

**Q/A for April 2, 2024**

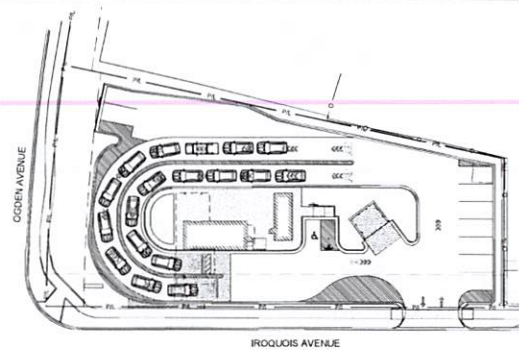
<b>Agenda #</b>	<b>Title</b>	<b>Requestor Responder</b>
<b>I.4</b>	<b>Approve the award of Bid 23-121, 2024 Lead Water Service Replacement Program, to Miller Pipeline LLC, for an amount not to exceed \$497,950 plus a 5% contingency</b>	
<b>Q.</b>	Why the significant difference between our estimate and the low bid?	<i>Longenbaugh</i>
<b>A.</b>	The engineer's estimate was determined using lead service replacement pricing in past watermain projects and adjusted for inflation. It is likely the larger volume of replacements in this project helped account for lower unit pricing.	<i>Blenniss</i>

<b>I.5</b>	<b>Approve the award of Change Order #1 to Contract 22-070-0.01, 2022 Guardrail Improvements Project, to Misfits Construction Company for an amount not to exceed \$27,222.86 and a total award of \$175,389.86 and for an additional 577 days</b>	
<b>Q.</b>	Who is financially responsible for fixing the incorrect installation along Book Rd?	<i>Bruzan-Taylor</i>
<b>A.</b>	Installation requirements for guardrail end terminals vary by manufacturer and take precedence over standard design details. Staff approved the manufacturer's shop drawings submitted for the Book Road location based upon the type shown in the engineering drawings. After the installation, staff identified the alignment discrepancy between the engineering drawing and manufacturer's specifications. Based on the shop drawing approval by City staff, the City has no recourse to seek reimbursement from the designer or contractor for the revision.	<i>Hynes</i>
<b>Q.</b>	Who was responsible for the improper installation of the end terminals being installed incorrectly and is their recourse for collection?	<i>Wehrli</i>
<b>A.</b>	See response to previous question.	<i>Hynes</i>

