



City of Naperville

400 S. Eagle Street
Naperville, IL 60540
<http://www.naperville.il.us/>

Meeting Minutes - Draft

City Council

Tuesday, February 17, 2026

7:00 PM

Council Chambers

TO WATCH OR LISTEN TO THE CITY COUNCIL MEETING LIVE: • Watch on WCNC GOVERNMENT ACCESS TELEVISION (Ch. 6-Astound, Ch. 10 - Comcast, Ch. 99 – AT&T U-verse) • Watch online at <https://naperville.legistar.com> or youtube.com/OfficialNapervilleIL

TO PROVIDE PUBLIC COMMENT:

The public may choose to provide public comment in any of the following ways:

1. Address the City Council live during the City Council meeting in-person in City Council Chambers. Individuals wishing to address the City Council during the meeting must sign up online at www.naperville.il.us/speakersignup by 6:30 p.m. on February 17.
2. Individuals can also have their name added to the speaker list by calling the Community Services Department at (630) 305-5300 by 6:30 p.m. on February 17.
3. Submit a written comment to the City in advance of the City Council meeting by 4 p.m. on February 17. Written comments will be compiled and posted with the electronic meeting agenda on the City's website prior to the start of the meeting. The cumulative number of comments will be announced during the City Council meeting.
4. Submit a one-word statement of "SUPPORT" or "OPPOSITION" regarding a specific agenda item by 4 p.m. on February 17. The names of participants who submitted position statements will be compiled and posted with the electronic meeting agenda on the City's website prior to the start of the meeting. The cumulative number of position statements will be announced during the City Council meeting.

There will be no on-site speaker sign up permitted.

PUBLIC ACCOMMODATION:

Any individual who may require an accommodation to listen to or participate in the meeting should contact the Community Services Department at (630) 305-5300 by 4 p.m. on February 17. Questions regarding online sign-up may be directed to the Community Services Department by calling (630) 305-5300.

PARTICIPATION GUIDELINES: The citizen participation guidelines are outlined in 1-5-6-6: - CITIZEN PARTICIPATION of the Naperville Municipal Code.

ALL VIEWPOINTS AND OPINIONS WELCOME: All viewpoints are welcome, positive comments and constructive criticism are encouraged. Speakers must refrain from harassing or directing threats or personal attacks at Council members, staff, other speakers or members of the public. Comments made to intentionally disrupt the meeting may be managed as necessary to maintain appropriate decorum and allow for city business to be accomplished.

SPEAKER TIME LIMITS: Speakers must limit their remarks to no more than three minutes. Petitioners may speak on an agenda item first and have up to 10 minutes and are also granted a five-minute rebuttal once all other speakers have commented.

IF YOU SIGNED UP TO SPEAK, staff will call your name at the appropriate time during the City Council meeting. Once your name is called you may identify yourself for the public record and then address remarks to the City Council as a whole. Speak clearly and try to limit remarks directly to the matter under discussion. Speakers are called in the order they sign up.

A. CALL TO ORDER:

Mayor Wehrli called the February 17, 2026 City Council meeting to order at 5:30 p.m.

B. ROLL CALL:

Present: 9 - Mayor Scott Wehrli
Councilwoman Mary Gibson
Councilman Ian Holzhauer
Councilwoman Supna Jain
Councilman Patrick Kelly
Councilman Josh McBroom
Councilman Ashfaq Syed
Councilman Benjamin White
Councilman Nathan Wilson

C. CLOSED SESSION - 5:30 p.m.

A motion was made by Councilman Holzhauer, seconded by Councilman McBroom to recess to Closed Session to discuss [5 ILCS 120/2(c)(21)] Approval of Minutes, [5 ILCS 120/2(c)(21)] Semi-Annual review of Closed Session Minutes, [5 ILCS 120/2(c)(2)] Collective Bargaining and [5 ILCS 120/2(c)(1)] Performance of a Specific Employee of the City. The motion carried by the following vote:

Aye: 9 - Wehrli, Gibson, Holzhauer, Jain, Kelly, McBroom, Syed, White, and Wilson

OPEN SESSION - 7:00 p.m.

D. ROLL CALL:

Present: 9 - Mayor Scott Wehrli
Councilwoman Mary Gibson
Councilman Ian Holzhauser
Councilwoman Supna Jain
Councilman Patrick Kelly
Councilman Josh McBroom
Councilman Ashfaq Syed
Councilman Benjamin White
Councilman Nathan Wilson

Also Present

City Manager Doug Krieger; Deputy City Manager Pam Gallahue; City Attorney Mike DiSanto; City Clerk Dawn Portner; Assistant to the City Manager Marcie Schatz; Deputy Fire Chief Phil Giannattasio; Police Chief Jason Arres; Director of Finance Ray Munch; Director of IT Jacqueline Nguyen; Director of TED Jennifer Louden; Deputy Director of TED Allison Laff; Deputy Director of TED Andy Hynes; Director of Public Works Dan Randolph; Director of Public Utilities - Electric Brian Groth; Deputy Director of Public Utilities - Water Joe Slavnik; Director of Community Services Melanie Marcordes; Director of Human Resources Helga Oles; Director of Communications Linda LaCloche

Daily Herald, Naperville Sun, NCTV-17

E. PLEDGE TO THE FLAG:

The Pledge of Allegiance was recited.

F. AWARDS AND RECOGNITIONS:

1. Presentation of Police Department Distinguished Service Awards

The Distinguished Service Awards were presented by Police Chief Jason Arres.

G. PUBLIC FORUM:

SPEAKERS

Utility assistance program

John Doyle (Naperville) discussed utility assistance programs for residents who may be having difficulty paying their utility bills.

Marilyn Schweitzer (Naperville) discussed the Lunar New Year and thanked City staff for their service.

Councilman White requested a moment of silence in honor of the passing of

Reverend Jesse Jackson.

Council discussed programs to assist residents who may be experiencing difficulty paying their utility bills, pausing discussions and negotiations with IMEA, and the religious holidays currently being observed by many Naperville residents.

Munch stated the City is currently offering a utility assistance program initiated during COVID and made permanent in 2021. The City partners with Loaves & Fishes Community Services, which administers the program, and qualifying residents may receive up to \$600 in assistance per rolling calendar year. Currently, the City budgets \$300,000 annually for the program, which is self-funded through Electric and Water utility rates. At this time, there is no mechanism for residents to donate to the program; however, potential funding sources will be reviewed when the program is up for renewal at the end of this year.

WRITTEN COMMENT

Sharika Sanku - This is a formal complaint regarding the process for requesting reimbursement for mailbox replacement. Over the past couple months, I have submitted complaints to the open forum regarding the rough use of snow ploughs on neighborhood streets. After thanksgiving our mailbox was destroyed by one of these snow trucks. To my dismay the process has not been straightforward regarding replacement of this. Please see my comments from the January meeting regarding this. After requesting further information regarding this process, a mere \$\$100 reimbursement was afforded for the mailbox replacement. The release absolves the city of any responsibility for the incident. This is an absurd misuse of the community to clean up after ineffective services rendered by the city. The cost of mailbox replacement is well over \$\$400 on average. Additionally, almost all mailbox replacement service providers require additional fees on top of this. They also are unable to replace the mailbox till after the ground is unfrozen. This release requires the mailboxes to be replaced at the homeowner's expense by May which may or not be enough time for this process to take place. Here is a copy of the waiver that is required to be signed: I, the person named above, for the sole consideration of one-hundred (\$\$100.00) dollars paid to me in hand by the CITY OF NAPERVILLE, forever release and discharge the CITY OF NAPERVILLE, its officers, agents and employees, in regards to any and all claims and damages incurred on or about the date listed above, related to the mailbox and property located at the address listed above, in the City of Naperville, IL. Further, I agree to install a replacement mailbox in compliance with the requirements set forth in the Naperville Municipal Code Section 9-1A-11. I understand and acknowledge that if I was issued a temporary mailbox, it will be collected by the CITY OF NAPERVILLE after June 1, whether or not a new mailbox has been installed. I hope it is clear that this is an egregious act against the community and citizens of Naperville. The incident of snow ploughs destroying mailboxes is evident all over town. This is not due to personal misuse or the acts of citizens. It is due to the city provided snow truck services. This release is a disgrace, and it is clear that there is malintent as even getting to this waiver and reimbursement process has taken several months. This process has to be changed so that at the very least it will provide a realistic reimbursement for the amount spent on

