

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.

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 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 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, (b) parkway tree placement, (c) street horizontal centerline curve radius and (d) 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 95 age-targeted single-family detached units; 93 age-targeted single-family attached units; 148 rear-loaded single-family attached units; 78 front-loaded, single-family attached units; and 309 multi-family luxury rental units on 110.57 acres with a gross modified density of 6.54 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

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)

(Date)

SUBSCRIBED AND SWORN TO before me this _____ day of _____, 20____

(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 | 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 119th Street)

Naperville Polo Club is a proposed mixed-residential, limited-maintenance, modern-living community designed and to developed by D.R. Horton, Inc. - Midwest (“DRH”) and Polo Club Multifamily LLC (“PCM”) on the current 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 undedicated 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 723 dwelling units as a logical extension of the City’s Southwest Community Area. More specifically, the Naperville Polo Club community is proposed to consist of 95 age-targeted, single-family detached dwelling units; 93 age-targeted, single-family attached dwelling units; 148 single-family attached dwelling units featuring rear-loaded garages; 78 single-family attached dwelling units featuring front-loaded garages; and 309 luxury rental multifamily dwelling units for a resulting gross modified density of 6.54 dwelling units per acre.

The Naperville Polo Club land plan contemplates four distinct neighborhoods. The community’s northeast quadrant will consist of 95 age-targeted, single-family detached units on lots ranging in area from 6,357 square feet to 14,872 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 consists of 226 single-family attached units—78 of those units being two stories with front-loaded garages and 148 of those units being three stories with rear-loaded garages—in 38 buildings ranging from four to seven units per building. Finally, the community’s southwest quadrant consists of 309 one- to three-bedroom luxury multi-family dwelling units in fifteen buildings. As a whole, Naperville Polo Club will provide four different housing opportunities in a cohesive neighborhood for residents ranging from unmarried professionals seeking one-bedroom luxury rental housing, households desiring maintenance-free living and active adults looking for close proximity to the DuPage River preservation system’s Riverview Farmstead Preserve and bike path connectivity.

The Naperville Polo Club community will also boast recreational amenities for its residents in the form of two clubhouses and swimming pools—one for each the community’s single-family and multi-family components; two dog parks—again, one for each of those dwelling component types; a southerly extension of the Riverview Farmstead Preserve bike path to 119th Street; 45 acres of common open space, including five attractively-landscaped water features with three scenic overlooks complete with brick pavers, bench seating and attractive landscaping, an approximately 15-acre open space and stormwater management facility providing 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 nearly 41% common open space.

In addition to its housing options and recreational amenities, 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 access to the existing signalized intersection of 119th Street and Route 59. Second, the community will provide an improved and reconfigured extension of Book Road from Wild Timothy Road in the South Pointe subdivision to 119th Street, literally paving the way for future connection of this segment of Book Road to the existing signalized intersection of Book Road and 111th Street/Hassert Boulevard. Additionally, that offsite extension of Book Road will include the connection of both Wild Timothy Road and Spartina Lane to Book Road, thereby affording South Pointe residents an additional means of vehicular ingress and egress as well as access to 119th Street without need to traverse Route 59. Lastly, the community's construction budget contemplates participation in the cost of installing a traffic signal at the intersection of Champion Road and Route 59 for the benefit of existing and future area residents and improved traffic safety for Route 59 motorists.

In total, Naperville Polo Club will provide multiple housing options, a visual expanse of the Riverview Farmstead Preserve's open space and both bicycle and vehicular 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 modern-living community for residents ranging from unmarried professionals seeking one-bedroom luxury rental housing, households desiring maintenance-free living and active adults looking for close proximity to the permanent open space offered by the DuPage River preservation system’s Riverview Farmstead Preserve and bike path connectivity. This is achieved by the proposed planned unit development’s mix of single-family detached, single-family attached and multi-family dwellings in combination with the proposed development’s southerly extension of the Riverview Farmstead Preserve bike path to 119th Street and allocation of approximately 15 acres of open space having north, east and south contiguity to the Riverview Farmstead Preserve. That contiguity provides physical connectivity of open space for area residents and wildlife in a seamless fashion, which does not currently exist north of 119th Street and west of existing Book Road. Additionally, the proposed planned unit development includes a southeasterly extension of Book Road as 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. 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 further west and finally to single-family attached and multi-family housing as the development further extends westerly. Similarly, land uses will transition from the existing single-family detached housing to the north of the Subject Property, then to single-family detached housing on the eastern half of the development and single-family attached housing on the western half of the development, followed by

single-family attached housing on the southeasternmost portion of the development and multi-family housing on the southwesternmost portion of the development.

