

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,
for itself and on behalf of Polo Club Multifamily LLC

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.

RELATIONSHIP TO PETITIONER: Direct Petitioner Representative

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

IV. OTHER STAFF

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

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

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

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

Petitioner's Attorney
RELATIONSHIP TO PETITIONER:

(847) 330-6068, (312) 461-4302,
PHONE: 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 checked="" 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, (v) preliminary plat of subdivision approval and (vi) planned

unit development deviation approvals regarding (a) permanent residential development ground signage and (b) only as to the project's

proposed multi-family component, building height, all as depicted and described in the plans and exhibits submitted herewith, as

necessary to develop the Naperville Polo Club mixed-residential community consisting of 89 age-targeted single-family detached units; 90 age-targeted single-family attached units; 37 traditional single-family detached units; 131 traditional single-family attached units; and 290 multi-family luxury rental units on 110.57 acres with a modified gross density of 6.04 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
division of D.R. Horton, which operates as D.R. Horton, Inc. - Midwest, (Petitioner's Printed Name and Title), being duly
a California corporation, t/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.

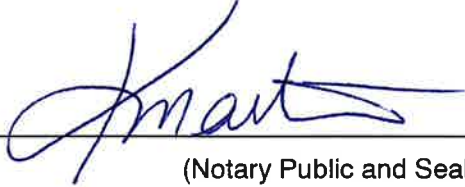


Bruce A. Mellen
(Signature of Petitioner or authorized agent)

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 1st Owner or authorized agent)

(Signature of 2nd Owner or authorized agent)

(Date)

(Date)

1st Owner's Printed Name and Title

2nd 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 119th 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 119th 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



Polo Club Multifamily LLC
11 S. LaGrange Road, Suite 202
LaGrange, IL 60525

March 26, 2018

City of Naperville
Department of Transportation,
Engineering and Development
400 S. Eagle Street
Naperville, IL 60540

Re: Authorization to Pursue Land Use Approvals
Naperville Polo Club

To Whom It May Concern:

Please be advised that Polo Club Multifamily LLC ("PCM"), as contract-purchaser assignee and developer of the approximately 19-acre proposed multi-family rental dwelling component ("Multi-Family Component") of the approximately 110.50-acre Naperville Polo Club mixed residential community proposed for development on the real property commonly known as 23450 and 23700 West 119th Street, Plainfield, Illinois, hereby authorizes D.R. Horton, Inc. – Midwest, a California corporation f/k/a DRH Cambridge Homes, Inc., a California corporation ("DRH") to act as petitioner on behalf of PCM in connection with DRH's submittals to, and requests of, the City of Naperville for all necessary development approvals, including, without limitation, annexation agreement approval, annexation, rezoning, planned unit development and subdivision approvals, associated with all components of the proposed Polo Club community, inclusive of the Multi-Family Component.

Sincerely,

POLO CLUB MULTIFAMILY LLC,
a Delaware limited liability company

By: Dis SC.

Name: Denis Sullivan

Its: Manager

**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
- b. Corporation
- c. Land Trust/Trustee
- d. Trust/Trustee
- e. Partnership
- 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:

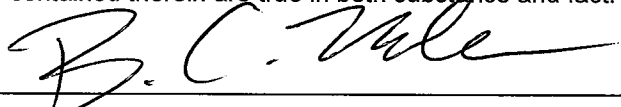
- a. Petitioner is a wholly-owned subsidiary of D.R. Horton, an NYSE-listed company
- b. _____
- c. _____
- d. _____

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

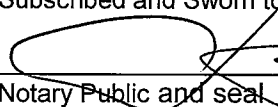
IMPORTANT NOTE: In the event your answer to Section 5 identifies entities other than a natural person, additional disclosures are required for each entity.

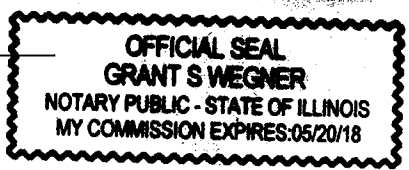
VERIFICATION

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 27 day of MARCH, 2018.


