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Title: Conduct the public hearing for Polo Club (PZC 18-1-022) located at 23450 and 23700 W 119th Street (Item 1 of 3)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Development Petition, 2. Open Space Exhibit, 3. Waste Service Pickup Plan, 4. Building Elevations, 5. Preliminary Landscape Plan, 6. Preliminary Engineering Plan, 7. Preliminary Plat of Subdivision, 8. Preliminary PUD Plat, 9. Traffic Study, 10. Annexation Plat, 11. PZC Minutes - June 20, 2018, 12. PZC Minutes -July 18, 2018

Date	Ver.	Action By	Action	Result
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PLANNING AND ZONING COMMISSION AGENDA ITEM

ACTION REQUESTED:

Conduct the public hearing for Polo Club (PZC 18-1-022) located at 23450 and 23700 W 119th Street (Item 1 of 3)

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Gabrielle Mattingly

BOARD/COMMISSION REVIEW:

Official notice for the public hearing for PZC 18-1-022 was published in the Naperville Sun on January 20, 2019.

BACKGROUND:

Case History

The case was first heard by the Planning and Zoning Commission (PZC) at their June 20, 2018 meeting. Following public testimony, the Commission voted to continue the public hearing to the July 18, 2018 meeting to allow the petitioner time to meet with the neighboring residents. The PZC then reviewed the proposal at their July 18, 2018 meeting and voted 3-3 to approve the rezoning, resulting in no recommendation, and voted to recommend approval of the Preliminary PUD and associated deviations (Approved, 5-1).

The PZC recommendation was then forwarded to the City Council for final approval at their November 7, 2018 City Council meeting. Prior to the start of the City Council meeting, the petitioner requested the case be removed from the agenda; the case was not reviewed and no vote on the proposal was taken by the City Council.

Revisions to Request

In the original proposal, DR Horton partnered with another developer for construction of the apartment complexes. Since then, the developer has decided to no longer pursue the proposal. Therefore, the petitioner, DR Horton, has redesigned the development to change the unit mix and eliminate the apartment homes. Since the apartments were eliminated from the proposal, the total number of units has been reduced from 702 single-family homes, single-family attached homes, and apartments (as presented at the July 18, 2018 PZC meeting) to 500 single-family homes and single-family attached homes. A summary of the plan revisions is as follows:

- The number of single-family detached homes has been increased from 93 to 138 (an increase of 45 units). 88 of the 138 single-family detached units will be age targeted;
- The number of single-family attached units has been increased from 319 to 362 (an increase of 43 units). 93 of the 362 single-family attached dwelling units will be age-targeted;
- The apartment homes and the road access from the apartment homes to 119th Street have been eliminated;
- The total density has been decreased from 6.6 units per acre to 4.74 units per acre, under the maximum of 8 units per acre per the R3A zoning district requirements;
- The number of monument signs has been reduced from six to four and no apartment homes are proposed, thereby eliminating the requests for a monument sign deviation and a height deviation.
- No deviations are being requested with the revised proposal.

The subject property is located at the northwest corner of 119th Street and Book Road, with common street addresses of 23450 and 23700 W 119th Street, located in unincorporated Will County. The property is approximately 110 acres and is generally used as sporting fields with a handful of auxiliary structures. The subject property is surrounded by a residential neighborhood and Riverview Farmstead Preserve to the north; Book Road and Riverview Farmstead Preserve, including the DuPage River, to the east; 119th Street, Riverview Farmstead Preserve, a residential neighborhood, and agricultural property to the south; and a lawncare business to the west.

While the subject property is not located within the City's current planning boundary, it is adjacent to property located within the City and to the Southwest Community Area Plan boundary. Staff has identified the following goals from the Southwest Community Area Plan which the proposed development furthers:

1. *A range of housing opportunities meeting a variety of lifestyles (p.9):*
 - a. Identify various residential product types and establish ways in which they can be integrated in a compatible manner
2. *Balance development with ample open space and recreational areas, while protecting natural and environmentally sensitive resources (p.9):*
 - a. Plan and develop links ... between recreation and open space uses
 - b. Link environmental features for use as recreational ... amenities within the Southwest Community Area
3. *Safe and convenient roadways which seek to minimize traffic impacts as land is further developed (p.10):*
 - a. Design and construct a transportation system that maximizes roadway capacity

The analysis completed as part of the City's Analysis of Impediments to Fair Housing Choice (AI) in 2017 also identified a concentration of single-family homeowner units and few multi-family rental units in the southern portion of the City. Similar to the Southwest Community Area Plan, the AI

recommends development of a variety of housing types to meet the various needs of residents. The petitioner's proposal is generally consistent with the goals of the Southwest Community Area Plan and the AI by providing a mix of housing types, providing open space and natural areas, and facilitating road and bike path connections.

