

Observer Report

Organization Observed

Naperville City Council

Observer

Allison Longenbaugh

Date

Tuesday, October 4, 2022

Meeting Time: X-Y

7:00 pm - 10:17 pm

**Meeting Held-In Person,
Remote, Hybrid**

In Person

**Meeting Observed- In Person,
Livestream, Recorded**

Livestream, Recorded

Attendees (note if remote)**Quorum (yes or no)****Elected**

Mayor Steve Chirico
Councilwoman Jennifer Bruzan Taylor
Councilwoman Patty Gustin
Councilman Paul Hinterlong
Councilman Ian Holzhauer
Councilman Pat Kelly
Councilman Paul Leong
Councilwoman Theresa Sullivan
Councilman Benjamin White

Staff (list names/roles)

City Manager, Doug Krieger; Deputy City Manager, Marcie Schatz
City Attorney, Mike DiSanto
Director of Community Services/City Clerk, Pam Gallahue
Police Chief, Jason Arres; Fire Chief Puknaitis
Director of Finance, Rachel Mayer
Director of Human Resources, James Sheehan
Director of IT, Jacqueline Ngyuen
Director of TED, Bill Novak; Deputy Director of TED, Allison Laff
Director of Public Utilities - Electric, Brian Groth
Director of Public Utilities - Water, Darrell Blenniss, Jr.
Director of Public Works, Dick Dublinski

Press (list names)

Director of Communications, Linda LaCloche

NCTV-17, Naperville Sun, Daily Herald

Public (number)

At least 40

General Observations_____

	Yes	No	Comments
Meeting start on time?	x		
Facilities large enough?	x		
Audience able to hear proceedings?	x		
Room ADA Compliant?	x		

Illinois Open Meeting Act Requirements

	Yes	No	Comments
Meeting Notice Posted?	x		City website: Current Meeting listing (will update to show current meetings): https://www.naperville.il.us/government/city-of-naperville-government-meeting-listing/ City meeting management system (legistar): https://naperville.legistar.com/MeetingDetail.aspx?ID=989508&GUID=BEEBF84B-59FD-4A1C-B291-176681CF484E
Agenda Posted 48 hours prior to meeting?	x		Agenda posted on legistar & emailed on Wednesday, September 28, 2022. https://naperville.legistar.com/MeetingDetail.aspx?ID=989508&GUID=BEEBF84B-59FD-4A1C-B291-176681CF484E
Agenda clearly describes items to be discussed?	x		
Meeting packet available to the public before meeting?	x		https://naperville.legistar.com/MeetingDetail.aspx?ID=989508&GUID=BEEBF84B-59FD-4A1C-B291-176681CF484E
Minutes from previous meetings posted?	x		Minutes from the last meeting (9/20/2022) were approved during this meeting and posted on the legistar on 10/5/2022. https://naperville.legistar.com/LegislationDetail.aspx?ID=5854896&GUID=1A38BB76-754B-4DBD-B43E-6748E4D86812&Options=&Search=
Public Comment encouraged?	x		
Public treated respectfully?	x		

Business Transactions

Agenda and Packet Found Where

Meetings Streamed and Archived Where

<https://naperville.legistar.com/DepartmentDetail.aspx?ID=34747&GUID=ACE7D218-B3F0-4AF6-B414-F8F820FB6FEE&Mode=MainBody>

Closed Session Notes From Agenda

n/a

Awards & Recognitions

- 22-1165 Proclaim October 2022 as Disability Employment Awareness Month. *[October is National Disability Awareness Month and the 2022 theme is "Disability: Part of the Equity Equation".]*
One speaker: Michelle Anderson (Naperville) – Moose and Me Bakery.
- 22-1175 Proclaim October 5, 2022 as Energy Efficiency Day in the City of Naperville. *[Urges citizens to join Naperville in supporting our clean energy goals and moving toward more energy efficiency now and in the future.]*

Public comment

- Cathy Clarkin (Naperville) – Naperville Environment & Sustainability Task Force (NEST). Supports Naperville's efforts to become more energy efficient. Offered suggestions on how residents can become more energy efficient.
- Catherine L Cox (Warrenville) – DuPage Monarch Project. Thanked the City for their existing programs to provide native plants. Asked to pass a formal resolution of support for monarch and pollinator conservation.
Council comments: **Holzhauser** asked staff for an update to provide native prairie on City land. **Dick Dublinski** (Director of Public Works) answered that they will be asking for \$270K in the budget and will work with a consultant to put together a 5-year plan.
- Dick Furstenau (Naperville)-Safety Act and Fair Housing Act (Rt 59). 1) Fair housing development on 103rd and Route 59- recommended that they increase the brick from 30% to 50% so it will last longer on their 100 year lease. 2) SafeT Act- encouraged every elected official in the county to go to Springfield when they reconsider the bill. 3) IMEA - asked that Council look at the original contract with Peabody Coal to confirm there are millions of dollars of coal that the city owns; enough to keep everyone warm for over 100 years.

