



Legislation Details (With Text)

**File #:** 24-0835      **Version:** 1

**Type:** Ordinance      **Status:** Agenda Ready

**File created:** 7/8/2024      **In control:** City Council

**On agenda:** 7/16/2024      **Final action:**

**Title:** Pass the ordinance affirming final approvals for Polo Club and amending Ordinance 23-097, 23-098, and 23-099 for Naperville Polo Club

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Polo Revised Ordinance CC 7-8-24R, 2. Exhibit A - Legal Description, 3. Exhibit B - Annexation Plat

Date	Ver.	Action By	Action	Result
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**CITY COUNCIL AGENDA ITEM**

**ACTION REQUESTED:**

Pass the ordinance affirming final approvals for Polo Club and amending Ordinance 23-097, 23-098, and 23-099 for Naperville Polo Club

**DEPARTMENT:** Transportation, Engineering and Development

**SUBMITTED BY:** Erin Venard, Operations Manager

**BOARD/COMMISSION REVIEW:**

N/A

**BACKGROUND:**

Naperville Polo Club consists of approximately 110 acres located at the northwest corner of 119<sup>th</sup> Street and Book Road developed by the Petitioner, Pulte Home Company, LLC. On March 7, 2023, City Council approved the Initial Polo Club Ordinances, which included the following: an annexation agreement, annexation of the Subject Property, rezoning to R2, a preliminary subdivision plat, a conditional use for a preliminary PUD plat with deviations, a conditional use to permit single-family attached dwelling units in the R2 district, a variance to the exterior wall construction requirements, a temporary use for a marketing signage plan, and a temporary use to allow for the use of the soccer fields and parking lot through March 7, 2028. The Initial Polo Club Ordinances were recorded in July of 2023.

On July 18, 2023, the City Council approved the Final Polo Club Ordinances, which consisted of the following: a Final Plat of Subdivision for Phase 1 (Ord. 23-097) and Phase 2 (Ord. 23-098), a Final Plat of Planned Unit Development (PUD) (Ord. 23-099), and an ordinance approving an agreement regarding improvements to the Old Book Road Culvert and Drainage Channel (Ord. 23-100). The Final Polo Club Ordinances provided for a Recording Timeframe of December 7, 2023.

The Phase 1 Subdivision Ordinance, the Final PUD Ordinance, and the Resolution for the Forest Preserve Ordinance were recorded in August of 2023. The Phase 2 Subdivision Ordinance has not yet been recorded.

**DISCUSSION:**

The proposed ordinance affirms the recording timeframe of December 7, 2023 for the Phase 1 Subdivision Ordinance (Ord. 23-097), the Final Plat of PUD Ordinance (23-099), and for the ordinance approving an agreement regarding improvements to the Old Book Road Culvert and Drainage Channel (Ord. 23-100). It also reflects a revised recording timeframe of December 31, 2024 for the Phase 2 Subdivision Ordinance (Ord. 23-098) to allow for the second phase of Polo Club to proceed at a later date as was intended by the Petitioner.

**FISCAL IMPACT:**

N/A