Farmstead Preserve.

The Naperville Polo Club community will also boast several recreational amenities in the form of a clubhouse; swimming pool; bocce and pickleball courts; 3.0 acres of active park space to be conveyed to the Naperville Park District; 1.25 acres of passive park space, adjacent to the Riverview Farmstead Preserve and improved with a looped and interconnecting pathway system, to be owned and maintained by the community’s homeowners’ association; a southerly extension of the Riverview Farmstead Preserve shared-use path to 119<sup>th</sup> Street; 37 acres of common open space (being nearly 5.50 acres more than that required by applicable City ordinance), including three attractively-landscaped water features with four scenic overlooks complete with brick pavers, bench seating and attractive landscaping; an approximately 14-acre open space and stormwater management facility, which, in conjunction with the aforementioned 1.25-acre

passive park will provide significantly increased open-space congruence between that portion of the Riverview Farmstead Preserve located north of 119<sup>th</sup> Street and that portion of the Preserve located south of 119<sup>th</sup> Street; inviting street entryways with varying landscaped medians consisting of shade trees, ornamental trees and grasses, shrubs and turf for aesthetic appeal and visual interest. In total, Naperville Polo Club will consist of 35% common open space (being 5% more than that required by applicable City ordinance), not including either the aforementioned 4.25 acres of active and passive park space or the approximately 1.0 acre of land that will be conveyed to the Forest Preserve District of Will County for the Riverview Farmstead Preserve shared-use path described above.

In addition to its housing options and recreational amenities, development of the Naperville Polo Club will provide several local and regional transportation improvements. First, the community will provide a vehicular connection from the South Pointe subdivision to 119<sup>th</sup> 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 119<sup>th</sup> Street and Route 59. Second, the community will provide an improved and relocated extension of Book Road from 119<sup>th</sup> Street to the existing signalized intersection of Book Road and 111<sup>th</sup> Street/Hassert Boulevard. Third, 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 Pointe residents an additional means of vehicular ingress and egress as well as north-south vehicular accessibility without need to traverse Route 59. Lastly, the Naperville Polo Club development plans include a partial widening of 119<sup>th</sup> Street to provide separate left-turn lanes westbound at Wolfe Drive and eastbound at both proposed Polo Club Drive and relocated Book Road.

In total, Naperville Polo Club will provide multiple housing options, a physical expanse of the Riverview Farmstead Preserve's open space, a visual expanse of private open space complementary to the Preserve's existing public open space, new public park sites and both vehicular and recreational transportation network improvements benefitting existing and future residents of the City's Southwest Community Area.



**Exhibit 2 to Petition for Development Approval**

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

**Naperville Polo Club  
23450 and 23700 West 119<sup>th</sup> 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 on the property commonly known as 23450 and 23700 West 119<sup>th</sup> 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 traditional households desiring maintenance-free living, families that value traditional detached housing and private yards, and active adults seeking close proximity to natural and manmade recreational 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 and single-family attached 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 15.25 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 119<sup>th</sup> 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 attractive new public and private open space amenities 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 119<sup>th</sup> Street to the existing signalized intersection of 111<sup>th</sup> 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 north to south and east to west while providing single-family detached residential use along the Subject Property’s northern boundary to be harmonious with the established single-family land use immediately north of the Subject Property. More

specifically, the planned unit development is designed such that land uses will transition from single-family detached housing to the north of the Subject Property, then to single-family detached housing on the northeastern and northwestern portions of the development, followed by single-family attached housing on the southeastern and southwestern portions of the development. Similarly, 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 primarily single-family attached housing on the western portion of the Subject Property.