Business Transacted

Consent Agenda - passed 9-0

Consent agenda, as passed *[additional description about each item in italics (per agenda links)]*:

- 22-1180 Approve the regular City Council meeting minutes of 9/20/2022
- 22-1186 Approve the City Council meeting schedule October, November, and December 2022
- 22-1185 Approve appointments to various Boards & Commissions. *[The Mayor appointed William Collins to a first term on the Police Pension Board.]*
- 22-0980 Approve the award of Cooperative Procurement 22-256, SMARTnet Maintenance Renewal, to CDW-G for an amount not to exceed \$230,777 and for a 1-year term. *[Cisco communications equipment is installed at every City facility and provides connectivity to the entire voice and data network. SmartNet maintenance applies to the city's systems for computing, storage, and networking.]* **One council comment** (Gustin) thanked Ngyuen (Director of IT) for saving \$184K on this contract.

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5. 22-0985 Approve the award of Bid 22-187, Aggregate Materials, to Green Dream International LLC for an amount not to exceed \$413,634.90, and for a 1-year term. *[In July 2022, staff issued Bid 22-187, Aggregate Materials, to solicit a qualified vendor to provide coarse and fine aggregates for use in a variety of Water Utilities, Electric Utilities, and Department of Public Works construction and repair projects. Projects include various underground utility work, duct bank bedding, street repairs, shoulder dressing, construction of public facilities, and winter operation for traction during specific ice events. Green Dream was the low bid out of 3 proposals. They are based out of Erie, PA. The contract is from the date of award to 7/31/2023, with two 1-year options to extend.]*
 6. 22-1022 Approve the award of RFP 22-091, Emergency Notification Alert System Services, to Everbridge, Inc., for an amount not to exceed \$214,744.33 and for a 4-year term. *[The City and Everbridge developed the Naper Notify system in 2013. The current agreement with Everbridge (original 5-year agreement plus contract options) expires in May 2022. Staff issued an RFP because it has been nearly 10 years since the issuance of the original RFP in 2013. While the current system is performing well and serving the City's needs, staff desires to evaluate technology enhancements/functionality, pricing models, and market innovations. The City approved a 1-year extension at the 4/19/2022 meeting, as the Communications Department was reviewing the responses to the RFP issued in March. Everbridge was one of four proposals received. After reviewing and scoring the proposals, staff recommends Everbridge for the award. With the mass notification system industry moving in recent years to a credit usage model that charges per text and phone call received and delivered, adequate additional credits were included in the award. In addition, staff negotiated a GSA government rate for the addition of the new Resident Connection Life Safety product for state and local governments. This offering will allow publicly available wireless phone data (non-opt-in information) to be used to communicate with the public only in the event of an imminent threat to life and safety. On a technical level, the continuity of subscriptions will be maintained through continued service with the existing product vendor. Naperville's use of optional, non-emergency community notifications is unique; other vendors could not provide assurances that data transfers would maintain current customer subscriptions for the City's seven notification categories. With almost all 33,500 opt-in customers having at least one community notification subscription, this award provides service continuity to the public. The term is 5/6/2023-5/5/2027, with three 2-year options to extend.]*
 7. 22-1160 Approve the award of Cooperative Procurement 22-282 HPe Aruba 4001i Network Switches, to CDW Government for an amount not to exceed \$259,807.60. *[The Electric Utility (EU) has an aging network infrastructure which was installed in 2009. Many of the switches operating at a maximum potential link speed of 1GB/second location-to-location. This link speed has become saturated due to increased network needs and the EU needs to upgrade to a 10GB/second architecture. Hewlett Packard Enterprise, a parent company of Aruba Networks, has been the only vendor who is able to provide the EU with networking equipment which will withstand the environmental constraints of the Electric Substations. Additionally, this equipment has been confirmed to be in production and is able to be delivered within a reasonable amount of time. No other vendor has been able to conform to our product needs while being able to provide delivery lead times.]*
 8. 22-1146 Approve the award of Change Order #1 to Cooperative Procurement 22-061, Police Department Roof Restoration - Phase III and Final, to Weatherproofing Technologies Inc./Tremco for an additional 122 days. *[This award was approved on 2/2/2022. Due to material delays and contractor scheduling, the contractor didn't start work on the project until 8/22/2022. The change order is requested to extend the contract completion date by 122 days. Revised completion date will be 11/30/2022. No change in original approved funding.]*
 9. 22-1158 Approve the award of Change Order #1 to RFQ Work Order 17-122-TED-2201, Phase III Downtown Streetscape Improvements, to Civiltech Engineering Inc. for an amount not to exceed \$98,337 and a total award of \$493,431. *[This award was approved on 2/15/2022. Civiltech has maintained staffing on the project site since the construction began. Work on this project began earlier than expected and the project timeline has extended beyond*
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the original completion date. Additionally, the contractor and their subcontractors operated on split shift scheduling for a portion of the project to support the needs of the various crews, with some days exceeding 16 hours of work being performed. As such, the original estimated hours to complete this project have been exhausted. The supplement request of an additional \$98K represents a 24.9% increase from the original work order. It will be split proportionally across the Bond Fund, Water Capital Fund, and Electric Utility Fund.]

