



# City of Naperville

400 S. Eagle Street  
Naperville, IL 60540

## Meeting Minutes

### City Council

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Tuesday, November 16, 2021

7:00 PM

Council Chambers

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**agenda is revised and re-issued on 11/12**

#### Agenda Introductory Language

Due to the COVID-19 pandemic, members of the public attending the meeting may do so subject to compliance with COVID-19 safety protocols, including wearing face coverings at all times while inside City buildings.

#### TO WATCH OR LISTEN TO THE CITY COUNCIL MEETING LIVE:

- Watch on WCNC GOVERNMENT ACCESS TELEVISION (Ch. 6-WOW, Ch. 10 - Comcast, Ch. 99 - AT&T)
- Watch online at <https://naperville.legistar.com>

**TO SUBMIT PUBLIC COMMENT OR SPEAK LIVE AT THE MEETING:** To address the City Council in-person in City Council Chambers, members of the public must register by 4 p.m. on November 16 at: [www.naperville.il.us/speakersignup](http://www.naperville.il.us/speakersignup)

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

1. Submit a written comment to the City in advance of the City Council meeting by 4 p.m. on November 16. 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.
2. Submit a one-word statement of "SUPPORT" or "OPPOSITION" regarding a specific agenda item. 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.
3. Address the City Council live during the City Council meeting in-person in City Council Chambers. Individuals wishing to address the Council during the meeting must sign up to speak by 4 p.m. on November 16. Online sign-up closes at 4 p.m. on November 16, at which time no other speakers or comments will be accepted. There will be no on-site speaker sign up.

**PARTICIPATION GUIDELINES:**

- 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 November 16.
- Questions regarding online sign-up may be directed to the Community Services Department by calling (630) 305-5300.

•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.

**A. CALL TO ORDER:**

Chirico called the meeting to order at 5:45 p.m.

**B. ROLL CALL:**

**Present:** 7 - Mayor Steve Chirico  
Councilman Jennifer Bruzan Taylor  
Councilwoman Patty Gustin  
Councilman Paul Hinterlong  
Councilman Ian Holzhauer  
Councilman Patrick Kelly  
Councilman Paul Leong

**Absent:** 2 - Councilwoman Theresa Sullivan  
Councilman Benjamin White

**C. CLOSED SESSION - 5:45 p.m.**

**A motion was made by Councilwoman Gustin, seconded by Councilman Hinterlong, to recess to Closed Session to discuss 120/2(c)(1) Performance of a Specific Individual and 120/2(c)(21) Approval of Minutes. The motion carried by the following vote:**

**Aye:** 7 - Chirico, Bruzan Taylor, Gustin, Hinterlong, Holzhauer, Kelly, and Leong

**Absent:** 2 - Sullivan, and White

OPEN SESSION - 7:00 p.m.

Chirico called the meeting to order at 7:00 p.m.

**D. ROLL CALL:**

**Present:** 9 - Mayor Steve Chirico  
Councilman Jennifer Bruzan Taylor  
Councilwoman Patty Gustin  
Councilman Paul Hinterlong  
Councilman Ian Holzhauer  
Councilman Patrick Kelly  
Councilman Paul Leong  
Councilwoman Theresa Sullivan  
Councilman Benjamin White

Also Present

City Manager, Doug Krieger; Deputy City Manager, Marcie Schatz; City Attorney, Mike DiSanto; Director of Community Services/City Clerk, Pam Gallahue; Fire Chief, Mark Puknaitis; Police Chief, Jason Arres; Director of Finance, Rachel Mayer; Director of IT, Jacqueline Nguyen; Director of TED, Bill Novack; Deputy Director of TED, Jennifer Louden; 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, Director of Communications, Linda LaCloche

Daily Herald, Naperville Sun, NCTV-17

**E. PLEDGE TO THE FLAG:**

The pledge was given.

**F. AWARDS AND RECOGNITIONS:**

Chirico congratulated State Champions Metea Valley Girls Volleyball team.

Chirico offered condolences on the passing of Congressman Harris Fawell and called for a moment of silence.

1. [Recognize the organizers of the SewaDiwali Food Drive](#)

Hinterlong presented the Proclamation to SewaDiwali Food Drive organizers.

