

Evans, Kasey

From: Bill Alstrom <BillA@wheatlandroaddistrict.com>
Sent: Friday, July 13, 2018 9:26 AM
To: Chirico, Steve; Martinez, Kamala; Planning; Novack, William
Cc: Chuck Kern; Deb Holscher; Raquel Mitchell; Jeffrey DeRango; Colleen R; Susan Schaer
Subject: Proposed Naperville Polo Club

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I would like this correspondence to be included in the official record of the PZC for the above mentioned case.

I wrote to you a few weeks ago with my objections towards this case that concern traffic, property rights and safety issues. After one PZC hearing, numerous negotiations between TED staff and the developer few if any of the issues were addressed. I have been contacted by many people in the area that are frustrated and concerned about this project. I will list my concerns again for the record:

1. Infrastructure to handle the extra 5000 vehicles per day is not included in the revision seen on 7-12-2018 at the open house. Without a full connection from 119th to 111th the plan is woefully inept. Representatives from DR Horton expressed their interest in this providing this connection but TED staff were not receptive.
2. The main entrance to the apartment community is still directly north of Wolf Drive. This will cause the unincorporated residents in Wolf Creek and Sterling Estates a much longer delay in turning to the west on 119th street. Representatives from DR Horton stated their original submission had the entrance further east but TED staff directed them to place it in the current location.
3. Book Rd will be annexed into Naperville and then "given" to the Forest Preserve District of Will County. Naperville will then attempt to vacate Book Rd and give the old R.O.W. to the Forest Preserve. The Forest Preserve will then give the Bronx family a "license" to access their private property. Currently the Road District allows for full and unfettered access to the Bronx property from Book Rd. Any agreement, annexation or vacation should do the same.
4. The traffic engineer for DR Horton claims 119th street built out as currently proposed could handle 18,000 vehicles per day. The current traffic load is 8500 vehicles per day. Traffic during the rush hours at Rt 59 is difficult and delays are a daily occurrence. I would urge PZC Commissioners, City Council members and TED staff to observe this area during the afternoon rush hour and determine if the "real world" conditions can handle and extra 9500 vehicle per day.

Evans, Kasey

From: Nancy C. Stanton [REDACTED]
Sent: Friday, June 22, 2018 2:22 PM
To: Planning
Subject: DR Horton

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I'm writing about the proposed project planned for the land being annexed next to 119th Street

I'm a resident of Sterling Heights and have been here since 1994. I've seen the traffic increase to the point we can't get in or out of our neighborhood on days there is a function at the "Polo" field. We have 1 entrance in and 1 entrance out. On the weekends with a police presence to direct traffic we can't have access in and out. With the amount of increased traffic with this development we would be virtually trapped. I'm a health care professional and am aware of how important timely intervention is in an emergency. I feel that the plan as presented is dangerous as well as severely impacts our lives. The traffic plan from Wheatland Township has addressed the increased traffic with the existing roads. Please reconsider the impact on our lives not just on the South Park homeowners lives.

Nancy Stanton
[REDACTED]

Sent from my iPhone

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Evans, Kasey

From: Pavel Petukhov [REDACTED]
Sent: Friday, June 22, 2018 12:08 PM
To: Planning
Subject: regarding Polo Club - PZC #18-1-022

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Dear members of Planning and Zoning Commission of City of Naperville,

What is happening with the new development Polo Club - PZC #18-1-022 is unacceptable.

If this new Polo Club - PZC #18-1-022 development with hundreds on new homes, townhouses, apartments, and thousands of people and connection of Book road between 111th and 119th happen then so many houses on Coneflower Dr will be very close to Book road with only little protection from noise. There will be only very few trees and bushes between this new heavily used road and the new development. There will be even more noise coming to our houses in addition to that already coming from the traffic on the two major roads with two lanes in each direction - Rt 59th and 111th and the two quarries, which btw often work until midnight and create small earthquakes that rattle our houses and lead to cracks in foundation and walls. This will certainly lower the quality of life due to even more noise pollution. This will certainly drive the prices of the existing houses down. This will disrupt the natural habitat of animals in Riverview Farmstead Preserve and ambiance of this park in general. In fact, Riverview Farmstead Preserve provides us with a much needed shield from noise coming from the quarries, and with this new road this shield will be gone. I do not understand WHY the City of Naperville did not inform the citizens of the affected neighborhoods and never asked for our opinion on this MAJOR (!!!!) development? I never received any mail saying that this may happen. The first time I heard about it and a public hearing is from a post on Facebook which was two days late for me to attend.

Has anybody done any estimate on additional traffic load, noise pollution, effect on Riverview Farmstead Preserve?

I and I am pretty sure all the citizens living in High Meadow sub-division would like to be informed on any new developments on this case, any new communication with the developer DR HORTON, any new hearings in writing in our mail. I also would like an explanation why this major changes occur without proper planning and why our taxes are used to to lower the standards on living in Naperville instead of improving them.

Thank you for your attention to these matters.

Regards,

Pavel Petukhov

Evans, Kasey

From: Sherry Lukaszka [REDACTED]
Sent: Wednesday, June 20, 2018 6:16 PM
To: Planning

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I am a resident of unincorporated Plainfield I live on 119th street. My husband and I built our house in 1987. We understand that progress can not be stopped, but this proposed development will completely destroy our way of life. To put 723 units on that size of land without a thought of the traffic impact is totally disrespectful of the existing homeowners and to the unsuspecting future homeowners of that development. There are times when traffic is backup from rt 59 to our home and beyond. How will my family and those of wolf creek and sterling estates ever be able to navigate the increased traffic. How l'll emergency vehicles or residents with personal emergencies be able to count on a clear path to rt 59. Please reconsider this amount of units and build something more in keeping with the existing developments.

Kindest regards
John and Sherry Lukaszka
119th street homeowner

Evans, Kasey

From: Rebecca Steimer [REDACTED]
Sent: Wednesday, June 20, 2018 5:04 PM
To: Planning
Subject: Horton Development Proposal Public Hearing

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Dear Planning and Zoning Commission:

I'm writing as a concerned resident of High Meadow Subdivision in regards to the proposed development south of our neighborhood. Please consider the traffic impact that this large development would have on our subdivision and on the South Pointe subdivision.