Finally, the planned unit development allocates nearly 41% or 45 acres of the Subject Property for common open space, including two clubhouses, two pools; two dog parks; five attractively-landscaped water features with three scenic overlooks complete with brick pavers, bench seating and attractive landscaping; an approximately 15-acre open space and stormwater management facility having north, east and south contiguity to the Riverview Farmstead Preserve; perimeter landscape buffers ranging from 25 feet to 45 feet in width; 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.

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 zoning and subdivision 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. Specifically, 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 nearly 41% or 45 acres of the Subject Property to outdoor common areas and site amenities; will include a cash contribution in lieu of land dedication for park and recreational purposes and school sites; complies with the landscape requirements set forth in Title 5 of the *Naperville Municipal Code*, except with respect to parkway tree placement due to conflict with underground utilities as further described in Exhibit 6; 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*, except with respect to horizontal street centerline curve radius at two points of Wellington Circle as further described in Exhibit 6; 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 access to the existing signalized intersection of 119th Street and Route 59, (ii) an improved and reconfigured extension of Book Road from Wild Timothy Road in the South Pointe subdivision to 119th Street, literally paving the way for future connection of this segment of Book Road to the existing signalized intersection of Book Road and 111th Street/Hassert Boulevard and (iii) connection of both Wild Timothy Road and Spartina Lane to Book Road, thereby affording South Pointe residents an additional means of vehicular ingress and egress as well

as access to 119th Street without need to traverse Route 59; as a result of the foregoing, 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, dog parks, five attractively-landscaped water features with scenic overlooks, perimeter landscape buffers, inviting street entryways with varying landscaped medians, allocation of nearly 41% or 45 acres of the Subject Property for common open space and southerly extension of the Riverview Farmstead Preserve bike path to 119th Street, among other things, 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 nearly 41% or 45 acres of common open space, including approximately 15 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 and to the dedicated and currently unimproved Book Road right-of-way, which creates the opportunity for future extension of Book Road from its intersection with 111th Street/Hassert Boulevard to 119th Street.

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

The proposed planned unit development devotes approximately nearly 41% or 45 acres of the Subject Property to common open space and includes two clubhouses, two pools, two dog parks, five attractively-landscaped water features with scenic overlooks, perimeter landscape buffers, inviting street entryways with varying landscaped medians and southerly extension of the Riverview Farmstead Preserve bike path to 119th Street, among other things, all as described in further detail above.

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 public streets; 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; 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. The Subject Property is contiguous to the single-family detached residential South Pointe Subdivision. The proposed planned unit development is designed, in part, to abut the existing detached single-family residential units at South Pointe with detached single-family residential units on the Subject Property and, in part, to provide a gradual transition between the detached single-family residential units at South Pointe and the multi-family residential units on the Subject Property. The latter is accomplished via the proposed development's placement of single-family attached residential units between South Pointe and the Subject Property's multi-family component.

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 will enable the future extension of Book Road from 119th Street to its existing signalized intersection with 111th Street/Hassert Boulevard, as well as provide connectivity between the South Pointe Subdivision and 119th Street, including the 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 329.36 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