10. 22-1154 Approve the award of Change Order #4 to Contract 22-035, 2022 Downtown Streetscape Construction, to RW Dunteman Co. for an amount not to exceed \$44,423.98 and a total award of \$4,933,925.92 and for an additional 46 days. *[This award was approved on 2/15/2022. The City owns the land where the Paw Paw Parking lot is located. Additional improvements are recommended for this location to be consistent with the rest of the project. In discussions with the property owner of the adjacent property, it was requested to extend these improvements to the entrances of the building at 131 W Jefferson Ave. It will take 46 calendar days to complete the work.]*
 11. 22-1064 Approve the award of Option Year 3 of Contract 20-001, Pipefitting, Plumbing and Mechanical Services, to Dahme Mechanical Industries, Inc. for the amount to not exceed \$210,560. *[Dahme provides services to maintain, repair, and replace piping and pumping systems in the City's water supply, water distribution, and wastewater collection and treatment systems. In January 2020, the City awarded the contract, and has approved two optional contract extensions. Due to increasing labor costs, Dahme requested a 6% increase. Through negotiation, they agreed to 3.2%, which is still lower than the second lowest bidder in 2020. The third option term is from 1/1/2023-12/31/2023, with one more option year remaining.]*
 12. 22-1156 Approve the award of Change Order #1 to Option Year 2 of Contract 18-022, Motor Fuel Tank Wagon, to Heritage FS, Inc., for an amount not to exceed \$70K and a total award of \$235K. *[This contract supplies fuel to the city's fuel storage tanks that require tank wagon delivery. The change order adds funds to the second option year to cover fuel purchases through the end of the contract term (3/31/2023). The 2022 budget for fuel was increased by 13% in anticipation of rising fuel prices due to the pandemic. Due to several global factors, prices soared to an unprecedented high in 2022.]*
 13. 22-1136 Approve the award of Change Order #1 to Option Year 3 of Contract 18-025, Motor Fuel, to Luke Oil for an amount not to exceed \$270K and a total award of \$1.27M. *[Luke Oil provides diesel and unleaded motor fuel for the City's fleet of vehicles. The change order adds funds to the second option year to cover fuel purchases through the end of the contract term (3/31/2023). The 2022 budget for fuel was increased by 13% in anticipation of rising fuel prices due to the pandemic.]*
 14. 22-1145 Approve the award of Change Order #1 to Bid 21-245, Central Parking Facility - LED Lighting Retrofit, to Rag's Electric Inc. for an additional 273 days. *[This award was approved on 8/17/2021 (completion date 1/31/2022) to replace the existing lighting on the exterior, and top, middle, and lower levels of the Central Parking Facility with LED lights. During installation, they discovered that 4 of the lights received were non-functioning. The manufacturer agreed to replace the lights but delivery was delayed. The change order extends the contract completion date by 273 days (10/31/2022).]*
 15. 22-1181 Approve the award of Change Order #1 to Bid 22-036, Landscape Restoration Services, to Semper Fi Landscaping Inc. and Local Lawn Care and Landscaping for an amount not to exceed \$165,000 and a total award of \$490K. *[This award was approved on 3/1/2022 to restore landscaping at properties damaged from Electric and Water Utilities and Public Works projects. There have been 750 requests in 2022. Due to several operating and capital projects, many sites required more expensive restoration, and additional funds are needed through the end of the year.]*
 16. 22-1182 Accept the public underground improvements for Heritage Place Phase I and IA and authorize the City Clerk to reduce the corresponding public improvement surety. *[Heritage Place (Kroehler Mansion/Little Friends block in Historic District). Underground improvements (storm sewers, sanitary sewers, and watermain).]*
 17. 22-1163 Adopt the resolution approving the Intergovernmental Agreement between the
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County of DuPage and the City of Naperville for Improvement of CH23/Naperville Road from Naperville-Wheaton Road/Ridgeland Avenue to Diehl Road, Section No.