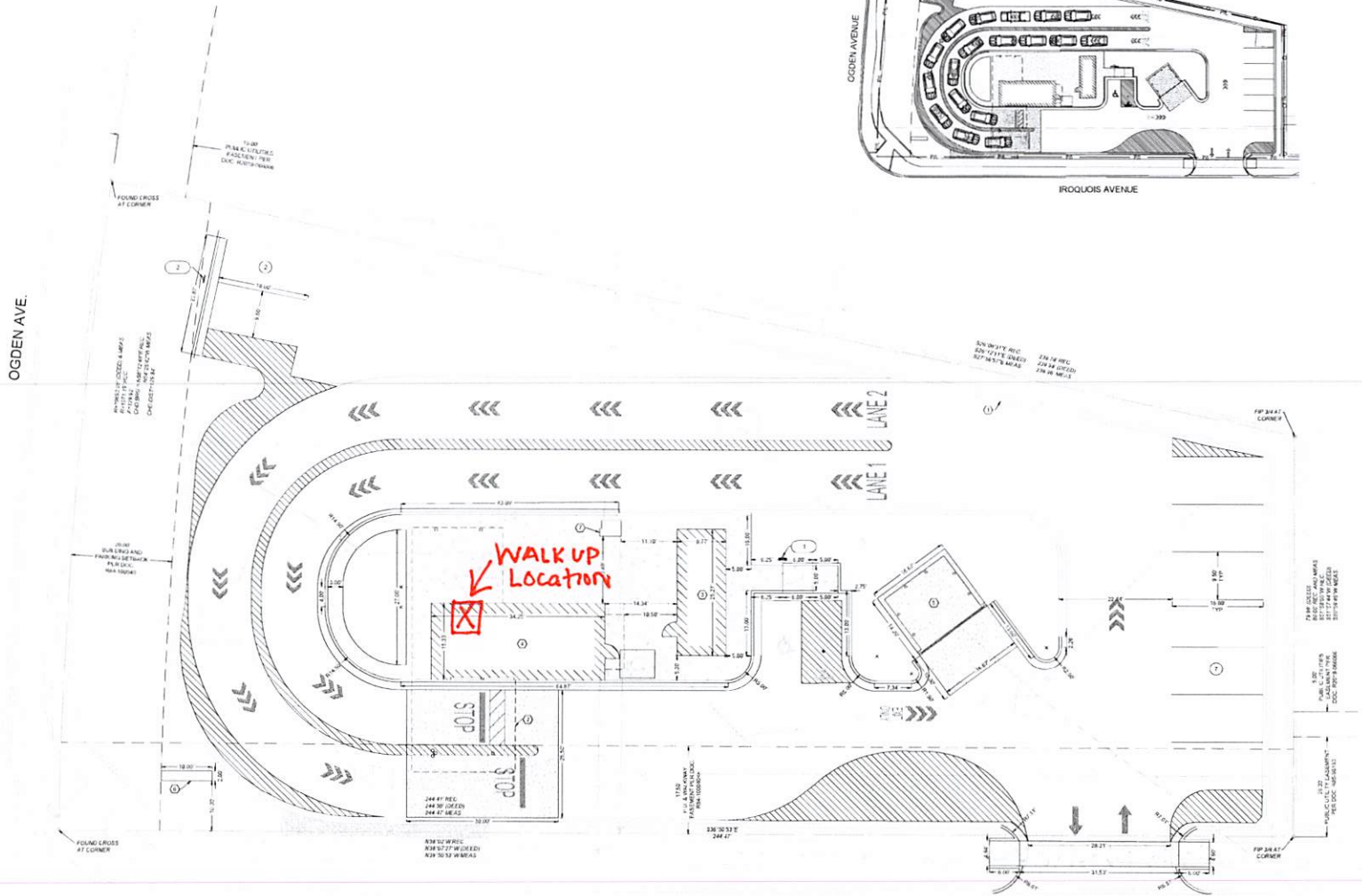
<b>I.6</b>	<b>Approve the award of Option Year #2 to Contract 19-084.2, Skype/Teams Conference Room Technology, to AVI-SPL LLC for an amount not to exceed \$105,203.43</b>	
<b>Q.</b>	1. What are we getting for the additional year? 2. Are they installing this technology in additional conference rooms? 3. Is this hardware, software, both?	<i>Wehrli</i>
<b>A.</b>	1. For the additional year, the City Manager's Office worked with directors to understand and prioritize additional videoconference room requirements. 2. The prioritized list of conference rooms is: The NEU Conference room for board/commission meetings, Meeting Rooms A&B for large meetings, the Legal Conference Room, Public Works Conference Room and DPU-Water Conference Room. 3. The vendor will design, install, test and support the complete solution which consists of hardware and embedded software including a LCD, cameras, speakers, microphones and USB/USB-C laptop connector.	<i>Nguyen</i>

