

## Council QA – July 20, 2021

Wednesday, July 14, 2021 4:51 PM

### F. AWARDS AND RECOGNITIONS:

1. **21-0956** Recognize the Vaccine Buddies for their work during the COVID-19 pandemic

### I. CONSENT AGENDA:

1. **21-0900** Approve the Cash Disbursements for the period of 06/01/2021 through 06/30/2021 for a total of \$27,912,988.59

<b>Q:</b>	<b>Please provide graph of budgeted funds and spent funds by department. Can you also add graph against prior budget month verses expense for prior period?</b>	<b>Gustin</b>
<b>A:</b>	Please see attachment: 01 – May and June Financial Expenses	Munch

2. **21-0844** Approve the regular City Council meeting minutes of June 15, 2021

<b>Q:</b>	<b>Council members spoke to the spirit of the citywide referendum unanimously voted for by the City of Naperville voters implementing term limits. The first enforcement of term limits since the legislation.</b>	<b>Gustin</b>
	Staff will make the requested edit.	Gallahue

3. **21-0845** Approve the City Council Strategic Plan workshop minutes of June 7, 2021

<b>Q:</b>	<b>Please provide the Shockey ranking sheets set by priority in accordance to council guidance during the workshop.</b>	<b>Gustin</b>
<b>A:</b>	Items O1 (Receive the report on the Strategic Plan framework) and O2 (Change Order #1 to Strategic Planning Consultant Services) are being pulled from the agenda. Accordingly, the motion to approve the City Council meeting schedule will include canceling the August 9, 2021 Strategic Plan Workshop.	Krieger

4. **21-0955** Approve the City Council meeting schedule for August, September and October 2021

	Items O1 (Receive the report on the Strategic Plan framework) and O2 (Change Order #1 to Strategic Planning Consultant Services) are being pulled from the agenda. Accordingly, the motion to approve the City Council meeting schedule will include canceling the August 9, 2021 Strategic Plan Workshop.	Krieger
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- 5. **21-0925** Approval of Mayoral appointments to various boards and commissions
  
- 6. **21-0711** Approve the Sole Source Procurement 21-226, OnBase Maintenance Renewal to Requordit, Inc. for an amount not to exceed \$255,360.60 and for a three-year term

<b>Q:</b>	<b>Based on the reasoning given in the background and discussion, we will be using this vendor for whatever price they demand for years into the future. I would expect a review prior to the renewal date to validate the vendor choice and their pricing. There might be new features and/or performance improvements that we might consider to offset training/implementation costs. Please share some evidence of the diligence that was performed to better justify this expenditure. The cost savings you specify, are comparing the existing product to itself.</b>	<b>Leong</b>
<b>A:</b>	<p>OnBase is an enterprise content management platform that stores various file types that contain sensitive and/or confidential information that is often subject to the State’s document retention rules. The system is complex and integrates with various other system software such as Naviline, Esri (GIS), and CAD/RMS.</p> <p>Prior to making this recommendation, staff performed an extensive review of the proposed pricing and considered other contracting arrangements, such as partnering with other municipalities and soliciting new proposals. Annual pricing was compared against prior year renewal costs. Annual fee increases were considered reasonable and in line with CPI. In addition, the vendor agreed to reduce annual renewal fee in exchange for a multi-year agreement. Partnerships were considered but not pursued due to sensitivity and security concerns. Staff may decide in the future to solicit a new RFP, particularly if pricing is no longer competitive or if there are significant industry/technology changes. However, currently, staff recommends renewing as a sole source. OnBase is recognized by Gartner and Forrester, two respected global research and advisory firms, as industry leaders in document management software. OnBase continues to expand its platform capabilities with system integrations, process automation, and add-on modules. Requordit, reseller of OnBase software, has shown their commitment to Naperville as a strategic partner.</p>	Rippe/ Catalano

- 7. **21-0859** Approve the award of Cooperative Procurement 21-267, Fire Station 3 and Fire Station 9 Roof Restoration, to Weatherproofing Technologies Inc. for an amount not to exceed \$240,537.45, plus a 5% contingency

<b>Q:</b>	<b>Is weatherproofing technologies inc. the actual company doing the work? If not, what company will be doing the work?</b>	<b>Hinterlong</b>
<b>A:</b>	Weatherproofing Technologies Inc. is a full service company that supplies both the roofing material and labor for install. Their roofing division is also known as Tremco.	Lang
<b>Q:</b>	<b>What is the life expectancy of the new roofs? If they are 15-20 year roofs, why is the City not looking at replacing with a 50 year roof?</b>	<b>Taylor</b>
<b>A:</b>	The only difference between a 30-, 40- and 50-year shingle is the	Lang

	cost of the warranty, which does not include deterioration due to weather or the cost of labor. Given the climate in the Midwest, paying a premium for a shingle that likely won't be in production in 50 years is not a practical investment. However, we do anticipate a 30-year life span on the proposed installations.	
<b>Q:</b>	<b>I understand the plan, but I don't fully understand why the actual work was not put up for bid. Please explain.</b>	<b>Leong</b>
<b>A:</b>	City staff evaluates all purchases/projects to determine the most cost effective method of procurement. The cooperative agreement procurement was chosen for this work due to the scope and schedule of the work. The Omnia Contract #R180903-IL-30519, with Tremco/Weatherproofing Inc, was competitively solicited and publicly awarded. In this case, by "piggybacking", the City saves staff time and resources by not having to contract with an A&E firm to inspect and develop specifications, as well as issue a separate formal bid. WTI can inspect, develop a scope, source material and provide labor in accordance with the cooperative contract.	Catalano

8. **21-0811** Approve the award of Bid 21-017, 2021 Sanitary Sewer Manhole Rehabilitation, to Spectra Tech, LLC for an amount not to exceed \$182,680, plus a 5% contingency
9. **21-0808** Approve the award of Bid 21-241, Excavation and Underground Utility Repairs, to Baish Excavating, Inc., IHC Construction Companies, LLC and Unique Plumbing Company for an amount not to exceed \$213,572, plus a 5% contingency
10. **21-0730** Approve the award of Bid 21-248, Aggregate Materials, to Boughton Materials Inc. for an amount not to exceed \$329,175.50 and for a one-year Term
11. **21-0949** Approve the award of Change Order #1 to Contract 21-040, Tree Removal and Stump Grinding, to D Ryan Tree and Landscape LLC for an amount not to exceed \$127,000 and a total award of \$279,500 (Item 1 of 2)

<b>Q:</b>	<b>Does staff anticipate any reimbursement and is staff working with other organization on tree replacement, if so will there be a cost, if not what will the cost be?</b>	<b>Gustin</b>
<b>A:</b>	We do not anticipate any reimbursement for tree removal. Staff is currently working with the Morton Arboretum	Schwartzhoff/ Dublinski

12. **21-0868** Approve the award of Change Order #1 to Contract 17-159, Polyethylene/PVC Conduit Qualified Suppliers, to Power Line Supply and Universal Utility Supply Company of Illinois for an amount not to exceed \$152,250 and a total award of \$462,150
13. **21-0886** Approve the award of Change Order #1 to Contract 20-087, Brush Collection Services, to Steve Piper and Sons, Inc., and Trees "R" Us, Inc.

for an amount not to exceed \$170,000 and a total award of \$580,090 (Item 2 of 2)

14. **21-0824** Approve the award of Change Order #1 to Contract 20-339, Electric Equipment Painting, to BP&T Construction for an amount not to exceed \$200,000 and for a total award of \$299,100

<b>Q:</b>	<b>Is there some reason that this contract did not go out for bid? I appreciate that many of the previous were related to the tornado aftermath (emergency), but this sounds like a good candidate for competitive bid.</b>	<b>Leon g</b>
<b>A:</b>	Electric utility equipment painting was competitively bid in 2020, received three bidders and contract 20-339 was awarded to BP&T with two additional option years. The contractor has performed well for the Utility, completing work ahead of schedule. Unit and hourly pricing will not change for the additional work this year.	Groth

15. **21-0644B** Approve the award of Change Order #1 of Option Year Two to Contract 18-017, Excavation and Underground Utility Repair, to Baish Excavating, Inc. for an amount not to exceed \$80,000 and for a total award amount of \$200,000

16. **21-0834** Approve the Award of Option Year Two to Contract 19-134, Palo Alto Firewall, to Continental Resources, Inc, for an amount not to exceed \$108,265

17. **21-0911** Adopt the resolution authorizing the execution of a reimbursement agreement with Wisconsin Central, Limited for engineering design review on the North Aurora Road Underpass CIP #BR005

<b>Q:</b>	<b>Was this engineering design review budgeted?</b>	<b>Sullivan</b>
<b>A:</b>	Though the Wisconsin Central's engineering design review was anticipated, the specific cost and process was not determined until earlier this year. Over \$2.2 million in professional services/engineering costs were budgeted in CIP Project BR005 for FY2021 to cover items such as the construction engineering contract and other related items such as this engineering review fee.	Hynes

18. **21-0947** Adopt the resolution authorizing execution of a collective bargaining agreement between the City of Naperville and the Illinois Fraternal Order of Police Labor Council covering the Police Department Detention Officers

19. **21-0943** Waive the first reading and pass an ordinance repealing the mandatory retirement provision located in Section 1-7-12 of the Naperville Municipal Code (six positive votes required)

<b>Q:</b>	<b>Can this potentially increase workman compensation cases or injury claims opening the city to additional financial</b>	<b>Gustin</b>
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	<b>liability? This is to include sworn employees age protection to age 65?</b>	
A:	No. The referenced ordinance was unenforceable and therefore will not impact the age at which employees retire. Sworn employees will have protection against age discrimination up to the mandatory retirement age of 65.	DiSanto/Sheehan
<b>Q:</b>	<b>Please confirm whether any employee has ever been separated under the 1980 policy.</b>	<b>Holzhauser</b>
A:	No employees have been separated under the existing ordinance.	DiSanto/Sheehan

20. **21-0897** Pass the ordinance establishing the temporary traffic controls and issue a Special Event and Amplifier permit for the Naperville Sprint Triathlon on Sunday, August 1, 2021
21. **21-0898** Pass the ordinance to establish temporary street closures and parking restrictions and issue a Special Event and Amplifier permit for the India Day Parade and Celebration to be held on Sunday, August 8, 2021
22. **21-0936** Pass the ordinance approving the final plat of subdivision for Heritage Place, located at 126, 140 and 148 North Wright Street, 619 E. Franklin Avenue and 147 N. Columbia Street- PZC 20-1-119
23. **21-0937** Pass the ordinance approving a variance to Section 705.8.1 of the International Building Code for property located at 1255 S. Naper Blvd. (Market Meadows) - BRB Case #109

<b>Q:</b>	<b>Please provide a drawing of the traffic lines up to the entry door and out the exit doors?</b>	<b>Gustin</b>
A:	During the entitlement process staff had a similar question. Staff has reached out to the petitioner's attorney to get a copy of the exhibit that was shared with us earlier, but have not gotten a response prior to publication. If we get the exhibit before the meeting it will be shared with the City Council.	Novack

24. **21-0826** Receive the staff report for Naper Commons Final - PZC 21-1-061 (Item 1 of 4)

<b>Q:</b>	<b>Did the design or amenities of the park change from the previously approved plan?</b>	<b>Hinterlong</b>
A:	Per the petitioner, there were minor changes to the amenities at the request of the Park District, but ultimately the design and concept is consistent with what was proposed in the preliminary plans.	Venard

25. **21-0952** Pass the ordinance changing the name of portions of Lucent Lane located on Lot 3 and Lot 4 of the Nokia Subdivision - PZC 21-1-061 (Item 2 of 4)

26. **21-0953** Pass the ordinance approving the final plats of subdivision for Naper Commons -- PZC 21-1-061 (Item 3 of 4)

<b>Q:</b>	<b>How much buffer/plantings will be completed in areas between current residential and new townhouse construction due to the lots tight/close proximity to current homes, example Lot L35/36?</b>	<b>Gustin</b>
<b>A:</b>	<p>There are two buffer areas in the Naper Commons subdivision: the Forest Preserve buffer and the Fair Meadow buffer.</p> <p><u>Forest Preserve Buffer:</u> There will be a 25' natively planted buffer along the rear property lines of the single-family lots adjacent to the Forest Preserve District. This buffer will narrow to 10' at one point near Lot 36 (adjacent to Forest Preserve Property). The buffer area will be delineated by a split rail fence, will be owned by the HOA and is required to be maintained in perpetuity by language on the final plat of subdivision.</p> <p><u>Fair Meadow Buffer:</u> There will also be a 55' buffer area adjacent to the Danada Woods Townhomes, which will include mature trees, landscaping enhancements and a 6' tall wood fence (in specific areas as discussed with Danada Woods residents). This buffer area will also be owned by the HOA and is required to be maintained in perpetuity by language on the final plat of subdivision.</p>	<b>Venard</b>

27. **21-0954** Pass the ordinance approving the final plat of PUD for Naper Commons - PZC 21-1-061 (Item 4 of 4)

Please find attachment: 02 - Exhibit C – Landscape Plan

## N. PETITIONS AND COMMUNICATIONS:

1. **21-0962** Adopt the resolution authorizing the City of Naperville to transfer up to \$1,200,000 to the Naperville Heritage Society for the Agricultural Center capital improvement at Naper Settlement

<b>Q:</b>	<b>Is there a general contractor for these projects? If so, who is it and what was the bid process to award the work to the general contractor?</b>	<b>Hinterlong</b>
<b>A:</b>	<p>In accordance with our meeting with the City Manager and in consideration of project budget and quality control, the project will not have a general contractor, but will be undertaken through a construction management agreement. All individual trades will be publicly bid when construction begins and throughout the building process. Construction is expected to begin in October 2021.</p>	<b>Tamayo-Calabrese</b>
<b>Q:</b>	<p><b>Please confirm if the NHS has all of the monies physically collected for the Agricultural Center? Are "pledged donations" received already? If not, are pledged donations legally binding?</b></p> <p><b>When the Society "gifts" the capital improvement to the City, what obligations shift from the Society to the City? Which entity will pay for the maintenance of the new structure? (e.g. structural repairs/maintenance, utilities, landscaping, cameras, technology, etc.) If the City holds any responsibility for funding it, who has estimated those annual costs, how, and what are they?</b></p>	<b>Sullivan</b>

A:	<p>Naper Settlement has all but \$27,000 in outstanding pledges of the funds necessary for construction. The outstanding pledges have legally binding agreements and are part of larger pledges that have been paid on time and according to the schedules agreed upon.</p> <p>Once the capital improvement is gifted to the City, the obligation shifts to the City. However, the Naperville Heritage Society has already secured a \$250,000 endowment for the project. This fund is expected to grow over time to help meet future maintenance and repair costs.</p>	Tamayo-Calabrese
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2. **21-0804** Approve the award of Option Year Two to Contract 17-119, Spot Purchases of Single Phase and Three Phase Transformers, to CG Power Systems USA, Inc., Graybar Electric Company, Power Line Supply, RESCO, Universal Utility Supply Co. and WESCO for an amount not to exceed \$1,210,157

## O. REPORTS AND RECOMMENDATIONS:

1. **21-0914** Receive the report on Strategic Plan framework (Item 1 of 2)

Q:	<p><b>Please confirm the six themes. No commas were in the legislation text that listed the themes, so it's not clear to me where the breaks are. For example, is sustainability/resilience a theme on its own, or coupled with utilities?</b></p>	Sullivan
A:	<p>This item is being pulled from the agenda in order for staff to review and revise the schedule going forward.</p>	Krieger