In addition to enjoying our quiet streets, we also love our neighboring Farmstead Preserve. With extra traffic and a possible expansion of Book Road, the forest preserve would likely be destroyed or altered.

Please consider if this development is truly necessary. This area (rt 59, 119th, 111th and Book Rd) is already very congested. We enjoy our peaceful neighborhood streets amid the traffic around us. Please stop this development from causing more overcrowding.

Thank You,
Rebecca Steimer

[Sent from Yahoo Mail on Android](#)

Evans, Kasey

From: Beth Brune [REDACTED]
Sent: Wednesday, June 20, 2018 2:41 PM
To: Planning
Subject: Polo Club Development

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To Whom It May Concern:

My husband and I have been residents of the South Pointe (SP) community for 12 years and reside at [REDACTED]. We would like to provide our comments and requests regarding the Polo Club development targeted adjacent to SP.

1. Strongly consider requiring 'age restricted' vs. 'age targeted' as a means to reduce traffic. Would actually prefer the entire development be more aligned with independent living, assisted living, extended care, etc. This type of housing is sorely missing in the area.

2. Request that the plat designate a playground sufficient to accommodate the residents of all sections of the overall development (homes, town homes, apartments). There are two dog parks designated on the plat, but a playground is not specifically noted. If no playground is planned, residents of the Polo Club development will need to utilize the playground in SP resulting in an increase in traffic in SP. There may need to be additional equipment installed to accommodate the increased usage.

3. Road Infrastructure

a. 119th -- increased density adjoining this road will lead to increased traffic on 119th. With increased traffic there will be longer lines waiting for the signal light at Rt 59 which will encourage people to cut through South Pointe. We understand there will not be any signal lights installed on 119th along the Polo Club development. Our concern is for the safety of drivers as there will be increased potential for accidents along 119th.

b. Book Road -- Completing this road from 119th through to 111th is good for safety considerations and discourages vehicles to take short cuts through the subdivisions. Unfortunately, people may not know that Book will not go through to 111th and will need to travel through the subdivisions instead of turning around to transit back to 119th.

c. Hawk Weed -- probably the single most effective means of reducing vehicular traffic through SP is not to open Hawk Weed to the Polo Club development. The streets in SP are not extra wide and it is already difficult to pass on-coming traffic in the neighborhood.

4. Aesthetics

a. Consider requiring masonry on the homes/town homes/apartments such that the buildings don't resemble track housing or Section 8 housing. We have seen D.R. Horton developments in Florida and they are not aesthetically pleasing and appear to have quality issues. We enjoy that Naperville maintains an aesthetically pleasing city for all types of residences -- old to new. These homes detract from the visual quality aspect of Naperville.

b. Require basements for the single family homes to reduce/eliminate the potential for sheds, excessive vehicles parked in driveways due to goods stored in garages, etc. Basements also provide a shelter for tornado warnings, etc.

5. Sewer, Storm Water, Water Pressure -- we have not had issues with the sanitary sewer, storm water system nor the water system (pressure). Our understanding is the current sanitary sewer lift station located at the end of Spartina will be decommissioned and a new lift station built further south to include both SP and the Polo Club development. We also understand there will not be another water tower. We have enjoyed living in SP with no problems with the sanitary sewer, storm water system and excellent water pressure. We certainly do not want additional capacity to detract from the level of satisfaction we currently have with these services.

6. Strongly consider a berm and mature landscaping along the entire border with SP (not just where the town homes will be located). Also, the height of the berm should be 6 to 8 feet to act as a sound barrier.

7. Safety -- what is the impact to the Naperville fire and police with the increased density? This is the southern-most point of Naperville. Will additional fire and/or police stations be needed? If so, who is funding those improvements?

Thank you for taking the time to read this email and consider it's points as you evaluate the Polo Club development.

Regards,

Jerry & Beth Brune

[REDACTED]

[REDACTED]

Evans, Kasey

From: Johnathon Layfield [REDACTED]
Sent: Wednesday, June 20, 2018 10:57 AM
To: Planning
Cc: Beth Crowgey
Subject: Naperville Polo Club Project Concerns

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Naperville Planning,

My family is very concerned with the proposed Naperville Polo Club Project (23450 and 23700 West 119th St). We have reviewed the project details and find the developers comments regarding promotion of general safety and welfare to be extremely biased towards the developer. We do not think that extension of the development into South Pointe will be either beneficial or safe for our community & will have a substantial, detrimental impact on the value and character of the South Pointe community. We are opposed to extension of Spartina Rd into the Book Extension. We are also opposed to any connection of Hawkweed into the new development. We support development for property uses but we do not wish to see-multi-family property due potential rises in traffic & crime.

We commonly have commuters try to skip IL-59 traffic by speeding thru our community on Champion to Switchgrass --- we feel Spartina will suffer a similar fate. We have 2 small children and do not wish to have increased traffic around our home.

We also feel that an internal connection between a low density neighborhood & a medium/high density neighborhood will have immediate impact to our general safety in regards to vehicular traffic and petty crime.

Lastly, we feel that a high density property development & the proposed connection of Spartina to Book and Hawkweed to the new Neighborhood will have a substantial, detrimental impact to our home value. The developer seems to think it will not have an impact ---- where is their data to support this claim?

Please consider the comments above during your review period and ensure that the developer makes modifications to their plan. Thank you & please let me know if you have any questions.

--

Cheers,
J. Blake Layfield, Ph.D.

[REDACTED]

Evans, Kasey

From: Catrina Payne [REDACTED]
Sent: Wednesday, June 20, 2018 10:43 AM
To: Planning
Cc: Paul Payne
Subject: Proposed Housing Development at Polo Fields

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Good morning. I am writing as a homeowner in the South Pointe subdivision to express my concerns and offer some requests related to the proposed housing development at 119th street and Book Rd.