16-00195-06-CH. *[DuPage County plans to improve Naperville Road by adding a northbound auxiliary lane from Naperville-Wheaton Road/Ridgeland Avenue to the eastbound I-88 entrance ramp and a southbound auxiliary lane from Diehl Road to Naperville-Wheaton Road/Ridgeland Avenue. Improvements to intersections including signal modernization are also included as part of the project. Construction is expected to begin in the spring of 2023 pending completion of the needed land acquisition. The City owns and maintains the roadway lighting system and will be responsible for the engineering and construction cost related to street lighting improvements, which is estimated to be \$363,400. The cost of signal improvements will be covered by the County, and the City has agreed to pay 100% of all future energy costs and 50% of future maintenance costs for the traffic signals at the intersection of Diehl Road and Naperville Road and the intersection of Naperville-Wheaton Road/Ridgeland Avenue and Naperville Road.]*

18. 22-1184 Adopt the resolution approving the Intergovernmental Agreement between Will County and the City of Naperville for placement of license plate recognition cameras located on Will County rights-of-way. *[A growing number of criminal acts committed in Naperville, as well as other suburbs, are committed by individuals from outside of the jurisdiction. For example, burglary to motor vehicles, residential burglary, auto theft, and armed robbery are common activities committed by transient offenders. Research has shown that communities that have utilized License Plate Recognition (LPR) cameras have reduced criminal activity and solved more crimes. On 4/28/2021, the Police Department (PD) issued an RFP to furnish and install 18 solar-powered LPRs at locations near the city's roadway entrances and exits. The PD recommends installing two in Will County (Hassert Blvd and Plainfield/Naperville Road near Naperbrook GC. Will County requires a Right-of-Way (ROW) Alternation permit and an Intergovernmental Agreement to place the cameras.]*

Public Hearings - Heinen Business District - motion carried (show of hands) 8-1 (Taylor no)

22-1177 Conduct the public hearing and direct staff to prepare ordinances approving the Heinen Business District Plan and setting an associated Business District tax of one-half of one percent. *[A Business District encourages redevelopment by establishing a levy for additional sales tax. Heinen's is a grocer from Ohio who is considering purchasing the Butera Market and plaza. They would fix the parking lot flooding by providing storm water storage underneath (\$2M cost). The Business District would allow for a levy of additional sales tax for up to 23 years (with a maximum of \$4.4M collected) to assist with financing the stormwater improvements. An ordinance will be brought to Council setting a public hearing date on the proposal.]*

Written comments: 1 in favor

Speakers: 3

1. Petitioner: Philip R McKenna (Chicago)- Kane McKenna and Associates Inc. Explained what a Business District is and that they are asking for a lower tax ($\frac{1}{2}$ of 1%), not the full 1% that is permitted. The public and private improvements would be paid for by Heinan and reimbursed via the tax, which would only be applied towards the stormwater improvements.
2. Basim Esmail (Naperville). Against the business district because the former landlord neglected the property. Naperville taxpayers shouldn't reward landlords who do not maintain their properties. (Note: Esmail spoke at the 9/20/2022 meeting because one of his tenants went out of business and the City is holding Esmail liable for the tenant's default on 5 months of electric bills to the City.)
3. Brett Michaelson (Chicago)- Kane, McKenna & Associates. Available for questions.

Council comments

- **Taylor** asked the petitioner for confirmation that the tax would only go towards stormwater and not for any renovations. **Rick Lewelyn** (Heinen representative) confirmed that it will only be used for stormwater. Taylor asserted again that she is

against this as a Business District (see comments from 2 previous meetings). Feels that this is a private business issue and not the city's place to get involved.