2. **21-0913** Approve the award of Change Order #1 to Contract 20-012, Strategic Planning Consultant Services, to Shockey Consulting for an amount not to exceed \$10,320 and a total award of \$134,840 (Item 2 of 2)

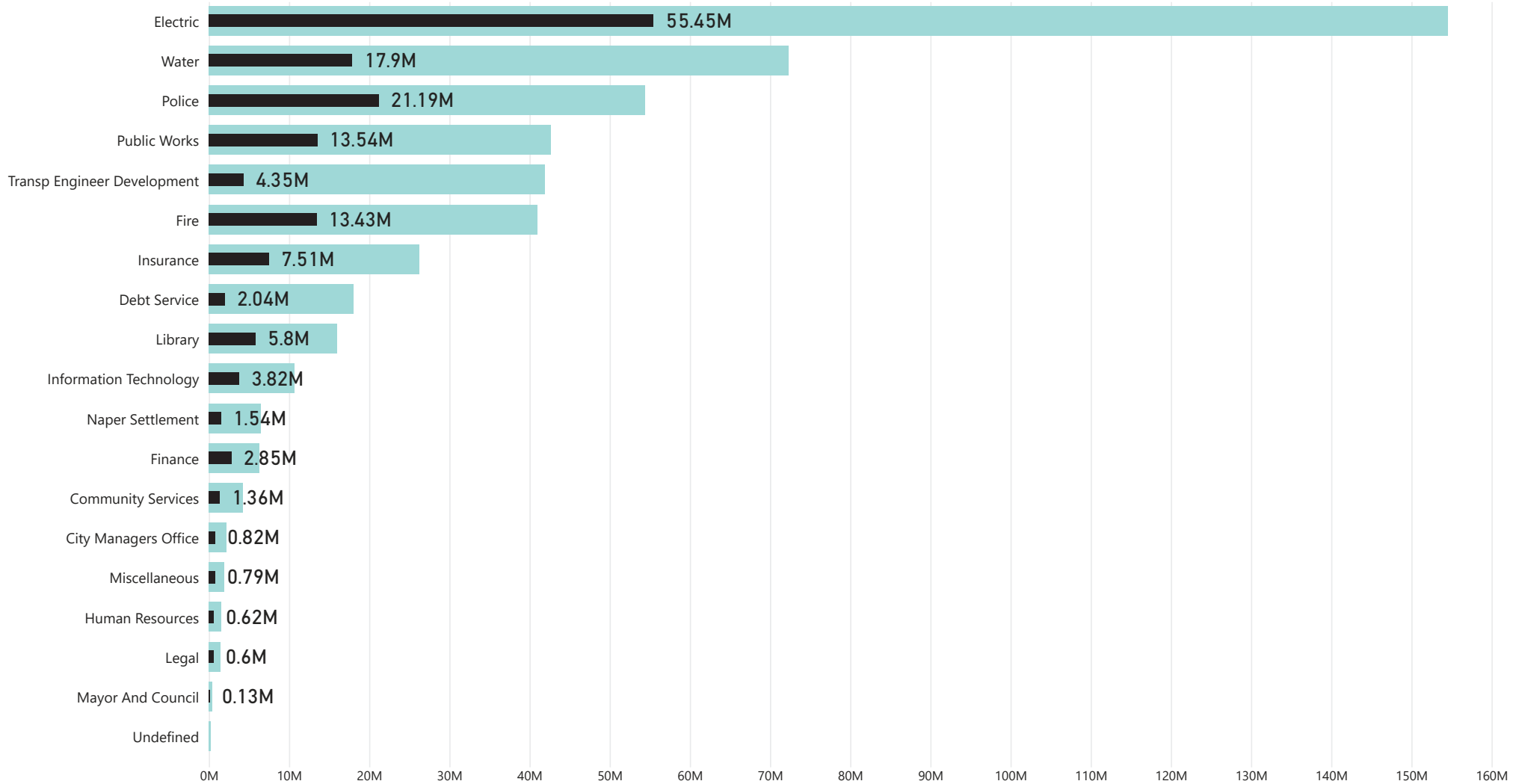
Q:	<p><b>Can Shockey provide a more detailed breakdown as to their calculated expenses? As it currently stands, the amount being charged seems unreasonably high for the reasons they are listed. Are we able to ensure they are travelling coach and staying at a reasonably priced hotel?</b></p>	Taylor
A:	<p>This item is being pulled from the agenda in order for staff to review and revise the schedule going forward.</p>	Krieger
Q:	<p><b>Does this change trade several online public meetings with the community to 2 in person meetings in two separate areas for three Shockey consultants to run in person during one trip? Will there be any <i>live</i> options via video for public to participate in? What portion of the additional \$17K are travel expenses?</b></p>	Sullivan
	<p>This item is being pulled from the agenda in order for staff to review and revise the schedule going forward.</p>	Krieger
Q:	<p><b>What alternatives are there to keep Strategic Planning Consultant Services within the originally-budgeted amount? It appears one option would be to have the consultant participate remotely. Are there other options?</b></p>	Holzhauer
A:	<p>This item is being pulled from the agenda in order for staff to review and revise the schedule going forward.</p>	Krieger

**3. 21-0895** Receive the July 2021 Financial Report

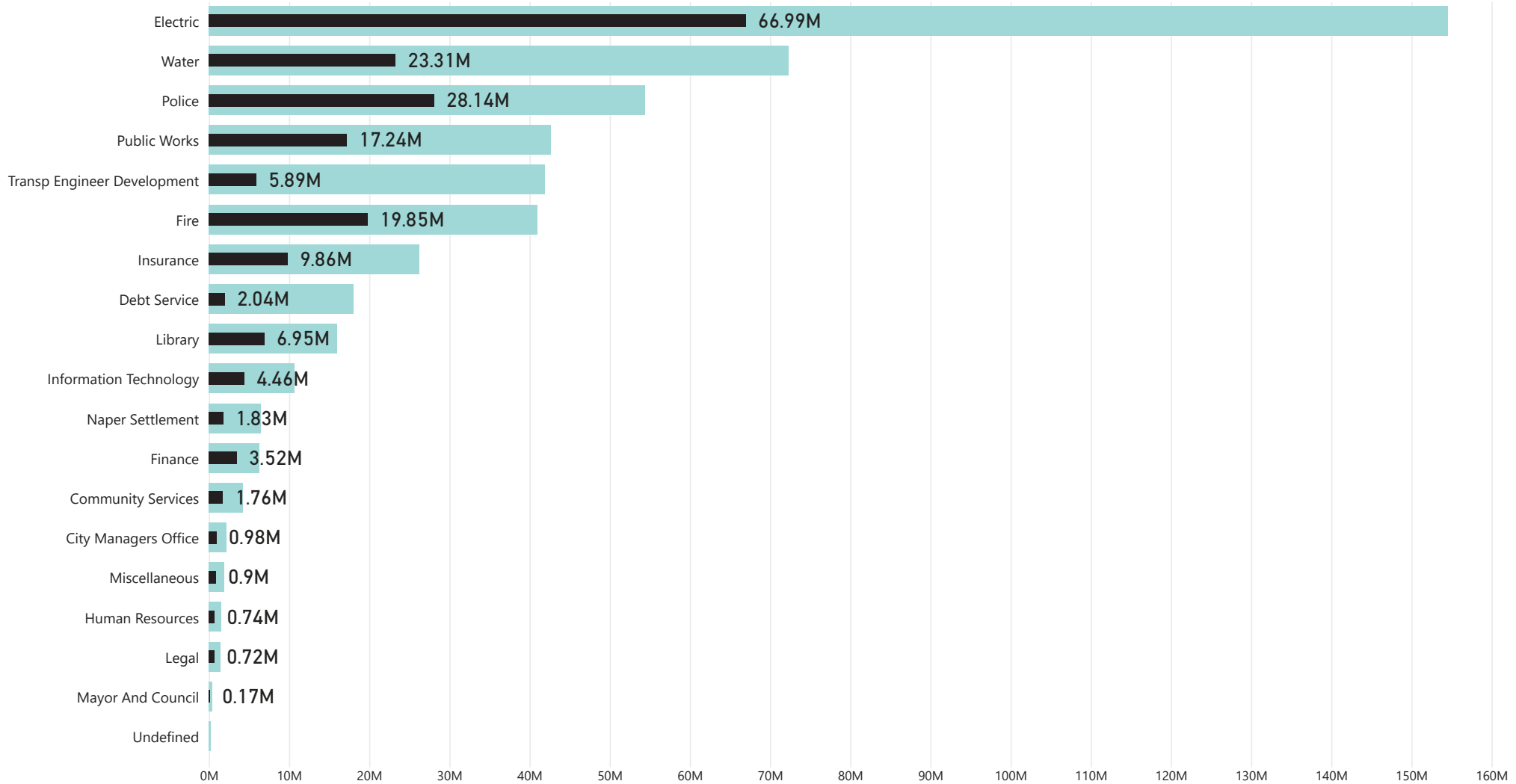
	<b>The PowerPoint presentation that accompanies this agenda item is attached. Please see attachment: 03 – July 2021 Monthly</b>	Munch



# 2021 Department Budget to Actual - May



# 2021 Department Budget to Actual - June



**Final  
Landscape Development Plans**



- ▲ 10.16.2020 - Per City Review #1
- ▲ 11.18.2020 - Per City Review #2
- ▲ 1.20.2021 - Per Revised Site Plan & Enhanced Buffers
- ▲ 2.24.2021 - Per City Review / New Site Plan dated 1.29.2021
- ▲ 3.15.2021 - Per City Review dated 3.11.2021 & Naperville PC & FPD Comments dated 1.29.2021
- ▲ 4.29.2021 - Final Plan
- ▲ 6.28.2021 - Per City Review dated 5.26.2021
- ▲ 7.12.2021 - Per City Review dated 7.7.2021

# NAPER COMMONS

NAPERVILLE, ILLINOIS

EXHIBIT C



DEVELOPER :

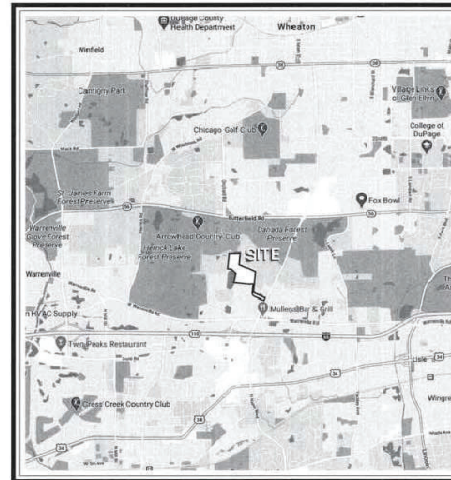
**1900 E. Golf Road - Suite 300  
Schaumburg, Illinois 60173  
Project Manager : Rob Getz, P.E.**

ENGINEER :

**CEMCON, Ltd.  
2280 White Oak Circle  
Aurora, IL 60502  
(630) 862.2100 voice  
Project Manager : Chris Morgart, P.E.**

LANDSCAPE ARCHITECT :

**Signature Design Group, Inc.  
132 N. Washington Street  
Naperville, Illinois 60540  
(630) 305.3880 voice  
Project Manager: Greg G. Sagen, RLA**



LOCATION MAP

▲ INDEX OF DRAWINGS :

- L.100 Overall Landscape Plan
- L.101 Phase 1 - Landscape Plan - Southeast
- L.102 Phase 1 - Landscape Plan - East
- L.103 Phase 1 - Landscape Plan - South Central
- L.104A Phase 2 - Landscape Plan - Central
- L.104B Phase 2 - Landscape Plan - Northwest
- L.105A Phase 3 - Landscape Plan - North Central
- L.105B Phase 3 - Landscape Plan - Northwest
- L.106 Parkway Trees Exhibit
- L.107 Plant Material Legend, Notes & Planting Details
- L.108 Turf Establishment
- L.109 Naperville Road Buffer
- L.110 General Landscape Specifications
- L.111 Prototypical House Landscape Plans
- L.112 Prototypical Townhome Plans
- L.113 Sign Details

▲ City of Naperville Project No. 20 - 0000085

project:

# Naper Commons

Naperville, Illinois

sheet description:

## Overall Landscape Plan

owner:

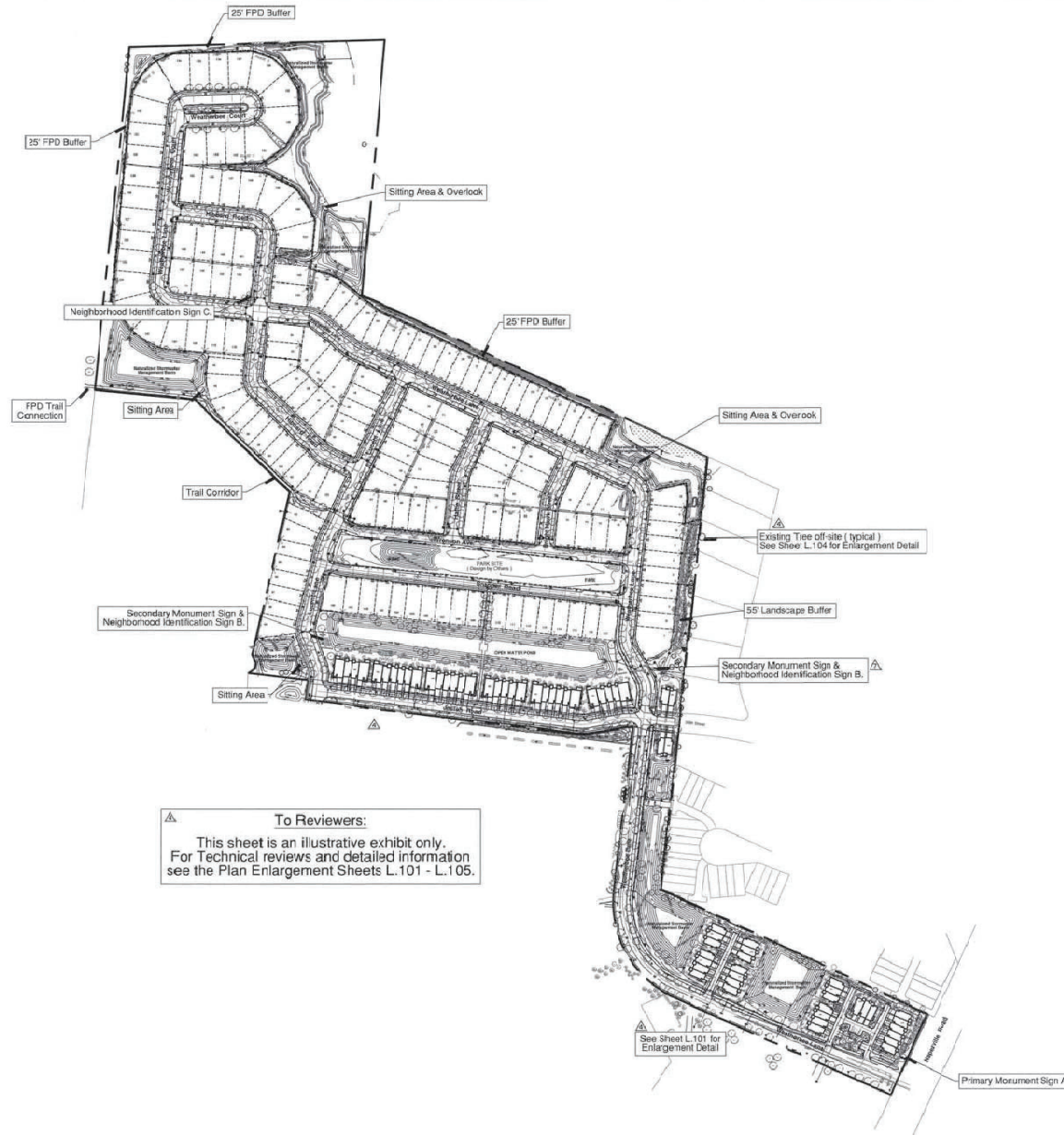


↑	7.12.2021	PurCity Review dated 7.7.2020
△	5.28.2021	PurCity Review dated 5.25.2021
△	4.29.2021	FINAL DESIGN
△	3.15.2021	PurCity Review dated 3.1.2021 & Developer IRC & FPD Comments
△	2.24.2021	PurCity Review / New Site Plan dated 1.28.2021
△	1.29.2021	Developer Site Plan & Enhanced Buffers
△	11.18.2020	PurCity Review #2

original issue date: **14 September 2020**

drawn by: \_\_\_\_\_  
checked by: \_\_\_\_\_  
project no.: **20219**  
sheet no.: \_\_\_\_\_

EXHIBIT C



**To Reviewers:**  
This sheet is an illustrative exhibit only.  
For Technical reviews and detailed information  
see the Plan Enlargement Sheets L.101 - L.105.