Notary Public and seal



Naperville Polo Club Project Description
(23450 and 23700 West 119th Street)

Naperville Polo Club is a diverse, master-planned community consisting of four distinct neighborhoods designed and proposed for development by D.R. Horton, Inc. - Midwest (“DRH”) and Polo Club Multifamily LLC (“PCM”) on the current Dark Horse Stable and Naperville Polo Club grounds situated on the north side of 119th 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.

On behalf of itself and PCM, DRH proposes to annex the Subject Property to the City of Naperville for development as a planned unit development consisting of 637 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 89 age-targeted, single-family detached dwelling units; 90 age-targeted, single-family attached dwelling units; 37 traditional, single-family detached dwelling units; 131 traditional, single-family attached dwelling units featuring rear-loaded garages; and 290 luxury, rental multifamily dwelling units for a resulting modified gross density of 6.04 dwelling units per acre.

The Naperville Polo Club land plan contemplates five unique housing types. The community’s northeast quadrant will consist of 89 age-targeted, single-family detached units on lots ranging in area from approximately 6,360 square feet to approximately 15,050 square feet. The community’s southeast quadrant will consist of 90 one-story, age-targeted, single-family attached units in 30 three-unit buildings. The community’s northwest quadrant will consist of 168 traditional single-family units—37 of which being detached two-story units with front-loaded garages on lots ranging in area from approximately 6,720 square feet to approximately 14,290 square feet, and 131 of which being attached three-story units with rear-loaded garages in 24 buildings ranging from five to six units per building. Finally, the community’s southwest quadrant consists of 290 one- to three-bedroom luxury multi-family dwelling units in fourteen buildings. As a whole, Naperville Polo Club will provide a broad spectrum of dwelling opportunities in a cohesive community for residents ranging from unmarried professionals seeking one-bedroom luxury rental accommodations, families that value traditional detached housing and private yards, households desiring maintenance-free living, and active adults looking for close proximity to natural and manmade environmental features such as the DuPage River and the Riverview Farmstead Preserve.

The Naperville Polo Club community will also boast several recreational amenities in the form of two clubhouses and swimming pools—one for each the community’s age-targeted and multi-family components; a dog park for the community’s multi-family component; 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

119th Street; 37 acres of common open space, including five attractively-landscaped water features with four scenic overlooks complete with brick pavers, bench seating and attractive landscaping; an approximately 13-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 119th Street and that portion of the Preserve located south of 119th 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, not including either the aforementioned 4.25 acres of active and passive park space or the nearly 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 119th Street via a proposed southerly extension of Hawkweed Drive and construction of proposed Polo Club Drive, which will provide South Pointe and Naperville Polo Club residents with new access to the existing signalized intersection of 119th Street and Route 59. Second, the community will provide an improved and relocated extension of Book Road from 119th Street to the existing signalized intersection of Book Road and 111th 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.

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 119th Street**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Exhibit 3 to Petition for Development Approval

PETITION FOR ANNEXATION

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

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



[SIGNATURE PAGE OF PETITION FOR ANNEXATION – POLO CLUB SUBDIVISION]

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 329.38 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

