



MEMO ATTACHMENT

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May 5, 2025

Mayor Wehrli and City Council
City of Naperville
400 S Eagle Street
Naperville, IL 60540

Re: Conveyance of Outlots E and F in Polo Club Subdivision – Phase 1
PINs 07-01-22-410-004-0000 (“Outlot E”) and 07-01-22-413-001-0000 (“Outlot F”)

Dear Mayor Wehrli and Members of the City Council:

In accordance with Naperville’s Land/Cash Dedication Ordinance, and in accordance with an agreement between Naperville Park District and Pulte Home Company, LLC, Pulte is dedicating a total of 8.037 acres of land (comprised of two parcels) to the Naperville Park District, together with \$572,318.96 cash donation in lieu of land, all of which in total satisfies the requirements of the City’s Ordinance as well as the terms of the District’s agreement with Pulte.

The parcels at issue will be developed into two neighborhood parks: Polo Club Park and Fairlane Farms Park. Polo Club Park will be a 2.218 acre centralized park with a playground, while Fairlane Farms Park will be 5.819 acres and include multipurpose turf fields and parking lots. The Park District Board of Commissioners has passed the Ordinance required by the Local Government Property Transfer Act declaring a need for the parcels (and a copy of the Ordinance accompanies this letter).

The Park District has further determined that Pulte has developed both parcels to a stage that the District is ready to accept them -- with the condition of minor landscaping to be addressed by Pulte this spring as weather allows – and the District has likewise determined that the title commitment and surveys supplied by Pulte to the City are acceptable. Assuming the City takes no action to impact either title or the survey, the title commitment is clear and the draft deeds supplied by the City transferring the parcels from the City to the Park District are in proper form.

Accordingly, on behalf of the Park District Board of Commissioners, thank you for the City’s continuing assistance and commitment to the Dedication Ordinance and the Park District respectfully requests that the City complete the transfer so that the Park District may begin expeditiously serving these new Naperville residents.

Sincerely,

A handwritten signature in blue ink, appearing to read "Derke J. Price".

Derke J. Price

ANCEL GLINK

May 5, 2025

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Cc: Park Board of Commissioners, Naperville Park District
Brad Wilson, Executive Director, Naperville Park District
Pat Lord, Legal Counsel, City of Naperville