Additionally, the planned unit development allocates 35% or 37 acres of the Subject Property to common open space (being 5% and nearly 5.5 acres more, respectively, than that required by applicable City ordinance), including a clubhouse; swimming pool; bocce and pickleball courts; three attractively-landscaped water features with four scenic overlooks complete with brick pavers, bench seating and attractive landscaping; perimeter landscape buffers ranging from 20 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 15.25 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”). In particular, the proposed planned unit development is under unified control; conforming with respect to area, lot width, yard, bulk and building height; devotes 35% or 37 acres of the Subject Property to outdoor common areas and site amenities (being 5% and nearly 5.5 acres more, respectively, than that required by applicable City ordinance); 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 119<sup>th</sup> 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 119<sup>th</sup> Street and Route 59, (ii) an improved and relocated extension of Book Road from 119<sup>th</sup> Street to the existing signalized intersection of Book Road and 111<sup>th</sup> 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 a clubhouse, swimming pool, bocce and pickleball courts, three attractively-landscaped water features with four scenic overlooks, perimeter landscape buffers ranging from 20 to 35 feet in width, inviting street entryways with varying landscaped medians, allocation of a significant amount of the Subject Property beyond that required by applicable City ordinance for common open space, and southerly extension of the Riverview Farmstead Preserve shared-use path to 119<sup>th</sup> 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 (being 5% and nearly 5.5 acres more, respectively, than that required by applicable City ordinance), including approximately 15.25 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 119<sup>th</sup> 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 111<sup>th</sup> 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 (being 5% and nearly 5.5 acres more, respectively, than that required by applicable City ordinance) and includes a clubhouse, swimming pool, bocce and pickleball courts, three attractively-landscaped water features with four scenic overlooks, perimeter landscape buffers ranging from 20 to 45 feet in width, 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 119<sup>th</sup> 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 119<sup>th</sup> Street through the partial widening thereof and the addition of left-turn lanes thereto; 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, like nearby land uses, the development consists of exclusively residential use, but offers a mix of housing types: age-targeted single-family detached, age-targeted single-family attached, traditional single-family detached and traditional single-family attached. 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 single-family attached residential units on the southern portion of the Subject Property.

***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 (i.e., age-targeted single-family detached, age-targeted single-family attached, traditional single-family detached and traditional single-family attached) and integrates active adult senior 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 119<sup>th</sup> Street to its existing signalized intersection with 111<sup>th</sup> Street/Hassert Boulevard, the partial widening of 119<sup>th</sup> Street with new left-turn lanes at Wolfe Drive, proposed Polo Club Drive and relocated Book Road, as well as provides connectivity between the South Pointe Subdivision and 119<sup>th</sup> Street, including new access to the existing signalized intersection of 119<sup>th</sup> Street and Route 59, all as more fully described above.

**Exhibit 4 to Petition for Development Approval**

**RESPONSES TO STANDARDS FOR  
GRANTING A MAP AMENDMENT (REZONING)**

**Naperville Polo Club  
23450 and 23700 West 119<sup>th</sup> Street**

D.R. Horton, Inc. – Midwest, f/k/a DRH Cambridge Homes, Inc. (“Petitioner”), provides the following responses to the standards for a map amendment (rezoning) in accordance with Section 6-3-7 of the *City of Naperville Zoning Ordinance* (“Zoning Ordinance”) to classify the property commonly known as 23450 and 23700 West 119<sup>th</sup> Street (“Subject Property”) in the R3A Medium Density Multiple-Family Residence District upon the Subject Property’s annexation to the City in accordance with Section 6-5-3 of the Zoning Ordinance.

- 1. 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.*

The requested map amendment promotes the public health, safety, comfort, convenience and general welfare through its compliance with the City’s Southwest Community Area Plan goals and objectives to provide “[a] range of housing opportunities meeting a variety of lifestyles,” “[e]xplore ways of integrating senior citizen lifestyle housing,” “provid[e] a more diversified housing mix,” “balance development with ample open space and recreational areas” and provide for “safe and convenient roadways which seek to minimize traffic impacts as land is further developed.”

The requested map amendment will provide for the proposed range of detached and attached housing opportunities in this portion of the City’s Southwest Community Area beyond the single-family detached residential use permitted in the R1A and R1B zoning districts to the north of the Subject Property because, unlike those districts, the R3A zoning district permits both single-family attached and single-family detached uses. The Petitioner seeks a map amendment to place the Subject Property in the R3A zoning district in contemplation of a land plan that includes both of those uses in four different forms: age-targeted single-family detached, age-targeted single-family attached, traditional single-family detached and traditional single-family attached. As a result, the Petitioner’s land plan integrates active adult senior lifestyle housing with traditional housing in a cohesive development.