**NOTES :**

- See Sheet L.105 for Parkway Trees & Fencing
- See Sheet L.107 for Plant Material Legend
- See Sheet L.108 for Turf Establishment Plan
- See Sheet L.111 for Typ. House Landscape Plan
- See Sheet L.112 for Typ. Townhome Landscape Plan
- △ See Sheet L.105, Detail D, for specific Parkway Tree separation requirement from watermain. DO NOT SCALE PLAN.

project:

# Naper Commons

Naperville, Illinois

sheet description:

## Final - Phase 1 Landscape Plan SOUTHEAST

owner:



north: scale: 1" = 40'0"

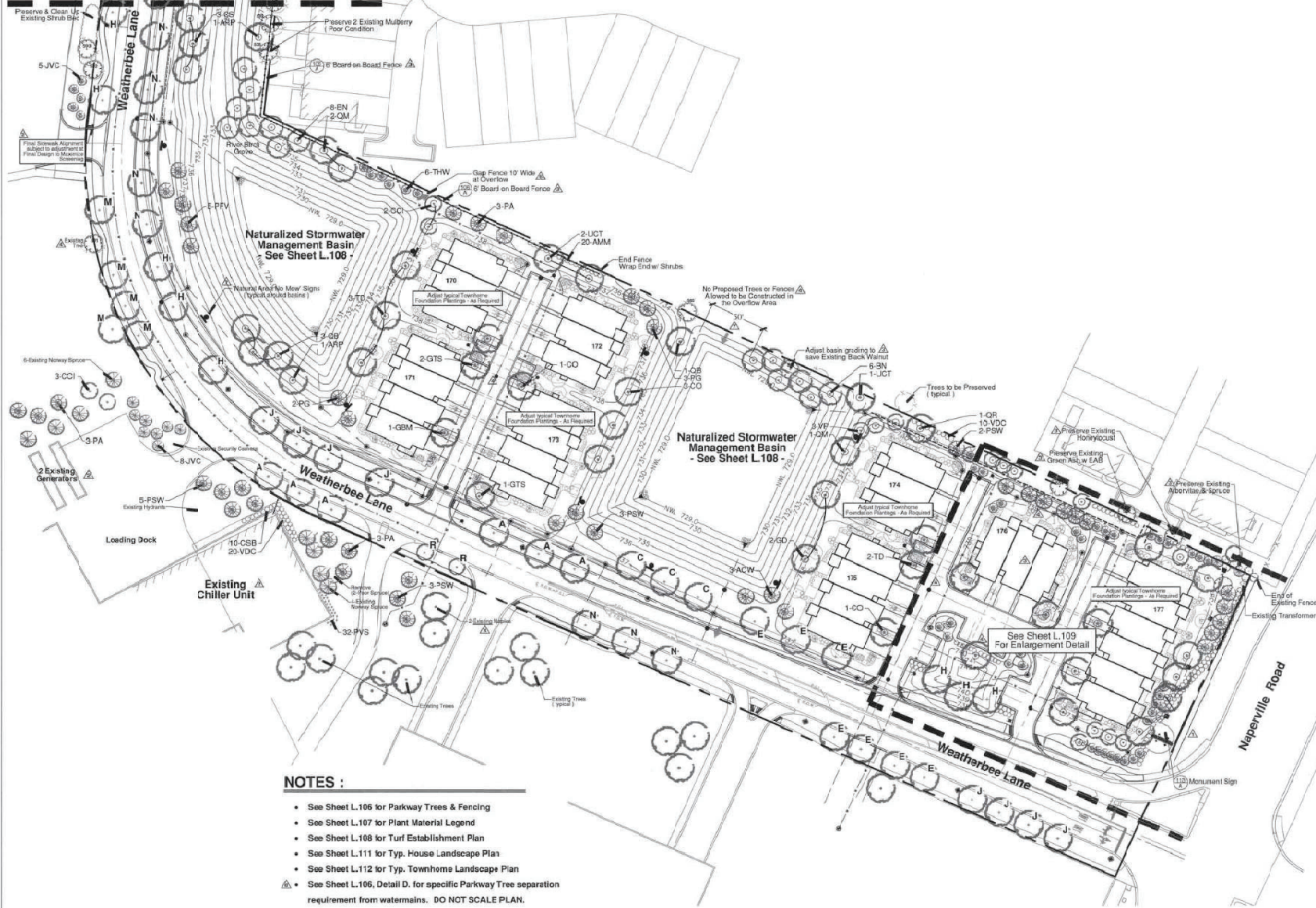
	7.12.2021	Per City Review dated 7.7.2021
	6.28.2021	Per City Review dated 5.26.2021
	4.29.2021	FINAL DESIGN
	3.15.2021	Per City Review dated 3.11.2021 & Naperville PLS & PLS Comments
	2.24.2021	Per City Review (New Site Plan Sheet) 12/2021
	-20.2021	Per Finalized Site Plan & Construction Schedule
	11.02.2020	Per City Review #2

revisions:  
original issue date: **14 September 2020**

drawn by:  
checked by:  
project no.: **20219**  
sheet no.:

EXHIBIT C

MATCHLINE - See Sheet L.102-



- NOTES :**
- See Sheet L.106 for Parkway Trees & Fencing
  - See Sheet L.107 for Plant Material Legend
  - See Sheet L.108 for Turf Establishment Plan
  - See Sheet L.111 for Typ. House Landscape Plan
  - See Sheet L.112 for Typ. Townhome Landscape Plan
  - See Sheet L.106, Detail D. for specific Parkway Tree separation requirement from watermain. **DO NOT SCALE PLAN.**

L.101

project:

# Naper Commons

Naperville, Illinois

sheet description:

## Final - Phase 1 Landscape Plan EAST

owner:



scale: 1" = 40'0"

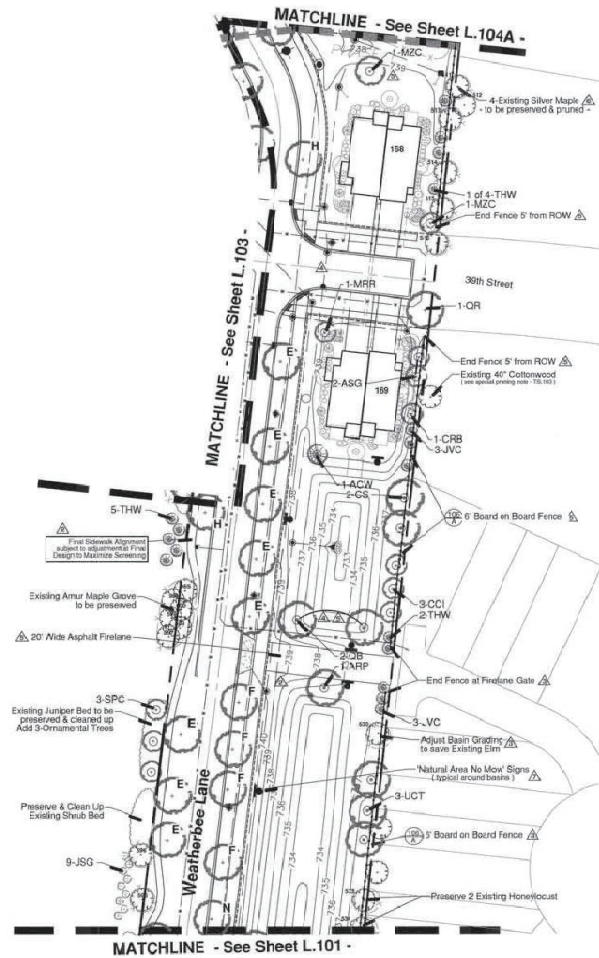
revisions:	original issue date:	14 September 2020
712.2020	Per City Review dated 7.7.2020	
629.2020	Per City Review dated 5.26.2020	
429.2020	FINAL DESIGN	
316.2020	Per City Review dated 3.11.2020 & Naperville P.O. # PC Comments	
224.2020	Per City Review Phase 1a Plan dated 1.29.2020	
120.2020	Per Revised Site Plan & Environmental Report	
119.2020	Per City Review #2	

drawn by: \_\_\_\_\_  
checked by: \_\_\_\_\_  
project no.: 20219  
sheet no.: \_\_\_\_\_

EXHIBIT C

### NOTES :

- See Sheet L.105 for Parkway Trees & Fencing
- See Sheet L.107 for Plant Material Legend
- See Sheet L.109 for Turf Establishment Plan
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- See Sheet L.112 for Typ. Townhome Landscape Plan
- See Sheet L.105, Detail D, for specific Parkway Tree separation requirement from watermain. DO NOT SCALE PLAN.



project:

# Naper Commons

Naperville, Illinois

sheet description:

## Final - Phase 1 Landscape Plan CENTRAL

owner:



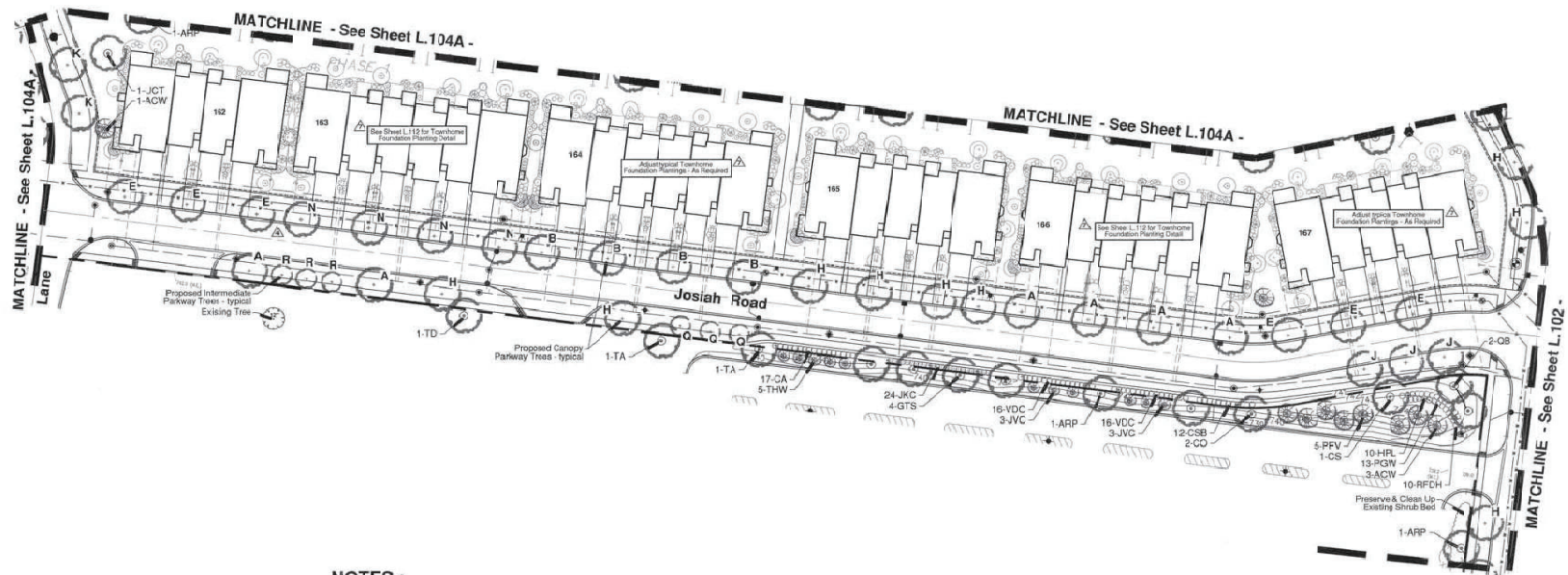
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7/12/2021	Per City Review dated 7.7.2021
6/28/2021	Per City Review dated 5.26.2020
4/29/2021	FINAL DESIGN
3/15/2021	Per City Review dated 3.11.2020 & Naperville P.C. # PC 2020-000000
2/24/2021	Per City Review dated 2.11.2020 & Naperville P.C. # PC 2020-000000
1/20/2021	Per City Review dated 1.14.2020
11/18/2020	Per City Review #2

original issue date: **14 September 2020**

drawn by: \_\_\_\_\_  
checked by: \_\_\_\_\_  
project no.: **20219**  
sheet no.: \_\_\_\_\_

EXHIBIT C



**NOTES :**

- See Sheet L.106 for Parkway Trees & Fencing
- See Sheet L.107 for Plant Material Legend
- See Sheet L.106 for Turf Establishment Plan
- See Sheet L.111 for Typ. House Landscape Plan
- See Sheet L.112 for Typ. Townhome Landscape Plan
- See Sheet L.106, Detail D. for specific Parkway Tree separation requirement from watermain. DO NOT SCALE PLAN.

project:

# Naper Commons

Naperville, Illinois

sheet description:

## Final - Phase 2 Landscape Plan CENTRAL

owner:



scale: 1" = 60' 0"

revisions:	date:	description:
1	7.12.2021	Per City Review dated 7.7.2021
2	8.26.2021	Per City Review dated 8.26.2021
3	4.29.2021	FINAL DESIGN
4	3.15.2021	Per City Review dated 3.11.2021 & Revisions P1 & P10 Comments
5	2.24.2021	Per City Review / New Site Plan dated 1.22.2021
6	1.29.2021	Per Finalized Site Plan & Environmental Study
7	11.18.2020	Per City Review #2

original issue date: 14 September 2020

drawn by:

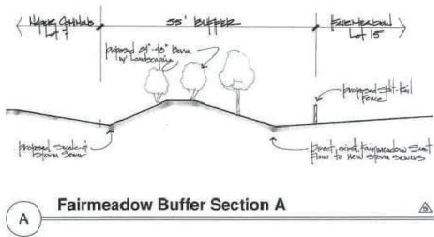
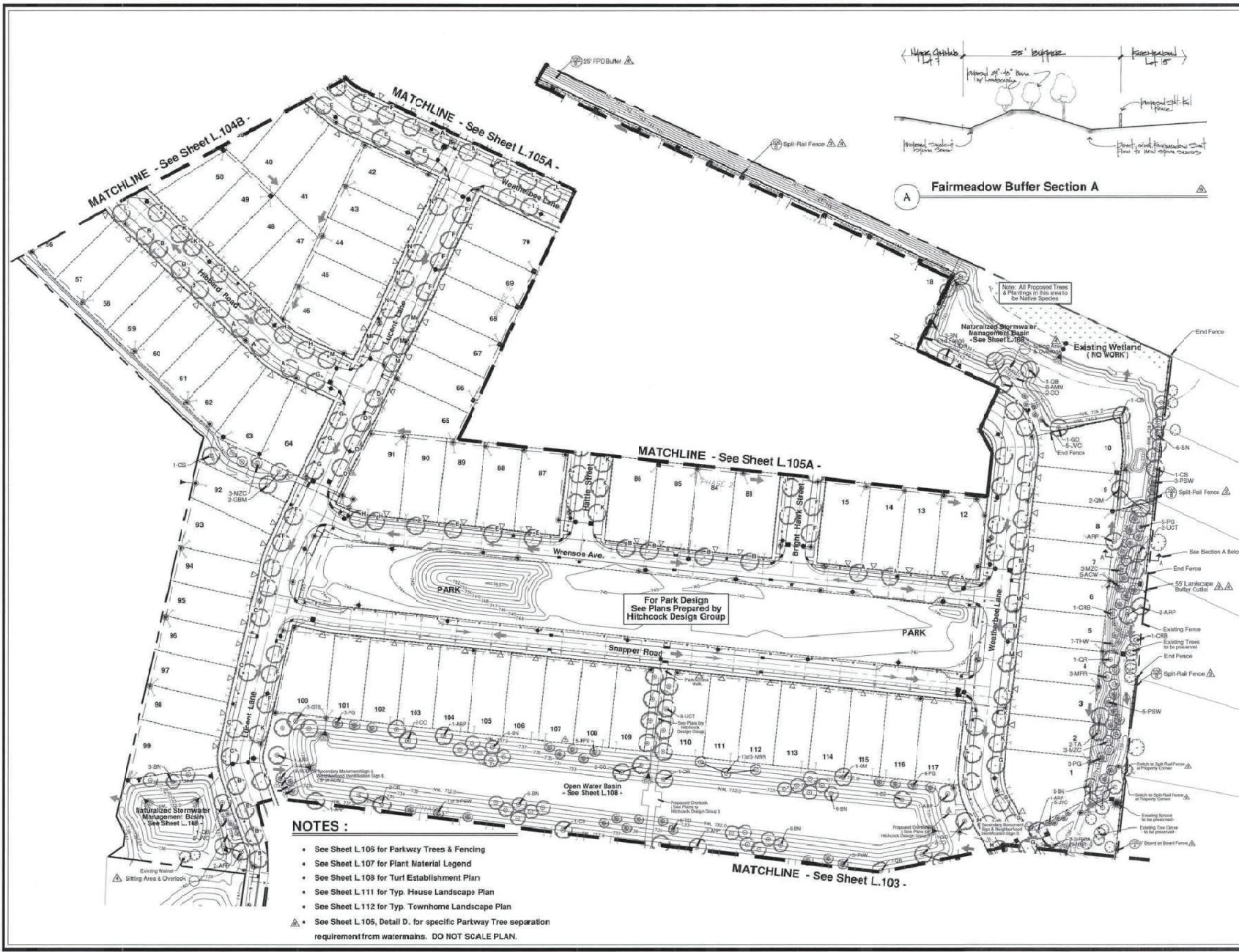
checked by:

project no.: 20219

sheet no.:

**L.104A**

EXHIBIT C



- NOTES :**
- See Sheet L.106 for Parkway Trees & Fencing
  - See Sheet L.107 for Plant Material Legend
  - See Sheet L.108 for Turf Establishment Plan
  - See Sheet L.111 for Typ. House Landscapes Plan
  - See Sheet L.112 for Typ. Townhome Landscape Plan
  - See Sheet L.105, Detail D, for specific Parkway Tree separation requirement from watermain. DO NOT SCALE PLAN.



project:

# Naper Commons

Naperville, Illinois

sheet description:

## Final - Phase 2 Landscape Plan NORTHWEST

owner:



north: scale: 1" = 60'0"

	7.12.2021	PuCity Review dated 7.7.2021
	5.20.2021	PuCity Review dated 5.25.2021
	4.20.2021	FIRM DESIGN
	3.15.2021	PuCity Review dated 3.11.2021 & Department P&E & P&E Comments
	2.24.2021	PuCity Review / Review Sign Plan dated 1.28.2021
	1.20.2021	Final/Check Sign Plan & Department Surveys
	11.18.2020	PuCity Review #2

original issue date: **14 September 2020**

drawn by: \_\_\_\_\_  
checked by: \_\_\_\_\_  
project no.: **20219**  
sheet no.: \_\_\_\_\_

**L.104B**

### NOTES :

- See Sheet L.106 for Parkway Trees & Fencing
- See Sheet L.107 for Plant Material Legend
- See Sheet L.106 for Turf Establishment Plan
- See Sheet L.111 for Typ. House Landscape Plan
- See Sheet L.112 for Typ. Townhome Landscape Plan
- See Sheet L.106, Detail D. for specific Parkway Tree separation requirement from watermain. DO NOT SCALE PLAN.



EXHIBIT C

project

# Naper Commons

Naperville, Illinois

sheet description:

## Final - Phase 3 Landscape Plan NORTH CENTRAL

owner:



north: scale: 1" = 60' 0"

	712.2021	Per City Review dated 7.7.2021
	629.2021	Per City Review dated 5.26.2020
	429.2021	FINAL DESIGN
	315.2021	Per City Review dated 3.11.2020 & Naperville PUD #170 Conditions
	224.2021	Per City Review Final Site Plan dated 128.2020
	120.2020	Per Revised Site Plan & Conditional Offer
	1119.2020	Per City Review #2

revisions:

original issue date: **14 September 2020**

drawn by:

checked by:

project no.: **20219**

sheet no.: **L.105A**

DATE PLOTTED: 09/14/2020 10:00:00 AM



**NOTES :**

- See Sheet L.106 for Parkway Trees & Fencing
- See Sheet L.107 for Plant Material Legend
- See Sheet L.108 for Turf Establishment Plan
- See Sheet L.111 for Typ. House Landscape Plan
- See Sheet L.112 for Typ. Townhome Landscape Plan
- ▲ • See Sheet L.106, Detail D. for specific Parkway Tree separation requirement from watermain. DO NOT SCALE PLAN.

EXHIBIT C

project:

# Naper Commons

Naperville, Illinois

sheet description:

## Final - Phase 3 Landscape Plan NORTHWEST

owner:



scale: 1" = 60'0"

date	description	by
7.12.2021	Per City Review dated 7.1.2021	
4.28.2021	Per City Review dated 5.26.2021	
4.29.2021	FINAL DESIGN	
3.15.2021	Per City Review dated 3.11.2021 & Naperville PUD & PSD Committee	
2.24.2021	Per City Review / New Site Plan sheet 3.20.2021	
1.20.2021	Per Finalized Site Plan & Erosion Station	
11.18.2020	Per City Review #2	

original issue date: **14 September 2020**

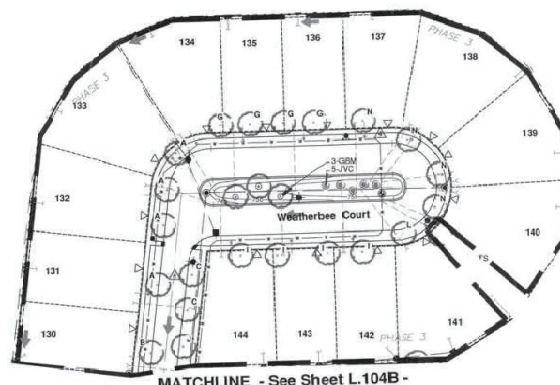
drawn by:

checked by:

project no.: 20219

sheet no.:

**L.105B**



MATCHLINE - See Sheet L.104B -

### NOTES :

- See Sheet L.106 for Parkway Trees & Fencing
- See Sheet L.107 for Plant Material Legend
- See Sheet L.108 for Turf Establishment Plan
- See Sheet L.111 for Typ. House Landscape Plan
- See Sheet L.112 for Typ. Townhome Landscape Plan
- See Sheet L.106, Detail D, for specific Parkway Tree separation requirement from watermain. DO NOT SCALE PLAN.

EXHIBIT C

project:

# Naper Commons

Naperville, Illinois

sheet description:

## Final Parkway Tree & Fence Exhibit

OWNER:



scale: 1" = 175' 0"

712.2021	Per City Review dated 7.7.2021
628.2021	Per City Review dated 5.24.2021
429.2021	FINAL DESIGN
315.2021	Per City Review dated 3.1.2021 & Innaperville Per. & PUD Committee
224.2021	Per City Review dated 1.14.2021
120.2021	Per Revised Site Plan & Retention Schedule
1118.2020	Per City Review #2

original issue date: 14 September 2020

checked by: \_\_\_\_\_  
project no.: 20219  
sheet no.: \_\_\_\_\_

EXHIBIT C

### PARKWAY TREE LEGEND : (Sheet L.106 Only)

**Proposed Common Area Parkway Trees, 2.5" \* Caliper**  
Planted at approx. 40' o.c. during Site Development

**Proposed Individual Lot Parkway Trees, 2.5" \* Caliper**  
To be Planted by Pulte at the time of individual house construction

KEY	CODE	INTY	SIZE	Scientific Name	Common Name	FPD CLASS
A	TA	32'	2.5"	<i>Tilia americana</i>	American Linden	A
B	TO	24'	2.5"	<i>Fraxinus americana</i>	Common White Oak	A
C	OM	21'	2.5"	<i>Quercus macrocarpa</i>	Big Oak	A
D	OMC	16'	2.5"	<i>Quercus macrocarpa</i>	Chickadee Oak	A
E	CO	40'	2.5"	<i>Cornus americana</i>	Common Hackberry	A
F	CO	24'	2.5"	<i>Cornus florida</i>	Yankee Coflossate	A
G	GR	20'	2.5"	<i>Quercus rubra</i>	Red Oak	A
H	GR	26'	2.5"	<i>Quercus laevis</i>	Shreve White Oak	A
I	LT	18'	2.5"	<i>Liquidambar styraciflua</i>	Tulip Tree	A
J	AMR	30'	2.5"	<i>Rosa blanda</i> 'Moline Beauty'	Autumn Rose Maple	B
K	FAE	24'	2.5"	<i>Rosa x scottii</i> 'Vancouver'	(Vancouver) Oregon Rose	B
L	GM	20'	2.5"	<i>Georgie White Magnol</i>	Magpie Orange	B
M	STP	21'	2.5"	<i>Quercus laevis</i> var. 'Parma Skyline'	Baytown Hackberry	B
N	UCT	30'	2.5"	<i>Ulmus caroliniana</i> 'Morton Cross'	Trumpf Elm	B

Note: The total quantity of parkway trees included at Final Design will be at a ratio of 65% A's and 35% B's from above list.  
\*Note: Limited 2" caliper trees may be used for inventory shortages.

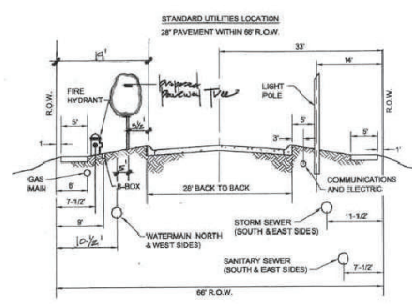
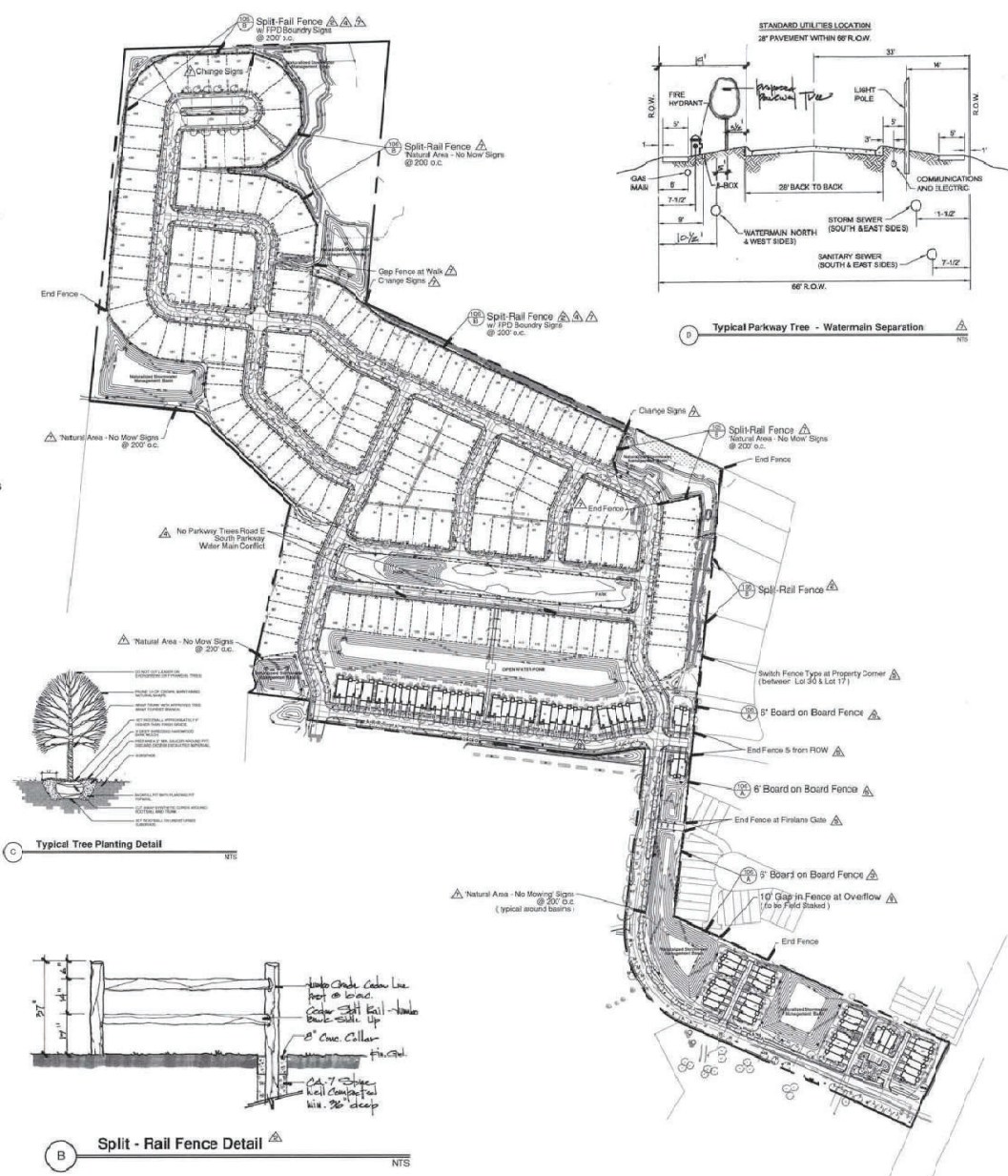
**Proposed Intermediate Common Area Parkway Trees, 2.5" or 8" m/s**  
Planted at approx. 25' o.c. during Site Development

KEY	CODE	INTY	SIZE	Scientific Name	Common Name	FPD CLASS
D	CAH	-	2.5"	<i>Carpinus caroliniana</i>	American Hornbeam	A
P	FRB	-	8"	<i>Cercocarpus canadensis</i>	Flame Tree	A
Q	ACD	3'	8"	<i>Aspidochloa gracilis</i>	Spice Shrub	B
R	COJ	5'	2.5"	<i>Ornithoglossum sp. novum</i>	Thomas Douglas Hawthorn	B

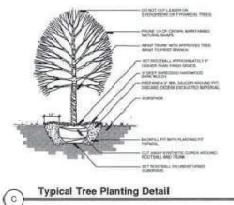
Note: The above understory trees will only be used in limited, height restricted areas or to screen the existing Nokia parking lot.