- **Hinterlong** asked **Spencer Javorek** (owner of Pepe's from 2008-2015) to describe his experience with the parking lot. He described being closed more by snow than by water problems. Thought the developers are overreacting and that it is a lot of money to be spent on something that is not really a problem.
- **Holzhauser** asked 1) Can the City put in the agreement that the funds are restricted to fixing stormwater? **Doug Krieger** (City Manager) confirmed yes. 2) How big are the flooding issues? **Bill Novak** (Director of TED) has not been out there when it's been flooded but looking at the tributaries, he does not doubt that it floods. **Krieger** confirmed that rainfall on 9/11/2022 created significant ponding in the parking lot.
- **Leong**. Asked if there could be a cap on the amount if the projections are underestimated. **Mike DiSanto** (City Attorney) explained that they would have an amount up to \$4.4M over 23 years. As the sales tax comes in, the City would rebate them up to the amount.
- **Hinterlong** agreed with **Krieger** and has seen that the parking lot floods with every rain.
- **Kelly** asked 1) for a projection on the math given the half of 1% is not applied to groceries or pharmacy. **McKenna** (petitioner) explained it will apply to things like toilet paper but not food. 2) Is there an assurance that improvements will be made to stormwater and when would they be made? **Lewelyn** (Heinan representative) explained Heinan will pay for it up front to be done right and is committed to the property.
- **White** asked if they knew what the half of 1% would produce on an annual basis. **Lewelyn** didn't know but didn't think they would get it all back.

Ordinances & Resolutions - 620 N Sleight - passed Option A 6-3 (Taylor, Sullivan, White no)

22-0988B [*Tabled from 9/20/2022 meeting.*] Option A: Concur with the Planning and Zoning Commission and the petitioner and pass the ordinance approving a variance to Section 6-6A-7 for the property located at 620 N Sleight Street - PZC 22-1-068; or Option B: Concur with staff and deny the variance - PZC 22-1-068. [*The lot was consolidated into one in 2008 and subdivided into two in 2020. The petitioner is requesting a variance to the interior side yard setback to allow for a new single-family detached home. New homes must comply with the post-1989 setback of 20 feet (each yard a minimum of 8 feet). Petitioner requests a variance to 16 feet using pre-1989 setback requirements. Staff does not concur because 1) 2020 resubdivision was approved with intent that a new home would be in compliance with 1989 setbacks and 2) new construction can be adjusted to comply with setbacks and does not prove hardship. PZC approved 6-0 on 9/7/2022. Included in the agenda item is the Q&A from the 11/17/2020 meeting where the resubdivision was approved. In it, Staff said that the petitioner was aware that any new construction shall comply with setback requirements unless a variance is approved by Council.*]

Council comments

- **Kelly**. Pleased that the petitioner reached an agreement with the neighbor that if there are drainage issues in the future, the petitioner will rectify them for the neighbor. Is now in favor of Option A.
 - **Sullivan**. Grappled with the fact that the petitioners knew that the variance setbacks were in place, but were pushing them through anyway. **Whittaker** (petitioner's attorney) gave other examples where variances were approved in the neighborhood and explained that the setbacks were meant to be for south Naperville, where lots are larger.
 - **Taylor** said it sounded like the seller knew the restrictions but didn't pass on that information to the buyer, even though Staff was very clear about the restrictions. Didn't think Council should be put in the center of those disputes. **Whittaker** explained that most sellers wouldn't tell the buyer of those restrictions.
 - **Mayor** "called the question" in the middle of the discussion between Taylor and
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Whittaker in order to have the vote.

Awards & Bids - passed 9-0

22-1162 Approve the award of RFQ 22-255, Polyethylene/PVC Conduit Qualifications, to Power Line Supply, Universal Utility Supply, and Wesco Distribution as approved vendors for future projects, for an amount not to exceed \$1.387M and for a 1-year term. *[The Electric Utility (EU) purchases Polyethylene and PVC conduit to use in the electric distribution system. Conduit facilitates installation and protects underground cable, promoting safe and reliable service. The price of conduit has varied significantly in recent years and due to the current supply chain climate, pricing has become increasingly volatile. Conduit price is, in part, based on resin prices, which are dependent on the availability of resin as well as the price of natural gas. Fluctuating raw material costs make it more cost-effective to buy conduit on an as-needed basis, asking qualified suppliers to quote prices on the quantity needed at the time. The City has used this method to procure conduit during the previous contracts, and it ensured the City was paying the lowest market price available at the time of purchase while receiving the material on time to meet scheduled needs. In September, the EU issued an RFQ to vendors interested in supplying conduit. They received 3 proposals. The term of the contract is one year, with two, 1-year options to extend.]*