<b>I.8</b>	<b>Pass the ordinance approving bypass lane and signage variances for 1203 Iroquois Avenue (formerly known as 1200 E. Ogden Avenue) (7 Brew) - PZC 23-1-117</b>	
<b>Q.</b>	1. Could this location accommodate walk up service? 2. Why is it not being considered here? 3. There will be staff outside to take coffee orders, why cannot take order from a bicyclist, for example?	<i>Bruzan-Taylor</i>
<b>A.</b>	1. The petitioner proposes a drive-through only coffee shop, which is a permitted use in the B3 zoning district. The subject property is approximately ½ acre in size, which limits its physical capacity for commercial development. 2. Staff notes that the site has been designed to serve customers quickly while they are on the go in their vehicles and finds that the limited property size and intended business model are largely prohibitive in achieving significant on-site pedestrian amenities. 3. Although 7 Brew is a vehicle-based coffee shop, the business is able to accommodate someone on foot or bicycle via sliding doors on the north side of the building as shown in the attachment titled "I.8 Walk Up Details 7 Brew". 7 Brew employees are outside and will take their order, and the pedestrian will wait by the slider on the north side of the building until they receive their drink.	<i>Kopinski</i>
<b>Q.</b>	The renderings look like Andy's Custard on Ogden, which has drive-up and walk-up access (with no indoor seating/restrooms). 1. Will pedestrians be turned away if they attempt to walk up to the window? 2. Could the owner offer walk-up access in the future?	<i>Longenbaugh</i>
<b>A.</b>	Although 7 Brew is a vehicle-based coffee shop, the business is able to accommodate someone on foot or bicycle via sliding doors on the north side of the building as shown in the attachment titled "I.8 Walk-up Details 7 Brew". 7 Brew employees are outside and will take their order, and the pedestrian will wait by the slider on the north side of the building until they receive their drink. Essentially, there is a walk up window in the event one is needed, but 7 Brew does not advertise this.	<i>Kopinski</i>

<b>I.10</b>	<b>Pass the ordinance approving a variance to Section 6-6A-7:1 (R1A: Yard Requirements) of the Naperville Municipal Code for the property located at 384 River Bluff Circle - PZC 24-1-005</b>	
<b>Q.</b>	Please provide the PZC minutes regarding his matter.	<i>Bruzan-Taylor</i>
<b>A.</b>	PZC minutes are attached.	<i>Kopinski</i>
<b>M.1</b>	<b>Waive the applicable provisions of the Naperville Procurement Code and award Bid 23-294, River Road Water Main and Duct Bank Improvements, to Performance Construction and Engineering, for an amount not to exceed \$5,173,148.07, plus a 3% contingency</b>	
<b>Q.</b>	So now no duct bank work is being done to allow the future burying of overhead power lines at this location?	<i>Bruzan-Taylor</i>
<b>A.</b>	Although not immediately necessary, the electrical ductbank extension project down River Road was bid in conjunction with Water in an attempt to reduce costs as well as reduce disruption in the area. During the design process it was discovered that the electrical facilities would need to be placed five feet from the water facilities. This reduced the efficiencies of the joint trench. Also, Electric Utility costs are higher for the ductbank work here when compared with work that is part of the Meade contract. The Electric Utility will be presenting its prioritized five-year undergrounding plan as part of its rate study. This plan is prioritized based on outage counts and operational flexibility to ensure all customers are fed in a looped manner. Should the Council direct the Electric Utility to be more aggressive in its plan, and allocate funding to do so, many options exist for this stretch including directional boring in the parkway which is much less disruptive to traffic and pedestrians.	<i>Groth</i>



OGDEN AVE.

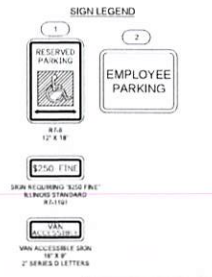


**LEGEND**

PL	PROPERTY LINE
RM	RIGHT OF WAY LINE
S	SEWAGE LINE
FM	SEWAGE FORCE MAIN
ST	STORM SEWER LINE
WR	REGULATED WATER LINE
FL	FLOOR LINE
OHE	OVERHEAD ELECTRIC LINE
UG	UNDERGROUND ELECTRIC LINE
GL	GAS LINE
W	WATER LINE
C	COMMUNICATIONS LINE
T	TELEPHONE LINE
FO	FIBER OPTIC LINE
CTV	CABLE TELEVISION
D	DRYER LINE FENCE
X	BARRIERS FENCE
W	WOOD FENCE
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	TREE LINE

**MARKER LEGEND**

■	MARKER STONE
●	RIGHT OF WAY MARKER
○	IRON PBI FLAG
⊗	IRON PBI SET
⊕	SOFT SPINDS
⊙	CONTRAST POINT
⊗	SEARCH MARK
⊕	SEWAGE MANHOLE
⊙	STORM SEWER INLET
⊕	TELEPHONE MANHOLE
⊙	POWER POLE
⊕	SOFT SPINDR
⊙	LIGHT POLE
⊕	TELEPHONE RISER
⊙	GAS VALVE
⊕	GAS METER
⊙	WATER VALVE
⊕	WATER METER
⊙	FIRE HYDRANT
⊕	IRREGULAR VALVE
⊙	WELL
⊕	MAIL BOX
⊙	POST
⊕	CLEANOUT
⊙	SKIN
⊕	AIR CONDITIONING UNIT