Concerns:

1. Traffic – With the addition of 719 dwellings and an already congested 119th street, there is concern as to where the traffic will go when there is a stand still on 119th street. It is likely it will go down the Book Rd. extension and right into my subdivision as a cut through to get to Rt 59. I am very happy with the neighborhood I moved into. It is quiet and there is not a lot of through traffic because there are not many ways to “cut through” right now. DR Horton’s traffic study shows an additional 5,000+ vehicle trips per day on 119th after build out.
2. Age restriction vs age targeted – Currently this is being sold as an age “targeted” community which basically means nothing other than a marketing tool. Age restricted communities are usually gated and would deter random motorists from cutting through the new development and traveling into South Pointe to get out onto RT 59.
3. SSA – Is the developer paying for all of the infrastructure? We at South Pointe paid for the infrasture in our community when it was built as part of the cost of our home.
4. Sewer and water lines – Are the widths of the new sewer and water lines sufficient to accommodate the number of people in the new community. Currently, I have never had an issue with flooding in my neighborhood. How would this development change that? Also, with Book Rd being put in – what does this do when it rains since currently that area is a field that absorbs the water and will now be asphalt/concrete.
5. Will the new subdivision be subject to the same Naperville building codes and ordinances? Or the same rules as we have in South Pointe. My fear is that with no basements in these houses, where will people store their things? In the garage? And then if their garage is full where will it go? In a shed in the yard?
6. This development does not represent similar neighborhoods in Naperville. The aesthetics of the homes are plain with no brick and don’t have the look of a Naperville home.
7. What is the sequence of development? Will the apartments go in first since those will get the most people in the quickest? It will be harder to sell single family homes next to apartments.
8. What is the landscape plan for the homes on Rosinweed lane that now back up to a walking path and Riverview Farmstead Preserve? Will it be bermed with larger trees? This will affect the noise into the neighborhood.
9. How long will it take before Book Rd extends all the way to 111th? During the time it ends at Wild Timothy with a turn off at Spartina, we will see many more motorists cutting through the neighborhoods where kids play. How will we monitor the traffic flow and keep people from speeding through and putting our children at risk?

Thank you in advance for your consideration.

Sincerely,
Catrina Payne



Evans, Kasey

From: KEVIN RODGERS [REDACTED]
Sent: Tuesday, June 19, 2018 10:41 PM
To: Planning
Subject: New Polo Field Development
Attachments: traffic 3.JPG; traffic 2.JPG; traffic 4.JPG; traffic 5.JPG; traffic 1.JPG

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Good Day,

I am a resident of Wolf Creek/ Sterling Estates. And would like to address the traffic concerns and lack of concern for the residents that currently are living in South Pointe and Wolf Creek/Sterling Estates with the proposed New Polo Field Development.

I am not writing to say that progress, new homes, new people, new money to an area or that change is bad. It can be a very good thing.

However, when the proposed site is already burdened with too much traffic and the developer has not properly addressed the increase traffic that will be to 119th.

They have actually done the opposite, its proposed to have the new development, and added in South Pointe allowing residents to route them to 119th in order to get to RT 59.

The plans are also to share the entrance/exit out to 119th adjacent from our current entrance/exit of Wolf Drive. As it is on any given Morning or Evening turning left out of Wolf Creek/Sterling Estates is next to impossible. The traffic is backed up on 119th from RT 59 to or at times even past Wolf Drive. Please see the attached photos that were taken Today Tuesday June 19th at 5:42PM. Forcing the residents to turn right and head to the poorly conditioned Book Road and loop to RT 59 via 127th.

Has the Naperville Planning Committee done any traffic studies? A recent Wheatland Township study showing that 4,500 cars daily pass between book and Rt 59 daily on a 2 lane road that is listed at a speed limit of 35mph where the average was around 49mph. If the development went though that would drive 15,000 cars daily down a 2 lane road coming in and out shared entrances and exits.

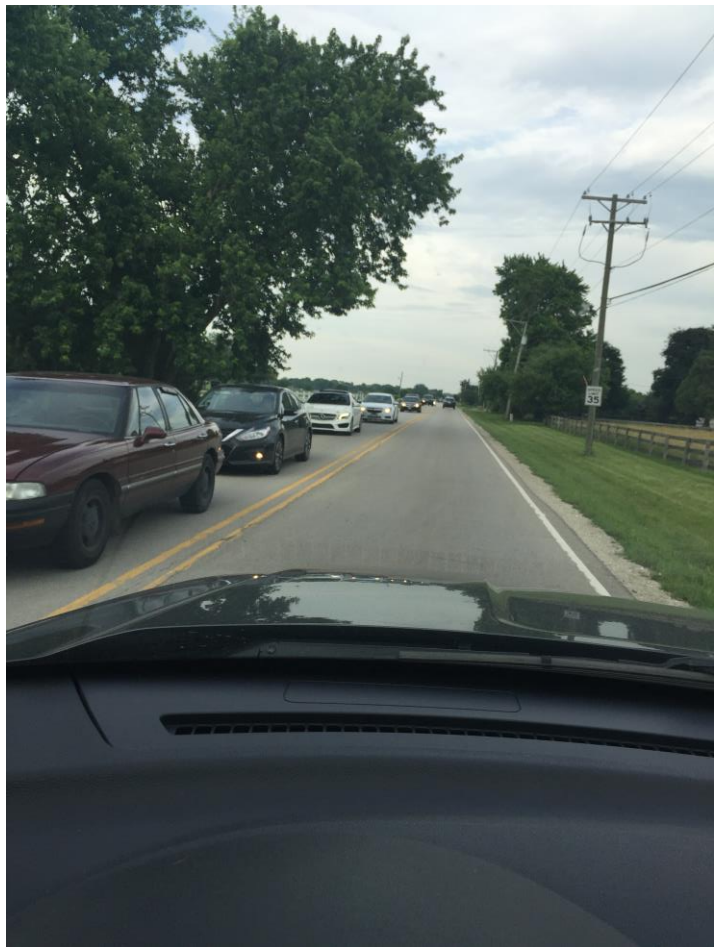
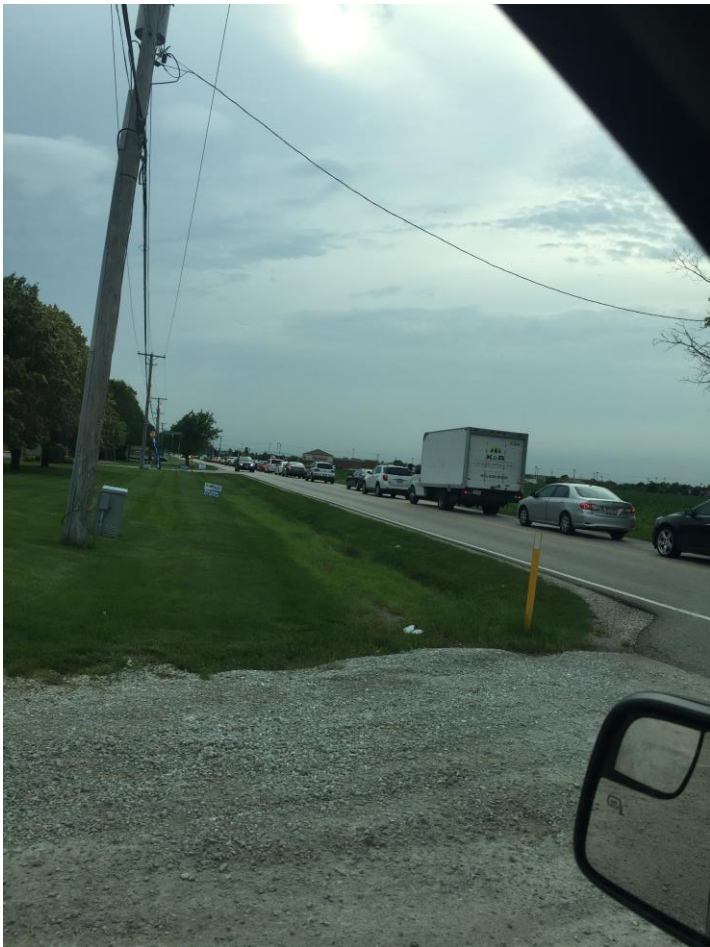
119th needs to be expanded to 4 lanes and lights put up at Wolf and 119th so accommodate the residents and allow them to travel safely in and out of their neighborhoods. There really should not be any access to 119th from Book to Rt 59. That is where the traffic flows the heaviest.