**G. PUBLIC FORUM:**

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

**Present:** 9 - Mayor Steve Chirico  
Councilman Jennifer Bruzan Taylor  
Councilwoman Patty Gustin  
Councilman Paul Hinterlong  
Councilman Ian Holzhauer  
Councilman Patrick Kelly  
Councilman Paul Leong  
Councilwoman Theresa Sullivan  
Councilman Benjamin White

## I. CONSENT AGENDA:

### Approval of the Consent Agenda

**A motion was made by Councilman Hinterlong, seconded by Councilwoman Gustin, to approve the Consent Agenda. The motion carried by the following vote:**

**Aye:** 9 - Chirico, Bruzan Taylor, Gustin, Hinterlong, Holzhauer, Kelly, Leong, Sullivan, and White

1. [Approve the Cash Disbursements for the period of 10/01/2021 through 10/31/2021 for a total of \\$32,958,792.50](#)  
**Council approved.**
2. [Approve the regular City Council meeting minutes of November 2, 2021](#)  
**Council approved.**
3. [Approve the City Council meeting schedule for December 2021 and January and February 2022](#)  
**Council approved.**
4. [Approve Mayoral appointments to various Boards and Commissions](#)  
**Council approved.**
5. [Approve the award of Option Year Two to Contract 18-027, Architectural and Engineering Services, to Kluber Architects and Engineers and Legat Architects, Inc. for an amount not to exceed \\$125,000](#)  
**Council approved.**
6. [Approve the award of Option Year Two to Contract 17-084, Riverwalk Consultant, to Engineering Resource Associates, Inc. for an amount not to exceed \\$362,500](#)  
**Council adopted.**
7. [Approve the award of Change Order #1 to Option Year Two of Contract 16-266, Fixed Asset Money Management Services, to PFM Asset Management, LLC and BMO Asset Management Corp. \(formerly known as Caplin, Canida & Habacht, LLC\) for](#)

\$23,604 and a total award of \$173,604

**Council approved.**

8. Approve the award of Change Order #3 to Contract 20-271, Improvements to City Well 28, to Boller Construction Inc. for an additional 90 days

**Council approved.**

9. Approve the award of Cooperative Procurement 21-367, Office Supplies, to Office Depot and Staples for an amount not to exceed \$180,000 and for a two-year term

**Council approved.**

10. Approve the award of Bid 21-347, 2021 LED Replacement Program, to John Burns Construction Company for an amount not to exceed \$267,512.80, plus a 5% contingency

**Council approved.**

11. Waive the applicable provisions of the Naperville Procurement Code and award Procurement 21-357 Bill Print and Mail Services, to AB Data for an amount not to exceed \$188,147.91 for a 12-month term (requires six positive votes)

**Council approved.**

12. Waive the applicable provisions of the Naperville Procurement Code and award Procurement 21-354, Grant Application Assessment, Preparation and Submittal Services, to West Monroe Partners, LLC for an amount not to exceed \$150,000 (requires six positive votes)

**Council approved.**

13. Waive the first reading and pass the ordinance amending Title 3 (Business and License Regulations) Chapter 3 (Liquor and Tobacco Control) Section 3-3-11 (Liquor License and Permit Classifications) of the Naperville Municipal Code to increase the Class P - Manufacturer liquor license cap to four (requires six positive votes)

Enactment No.: ORD 21-121

**Council passed.**

14. Waive the first reading and pass the ordinance temporarily extending outdoor dining in the three parking stalls on the public street in front of 10 West Chicago Avenue by Features Bar & Grill, Inc. to May 1, 2022 (six positive votes required)

Enactment No.: ORD 21-122

**Council passed.**

15. Waive the first reading and pass the ordinance temporarily extending expanded outdoor dining on public and private property to May 1, 2022 (six positive votes

[required](#))

### **SPEAKERS**

Patrick Riley discussed illegal parking on Franklin near Fiamme, the need for more signage, that 276 cars park illegally on a weekly basis, and recommended designating Franklin a one lane road.

Novack stated signs have been installed but more can be placed, that staff asked for a contractor to paint boxes on the pavement but, due shortage of contractors and materials, markings will not be done until spring or summer.

Arres explained that tickets have been written for violators.

Bill Butusov spoke against the proposed ordinance.

Puknaitis stated that the Fire Department will visit the area to confirm emergency vehicles can pass.

Council discussed the potential safety concern, towing, and alternative solutions.