Reports & Recommendations - Option 1 passed 9-0 (see motions & substitution)

22-0258 Provide direction regarding construction and location of noise walls for the 248th Avenue improvement project. *[In 2026, the City plans to improve and widen 248th Avenue between 95th and 103rd Streets from 2 lanes to 5 lanes. To assist with funding for the \$9.5M roadway construction, the City decided to pursue Surface Transportation Funding from the Federal Highway Administration (FHWA). When FHWA funds are used, preliminary engineering must be performed. One of the requirements of preliminary engineering is a noise impact analysis. Before ICN was approved, the analysis showed no noise impact. The analysis was redone with projected ICN traffic added in. Approximately three quarters of residents adjacent to 248th had noise impact. Options: 1) install noise walls only at warranted locations (\$4M), 2) Install at all warranted and unwarranted locations (\$5.5M), or 3) install at locations in #2 plus future development at 103rd and 248th (\$5.9M).]*

Motions & substitution

Hinterlong made a motion for Option 1.

Kelly made a motion of substitution for Option 2. Kelly's motion fails 4-5 (No: Sullivan, Gustin, Leong, Hinterlong, Mayor).

Original motion (option 1) passed 9-0.

Speakers: 2

1. Anne Mathews (Naperville). In favor of putting sound walls on all three sections so that all areas on the project are treated equally.
2. Paul Lehman (Naperville)- Silverthorne Development Co (contract purchasers of future development). Asking that the sound wall be included on that property as well.

Council comments

- **White** asked 1) for background on the study and how one side of the street could be in compliance and the other side not. **Novak** (Director of TED) explained that the two exceptions are set back from the area; one with a dry detention in front and the other a cul-de-sac. 2) Did the model include ICN? **Novak** said the first study (before ICN) did not meet any noise requirements, but the second (including ICN) did.
- **Hinterlong** thinks that if it doesn't meet the criteria then it shouldn't be built. By the time ICN is fully built (40 years), there could be changes in cars (more electric) and there might need to be a new fence. Would rather take the \$2M in savings and apply it towards the project overall. If residents want walls where they are not approved, an option could be to form a Special Service Area (SSA).
- **Sullivan** asked for clarification on the red and green areas on the map. **Novak** discovered an error on his map. *[Corrected Option 1 map below.]*



- **Kelly** understands that walls benefit only a small percentage of homes, but given the future development and traffic, it makes sense to build them, even where it is red. Is in favor of option 2.
- **Gustin** asked if option 3 were included, could Staff put a provision for the corner of 103rd/248th that the developer reimburse for the cost of the sound wall. **Novak** suggested that the developer decide what's appropriate at the time of development.
- **Mayor**- before the meeting, had been leaning towards option 2 or 3, using uniform walls along 75th/Washington as a community standard. After discussion, was leaning towards 1 because things will change and cars will be quieter. **Novak** confirmed that the noise model does not take car type (e.g. electric) into account.

22-0505D Consider the 3 options regarding the Affordable Housing Incentive Program (AHIP) and direct staff accordingly - PZC 22-1-017

Motion made by Holzhauser to table this for 6 weeks to allow staff to present clarification on R1. All in favor.

[Given the feedback received from the HRFHC and PZC, staff is seeking City Council direction regarding the proposed AHIP. The purpose of the AHIP is to encourage the voluntary production and availability of new affordable residential units in the City by providing density bonuses and incentives to projects that set-aside a minimum number of affordable units for low- or moderate-income households for at least 30 years.]

Option 1: If City Council concurs with the proposed AHIP, staff will prepare a final ordinance for review by the City Council at a future meeting. This ordinance will additionally include provisions related to Affordable For-Sale and Rental Dwelling Unit Occupancy and Rental Restrictions; Affordable Housing Agreements; and Enforcement.

Option 2: If City Council recommends significant changes to the AHIP program as presented, staff will

seek approval of a change order to secure additional funds for SB Friedman to continue work on this program.

