



City of Naperville

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

Meeting Minutes - Draft

City Council

Wednesday, March 18, 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 March 18.
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 March 18.
3. Submit a written comment to the City in advance of the City Council meeting by 4 p.m. on March 18. 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 March 18. 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 March 18. 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 March 18, 2026 City Council meeting to order at 7:00pm.

B. ROLL CALL:**C. CLOSED SESSION - CANCELED**

OPEN SESSION - 7:00 p.m.

D. 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

Also Present

City Manager Doug Krieger; Deputy City Manager Pam Gallahue; City Attorney Mike DiSanto; City Clerk Dawn Portner; Fire Chief Mark Puknatis; Police Chief Jason Arres; Director of Finance Raymond Munch; Deputy Director of IT Ken Nelson; Director of TED Jennifer Loudon; Deputy Director of TED Allison Laff; Director of Public Works Dan Randolph; Director of Public Utilities - Electric Brian Groth; Director of Public Utilities - Water Darrell Blenniss; 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. Proclamation recognizing Rosemary Macko Wisnosky for her lifelong service to the Naperville community

The proclamation was presented by Mayor Wehrli.

SPEAKER

Joseph Seliga (Chicago - Honorary Consulate of the Slovak Republic of Chicago) recognized and thanked Rosemary Macko-Wisnosky for her lifelong service to the City of Naperville and the people of Nitra, Slovakia.

2. Proclaim April 18, 2026 as River Sweep 2026 in the City of Naperville

The proclamation was presented by Councilman Kelly.

G. PUBLIC FORUM:***SPEAKERS***

Electric strategy workshops

Richard Stark (Naperville) discussed his proposed electric strategy workshops.

Restaurant tax charged to caterers

Megan Rousonelos (Plainfield - My Chef, Inc.) inquired about the restaurant tax passed in 2025 and how the caterers were notified.

Munch stated that after the code was amended in November 2025, the City conducted targeted mailings to businesses identified as registered sales tax-paying entities within the City that were not currently paying the Food and Beverage tax. He noted that, due to inaccuracies in Illinois Department of Revenue records, it is possible that not every applicable business was contacted.

Speaking against the adoption of the stretch codes

Adam VanSomeren (Naperville - Charleston Building & Development) is

opposed to the adoption of the IL. stretch codes.

Stretch energy code

Christian Zenger (Naperville) is opposed to the adoption of the IL. stretch codes.

Council discussed the adoption of the Illinois stretch energy codes, amendments to the Food and Beverage Tax particularly as it relates to caterers and the scheduling of a workshop to discuss the future energy needs of the City of Naperville and amending the March 3, 2026 Council meeting minutes.

Munch stated that caterers have always been included in the Municipal Code under the Food and Beverage Tax. The recent revisions focused on distinctions between sit-down dining establishments and drive-thru businesses. He explained that while the Code was amended to better address drive-thru operations, there were other situations throughout the City where there was a perceived lack of equity in how the tax was applied. With the revisions made at the end of 2025, the Code now applies more broadly and equitably.

By consensus, the Council requested that staff come back with a report outlining which events are affected by the recent revisions to the Food and Beverage Tax, the history of the tax as it relates to caterers, and whether a mechanism exists for outside caterers to remit the Food and Beverage Tax if they are not located within the City.

Krieger stated that beginning with the first Council meeting in April, staff will provide monthly reports on the future energy needs of Naperville. The first report will focus on the mission of the Electric Utility, including timelines and detailed discussions of the various energy options available and the timeline for each option. Subsequent reports will provide in-depth reviews of each individual option, including the pros, cons, and associated risks. Following the completion of these reports and discussions anticipated in August, a discussion will take place regarding the scheduling of a strategic workshop.

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 pulling items I2 and I4. The motion carried by the following vote:

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

1. Approve the Cash Disbursements for the period of February 1, 2026, through February 28, 2026, for a total of \$37,506,027.97

Council approved.

2. Approve the March 3, 2026, regular City Council meeting minutes

Council discussed the accuracy of the New Business section of the meeting minutes, specifically the addition of the phrase "set strategic priorities" in the final sentence. The item was tabled until the April 7, 2026 Council meeting to allow staff time to review.

A motion was made by Councilman Holzhauer, seconded by Councilman White, to table the approval of the March 3, 2026, Council meeting minutes until the New Business portion can be reviewed by staff for accuracy. The motion carried by the following vote:

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

3. Approve the City Council meeting schedule for April, May, and June 2026

Council approved.