ordering and replacing the mailbox. \$\$100 is not adequate for any of these processes. Another separate issue that requires addressing is the accessibility to the Naperville Amtrak Station on the West Bound side. Most train stations offer heating for patrons who are waiting. However, in the Naperville station the West Bound passengers do not have access to any heat. This is unbearable during the winter months, especially when passengers must come up from the walkway in order to wait for trains. In Chicago there are at least push buttons for heaters that can turn on when patrons are near the area. It is necessary for some form of heating to be available on the West Side. Naperville is considered a premier community but arriving on this side of the platform does not demonstrate the welcome that is becoming of a major point of entry. Additionally, there is no intercoms on the West Side which makes it very challenging for people to hear what trains are coming. While announcements are broadcast from the main station on the other side of the station, it is not easily available or accessible for people with hearing issues or tinnitus on the West Side to make out what the office operators are saying. This could easily be rectified by adding intercoms to the other side of the station.

H. CONSIDERATION OF MOTION TO USE OMNIBUS METHOD FOR THE CONSENT AGENDA:

A motion was made by Councilman White, seconded by Councilman Kelly, to use the Omnibus method to approve the Consent Agenda. The motion carried by a voice vote.

I. CONSENT AGENDA:

A motion was made by Councilman White, seconded by Councilman Kelly to approve the Consent Agenda removing I116, I17, I20 and I21. The motion carried by the following vote:

Aye: 9 - Wehrl, Gibson, Holzhauser, Jain, Kelly, McBroom, Syed, White, and Wilson

1. Approve the Cash Disbursements for the period of January 1, 2026, through January 31, 2026, for a total of \$44,172,730.82
Council approved.
2. Approve the February 3, 2026 regular City Council meeting minutes
Council approved.
3. Approve the City Council meeting schedule for March, April, and May 2026
Council approved.
4. Approve appointments to various boards and commissions
Council approved.
5. Receive the year-to-date Investment and Cash Balance Report through December 31,

2025

Council received the report.

6. Receive the year-to-date budget report through January 31, 2026

Council received the report.

7. Approve the award of Bid 26-027, Vehicle Emergency Lighting and Related Equipment, to The Terramar Group, Inc. DBA Fleet Safety Supply for an amount not to exceed \$310,000 and for a one-year term

Council approved.

8. Approve the award of Cooperative Procurement 26-042, Streetlight Maintenance and LED Streetlight Materials, to Graybar, Inc. and Wesco Distribution for an amount not to exceed \$625,000

Council approved.

9. Approve the award of Cooperative Procurement 26-056, ESRI Advantage Program - ArcGIS Enterprise Consulting, to ESRI for an amount not to exceed \$119,400 and for a one-year term

Council approved.

10. Approve the award of Option Year #3 to Contract 21-243, Consulting Engineering Services for Soils and Materials Testing, to NASHnal Soil Testing, LLC for an amount not to exceed \$280,000

Council approved.

11. Approve the award of Change Order #7 to Contract 23-274, Columbia Street Roadway Widening, to Schroeder Asphalt Services, Inc. for an additional 13 months

Council approved.

12. Approve the award of Change Order #1 to Contract 21-012.0.E.00-TED, Construction Engineering - Columbia Street Roadway Widening, to Baxter & Woodman, Inc. for an additional eight months

Council approved.

13. Approve the award of Change Order #1 to Contract 24-170, Naper Settlement Winter Operations Services, to Steve Miller, Inc. for an amount not to exceed \$30,000 and a total award of \$121,610

Council approved.

14. Approve the award of Change Order #1 to contract 25-289, 2025 New Sidewalk Program, to Triggs Construction, Inc. for an amount not to exceed \$24,738.93 and a total award of \$334,081.93

Council approved.

15. Approve the recommendation by Alliant Insurance Services to award Excess Workers' Compensation Insurance coverage to Midwest Employers Casualty Company for an amount not to exceed \$185,326 and for a two-year term

Council approved.

16. Approve the proposed CY2026 SECA Grant Fund Program Allocations

SPEAKERS

Rahul Trivedi (Naperville - DTribal's Foundation) discussed the Swadesi Mela event and the reduction in funding through the SECA grant fund program.

Munish Kaistha (Naperville - DTribal's Foundation) discussed the Swadesi Mela event and the reduction in funding through the SECA grant fund program.

Nag Jaiswal (Naperville - Swadesi Mela - Indo American Trade Fair) discussed the reduction in funding through the SECA grant fund program for the Swadesi Mela and the India Parade and Celebration.

Council discussed the SECA grant fund process and inquired about how funding for the Swadesi Mela event was reduced, as well as what steps could be taken in the future to make the application more competitive.

Marcordes stated that under SECA's current process, if a majority of the Commissioners assign a funding allocation of zero, no funding is awarded. In this instance, five Commissioners recommended zero funding for the application. The Commission reviewed several factors, including the event structure and type. In this case, as a trade fair, the Commission determined it aligned more closely with a business event rather than a community-focused event. The Commission also evaluated the event's budget, revenue sources, sponsorship opportunities, vendor and admission fees, and whether City services could be reduced. Additionally, the Commission expressed concern that the amount of funding requested conflicted with SECA's established priorities and the overall number of applications under consideration.

A motion was made by Councilman White, seconded by Councilman Kelly, to approve the proposed CY2026 SECA Grant Fund Program Allocations. The motion carried by the following vote:

Aye: 7 - Wehrli, Gibson, Holzhauer, Jain, Kelly, Syed, and White

Nay: 2 - McBroom, and Wilson

17. Pass the ordinance amending Chapter 1 (Building Codes) of Title 5 (Building Regulations) of the Naperville Municipal Code adopting the 2024 International Code Council set of codes, including proposed local amendments

SPEAKER

Barbara Benson (Naperville - NEST) discussed the adoption of the IL. energy stretch codes.

ORD 26-010

A motion was made by Councilman White, seconded by Councilman Kelly, to pass the ordinance amending Chapter 1 (Building Codes) of Title 5 (Building Regulations) of the Naperville Municipal Code adopting the 2024 International Code Council set of codes, including proposed local amendments. The motion carried by the following vote:

Aye: 9 - Wehrli, Gibson, Holzhauer, Jain, Kelly, McBroom, Syed, White, and Wilson

18. Pass the ordinance to establish temporary traffic controls and issue Special Event and Amplifier permits for the St. Paddy's Day 5K and the St. Patrick's Day Parade scheduled on Saturday, March 14, 2026

ORD 26-006

Council passed.

19. Pass the ordinance designating the 1906 Building located at 25 E Benton Avenue (First Congregational Church) as a historic landmark under the Naperville Municipal Code - HPC-0007-2025

ORD 26-007

WRITTEN COMMENT ONLY

Diane Walter Diamond (Naperville) First Congregational Church of Naperville -The decision to seek landmark status reflects the congregation's commitment to preserve its heritage and honor the building's architectural beauty and rich history. The church remains an active faith community that welcomes all people, from Naperville and beyond since 1833.

Jean Guenther (Naperville) First Congregational Church of Naperville) - I strongly support the land marking of First Congregational Church of Naperville. I feel its historic status in our community should be recognized.

Carolyn Finzer (Naperville) Naperville Historic Preservation - My late inlaws Vernon & Kathryn Finzer belonged to this historic church and my sister-in-law Sharon Finzer is a member of its congregation/ we must protect it and strongly consider it age and "roots" in the founding of Naperville.

Jennifer Walsdorf (Kary, TX) - I support the application designating the church building as a local landmark. As a former resident of Naperville and 1985 NNHS graduate, it is the rich historical aspects of Naperville that I am most proud of when o share with others where I am from.