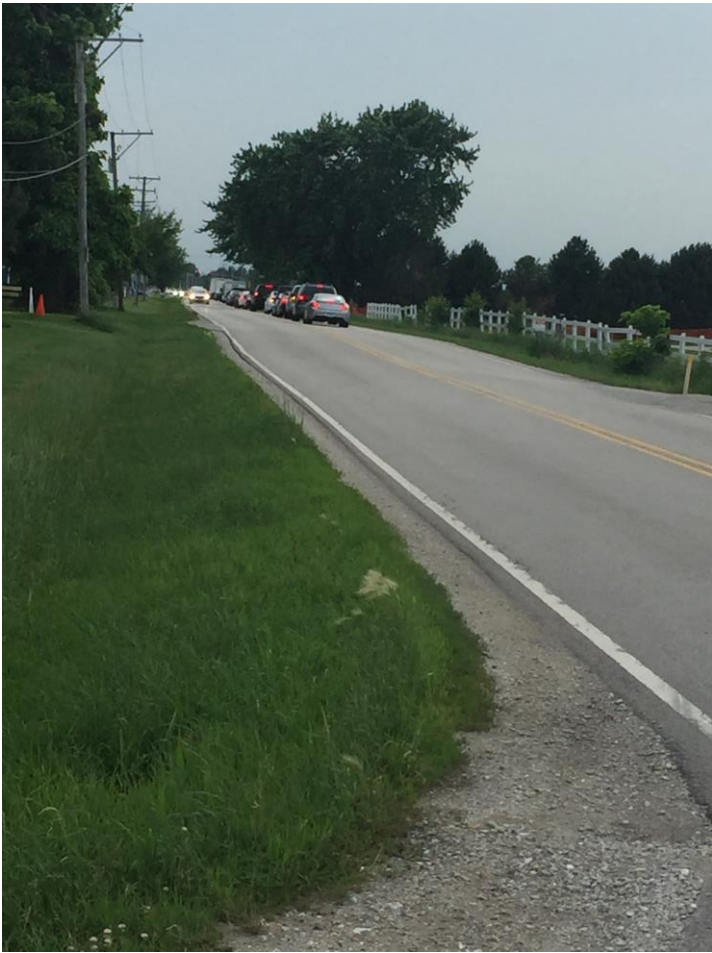
There are 2 High Schools Plainfield East and North that new drivers are traveling 119th to and from school. Safety has to be a top priority for our younger generation of new drivers. Police, ambulance and Fire are also to be considered as traveling through a

congested 2 lane road with no shoulder to move to will make getting to an emergency not possible.

I would like for you to consider all the residents that will be speaking at the meeting Wednesday. Its easy to dismiss the current residents and go for the money. Its hard to make the right decision. I along with all who are attending the meeting and all the voices that are writing and wanting their community to be safe. Are asking you to hear the research we have and make the right decisions in the planning that will help the already over crowded 119th not bear the additional traffic.

Thank You,
Carey Rodgers





Evans, Kasey

From: Anne Marie Donovan [REDACTED]
Sent: Tuesday, June 19, 2018 7:57 PM
To: Planning
Subject: The Polo Fields land

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Hello,

Please think this through, more than 700 homes, with 2 or more cars per home, equals 1400++ cars, wow. I come from a town in NJ that had more neighborhoods like River Run. These small lots are going to become less attractive, very soon. Please think less about tax revenue, and more about the quality of life in our town.

Anne Marie Donovan

Evans, Kasey

From: Andrew and Jill Rye [REDACTED]
Sent: Tuesday, June 19, 2018 7:56 PM
To: Evans, Kasey
Cc: Planning
Subject: Polo Club - PZC #18-1-022

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June 19, 2018

Kasey Evans
City of Naperville Community Planner
Naperville, IL 60540

RE: Polo Club PZC #18-1-022

Dear Kasey Evans:

In anticipation of the Planning and Zoning Commission meeting scheduled for tomorrow (June 20), I am writing to express my serious concerns regarding the proposed Naperville Polo Club community.