4. Approve appointments to various boards and commissions

A motion was made by Councilwoman Gibson, seconded by Councilman Kelly, to approve the appointment of Natasha Marriner to the Police Pension Board. The motion carried by the following vote:

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

Council discussed the increase in residents applying for the City's Boards and Commissions, noting a renewed interest in the appointment process for open positions. The discussion included consideration of whether individuals who have previously served and reached their term limits should be reappointed, or if it is more appropriate to allow new voices and perspectives to be represented.

A motion was made by Councilman White, seconded by Councilman Kelly, to approve the appointment of Greg Gustin to the Special Events and Community Arts Commission. The motion carried by the following vote:

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

Nay: 1 - Gibson

5. Receive the year-to-date budget report through February 28, 2026

Council received the report.

6. Accept the public underground improvements at Orion Prosperita at Mill & Diehl Rd and Laurel Subdivision at 202_212 Van Buren and authorize the City Clerk to reduce the corresponding public improvement surety

Council accepted.

7. Approve the award of Option Year #1 to Contract 25-032, Storm Sewer Rehabilitation, to Performance Pipelining, Inc. for an amount not to exceed \$750,000 plus a 3% contingency

Council approved.

8. Approve the award of Option Year #1 to Contract 23-062, Cross-Connection Control Testing Records Administration, to Backflow Solutions, Inc. for an amount not to exceed \$444,547.60 and for a two-year term

Council approved.

9. Approve the award of Cooperative Procurement 26-077, Aftermarket Parts and Supplies, to Genuine Parts Company for an amount not to exceed \$137,000 and for a 32-month term

Council approved.

10. Approve the award of Cooperative Procurement 26-084, Facility Exterior Restoration, to Garland/DBS, Inc. for an amount not to exceed \$117,156

Council approved.

11. Approve the award of Bid 26-037, Custodial Services - Central Business District, to Eco-Clean Maintenance, Inc. for an amount not to exceed \$237,366.90 and for a one-year term

Council approved.

12. Approve the award of Bid 25-313, 2026 Southeast Waterworks Drainage Pump Replacement, to Performance Construction & Engineering LLC for an amount not to exceed \$516,632 plus a 3% contingency

Council approved.

13. Approve the award of Bid 26-009, 2026 Pavement Patching, to Geneva Construction Company for an amount not to exceed \$608,300 plus a 3% contingency and for a six-month term

Council approved.

14. Approve the award of Bid 26-048, Landscape Restoration Services, to Christy Webber and Company and Semper Fi Landscaping, Inc. for an amount not to exceed \$600,000 and for a one-year term

Council approved.

15. Approve the award of Bid 26-039, Pumping Equipment Repair and Maintenance Services, to Flow-Technics, Inc. for an amount not to exceed \$101,970 for a 20-month

term

Council approved.

16. Approve the award of Change Order #1 to Contract 22-278, Springbrook Water Reclamation Center (SWRC) South Plant Return Activated Sludge (RAS) & Grit Improvements Project, to Donohue & Associates, Inc. for an amount not to exceed \$70,000 and a total award of \$923,000

Council approved.

17. Approve the award of Change Order #1 to Work Order 22-067-WATER-25-01, Construction Engineering Services for Ogden Avenue and Washington Street Water Main Improvements, to Ciorba Group for an amount not to exceed \$388,050, a total award of \$702,575, and an additional 182 calendar days

Council approved.

18. Waive the applicable provisions of the Naperville Procurement Code and award Work Order 22-067-WATER-26-04, Construction Engineering Services for Ogden Avenue Phase II Water Main Improvements, to Ciorba Group for an amount not to exceed \$394,428 and for a 16-month term

Council awarded.

19. Pass the ordinance to establish temporary traffic controls and issue Special Event and Amplifier permits for the 2026 Naperville Women's Half Marathon and 5K scheduled on Sunday, April 19, 2026

ORD 26-019

Council passed.

20. Pass the ordinance to establish temporary traffic controls and issue Special Event and Amplifier permits for the 2026 Naperville Distinguished Gentleman's Ride scheduled on Sunday, May 17, 2026

ORD 26-020

Council passed.

21. Pass the ordinance approving variances for two ground signs along Aurora Avenue for the Westridge Court Shopping Center - DEV-0144-2025

ORD 26-021

Council passed.