Kenton Clymer (Wayzata, MN) - I grew up in Naperville in the 1950s and 1960s, and although I now live in Minnesota, I was delighted to see that the First Congregational Church, which I saw almost every day while living there, is considered for historic preservation. I fully support the application. It is a wonderful structure.

Brian Rohr (Naperville) - I support the application designating the church building as a local landmark. Beautiful design Local stone. Historical significance . Iconic presence anchoring “ piety hill “ of early 20th century Naperville. Please approve this application.

Eve Hushek (Naperville) - I support passing the ordinance designating First Congregational Church as an historic landmark.

Kay Akins (Naperville) - Please make the First Congressional Church a historic landmark. This beautiful church is Naperville history and needs to be preserved and recognized.

Anne Swanson (Naperville) - I am in support of making the First Congregational UCC Church of Naperville a historic landmark. The congregation is the oldest, continuous congregation in DuPage County, starting in 1833. From that time, First Congregational Church has helped foster many of Naperville's leading citizens. It truly is a bedrock of Naperville history.

Jim Bottigliero (Naperville) - As a historic district homeowner and resident, I fully statement can be short, simply saying you support the application designating the church building as a local landmark.

Dorothy A Heberg (Naperville) - I support the application designating the church building as a local landmark.

Diana L Lorenz (Naperville) First Congregational Church of Naperville - There are many reasons why the First Congregational Church of Naperville deserves to be landmarked. It is the oldest church in DuPage County. Founded only two years after the city itself was founded, its members have been influential members of the community from the beginning until the present day. An historic bell still occupies its bell tower. A well-known architect from the Chicago area, M. J. Morehouse, designed the building, which is an excellent example of gothic revival architecture, with beautiful stained-glass windows dating back to 1846 and 1906 that memorialize early leaders of Naperville. The building was built using local materials and local craftsmen, and its construction was supported by the entire community. It has the distinction of being the oldest church building in Naperville that is still occupied by the same congregation, and its beauty, still evident after almost 120 years, bears witness to its history.

Marilyn Schweitzer (Naperville) Foremost, my thanks to the First Congregational Church for their desire and effort to have their beautiful building landmarked. Not always do owners recognize the value their buildings have to the community. This building is important and most definitely worthy of landmark status. Our historic buildings our portals to the past. I long admired this church for its beauty but admittedly had no knowledge of the rich history of the building and its congregation who have owned the property, built the 1906 building, and resided in it ever since.

I've learned much through this application. Here a few examples:

- I had no idea so many prominent Napervillians were members of this church.
- I had no idea some of the windows were lovingly salvaged from the 1846 church and installed in the new church.
- Similarly, that the bell of the "Historical Ringing of The Bell" was reinstalled.
- I had no idea that the architect of this building created other renown buildings in Naperville, the Midwest, as well as the Spanish Colonial Club House 2 doors down from my childhood home.
- I had no idea the limestone came from the Joliet Quarries because the Naperville quarries couldn't supply it.
- I had little knowledge of the love, social influence, and devotion of this congregation has for our community.

That this congregation, as owners of this building, care so much for their history to diligently record it and now wish to landmark what is in essence their home is admirable.

So, yes:

- The building is well over 50 years old.
- Its congregation, as the owner from even before this building's existence, has had a myriad of significant people of historic state and local history.
- It has distinguishing architectural elements and used indigenous materials.
- Its renowned architect designed several beloved Naperville properties - not all of which remain.

and

- It is within the Naperville Federal Historic District, though not in the National Register of Historic Places.

Please approve this landmark designation.

Bill Simon (Naperville) Naperville Preservation Inc. (NPI) - Naperville Preservation, Inc. strongly supports designating the First Congregational Church building as a Naperville local landmark. Since 1906 the First Congregational Church has stood on the corner of Benton Avenue and Center Street. Constructed of Illinois limestone and replacing a prior wooden structure, the building retains nearly all of its original Gothic Revival elements. Strong lines and arched windows and doors draw the observer's eye upwards towards the heavens. The patterns in the stonework increase its pleasing appearance. The

bell tower houses the original bell from the 1846 frame church and the bell was famously rung during the raid by Wheaton to take the county records from Naperville. The Congregation of the First Congregational Church has included many figures important in Naperville's history, both earlier and current. From Morris Sleight and Israel and Avice Blodgett, through James Nichols and George Martin, to Genevieve Towsley and Ron Keller, the First Congregational Church has nourished individuals and outreach projects important to our community. The architect, Merritt Morehouse, designed significant buildings in Illinois and other states. Here in Naperville, he was also the architect for Heatherton, John Goodwin's home. He also did significant work on the remodeling of Oakhurst, later known as Will-O-Way Manor and now the home of Meson Sabika. True to its motto, the First Congregational Church is the building that has housed "Love and Justice" for 120 years. This building meets the criteria to be a Naperville Landmark, and it holds a special place in Naperville's built environment and with our history and people. We urge your approval of the landmark designation.

Sandy Anagnostopoulos (Naperville) - I support providing historic landmark status to the first congregational church.

Lori Shepard (Naperville) - I respectfully urge the Council to accept the committee's recommendation to grant landmark status to First Congregational. Reading its history is essentially reading a "who's who" of Naperville. Our past members include the Nichols family that founded Nichols Library and the Martin-Mitchell family whose bequest gave the city land for Naper Settlement, Centennial Beach, Naperville Central and much more. Members were instrumental in racial, social, and environmental justice initiatives from the Underground Railroad, founding Youth Outlook and Community Access Naperville, to starting recycling in the area. The building itself is beautiful and well kept, with a vibrant congregation committed to supporting love and justice in our community and the world. Thank you for your support.

POSITION STATEMENTS

SUPPORT

Diane Walter Diamond (Naperville) - First Congregational Church of Naperville

Laura Kemner

Theresa Hus (Naperville)

Todra Oken (Naperville)

Jean Kosiara (Naperville)

Jami Carney (Naperville)

Beverly Parker (Naperville) - First Congregational UCC

Rhonda Carpenter (Lisle)

Vicki Keller (Naperville)

James R Fancher (Naperville)

Kirsten Lyonsford (Aurora)

Sharon L Josefson (Naperville)

Janice Grimm (Naperville)

Kerry Malm (Naperville)
Sandra Banas (Bolingbrook)
Christine Farthing (Naperville)

Council passed.

- 20.** Waive the first reading and pass the ordinance amending Section 3-3-11 of the Naperville Municipal Code pertaining to the Class M-Recreational or Lifestyle Amenities Facility cap by increasing the number of recreational facility liquor licenses available by two (requires six positive votes)

Mayor Wehrli recused himself and left the dais from 8:00 p.m. - 8:02 p.m..

A motion was made by Councilman White, seconded by Councilman Kelly, to waive the first reading and pass the ordinance amending Section 3-3-11 of the Naperville Municipal Code pertaining to the Class M-Recreational or Lifestyle Amenities Facility cap by increasing the number of recreational facility liquor licenses available by two. The motion carried by the following vote:

Aye: 8 - Gibson, Holzhauer, Jain, Kelly, McBroom, Syed, White, and Wilson

Recused: 1 - Wehrli

- 21.** Waive the first reading and pass the ordinance to establish Overnight Parking Exemptions for the Townhouses at River Bend (requires six positive votes)

SPEAKERS

Trish Schacht (Naperville) is in support of passing the ordinance to establish overnight parking for the townhouses at River Bend.

Brian Dixon (Naperville - Townhomes at River Bend HOA President) is opposed to passing the ordinance to establish overnight parking for the townhouses at River Bend.

Celeste Buckingham (Naperville) is in support of passing the ordinance to establish overnight parking for the townhouses at River Bend.

Suzanne Harris (Naperville) is in support of passing the ordinance to establish overnight parking for the townhouses at River Bend

Mike Kiernan (Naperville) is in support of passing the ordinance to establish overnight parking for the townhouses at River Bend.

Eva Tuczai (Naperville) is in support of passing the ordinance to establish overnight parking for the townhouses at River Bend.

