

Exhibit 2 to Petition for Development Approval

**RESPONSES TO CRITERIA FOR
PLANNED UNIT DEVELOPMENT APPROVAL**

**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 criteria for planned unit development approval for the Naperville Polo Club community proposed for development by Petitioner 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.

1. The design of the planned unit development presents an innovative and creative approach to the development of land and living environments.

The planned unit development is designed to provide four distinct neighborhoods of housing opportunity as part of 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. Among other things, this is achieved by the proposed planned unit development’s mix of age-targeted and traditional single-family detached and single-family attached dwellings in combination with the proposed development’s (i) 3.0 acres of active park space to be conveyed to the Naperville Park District, (ii) allocation of approximately 15 acres of open space having north, east and south contiguity to the Riverview Farmstead Preserve, inclusive of 1.25 acres of passive park space to be owned and maintained by the development’s homeowners’ association, (iii) southerly extension of the Riverview Farmstead Preserve shared-use path to 119th Street and (iv) conveyance of nearly 1.0 acre of land to the Forest Preserve District of Will County. These elements of the planned unit development will both establish attractive new public and private open space amenities and provide substantial physical connectivity of open space for area residents and wildlife in a seamless fashion, which does not currently exist along the Subject Property’s eastern boundary.

The planned unit development is designed to gradually increase in land development intensity from north to south and east to west while providing single-family detached residential use along the Subject Property’s northern boundary to be harmonious with the established single-family land use immediately north of the Subject Property. More specifically, the planned unit development is designed such that land uses will transition from single-family detached housing to the north of the Subject Property, then to single-family detached housing on the northeastern and northwestern portions of the development, followed by single-family attached housing on the southeastern and southwestern portions of the development. Similarly, land uses will transition from

public and private open space east of the Subject Property and along its eastern boundary, respectively, then to single-family detached housing, and finally to primarily single-family attached housing on the western portion of the Subject Property.

Additionally, the planned unit development allocates 33.6% or 35.4 acres of the Subject Property to common open space (being 3.6% and nearly 4 acres more, respectively, than that required by applicable City ordinance), including a clubhouse; bocce and pickleball courts; fire pit with landscaped seating area; dog park; picnic pavilion; three attractively-landscaped water features with four scenic overlooks complete with brick pavers, bench seating and attractive landscaping; perimeter landscape buffers ranging from 20 feet to 35 feet in width; inviting street entryways with varying landscaped medians consisting of shade trees, ornamental trees and grasses, shrubs and turf for aesthetic appeal and visual interest; and the aforementioned 3.0 acres of active, public park space, as well as the aforementioned approximately 15 acres of private open space.

2. The planned unit development meets the requirements and standards of the planned unit development regulations.

The proposed planned unit development meets the design standards and criteria set forth in Section 6-4-3 of the *City of Naperville Zoning Ordinance* (“Zoning Ordinance”). In particular, the proposed planned unit development is under unified control; conforming with respect to area, lot width, yard, bulk and building height; devotes 33.6% or 35.4 acres of the Subject Property to outdoor common areas and site amenities (being 3.6% and nearly 4 acres more, respectively, than that required by applicable City ordinance); will include a combination land-cash contribution for park and recreational purposes, including 3.0 acres of dedicated land; will include a cash-in-lieu of land contribution for a school site; complies with the landscape requirements set forth in Title 5 of the *Naperville Municipal Code*; provides for pedestrian and bicycle circulation within and adjacent to the planned unit development; provides public improvements conforming to the regulations and design standards of the *Subdivision Control Regulations of the City of Naperville, Illinois*; is designed for development in a manner that provides for connections to adjoining land through (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 and (ii) an improved and relocated extension of Book Road from 119th Street to the proposed southerly extension of Hawkweed Drive; as a result of the foregoing, the development features a transportation-supportive design; provides for preservation or, more specifically, expansion of open space adjacent to the Riverview Farmstead Preserve as described above; and includes community amenities in the form of a clubhouse, bocce and pickleball courts, fire pit with landscaped seating area, dog park, picnic pavilion, three attractively-landscaped water features with four scenic overlooks, perimeter landscape buffers ranging from 20 to 35 feet in width, inviting street entryways with varying landscaped medians, allocation of a significant amount of the Subject Property beyond that required by applicable City

ordinance for common open space, and southerly extension of the Riverview Farmstead Preserve shared-use path to 119th Street, all as described in further detail above.

3. ***The physical design of the planned unit development efficiently utilizes the land and adequately provides for transportation and public facilities while preserving the natural features of the site.***

The proposed planned unit development efficiently utilizes the Subject Property through the creation of four distinct neighborhoods that provide a collective total of 33.6% or 35.4 acres of common open space (being 3.6% and nearly 4 acres more, respectively, than that required by applicable City ordinance), including approximately 15 acres of open space having north, east and south contiguity to the Riverview Farmstead Preserve. Additionally, the proposed planned unit development provides for transportation internal to the development and vehicular connectivity to the South Pointe Subdivision to the north of the Subject Property, as well as the relocation and construction of Book Road from 119th Street to the proposed southerly extension of Hawkweed Drive.

