



Legislation Text

File #: 19-1251B, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Direct staff to prepare ordinances and agreements for the Polo Club development located at 23450 and 23700 W 119th Street - PZC 18-1-022 (Item 2 of 3)

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Gabrielle Mattingly, Community Planner

BOARD/COMMISSION REVIEW:

Not required.

BACKGROUND:

Staff is requesting direction from City Council on the preparation of ordinances and agreements for the proposed Polo Club development to be considered at a future Council meeting.

While public notice is not required for the conceptual review pending before the City Council, DR Horton provided written notification to surrounding property owners within 300' of the subject property and sent letters and/or emails to Plan for Us, surrounding HOA's, and interested parties who attended neighborhood meetings held by DR Horton.

DISCUSSION:

While staff typically prepares all required ordinances and agreements for review by City Council in conjunction with a development request, staff is seeking City Council input in advance of attempting to prepare those items for the Polo Club project. Unlike most development cases, the proposed Polo Club development will require agreements with other public entities, including a new boundary agreement with the Village of Plainfield and an intergovernmental agreement with the Forest Preserve District of Will County. In addition, the Polo Club annexation agreement, which requires 6 positive votes from City Council to approve, will require a significant amount of time to finalize.

In advance of coordinating with the jurisdictions noted above, and spending the staff and developer time necessary to finalize the annexation and other agreements which will be necessary to proceed with the development, staff seeks City Council direction that it desires that the necessary ordinances and agreements be prepared for City Council's future consideration.

Further, should the City Council wish to include any specific conditions not already provided for the development (as described in the staff report for the Polo Club Development - Agenda Item 1 of 3), those conditions should be raised by the City Council on February 18, 2020 and a consensus vote taken by the City Council. Since it takes 6 positive votes to approve an annexation agreement, any new conditions which are supported by a consensus of 6 or more City Council members will be

incorporated into the ordinances and agreements brought back to City Council for its consideration.

Conclusion:

If 6 or more City Council members direct staff to prepare the ordinances and agreements needed for consideration of the Polo Club development, staff will return with those ordinances and agreements. In the absence of such direction by 6 or more City Council members, the direction to staff will be to not prepare ordinances and agreements associated with the Polo Club development.

If City Council directs staff to move forward with the aforementioned ordinances and agreements, the anticipated timeline for Council review is no sooner than April 2020.

Related Files

The following agenda items are related to PZC 18-1-022:

- Receive the staff report for the Polo Club development located at 23450 and 23700 W 119th Street - PZC 18-1-022 (Item 1 of 3)
- Adopt the resolution to extend the application deadline for the Polo Club development located at 23450 and 23700 W 119th Street - PZC 18-1-022 (Item 3 of 3)

FISCAL IMPACT:

N/A