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Title: Receive the staff report for Naperville Polo Club Final - PZC 23-1-037 (Item 1 of 5)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Development Application

Date	Ver.	Action By	Action	Result
7/18/2023	1	City Council	received	Pass

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Receive the staff report for Naperville Polo Club Final - PZC 23-1-037 (Item 1 of 5)

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Gabrielle Mattingly, AICP

BOARD/COMMISSION REVIEW:

N/A

BACKGROUND:

Naperville Polo Club consists of approximately 110 acres located at the northwest corner of 119th Street and Book Road. On March 7, 2023, the City Council approved the following requests by the Petitioner, Pulte Home Company, LLC: 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 proposed development will include 136 single-family attached dwellings and 261 single-family detached dwellings (397 total residential dwelling units).

At the Petitioner's request, the March 7, 2023 ordinances have not yet been recorded with the Will County Recorder and the ordinances which are the subject of this memo may be recorded through December 7, 2023.

DISCUSSION:

Final Subdivision Plats and OAA - Phases 1 and 2

The Petitioner requests approval of a Final Plat of Subdivision to be divided into two phases corresponding with their buildout plans. Each Final Plat of Subdivision is in substantial conformance with the corresponding section of that phase approved by the Preliminary Plat of Subdivision per Ordinance 23-027.

An Owner's Acknowledgement and Acceptance (OAA) is included in the ordinances approving the Final Plats of Subdivision for Naperville Polo Club. The OAA affirms the terms and conditions of the Annexation Agreement including financial surety requirements, a required school donation to be made on a per permit basis as provided in the City's land-cash code provisions, and a required park donation to be made pursuant to an agreement between the developer and the Naperville Park District which is attached as Exhibit C to the OAA.

Staff recommends approval by City Council.

Final Planned Unit Development Plat

The Petitioner is also requesting approval of the Final Plat of Planned Unit Development for Naperville Polo Club. Staff has reviewed the plat and found it to be in substantial conformance with the Preliminary PUD Plat approved per Ordinance 23-028 as required Section 6-4-4:3.2 (Planned Unit Developments: Final Plats). As such, Planning and Zoning Commission review is not required and staff recommends approval of the Final Plat of PUD for Naperville Polo Club.

Final Landscape Plan, Open Space Plan, and Garbage Exhibit

The proposed final landscape plan conforms to the preliminary landscape plan approved by Ordinance 23-028. The proposed Polo Club development provides approximately 28.40 acres of common open space, or roughly 38.33% of the Subject Property, exceeding the 30% minimum area required by City Code. The proposed open space includes landscaped buffer areas, stormwater management ponds, and parkway trees as required by Code. A multi-use path will be constructed along the north side of 119th Street from the west property line to the east end of the property. This multi-use path will also run north-south through the development on the west of Book Road and along the northeast portion of the property to be dedicated to the Forest Preserve District (Outlot D). In addition to the provided open space, the Petitioner is also proposing two multi-use fields with associated parking (Outlot E) and an additional open space in the center of the site (Outlot F) both of which will be dedicated to the Naperville Park District.

The Petitioner has provided an exhibit which details the garbage pickup plan for the single-family attached dwelling units. Groot, the City's residential garbage and recycling services contractor, collects waste from the public roadways. Since portions of the single-family attached dwellings will be accessed by private roadways, the Petitioner has provided a detailed plan depicting designated areas along the public roadways where residents will place their carts on garbage collection days. Staff is supportive of this proposed plan.

Forest Preserve Agreement

The Polo Club Annexation Agreement provides for Petitioner to convey Outlot D of the Subject Property to the Will County Forest Preserve District. Pursuant to the terms of the Annexation Agreement, the Petitioner agreed to investigate the condition of the Old Book Road Culvert and existing drainage channel from Old Book Road to the DuPage River and complete any improvements said culvert/channel as required by the City Engineer. In April of 2023, the parties met on site and collectively determined that the OBR culvert should be replaced. The Petitioner will replace the

culvert and the work will be completed as a part of the Forest Preserve Path and Multi-Use Trail Improvements as described in Section S21.2 of the Annexation Agreement. The Petitioner, the City, and the Forest Preserve District of Will County have reached an agreement regarding improvements to be made to the Old Book Road Culvert and Drainage Channel located on Outlot D. Staff recommends approval by City Council.

Related Files

The following agenda items are related to PZC 23-1-037:

- Pass the ordinance approving the Final Plat of Subdivision for Naperville Polo Club Phase 1 - PZC 23-1-037 (Item 2 of 5)
- Pass the ordinance approving the Final Plat of Subdivision for Naperville Polo Club Phase 2 - PZC 23-1-037 (Item 3 of 5)
- Pass the ordinance approving the Final Plat of PUD for Naperville Polo Club - PZC 23-1-037 (Item 4 of 5)
- Pass the ordinance approving the agreement regarding improvements to the Old Book Road Culvert and Drainage Channel (Item 5 of 5)

FISCAL IMPACT:

N/A