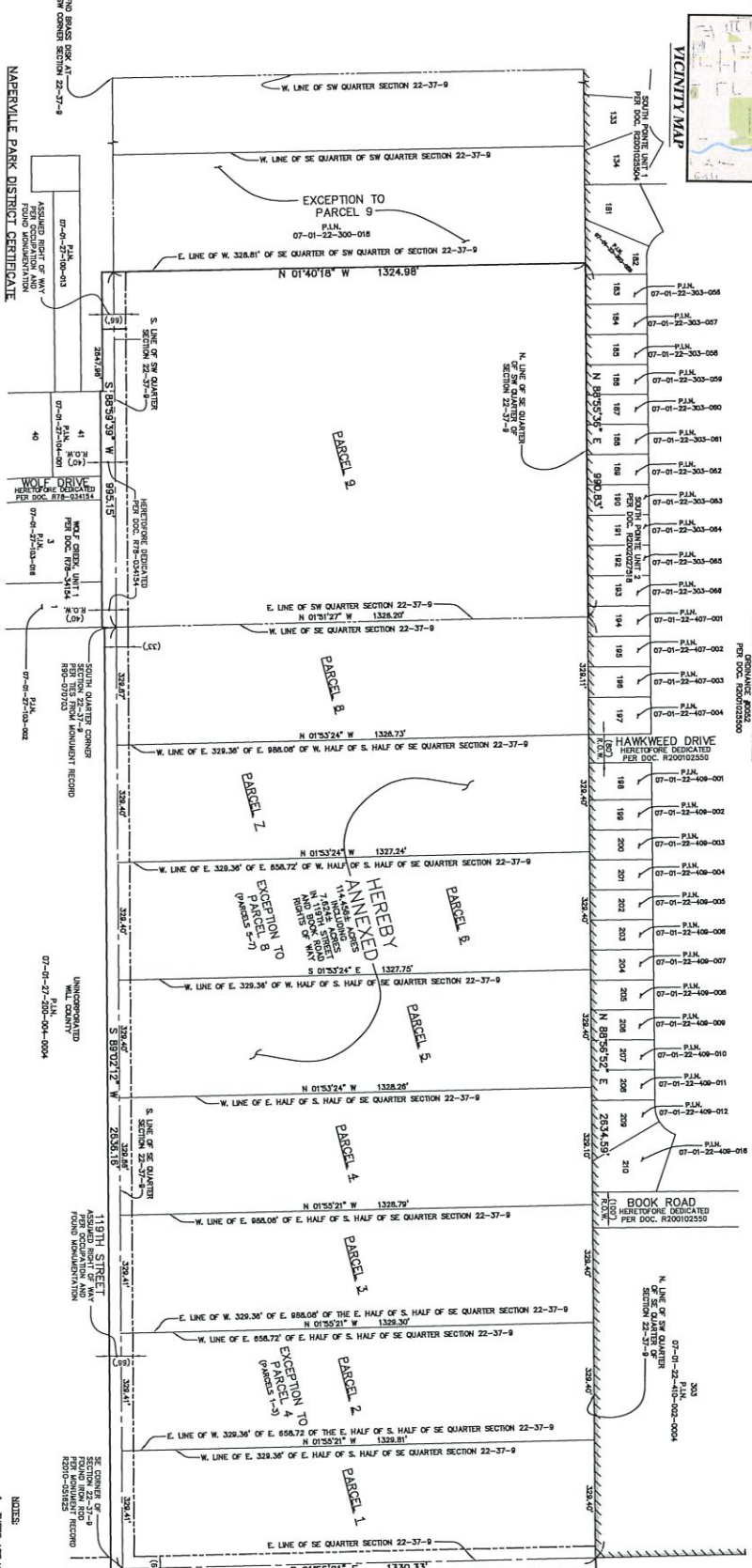
EXHIBIT B

PLAT OF ANNEXATION OF THE SUBJECT PROPERTY



SITE LOCATION

PLAT OF ANNEXATION
 OF PART OF THE SOUTH HALF OF SECTION 22, PART OF SECTION 23, 26 AND 27, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS



ANNEXED BY THE CITY OF NABEYVILLE PER DOC. 0000000000

THIS PLAT HAS BEEN EXAMINED AND RECORDED BY WILL COUNTY RECORDS CLERK
 ADDRESS: 403 S. STATE STREET
 NABEYVILLE, ILLINOIS



---	ANNEXATION LIMITS (Grey Shaded Area)
---	NEW ANNEXATION LIMITS OR (Red Shaded Area)
---	EXISTING ANNEXATION LIMITS (Black Solid Line)
---	ASSUMED RIGHT-OF-WAY LINE (Dashed Line)
---	SECTION LINE (Thin Dotted Line)
---	EXISTING MARIETTA CORP. LIMITS (Thin Dotted Line)
---	EXISTING MARIETTA CORP. CENTER (Thin Dotted Line)
---	RAIL - RIGHT OF WAY (Double Line)
---	DOCK - OCCUPANT (Thick Dotted Line)
---	SECTION (Thin Dotted Line)
---	PLAT. - PERMANENT INDEX NUMBER (Thin Dotted Line)

BOOK ROAD
 ASSUMED (66') WIDE RIGHT OF WAY PER MONUMENTATION NO FORMAL DEDICATION TO SURVEYOR TO BE VESTED TO THE USER
 UNINCORPORATED PLAT PER DOC. RECORD 200-000-000

NOTES:

1. THERE ARE NO HABITABLE STRUCTURES ON THE PROPERTY ANNEXED HEREBY.
2. DIMENSIONS ENCLOSED IN () INDICATE RECORDS OR RECORDS ENCLOSURE ARE REQUIRED.
3. THERE ARE NO ENCUMBRANCES THAT REST ON THE PROPERTY ANNEXED HEREBY.
4. THE MARIETTA BEANSHAW SHOW HEREON ARE BASED ON THE 1891 PLAT OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 6 EAST.