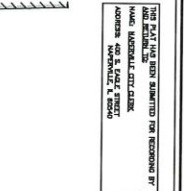
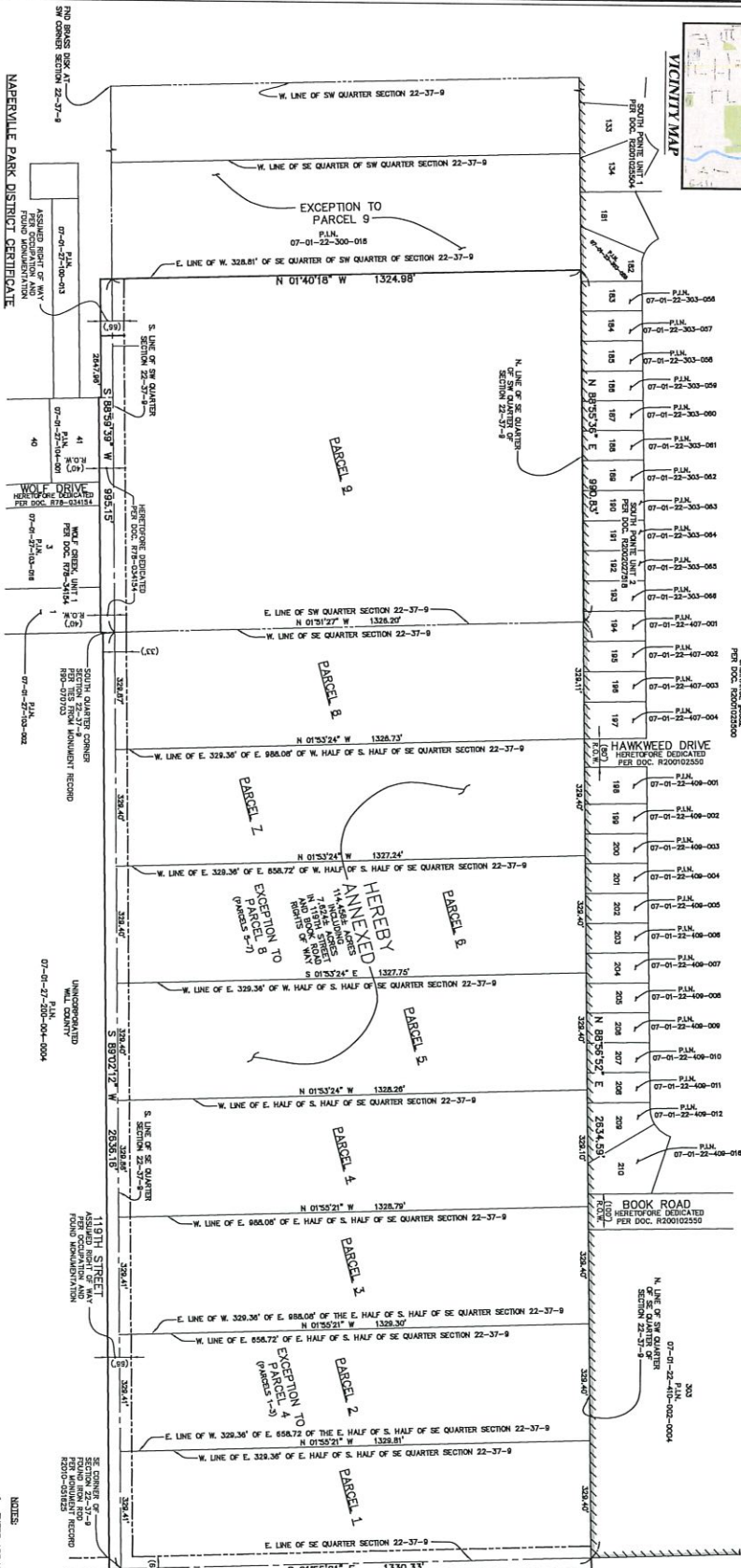


SITE LOCATION

PLAT OF ANNEXATION

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

ANNEXED BY THE CITY OF NAPERVILLE
PER DEC. 0000000000



BOOK ROAD
ASSUMED (68')
RIGHT OF WAY
PER MONUMENTATION
NO FORMAL DESIGNATION
TO SURVEYOR
TO BE VESTED
UNINCORPORATED
LINTA
P.L.M.
07-01-10-10-10-10-10-10

STATE OF ILLINOIS)
COUNTY OF DU PAGE)
NAPERVILLE PARK DISTRICT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)
CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)
PARCEL DESCRIPTIONS

STATE OF ILLINOIS)
COUNTY OF DU PAGE)
MILL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)
RECORDED BY DEERS

THIS PLAT OF ANNEXATION IS DEEMED AS THAT REAL ESTATE INCORPORATED
HEREIN HAS BEEN RECORDED IN THE PUBLIC RECORDS OF WILL AND DU PAGE
COUNTIES, ILLINOIS, IN THE NAPERVILLE PARK DISTRICT, IN WILL COUNTY,
AT A MEETING HELD ON THE _____ DAY OF _____, A.D., 2018.

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF
NAPERVILLE, ILLINOIS, IN A MEETING HELD
ON THE _____ DAY OF _____, A.D., 2018.

PARCEL 1: THE EAST 329.36 FEET OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE
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 3/4 OF THE SECTION 22,
TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN
IN WILL COUNTY, ILLINOIS.