After attending the June 5 neighborhood meeting regarding the proposed Naperville Polo Club hosted by D. R. Horton, my family has two chief concerns that we would like to see the committee and council consider before approving this project. For your convenience, they are labeled according to their importance:

- 1. There is great concern surrounding the issue of traffic flow through the existing High Meadow and South Pointe subdivisions.**

As explained to me at the neighborhood meeting, the Polo Club site would include a connection to the South Pointe community at Hawkweed Drive, and a partial extension of Book Rd., from 119th Street culminating at Wild Timothy. I believe that these two items will have a significant negative impact on my community for the following reasons:

- **Continuing Hawkweed Drive through the Polo Club subdivisions to 119th St., will create a hazardous traffic condition for the residents of South Pointe and High Meadow subdivisions.**
 - 324 new housing units will access Hawkweed Drive via roads such as Champion Rd. and Switch Grass Lane as alternatives to Route 59 traffic
 - 1. Southbound 59 travelers will use Champion Rd. to Switch Grass as easy access to the 226 units at the Seaboard and Buckingham Townhomes (South Pointe residents on Rosinweed and Spartina currently access their homes via this route.)

- 2. Southbound Book Road and Westbound 111th St. will turn on Thatcher Drive for access to Switch Grass Lane and the eventual Hawkweed Drive entrance
 - These roads currently see significant use and are frequently the source of speed traps and speed reminder signs
 - The subdivision “cut throughs” will include passing a neighborhood pool, a playground, and an elementary school which see significant foot and bicycle traffic
 - Our subdivisions lie directly between the proposed Polo Club and access to public transportation into the city
 - A traffic study by the developer shows an additional 5000+ vehicle trips per day at 119th street after the build out
 - The intersection at Champion/Route 59 is already a hazard, with frequent traffic accidents despite significant signage
 - High traffic flow and proximity to a “cut through” is a deterrent to potential buyers, therefore lowering the value of our homes
- **Book Road ending at Wild Timothy will force major thoroughfare traffic through the subdivisions in order to reach 111th street and the continuation of Book Rd.**
 - The route to 111th from Wild Timothy includes using roads surrounding an elementary school
 - All traffic wishing to access Book Road south of 111th will achieve access through our subdivisions
 - Book Road to 111th is a major thoroughfare for citizens who use the Park and Ride at Book/95th Street for transportation to the train station

2. There is great concern regarding the creation of new roads, sewers, and drainage systems and their impact on the South Pointe subdivision

- Newly annexed property will require new roads, sewers, and drainage systems. There is enormous concern that existing area residents will be charged a SA (special assessment), SAA (special area assessment), and/or a SSA (Special Service Area) tax. Not only would these taxes be unwelcome to residents, but would deter prospective buyers for years to come
- The addition of 700+ units and more than double the amount of actual residents will significantly impact our current sewer/drainage system. Current pipes may require updating. This would include construction in our neighborhood and perhaps the digging up of homeowner property
- The elimination of significant green space may have a distinct negative impact on existing drainage systems

It is important that these two issues be addressed prior to the approval of this project. Homeowners need to be assured that the new development will not harm the safety of their children and families, impact the structural integrity of the South Pointe neighborhood, or negatively impact the value of our homes.

Therefore, I suggest the following changes/additions to D.R. Horton’s site plan:

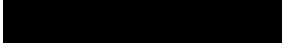
- Hawkweed Drive culminates in a cul-de-sac between the townhomes and single family homes in the Naperville Polo Club (does not connect to Hawkweed near Rosinweed)
- Entrances and exits to the Naperville Polo Club communities are via Book or 119th Street
- Replace many of the multi-family condo developments with single family homes
- Any new area taxes or assessments shall be paid for by D.R. Horton, The City of Naperville, or residents of the Naperville Polo Club

- D.R. Horton reaches out to the PACE bus service to provide service to the Polo Club and South Pointe communities in order to decrease commuter traffic going to either the Park-N-Ride or the Train station
- Water Drainage, Water Treatment, Sewage Systems, etc., shall be studied by an impartial third party to determine the viability of these systems given an additional 723 units on the existing infrastructure
- The City of Naperville and D. R. Horton will work with Waste Management Systems and the USPS to ensure there is no disruption or downgrading of our service
- D.R. Horton and the City of Naperville agree to complete Book road construction between 111th Street and 119th Street prior to subdivision construction
 - Subdivision construction traffic will make use of this route and not drive through subdivisions
 - New traffic flow will be trained away from the subdivision

Thank you very much for your attention to these matters. As a resident of Naperville since 1987, it is my sincere hope that you will consider the safety of our communities and the value of our properties as you continue to pursue this project.

Sincerely,

Jill Rye



South Pointe Resident

CC Planning and Zoning Commission staff

Evans, Kasey

From: kristaj711 [REDACTED]
Sent: Tuesday, June 19, 2018 4:13 PM
To: Planning
Subject: Dr Horton Annexation Proposal

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To whom it may concern,

I am writing to voice my opposition to this proposed annexation of development of the Polo Fields on 119th St, west of Book Road. Not only for the congestion it will cause on the roads but also the burden it will place on District 202 schools system. I hope that this will not be approved. Our school district is already struggling with the number of students and this will only add to the current frustrations. Please take this email in to consideration and do not approve this annexation request by Dr Horton.

Regards,
Krista Ottlinger

Evans, Kasey

From: Bill Alstrom <BillA@wheatlandroaddistrict.com>
Sent: Monday, June 18, 2018 1:17 PM
To: Planning
Subject: FW: Naperville Polo Club #18-530

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Please add to the referenced case please. Thank you

From: Bill Alstrom
Sent: Monday, June 18, 2018 1:08 PM
To: 'Kamala.Martinez@naperville.il.us' <Kamala.Martinez@naperville.il.us>
Cc: 'novackw@naperville.il.us' <novackw@naperville.il.us>; Deb Holscher <DebH@wheatlandtownship.com>; Chuck Kern <ChuckK@wheatlandassessor.com>; 'mayor@naperville.il.us' <mayor@naperville.il.us>
Subject: Naperville Polo Club #18-530

Hi Kamala,

I have a few concerns with the above proposed Planning and Zoning case set for this Wednesday's meeting. I will not be able to attend so I'll briefly detail them here.