DISCUSSION:

The petitioner, DR Horton, requests annexation of the subject property into the City of Naperville, rezoning of the property to R3A (Medium Density Multiple-family Residence District) upon annexation, subdivision, and conditional use for a preliminary PUD in order to develop the subject property with 500 single-family detached homes, single-family attached homes (townhomes), common open space, a clubhouse with a pool, and related amenities. The petitioner's annexation and subdivision requests are not reviewed by the Planning & Zoning Commission, but information on the requests is provided for reference. The annexation and subdivision requests will be heard at a subsequent public hearing during a City Council meeting.

Rezoning

The petitioner requests rezoning upon annexation to R3A (Medium Density Multiple-family Residence District) to facilitate the proposed mix of single-family detached and single-family attached housing types. The proposed development provides a transition from less intense residential and forest preserve uses to the north, to the more intense towards the arterial road (119th Street) to the south, and commercial and industrial districts located further to the south and west (near Route 59 and 119th Street), by situating the single-family detached in the northern and southeast portions and single-family attached homes on the southwest side of the site. The revised proposal is less dense but still provides a mix of single-family detached and single-family attached that is consistent with the intent of the R3A district to accommodate a variety of housing types. The proposed neighborhood and zoning is also consistent with the goals and recommendations of the Southwest Community Area Plan and the AI by providing a variety of housing types, open space and recreational areas, and transportation connections. The petitioner's responses to the Standards for Granting a Rezoning are included in the Development Petition. Staff is in general agreement with the petitioner's Findings and recommends adoption by the Planning and Zoning Commission.

Preliminary Planned Unit Development

The subject property consists of approximately 110 acres that is predominately used as sporting fields with several associated structures and gravel parking areas. The petitioner seeks approval of the proposed Polo Club Preliminary PUD in order to develop the property with two different housing types including 138 single-family detached homes and 362 single-family attached homes for a total of 500 dwelling units. The overall density of the Polo Club development is 4.74 units per acre, which is less than the maximum of 8 units per acre permitted in the R3A district.

The single-family detached homes are generally located in the north and southeast portions of the property with lots ranging in size from roughly 6,360 square feet to 20,240 square feet, in compliance with the R3A minimum required area (6,000 square feet) and width (50'). The northeast to the southeast portions of the site will consist of 88 age-targeted single-family detached units and the northwest portion will consist of 50 traditional single-family detached units.

Two different single-family attached (townhome) types are proposed. The Freedom (Triplex Villas) Series proposed generally in the southeast portion of the property are single story, 3-unit buildings with front loaded 2-car garages. A total of 93 units in 31 buildings are proposed for the Freedom Series. The Seaboard Series proposed generally in the southwest corner of the property are three

story, 4 to 7-unit buildings with rear loaded 2-car garages. A total of 269 units in 49 buildings are proposed for the Seaboard Series. Both of the proposed townhome types include a minimum of 50% masonry (brick and/or stone) exterior building materials as required by Municipal Code Section 5-2C-3 (Exterior Wall Construction) and adequate number of parking spaces.

An anti-monotony provision will be included in the development approval that prohibits the single-family detached and single-family attached buildings directly next door or directly across the street from having the same front elevation and/or color package as one another.

The proposed Polo Club development provides approximately 37 acres of common open space, or roughly 35% of the subject property, exceeding the 30% minimum area required by City Code. The open space includes landscaped buffer areas, naturalized detention ponds with sitting areas, and a clubhouse with an associated pool, game courts, and amenities. The clubhouse is approximately 7,300 square feet and also has a pool, as well as game courts, for Polo Club residents and their guests. A multi-use path will be constructed along the north side of 119th Street from the west property line of the subject property to the old Book Road. Note: In addition to the 37 acres of common open space, there are 3.0 acres of park dedicated to the Naperville Park District, 1.25 acres of HOA park, and three outlots within the development. These areas are not included in the calculation of the common open space as they do not meet the criteria for common open space.