Laff explained the 25% rule and its application to lots outside of the downtown.

Council stated that one business is creating problems, issues are impacting ability to sell homes, that it has become unmanageable, and the need to help small businesses but address an outlier parking issue.

DiSanto explained that Council can waive the first reading so other businesses can be in compliance and staff can work with the mayor, in his role as liquor commissioner, to find a solution for the business.

Novack discussed a possible tow ordinance or hang tag program.

Council stated its desire to receive regular status updates from staff.

### **POSITION STATEMENT**

Debby Riley - OPPOSE

Dawn Butusov - OPPOSE

Heather Grier - OPPOSE

Mavolio Grier - OPPOSE

Enactment No.: ORD 21-124

**A motion was made by Councilman Hinterlong, seconded by Councilwoman Gustin, to waive the first reading and pass the ordinance temporarily extending expanded outdoor dining on public and private property to May 1, 2022. The motion carried by the following vote:**

**Aye:** 9 - Chirico, Bruzan Taylor, Gustin, Hinterlong, Holzhauser, Kelly, Leong, Sullivan, and White

## **16. [Pass the ordinance granting approval of a variance to Title 6 \(Zoning Regulations\)](#)**

[Chapter 7 \(Business Districts\) Article D \(Downtown Core District\) Section 4 \(Required Conditions\) of the Naperville Municipal Code to allow a general service use below the second floor for the property located at 50 S. Main Street Suite 112 - PZC 21-1-103](#)

Enactment No.: ORD 21-123

**Council passed.**

17. [Pass the ordinance approving an agreement to release a covenant and to impose a replacement covenant on the subject property located at 1720 Quincy Avenue](#)

Kelly recused himself and left the dais from 7:45 p.m. - 7:46 p.m.

Enactment No.: ORD 21-125

**A motion was made by Councilman Hinterlong, seconded by Councilwoman Gustin, to pass the ordinance approving an agreement to release a covenant and to impose a replacement covenant on the subject property located at 1720 Quincy Avenue. The motion carried by the following vote:**

**Aye:** 8 - Chirico, Bruzan Taylor, Gustin, Hinterlong, Holzhauer, Leong, Sullivan, and White

**Recused:** 1 - Kelly

18. [Accept the public watermain improvement at Naperville Elderly Homes and authorize the City Clerk to reduce the corresponding public improvement surety](#)

**Council approved.**

## J. PUBLIC HEARINGS:

1. [Schedule a public hearing for the 2022 Annual Budget on December 7, 2021](#)

A motion was made by Councilwoman Gustin, seconded by Councilman Hinterlong, to schedule a public hearing for the 2022 Annual Budget on December 7, 2021. The motion carried by a voice vote.

## K. OLD BUSINESS:

## L. ORDINANCES AND RESOLUTIONS:

1. [Pass the ordinance approving a conditional use for a religious facility in the R1 District and an Owner's Acknowledgement and Acceptance Agreement for the Islamic Center of Naperville located at 3540 248th Avenue \(ICN\) - PZC 20-1-052 - Report Updated 11/12/21](#)

**SPEAKERS**

Leonard Monson (Petitioner) discussed the project and read the two additional OAA conditions into the record: 6.1.1 In addition to the above requirements, prior to issuance of a building permit for Phase III and Phase IV, City staff shall present the conditions that will be required to be satisfied in order for a building

permit for Phase III and Phase IV to be issued, if any, to City Council for approval. If no conditions are recommended by staff, a presentation to that effect shall be made to City Council for its consideration and approval and 6.1.2 Owner and Developer agrees to post a sign on the subject property no later than fifteen (15) days after submission of any portion of the Future Submittals for Phase III and Phase IV providing notice of said submittals. City Council review and approval shall not occur less than ninety (90) days after the sign has been posted.

Tara McDonald (representing Naperville Residents for Sustainable Development and Neighbors for Neighborhood Mosque) spoke in support of the ordinance and additional OAA conditions.

Brian Hoffert (Department of Religious Studies, North Central College) spoke in support of the ordinance.

Fatima Ala spoke in support of the proposed ordinance.

Mark Winters spoke in support of the proposed ordinance.

Lucy Evans spoke in support of the proposed ordinance.

TM Narasimhan spoke against the proposed ordinance.

Jean M Page spoke in support of the proposed ordinance.