Council discussed reducing the number of requested parking spaces from eight to five and noted concerns regarding the mailbox being blocked under the original eight-space proposal. Council also inquired whether pavement

markings and signage would be installed to clearly designate the new parking spaces and whether the revised configuration would create any challenges for snowplow access during future snowfall events.

Hynes stated that, if approved, the City will install signage at both ends of the proposed parking area and stripe the pavement to clearly designate the parking spaces. He further noted that this request was reviewed with all affected operating departments, and no concerns were identified regarding the proposed parking configuration.

The meeting recessed from 8:35 p.m. - 8:42 p.m..

WRITTEN COMMENTS ONLY

Craig Birkett (Naperville) Transportation Advisory Board - I am against this exception. It will increase parking during the day in the same area. I live across the street and people at times park in front of my mailbox causing mail delivery issues. The exemption extends through the location where my mailbox is. Also, at times we have difficulty to find parking when hosting parties. Last, during snowstorms snow removal vehicles use this area at night and early morning to park and deploy snow removal equipment.

Suzanne Harris (Naperville) - I live on River Bend Rd. immediately perpendicular to Village Green Road. I feel that this Parking request is entirely in keeping for those living on the alleyway of Village Green where they do not have any street parking access, nor do they have driveways. We are talking about a permitted process that will probably limit the number of requests to approximately three or four at most. In the spirit of supporting our neighbors with a reasonable request, I am totally in favor of this petition being passed.

Jim Buckingham (Naperville) - As a homeowner of 486 Village Green Rd., I encourage that this agenda item be passed so that the City will issue overnight parking permits for our residents because we do not have a true driveway.

Julie Federico (Naperville) - As a resident of River Bend, I oppose allowing the Townhomes to have overnight parking. They already have a 2-car garage and can park an additional car in front of the garage. The residents bought the property knowing they had 3 parking spaces already. How many more spaces do they need? the streets are already curved, and winding and overnight parking would make it even harder to maneuver. Please do not support this.

Kevin Buoy (Naperville) - I oppose overnight street parking on river bend and village green streets, temporary overnight parking can be obtained for guests and unusual circumstances upon request conveniently at the NPD website, please deny this request for the same reasons overnight parking is not allowed on most city streets. Thank you

Terrance Cieslak (Naperville) - I am opposed to townhome parking on River

Bend, it presents a safety issue since it will not be possible for the police to patrol the area and insure those parking are in fact local home owners.

Alton Jay Mitchell (Naperville) - Please deny the request of the Riverbend Townhomes for on-street parking privileges not afforded to the general Naperville population. I too have "just" a 2-car garage, I too have reasons for guests or myself to park on-street, and I deal with the situation in a variety of neighborly ways. All of us residents in the Riverbend community knew the parking rules and conditions when we purchased our homes. Nothing has changed here to allow one subset of the residents to usurp the very reason Naperville disallows public, over-night street parking... to reduce crime-related activities, and yet this would do that right here on our streets. And to read the petitioners request that the privilege be EXCLUSIVELY managed by their HOA president is absurd. Please deny this request in the best interest of ALL Riverbend people and the residents of Naperville in general.

Shari Lambert (Naperville) - I am not opposed to a limited number (five or fewer) of overnight parking permits, but also wish to acknowledge that all neighboring homeowners' association be given the same number of overnight parking permits on River Bend Dr. to accommodate all residents in a fair manner.

William DeNichols - I'm ok with residents being able to park in street provided the passes are limited to 6 and no single residence get no more than one
Deon Ettinger (Naperville) - Off-street parking availability is assured before the permit to build is approved by the city. There is no excuse for adding to street congestion in that area.

Helen Wolfe (Naperville)- I am wondering if there has been a change in the occupancy of this area that would justify this type of special ruling. It has been my understanding that overnight parking is not allowed throughout Naperville without limited permission. I have lived in River Bend for 38 years and there has never been a need for this previously. Why now? The number of units with short driveways and some 1 car garages would be able to take advantage of this ruling and it would most likely extend through the rest of the area. How do you limit it to 12 homes? There is a large population of senior residents and this could conceivably create a safety issue. How do you control who is actually parking in the neighborhood. Parking on River Bend Road is a hazard now with the turning in off Aurora and the curves in the road with a parked car restrikes the visibility. Please DO NOT ALLOW this change to take affect.

Brian Dixon (Naperville) River Bend Manor Homes HOA President - My HOA building at Village Green Rd strongly objects to this over night parking on village green road. This will directly affect us and is not good for the overall neighborhood. The current policy was never attended for Downtown Naperville properties. The River Bend neighborhood is also very unique with 4 HOA's + 4 single family homes and they clearly have 2 spots like many other residents to

park their cars. The building making this request for more additional parking has more spots than my river front circle building. We're asking city council to keep the overnight parking policy in place, due to the majority of residents who strongly object to this proposal of overnight parking. Village Green road is also a main road in our neighborhood from Aurora ave and used by all the residents to get to their homes. It's also used for our landscaping trucks in the summer time. During the Winter It's important the road is clear of cars at night so snowplows can push the snow from west to east down the road. Thank you for time.

Wrenne Jakubiak (Naperville) Manor Homes of River Bend - I would like the parking to remain as it stands, no overnight parking.

Jane F Gano (Naperville) Homeowner in River Bank Homeowners Association - I do not feel that it is a good idea to allow overnight parking in the area requested. These homeowners have a 2 car garage and it is possible to park a third car in front of the garage. I am concerned that parking overnight in this area might make it difficult to drive safely, if several cars are parked in the area.

Stephen Schacht (Naperville) - I am writing in support of the proposal to pass overnight parking exemptions for the Townhouses of River Bend (12 of 44 units). I support this proposal for the following reasons: 1) Seeking exemption for limited number of Townhomes of River Bend (12/44), only those that share an alley way, these residents do not have stand-alone driveways 2) The President of the HOA noted at Transportation meeting the issuance of hang tags would be highly restricted, only issued if legitimate need, and likely would issue less than the allotment of 8 3) Lack of available parking forces residents to park sideways in front of their garage or along alley way entrance when garage is occupied, this makes the alley very congested which is a quality of life and safety issue - visibility of pedestrians on side-walk is partially obstructed when cars are parked along alley 4) These are 2-3 bedroom townhomes with 2 car garages that don't allow rentals - it's reasonable for a family residing in such a home to have 3 licensed drivers and 3 registered vehicles, but without on-street parking there isn't currently a practical method to park 3 vehicles 5) Proposed, designated on street parking spots are on a low traffic road, adjacent to Townhomes of Riverbend homeowners, and without hindrance to non-Townhome of Riverbend residents. Thank you for consideration.

Dan Dodge (Naperville) - I object to allowing overnight parking on River Bend Rd. It detracts from the neighborhood and will have a negative impact on home values in the area. Secondly, the road curves creating a line of sight hazard for cars pulling out at night. 3. There is an increase in security risk not knowing what cars are residents vs unknown people. Overall we have a pretty neighborhood and should keep its welcoming appearance.

Wendy Scalzo (Naperville) - I support the staff's recommendations for 8 overnight parking passes. There is no driveway and will allow and emergency vehicle's to access the front doors of the townhomes safely without having cars cluttered. This is the only association without a driveway and a realtor has mentioned it would raise property value to have those dedicated spaces which will in turn raise neighbor property values. This will also bring more families because they will not be worried they cannot fit their minivan in the garage, which is a concern. The condo association does not allow renting due to property value and we care very much about property value which is why this will be a tremendous help for selling our homes.

Janet Austin (Naperville) River Bend Townhomes - I absolutely endorse street parking for the homeowners on our unique alleyway on Village Green Road. I have lived here since June 1987, and parking has always been a problem, since we DO NOT have individual driveways. Thank you.

Maryagnes Dixon (Naperville) - In our small community there are 6 different associations of townhomes and condos and 36 single family homes. We already have 7 no parking signs on River Bend Rd which is adjacent to Village Green Rd and those two roads are the only way in and out of the subdivision for the whole community.