HERBY ANNEXED PARCELS 1-9: THE HERBY ANNEXED PARCELS 1-9
ARE PART OF THE HERBY ANNEXATION PLAT OF ANNEXATION
RECORDED IN THE PUBLIC RECORDS OF WILL COUNTY, ILLINOIS, ON
APRIL 11, 2018, UNDER PLAT NO. 2018-01-20-18.

NOTES:
1. THERE ARE NO HARBORABLE STRUCTURES ON THE PROPERTY ANNEXED HEREBY.
2. DIMENSIONS ENCLOSED IN () INDICATE RECORDS OR UNRECORDED DIMENSIONS.
3. THERE ARE NO ELECTIONS THAT RESIDE ON THE PROPERTY ANNEXED HEREBY.
4. THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE 1983 ADJUSTED MERIDIAN.

PREPARED BY: **CEMCON, Ltd.**
A CALIFORNIA CORPORATION
750 VERNON HILLS, SUITE 500
(447) 382-9100

RECORDED BY DEERS

PLAT OF ANNEXATION

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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 by expanding 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 nearly 41% or 45 acres of the Subject Property for common open space, including two clubhouses, two pools; two dog parks; five attractively-landscaped water features

with three scenic overlooks complete with brick pavers, bench seating and attractive landscaping; an approximately 15-acre open space and stormwater management facility having north, east and south contiguity to the Riverview Farmstead Preserve; perimeter landscape buffers around all sides of the planned unit development ranging from 20 feet to 40 feet in width; 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 access to the existing signalized intersection of 119th Street and Route 59, (ii) an improved and reconfigured extension of Book Road from Wild Timothy Road in the South Pointe subdivision to 119th Street, literally paving the way for future connection of this segment of Book Road to the existing signalized intersection of Book Road and 111th Street/Hassert Boulevard and (iii) connection of both Wild Timothy Road and Spartina Lane to Book Road, thereby affording South Pointe residents an additional means of vehicular ingress and egress as well as access to 119th Street without need to traverse Route 59. Additionally, the proposed planned unit development's construction budget contemplates participation in the cost of installing a traffic signal at the intersection of Champion Road and Route 59 for the benefit of existing and future area residents and improved traffic safety for Route 59 motorists.

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 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”), (ii) placement of parkway trees not within the public right-of-way in accordance with Section 5-10-3-3.2 of the *Naperville Municipal Code*, but instead on private property adjacent to the parkway (“Parkway Tree Deviation”), (iii) a reduction in the minimum street horizontal centerline curve radius under Section 7-4-1 of the *Subdivision Control Regulations of the City of Naperville, Illinois* from 150 feet to 58 feet (“Street Deviation”) and (iv) an increase in 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”).

Ground Sign Deviation

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

The stated intent of the proposed R3A Medium Density Multiple-Family Residence District 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 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.

Parkway Tree Deviation

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

The stated intent of the proposed R3A Medium Density Multiple-Family Residence District 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 Parkway Tree Deviation will have no impact on the density or housing types of the proposed development. Petitioner seeks the Parkway Tree Deviation as a functional necessity due to the location of underground utilities that conflict with the Petitioner's ability to place parkway trees within the parkway. Petition does not seek to reduce the quantity of trees that would otherwise be provided in the parkway. Petitioner seeks only to relocate those trees to areas adjacent to the parkway, as depicted in the Preliminary Landscape Plan submitted herewith, to avoid such trees' placement in conflict with underground utilities.

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

Approval of the Parkway Tree Deviation will not be a detriment to the provision of municipal services and infrastructure. To the contrary, Petitioner seeks the Parkway Tree Deviation specifically for the purpose of avoiding conflict between underground utilities and placement of parkway trees within the parkway. As a practical matter, the placement of trees outside the parkway will avoid need for the City to maintain and, in the event of their decline, replace such trees.

- 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 Parkway Tree Deviation will result in a planned unit development that offers superior design and amenity enhancement because, rather than place trees in the parkway in an unnatural linear manner, such trees will instead be placed in a more naturalized and attractive fashion adjacent to the parkway.

Street Deviation

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

The stated intent of the proposed R3A Medium Density Multiple-Family Residence District 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 Street Deviation will have no impact on the density or housing types of the proposed development. Petitioner seeks the Street Deviation solely as a result of the westernmost curvature of Wellington Circle as part of the neighborhood character Petitioner seeks to create for the development’s two- to three-story townhome component.