Option 3: If City Council does not concur with the AHIP program overall, staff will cease further work on this program and instead focus efforts on the remaining affordable housing goals (i.e., sale of vacant City-owned land; preservation of Naturally Occurring Affordable Housing [NOAH]; and creating a revolving rehabilitation loan program for low-income seniors).]

Speakers: 6 - all in support of the program

1. Michael Ryder (Naperville) – DuPage Housing Alliance
2. Amanda Zahorak (Chicago) – DuPage Habitat for Humanity
3. Andrew Sparks (Chicago) – DuPage Habitat for Humanity
4. Trey Phillips (Naperville) – DuPage Housing Alliance
5. Phil Meno (Naperville) – DuPage Housing Alliance
6. Marilyn L Schweitzer (Naperville)

Council comments

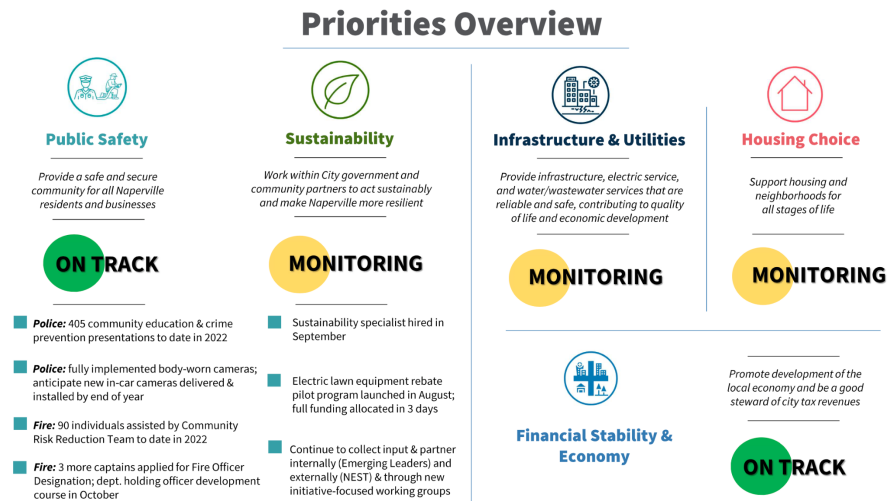
- **Hinterlong** supports option 3. Doesn't like the "by-right" wording and also doesn't want to take funds from the Park District. Continue looking for NOAH.
- **Mayor** asked **Alison Laff** (Deputy Director TED) to clarify R1/R1A. The main fear from PZC (who voted 9-0 against this) was that someone could assemble multiple adjacent lots and build a multi-family building in the middle of a neighborhood without public input. **Laff** explained that R1/R1A cannot have anything other than a single-family unless rezoning is sought, which would require public input. **Mayor** commended SB Friedman and although he is not on board with this particular proposal, he is still willing to see this through to get the best long-term public policy.
- **Gustin** wants to make sure all property owners have the right to be engaged in whatever is built around them and so it's important to figure out the R1/R1A. Asked Staff to bring back an example of R1/R1A under the new provision. Also asked for a list of vacant lots the city owns to see if they could be a priority for affordable housing. Asked about the Park District not receiving any funds. **Brad Wilson** (Executive Director-Park District) concerned with the "by right" incentives which would mean a reduction in land-cash fees.
- **Mayor** explained that the city is well developed, and most development today is teardown and infill. When that happens, existing parks handle the new density. Cash-in-lieu for new development is 75% to parks and 25% to schools and so it's tough to justify the full "by-right" incentives. **Wilson** explained that some new parks have benefited from the cash-in-lieu funds (e.g. Nike, Fort Hill) and the community still sees the need for more parks to accommodate new residents.
- **Sullivan** is concerned that there are so many questions on the dias regarding R1/R1A. Understands that no one wants a multi-family development in the middle of a neighborhood, and Staff has already confirmed that is not going to happen. Asked Staff for specific examples of impact fees. **Laff** used Naper Commons as an example. The total Park donation was \$1.9M, which is not insignificant.
- **White** said that to get a developer to come in to do what we want, we need to make it worth their while. There are governmental agencies who can help bear burdens.
- **Kelly** doesn't want to get stuck in "analysis paralysis" and feels that Council is getting close to a consensus. Suggestions: 2) eliminate R1A from the program completely, 2) encourage further discussion between PD and City staff, 3) review the incentives/variances to developers for only giving 10% of affordable housing.
- **Holzhauser** - The proposal for a 50% reduction in impact fees for affordable housing is the same as the current ordinance which gives a reduction in fees for senior housing. Thinks there is consensus to clarify that there will be no multi-family in R1A. Made a

motion to table this for 2 weeks to direct staff to clarify R1 housing for the next agenda. **Mayor** thought 6 weeks more realistic; motion amended to 6 weeks.