The requested map amendment, in conjunction with the request for planned unit development approval sought concurrently therewith, will balance development with ample open space and recreational areas through allocation of 35% or 37 acres of the Subject Property for common open space (being 5% and nearly 5.5 acres more, respectively, than that required by applicable City ordinance), including a clubhouse; swimming pool; bocce and pickleball courts; three attractively-landscaped water features

with four scenic overlooks complete with brick pavers, bench seating and attractive landscaping; an approximately 14-acre open space and stormwater management facility with a 1.25-acre privately owned and maintained passive park space, which, together, have north, east and south contiguity to the Riverview Farmstead Preserve; 3.0 acres of active park space to be conveyed to the Naperville Park District; perimeter landscape buffers ranging from 20 feet to 35 feet in width around the portion of the planned unit development located west of relocated Book Road; and inviting street entryways with varying landscaped medians consisting of shade trees, ornamental trees and grasses, shrubs and turf for aesthetic appeal and visual interest.

Lastly, the requested map amendment, in conjunction with the request for planned unit development approval sought concurrently therewith, will provide safe and convenient roadways that minimize traffic impacts and allow for enhanced vehicular circulation. In particular, the proposed planned unit development will provide (i) a vehicular connection from the South Pointe subdivision to 119<sup>th</sup> 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 119<sup>th</sup> Street and Route 59, (ii) an improved and relocated extension of Book Road from 119<sup>th</sup> Street to the existing signalized intersection of Book Road and 111<sup>th</sup> Street/Hassert Boulevard, (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 and (iv) partial widening of 119<sup>th</sup> Street to provide separate left-turn lanes westbound at Wolfe Drive and eastbound at both proposed Polo Club Drive and relocated Book Road.

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

The trend of development in the area of the Subject Property is consistent with the requested map amendment. In particular, the R3A zoning district permits single-family detached and single-family attached residential uses like that proposed for the Subject Property. Single-family detached residential use exists immediately north and, in part, immediately south of the Subject Property. Single-family attached residential use exists at the southwest corner of 119<sup>th</sup> Street and Route 59. However, age-targeted active adult lifestyle housing, such as that proposed for the Subject Property as a part of the planned unit development approval sought concurrently with the requested map amendment, is lacking in the immediate vicinity of the Subject Property. The provision of such housing on the Subject Property will advance the Southwest Community Area Plan's goal and objective of providing a range of housing opportunities that is diversified in mix as to product type.

***3. The requested zoning classification permits uses which are more suitable than the uses permitted under the existing zoning classification.***

The Subject Property is currently located in unincorporated Will County and zoned in the county's A-1 Agricultural zoning district as a relic of the Subject Property's and

surrounding area's formerly agricultural use. Due to the trend of development surrounding the Subject Property, the highest and best use of the Subject Property is residential development, which is consistent with the Petitioner's proposed use of the Subject Property.

***4. The subject property has not been utilized under the existing zoning classification for a substantial period of time.***

The Subject Property has not been utilized in accordance with the existing Will County A-1 Agricultural zoning district's intent to "help accommodate, promote and preserve agriculture and farming as economically desirable businesses...while also respecting the property rights of farmers" for many years. By contrast, the requested map amendment to zone the Subject Property in the City's R3A zoning district for residential use upon the City's annexation of the Subject Property will be consistent with the character of the surrounding neighborhood and will allow more suitable use of the Subject Property in a manner that is compatible with the established land uses in the vicinity of the Subject Property.

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

The City's grant of approval of the requested map amendment will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property. To the contrary, the requested map amendment to allow for Petitioner's proposed development of the Subject Property with residential use will be consistent with the essential character of the neighborhood and will advance the Southwest Community Area Plan's goal and objective of providing a range of housing opportunities that is diversified in mix as to product type. As a result of the consistency between (a) the existing development and use of adjacent properties and (b) the requested map amendment and Petitioner's proposed development of the Subject Property, the requested map amendment will not be a substantial detriment to adjacent properties and will instead be compatible with those properties and uses.



