

O. REPORTS AND RECOMMENDATIONS:

1. [Provide feedback on the items provided under the Discussion section and direct staff to prepare the necessary agreements and ordinances approving the Naperville Polo Club development \(6 positive votes\) - PZC 22-1-056](#)

SPEAKERS

Russ Whitaker (for Petitioner) provided an overview of the Polo Club development plan highlighting the type of homes and price points, open space, and traffic calming measures. He spoke about sustainability measures including products to increase energy and water efficiency, using recycled materials, and the option for electric vehicle (EV) charging station infrastructure.

Barbara Benson (Naperville - NEST) discussed reducing greenhouse gases by using electric appliances, including EV charging and solar panel infrastructure, and preserving ponds and trees on the site.

Michael Krzywinski (Naperville) lives next to Hawkweed connection and opposes the gate.

Jeremy Embalabala (Naperville/Plan for Us) spoke in favor of keeping Hawkweed gated until 119th Street improvements are finished.

Jeff Maxick (Naperville/Plan for Us) spoke in favor of keeping Hawkweed gated until 119th Street improvements are finished.

Dan Shaffron (Naperville) spoke in favor of keeping Hawkweed gated.

James Urso (Naperville) spoke about emergency vehicle access and extending turn lanes.

Should a new boundary agreement be pursued with the Village of Plainfield to allow Naperville Polo Club?

Council discussed the responsibility for Route 59 corner improvements and about previous discussions with Plainfield regarding the boundary agreement.

Council directed staff to pursue with the boundary agreement with Plainfield by a show of hands.

Should Pulte to contribute \$500,000 to fund the Phase 1 engineering study 119th Street Improvements?

Council said that Pulte should cover the full \$500,000 of the Phase 1

Engineering Study for 119th Street improvements. Whitaker agreed that Pulte would pay up to \$500,000 if it could be structured in the annexation agreement with an initial payment and a final payment up to a total of \$500,00.

Council agreed by show of hands.

Should Pulte redesign the layout of the northern intersection of Road C and Road D to address engineering staff's safety concerns?

Council discussed the reason for the safety concerns, the probability of resident complaints to the Transportation Advisory Board (TAB), the difference between this "Y" and a "T" intersection in the development, pedestrian versus vehicle perspective, the transition between housing types, whether a stop sign would help and the possibility of using a roundabout.

Novack responded that a stop sign wouldn't resolve the confusion about who has right-of-way and there is also a sight distance issue. The area doesn't have enough space to put in a roundabout.

Council agreed with staff's recommendation to redesign the intersection by a show of hands.

Should the Hawkweed Drive connection be gated only during the construction of the Naperville Polo Club. Or, should the Hawkweed Drive connection remain closed until improvements to 119th Street are completed?

Russ Whitaker discussed the timeline for the full buildout (2029/2030) and the traffic improvement completion which is based on IDOT approvals.

Council stated that the plan presented was reached between Pulte and the Plan for Us group. Council was not a party to the agreement and is considering the plan now along with staff recommendations.

Council clarified Russ Whitaker's statement that Pulte has a policy prohibiting construction traffic from going through adjoining subdivisions.

Whitaker said that Pulte would include that in the annexation agreement and Pulte would deal with trades that didn't abide by the policy.

Council discussed whether the gating should be tied to the completion development or traffic improvement which may take ten years. They discussed construction traffic being heavier while infrastructure and first

wave of houses is put in and then becoming lighter. They considered traffic concerns for pedestrians and children at the nearby park and restricted school bus and emergency vehicle delays because of the gate.

Council considered whether to open the gate at five years, ten years, when construction is complete or after all traffic improvements are complete. They asked whether staff would do a traffic study to determine if there was cut-through traffic after Hawkweed Drive was opened.

Novack said that traffic studies would be done before and after Hawkweed was opened to determine whether traffic calming solutions were needed. If so, then the matter would be reviewed by TAB and referred to the City Council.

Council directed that Hawkweed Drive be gated for five years or until construction is complete or 119th Street final improvements are done, whichever is first.

Is Pulte's proposal for below-market units sufficient to support the deviations/variances requested for these units?

Russ Whitaker stated that Pulte designed lot sizes of some of their home series to fit an 80% to 100% AMI category from the S.B. Friedman, Inc. report with prices \$350,000 to \$400,000. The homes in these series are for sale to any buyer and not a qualified target. The homes are going for market rates for the lot sizes and home product and Pulte didn't ask for more density.

Council discussed the homes not meeting the lower 60% AMI which Naperville needs to meet the gap but are satisfied with the 80% to 100% AMI since the lower AMI isn't codified yet. They praised Pulte for providing smaller starter homes on smaller lots as naturally occurring affordable housing.

Council asked Pulte to add brick to the front of the townhomes.

Whitaker said that the vinyl siding has improved dramatically in recent years, so it doesn't fade quickly, comes with a guarantee and is more sustainable than brick. He stated that the masonry on the building is less than the required fifty percent but the varied roof lines on the façade makes townhome more attractive.

He showed examples of the variations in roof lines and compared Pulte's elevations to boxy products by other developers. Whitaker explained that

adding more brick would make the townhome more expensive and Pulte would need to raise the price of the other series of homes to differentiate the products. This would push the development out of the lower price point currently proposed.

Council asked staff about the zoning requirements for brick on the townhomes and single-family homes.

Laff responded that there is no requirement for single-family and that for townhomes it is, on average, fifty percent of the façades are covered in brick and any townhome facing a roadway must be fifty percent brick.

Questions were raised about who was responsible for maintaining the landscaping in the single-family homes and how installing solar panels would work with the HOA.

Whitaker responded that single-family homeowners are responsible for maintaining landscaping. HOA approval won't be necessary for installing solar panels.

Council discussed the attractiveness of the rendering and asked Pulte put a minimum percentage of brick as shown in the example into the agreement. They asked NEST to study the sustainability of vinyl and brick facades.

Council agreed that the proposal was sufficient by a show of hands.

P. NEW BUSINESS:

Equity and Inclusion Event

Chirico invited residents to attend the first event in the Embrace Naperville equity and inclusion series: The Power of Inclusion on Thursday, November 10th.

Utility bill late fees

Holzhauser asked Finance Director Rachel Mayer about the policy for utility bill due date and late fees and if it could be changed.

Mayer said they currently charged late fees based on the receipt date of the payment. She said the policy could be changed to accept the postmark date instead.

Council participation at parades

White asked for clarification on Gustin's comment about restrictions on