### PARKWAY CONSTRUCTION NOTES :

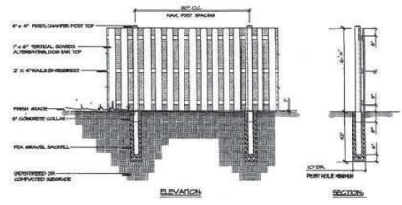
- No more than 10% of the same species may be used in total.
- No more than 5 trees of the same species may be planted adjacently, except where noted for Boulevard continuity.
- Understory trees must be used in areas with an overhead utility conflict.
- Plant material along parking area shall conform to the American Standards for Nursery Stock (latest edition) by the American Association of Nurserymen, Inc.
- Plant material shall be nursery grown and be either balled and burlapped or container grown. Sizes and spread on plant list represent minimum requirements.
- Quantity lists are supplied as a convenience. Contractor shall verify all quantities, and in case of a discrepancy, the plan shall prevail.
- Trees shall be set back a minimum of ten (10) feet horizontally from utility structures, including, but not limited to, manholes, valve vaults, substations, fire hydrants, transformers and electric cables. Trees shall be set back a minimum of five (5) feet horizontally from sanitary sewer, water services and underground electric cable. Approval of the Landscape Architect is required when field adjustments to be implemented do not conform to the intent of the plan.
- No trees, shrubs or cactuses will be allowed 1'0" in front, 5' on the sides, and 7' in the rear of the electrical transformer.
- Contractor shall report any discrepancies in the field to the Landscape Architect and/or Owner.
- The Landscape Contractor shall verify locations of all underground utilities prior to digging, as required to Contact ILLITE (1-800-835-3103), and any other public or private agency necessary for utility location @ hours prior to construction.
- Where underground utilities exist, all field adjustments must be approved by the Landscape Architect.
- The Landscape Contractor shall water plant material and use care until the plants have become adequately established and until final acceptance by the owner. Owner to provide all supplemental watering and proper care and maintenance of all plant materials, seed and soil areas after acceptance of Landscape Contractor's work.
- No items are to be changed or substituted without the approval of the Landscape Architect and the City of Naperville.
- Landscape Contractor shall warrant all material and labor for a period of one year from the date of final acceptance and shall repair any defects and/or replace all dead plant material as required during the warranty period.
- No Proposed Trees shall be located within the 32' x 32' sight triangle at every intersection.
- See Sheet L.106, Detail B, for a specific Parkway Tree separation requirement from watermain. DO NOT SCALE PLAN.



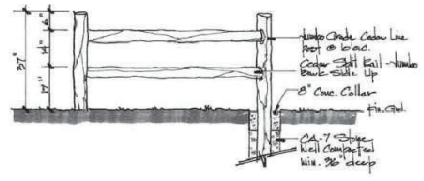
Typical Parkway Tree - Watermain Separation



Typical Tree Planting Detail



6' Wood Board on Board Fence Detail



Split-Rail Fence Detail

**Plant Material List**

Sheets L-101 - L-105 & L-109

Table with columns: Code, Scientific Name, Common Name, Size, Only, Remarks. Section: SHADE TREES

Table with columns: Code, Scientific Name, Common Name, Size, Only, Remarks. Section: ORNAMENTAL TREES

Table with columns: Code, Scientific Name, Common Name, Size, Only, Remarks. Section: EVERGREEN TREES

Table with columns: Code, Scientific Name, Common Name, Size, Only, Remarks. Section: ORNAMENTAL SHRUBS

Table with columns: Code, Scientific Name, Common Name, Size, Only, Remarks. Section: EVERGREEN SHRUBS

Table with columns: Code, Scientific Name, Common Name, Size, Only, Remarks. Section: PERENNIALS & ORNAMENTAL GRASSES



**Plant Material Restrictions :**

**Native Plant Material :**  
All plantings in existing wetland buffers, or in any common areas adjacent to Forest Preserve Property, shall be limited to species native to Northern Illinois. All Residential Lots are exempt from this requirement.

**Invasive Plant Material :**  
Invasive plant materials (as listed below ) are prohibited in all areas of the Development - including on Residential Lots.

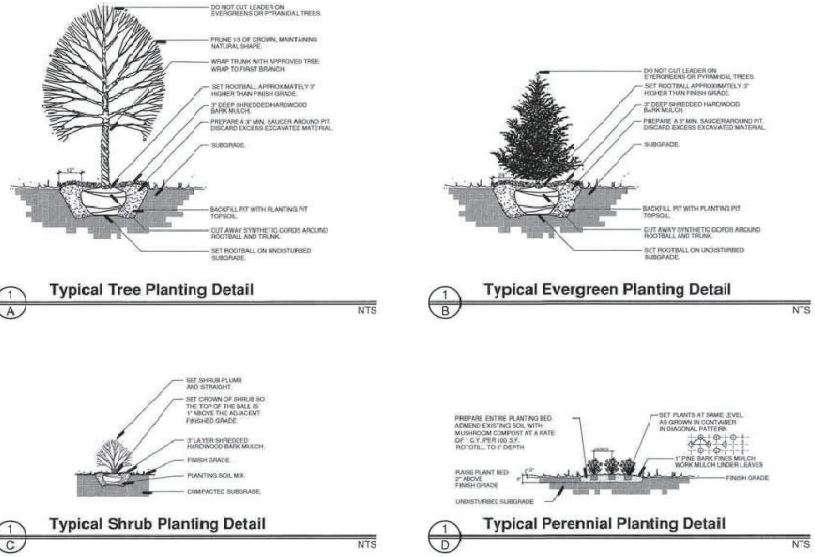
**Prohibited Invasive Species:**  
**Trees :** Callery Pear, Norway Maple, Amur Maple, Cornus mas, Autumn Olive and Black Alder  
**Shrubs :** Jap Barberry, Buckthorn, Amur Honeysuckle, Burning Bush and Common Plover  
**Perennials & GC :** Purple Loosestrife and Purple Wintercreeper ( Euonymus coloratus )

**Native Species :**

- Proposed Plantings in all wetland buffer areas shall be species native to Northern Illinois

**CONSTRUCTION NOTES :**

- Site all turf areas as noted with an approved blend of topsoil (minimum 60% organic material with a minimum bed depth of 6 inches) and approved mulch (minimum 3 inches) spread over the entire area.
- Site all turf areas as noted with an approved blend of topsoil (minimum 60% organic material with a minimum bed depth of 6 inches) and approved mulch (minimum 3 inches) spread over the entire area.
- Preparation of all areas shall be fertilized with a 12-12-12 granular fertilizer at a rate of 400 lbs per acre.
- Preparation of all areas shall be fertilized with a 12-12-12 granular fertilizer at a rate of 1000 lbs per acre.
- Preparation of all areas shall be fertilized with a 12-12-12 granular fertilizer at a rate of 1000 lbs per acre.
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Land Planning  
Landscape Architecture  
Environmental Site Design  
100 N. WASHINGTON ST. NAPERVILLE, IL 60563 | (630) 330-0000 Fax (630) 330-0001

project  
**Naper Commons**  
Naperville, Illinois

sheet description:  
**Plant Legend, Notes & Planting Details**



Table with columns: north, scale, revisions, original issue date, 14 September 2020, drawn by, checked by, project no., 20219, sheet no., L.107

EXHIBIT C

project:

# Naper Commons

Naperville, Illinois

sheet description:

## Final Turf Exhibit

owner:



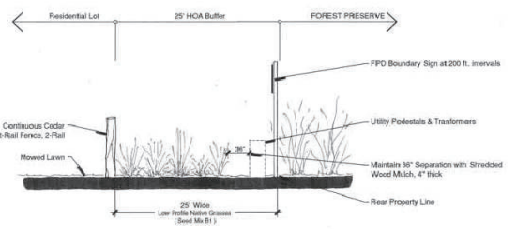
north: scale:

▲	7.12.2021	Per City Review dated 7.7.2021
▲	6.28.2021	Per City Review dated 5.26.2021
▲	4.25.2021	FINAL DESIGN
▲	3.15.2021	Per City Review dated 3.11.2021 & Independent P&E & P&C Comments
▲	2.24.2021	Per City Review / New Site Plan dated 1.20.2021
▲	1.20.2021	Per Revised Site Plan & Construction Notes
▲	1.19.2020	Per City Review #2

revisions:  
original issue date: **14 September 2020**

drawn by:  
checked by:  
project no.: **20219**  
sheet no.:

**L.108**



**B Forest Preserve Buffer Strip - Typical Section** ▲  
N.T.S

**General Turf Mix A :**

To be drill-seeded and covered with an S-75 BN straw blanket, in all maintained turf areas as specified on the plans. Seec shall be installed at a rate of 250lbs. per acre.

- 65% Improved Kentucky Bluegrass ( minimum three varieties )
- 25% Improved Perennial Ryegrass ( minimum two varieties with endophytes )
- 10% Creeping Red Fescue

**Retention Pond Turf Mix B :**

The Retention Pond Mix is to be seeded around the Open Water Pond as specified on the plans. Tc be drill seeded and covered with a S-75 BN Straw Blanket.

**IDOT 1B Low Maintenance Mix:**

75% Fine Leaf Turf-Type Fescue - 3 varieties:	150#
( 1/3 Crossfire II TTF )*	
( 1/3 Bladerunner TTF )*	
( 1/3 Cayenne TTF )*	
10% Perennial Ryegrass	20#
10% Creeping Red Fescue	20#
5% Red Top	10#
	<b>200# / Acre</b>

\*TTF varieties available from Auther Clesert, or other approved sources.

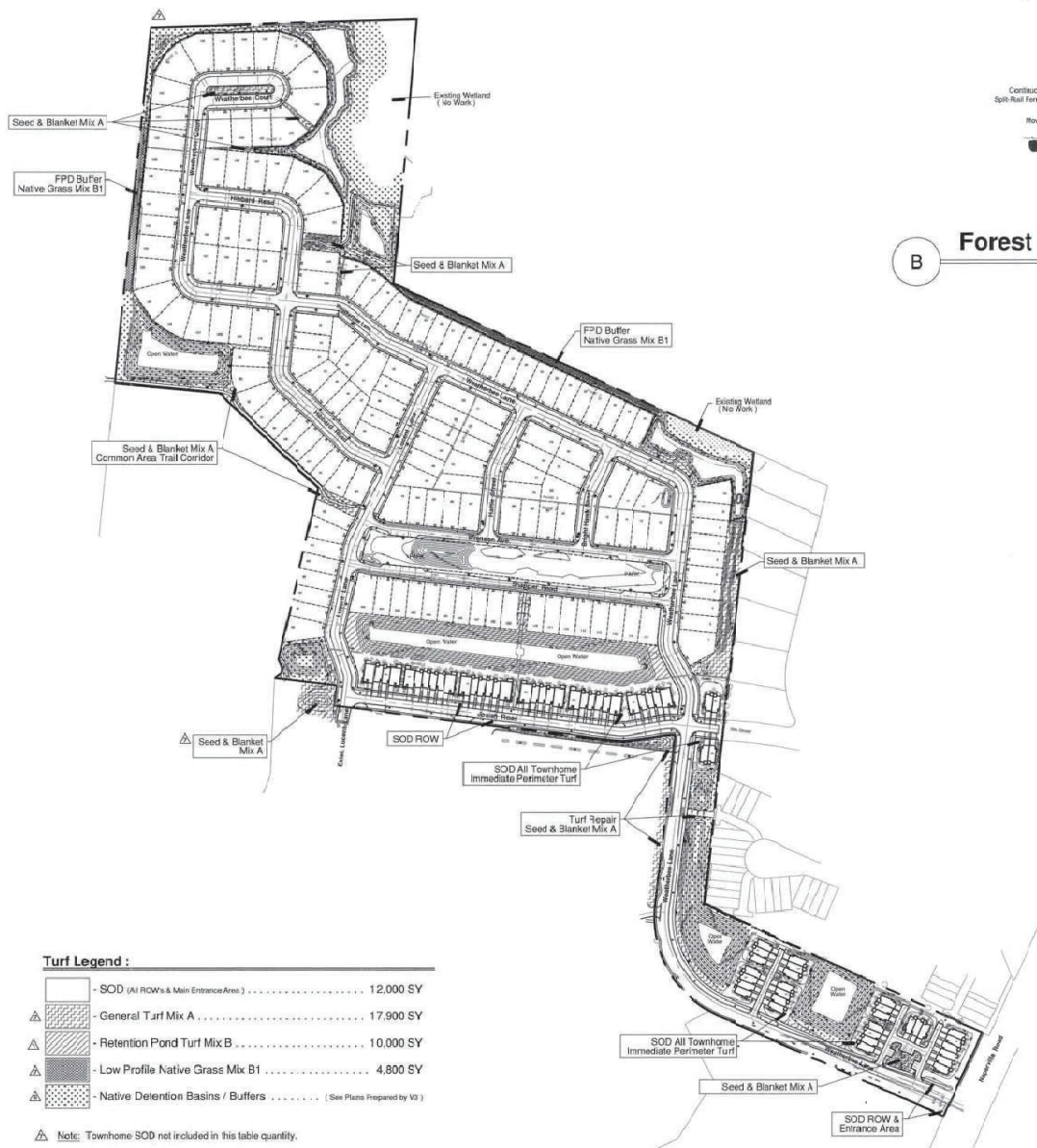
**Low Profile Native Grasses Mix - B1 :**

The Low Profile Native Grass Mix is to be installed as a 25' buffer to the FPD. To be broadcast seeded and covered with a S-75 BN Straw Blanket.

Species :	oz / acre
Sida - Oats Grama	48
Prairie Sedge Species ( Cardno Mix )	10
Canada Wild Rye	72
June Grass	2
Little Bluestem	72
	Subtotal 204 oz.
<b>Temp Cover :</b>	
Common Oats	350
Annual Rye	100
	Subtotal 460 oz.
	<b>Total : 664 oz / acre</b>

**NOTES :**

- See Sheet L.106 for Parkway Trees & Fencing
- See Sheet L.107 for Plant Material Legend
- See Sheet L.111 for Typ. House Landscape Plan
- See Sheet L.112 for Typ. Townhome Landscape Plan
- See Sheet L.106, Detail D. for specific Parkway Tree separation requirement from watermain. DO NOT SCALE PLAN.



**Turf Legend :**

□	- SOD (All ROW's & Main Entrance Area)	12,000 SY
▲	- General Turf Mix A	17,900 SY
▲	- Retention Pond Turf Mix B	10,000 SY
▲	- Low Profile Native Grass Mix B1	4,800 SY
▲	- Native Detention Basins / Buffers	(See Plans Prepared by V3)

▲ Note: Townhome SOD not included in this table quantity.