4. ***Open space, outdoor common area, and recreational facilities are provided.***

The proposed planned unit development devotes 33.6% or 35.4 acres of the Subject Property to common open space (being 3.6% and nearly 4 acres more, respectively, than that required by applicable City ordinance) and includes a clubhouse, bocce and pickleball courts, fire pit with landscaped seating area, dog park, picnic pavilion, three attractively-landscaped water features with four scenic overlooks, perimeter landscape buffers ranging from 20 to 35 feet in width, 3.0 acres of active park space to be conveyed to the Naperville Park District, 1.25 acres of passive park space to be owned and maintained by the community's homeowners' association, inviting street entryways with varying landscaped medians and southerly extension of the Riverview Farmstead Preserve shared-use path to 119th Street, all as described in further detail above. Additionally, Petitioner seeks to convey the entirety of the Subject Property's easternmost 33 feet to the Forest Preserve District of Will County as an expansion of the Riverview Farmstead Preserve and southerly extension of that preserve's shared-use path as aforesaid.

5. ***The modifications in design standards from the subdivision control regulations and the waivers in bulk regulations from the zoning regulations fulfill the intent of those regulations.***

The proposed planned unit development's modifications to the subdivision control regulations and zoning regulations fulfill the intent of those regulations by providing for the orderly and harmonious development of the Subject Property and improving and protecting the public health, safety, comfort, convenience and general welfare. More specifically, the proposed planned unit development will lessen congestion on existing public streets such as 119th Street through the partial widening of the south half of 119th Street to three (3) lanes of the ultimate improvement across the entire Polo Club frontage and the construction of a westbound right turn lane from 119th Street onto northbound

Route 59; maintain adequate light, air and open space; facilitate adequate public services such as transportation, water, sewerage and open space; conserve the value of buildings; avoid the establishment of incompatible land uses; and provide for adequate drainage, curbing, erosion control and reduced flood damage.

6. *The planned unit development is compatible with the adjacent properties and nearby land uses.*

The proposed planned unit development is compatible with adjacent properties and nearby land uses in that, like nearby land uses, the development consists of exclusively residential use, but offers a mix of housing types: age-targeted single-family detached, age-targeted single-family attached, traditional single-family detached and traditional single-family attached. Additionally, the proposed planned unit development is harmoniously designed to abut the existing detached single-family residential units to the north of the Subject Property with detached single-family residential units on the northern portion of the Subject Property, as well as to provide a gradual transition between the detached single-family residential units north of the Subject Property and the single-family attached residential units on the southern portion of the Subject Property.

7. *The planned unit development fulfills the objectives of the comprehensive plan and planning policies of the city.*

The proposed planned unit development fulfills certain goals and objectives of the City's Southwest Community Area Plan and related planning policies by, among other things, providing a range of housing opportunities that is diversified in mix as to product type (i.e., age-targeted single-family detached, age-targeted single-family attached, traditional single-family detached and traditional single-family attached) and integrates active adult senior lifestyle housing; balances development with ample open space and recreational areas; and provides for safe and convenient roadways, which includes the relocation and extension of Book Road from 119th Street to the proposed southerly extension of Hawkweed Drive, the partial widening of the south half of 119th Street to three (3) lanes of the ultimate improvement across the entire Polo Club frontage, proposed Polo Club Drive, as well as provides connectivity between the South Pointe Subdivision and 119th Street, including new access to the existing signalized intersection of 119th Street and Route 59, all as more fully described above.

Exhibit 4 to Petition for Development Approval

**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,” “explore ways of integrating senior citizen lifestyle housing,” “provide 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 the proposed range of detached and attached housing opportunities in this portion of the City’s Southwest Community Area beyond the single-family detached residential use permitted in the R1A and R1B zoning districts to the north of the Subject Property because, unlike those districts, the R3A zoning district permits both single-family attached and single-family detached 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 both of those uses in four different forms: age-targeted single-family detached, age-targeted single-family attached, traditional single-family detached and traditional single-family attached. As a result, the Petitioner’s land plan integrates active adult senior lifestyle housing with traditional housing in a cohesive development.

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 33.6% or 35.4 acres of the Subject Property for common open space (being 3.6% and nearly 4 acres more, respectively, than that required by applicable City ordinance), including a clubhouse; bocce and pickleball courts; fire pit with landscaped seating area; dog park; picnic

pavilion; 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 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 20 feet to 35 feet in width around the portion of 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 proposed southerly extension of Hawkweed Drive, (iii) partial widening of the south half of 119th Street to three (3) lanes of the ultimate improvement across the entire Polo Club frontage, and (iv) the construction of a westbound right turn lane from 119th Street onto northbound 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 and single-family attached residential uses like that proposed for the Subject Property. 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. Active adult lifestyle housing, such as that proposed for the Subject Property as a part of the planned unit development approval sought concurrently with the requested map amendment, exists approximately two (2) miles east of the Subject Property on 119th Street in the Village of Bolingbrook. The provision of such housing 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 for residential use 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 in a manner 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 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. As a result of the consistency between (a) the existing development and use 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 those properties and uses.