Jeri Blood (Naperville) - As a townhome owner on our Village Green Rd "alley" I fully support the request provide the permanent 8 street parking spots on Village Green Rd. Our 12 townhomes have double garages but no individual driveways. Therefore our "alley" gets extremely congested when a resident's third car is introduced whether visitor, new family driver, delivery or repair vehicle. I've been a townhome here for 20+ years and respectfully request the relief granting of 8 permanent street parking spots be passed.

Judith Wivell (Naperville) - I oppose overnight parking. We currently live in a very safe neighborhood with no on street overnight parking. Cars on the street at night could hide criminals who may assault us while we are out at night walking our dogs. Allowing overnight parking in one area of our neighborhood could encourage other homeowners in other areas of our neighborhood to request same. Everyone knew the rules when they bought into the neighborhood - there is no reason to change the rules now for a subset of the neighborhood. Cars parked overnight could interfere with snowplowing and garbage collection. Overnight on street parking could be unsightly and eventually lead to a reduction in property values. Our neighborhood is close to Naperville's attractive downtown. Allowing on street overnight parking may encourage those outside our neighborhood wanting access to Naperville's downtown to use our streets as a parking lot setting up for noisy disruption as they return late in the night/early morning. Please do not approve on street overnight parking.

Thomas Hannagan (Naperville) - Speaking as a Townhouses at River Bend unit owner, I support the Overnight Parking Exemptions due to the limited amount of parking for certain townhome owners in our association. I will not be directly impacted by this exemption, since I do not live in the effected part of the association, but think it's reasonable to allow for additional parking for those who do live there.

Carlos de la Hoz (Naperville) - I support this request (26-0063B), which will alleviate entrance congestion to the townhouse garages and eliminate potential blind spots (safety concern).

William DeNichols (Naperville) - After careful thought , I have reconsidered my position and say no to overnight parking. It opens up Pandora's box . My vote is no

POSITION STATEMENTS

SUPPORT

Lesley Shapleigh (Naperville)
 Trish Schacht (Naperville)
 Anna Schacht (Naperville)
 Amy Buxbaum (Naperville)
 Finley Montague (Naperville)
 Erin O'Boyle (Naperville)
 Max Buxbaum (Naperville)
 Katie Duffy (Naperville)
 Maggie Gill (Naperville)

OPPOSE

Mohit Mehrotra (Naperville)
 Michael Tiddens
 Gloria Bochenski (Naperville)
 Robert Simone (Naperville)
 Chris Sugano (Naperville)
 Kozenczak (Oswego)
 Robert Talbot (Naperville)
 Helen Wolfe (Naperville)
 Jane Jones (Naperville)
 Mary J Wirth (Naperville)
 Joseph Gano (Naperville)
 Nancy Quigley

A motion was made by Councilman Holzauer, seconded by Councilman White, to waive the first reading and pass the ordinance to establish eight Overnight Parking Exemptions for the Townhouses at River Bend. The motion carried by the following vote:

Aye: 8 - Wehrli, Gibson, Holzauer, Jain, Kelly, McBroom, White, and Wilson

Nay: 1 - Syed

- 22.** Waive the first reading and pass the ordinance to establish two-way stop control at the intersection of Josiah Rd. and Weatherbee Ln. (requires six positive votes)
- ORD 26-008
- Council passed.**
- 23.** Waive the first reading and pass the ordinance to remove the No Left Turn prohibition at the intersection of Chicago Ave. and Ellsworth St. (requires six positive votes)
- ORD 26-009
- Council passed.**
- 24.** Adopt the IDOT supplemental resolution in the amount of \$104,231.97 to allow for expenditure of State Motor Fuel Tax dollars to fund the 2025 Roadway Resurfacing Program - MFT
- RES 26-05
- Council adopted.**
- 25.** Adopt the resolution approving the amended intergovernmental agreements and amended memorandums of understanding between the City of Naperville and Naperville Community Unit School District 203 and Indian Prairie School District 204 for school resource officers
- RES 26-06
- Council adopted.**

J. PUBLIC HEARINGS:

K. OLD BUSINESS:

L. ORDINANCES AND RESOLUTIONS:

- 1.** Receive the staff report for 109 W. Benton Ave., 133 W. Benton Ave., 129 W. Benton Ave., and 5 N. Main St., Naperville, IL (Benton + Main) - DEV-0109-2025 (Item 1 of 3)

SPEAKERS

Russell Whitaker (Naperville - Rosanova & Whitaker, Ltd. - for the Petitioner) provided background information on the developer and gave a detailed overview of the proposed project. The presentation addressed how the development aligns with the City's Comprehensive Plan, including the proposed density in dwelling units per acre. Also discussed were the revisions made to the plan following approval by the Planning and Zoning Commission, as well as additional updates resulting from additional discussions with City staff.

Tom Ryan (Naperville - Naperville Preservation, Inc.) is opposed to the proposed development.

Marilyn Schweitzer (Naperville) is opposed to the proposed development.

Julie Carducci (Naperville) is opposed to the proposed development.

Chris Carlsen (Naperville) is opposed to the proposed development.

Meggie Chambers (Naperville) is opposed to the proposed development.

Richard Lowry (Naperville) is opposed to the proposed development.

Alexis Lowry (Naperville) is opposed to the proposed development.

Brian Davis (Naperville) is opposed to the proposed development.

Donald Boyd (Naperville) is opposed to the proposed development.

Mary Ann Curtis (Naperville) is opposed to the proposed development.

During rebuttal, Russell Whitaker, representing the Petitioner, discussed the underlying zoning of the property, landscaping concerns and explained how the proposed development is consistent with the City's Comprehensive Plan.

Council discussed the removal of the proposed planters, streetscape concerns, the timeline when the landscaping was changed, the 30 year Master Plan, the character of the area and how it fits with the surrounding area and the PUD standards.

Whitaker stated the streetscape plans were reviewed with City staff, and both parties agreed the design in this area should differ from the downtown streetscape due to the transition to a residential setting. The number of planters was reduced, and additional trees within the right-of-way were added as an enhancement. The developer will construct the planters, while responsibility for the landscaping will fall to the homeowners.

Louden stated staff reviewed the downtown streetscape standard plans and noted that they vary by street, which led to a compromise being reached. There are different standards applied per block. She further explained that this area is not part of the downtown maintenance SSA, which created challenges in determining how to proceed.

Laff stated the developer will construct the improvements within the parkway

and subsequently deed them to the City for future maintenance. The developer will provide the City with a one-time payment to cover long-term maintenance costs. The HOA will be responsible for seasonal plantings and maintenance of the parkway trees. She further noted that the developer has complied with the PUD standards, which differ in this area from other parts of the City. Qualification was achieved by incorporating enhancements such as upsizing the parkway trees, improving the streetscape and overall landscaping, upgrading the two driveway entrances, and enhancing the landscaping at the rear of the property.

WRITTEN COMMENT ONLY

Christian Axelsen (Naperville) Calvary Temple Church of Naperville - Honorable Mayor and City Council Members: Calvary Temple Church of Naperville submits this written statement in support of the proposed development by M/I Homes involving the properties located at Benton Avenue and Main Street. Calvary Church has entered into a contract to sell the Benton Avenue/Main Street properties to M/I Homes. Because the site served as the original home of Calvary Church, the decision to proceed was made only after careful deliberation. Ultimately, the Church decided to move forward with this sale in order to further the Church's mission and continue serving the community. Our multitude of conversations with the developer leads us to believe that the project will be beneficial to the City of Naperville as a whole. Sincerely, Christian Axelsen, Director of Finance, Calvary Temple church of Naperville.

Alice and Ted Goodman (Naperville) - We respectfully ask the City Council to vote NO on the Benton and Main proposal as submitted and require it to be redesigned in compliance with existing TU zoning. Particularly the lot coverage variance will change the look of this block from a downtown neighborhood to resemble a business district with minimal green space. The current plan relies on five extensive departures from the standards intended to guide Transitional Use zoning. This zoning exists for fairness, both for developers and homeowners. It should be followed except in truly limited, site-specific circumstances. A NO vote would reaffirm the importance of adhering to established zoning and allow a revised proposal that meets those standards while better serving both the neighborhood and the city as a whole.