EXHIBIT C



Land Planning  
Landscape Architecture  
Environmental Site Design

102 N. RANDOLPH ST., NAPERVILLE, IL 60563-1803 (630) 332-5800 Fax 630 332-5860

project:

# Naper Commons

Naperville, Illinois

sheet description:

## Final Landscape Plan Naperville Rd Buffer

owner:



north: scale: 1" = 20'0"



- 7.12.2021 Per City Review dated 7.1.2021
- 6.28.2021 Per City Review dated 5.26.2021
- 4.29.2021 FINAL DESIGN
- 3.15.2021 Per City Review dated 3.11.2021 & Naperville POC 2.4.PFD Comments
- 2.24.2021 Per City Review / New Site Plan dated 12.2021
- 1.20.2021 Per Revised Site Plan & Erosion Control
- 11.19.2020 Per City Review #2

revisions:

original issue date: 14 September 2020

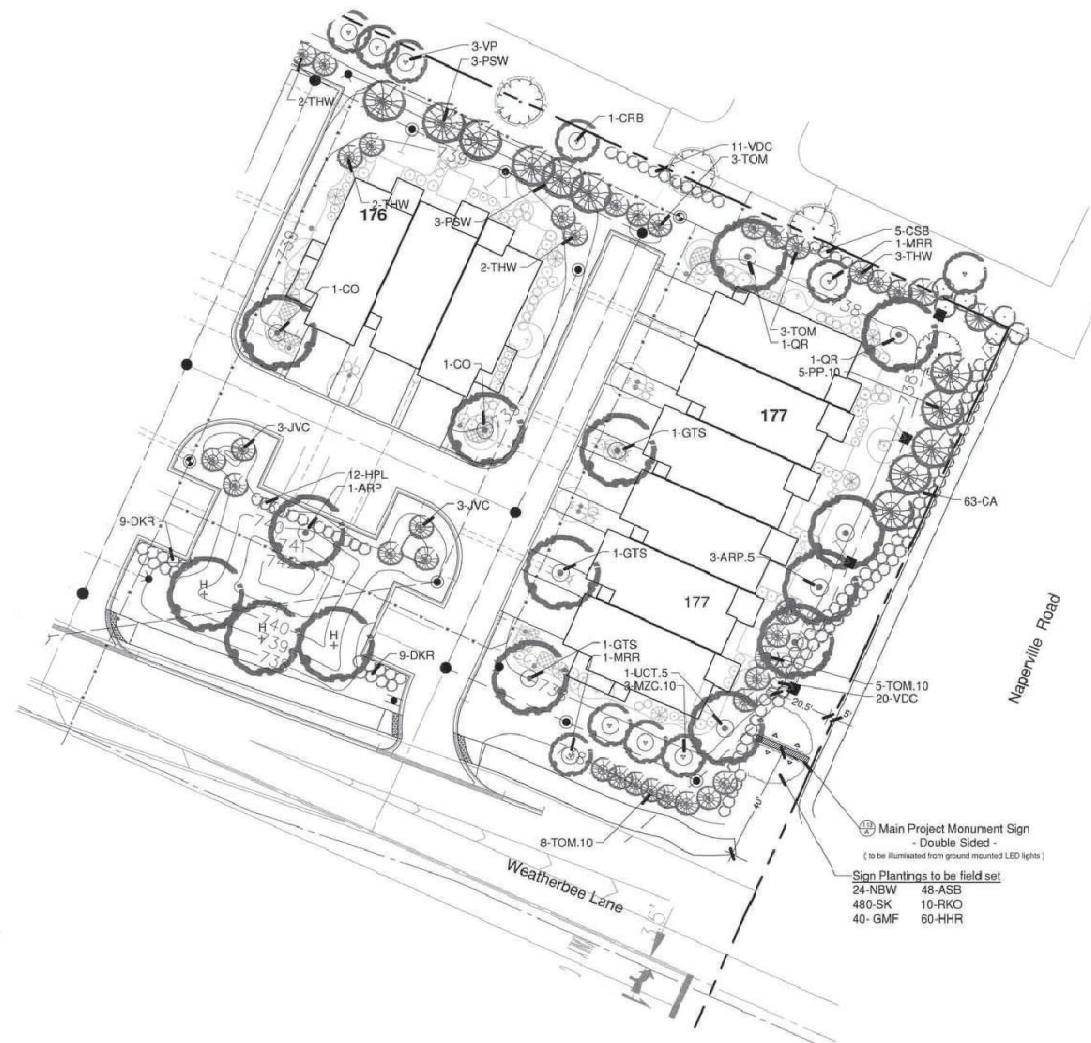
drawn by:

checked by:

project no.: 20219

sheet no.:

L.109



### NOTES :

- See Sheet L.106 for Parkway Trees & Fencing
- See Sheet L.107 for Plant Material Legend
- See Sheet L.108 for Turf Establishment Plan
- See Sheet L.111 for Typ. House Landscape Plan
- See Sheet L.112 for Typ. Townhome Landscape Plan
- See Sheet L.106, Detail D. for specific Parkway Tree separation requirement from watermain. DO NOT SCALE PLAN.

EXHIBIT C

project:

**Naper Commons**

Naperville, Illinois

sheet description:

**Prototypical House  
Planting Plans**

owner:



7.12.2021	Pie City Review dated 7.7.2020
5.28.2021	Pie City Review dated 5.26.2021
4.20.2021	FINAL DESIGN
3.15.2021	Pie City Review dated 3.11.2021 & Naperville & PFC Comments
2.24.2021	Pie City Review / New Site Plan / 2/2/2021
1.20.2021	Finalized Site Plan & Landscape Plan
11.10.2020	Pie City Review #2

original issue date: **14 September 2020**

drawn by:  
checked by:  
project no.: **20119**  
sheet no.: **L.111**

**PLANT MATERIAL LEGEND :** (Sheets L.111 Only)

- Ornamental Trees, 6' m/s or 2" Caliper**  
 River Birch                      Arm Magnolia  
 Royal Raindrops' Crab      Apple Serviceberry  
 Red Jewel Crab                Jap. Tree Lilac
- Large Evergreen Trees, 6' tall**  
 Black Hills Spruce            Colorado Spruce  
 Swiss Stone Pine              Canadian Hemlock
- Upright Evergreens, 4' - 5' tall**  
 Canari Juniper                Mission Arborvitae  
 Winegreen Arborvitae        Fairview Juniper
- Evergreen Shrubs, 18" - 24" wide**  
 Dense Yew                      Green Velvet Boxwood
- Junipers, 18" wide**  
 Kelley Compact Juniper      'Hughes' Juniper
- Deciduous Shrubs, 18" - 36" tall**  
 Peking Cocksucker - L        Little Princess Spirea - S  
 Black Chokeberry - M        Yellow Potentilla - S  
 Redtwig Dogwood - L        Mahonian Viburnums - L  
 Limelight Hydrangea - L      K.O. Shrub Fose - S  
 Double Take Pink Quince - M    Snow Mount Spirea - M  
 G.M. Alpina Currant - S        Miss Kim Lilac - L  
 Goldmound Spirea - S        Brons Forsythia - S  
 Annabelle Hydrangea - M       Blue Muffin Vib. - M
- Perennials, 1gal.**  
 Yellow Coreopsis              August Moon Hosta  
 Purple Coneflower - Pixie      Royal Standard Hosta  
 Autumn Joy Sedum              Blue Wonder Catmint  
 Happy Return Daylily            Summer Peak-a-boo Allium  
 Max Frei Geranium              Montrose White Calamint

**CONSTRUCTION NOTES :**

- Sod all Lot/Land areas as noted with an approved blend of improved Kentucky Bluegrass Sod with a mineral soil bank.
- Fire grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.
- Prior to turf installation all areas shall be fertilized with a 10-10-10 granular fertilizer at a rate of 400 lbs. per Acre.
- Prepare perennial, ornamental grass, groundcover and annual flower beds with 1 CY mushroom compost per 100 SF needed to an 8" depth.
- Mutch all trees shrub, perennial & orn'l grass beds with a minimum of three (3) inches shroded hardwood bark mulch.
- Mutch all groundcover and annual beds with minimum of one (1) inch pine bark fines.
- All bed lines and tree saucers require a 4" deep spaced edge between lawn and mulch areas.
- All evergreen (conifers) trees and shrubs must be grown in a natural shape and top shivered.
- Plant material sizing, branching and ball size shall conform to the "American Standards for Nursery Stock" (latest edition) by the American Association of Nurserymen, Inc.
- Plant material shall be nursery grown and be either balled and barked or container grown. Sizes and spreads on plant list represent minimum requirements.
- Quantity lists are supplied as a convenience Contractor shall verify all quantities, and in case of a discrepancy, the plan shall prevail.
- The Landscape Contractor shall adjust plant locations in field to maintain appropriate spacing from fire hydrants, light poles, all utility structures, driveways and sidewalks. Approval of the Landscape Architect is required when field adjustments to be implemented do not conform to the intent of the plans.
- Contractor shall report any discrepancies in the field to the Landscape Architect and/or Owner.
- The Landscape Contractor shall verify locations of all underground utilities prior to digging, in required to Contact J.U.L.E. (1-800-880-0192), and any other public or private agency necessary for utility location 48 hours prior to construction.
- Where underground utilities exist, all field adjustments must be approved by the landscape architect.
- The Landscape Contractor shall water plant material, seed and sod areas until the plants have become adequately established and until final acceptance by the owner. Owner to provide all supplemental watering and proper care and maintenance of all plant material, seed and sod areas after acceptance of Landscape Contractors work.
- No plants are to be changed or substituted without the approved Landscape Architect.
- Landscape Contractor shall warrant all material and labor for a period of one year from the date of final acceptance and shall repair any defects and replace all dead plant material as required during the warranty period.

**Note:** Typical Home Planting Plans show the general layout, plant material selections and design intent. Final Plans will be adjusted as required for utilities, drainage and adjacent plantings.

**Contractor Quality Control :**

- Upon Completion of landscape installation, and prior to final acceptance, the Contractor Shall:
  - Lightly landscape all trees and evergreens to remove broken, crossing or mis-shaped branches.
  - On slump-form ornamental trees, remove all minor branches, suckers and stems from the bottom 24" of the main trunks.
  - Lightly landscape all shrubs to remove wild branches and ensure uniformity in groups of similar shrubs.
  - Dead head all perennials plants to remove all old flowers and dead or discolored foliage.
  - Remove all nursery tags and ribbons from all plantings.
  - Hand water all plant material.
  - Rake out mulch beds to insure a smooth, uniform layer with a sharp, defined slope edge.

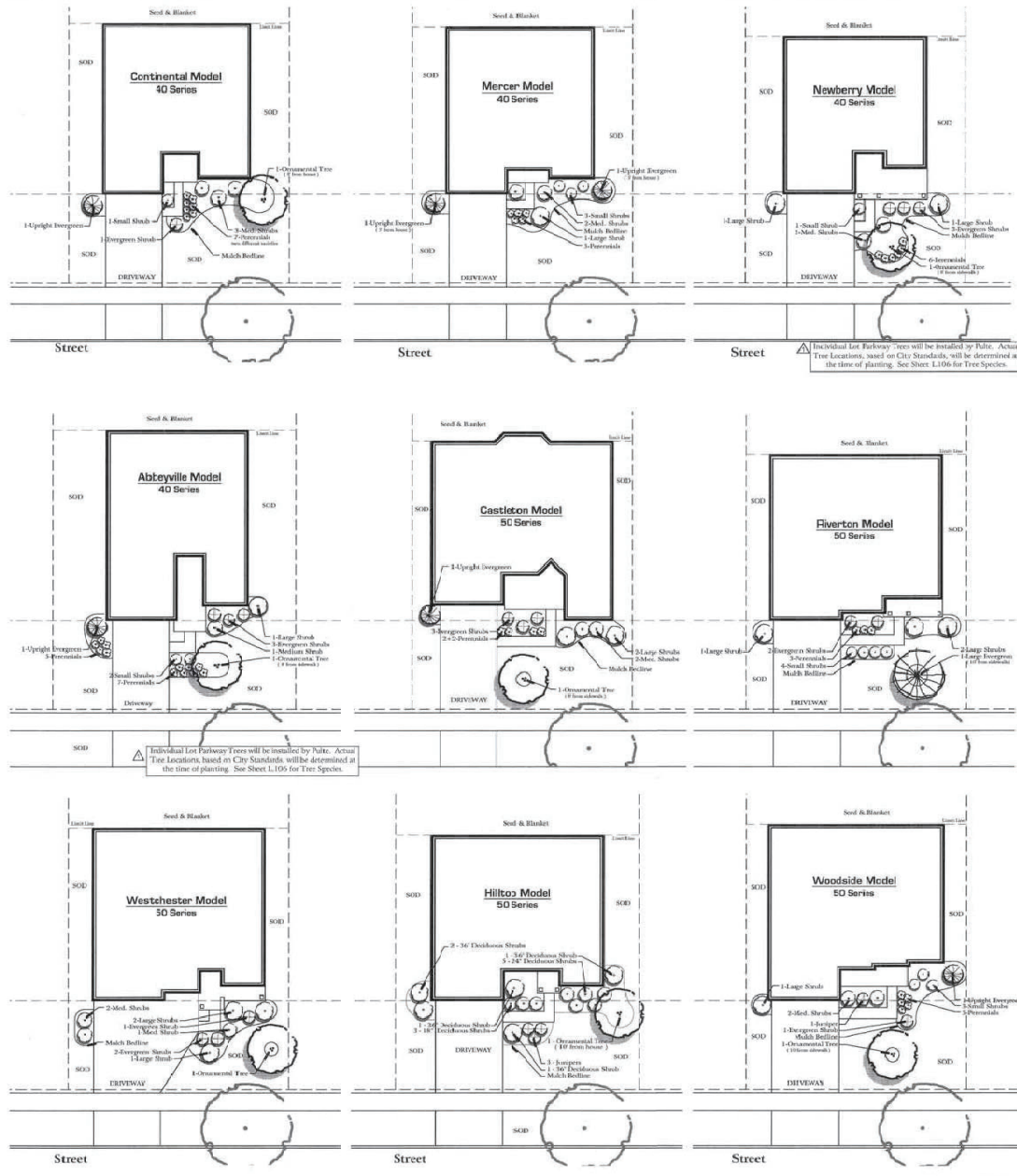







EXHIBIT C



**PLANT MATERIAL LEGEND :** (Sheets L.112 only)

-  **Ornamental Trees, 6" - 6' m/f or 2.5" cal.**
  - 20 % Royal Handmaiden, 8' or 2.5"
  - 20 % Redland Crab, 8' or 2.5"
  - 20 % Apple Serviceberry, 7'
  - 20 % Eastern Redbud, 6'
  - 10 % Common Whitehack, 6' (shade)
  - 10 % Ivory Silk Tree Lilac, 6'
-  **Upright Evergreen, 4-4' tall**
  - 40 % Mission Arborvitae, 6'
  - 40 % Star new Ligularia laniger, 5'
  - 20 % Hets Wintergreen Arborvitae, 4'
-  **Evergreen Shrubs, 18" - 24" wide**
  - 20 % Serot Vireo, 24"
  - 20 % Green Velvet Boxwood, 18"
  - 20 % Galley Compact Juniper, 18"
  - 20 % Hughes Juniper, 15"
-  **Deciduous Shrubs, 18" - 36" tall**
  - 20 % Red Yew, 24" (large)
  - 20 % Blue Muffin Viburnum, 36" (large)
  - 20 % Sudei Viburnum, 24" (large)
  - 20 % Limelight Hydrangea, 30" (large)
  - 20 % Miss Kim Lilac, 36" (large)
  - 10 % Arizobola Hydrangea, 24" (med.)
  - 10 % Black Chokeberry, 18" (med.)
  - 10 % Knockout Shrub Rose, 18" (med.)
  - 10 % Greenleaf Spirea, 24" (med.)
  - 10 % Little Quickfire Hydrangea, 18" (med.)
  - 20 % G.M. Alpine Currant, 18" (small)
  - 20 % Goldenround Spirea, 18" (small)
  - 20 % Spirea Forsythia (small)
  - 20 % Potentilla - Yellow, 18" (small)
  - 20 % Little Princess Spirea, 18" (small)
-  **Perennial**
  - 20 % Blue Wonder Catmint
  - 20 % Happy Return Daylily
  - 20 % Autumn Joy Sedum
  - 20 % Summer Beauty Allium
  - 20 % Hosta Gold Standard