The petitioner's responses to the Standards for Granting a PUD are included in the Development Petition. Staff is in general agreement with the petitioner's Findings and recommends adoption by the Planning and Zoning Commission.

Landscape Plan

In addition to the required parkway trees along all public rights-of-way, the landscape plan includes a variety of landscaping to buffer, provide shade, and enhance the proposed development. Landscape buffers ranging from 25' to 35' wide are located along 119th Street and Book Road providing screening from those roadways. Both the Polo Club Drive and Hawkweed Drive entrances are designed as boulevards with landscaping proposed in the median and along the side of each roadway. 30' landscape buffers are located along the north property line north of the single-family detached homes, respectively. The landscape buffer consists of a mix of evergreen, shade and ornamental trees.

Four overlooks are proposed including benches and decorative pavers. These overlooks are located near the intersection of Nearside Avenue and Hawkweed Drive, at the Clubhouse located north of Polo Club Drive, and around the naturalized stormwater feature located east of Book Road. These overlooks are connected throughout the development by paths and sidewalks and provide walkers and bicyclists spots to rest and enjoy the natural features of the neighborhood.

Waste Service

Information on waste service has been provided by the petitioner. Given the design of the single-family attached homes on the southwest portion of the site, future tenants will be required to move their garbage to the nearest curb for curbside pickup. The petitioner has provided an exhibit showing the proposed garbage pickup locations which has been included in the attachments. As proposed, some buildings have up to 7 units to a building. These units will be required to take their garbage can to one location, therefore, approximately 14 garbage bins may be held at each location at a time. While this set-up has been used in other townhome developments in the City (i.e., Mayfair), staff does have some aesthetic concerns regarding the garbage pickup.

Traffic Study

DR Horton hired traffic engineering consulting firm Gewalt Hamilton Associates to conduct a traffic impact analysis. Key aspects of the traffic impact analysis are provided below.

Existing Roadway Network

The Polo Club development would be served by the following roadways with the associated classifications as defined in the City's Master Thoroughfare Plan (See Site Plan, Exhibit 5 of the GHA Traffic Impact Study). North: Hawkweed Drive (Neighborhood Connector); east: new Book Road (Minor Arterial), to be constructed as part of this development; west: No connection from the west; and south: 119th (Minor Arterial). The South Pointe subdivision exists to the north of this development and will be connected via Hawkweed Drive. The new Book Road will be constructed from Wild Timothy to 119th Street, connecting High Meadow and South Pointe subdivisions to 119th Street.

Access

Access from the Polo Club subdivision to the existing roadway network is proposed at four locations:

- A connection to Hawkweed Drive to the north
- An extension of Hawkweed Drive to new Book Road
- A connection to 119th Street at new Book Road
- A connection to 119th Street at Polo Club Drive (new proposed road)

The new connections to Book Road and 119th Street will be stop sign controlled.

Trip Generation

The total number of estimated daily trips generated by the Polo Club Development is 3,600 (in and out). This estimate is based upon the Institute of Transportation Engineers manual, Trip Generation 10th Edition. Appropriate trip generation rates were used to evaluate 138 single-family dwellings, 93 ranch single-family attached dwellings, 269 three-story single-family attached dwellings. Despite having an age targeted component to this development, all trip generation results are for standard dwelling units, resulting in a higher value than if elderly dwelling unit values were used. Proposed traffic volumes are forecasted to 2025, 5 years past expected completion. These values include a roughly 10% growth factor on 119th Street and a 5% growth factor on nearby north-south roadways growth factor over current traffic patterns (as obtained from CMAP) and the site generated volumes.

Trip Distribution

Trips for the proposed development were distributed based upon anticipated traffic patterns accounting for local attraction to existing transportation corridors. 25% of traffic is expected to travel north from the site, 15% is expected to travel east on 119th Street past Naperville Road and 10% is expected to travel west on 119th Street past Route 59. 10% is expected to travel north of 119th Street on Route 59 and 15% is expected to travel south of 119th Street on Route 59. Less than 5% is expected to travel on Book Road south of 119th Street. On Naperville Road, 10% is expected to travel north of 119th Street and 15% is expected to travel south of 119th Street.

Intersection Level of Service

As part of the study, the traffic consultant evaluated the morning and evening peak hour level of service at intersections near the site. The signalized intersections of IL Route 59 at 119th Street and Plainfield-Naperville Road at 119th Street as well as the stop controlled intersections of 119th Street at Wolf Drive, 119th Street at Polo Club Drive, and 119th at new Book Road were evaluated using proposed traffic volumes and distributions.