**Exhibit 3 to Petition for Development Approval**

**PETITION FOR ANNEXATION**

**Naperville Polo Club  
23450 and 23700 West 119<sup>th</sup> Street**

**TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE, ILLINOIS**

**CHICAGO TITLE LAND TRUST COMPANY**, as Trustee for Trust Numbers 7-1816, 7-1817, 7-1818, 7-1819, 1067751 and 1090871 (“Owner”) in which fee simple title is held for the territory generally located north of 119<sup>th</sup> Street, south of the South Pointe Subdivision, approximately 1,550 feet east of the eastern boundary of the Illinois Route 59 right-of-way and west of the center line of undedicated Book Road, which territory consists of approximately 110.526 acres and is legally described on **Exhibit A** attached hereto and made a part hereof by this reference (“Subject Property”), hereby petitions the City of Naperville (“City”) pursuant to and in accordance with Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8, but subject to the City’s prior approval of an annexation agreement mutually acceptable to the City and D.R. Horton, Inc. – Midwest, a California corporation, f/k/a DRH Cambridge Homes, Inc., a California corporation, in accordance with Section 15.1-1 of the Illinois Municipal Code, 65 ILCS 5/15.1-1, for annexation of the Subject Property into the City’s corporate limits and further states as follows:

1. Owner is the sole owner of record of the Subject Property.
2. The Subject Property is not located within the corporate limits of any municipality.
3. The Subject Property is now contiguous to the corporate limits of the City of Naperville.
4. No electors reside on the Subject Property.
5. A Plat of Annexation depicting the location, boundaries and size of the Subject Property is attached hereto as **Exhibit B** and made a part hereof by this reference.

The undersigned, being first duly sworn upon oath, deposes and states that it (i) has knowledge of the matters described in this Petition for Annexation, (ii) has read this Petition for Annexation prior to its execution and (iii) that the statements made in this Petition for Annexation are true and correct to the best of its knowledge and belief.

[Signature Page Follows]





**EXHIBIT A**

**LEGAL DESCRIPTION OF THE SUBJECT PROPERTY**

**PARCEL 1:**

THE EAST 329.36 FEET OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE  
SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE  
THIRD PRINCIPAL MERIDIAN IN WILL COUNTY ILLINOIS.

**PARCEL 2:**

THE WEST 329.36 FEET OF THE EAST 658.72 FEET OF THE EAST 1/2 OF THE  
SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH,  
RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY ILLINOIS,

**PARCEL 3:**

THE WEST 329.36 FEET OF THE EAST 988.08 FEET OF THE EAST 1/2 OF THE  
SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH,  
RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY ILLINOIS.

**PARCEL 4:**

THE EAST 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22,  
TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN  
(EXCEPT THE EAST 988.08 FEET THEREOF) IN WILL COUNTY ILLINOIS.

**PARCEL 5:**

THE EAST 329.38 FEET OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE  
SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE  
THIRD PRINCIPAL MERIDIAN IN WILL COUNTY ILLINOIS.

**PARCEL 6:**

THE WEST 329.36 FEET OF THE EAST 658.72 FEET OF THE WEST 1/2 OF THE  
SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH,  
RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY ILLINOIS.

**PARCEL 7:**

THE WEST 329.36 FEET OF THE EAST 988.08 FEET OF THE WEST 1/2 OF THE  
SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH,  
RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY ILLINOIS.

**PARCEL 8:**

THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22,  
TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN  
(EXCEPT THE EAST 988.08 FEET THEREOF) IN WILL COUNTY ILLINOIS.

**PARCEL 9:**

THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 37  
NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST  
328.81 FEET THEREOF) IN WILL COUNTY, ILLINOIS.

PINs: 07-01-22-300-015-0000  
07-01-22-400-007-0000  
07-01-22-400-008-0000  
07-01-22-400-009-0000  
07-01-22-400-007-0000  
07-01-22-400-007-0000  
07-01-22-400-007-0000  
07-01-22-400-007-0000

**EXHIBIT B**

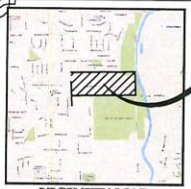
**PLAT OF ANNEXATION OF THE SUBJECT PROPERTY**