Anees Rahman (Islamic Center of Naperville) spoke in support of the proposed ordinance.

Dilip Kikl spoke in support of the proposed ordinance.

Steve Reiff spoke against the proposed ordinance

Jeremy Sentman spoke in favor of ensuring meaningful public comment as project goes forward.

Molly Evans spoke in support of a neighborhood mosque but has concerns over the proposed size and scope.

Keyur Shah spoke against the proposed ordinance.

#### ***POSITION STATEMENT***

Marilyn L Schweitzer - SUPPORT

Kader Sakkaria - SUPPORT

Melissa Wichhart - OPPOSE

Allison Longenbaugh - SUPPORT

Vasudevan Sivalingam (Ashwood Pointe Community) - OPPOSE

Kara Pelecky - SUPPORT

Allison Cook Thompson - SUPPORT

Bharath Ananthula - OPPOSE

Meera Seeryada - OPPOSE

Lokesh Krishnamoorthy - OPPOSE

Shelley Birdsong - SUPPORT

#### ***WRITTEN COMMENTS ONLY***

Galyna Krylova - I disagree with PZC decision to approve the ICN project on 248th Ave with 12 conditions. I am confident that the scale of this development is inappropriate for the location. Although I strongly support the right of the Islamic religious community of Naperville to have their place of worship, I oppose the approval of multipurpose facilities of regional scale in the residential



areas. In the recommendation to approve this project PZC allows to build both phase I (a Mosque) and phase II (a private elementary school) before the expansion of 248th ave. Phases III-V are supposed to be completed after the street expansion. The parcel of land is too small to accommodate all five phases and if all five are built I am certain there will be issues with insufficient parking, congested traffic, road safety, noise pollution for the residents in the close vicinity. In my opinion, building a Mosque and a preschool (not a private elementary school as currently planned) would be just enough for that specific parcel of land owned by ICN. That way it will really serve only local Naperville Islamic community and will be appropriate for its location in the heart of residential area. Since members of ICN did not come up with significant changes to the massive five phase project during many PZC hearings, I think there should be a condition mandating that ICN develops only "phase I" and then conducts the study of the impact of the mosque alone on the neighboring community which would include traffic, parking, public safety, private property values, among other things. Development of every subsequent phase of this project should be conditional on the favorable outlook of submitted study for the previous phase. That way the project can be curbed when it becomes too large for the available space. I hope that elected city council officials will take a measured and wise approach allowing to build only "phase I" and making "phase II" conditional on 1. Completed expansion of 248 Ave; 2. Favorable (or at least neutral) impact of this facility on the adjacent residential communities.

Michelle Hiller - I OPPOSE the proposed large development on 248th avenue. This is just another development which will negatively affect home values. You have approved numerous apartment buildings in the area and now want to add a 1000 car parking lot with a mosque, school, and another building? There is no infrastructure to support this so it will result in more disruption of our neighborhood. We bought our home as an investment in this safe family centered community and your planning decisions are slowly ruining what was once a great neighborhood. Our quiet streets will be used as cut throughs and traffic will be out of control. Please oppose the entire development and limit the size to a more reasonable one. Thank you.

Vijay Ram - I live on Birch Lane in the Ashwood Pointe Neighborhood and I would like to OPPOSE the development ( as currently proposed) at 3540 248th Avenue. My major concern is the size and scale of the project which I believe will impact the surrounding residential properties. my feedback on the various phases in the proposed project: YES TO: Mosque ( with reduced capacity until 248th Ave widening), Preschool NO TO: Elementary School, Gym, Banquet/Party Hall, Phase V expansion. Following are the main Concerns that I have with this development ( as proposed) due to which I am OPPOSING the petition: 1) Impact to Traffic on 248th, 103rd street, Honey Locust: Traffic to the development can exceed more than 600 vehicles during peak periods or when multiple facilities are operated at the same time. Stop signs are used for the traffic from the proposed site to exit and merge with the existing traffic on 248th street. This can cause significant delays to existing traffic on 248th even when proper traffic management is used to regulate traffic. In addition, there is an existing public bike trail just north of the property which can slow down the traffic further during weekends and during summer. This will result in an overall Poor Level Of Service (E or F) on 248th Avenue and its intersections. 2)Wolf's

Crossing Effect: An increase in eastbound bike and pedestrian traffic crossing 248th was observed by Birch Lane residents after the Wolf's Crossing park was opened during last week of October 2020. Higher traffic on Tall Grass greenway bike trail, is going to introduce more stops for vehicles on 248th Ave. I think another detailed traffic study on bike trail traffic and its impact to 248th Ave may need to be done especially after normalized traffic on 248th Ave ( no more COVID effect ).