PREPARED BY:
CEMCON, Ltd.
 A CALIFORNIA CORPORATION
 750 VERNON HILLS, SUITE 600
 (447) 382-9100

Consulting Engineers, Land Surveyors & Planners
 3525 W. 116th St., Suite 100, Overland Park, KS 66213
 Tel: 913.666.2219 Fax: 913.666.2219
 E-mail: info@cemcon.com Website: www.cemcon.com
 REG. NO. 027014 FILE NAME: ANNEX
 05/22/2018 10:00 AM
 REVISION DATE: 05-22-18
 05-22-18 PER CITY COMMENTS REVIEW LETTER DATED 04-18-18
APPROPRIATE POLY CUR IN PLAT OF ANNEXATION CITY PROJECT NUMBER IS 18-11-000003

NABEYVILLE PARK DISTRICT CERTIFICATE

COUNTY OF DU PAGE)
 STATE OF ILLINOIS)
 THIS PLAT OF ANNEXATION IS DEMONSTRATED THAT NEAL ESTEVE INCORPORATED HAS ACQUIRED A PART OF THE NABEYVILLE PARK DISTRICT OF WILL AND DU PAGE COUNTIES.
 BY ORDINANCE NO. _____ ADOPTED BY THE BOARD OF PARK DISTRICT COMMISSIONERS
 AT A MEETING HELD ON THE ____ DAY OF _____ A.D., 2018.
 BY: _____ ATTEN: _____ SECRETARY

CITY COUNCIL CERTIFICATE

COUNTY OF DU PAGE)
 STATE OF ILLINOIS)
 APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NABEYVILLE, ILLINOIS, IN A MEETING HELD
 ON THE ____ DAY OF _____ A.D., 2018.
 BY: _____ MAYOR ATTEN: _____ CITY CLERK

WILL COUNTY RECORDER'S CERTIFICATE

COUNTY OF WILL)
 STATE OF ILLINOIS)
 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.

RECORDED BY DEEBS

PARCEL DESCRIPTIONS:

PARCEL 1: THE WEST 328.36 FEET OF THE EAST 684.72 FEET OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY ILLINOIS.
PARCEL 2: THE WEST 328.36 FEET OF THE EAST 684.72 FEET OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY ILLINOIS.
PARCEL 3: THE WEST 328.36 FEET OF THE EAST 684.72 FEET OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY ILLINOIS.
PARCEL 4: THE WEST 328.36 FEET OF THE EAST 684.72 FEET OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY ILLINOIS.
PARCEL 5: THE WEST 328.36 FEET OF THE EAST 684.72 FEET OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY ILLINOIS.

Exhibit 4 to Petition for Development Approval

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

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

D.R. Horton, Inc. – Midwest, f/k/a DRH Cambridge Homes, Inc. (“Petitioner”), provides the following responses to the 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 119th 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 a range of housing opportunities in this portion of the Southwest Community Area of the City beyond the single-family detached residential use permitted in the adjacent R1A and R1B zoning districts to the north of the Subject Property because, unlike those districts, the R3A zoning district permits single-family attached, single-family detached and multiple-family residential 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 all three of those uses. The Petitioner’s land plan also seeks to integrate senior citizen lifestyle housing in the form of one-story, age-targeted, active-adult detached and attached single-family housing.

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, including two clubhouses; two pools; a dog park; five attractively-landscaped water features with four scenic overlooks complete with brick pavers, bench seating and attractive landscaping; an approximately 13-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 25 feet to 35 feet in width around 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 119th Street via a proposed southerly extension of Hawkweed Drive and construction of proposed Polo Club Drive, which will provide South Pointe and Naperville Polo Club residents with new access to the existing signalized intersection of 119th Street and Route 59, (ii) an improved and relocated extension of Book Road from 119th Street to the existing signalized intersection of Book Road and 111th Street/Hassert Boulevard and (iii) connection of both Wild Timothy Road and Spartina Road to relocated Book Road, thereby affording High Meadow and South Pointe residents an additional means of vehicular ingress and egress as well as north-south vehicular accessibility without need to traverse Route 59.

