

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

Naperville Polo Club is a diverse, master-planned community consisting of four distinct neighborhoods with an equal number of housing types designed and proposed for development by D.R. Horton, Inc. - Midwest (“DRH”) on the current Dark Horse Stable and Naperville Polo Club grounds situated on the north side of 119th Street, immediately south of the South Pointe Subdivision, approximately 1,550 feet east of the eastern boundary of the Illinois Route 59 right-of-way and west of the center line of existing Book Road (“Subject Property”). The Subject Property is comprised of approximately 110 unincorporated acres with a northern boundary that provides approximately 3,625 linear feet of contiguity to the City of Naperville’s corporate boundary.

DRH proposes to annex the Subject Property to the City of Naperville for development as a planned unit development consisting of 480 dwelling units as a logical extension of residential land use in the City’s Southwest Community Area. More specifically, the Naperville Polo Club community is proposed to consist of 112 age-targeted, single-family detached dwelling units; 57 age-targeted, single-family attached dwelling units; 43 traditional, single-family detached dwelling units; and 268 traditional, single-family attached dwelling units featuring rear-loaded garages for a resulting modified gross density of 4.55 dwelling units per acre.

As noted above, the Naperville Polo Club land plan contemplates four unique housing types. The community’s northeast quadrant will consist of 112 age-targeted, single-family detached units on lots ranging in area from approximately 6,360 square feet to approximately 11,828 square feet. The community’s southeast quadrant will consist of 57 one-story, age-targeted, single-family attached units in 19 three-unit buildings. The community’s northwest quadrant will consist of 43 traditional single-family detached units on lots ranging in area from approximately 8,107 square feet to approximately 16,714 square feet. Finally, the community’s southwest quadrant will consist of 268 traditional single-family attached three-story units with rear-loaded garages in 48 buildings ranging from four to seven units per building. As a whole, Naperville Polo Club will provide a broad spectrum of dwelling opportunities in a cohesive community for traditional households desiring maintenance-free living, families that value traditional detached housing and private yards, and active adults seeking close proximity to natural and manmade recreational features such as the DuPage River and the Riverview Farmstead Preserve.

The Naperville Polo Club community will also boast several recreational amenities in the form of a clubhouse; bocce and pickleball courts; fire pit with landscaped seating area; dog park; picnic pavilion; 3.0 acres of active park space to be conveyed to the Naperville Park District; 1.25 acres of passive park space, adjacent to the Riverview Farmstead Preserve and improved with a looped and interconnecting pathway system, to be owned and maintained by the community’s homeowners’ association; a southerly extension of the Riverview Farmstead Preserve shared-use path to 119th Street; 35.2 acres of common open space (being nearly 4 acres more than that required by applicable City ordinance), including three attractively-landscaped water features with four scenic overlooks complete with brick pavers, bench seating and attractive landscaping; an approximately 14-acre open space and stormwater management

facility, which, in conjunction with the aforementioned 1.25-acre passive park will provide significantly increased open-space congruence between that portion of the Riverview Farmstead Preserve located north of 119th Street and that portion of the Preserve located south of 119th Street; inviting street entryways with varying landscaped medians consisting of shade trees, ornamental trees and grasses, shrubs and turf for aesthetic appeal and visual interest. In total, Naperville Polo Club will consist of 33.4% common open space (being 3.6% more than that required by applicable City ordinance), not including either the aforementioned 4.25 acres of active and passive park space or the approximately 1.0 acre of land that will be conveyed to the Forest Preserve District of Will County for the Riverview Farmstead Preserve shared-use path described above.

In addition to its housing options and recreational amenities, development of the Naperville Polo Club will provide several local and regional transportation improvements. First, the community will provide a vehicular connection from the South Pointe subdivision to 119th Street via a proposed southerly extension of Hawkweed Drive and construction of proposed Polo Club Drive, which will provide South Pointe and Naperville Polo Club residents with new access to the existing signalized intersection of 119th Street and Route 59. Second, the community will provide an improved and relocated extension of Book Road from 119th Street to the proposed southerly extension of Hawkweed Drive. Third, intersection improvements would be constructed to add a westbound right turn lane from 119th Street onto northbound Route 59. The turn lane will substantially reduce the wait times, number of light cycles and depth of queuing westbound on 119th Street during peak hours. Lastly, the Naperville Polo Club development plans include a partial widening of the south half of 119th Street to three (3) lanes of the ultimate improvement across the entire Polo Club frontage which includes streetlights, parkway trees and a multi-use path.

In total, Naperville Polo Club will provide multiple housing options, a physical expanse of the Riverview Farmstead Preserve's open space, a visual expanse of private open space complementary to the Preserve's existing public open space, new public park sites and both vehicular and recreational transportation network improvements benefitting existing and future residents of the City's Southwest Community Area.