3) Traffic overflow Congestion on 248th Ave can cause vehicular traffic to overflow on to surrounding residential streets such as Birch Lane, Lapp Lane, Landsdown Ave. This can be detrimental to the safety of the kids/neighbors living in the surrounding areas.

4) Ashwood Pointe's Honey Locust Entrance: Out of the two entrances to the site, the South entrance is a full entrance while the North Entrance is Right-In and Right-Out Only. All visitor traffic coming in from the Site's North will have to use the Left turn lane on 248th street to take the South entrance into the Site. This will cause delays for residents existing Honey Locust for left-turn movements to take 248th North. During the morning and evening peak hours, the outbound left-turn movements are projected to operate at LOS F assuming the Year 2040 projected traffic volumes.

5) Stops & Traffic Signal on 248th. As per the Traffic Signal Warrant Analysis, Intersection between Honey Locust and 248th Ave showed Warrant #3 for few hours during the day. While the study had concluded that a light is not required now, it is very much possible that in a few years from now, the new conditions could warrant another stoplight on 248th avenue at the Honey Locust intersection. Within a span of 1 mile from 103rd street to 95th street, 248th avenue already has a total 4 stops ( including the bike trail stop). Adding another traffic signal and additional stops is only going to cause more delays for regular users of 248th motor traffic

6) Parking overflow: It is mentioned that the Vehicle Occupancy Rate for the visitors would be close to 1 during week-days. With a capacity for 456 visitors in Phase 1 and with only 348 Parking spaces and with one visitor per Vehicle, there are concerns that parking could overflow into neighboring residential streets such as Honey Locust/Birch Lane on weekdays. On weekends especially during peak periods, the development which could be the largest center within the southwest suburbs could attract visitors far more than the planned capacity. Even though phase 1 is planned for a maximum of 500 visitors and parking will be provided for up to 400 vehicles. There are concerns that weekend traffic can overflow into residential streets. How is ICN planning to restrict and maintain the maximum visitor capacity within the design limits?

7) Bicycle/Tall Grass Greenway Trail: North access drive is just 175 feet from bike path and future plans to make North access drive a full access requires bike trail crossing to be relocated north closer to the Electric Utility Pole. Providing full access to North access drive may impact the safety of children and everyone else who regularly use the Bike Trail

8) Light Pollution: For a structure that is going to have 700 parking spots, there is going to be lot of light generated which is going to completely change the nightly atmosphere around this area. Hours of Operation for the Banquet Hall/ Gym is going to impact the nightly atmosphere for Birch/Mistflower Lane residents.

9) School Bus: It is mentioned that high number of visitors are expected on weekdays between 2PM to 3PM. There may be over 1000 cars (500 in-bound and 500 outbound) accessing the site during this period which happens to the same time when Middle/ High school students return from schools such as Scullen and Waubonsie. This can turn out to be a concerns for kids and Parents in the residential neighborhood.

10) Property value of existing development: All the

above factors combined together can lead to a negative impact on the residential properties that are in close proximity to the development site. This can further cascade to adjacent homes resulting in a lower home value for the entire South Western part of Naperville and can also result in reduced property tax income for the County/City of Naperville. It will be great if the capacity of the mosque can be reduced for phase 1, until 248th Ave modernization can be completed. I do not think Phases 3-5 are a good fit at this site which is surrounded by residential properties in all directions. Thank you for your time in going through all of the concerns and comments from the Residents and I hope a right decision will be made which would not impact the current quality and safety of life in this residential neighborhood.

