

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.