The traffic study indicates an additional 5000+ vehicle trips per day once buildout is complete. We already have a serious issue with traffic at Rt 59 with our current daily vehicle count of 9000 cars per day. Adding 60% more traffic without adding additional vehicle lanes to 119th will only make the issue more serious. IDOT adjusted the timing of the lights at Rt 59 and 119th and it only marginally helped.

The proposed vacation of Book Road from 119th to the north will likely cause a group of people lose their ability to access the Bronx property to the north and east. They have a long term contract with the Bronx family to hunt in that area. I would like to see accommodations made by the city to continue their access from this area.

The residents that live in Wolf Creek and Sterling Estates have only one access via Wolf Drive to their homes. Adding 5000+ vehicle trips per day will make this intersection difficult and hazardous without the construction of a traffic signal at Wolf and the proposed Polo Club entrance directly to the north.

The traffic study indicates a future vacation of Book Road from 119th to 127th. I have no plans to vacate the Road District's portion of Book Road. Enbridge has a facility on this road and they will need access for the foreseeable future.

I have only had a few hours to digest the proposal so I'm sure more issues will arise. I have already taken numerous calls from residents in the area concerned with this new development. They are concerned with the additional traffic and how it will be addressed by the city.

Please call me with any questions you might have.

Evans, Kasey

From: Dycus, Anne [REDACTED]
Sent: Tuesday, June 12, 2018 3:23 PM
To: Planning
Subject: RE: Polo Field Development - South Naperville/ Case # PZC 18-1-022

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Dear Naperville Planning and Zoning Committee:

I'd like to include the following question/ discussion item to the Polo Field Development Case for the upcoming June 20th meeting. Can the City of Naperville respond as to why they see a need/ demand for a multi-family development at 119th and Route 59? How will the city support this significant increase in population in such a small area?

The following developments of multi-family housing already exist very close to the Polo Field Development:

- 1) Apartments at 1127th and Rte 59
- 2) Townhomes at 119th and Rte 59
- 3) Townhomes at 119th and 248th St
- 4) Age 55+ targeted row homes at 248th and 111th St.
- 5) Apartments at 95th St. and Rte 59 near Showplace movie theater
- 6) Townhomes at 95th St and Wolfs Crossing

This is a short list of multi-family housing in South Naperville as I know there are additional developments.

Can the City please consider reducing the number of multi-units allowed in the DR Horton development?

Thank you,

Anne Dycus
Resident of South Pointe Subdivision

Evans, Kasey

From: B. BENSON [REDACTED]
Sent: Saturday, June 9, 2018 3:08 PM
To: Planning
Subject: reference case # PZC 18-1-022

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Hello:

As a resident of the South Pointe subdivision, I have some comments on the proposed Polo Club development:

1. The landscaped buffer that's planned behind the townhomes should be continued behind the single family homes, to buffer the new development from the South Pointe subdivision.
2. It's unfortunate that the design of the single family homes only appears to have vinyl siding exteriors and not a mix of stone or brick with the siding to create a more upscale look.
3. Will there be a bike path and/or pedestrian path that extends around the detention pond, and/or from 119th Street, Book Road connecting to the Farmstead Preserve.
4. Although there are 2 small dog parks planned for the rental side of the development, why are there no playgrounds planned?

Thanks for taking these comments into consideration.

Barbara Benson

Evans, Kasey

From: Andrew and Jill Rye [REDACTED]
Sent: Tuesday, June 12, 2018 11:44 AM
To: DMDash@drhorton.com
Cc: Evans, Kasey
Subject: Naperville Polo Club - Neighborhood Meeting Follow Up

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June 12, 2018

Danielle Dash, Land Acquisitioner
D.R. Horton, Inc. – Midwest
750 East Bunker Court, Suite 500
Vernon Hills, IL 60061

Dear Ms. Dash:

As a South Pointe resident, I would like to thank you for hosting the June 5 neighborhood meeting regarding the proposed Naperville Polo Club site. Your colleagues were friendly and knowledgeable as they answered my questions regarding this project.

After much consideration, my family has a major concern regarding this proposal that we would like to present to you, as well as to the Naperville Planning and Zoning committee meeting scheduled for June 20th. **Our chief concern is traffic flow through the existing High Meadow and South Pointe subdivisions.**

As explained to me at the neighborhood meeting, the Polo Club site would include a connection to the South Pointe community at Hawkweed Drive, and a partial extension of Book Rd., from 119th Street culminating at Wild Timothy. I believe that these two items will have a significant negative impact on my community for the following reasons:

- **Continuing Hawkweed Drive through the Polo Club subdivisions to 119th St., will create a hazardous traffic condition for the residents of South Pointe and High Meadow subdivisions.**
 - 324 new housing units will access Hawkweed Drive via roads such as Champion Rd. and Switch Grass Lane as alternatives to Route 59 traffic
 - 1. Southbound 59 travelers will use Champion Rd. to Switch Grass as easy access to the 226 units at the Seaboard and Buckingham Townhomes (South Pointe residents on Rosinweed and Spartina currently access their homes via this route.)
 - 2. Southbound Book Road and Westbound 111th St. will turn on Thatcher Drive for access to Switch Grass Lane and the eventual Hawkweed Drive entrance

- These roads currently see significant use and are frequently the source of speed traps and speed reminder signs
 - The subdivision “cut throughs” will include passing a neighborhood pool, a playground, and an elementary school which see significant foot and bicycle traffic
 - Our subdivisions lie directly between the proposed Polo Club and access to public transportation into the city
 - The intersection at Champion/Route 59 is already a hazard, with frequent traffic accidents despite significant signage
 - High traffic flow and proximity to a “cut through” is a deterrent to potential buyers, therefore lowering the value of our homes
- **Book Road ending at Wild Timothy will force major thoroughfare traffic through the subdivisions in order to reach 111th street and the continuation of Book Rd.**
 - The route to 111th from Wild Timothy includes using roads surrounding an elementary school
 - All traffic wishing to access Book Road south of 111th will achieve access through our subdivisions
 - Book Road to 111th is a major thoroughfare for citizens who use the Park and Ride at Book/95th Street for transportation to the train station