22-1179 Receive the City of Naperville Bridge to 2023 Priorities Plan fall 2022 status update

Presented by **Marcie Schatz** (Deputy City Manager), **Racher Mayer** (Finance Director), and **Bill Novak** (TED Director)

- Overview of 5 priorities



- Financial stability & economy - on track on City's 3 principles
 - Pass a structurally balanced operating budget annually
 - Commit to continuous improvement in the delivery of necessary and cost-effective services
 - Actively seek to increase its reserves to 25% and reduce its debt by 25% by the end of 2022
- Infrastructure & utilities- many ongoing projects; monitoring supply chain issues, regulatory demands, and workforce shifts
 - Invest in aged infrastructure (downtown streetscape, Washington Bridge, East Ogden corridor)
 - Implement water utility capital plan (expansion of water main replacement, expand Springbrook Water Reclamation center capacity)
 - Improve utility load factor and reduce system peaks
- Housing choice- many ongoing projects; monitoring short term takeaways
 - Receive approval from HUD on subrecipient to manage single family home repair program
 - Work with Gorman & Co on senior/IDD development
- Priorities Plan - Bridge through 2023- "Not to, but through"

Council/Staff comments

- **Gustin** asked Staff for 1) status of the EPA requirement to reduce Phosphorus and the money set aside for the project. **Darrell Blennis** (Director of Public Utilities- Water) said anticipated cost of Phosphorus improvements would be \$80M. 2) Breakdown and cost of legislative changes (eg body cameras), and 3) if there would be adjustment of debt reduction. **Mayer** said the Water Utility is planning one of the largest Capital Improvement programs the city has ever seen. They will work with financial advisors in 2023 to balance that financially to limit the impact to residents. 3) Timeline and details

for the Citizen Study. Recommended to do it after the winter, and that it be a unique link. **Schatz** said it would be sent in the first quarter 2023, and it would be shorter than previous surveys.

- **Mayor** asked 1) what the capital charge fee is for the improvement fund and if it should be increased. **Mayor** will be looking at the best financial model. Phosphorus is a higher financial need than previously thought. 2) if there are federal programs for waste water. **Mayor** confirmed that there are but the qualifications are extensive. They are looking at all options. There is also grant money identified (potential \$9M) for electric projects. (Applications not submitted; grants have just been identified.)
- **Hinterlong** asked if the rescue funds could be used for Utility infrastructure. **Mayor** said that they could potentially be available to put towards those costs.
- **White** asked the process around asking the questions to make sure they are asking the right questions. E.g. Last survey, Sustainability was a topic, but there were no questions on the survey. **Schatz** said they would rely on the survey companies to advise.
- **Sullivan** asked for an update on the early start to the Washington Street Bridge project and if at the next meeting there should be a discussion about how this will affect residents over the course of the project. **Novak** said traffic impact would be mostly in peak morning/afternoon commuting hours because it will be down to one lane each way. They are implementing the lane closures 5 months earlier and it will be 1.75-2 years of single lane for the entire project. **Mayor** said the financial impact to the Downtown Naperville Association (DNA) will be addressed in the budget. **Linda LaCloche** (Communications Director) said there would be many press releases going out about the construction.

New Business

- **Gustin** - 1) noticed a significant uptick in people at 5th Avenue Metra station, with many cars illegally parked. Asked the Police Department to take a look during rush hour. 2) Regarding the Responsible Bidder Ordinance (RBO), said at the time of the last meeting, it was stated that the cost of approving it would cost the city more. Asked for support from Council to direct the Financial Advisory Board (FAB) to review the cost of implementing an RBO. By voice vote, Council consensus agreed to ask FAB to review RBO.

**Any Issues Discussed
That Have Implications
for LWV?**

Next Meetings

Tuesday, October 18, 2022 - Regular meeting
Monday, October 24, 2022- Budget Workshop I
Tuesday, November 1, 2022 - Regular meeting
Monday, November 9, 2022- Budget Workshop II
Tuesday, November 15, 2022 - Regular meeting
Monday, November 21, 2022- Budget Workshop III

Report Reviewed By

Anne Mathews