Indra Balakrishnan - Oppose the project as currently proposed. Support Phase 1/ Mosque, preferably with a lower capacity until 248th Ave can be widened. Oppose Phase 2-5 ( School, Gym, Banquet Hall, expansion)

Vishnu Subramaniam - Phase 1: Support. Preferably at a lower capacity until 248th Ave is widened. Phase 2-5: Oppose Concerns: 1) Impact to Traffic on 248th, 103rd street, Honey Locust until 248th Ave is widened. Detailed study has been done by residents. 2) Wolf's Crossing Park Effect on Bike Trail. Effect of higher bike traffic on number of stops for 248th Motor traffic. Safety of pedestrians crossing the trail. 3) Emergency Services - For Ashwood, Carillon communities, 248th Ave is the quickest route to the closest emergency center in Plainfield. There could be delays when the 248th Ave ( 2-lane road) is congested. 4) High number of Stops & Traffic Signal on 248th: Site adds additional stops for through traffic on 248th and may also introduce another traffic light in the future on the Honey Locust/248th intersection. 5) Congestion/delays for residents to exit to 248 North from Ashwood Pointe's Honey Locust Entrance, Penn Cross's Lapp Lane, Tall Grass's Landsdown Ave. 6) Concerns on Parking overflow to nearby residential streets such as Honey Locust ---- on weekdays due to low vehicle occupancy rate, on Weekends during peak periods. 7) Traffic overflow - concerns that traffic could overflow into residential streets when 248th ave is congested. 8) Light Pollution: Nearly 750 parking spots on the site. Night atmosphere for residents along Birch will not be the same as before ( especially second floor). Hours of Operation for Gym/ Party hall not clear. 9) School Bus: Overlap between peak hours of site usage and School bus timings 10) Tall Grass greenway Trail: Site has two exits both on 248th and are 350ft apart. Proposal to convert North exit into full access may require the trail crossing to be relocated North closer to the electric utility pole. 11) Property value: All of the above factors together may lead to lower property value for Birch/honey locust homes and then the effect may cascade to adjacent streets/areas.

Tim Messer - Mayor and City Council: I'm a 21-year Naperville resident, and I have lived in the eastern downtown area just outside of the Historic District for the last 13 years. My comments are my own and not those of any board or group of which I am a member. A large religious campus is a big part of my neighborhood. Saints Peter and Paul is a church, two school buildings, a rectory, and a parish ministry center with offices and large meeting spaces. According to City zoning records, these facilities operate under a conditional use. If Saints Peter and Paul were built today, I am certain most of the buildings

would require variances. The newer facilities were constructed in the 1990s and were not without controversy. There are also three other churches immediately west of this campus. Everyone co-exists very nicely, with far less off-street parking than is proposed here. I was a member of the Planning and Zoning Commission at the time of the Islamic Center of Naperville's annexation petition in 2011. I voted in favor of the rezoning at that time, with the full expectation that ICN would come back in the future to seek a conditional use to build a facility. I stand by that vote. The site is designated for a community facility in the comprehensive land use plan. Many of the opponents have said they welcome this facility, just not at this site. To me, this sounds like a different way of saying "not in my backyard." Some of the public comment throughout the hearing process has reflected an impression that religious facilities are not allowed at all under R1 zoning, and that R1 restricts use only to residential. That's not the case. The petitioner is seeking a conditional use for a religious facility within R1 zoning, which they are allowed to seek under City code. The need to seek approval for a conditional use is a significant part of why the public process was held in the first place. It is perfectly reasonable to site religious facilities and their related uses in or near residential neighborhoods. I support ICN's development petition, and I urge you to approve it with the conditions recommended by Planning staff. Thanks for your consideration of this matter. Tim Messer

Joseph Abegg - Dear City Council, As a concerned neighbor of Tallgrass, I respectfully ask to reconsider the development timeline based on traffic as well as a review and public participation in phase 3 and 4 not because I am anti-growth but am concerned about the size of the project and the impact it will have to the traffic and safety of the children using the bike path and other areas around the development. The neighborhood in which the development is proposed does not support a structure and parking complex of its size at this time. The proposed development is large scale and would be the largest commercial property in the neighborhood. Furthermore, there are few 2-story properties along 248th Avenue that are full commercial use on all floors as proposed for the property in question unlike virtually all such 2-story properties are located along 59 which can handle traffic and commercial development. More time is needed to review the insufficient road infrastructure. Nearby intersections simply cannot handle the dramatic increase in traffic that will occur if the 248th Ave project is permitted. The surrounding streets and intersections are narrow and do not allow for turn lanes, notably limiting traffic flow. The residential neighborhoods surrounding the property will witness a dramatic increase in traffic in an already congested area, which will lead to more accidents, injuries, and fatalities. There is a lack of genuine neighborhood engagement with the developers which is why I would request responsible development in phase 3 and 4. While the property owner and developer claim to have held meetings at which they gathered feedback from the community, these meetings were to inform the neighborhood of the plans, not to engage in dialogue or consider neighbors' concerns. For the foregoing reasons, I urge you to vote for providing more traffic safety, more public participation into phase 3 and 4 and a reasonable timeline.