While I would like to see additional changes to your plan including fewer overall units and larger lots with higher price points, traffic flow is my initial concern. Therefore, **I suggest the following changes/additions to D.R. Horton’s site plan:**

- Hawkweed Drive culminates in a cul-de-sac between the townhomes and single family homes in the Naperville Polo Club (does not connect to Hawkweed near Rosinweed)
- Entrances and exits to the Naperville Polo Club communities are via Book or 119th Street
- D.R. Horton reaches out to the PACE bus service to provide service to the Polo Club and South Pointe communities in order to decrease commuter traffic going to either the Park-N-Ride or the Train station
- D.R. Horton and the City of Naperville agree to complete Book road construction between 111th Street and 119th Street prior to subdivision construction.
 - Subdivision construction traffic will make use of this route and not drive through subdivisions
 - New traffic flow will be trained away from the subdivision

Once again, thank you for hosting a neighborhood meeting, and providing a forum for residents’ comments. It is my sincere hope, that you will consider the safety of our communities and the value of our properties as you continue to pursue this project.

Sincerely,

Jill Rye


South Pointe Resident

cc Kasey Evans, City of Naperville Community Planner

Dan Podczervinski

June 8, 2018

Naperville Planning and Zoning Commission (PZC)
Reference Case # : PZC 18-1-022
400 S Eagle Street, Naperville IL 60540

Dear Naperville Planning and Zoning Commission (PZC),

I'm a resident of the South Pointe subdivision and live on the south side of Rosinweed Lane, which will back up to the proposed Polo Field Development. We are directly opposed to this development for several reasons. Below are my concerns that I would like expressed at the June 20th Planning and Zoning meeting.

- 1) **Capacity and Home Value**– The builder(s) are proposing 723 units be constructed in the proposed location. This will significantly impact traffic and increase noise pollution, especially during the construction period which could last 3 – 5 years. With the amount of units proposed and given that the price range for the apartments, townhomes, patio homes, and single family homes are significantly less than the South Pointe and surrounding areas. This will *greatly* reduce our home values and impact the local market.
- 2) **Quality and Aesthetics** – After reviewing the plans and renderings for the proposed properties, these are “cookie-cutter” style homes that will not have the aesthetics that is currently seen throughout Naperville. Visually these will not be appealing to the community and will impact Naperville’s reputation of being a high quality place to live with beautiful homes and parks. If this plan does happen, the quality of life for the South Pointe and surrounding sub divisions will be impacted. Traffic will increase, drivers will take shortcuts through our sub division, which is a big safety concern for our sub division which is full of children and pets. They are proposing several different ways in and out of the subdivision; the Book road entrance at

Spartina and Wild Timothy is a safety concern due to the 40mph limit on Book and the significant amount of traffic it will bring into the community. The Hawkweed street proposal does not make sense and should be taken off the plan. The new community and drives on 119th will use that as a shortcut and will increase traffic and is additional safety concern. This should be removed from the plan.

We back up to the proposed single family homes and the builder will not be adding any privacy between the homes. There is zero proposed easement area. This is a big concern and needs to be added to their proposal. Either a nice, high quality fence be installed and / or landscaping. There needs to be at least 25-50 yards of easement between the homes. The renderings on the proposed homes are not visually appealing and will reduce home value and general aesthetics of the entire street.

The entire South Pointe community is not in favor of this proposal due to some of the reasons below. The commission will receive many emails, letters, phone calls with similar concerns and we urge you to oppose or significantly alter the proposition by the builder.

I understand that this portions of this land will be developed, but this is not the plan that will bring any positivity to the surrounding community.

Sincerely,

Dan Podczervinski

South Pointe Resident

Evans, Kasey

From: Dycus, Anne [REDACTED]
Sent: Wednesday, June 6, 2018 10:11 AM
To: Planning
Subject: FW: Polo Field Development - South Naperville/ Case # PZC 18-1-022

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Naperville Planning and Zoning Committee:

I have submitted the message below to a few of your committee members. Please include this in the case file.

Thank you,

Anne Dycus, C.P.M. | Senior Manager, Supply Contracts
[REDACTED]



From: Dycus, Anne
Sent: Wednesday, June 06, 2018 10:09 AM
To: Evans, Kasey <EvansK@naperville.il.us>; Kamala.Martinez@naperville.il.us
Cc: Laff, Allison <LaffA@naperville.il.us>
Subject: RE: Polo Field Development - South Naperville/ Case # PZC 18-1-022

Dear Kasey and Kamala –

We attended the meeting with DR Horton last night at the 95th St. library. We reviewed the plans for the Polo Field development with them and received information regarding the number of units, price ranges as well as exterior elevation plans for the apartments, townhomes and single family homes.

What is the maximum allowed density for townhomes, single family and apartments for this land? Per DR Horton’s plans, the land is allocated as follows:

Land Use	Units	Acres
Single Family	95	26.0
Townhomes	226	23.3

Ranch townhomes	93	17.3
Apartments	309	18.7
Club/ Open Space detention		17.4
Entry boulevard		0.1
Book Road Row		3.6
119 th Row		4.2
TOTAL	723	110.6

The residents of South Pointe are very concerned about the significant increase in density that this development brings to a small area (i.e. increase in number of students in schools, increase in traffic in the area, safety, etc.)

Is it possible to decrease the total number of townhome units and increase the acreage of open/ detention space?

Thank you,

Anne Dycus, C.P.M. | *Senior Manager, Supply Contracts*



From: Evans, Kasey [<mailto:EvansK@naperville.il.us>]
Sent: Thursday, May 24, 2018 9:40 AM
To: Dycus, Anne [Redacted]
Cc: Laff, Allison <LaffA@naperville.il.us>
Subject: RE: Polo Field Development - South Naperville

Good Morning,

The petitioner, DR Horton, has submitted a Development Petition to the City of Naperville requesting to annex and develop the property, located at the northwest corner of Book Road and 119th Street, with a mix of housing including single family homes, townhomes and apartments. This project is referred to as Polo Club with case number PZC 18-1-022.