**REFERENCE**

- EXISTING TOPOGRAPHY TAKEN FROM GROUND SURVEY COMPLETED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. (DATE OF GROUND SURVEY 09/10/2023)
- HORIZONTAL DATUM REFERENCE IS THE BURNING STATE PLANE COORDINATE SYSTEM. VERTICAL DATUM AND ELEVATION IS U.S. SURVEY FEET. THE NORTH ARROW REFERENCE IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD83) DATUM OF 1988.

**NOTES**

- UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO THE BACK OF CURB, FACE OF BUILDING EDGE OF SIDEWALK OR PROPERTY LINE.
- FOR EXACT BUILDING DIMENSIONS SEE ARCHITECTURAL PLANS.

**SITE DATA**

GROSS BOUNDARY AREA = 25,388 SQUARE FEET (0.583 ACRES)  
 NUMBER OF LOTS = 1  
 CURRENT ZONING = R3 (GENERAL COMMERCIAL DISTRICT)  
 PROPOSED ZONING = R3 (GENERAL COMMERCIAL DISTRICT)  
 PROPOSED BUILDING AREA = 510 SQUARE FEET  
 PROPOSED WALK-IN COOLER AREA = 280 SQUARE FEET  
 PARKING REQUIRED: 120 S.F. x 14.5 SPACES/1 800 S.F. x 4 SPACES  
 PARKING PROVIDED: 6/8 SPACES + 1/4C SPACE = 15 TOTAL SPACES

**IROQUOIS AVE.**

**KEY NOTES**

- EXISTING 84-12 CURB AND GUTTER
- PROPOSED CANOPY (7'x9')
- PROP. WALK-IN COOLER
- PROPOSED BUILDING
- TRASH ENCLOSURE
- PROPOSED MONUMENT SIGN
- EXISTING PAD MOUNTED TRANSFORMER TO REMAIN



PROJECT NUMBER: 24-014

REVISION:

7 BREW COFFEE  
 NAPERVILLE, IL  
 1203 IROQUOIS AVENUE  
 NAPERVILLE, IL 60563

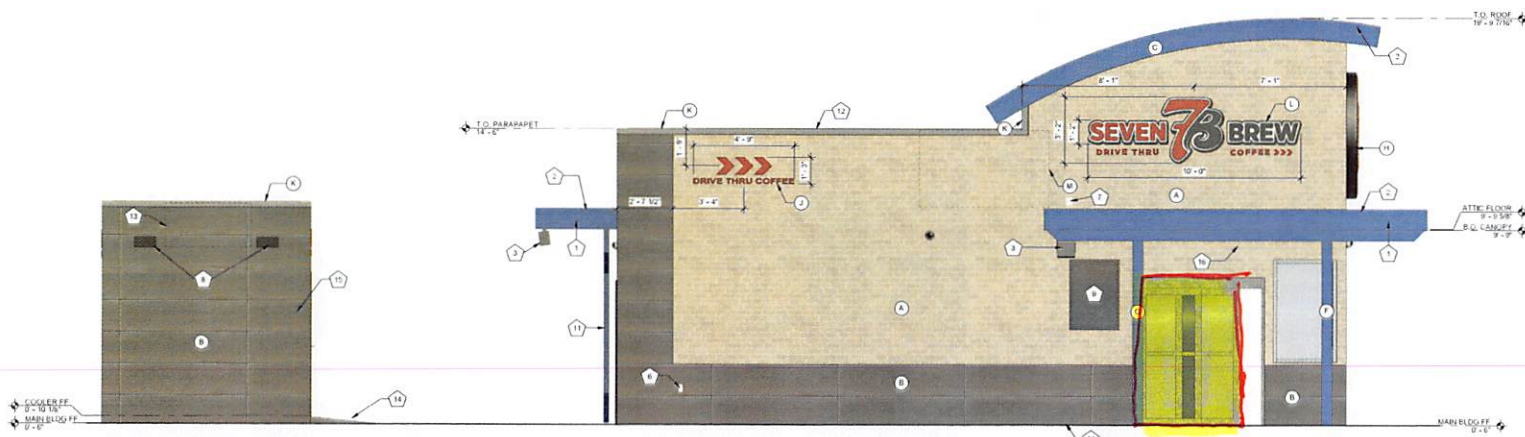


SITE PLAN

C2.1

DATE: 09/09/2024





**1** EXTERIOR ELEVATION - PLAN - NORTH  
3/8" = 1'-0"

**EXTERIOR ELEVATION KEYNOTES**

Note Number	Note Text
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS. SEE STRUCTURAL
2	SURFACE-MOUNTED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED) - TYP. - RE ELECTRICAL DRAWINGS
3	MOUNTED SPEAKER SYSTEM (SEE SYSTEMS PLAN)
4	ADDRESS NUMBERS TO BE 8" TALLY 7" BRUSH STROKE
5	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING. SEE ELECTRICAL
6	FROST-PROOF FLUSH HOSE BIB
7	EXTERIOR WEATHER-PROOF OUTLET. SEE MEP
8	THROUGH WALL ROOF SCUPPER DRAIN BEYOND-TYP.
9	SURFACE MOUNTED LIGHTED SIGN BOY
10	SAMSUNG DIGITAL DISPLAYS INSTALLED BY IT PROVIDER - CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
11	EXPOSED DOWNSPOUT GALVANIZED PAINTED. CONNECT TO SUB-GRADE STORM WATER COLLECTION SYSTEM. RE CIVIL
12	PARAPET WALL AS HVAC SCREEN & AS MECHANICAL SERVICE GUARDRAIL PER IBC SECTION 1015
13	HVAC EQUIPMENT
14	RUBBERIZED RAMP TO COOLER DOOR. LESS THAN 36" HIGH LENGTH
15	MANUFACTURED COOLER BY NATIONAL MODULAR. COORDINATE SIZE LOCATION WITH CIVIL AND OWNER
16	CANOPY HEATER

**EXTERIOR ELEVATION MATERIALS LEGEND**

Note Number	Note Text
A	ARCHITECTURAL CEMENT SIDING (BRN-2)
B	ARCHITECTURAL CEMENT SIDING (BRN-1)
C	BRASS METAL FASCIA (MP-2)
D	SOFFIT PANELS (MP-2)
E	STANDING SEAM ROOF PANELS (MP-2)
F	PAINTED STRUCTURAL CANOPY COLUMN. PAR/WATER DOWNSPOUT WITHIN. CONNECT BASE OF CANOPY COLUMN DOWNSPOUT TO STORM/WATER MANAGEMENT SYSTEM. RE CIVIL
G	PAINTED STRUCTURAL CANOPY COLUMN
H	ROUND STOREFRONT SIGN, SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
J	1/4" THICK ACRYLIC GRISSAGE APPLIED TO SIDING WITH VIN DOUBLE SIDE TAPE
K	METAL BRAKE CAP (MP-3)
L	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
M	OUTLINE OF MECHANICAL UNIT BEYOND
N	VINYL WRAP. SUPPLIED AND INSTALLED BY GYMNER



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7 BREW DRIVE THRU - NAPERVILLE, IL - OGDEN  
FRANCHISE BUSINESS NAME  
1700 EAST OGDEN AVE. - NAPERVILLE, IL

**REVISIONS**

No.	Description	Date

Sheet Issue Date: 01/10/2024  
Project No: 23-43-01  
Sheet Contents: EXTERIOR ELEVATIONS

Sheet No: A2.2

granting relief from the bypass lane requirement; and for reasons noted in the staff report, concur with staff to deny the requested deviation to Section 6-16-5:2.2.1 of the Code for two monument signs closer together than 200 feet for the property located at 1159 E. Ogden Avenue.