Julie Carducci (Naperville) - The Mayor and Members of the City Council. On behalf of: The neighbors of the proposed "Benton & Main" Development Chris Carlsen, Julie Carducci, Richard Lowry, Alexis Lowry, Don Boyd, June Boyd, Stella Sliwa, Patrick Riley, Ted Goodman, Alice Goodman, Jared Helgin, Melissa Helgin, Sheila Wyer, Brian Davis. Re: Benton and Main Planned Unit Development Date: 2/17/2026. This evening you are being asked to vote on a development proposal called "Benton and Main" that does not meet the requirements to be considered a PUD, does not comply with the existing TU zoning code, relies on multiple interdependent waivers and includes open-ended language allowing unspecified and unconditioned waivers in the future. Introduction This development affects different neighbors in different

ways depending on their location relative to the site. Some neighbors are most impacted by height and the mass of the building blocks dominating their view and overlooking their properties, others by reduced setbacks, and others by loss of privacy from second level balconies located only ten feet from their property line. In general, however, all neighbors are stunned by the proposed scale, density or number of homes, and mass of the buildings - especially given that this block was specifically planned and zoned as a transitional area where building height and mass were meant to step down from downtown zoning to residential zoning. The neighbors have tried to come together with a collective proposal that we believe would alleviate the situation overall. Individually, many of us would prefer a design that simply conforms to TU zoning. If this developer cannot produce such a design, we are confident there are others who can. At the outset, we wish to make clear that the neighborhood is not opposed to townhome development on this site. In fact, townhomes are anticipated, since the existing building on the corner is also a townhome. However, that building was able to conform economically to zoning standards. The expectation is that new development should also be held to code, with only necessary waivers for specific site constraints. Why This Project Can Only Proceed as a PUD - and Why That Matters. If multiple lots in this zoning district are to be consolidated versus a lot-by-lot development, then City regulations require it to be processed and approved as a Planned Unit Development (PUD). If PUD qualifications are not met:

- The lots should not be consolidated
- The proposal cannot legally proceed as submitted

- Approval authority should not be exercised A PUD is not a workaround. It exists to trade measurable public benefit for limited design flexibility. To qualify, a project must satisfy at least two enumerated public-benefit conditions from the following list:-
- Beautification of public ways beyond the minimum standards established by the Naperville Municipal Code.

- Mid-block pedestrian linkages (e.g. Breezeways, promenades or paseos) that provide access to internal site amenities, parking and adjacent buildings
- Pedestrian seating, and streetscape improvements beyond the minimum standards of the Municipal code.

- Installation of plazas, courtyards, formal gardens and other semi-public common areas.
- Provision of public art for the common benefit
- Outdoor common area and site amenities above the street level which embrace building architecture and provide recreational benefit to employees or customers.

Planned Unit Development (PUD) Qualification In the design presented to the Planning Commission on October 15th there were six large city style parkway planters shown along the length of Benton and Main with seasonal flowers and decorative street lighting. This was presented as the key element of the PUD qualification of "beautification of public ways" in addition to an insignificant two foot high monument with a printed "message" on a plaque hardly qualifying of an art installation. Following the Planning Commission's "yes" vote, the developer entered into negotiations with the Planning Department to resolve their

misunderstanding over the future responsibility for the landscape operation and maintenance of the six proposed “city-style planters”. As a result of those discussions:

- Five of the six substantial city style planters were deleted from the plans as was the pedestrian-oriented street lighting. This is an 80% reduction in their “beautification of public ways” qualification.
- The revised proposed design now shows minimal shrub plantings around the base of the new-to-be installed parkway trees. These shrubs are not a permanent feature and could easily be neglected and disappear over time. This represents a significant reduction in scope of what had been presented by the developer to the Planning and Zoning Commission public meeting as the project’s primary qualifying PUD feature. This is of concern since the staff report’s findings regarding PUD compliance were “plan specific” and formed the basis of the recommendation to the Planning and Zoning Commission. This also raises a broader precedent concerning: if major changes and reductions to the PUD qualifying amenities can be made after planning Commission approval without renewed public findings, could further significant major reductions be granted during construction. Indeed their petition seeks approval for five waivers to the zoning code and “such other deviations or departures as may be necessary to develop the Subject Property pursuant to the plans submitted”. This is unacceptably open ended. As a consequence of these changes, at present, the “Benton and Main” project offers no meaningful public amenities comparable to those typically required of a PUD. Therefore we are challenging the right of this development to be designated a PUD and asking you to reject this Ordinance.

The Re-Designation of Lots Another condition of this ordinance is confusing. The petitioner is seeking to consolidate four city lots. This requires a PUD designation approval. The petitioner having then taken advantage of the benefits and calculations of a PUD designation, then adds a condition of requiring approval to re-subdivide the lot into four separate lots again. If they are unable to win this approval within three months then they will not move forward with the project. The nature of this subdivision is uniquely unusual. Three lots are exactly confined to the footprints of the buildings and the fourth lot captures every other square foot of land on the property be it easements, set-backs, driveways, pathways. No explanation is given why. I have researched this and have not found another example similar to this but this condition is so important that if they don’t get it they will abandon the project. There are many theories on why this is being done and none of them are good. If this is something that you are not aware of then on this point alone you should reject this ordinance or postpone a vote until you are aware of what you are signing.

A Reasonable and Proportional Path Forward The neighborhood is not asking for cancellation of the project but we are asking for changes. First:- The TU zoning calculation allows for only five townhomes and two duplexes on this site therefore a minimum requirement should be removal of at least one mid-block unit and replacement with meaningful green space, this will help the site legitimately qualify as a PUD. That change would:

- Reduce mass and wall effect

- Improve light, air, and visual relief
 - provide common or semi-public green space
 - Help satisfy a first PUD qualifying condition
 - Strengthen the legal and planning foundation of the project However, even removing one building still does not bring the project into compliance with TU density requirements, and serious concerns remain as to why so many other zoning regulations - setbacks, height, yard coverage, and green space - are being so grievously relaxed. Meeting other zoning requirements must therefore remain on the table for discussion. Second:- The five parkway planters shown in the plans and proposal that was presented and approved by the Planning and Zoning Commission, should be reinstated because they were presented as one of the qualifications for PUD approval. Providing additional green/park space and meaningful street beautification albeit on the public parkway could meet the second PUD Qualification. PUD Precedent: Heritage Place Downtown Naperville already provides excellent examples of how PUD designation can work when properly applied. For example, the downtown Heritage Place townhome development between Wright and Columbia Streets was required to include “green” mid-block breezeways in every block that would otherwise exceed five Units. In addition, that developer has provided:-
- A large children’s playground park
 - A large rose garden park
 - Another semi-public access park These are true destination features and represent the type of substantial public benefit that justifies PUD flexibility. Together, these elements provide:
- Visual relief and beautification
 - Pedestrian connectivity
 - Public and semi public recreational space
 - Public benefit
 - Compliance with the stated purpose of a PUD No comparable destination features are proposed for Benton and Main. You are also voting on approving the Five waivers to the TU Zoning The north side of West Benton Street between Webster and Main was deliberately rezoned to TU (Transitional Use) to serve as a buffer between the high-density “City Zone” on the south side of Benton Street and the low-density residential neighborhoods to the north. The TU zoning district already reflects the City’s intent for future development on this block.
- It was not created as an invitation to further relax standards, but as a carefully calibrated framework to allow moderate multi-family development while preserving transition in height, mass, and scale. TU zoning already represents a relaxation from residential standards by allowing:
- Higher density (number of homes) than single family residential zoning.
 - Greater height allowance.
 - Increased lot coverage allowance, less green space.
 - Greater flexibility in architectural form. Those allowances were intentionally

built into the district so redevelopment could occur without the need for wholesale waivers. In other words, the extent of any intended flexibility was already granted when the TU district was created. Even with these built-in allowances, this proposal violates every core TU standard - including density, setbacks, height, rear-yard coverage, and green space. These are not isolated issues. They all stem from one root cause: too many units on too small a site. From the developer's own submittal, the eleven units proposed require by code 40,000sf of land while the site is only 34,800sf. The TU zoning has strict calculations for land needed for Duplexes (6,000sf each) and Townhomes 4000sf each. This site allows for Two Duplexes and only 5 to 6 townhomes. The developer acknowledges that zoning requires one or two fewer townhomes Impact on the Neighborhood. This block was intended to function as a true transition zone, stepping down in scale from downtown to residential neighborhoods. Instead, the proposal squeezes too many oversized buildings too close to:

- Public sidewalks
- Adjacent homes
- Property lines
- Rear yards Because too many units are being forced onto the site, the developer is needing to:
 - Reduce set-backs :Front: 10ft from sidewalk instead of 15ft allowed, Back: 12ft from neighbor's yard instead of 25ft allowed.
- Increase yard covered by structural facilities replacing meaningful green space with driveways, parking and maneuvering areas.
- Increase building height to 46ft versus allowed of 35ft, in order to achieve their desired square footage per unit.
- Increase building depth: 60ft versus 50ft standard adopted by builders for downtown Naperville row homes.