The entitlements necessary for this project include annexation, zoning upon annexation, subdivision, planned unit development (PUD), as well as any deviations requested. The entitlement process includes a public hearing before the Planning and Zoning Commission (PZC) and then a public hearing before City Council. The PZC makes recommendations to City Council, and City Council makes the final determination to approve, or not approve, the requested entitlements. A public hearing date for this project has not yet been set; however, the earliest the case could be considered by the PZC is at their June 20 meeting. Prior to the PZC hearing, written notice to all property owners within 300’ of the property will be sent, a public notice sign will be posted on the property, and a legal notice will be published in the local newspaper.

The minimum rear yard setback required along the north property line (abutting the homes in South Pointe) in the proposed R3A district is 25’. The petitioner is proposing a 45’ landscape buffer along the rear property line

west of Hawkweed Drive, exceeding the 25' minimum setback. At this time the petitioner is proposing to landscape the 45' buffer with a mixture of evergreen, shade and ornamental trees.

The case file for this project, including development plans submitted to-date (i.e. subdivision, PUD, landscape, building elevations, etc.), is available for viewing at the TED Development Services Counter located on the first floor of the Naperville Municipal Center (400 S Eagle Street). If you wish to visit the Municipal Center to review the plans, please be aware the Development Services Counter is closed from 1pm-2pm. You are encouraged to contact the developer for more information about the project such as price point of the homes, home details, and age-targeted design/marketing.

Sincerely,

Kasey Evans, AICP

Community Planner Planning Services TED Business Group
City of Naperville 400 S Eagle Street, Naperville IL 60540
p 630 420 4179 evansk@naperville.il.us

From: Dycus, Anne [REDACTED]
Sent: Tuesday, May 22, 2018 8:38 AM
To: Evans, Kasey <Evansk@naperville.il.us>
Cc: Council <Council@naperville.il.us>
Subject: Polo Field Development - South Naperville

Dear Mr. Evans –

I am writing to inquire about the development in South Naperville on the Polo Field property – 119th and RT 59/ adjacent to South Pointe subdivision. I am a South Pointe resident and our home directly backs up to the Polo Field. We've seen the specific development plan proposed by DR Horton and have some questions and concerns regarding the development.

Can you assist or is there someone else I can contact with the City of Naperville?

My questions are:

- 1) Has DR Horton's specific plans for the development been officially approved by the City of Naperville?
- 2) Has this land been approved/ zoned for multi-unit dwellings?
- 3) There appears to be a large number of townhomes and apartments included in the plan. Has the City of Naperville approved such high density development on this land? Our home will directly back up to the townhomes. This gives us great concern for the property values and safety of our homes based on the likelihood of lower price ranges of homes and significant number of residents in this development.
- 4) Do you have an estimate of the price ranges that DR Horton has proposed for the townhomes and single family homes, rent for apartments?
- 5) What is the requirement in regards to setback behind our home and the development? Our home will directly back up to the townhomes based on the proposed plans.
- 6) The landscaper buffer shown on DR Horton's plans in between our home and the townhomes is minimal (i.e. limited number of shrubs and trees, 6' trees which are very small). If this plan is approved, can the City of

Naperville require a berm or fence be installed in between the homes of South Pointe and the townhomes to create a larger buffer?

- 7) Has DR Horton provided, and has the City of Naperville approved, the exterior and interior plans of the townhomes, apartments and single family homes?
- 8) Based on the plans, some of the townhomes appear to be “age-targeted” for residents 55+ yet the majority of the townhomes closest to our homes, do not have this categorization. Do you have any specifics regarding these additional townhomes?
- 9) Naperville has continuously been voted in the list of top cities to live and raise a family. Does the City Council feel that a large, high density development built by a production home building company such as this one supports a continuum of low crime rates, high rated school systems, etc.?
- 10) What are the specific plans for the land located directly on the Northeast corner of Rt 59 and 119th St? Is this land still zoned for commercial development?

We’ve resided in our home for 15 years and have enjoyed the open green space behind our homes. While we were aware that the land would eventually be developed, we were hopeful that it would be a low density, custom or semi-custom residential development. As I’ve stated, we are gravely concerned with the plans of this potential development.

I thank you in advance for your response and support.

Anne Dycus, C.P.M. | *Senior Manager, Supply Contracts*



Evans, Kasey

From: Denise Pastrick [REDACTED]
Sent: Wednesday, June 6, 2018 9:39 AM
To: Chirico, Steve
Cc: Martinez, Kamala; Planning
Subject: In support of street improvements/extensions in and out of South Pointe

Follow Up Flag: Follow up
Flag Status: Completed

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Dear Mayor Chirico,

I am writing in regards to a planned development at the south end of Naperville adjoining 119th near Rt 59. I am a homeowner and resident of the South Pointe subdivision where a few residents have been vocal in their opposition to the development due to hypothetical "traffic" it would create within the neighborhood.

I write to present a differing view from what I believe you have heard thus far from some rather passionate residents who oppose the extension of Hawkweed Dr. to 119th and Spartina Ln. to (future extension of) Book Rd. I very much support the extension of those streets to provide alternate entry/exit points to the subdivision and improve safety and accessibility.

Currently there are only 2 exit points from the South Pointe neighborhood. One requires us to pass through High Meadow to 111th thereby creating extra traffic for that neighborhood. The other exits from Champion to Rt 59, which is notorious for traffic accidents pending a light that could take up to 5 years to be installed.

Having two additional exit points to the east and south of the subdivision would alleviate much of the traffic out of that dangerous Champion/Rt 59 intersection. The fact that the schools for our neighborhood all require a straight or left turn crossing Rt 59 is a hazard. Having a southern exit leading to a right turn onto 119th toward the schools would be a far safer option for families with children and new teen drivers heading to the high school.

While I understand that those who bought properties adjoining/near the Hawkweed and Spartina dead-ends would prefer to keep those as is, it should have been clear to them even when they purchased those properties that those streets were always intended to be extended as part of a Master Plan that benefits the community as a whole.

My purpose in writing is to assure you that those opposing the development and additional exit points to the neighborhood do not represent all residents of the South Pointe neighborhood, and I hope that you and the Planning and Zoning Commission will continue to support the development of this area and follow through on the Master Plan for additional exits from our neighborhood.

Thank you for your consideration.

Sincerely,
Denise Pastrick