Monson rebutted points raised by the speakers regarding public input, density, and traffic.

Council discussed the year-long public hearing process and thanked the residents and members of the Planning and Zoning Commission for their dedication, patience, and professionalism.

Council went on to discuss the phased approach and the compromise on both sides, confirmation that every voice is important, that the project is richer because the groups have worked it out themselves, that ICN is a critical component of the community and needs more space, the final proposal garnered only a handful of speakers and limited opposition, the importance of transparency, continued visits with neighbors, legitimate concerns with traffic and size, HOA opposition, and that future councils can make decisions based on information presented at that time.

Enactment No.: ORD 21-126

**A motion was made by Councilwoman Gustin, seconded by Councilman Hinterlong, to pass the ordinance approving a conditional use for a religious facility in the R1 District and an Owner's Acknowledgement and Acceptance Agreement for the Islamic Center of Naperville located at 3540 248th Avenue (ICN) - PZC 20-1-052 with two additional OAA conditions: 6.1.1 In addition to the above requirements, prior to issuance of a building permit for Phase III and Phase IV, City staff shall present the conditions that will be required to be satisfied in order for a building permit for Phase III and Phase IV to be issued, if any, to City Council for approval. If no conditions are recommended by staff, a presentation to that effect shall be made to City Council for its consideration and approval and 6.1.2 Owner and Developer agrees to post a sign on the subject property no later than fifteen (15) days after submission of any portion of the Future Submittals for Phase III and Phase IV providing notice of said submittals. City Council review and approval shall not occur less than ninety (90) days after the sign has been posted. The motion carried by the following vote:**

**Aye:** 9 - Chirico, Bruzan Taylor, Gustin, Hinterlong, Holzhauser, Kelly, Leong, Sullivan, and White

#### **M. AWARD OF BIDS AND OTHER ITEMS OF EXPENDITURE:**

#### **N. PETITIONS AND COMMUNICATIONS:**

#### **O. REPORTS AND RECOMMENDATIONS:**

1. [Receive the estimated 2021 property tax levy for the City of Naperville, including the Naperville Public Library, and direct staff to publish notice for a Truth-in-Taxation hearing on December 21, 2021](#)

**A motion was made by Councilwoman Gustin, seconded by Councilman Hinterlong, to receive the estimated 2021 property tax levy for the City of Naperville, including the Naperville Public Library, and direct staff to publish notice for a Truth-in-Taxation hearing on December 21, 2021. The motion carried by the following vote:**

**Aye:** 9 - Chirico, Bruzan Taylor, Gustin, Hinterlong, Holzhauser, Kelly, Leong, Sullivan, and White

2. [Receive the estimated 2021 property tax levies for Special Service Area numbers 23, 25, 31, and 33](#)

A motion was made by Councilwoman Gustin, seconded by Councilman Hinterlong, to receive the estimated 2021 property tax levies for Special Service Area numbers 23, 25, 31, and 33, and direct staff to publish notice for a Truth-in-Taxation hearing on December 21, 2021. The motion carried by the following vote:

**Aye:** 9 - Chirico, Bruzan Taylor, Gustin, Hinterlong, Holzhauer, Kelly, Leong, Sullivan, and White

**P. NEW BUSINESS:**

Office, Research, and Light Industry District (ORI)  
Chirico discussed the need for staff to review ORI zoning and designate warehouses as a conditional use.

Council concurred.

SSA

Chirico discussed staff evaluate revising the formula for SSA to prorate payments accordingly.

Council concurred.

Leaf pick up  
Leong asked for an update.

Dublinski discussed the amount of leaves left and stated that if the weather holds the City may be able to complete one more week of pick up.

**Q. ADJOURNMENT:**

A motion was made by Councilman Hinterlong, seconded by Councilwoman Gustin, to adjourn the Regular City Council Meeting of November 16, 2021 at 9:18 p.m. The motion carried by a voice vote.

/S/ Pam Gallahue  
Pam Gallahue, PhD  
Community Services Director/City Clerk