The result is a project that overwhelms its site and defeats the very purpose of transitional zoning. The Neighbor Property Waiver Comparison The developer has previously cited as precedent the waiver that the neighboring corner townhome received. Interestingly that townhome was originally designed and built specifically to comply with TU zoning standards. That building:

- Was designed to be wider rather than deeper (50ft depth)
- Met all front, side, and rear setback requirements
- Met the 35-foot height limit (versus 46-foot waiver now requested by developer)
- Met yard coverage requirements
- Provides on-site stormwater retention
- Accommodated its roof deck by placing it over a second-floor garage rather than adding a fourth story Due to the real estate crash beginning in 2008, the building was left unfinished for several years. During that time, it appeared austere, imposing and out of place rising vertically just 16 feet from the sidewalk on W Benton Ave. The waiver that was later requested by the new owner was not to increase height, or density, but to soften the architecture by adding a wrap-around pergola structure designed to create a transition from the sidewalk to the full height and mass of the building behind and also while adding

greenery. The change was to make the building transitional and compatible with TU zoning objectives. One single waiver to correct the result of a previous bad design decision does not compare to a blanket waiver request for every TU zoning regulation. Indeed every architectural effort was made to have the building blend with the Benton Terrace and the other architecture of the adjacent city streets. In comparison the Benton Main architecture is in bleak contrast the whole area, it makes no attempt to blend in with downtown theme.

Comparable Townhome Developments

The developer has cited the approval of the Charleston Townhome development that has a block of similar dimensions. The key difference here is that the townhomes are located on a busy roadway, not in a residential walking street neighborhood, and most notably the townhomes have setbacks of 15-25 feet from the sidewalk, with extensive front landscaping. In addition, the Charleston development was not a Planned Urban Development (PUD), and is not in a Transitional Use (TU) zone. Therefore, this comparison as a precedent is not appropriate. Economic Motivation Is Not a Planning Justification The developer does not yet own the site but is understood to have a conditional contract to purchase the land from the Calvary Temple Church. It is logical that the higher the number of homes to be squeezed on the plots, the higher the land value. While that may be relevant to private negotiations, economic return to any one private entity must not drive zoning waiver decisions. The economics of land sale value or developer profit should not result in:

- A loss of transitional character.
- An omission of required public amenities
- Overcrowding of a neighborhood
- A loss of neighbor privacy
- A weakening of zoning standards

Zoning exists precisely to prevent market opportunism from eroding long-term community planning goals. Misuse of the 2030 Development Plan The developer has cited the City's 2030 Development Plan, noting that if the downtown ever needed to expand northward, rezoning could be considered to allow changes from single-family residential to other uses and potentially allow increased building heights. The developer argues that even though their proposal exceeds TU height zoning limits, it still follows the spirit of that plan. This is not a valid argument. Northward expansion of the downtown commercial district has been effectively stalled for more than fifteen years. No such rezoning has occurred and indeed in recent years two new single-family homes have been built on the block The TU district was created specifically to define a controlled transition zone - not to act as a placeholder for future commercial zoning. Moreover, the year 2030 is almost upon us and the City's long-range visionary plan will itself soon require updating. Current zoning law - not speculative future scenarios - must govern today's decision.

Conclusion: A Constructive Choice A NO vote at the City Council meeting would allow this proposal to return for redesign in a way that:

- Complies fully with PUD intent and qualifications
- Complies with TU zone design requirements in order to deliver a true transitional-area development
- Preserves the intended step-down in scale from downtown to residential

- Provides meaningful shared green space
- Emphasizes beautification of the streetscape and site
- Produces an outcome that is an enhancement of the city
- Creates a result that future residents and current neighbors can both embrace

It also sends a message that developers are expected to listen to and conform to well-considered zoning standards, seeking only limited waivers for conditions unique to a site - not to disregard those standards completely and assume that neighborhood opposition will lack the resources or experience to defend them. For these reasons, we respectfully ask that the Council vote NO on Benton and Main as submitted and return it for redesign within existing zoning standards.

POSITION STATEMENTS

OPPOSE

Stella Sliwa (Naperville)
 Brian Davis (Naperville)
 Alice Goodman (Naperville)

Council received the report.

2. Pass the ordinance approving a preliminary/final plat of resubdivision and Owner's Acknowledgement and Acceptance Agreement for Benton and Main (Benton + Main) - DEV-0109-2025 (Item 2 of 3)

By voice vote, the Council approved resident Richard Lowry to speak on L2.

SPEAKER

Richard Lowry (Naperville) is opposed to the proposed development.

ORD 26-013

A motion was made by Councilman White, seconded by Councilman Kelly, to pass the ordinance approving a preliminary /final plat of re subdivision and Owner's Acknowledgement and Acceptance Agreement for Benton and Main (Benton + Main) DEV-0109-2025. The motion carried by the following vote:

Aye: 9 - Wehrl, Gibson, Holzhauer, Jain, Kelly, McBroom, Syed, White, and Wilson

3. Pass the ordinance approving a conditional use for a planned unit development (PUD) and a preliminary/final PUD plat for Benton and Main with various zoning deviations (Benton + Main) - DEV-0109-2025 (Item 3 of 3)

ORD 26-014

A motion was made by Councilman White, seconded by Councilman Kelly, to pass the ordinance approving a conditional use for a planned unit development (PUD) and a preliminary/final PUD plat for Benton and Main with various zoning deviations (Benton + Main) - DEV-0109-2025. The motion carried by the following

vote:

Aye: 9 - Wehrli, Gibson, Holzhauer, Jain, Kelly, McBroom, Syed, White, and Wilson

M. AWARD OF BIDS AND OTHER ITEMS OF EXPENDITURE:

1. Approve the award of Bid 25-206, East Highlands Sanitary Sewer Replacement - Phase I, to Winner Excavating, Inc. for an amount not to exceed \$2,956,818.71, plus a 3% contingency

A motion was made by Councilman White, seconded by Councilman Kelly, to approve the award of Bid 25-206, East Highlands Sanitary Sewer Replacement - Phase I, to Winner Excavating, Inc. for an amount not to exceed \$2,956,818.71, plus a 3% contingency. The motion carried by the following vote:

Aye: 9 - Wehrli, Gibson, Holzhauer, Jain, Kelly, McBroom, Syed, White, and Wilson

N. PETITIONS AND COMMUNICATIONS:

O. REPORTS AND RECOMMENDATIONS:

1. Consider the staff recommendation allowing outside meeting room rentals on Tuesday, Wednesday and Thursday evenings, during business hours Monday through Friday, increasing the meeting room rental fees, and providing increased security

SPEAKERS

John Brubaker (Naperville - Lisle Township Democratic Organization) expressed his appreciation for the changes made following the initial discussion at the December 16, 2025 Council meeting, but is still opposed to any changes to the meeting room policy.

Marilyn Schweitzer (Naperville) expressed her appreciation for the changes made following the initial discussion at the December 16, 2025 Council meeting, recommended that any revisions to the policy be clearly communicated and simplified to avoid confusion for groups seeking meeting room space, and suggested the policy be revisited and reviewed in the future.