The study found that all intersections other than IL Route 59 at 119th Street met or exceeded intersection Level of Service (LOS) D during the morning and evening peak hours. LOS D is considered an acceptable peak hour level of service. The petitioner has proposed improvements to the signalized intersection at IL Route 59 at 119th Street to improve the intersection's efficiency.

Book Road Improvements

Book Road currently exists in this area as a local road both north and south of 119th Street. The roadway south of 119th Street is not included within the limits of the project and will remain. The portion of Book Road north of 119th Street will be vacated through the western half width of the roadway as part of this development. The eastern half width of the roadway will continue to be owned by the Forest Preserve District of Will County.

A new Book Road will be built to the west of the existing Book Road. The new roadway will be constructed as a two-lane section through the site with curb and gutter, streetlights, and storm sewer improvements. A sidewalk will be built along the west side of the roadway connecting 119th to the existing sidewalk adjacent to the South Point subdivision. Book Road connections will be made at 119th Street, Hawkweed Drive extension, Spartina Rd, Wild Timothy Rd, and Hassert Boulevard. Turn lanes will be striped at all intersections. The new Book Road will be constructed within 100' ROW to be dedicated by the subject property and within the 100' ROW as dedicated by South Pointe and High Meadow subdivisions. Book Road will be stop sign controlled at 119th Street and will utilize the existing traffic signal at Hassert Boulevard.

119th Street Improvements

The developer will improve 119th Street by adding turn lanes at Wolf Drive, Polo Club Drive, and new Book Road. The street will be further improved by adding streetlights and a multi-use path along the northern edge. These improvements will improve traffic flow and minimize the impact of the development on existing traffic conditions. The petitioner will also work with City staff on dedicating additional right-of-way for future 119th Street roadway expansions.

At the intersection of IL Route 59 at 119th Street, the petitioner will be improving the eastern leg of 119th with a dedicated right-turn lane. This lane will be constructed within the existing right-of-way and will provide improvements for westbound traffic. As noted in the Traffic Impact Study, this improvement along with traffic signal timing adjustments will result in a significant improvement over anticipated 2025 conditions but will maintain a LOS F at the intersection.

Stormwater Management

The proposed development is within Will County and is designed to meet the requirements of the Will County Stormwater Ordinance. As floodway and floodplain are within the project limits, both City and County staff will be reviewing the stormwater submittal for this site.

The preliminary stormwater management analysis as prepared by CEMCON shows the site will utilize two detention ponds to cumulatively provide 59.4 acre-feet of storage. This surpasses the required volume of 56 acre-feet of storage. Runoff from site will be attenuated in the stormwater management facility located east of new Book Road. Discharge from this pond will be less than the permitted rate for both the two year and 100 year events per the Stormwater Ordinance.

There is floodplain fill included in this development in order to create the stormwater management facility east of new Book Road. The total floodplain fill is 2.5 acre-feet. The total provided

compensatory storage is 6.3 acre-feet, exceeding the requirement of 1:1 fill to compensatory storage.

All components of the preliminary stormwater management analysis meet or exceed the requirements of the Will County Stormwater Ordinance. This will result in predictable stormwater management and discharge behavior while allowing for upland offsite flows to benefit from the excess capacity provided on site. The existing discharge from this site is calculated at 118.7 cubic-feet per second for the 100 year, 24 hour storm. This same storm produces just 53.4 cubic-feet per second discharge following the proposed improvements to the site. Installation of these stormwater management facilities will also benefit downstream properties during major rainfall events.

Key Takeaways

- The petitioner requests annexation, rezoning to R3A upon annexation, subdivision, and a conditional use for a Preliminary PUD in order to develop a mix of 138 single-family detached and 362 single-family attached on the subject property.
- Staff is supportive of the proposed use and layout of the subject property. The proposed development is compatible with the surrounding area and includes amenities that exceed Code requirements.

Related Files

The following agenda items are related to PZC 18-1-022:

- Consider rezoning the subject property at 23450 and 23700 W 119th Street to R3A (PZC 18-1-022) (Item 2 of 3);
- Consider a conditional use to establish the Preliminary Polo Club PUD for the property located at 23450 and 23700 W 119th Street (PZC 18-1-022) (Item 3 of 3).