**Aye:** 8 - Athanikar, Bansal, Castagnoli, King, McDaniel, Richelia, Van Someren, and Wright

**Excused:** 1 - Robbins

2. Conduct the public hearing to consider a variance to Section 6-6A-7:1 (R1A: Yard Requirements) of the Naperville Municipal Code for the property located at 384 River Bluff Circle - PZC 24-1-005

Brad Iwicki, City of Naperville Planning Services Team, provided an overview of the request.

Judith Wivell, Petitioner, presented the case.

Mary Agnes Dixon spoke on her concerns on the proposal regarding access to the yards by their HOA lawn care and the public utilities and spoke on concerns to losing access to back yard. Ms. Dixon also shared her concern that the loss of her side river view would impact her property value.

Ruth Hild spoke against the request stating that she finds that there are conflicts in what is proposed with their HOA bylaws. Ms. Hild stated concerns that the proposal does not match the character of the community and that it is not similar enough to the other homes in the neighborhood.

Commissioner Van Someren asked if a similar porch exists, Ms.Hild stated that there was one on the back of a home.

Commissioner Athanikar asked staff to confirm that the HOA requirements are separate from what the Commission reviews. Mr. Iwicki confirmed that HOAs are allowed to have their regulations that go further than the zoning code, but that HOA rules are to be enforced by the HOA and not the Commission.

Commissioner Van Someren confirmed that the PZC upholds the City's regulations and that it is up to their community's HOA board to enforce their rules and regulations. Ms.Hild asked what could be done if their HOA board had approved the request in error. Commissioner Van Someren recommended that they speak with an attorney about that and confirmed that the Commission is unable to offer legal advice. Commissioner Athanikar stated that the Commission's focus is land use issues.

Commissioner Castagnoli asked if the HOA approved the request, Mr. Iwicki confirmed that it was approved.

Terry Cieiank stated that he is on the community's HOA board and stated that the petitioner's request was approved by the HOA. Mr. Cieiank shared a concern about access to the properties by the Fire Department.

Commissioner Athanikar asked staff about access to neighboring properties and regulations on construction impacts on neighboring properties. Mr. Iwicki confirmed that the petitioner would need approval from any neighboring property owners to access their property and that the code adopted by the City requires that adjacent properties not be negatively impacted by construction activities.

Commissioner King asked staff for the dimensions of the existing deck, Mr. Iwicki provided the dimensions.

Commissioner McDaniel stated that he visited the property and confirmed that the proposal reduces setbacks compared to the existing deck. Commissioner McDaniel also stated that he feels that a neighbor improving their home would improve the property values of neighboring properties rather than harm them. Commissioner McDaniel asked staff to confirm if a similar variance had been approved in the neighborhood previously, Mr. Iwicki confirmed that a similar variance had been approved for the property at 415 River Bluff Cr.

Commissioner Athanikar asked about potential flood plain impacts. Peter Zibble from staff confirmed that there were no expected impacts to the flood plain.

Commissioner Athanikar asked staff to confirm that Fire Department access to the neighboring properties will be maintained. Mr. Iwicki confirmed that the Fire Department will be consulted.

Ms. Wivell thanked the commission.

The PZC closed the public hearing.

**Commissioner Van Someren made a motion, seconded by Commissioner McDaniel to make a motion to adopt the findings of fact as presented by the petitioner and approve PZC 24-1-005, a variance pursuant to Section 6-6A-7:1 to allow a 170 square-foot screened-in porch and 50 square-foot wood deck to encroach into the required rear and interior side yard setbacks for the property located at 384 River Bluff Circle.**

**Aye:** 8 - Athanikar, Bansal, Castagnoli, King, McDaniel, Richelia, Van Someren, and Wright

**Excused:** 1 - Robbins

**E. REPORTS AND RECOMMENDATIONS:**

1. Approve the minutes of the February 21, 2024 Planning and Zoning Commission meeting.

The PZC approved the minutes of the February 21,2024 meeting.

**F. OLD BUSINESS:**

**G. NEW BUSINESS:**

**H. ADJOURNMENT:**

Adjourned at 8:11PM