Council discussed the proposed changes to the meeting room policy, including adding Monday nights back into the schedule, the revised fee structure, and the increased security measures already in place at the Municipal Center. Council also inquired about the number of groups requesting meeting space annually and expressed interest in revisiting the policy after six months.

Schatz stated that in 2015 there were approximately 900 outside meetings scheduled at the Municipal Center per year, compared to 200 meetings in 2025. Staff reviewed the existing meeting structure and indicated that the recommendation to offer 12 nights per month for outside meetings would adequately accommodate the current demand. Staff also reviewed the costs associated with set-up and clean-up fees, which have remained at \$30 since 2015, noting that today's costs would be \$60. The City has never charged administrative fees or the additional security costs associated with meetings

held in the evening.

A motion was made by Councilman White, seconded by Councilman Kelly, to approve the staff recommendation allowing outside meeting room rentals on Tuesday, Wednesday and Thursday evenings, during business hours Monday through Friday, increasing the meeting room rental fees, and providing increased security.

A motion in substitution was made by Councilwoman Gibson, seconded by Councilman Holzhauser, to approve the staff recommendation allowing outside meeting room rentals for Monday, Tuesday, Wednesday and Thursday evenings, during business hours Monday through Friday.

An amended motion in substitution was made by Councilwoman Gibson, seconded by Councilman Holzhauser, to approve the staff recommendation allowing outside meeting room rentals on Monday, Tuesday, Wednesday, and Thursday evenings, as well as during business hours Monday through Friday; to increase the rental fees to \$60 for Meeting Rooms A, B, and the lunchroom and \$100 for the combined Meeting Rooms A&B; and to provide increased security. The motion carried by the following vote:

Aye: 9 - Wehrl, Gibson, Holzhauser, Jain, Kelly, McBroom, Syed, White, and Wilson

2. Receive the report and provide direction regarding Affordable Housing next steps

SPEAKER

Philip Meno (Naperville - DuPage Housing Alliance) is in favor of affordable housing in Naperville and the approval of an Inclusionary Zoning Ordinance (IZO)

Council discussed the City's current and future Affordable Housing Program, including the development and administration of an Inclusionary Zoning Ordinance (IZO). The discussion included exploring a menu of developer-friendly compliance options that are not solely cash-based, such as multi-generational housing and micro-units. Council also reviewed the history of affordable housing efforts in coordination with the Human Rights and Fair Housing Commission, how the State calculated the City's affordable housing compliance numbers, potential City-led strategies utilizing existing assistance programs and financial tools, and the need to research other Chicago-area municipalities that have implemented Inclusionary Zoning Ordinances.

At 10:43 p.m. a motion was made by Councilman White, seconded by Councilman Kelly to extend the meeting to 11:30 p.m.. The motion carried by a

voice vote.

Laff stated that as the City reviewed the data used to determine the 10% compliance threshold, staff identified an error in how the property tax component was included. The figure referenced by the State assumed a property tax amount that was significantly higher than the actual value associated with the unit. When the City recalculated the figures using more realistic property tax numbers, the total number of qualifying affordable housing units increased substantially. The City appealed the calculation to the State; however, no changes were made. The State indicated that the methodology used to calculate the figures was consistent with its regulations. Several additional IZO options provided to the City in 2021 by consultant SE Friedman were included in the Q&A. However, those ordinance models are dependent on the specific goals and policy objectives of each individual municipality. It was noted that the City must first determine the specific housing challenge it is seeking to address in order to identify the appropriate range of available options and whether adoption of an Inclusionary Zoning Ordinance (IZO) is recommended.

WRITTEN COMMENTS ONLY

Helen Huie (Naperville) - It has been seven years since Friedman, a consultant hired by the city, submitted their findings outlining a need for affordable housing and solutions that would increase affordable housing in Naperville. Meanwhile there have been many missed opportunities to increase the affordable housing stock. Without action by the city council many of the young people growing up in the City today will not be able to afford to live here when they become independent adults. Presently our fire fighters, many of the nursing staff at Edward Hospital and others who serve our community are shut out of the housing market. It is time for Naperville to address this problem. Many communities similar to Naperville have Inclusionary Zoning Ordinances that have been effective in addressing the shortage of affordable housing with very positive results. It's time for the city to look into passing an IZO to create a more sustainable Naperville.

Alton Jay Mitchell (Naperville) - I implore the Council to start going down the path of addressing Affordable Housing in Naperville as doing so is long overdue after decades of kicking the can down the proverbial road. A mandatory Inclusionary Zoning Ordinance (IZO) is the correct step to do this - it will require developers to consider modest affordable units as part of their otherwise market-driven plans. Too many of our public servants do not have reasonable opportunities to live in Naperville, drive too far and too long to work here, and could be contributing directly to Naperville's economy if they remained local. Please make this happen by requesting staff to draft a proposed IZO ordinance for your consideration.

Anne Schultz (Naperville) DuPage Housing Alliance - Naperville needs an Affordable Housing Ordinance now. It should include a mandatory Inclusionary Zoning Ordinance or IZO.

Marilyn L. Schweitzer (Naperville) - It feels again like Ground Hog Day. We've been here so many times before and I would like an achievable Affordable Housing plan that prioritizes the community needs over developer high margin luxury projects. Please move forward. My thoughts: 1. The incentives by-right approach as proposed in April 2022 were awful. It took away the right of reviews by the public. The PZC was spot on in voting 0-8 against that proposal. Those incentives impacted the character of the neighborhood, the quality of life of the residents in affordable housing unit, and the natural environment especially in terms of sustainability. 2. The voluntary motion of substitution approved by Council in November 2024 was toothless. 3. Naperville should not be applauding itself for having only .3% more than the required percent amount of affordable priced housing stock as mandated by the state. Naperville has had an affordable housing problem for over 20 years and has be squandering opportunities. It is time to move forward. 4. That what was supposed to be an "Affordable Housing Catalog is titled "Affordable Senior and Individuals With Developmental Disabilities Housing Project" is troublesome. (See <https://www.naperville.il.us/projects-in-naperville/affordable-senior-and-idd-housing-project>) Are only Seniors and Individuals with Developmental Disabilities worthy or in need of affordable housing? Are others deemed unworthy because of some poor life choice, their youth, or perhaps their desire to put service before self when choosing an occupation? I don't think so and would hope most of the community were more compassionate. Perhaps the City stance was this was the most they could ask for, but it is still painful to me. 5. Naperville should promote adaptive reuse over new construction to increase affordable housing stocks. It may require more thought by developers, but is frequently more affordable for developers and faster to complete. (E.g. <https://www.steinbomer.com/adaptive-reuse-save-time-and-money/>) 6. Incentives should encourage the creation of smaller units, increased height, and design modification. From 1973 to 2016 the living space per US resident has nearly doubled and homes are 1000 square feet larger. New homes in the US have twice the floor space than in the UK and 25% more rooms per person. The city should update its zoning code to get smart density, not just density. Smart density would address environmental, quality of life, and affordable/attainable/workspace housing needs. It would encourage or incentivize smaller square footage per unit rather than simply more units per acre without concern for the environmental or overall healthy living impact. It would incentivize or require adequate shared green common space or parkland donations when diminishing yard setbacks. Like other municipalities, it would ensure a minimum permeable open space per lot area or common space PUD. Like other municipalities, it would distinguish useable open space from storm management areas. There are a plethora of urban sustainable development guides that have well founded techniques to help create healthy, equitable, sustainable communities.

P. NEW BUSINESS:

Meeting room rentals

White requested that staff report back to the Council in six months with an update on how the new meeting room rental policy is working.

By consensus, Council directed staff to report back in six months with an update on the implementation and effectiveness of the new meeting room rental policy.

Q. ADJOURNMENT:

A motion was made by Councilman White, seconded by Councilman Kelly, to adjourn the Regular City Council Meeting of February 17, 2026, at 11:01 p.m. The motion carried by a voice vote.

/s/ Dawn C. Portner
Dawn C. Portner
City Clerk