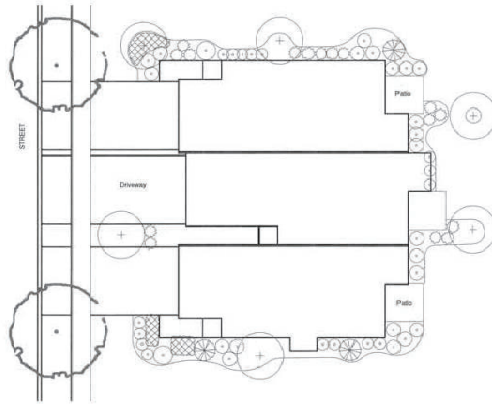
**CONSTRUCTION NOTES :**

- Sod all turf areas as noted with an approved blend of improved Kentucky Bluegrass Sod with a mineral soil back.
- Fine grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.
- Prior to turf installation all areas shall be fertilized with a 12-12-12 granular fertilizer at a rate of 400 lbs. per acre.
- Prepare perennial, ornamental grass, groundcover and annual flower beds with 1 CY. mushroom compost per 100 SF, needed to an 8" depth.
- Mulch all trees, shrub, perennial & cm<sup>3</sup> grass beds with a minimum of three (3) inches shredded hardwood bark mulch.
- Mulch all groundcover and annual beds with minimum of one (1) inch prebreak fines.
- All bedlines and tree centers require a 4" deep spaced edge between lawn and mulch areas.
- All evergreen (conifers) trees and shrubs must be grown in a natural shape - and not sheared.
- Plant material sizing, branching and ball sizes shall conform to the "American Standards for Nursery Stock" (latest edition) by the American Association of Nurserymen, Inc.
- Plant material shall be nursery grown and be either balled and burlapped or container grown. Sizes and spreads or plant list represent minimum requirements.
- Quantity lists are supplied as a convenience. Contractor shall verify all quantities, and in case of a discrepancy, the plan shall prevail.
- The Landscape Contractor shall adjust plant locations in field to maintain appropriate spacing from fire hydrants, light poles, all utility structures, driveway and sidewalks. Approval of the Landscape Architect is required when field adjustments to be implemented do not conform to the intent of the plans.
- Contractor shall report any discrepancies in the field to the Landscape Architect and/or Owner.
- The Landscape Contractor shall verify locations of all underground utilities prior to digging. It is required to Contact JILLIE (1-800-892-0729), and any other public or private agency necessary for utility location 48 hours prior to construction.
- Where underground utilities exist, all field adjustments must be approved by the landscape architect.
- The Landscape Contractor shall water plant material, seed and sod areas until the plants have become adequately established and until final acceptance by the owner. Owner to provide all supplemental watering and proper care and maintenance of all plant materials, seed and sod areas after acceptance of Landscape Contractors work.
- No plants are to be dug or substituted without the approval of the Landscape Architect and the City of Naperville.
- *Landscape Contractor shall warrantee all material and labor for a period of one year from the date of final acceptance and shall repair any defects and replace all dead plant material as required during the warranty period.*

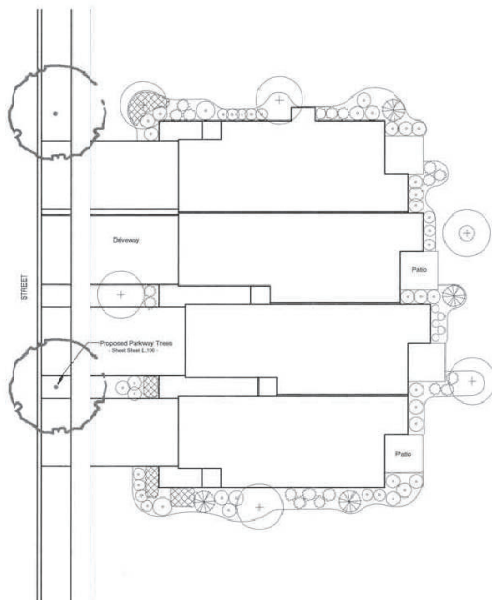
**Note:** Typical Home Planting Plans show the general layout, plant material selections and design intent. Final Plans will be adjusted as required for utilities, drainage and adjacent plantings.

**Contractor Quality Control :**

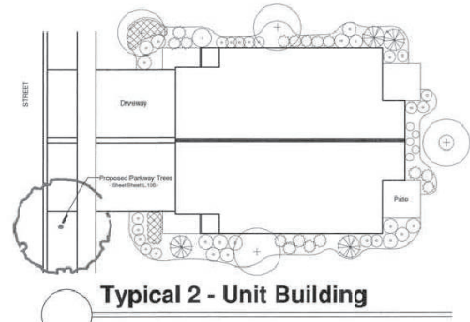
- Upon Completion of landscape installation, and prior to final acceptance, the Contractor Shall:
- Lightly handprune all trees and evergreens to remove broken crossing or misshaped branches.
  - Do dump form ornamental trees, remove all minor branches, suckers and stems from the bottom 24" of the main trunks.
  - Lightly handprune all shrubs to remove wild branches and insure uniformity in groups of similar shrubs.
  - Dead head all perennials plants to remove all old flowers and seed or discolored foliage.
  - Remove all nursery tags and ribbons from all plantings.
  - Hand water all plant material.
  - Rake out mulch beds to insure a smooth, uniform layer with a sharp, defined spade edge.



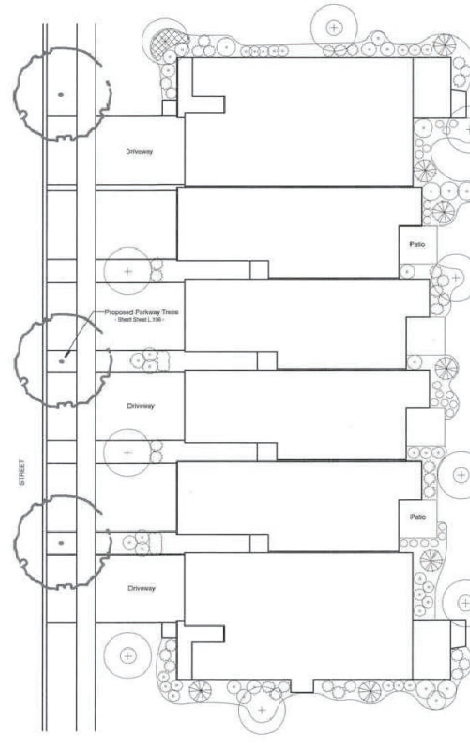
**Typical 3 - Unit Building**



**Typical 4 - Unit Building**



**Typical 2 - Unit Building**



**Typical 6 - Unit Building**



Land Planning  
Landscape Architecture  
Environmental Site Design

102 N. WASHINGTON ST. - NAPERVILLE, IL 60563-0030-3800 Fax 630-303-3894

project:

**Naper Commons**

Naperville, Illinois








sheet description:

**Typical Townhome Landscape Package**

owner:



north: scale: 1" = 15'0"

	7.12.2021	Per City Review dated 7.7.2021
	6.28.2021	Per City Review dated 5.26.2020
	4.20.2021	FINAL DESIGN
	3.16.2021	Per City Review dated 3.11.2021 & Indianapolis Per. RFP Comments
	2.24.2021	Per City Review New Site Plan dated 1.22.2021
	1.20.2021	Per Revised Site Plan & Erosion Control
	11.18.2020	Per City Review #2

original issue date: 14 September 2020

drawn by:  
checked by:  
project no.: 20219  
sheet no.:

**L.112**

EXHIBIT C

project:

**Naper Commons**

Naperville, Illinois

sheet description:

**Project Signage**

owner:



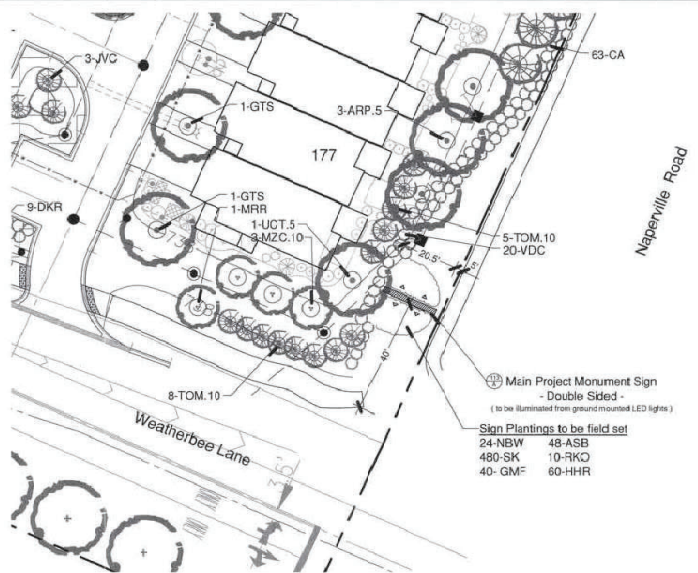
north: scale: As Noted

	712.2021	Per City Review dated 7.7.2021
	629.2021	Per City Review dated 5.26.2021
	429.2021	FINAL DESIGN
	315.2021	Per City Review dated 3.1.2021 & Independent P.A. APPROVED
	224.2021	Per City Review dated 1/16/2021
	120.2021	Per Revised Site Plan & Erosion Control
	118.2020	Per City Review #2

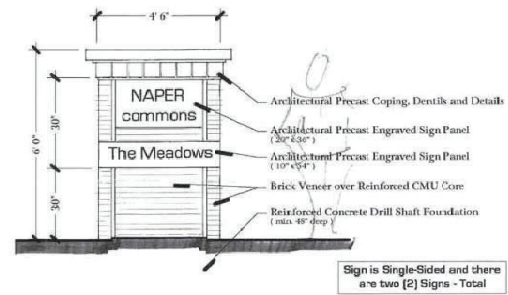
original issue date: **14 September 2020**

drawn by: \_\_\_\_\_  
checked by: \_\_\_\_\_  
project no.: 20219  
sheet no.: \_\_\_\_\_

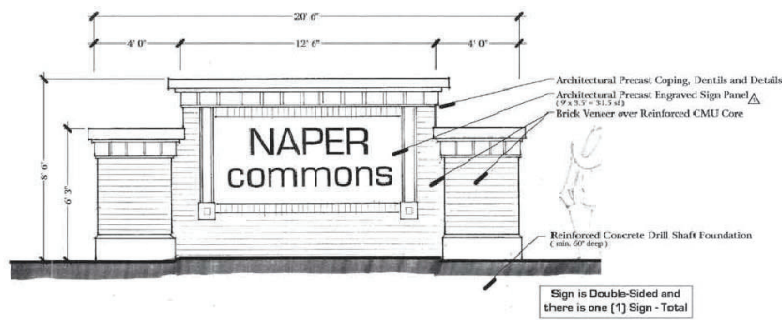
These are Preliminary elevations intended to show overall dimensions, materials and massing. These plans may be modified, or revised, in the Final Design Phase.



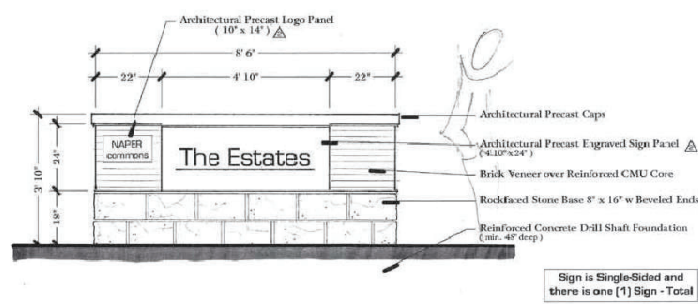
**A Main Monument Sign - Location Plan**  
scale: 1" = 20'0"