22. Pass the ordinance approving a minor change to the conditional use for Alleluia Lutheran Church at 4055 Book Rd - DEV-0011-2026

ORD 26-022

Council passed.

23. Adopt the resolution approving a lease agreement between the City of Naperville and Chicago SMSA Limited Partnership d/b/a Verizon Wireless regarding communications tower at 1800 S. Washington

RES 26-008

Council adopted.

24. Adopt the resolution authorizing the City Manager to execute the Intergovernmental Agreement between DuPage County and the City of Naperville for mowing along County roads and rights-of-way

RES 26-009

Council adopted.

J. PUBLIC HEARINGS:

K. OLD BUSINESS:

L. ORDINANCES AND RESOLUTIONS:

1. Pass the ordinance rezoning 222 S Mill Street from OCI (Office, Commercial and Institutional District) to B5 (Secondary Downtown) - DEV-0114-2025

Councilman Holzhauser 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 pass the ordinance rezoning 222 S Mill Street from OCI (Office, Commercial and Institutional District) to B5 (Secondary Downtown). The motion carried by the following vote:

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

Recused: 1 - Holzhauser

M. AWARD OF BIDS AND OTHER ITEMS OF EXPENDITURE:

1. Approve the award of Bid 26-045, Landscape Maintenance, Mowing, and Herbicide Services, to Yellowstone Landscape, Groundworks Land Design and Ramiro Guzman Landscaping, Inc. for an amount not to exceed \$1,808,240

A motion was made by Councilman White, seconded by Councilman Kelly, to approve the award of Bid 26-045, Landscape Maintenance, Mowing, and Herbicide Services, to Yellowstone Landscape, Groundworks Land Design and Ramiro Guzman Landscaping, Inc. for an amount not to exceed \$1,808,240. The motion carried by the following vote:

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

2. Approve the award of Bid 26-032 Municipal Center IT Server Room Expansion, to Lite

Construction, Inc. for an amount not to exceed \$1,097,000 plus a 3% contingency

A motion was made by Councilman White, seconded by Councilman Kelly, to approve the award of Bid 26-032 Municipal Center IT Server Room Expansion, to Lite Construction, Inc. for an amount not to exceed \$1,097,000 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. Receive the preliminary 2025 year-end financial report

Munch presented the preliminary 2025 year-end financial report, summarized the financial outcomes for the City's major funds, discussed performance in key revenues and expenditures, and highlighted some of the areas staff is monitoring in the new year.

Council discussed overtime costs and the status of the City's reserves.

Munch stated that SECA plays an important role in supporting overtime related to special events, noting that most of these costs are reimbursed through the Food and Beverage Fund. In addition, the City charges fees to groups requesting services for private or school events, which also generates revenue for the City. The City has committed to maintaining a 25% reserve goal. The last evaluation by the Finance Department indicated reserve levels were in the 30-35% range. These reserves are intended for unanticipated events; however, once reserve levels exceed the required threshold, the City can consider how to allocate excess funds. Potential uses can include funding capital projects in lieu of bond financing. While much of the focus is on the General Fund, reserves also serve as a backstop for major utilities, such as Electric and Water, and other functions that may not maintain similarly robust reserve requirements beyond the 25% General Fund target.

2. Provide feedback regarding the potential development of the south 35 acres of the Nokia Campus, generally located at the northwest corner of Warrenville Road and Naperville Road, with residential uses

DiSanto stated this agenda item is a special, informal concept-review session requested by the property owner, Franklin 1960 Lucent Lane, LLC, and its development partner, Pulte Home Company. The owner is seeking early, non-binding feedback from the Council on its proposal to rezone the approximately 35-acre site at 1960 Lucent Lane from the ORI District to the R3 Medium-Density Multiple-Family Residence District for a townhome and rowhome development. This preview process is the same informal mechanism the City previously used for the Naper Commons project and that is at times employed in other communities for complex developments. It is intended to allow the Council and the public to provide early input so the owner does not expend further resources on a proposal that may not align with the City's vision. By proceeding with this concept review at the owner's specific request, the

owner and developer acknowledge and agree that:

1. This process is entirely non-binding;
2. Any comments or feedback provided by the City Council this evening are subject to change at any time, including during any subsequent formal entitlement process;
3. Neither the Planning and Zoning Commission nor the City Council is not bound by any input or feedback offered here; and
4. This session confers no vested rights whatsoever to the property owner or the proposed developer.