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, single-family attached and multiple-family residential uses. 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 119th Street and Route 59. Sufficient multiple-family residential use is lacking in the immediate vicinity of the Subject Property. The provision of multiple-family use 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 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 for residential development 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 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 development 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 adjacent properties and land uses.

Exhibit 6 to Petition for Development Approval

**RESPONSES TO STANDARDS FOR
PLANNED UNIT DEVELOPMENT DEVIATIONS**

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

D.R. Horton, Inc. – Midwest, f/k/a DRH Cambridge Homes, Inc. (“Petitioner”), provides the following responses to the standards for planned unit development deviation to allow (i) an increase in the maximum number of permanent residential development ground signs under Section 6-16-4-2.1.1 of the *Naperville Zoning Ordinance* from four to six (“Ground Sign Deviation”) and (ii) an increase in the maximum building height under Section 6-6D-8-1 of the Zoning Ordinance from 35 feet to 38 feet and 9 inches only for the development’s multi-family residential component (“Building Height Deviation”) for the Naperville Polo Club community proposed for development by Petitioner and Polo Club Multifamily LLC on the property commonly known as 23450 and 23700 West 119th Street (“Subject Property”) upon annexation and zoning of the Subject Property in the R3A Medium Density Multiple-Family Residence District.

Ground Sign Deviation

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

The stated intent of the R3A Medium Density Multiple-Family Residence District proposed for the Subject Property is “to provide multiple-family areas of a medium density character accommodating a variety of housing types and compatible uses, but less dense than the R3 district.” The Ground Sign Deviation will have no impact on the density or housing types of the proposed development. Petitioner seeks the Ground Sign Deviation solely to afford the ability to appropriately locate a permanent residential ground sign on each side of the proposed development’s three primary points of entry (i.e., at the primary entrance to the proposed development’s multi-family residential component, at the intersection of Polo Club Drive and 119th Street and at the intersection of Hawkweed Drive and relocated Book Road) as is typical for residential subdivisions throughout the City.

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

The Ground Sign Deviation will not be a detriment to the provision of municipal services and infrastructure. In fact, the Ground Sign Deviation bears no relationship to such provision. Petitioner seeks the Ground Sign Deviation solely as a function of its desire to create attractive gateways to the proposed development.

- 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 Ground Sign Deviation will result in a planned unit development that offers superior design in the form of attractively designed gateways to the development. The proposed

permanent signage for which the Ground Sign Deviation is sought includes high-quality architectural design elements such as natural stone veneer, precast caps, precast panels and precast surrounds at the signs' base.

Building Height Deviation

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

The stated intent of the R3A Medium Density Multiple-Family Residence District proposed for the Subject Property is “to provide multiple-family areas of a medium density character accommodating a variety of housing types and compatible uses, but less dense than the R3 district.” The Building Height Deviation will have no impact on the density or housing types of the proposed development. Petitioner seeks the Building Height Deviation solely in the interest of creating a more architecturally attractive exterior building design for the multi-family residential component of the proposed development. Petitioner seeks the Building Height Deviation to provide more aesthetically appealing roof pitch and improved proportionality between the building facades and roof. Importantly, the Building Height Deviation will result in a building height increase that is still more than four feet below the maximum permitted building height in the R3A district’s related R3 district.

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

The Building Height Deviation will not be a detriment to the provision of municipal services and infrastructure. In fact, the Building Height Deviation bears no relationship to such provision. Petitioner seeks the Building Height Deviation in the interest of providing a more aesthetically appealing roof pitch and improved proportionality between the building facades and roof.

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 Building Height Deviation will contribute to a planned unit development that offers a superior level of architectural design than can otherwise be achieved for the proposed multi-family residential buildings under the 35-foot building height limitation of the R3A zoning district. Petitioner seeks the Building Height Deviation to provide more aesthetically appealing roof pitch and improved proportionality between the building facades and roof. Importantly, the Building Height Deviation will result in a building height increase that is still more than four feet below the maximum permitted building height in the R3A district’s related R3 district.