

October 17, 2022

Allison Laff, Deputy Director – Planning & Development
TED Business Group
City of Naperville
400 S. Eagle Street
Naperville, IL 60540

Re: Polo Club Annexation Agreement Issues

Dear Allison,

As we work toward City's Council's consideration of Pulte's proposal for Naperville Polo Club, I offer the following update on Pulte's commitment to public improvements as part of the project:

1. Land Donations.
 - a. Naperville Park District. We have coordinated directly with the Naperville Park District concerning the improvement and dedication of the Neighborhood Park (2.22 acres) and Multi-Use Fields (5.82 acres) as shown on Pulte's Development Plans. As we did with Naper Commons, Pulte and the Park District will finalize a Development Agreement detailing the improvements to be completed by Pulte, the timing of the land dedication, and payment of any additional fees that may be required. This Development Agreement will be provided as a condition to Pulte's first final plat.
 - b. Will County Forest Preserve District. We have coordinated directly with the WCFPD concerning the improvement and conveyance of Outlot D (10.37 acres) to the District. Pulte will enter into a Development Agreement with the District to set forth specific terms of the conveyance as a condition to Pulte's first final plat. The District has not asked Pulte to cause Old Book Road to be vacated.
2. Roadway Improvements.
 - a. STP Phase 1 Funding. Pulte will contribute to the City \$300,000.00 to fund a Phase 1 study for federally funded roadway improvements at the intersection of Route 59 and 119th Street. Pulte shall make said contribution as a condition to recordation of the Annexation Agreement.
 - b. Route 59 Interim Improvements. Consistent with the detail reflected in the Preliminary Engineering Plans, Pulte will extend the westbound to southbound left turn lane and will construct a new westbound to northbound right turn lane at the intersection of Route 59 and 119th Street. The improvements shall be constructed within nine months of IDOT's issuance of a permit for construction of the improvements.
 - c. Book Road. Pulte is committed to a 100' dedication for Book Road Right-of-Way. This dedication is reflected on our Preliminary Plat. Pulte is committed to building Book Road (as reflected in the Preliminary Engineering Plans) from 119th Street to our



northern property line. Pulte will substantially complete construction of the Book Road improvement within two years of the date of recordation of the Annexation Agreement.

- d. 119th Street Improvements:
 - i. 119th Street Dedication. Pulte will dedicate to the City 60' of right-of-way along with necessary corner clips along the north side of 119th Street across the frontage of the property to be acquired by Pulte. This dedication is reflected on the Preliminary Plat of Subdivision for Naperville Polo Club.
 - ii. 119th Street Easement. Pulte will grant a 20' easement north of the 119th Street Right-of-Way. This area is scheduled for improvement with a substantial landscape improvement which will provide a buffer between 119th Street and the proposed residential community. The easement will be granted on the condition that any party responsible for damage to said landscape enhancements will be responsible for repair/replacement thereof.
 - iii. 119th Street Improvements. Along the frontage of the Pulte Property, Pulte will construct left turn lanes at Book Road, each of the entrance to Naperville Polo Club, and at the entrance to Wolf Creek Subdivision (south of 119th Street). Subject to issuance of necessary Township permits, Pulte will substantially complete construction of these 119th Street improvements within two years of the date of recordation of the Annexation Agreement.
3. Pedestrian Path. Pulte will construct pedestrian paths as depicted on the Naperville Polo Club development plans. This includes: i) public path along the north side of 119th street across the entirety of the Pulte property; ii) public path along the west side of Book Road from 119th Street across the entirety of the Pulte property; iii) public path from the north parking lot serving the multi-use fields through the Forest Preserve donation parcel; and iv) private path around the Outlot C detention facility.
4. Affordable Housing. Pulte proposes that 20% of the units in each of two series of homes, The Springs and The Townes, will be set-aside as affordable (based on 100% Naperville AMI). Pulte set forth conditions associated with this proposal in its August 30, 2022, letter to City staff, anticipating that these terms would be incorporated in the Annexation Agreement. Pulte is amenable to an occupancy permit restriction to enforce the terms of the affordable covenant. The restriction would not limit the pace of market-rate sales, but would prohibit issuance of occupancy permits on 20% of the total units in each series (i.e. 28 homes in The Springs). Pulte will provide proof of an "affordable" transaction using the City's MyDec form associated with the issuance of transfer stamps for a residential closing. With each affordable transaction, as proven with the MyDec form, the City would then reduce the remaining number of restricted occupancy permits in the applicable series of homes.

Sincerely,

Russell G. Whitaker, III

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