# PLAT OF ANNEXATION

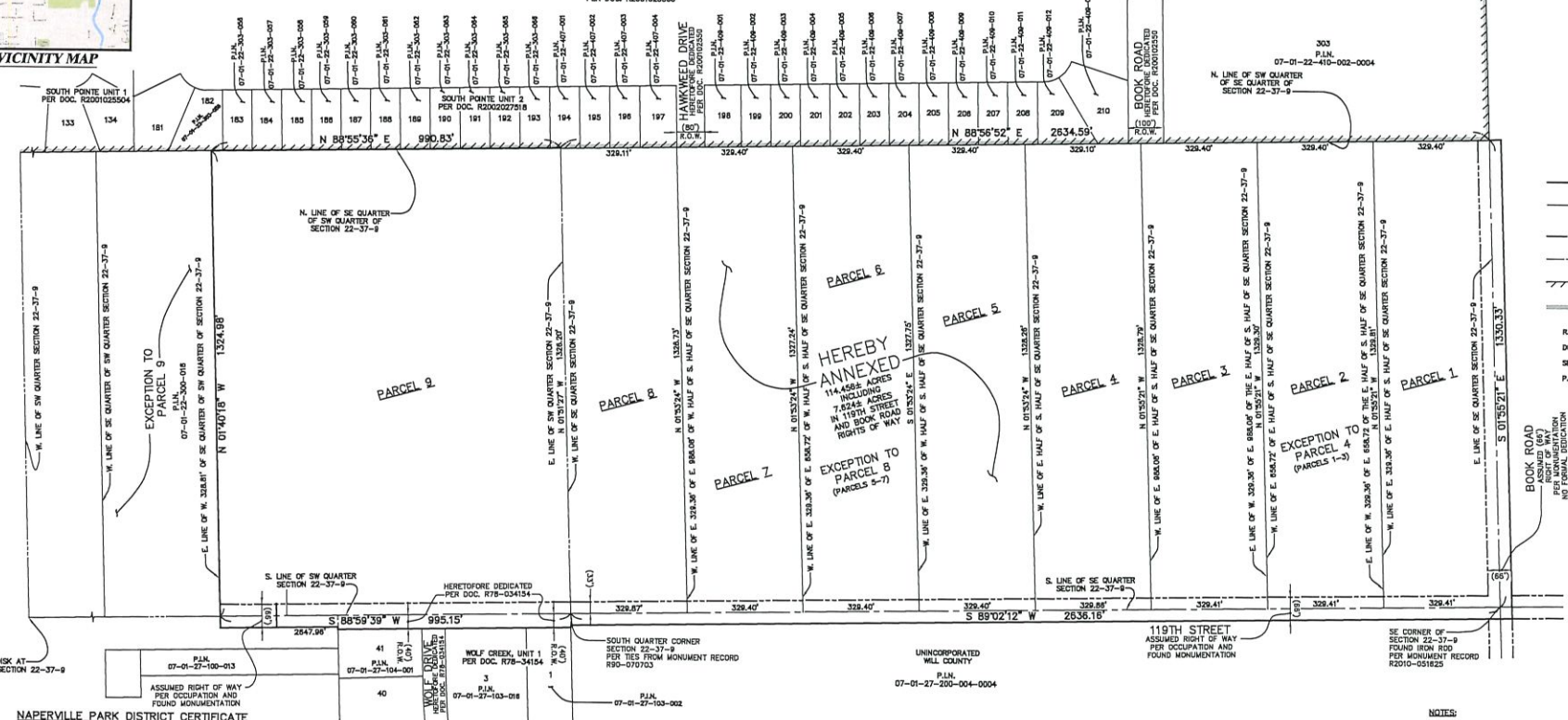
OF PART OF THE SOUTH HALF OF SECTION 22, PART OF SECTION 23, 26 AND 27, TOWNSHIP 37 NORTH RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND BEHALF OF:  
 NAME: NAPERVILLE CITY CLERK  
 ADDRESS: 400 S. EAGLE STREET  
 NAPERVILLE, IL 62540



SITE LOCATION

ANNEXED BY THE CITY OF NAPERVILLE  
 ORDINANCE #0052  
 PER DOC. R2001025500



SCALE: 1 INCH = 150 FEET

- LEGEND**
- ANNEXATION LIMITS (Heavy Solid Line)
  - ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE (Light Solid Line)
  - ASSUMED RIGHT-OF-WAY LINE (Dashed Dotted Line)
  - SECTION LINE (Triple Dashed Line)
  - EXISTING NAPERVILLE CORPORATE LIMITS
  - EXISTING NAPERVILLE PARK DISTRICT CORPORATE LIMITS
  - R.O.W. --- RIGHT OF WAY
  - DOC. --- DOCUMENT
  - SEC. --- SECTION
  - P.L.N. --- PERMANENT INDEX NUMBER

**NAPERVILLE PARK DISTRICT CERTIFICATE**

STATE OF ILLINOIS )  
 COUNTY OF DU PAGE ) SS

THIS PLAT OF ANNEXATION IS IDENTIFIED AS THAT REAL ESTATE INCORPORATED INTO AND MADE A PART OF THE NAPERVILLE PARK DISTRICT OF WILL AND DUPAGE COUNTIES

BY ORDINANCE NO. \_\_\_\_\_ ADOPTED BY THE BOARD OF PARK DISTRICT COMMISSIONERS.  
 AT A MEETING HELD ON THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2018.