**B Secondary Monument & Neighborhood Identification Sign**  
scale: N.T.S.



**A Main Monument Sign - Elevation**  
approx. scale: 3/8" = 1'0"



**C Neighborhood Identification Sign**  
approx. scale: 3/4" = 1'0"

EXHIBIT C



**Services**



**People**



# **July** Financial Report

**July 20, 2021**

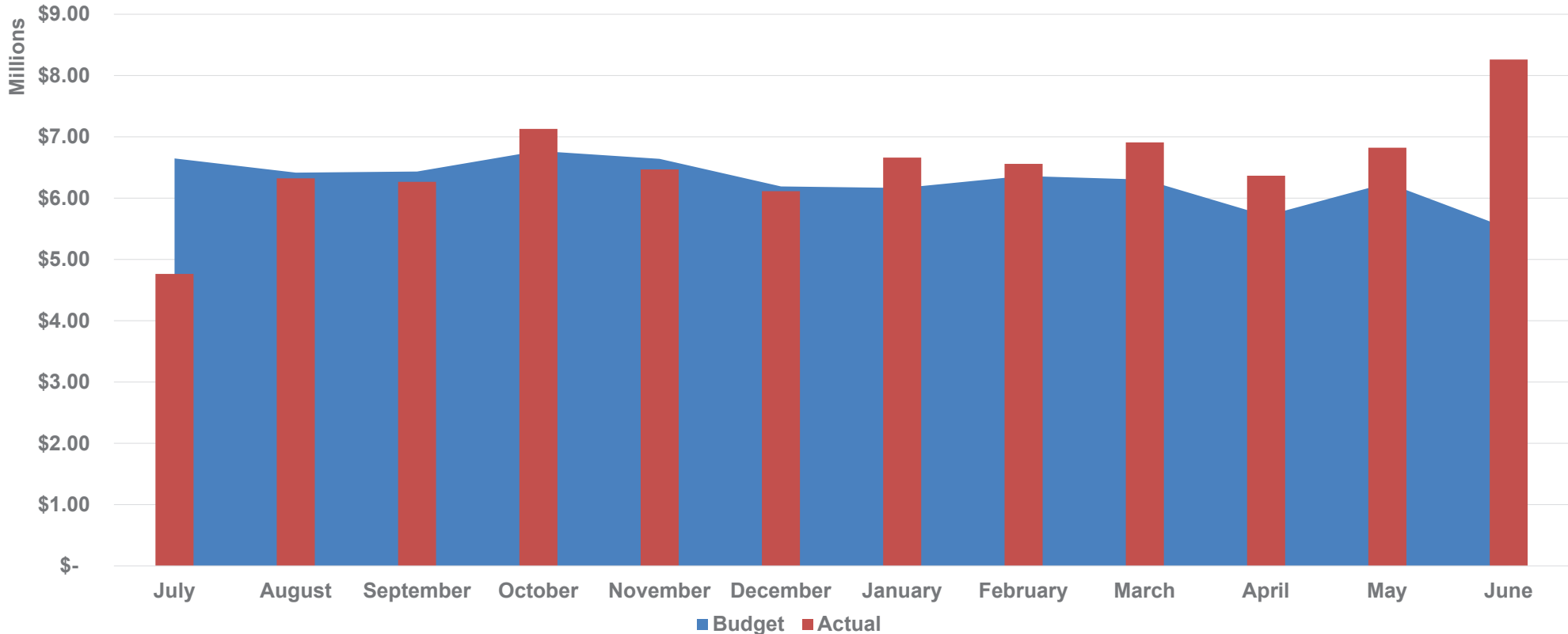


**Programs**



**Local Economy**

# State-Collected Revenues

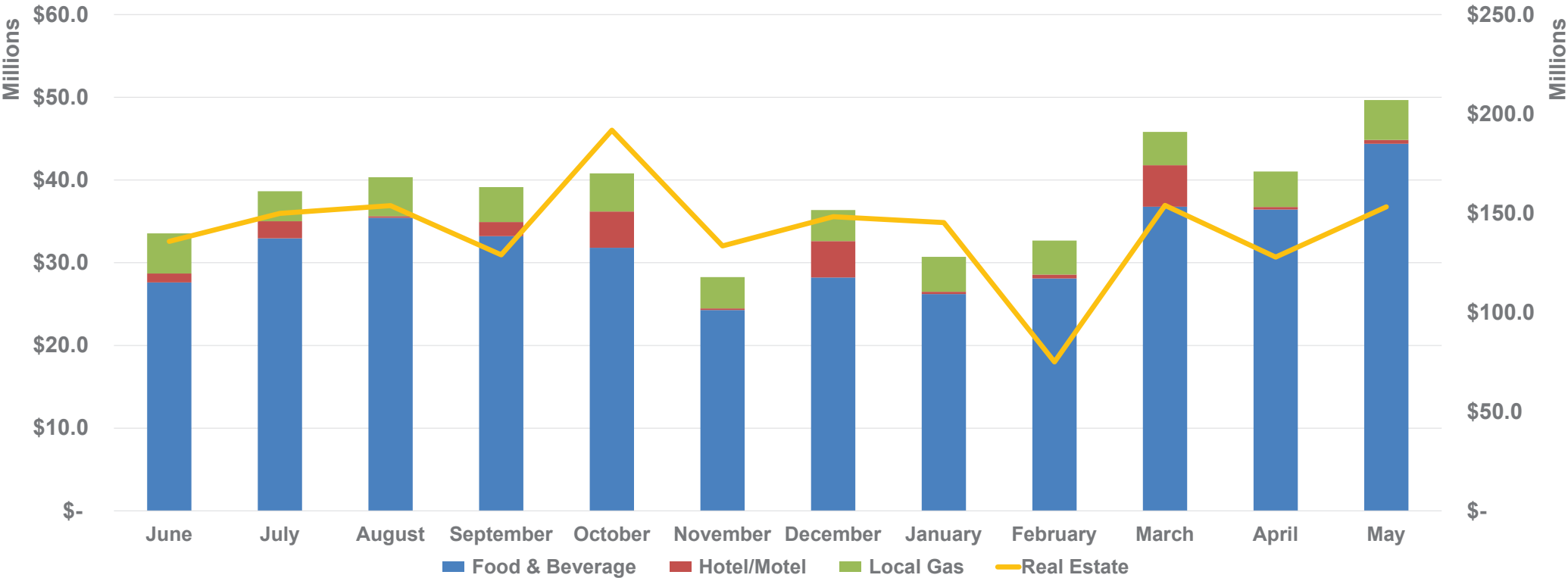


- Combined state-collected revenues exceeding projections by 14.6% through June
- Income tax exceeding projections by 40.6% through June
- Sales tax and HRST continue to be strong with the addition of online sales tax dollars



# Locally-Collected Revenues

Taxable Sales



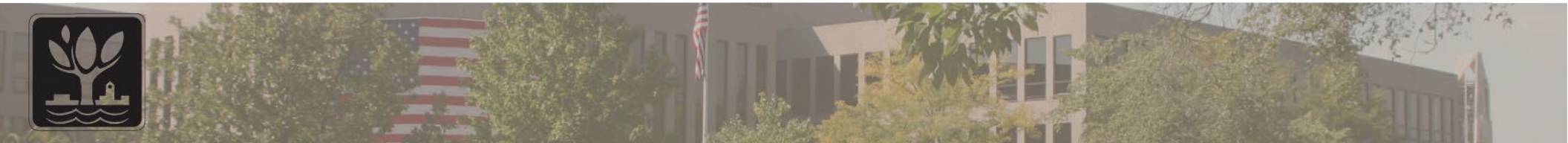
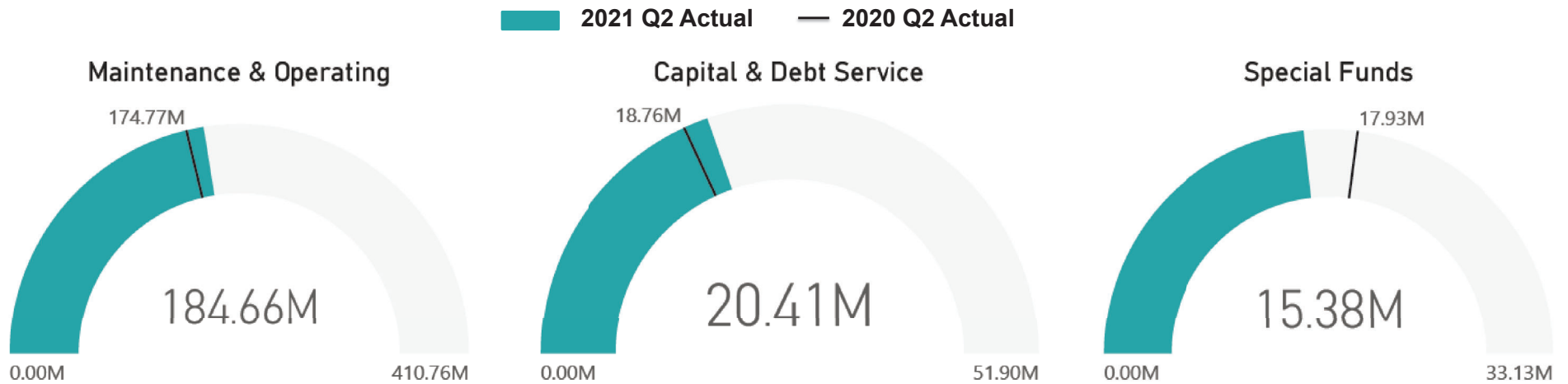
- Food & beverage sales at highest point since December 2019: \$44.4 million in May
- Local gas sales now less than 5% below pre-pandemic levels
- Real estate sales through May strongest since 2017



# Six-Month Budget Review – Revenue

## Citywide revenues total \$220.5 million: 0.9% increase over 2020

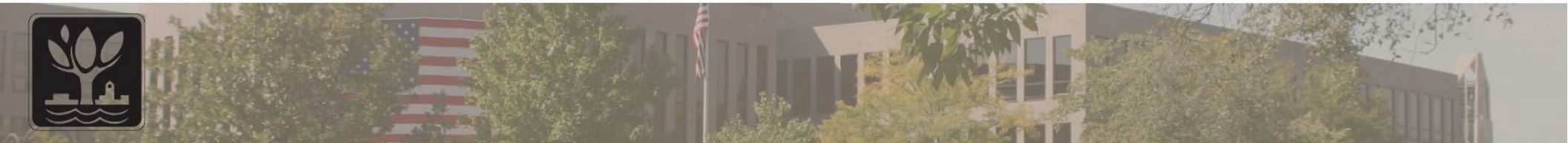
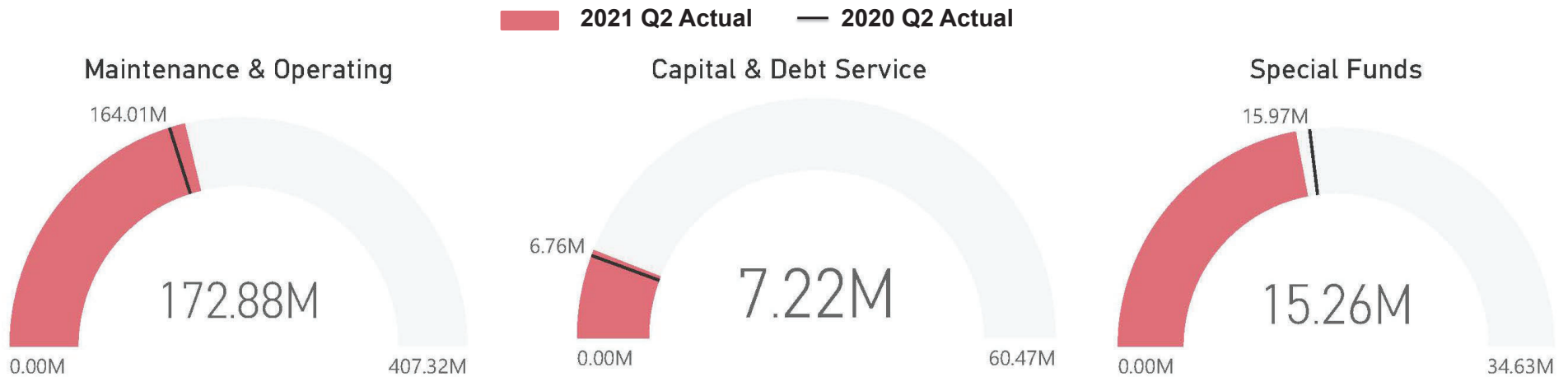
- General fund revenues outpacing 2020 by 4.2% – led by sales, income and real estate transfer taxes
- Electric and water charges outpacing 2020 by 1.8% and 6.0% respectively – due to greater consumption
- Revenues continuing to lag include commuter parking fees and hotel/motel tax



# Six-Month Budget Review – Expenses

**Citywide expenses total \$195.36 million: 4.6% increase from 2020**

- Salaries and benefits up 4.7% – in line with budgeted increases
- Insurance costs are trending 14.1% below budget
- Purchased electric and water expenses increased – offset by higher revenue
- Purchased services and items higher than 2020 but in line with budget



# Annual CIP Progress

## 2021 CIP approved at \$83.33M

- Capital outlay totals \$13.13M, or 16% of budget, through June
- Most capital project payments made in Q3/Q4
- Outpacing 2020 capital spend by \$2.06M

## Economic impacts remain inconsistent

- Strong bidder interest driving lower construction project costs (**positive**)
- Delivery of vehicles, equipment and materials continue to be delayed by supply chain disruptions (**negative**)

## Major Projects Underway

Street Maintenance Program

North Aurora Road Reconstruction

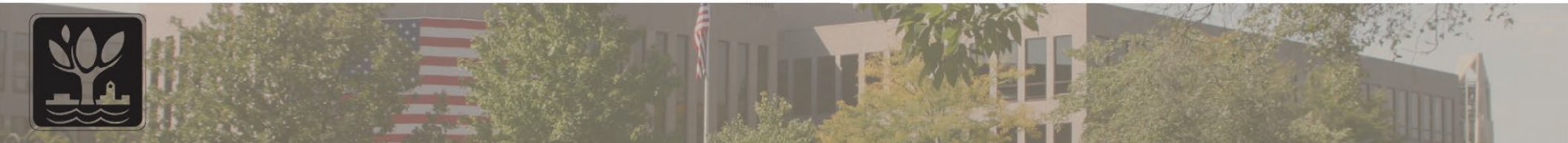
East Highlands Improvements

Naperville Heights Watermain

Water 2.0 Project (AMI)

Moser Tower Rehabilitation

Parking Deck Maintenance





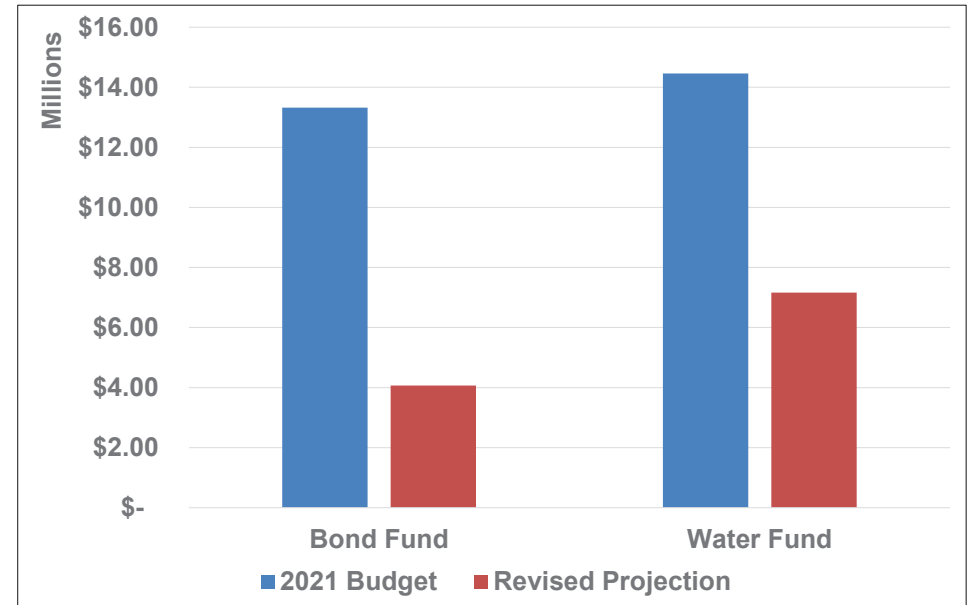
# 2021 Bond Issuance Forecast

## Bond Fund

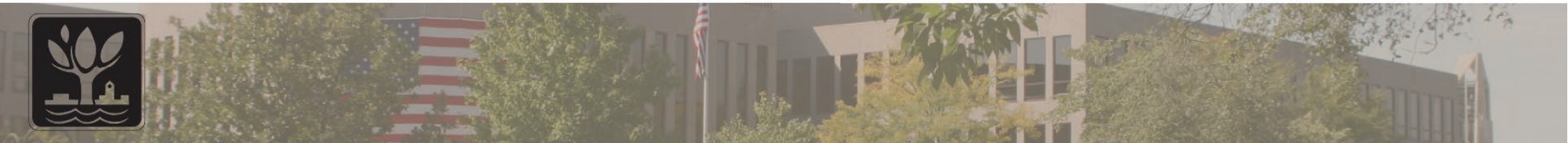
- Projected borrowing decreased from \$13.32M to \$4.07M
- HRST remaining dedicated to capital projects offsets borrowing by \$6.25M

## Water Utilities Fund

- Projected borrowing decreased from \$14.46M to \$7.16M
- Reduction due to favorable bids and delays in permitting



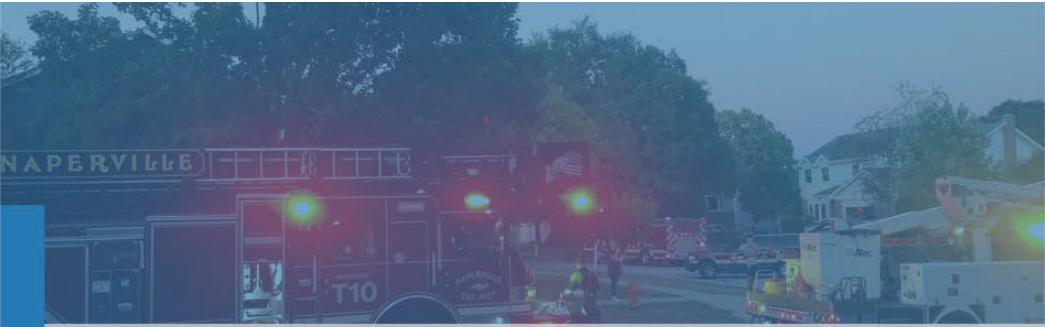
**The City issues bonds on a project reimbursement basis to avoid borrowing more than is needed.**



# Looking Ahead

- **Monitoring ongoing economic challenges**
  - Inflationary and supply chain issues
- **August and September Financial Reports**
- **2022 Budget Workshops**
  - October 25
  - November 8
  - November 22





# Questions?

