

**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.