

## Mattingly, Gabrielle

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**From:** Mattingly, Gabrielle  
**Sent:** Wednesday, December 11, 2019 4:02 PM  
**To:** Mattingly, Gabrielle  
**Subject:** Polo Club Plan Proposal Comments

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**From:** B Benson [REDACTED]  
**Sent:** Monday, December 9, 2019 4:56 PM  
**To:** Mattingly, Gabrielle <[MattinglyG@naperville.il.us](mailto:MattinglyG@naperville.il.us)>  
**Subject:** Re: Polo Club Plan Proposal Comments

Hello:

I attended the open house on November 20th to review the updated Polo Club plan proposal. Despite the reduced density from the prior plan, I am still opposed to this development.

Density:

1. Zoning R-3A is still too dense for this area. The adjacent areas are zoned R-1A, low density single family homes and Will County Prairie Preserve. Jumping up the density to R-3A seems incongruent.

Traffic:

1. 119th Street as it is today suffers from traffic jams during rush hour. The proposal is insufficient in addressing the traffic issues and would only exacerbate the problems.
2. Will traffic circles on Hawkweed Drive and Book Road be considered to slow down internal neighborhood traffic?

Environment:

I think we need to include environmental sustainability criteria when evaluating developments. In light of this:

1. How will the carbon footprint of the Polo Club development be limited?
2. What is the plan to limit and reduce construction waste?
3. Will there be a commitment to use recycled materials?
4. Will LEED certification be considered?
5. Will only Energy Star appliances be used?
6. Will there be an option for all electric homes?
  7. Will an optional hook up for ev chargers be offered?
  8. Will there be an option for solar panels?
9. Can the green canopy on the plan be increased?
10. Will there be an emphasis on native vegetation in the landscape plan?

11. What is the landscape plan for the single family houses?
12. Where are the walk/bike paths?
13. Will permeable surfaces be used?

Thanking you in advance for responding to my questions and issues raised.

Barbara Benson  
South Pointe Resident  
Member of the Naperville Environment and Sustainability Task Force

## Mattingly, Gabrielle

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**From:** Mattingly, Gabrielle  
**Sent:** Wednesday, December 11, 2019 4:01 PM  
**To:** Mattingly, Gabrielle  
**Subject:** Polo Club 12/18 Planning and Zoning Commission Meeting

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**From:** Crowley, Brian P. [REDACTED]  
**Sent:** Tuesday, December 10, 2019 12:44 PM  
**To:** Liu, Ying <[LiuY@naperville.il.us](mailto:LiuY@naperville.il.us)>  
**Cc:** Lane Abrell [REDACTED]  
**Subject:** RE: Polo Club 12/18 Planning and Zoning Commission Meeting

Hi Ying-

The School District reviewed the development plan and has no concerns from a transportation perspective. It is working with DR Horton to finalize an agreement regarding development impact fees. Assuming the parties are able to reach agreement, the School District does not have concerns regarding the potential addition of students.

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**From:** Liu, Ying [<mailto:LiuY@naperville.il.us>]  
**Sent:** Tuesday, December 10, 2019 10:59 AM  
**To:** Crowley, Brian P. <[REDACTED]>  
**Subject:** Polo Club 12/18 Planning and Zoning Commission Meeting

Hi, Brian,

Polo Club is moving forward to the 12/18 Planning and Zoning Commission meeting for a public hearing with their 14<sup>th</sup> submittal. Would the School District like to offer any comments to be included in the meeting agenda packet? Thank you!

**Ying Liu, AICP**  
Project Manager  
TED Business Group  
City of Naperville

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**Brian P. Crowley** | Partner | [REDACTED]  
**Franczek P.C.** | [REDACTED]

***Celebrating 25 Years***

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