This opportunity is being extended at the owner's request, and any decision to rely upon any information, opinions, input, or feedback received this evening is undertaken at the sole risk of the property owner and developer, without creating any binding precedent for the City.

SPEAKERS

Peter Friedman (Chicago -Elrod Friedman LLP - for the Petitioner) Council discussed the proposed residential development at the corner of Warrenville and Naperville Roads, formerly the Nokia Campus. The project is consistent with the City's Land Use Master Plan and would include a 262-home, medium-density subdivision of single-family residences. The proposal indicates that approximately 40% of the homes would be townhomes, with the remaining 60% consisting of row homes of varying widths. The development would include the establishment of a homeowners association (HOA) responsible for maintaining common areas, stormwater improvements, and the exterior of the homes. Pulte Homes has been identified as the potential developer for the subdivision.

Clara Lambert (Naperville) is in support of the proposed development of the south 35 acres of the Nokia Campus.

Priya Vincent (Naperville) is in support of the proposed development of the south 35 acres of the Nokia Campus.

Marilyn Schweitzer (Naperville) is generally supportive of the proposed development; however, additional consideration should be given to incorporating residential amenities that would also benefit the Naper Commons subdivision.

Council discussed the inclusion of additional amenities within the proposed development, such as a coffee shop, fitness center, expanded walking paths, parks, and small-scale restaurants to better serve residents and the surrounding area. There was also interest in incorporating street names that reflect the past 50 years of the City's diverse history. Council raised concerns regarding the potential impact of the development on local schools and the park district, as well as issues related to environmental impacts, housing affordability, and visitability standards. The discussion also referenced the ongoing I-88 corridor study, particularly as it relates to the appropriateness and integration of residential developments within that area.

WRITTEN COMMENTS ONLY

Sweta Shah (Naperville) As a neighboring resident, I am writing to express my support for the proposed residential development on the southern 35 acres of the Nokia campus, as well as the requested rezoning of the property from ORI to R3. This proposal aligns with the City's Land Use Master Plan and is compatible with the character of the surrounding neighborhoods. It also reflects a thoughtful response by the property owner to significant community concerns regarding the previously proposed data center at this location. The proposal's use of townhomes and rowhomes is consistent both with the medium-density housing outlined in the Land Use Master Plan and the context of surrounding neighborhoods. As the proposal moves forward, careful attention should be given to ensure that the overall density remains appropriate for the site, with ample green space preserved. Thank you for your consideration.

Dan Johnson (Naperville) I'd like to thank the landowner for adjusting their plans for this property to better fit the City's changing needs and urge Council to consider it. Judging by the multiple proposals noted in the landowner's letter, a residential centered development is viable for this location. This stands in contrast to the lack of proposals spanning multiple years while the property is zoned ORI. This is evidence that the City's needs are changing. Another benefit of rezoning this property to residential could be to encourage development on other vacant ORI properties. The Ineos property is a less suitable parcel to be rezoned to residential since it backs up directly to the Tollway. By allowing this land to transition to residential, the City would be encouraging the development of the Ineos property, and others like it, by reducing the ORI supply. The landowners concept proposal also appears to align with the City's Land Use Master Plan, which would support rezoning. I urge Council to consider supporting rezoning to support townhomes and row homes as part of R2 or R3 zoning.

POSITION STATEMENT

SUPPORT
Dan Johnson

P. NEW BUSINESS:

Appointments to the City's Boards and Commissions

Holzhauser inquired about the process for appointing applicants to the City's Boards and Commissions and encouraged Council representatives, if they are aware of an upcoming appointment, to hold a meeting between the Council liaison and the Mayor prior to the appointment to ensure consistency with the process outlined on the City's website.

Mayor Wehrli stated that the description of the appointment process on the

City's website can be somewhat confusing compared to the process actually followed for Boards and Commissions. He explained that the staff liaison meets with the Mayor to review applicants for open positions. When a vacancy occurs, the Mayor and staff liaison discuss the needs of the Board or Commission, including any gaps, desired skill sets, and attributes that would be beneficial. Applications are then reviewed, and a determination is made on which candidates to invite for interviews. Following the interviews, the Mayor and staff liaison confer to decide which applicant should move forward for Council review. He noted that the process is working well and continues to attract strong applicants, but the Councilman's suggestions will be taken under consideration.

Q. ADJOURNMENT:

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