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

Approval of the Street Deviation will not be a detriment to the provision of municipal services and infrastructure. The Petitioner’s civil engineer and transportation engineer have confirmed that the Street Deviation will neither have a detrimental impact on such provision nor hinder the ability for vehicular maneuverability along Wellington Circle. As a practical matter, the Street Deviation will provide a traffic calming measure by compelling motorists to traverse at least the western half of Wellington Circle at a reduced rate of speed.

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 Street Deviation will contribute to a planned unit development that offers superior design by enabling the development’s two- to three-story townhome component to be established in a manner that provides increased proximity amongst the units thereof in the interest of creating a neighborhood that encourages resident socialization and creates an attractive “street wall.”

Building Height Deviation

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

The stated intent of the proposed R3A Medium Density Multiple-Family Residence District 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.

Exhibit 6-A to Petition for Development Approval

**RESPONSES TO STANDARDS FOR
PLANNED UNIT DEVELOPMENT PARKING DEVIATION**

**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 a reduction in the minimum required number of primary automotive off-street parking spaces per one-bedroom dwelling unit from 336 spaces to 208 spaces in the multi-family component of the proposed mixed residential Naperville Polo Club planned unit development (“Parking Deviation”).

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

The stated intent of the proposed R3A Medium Density Multiple-Family Residence District 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 Parking Deviation will not detrimentally impact the character of the proposed Naperville Polo Club or the surrounding area. However, the Parking Deviation will advance the intent of the R3A zoning district by allowing for inclusion of the 309-unit multi-family component of the Naperville Polo Club at a parking ratio suitable to satisfy the realistic parking demand therefor. As a result, the Parking Deviation will accommodate a variety of housing types in the proposed development in accordance with the R3A district’s intent.

Petitioner seeks the Parking Deviation only in relation to the proposed one-bedroom dwelling units of the proposed development’s multi-family component. As noted in the Apartment Parking Demand Calculations memorandum prepared by Gewalt Hamilton Associates, Inc., dated June 4, 2018 and updated June 11, 2018, the Parking Deviation’s reduced parking ratio from 2.25 combined primary and guest parking spaces per one-bedroom dwelling unit to 1.49 combined primary and guest parking spaces per one-bedroom dwelling unit will adequately accommodate the peak resident and visitor automotive parking demand and will exceed the average peak period parking demand ratio identified by the Institute of Transportation Engineers *Parking Generation* manual, 4th Edition. Additionally, Petitioner neither proposes any reduction in the minimum number of required guest parking spaces for those dwelling units nor proposes any reduction in the minimum number of primary or guest parking spaces for the multi-family component’s two- and three-bedroom dwelling units.

Finally, it is important to note that the multi-family component includes a clubhouse for which 27 off-street parking spaces are devoted in accordance with the City's zoning ordinance. In reality, however, the patrons and guests of the clubhouse for which those 27 spaces are provided will be the same residents and guests of the multi-family component's dwelling units because the clubhouse will be private to the residents and guests of that component. The only demand on those 27 spaces that will not be associated with the residents and guests of the multi-family component's dwelling units will be approximately two employees of the apartment community's leasing office within the clubhouse and any prospective tenants who may visit that leasing office.

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

The Parking Deviation will not be a detriment to the provision of municipal services and infrastructure. In fact, the Parking Deviation bears limited relationship to such provision because the off-street parking facility improvements for which the Parking Deviation is sought and the multi-family residential use that will be supported by such parking facility improvements will be privately owned and operated. The extent to which municipal services and infrastructure are required in connection with either the Parking Deviation or the parking facility improvements for which such Parking Deviation is sought is limited to stormwater management. Importantly, however, the Parking Deviation reduces the amount of impervious surface necessary for the multi-family component's off-street parking, which will result in reduced demand on the City's stormwater management infrastructure.

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

The Parking Deviation will result in a planned unit development that offers superior design, amenity enhancement, environmental benefit and diversified housing. More specifically, the Parking Deviation will reduce the amount of land area in the proposed development's multi-family residential component that would otherwise need to be devoted to off-street parking. As a result, that component's land plan includes reduced impervious surface area, amenities such as a clubhouse, swimming pool, two attractively landscaped water features and a dog park. The reduced impervious surface and aforementioned water features will provide environmental benefits in the form of aesthetically appealing on-site stormwater management facilities and reduced demand for off-site stormwater management. Lastly, the multi-family residential land use for which the Parking Deviation is requested will provide for diversified housing in the Naperville Polo Club through the inclusion of one-, two- and three-bedroom multi-family luxury rental units in combination with single-family attached, single-family detached and age-targeted dwelling units.