BY: \_\_\_\_\_ PRESIDENT ATTEST: \_\_\_\_\_ SECRETARY

**SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS )  
 COUNTY OF DUPAGE ) SS

THIS IS TO CERTIFY THAT I, PETER A. BLAESER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THIS PLAT FOR THE PURPOSE OF ANNEXATION TO THE CITY OF NAPERVILLE.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_ A.D., 2018.

PETER A. BLAESER  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3072  
 MY REGISTRATION EXPIRES ON NOVEMBER 30, 2018  
 PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002937  
 EXPIRES APRIL 30, 2019

**CITY COUNCIL CERTIFICATE**

STATE OF ILLINOIS )  
 COUNTY OF DUPAGE ) SS

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE, ILLINOIS, AT A MEETING HELD

THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2018.  
 BY: \_\_\_\_\_ MAYOR ATTEST: \_\_\_\_\_ CITY CLERK

**WILL COUNTY RECORDER'S CERTIFICATE**

STATE OF ILLINOIS )  
 COUNTY OF WILL ) SS

THIS INSTRUMENT \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS

ON THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2018  
 AT \_\_\_\_ O'CLOCK \_\_\_\_ M.

RECORDER OF DEEDS

**PARCEL DESCRIPTIONS**

- PARCEL 1:** THE EAST 329.36 FEET OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY ILLINOIS.
- PARCEL 2:** THE WEST 329.36 FEET OF THE EAST 658.72 FEET OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY ILLINOIS.
- PARCEL 3:** THE WEST 329.36 FEET OF THE EAST 988.08 FEET OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY ILLINOIS.
- PARCEL 4:** THE EAST 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 988.08 FEET THEREOF) IN WILL COUNTY ILLINOIS.
- PARCEL 5:** THE EAST 329.36 FEET OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY ILLINOIS.

- PARCEL 6:** THE WEST 329.36 FEET OF THE EAST 658.72 FEET OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY ILLINOIS.
- PARCEL 7:** THE WEST 329.36 FEET OF THE EAST 988.08 FEET OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY ILLINOIS.
- PARCEL 8:** THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 329.36 FEET THEREOF) IN WILL COUNTY ILLINOIS.
- PARCEL 9:** THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 328.81 FEET THEREOF) IN WILL COUNTY ILLINOIS.

- NOTES:**
1. THERE ARE NO HABITABLE STRUCTURES ON THE PROPERTY ANNEXED HEREBY.
  2. DIMENSIONS ENCLOSED IN ( ) INDICATE RECORD OR DEED DATA. ALL OTHER DIMENSIONS ARE MEASURED, OR MEASURED EQUAL RECORD.
  3. THERE ARE NO ELECTORS THAT RESIDE ON THE PROPERTY ANNEXED HEREBY.
  4. THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 22-37-9 BEING S 89°21'12" W (ASSUMED).

**PREPARED FOR:**  
 D.R. HORTON, INC.-MIDWEST,  
 A CALIFORNIA CORPORATION  
 750 E. BUNKER COURT, SUITE 500  
 VERNON HILLS, IL 60061  
 (847) 362-9100

**PREPARED BY:**  
**CEMCON, Ltd.**  
 Consulting Engineers, Land Surveyors & Planners  
 2280 White Oak Circle, Suite 100 Aurora, Illinois  
 60502-8679 PH: 630.882.2100 FAX: 630.882.2199  
 E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 637014 FILE NAME: ANNEX  
 DRAWN BY: AJS P.L.D. BK / PR. NO.: 064/41-45  
 COMPLETION DATE: 03-22-18 JOB NO.: 637014  
 REVISED 04-30-18/AJB PER CITY COMMENT REVIEW LETTER DATED 04-18-18  
**NAPERVILLE POLO CLUB - PLAT OF ANNEXATION**  
**CITY PROJECT NUMBER 18 #18-1000082**  
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