

PUBLIC FORUM

SPEAKERS

Michael Moenkemier – That’s My Dawg Hot Dogs– Downtown Food Vendor

Gregory Hubert – Clean Energy Alliance of Naperville (CLEAN)

Graham Morin – Power Purchase Agreements for Energy Projects

Lucy Evans

Catherine Clarkin (NEST) – Respond to public comments from 5/17

Pieter Friedrich - City recognition of HSS

Michael Anderson - Clearing name due to foul impersonation and doxing

COMMENT ONLY

Terry Schuster – (Re: Power Purchase Agreements) My name is Terry Schuster. I am a 24-year resident of Naperville and an employee of Siemens North America, an energy technology and services company based in Buffalo Grove. My primary responsibility at Siemens is to help large energy users reduce their carbon emissions and help them meet their environmental sustainability goals. Most of my work is focused on energy conservation and renewable energy. At the City of Naperville council meeting on May 17, 2022, there was some misunderstanding and some confusion as to how Power Purchase Agreements (PPA) work and how they can serve as a significant tool in supporting Naperville’s carbon reduction goals outlined in the City’s Sustainable Naperville 2036 plan. This letter will explain some of the primary reasons why the City of Naperville should allow businesses, residents and especially public entities like schools to enter into a PPA with a 3rd party entity when installing a solar photovoltaic (PV) system on their property. First, it is important to understand that a PPA is primarily a financing mechanism that requires a separate, taxable entity (“the system owner”) to procure, install and operate a solar system on the energy user’s premises. The energy user signs a long-term PPA to purchase 100% of the electricity generated by the system from the system owner. Second, I want to clarify a few things that were discussed in the last council meeting and clear up any misunderstanding related to PPAs, how they work and how they can help Naperville CUSD203 responsibly and cost effectively deploy solar PV systems:

- A PPA gives the school district an option to install and use the electricity generated by the PV system without spending any capital. This is capital that can continue to be used to better our schools and provide the education our students deserve and our residents expect.
- Under a PPA, the school district simply buys the electricity generated by the solar system at a predetermined, contracted price (\$\$/kWh) for the term of the PPA. The City of Naperville or NEU is not affected by this sort of arrangement between the school district and the system owner.
- PPAs are a primary and very important finance vehicle used by school districts to finance solar installations across the nation. Siemens owns and operates several solar systems at school districts that would not have otherwise been able to justify such a capital investment. Most recently, Woodland School District 50 in Lake County signed a PPA with Siemens to install 1.8 megawatts of solar at two schools.
- With the proper interconnection with the Naperville Electric Utility (NEU) distribution system, if the school district cannot use 100% of the power produced by the PV system, the excess electricity can be “net metered” into the NEU electric grid without any operational or financial harm to the City of Naperville.
- The school district’s carbon footprint will be reduced because the amount of power produced by the PV system will be clean renewable electricity, not electricity from NEU’s generation sources, which is primarily produced from coal.
- If the school district were to use their own capital to install and own a PV system, they will not be able to take advantage of the federal Investment Tax Credit (ITC) as would a 3rd party owner offering a PPA. The savings from the ITC can be passed on to the school district, thus lowering the overall contracted price for electricity that the school district would pay.
- If the school district were to

use their own capital to install and own a solar system, it is true that the solar Renewable Energy Credits (RECs) carry a higher value, but the value of these RECs will be much lower than the overall value of the total system provided by a 3rd party PPA. • Finally, a PPA provides performance guarantees and all the necessary operation, monitoring and maintenance requirements during the term of the contract. This reduces risk and provides cost certainty to the school district. Contrary to what many people think, the amount of labor and financial resources required to keep a solar system operating efficiently is not insignificant. I would be pleased to meet with the appropriate council members and city staff to help them better understand the value Power Purchase Agreements can provide to the City of Naperville. It is very difficult for energy users to meet an acceptable return on investment using their own capital to install a solar system. If PPAs are allowed in Naperville, I am extremely confident more residents and businesses will seriously consider installing solar systems. It is critical that City Council pass a resolution to allow PPAs if our community is serious about meeting our carbon reduction goals. Sincerely, Terry Schuster Concerned Naperville Citizen

Marilyn Schweitzer - There has been some discussion between members of the community and City Council regarding the need to have the DuPage County flood maps updated. I believe the process to ask the county to do so may be underway. Thank you. However, if staff direction is needed, I hope this matter will be brought up under New Business this evening.

I9: Waive the first reading and pass the ordinance amending Section 2-19 of the Naperville Municipal Code to rename the Special Events and Cultural Amenities Commission, assign administrative responsibility for the new Public Arts Program, and temporarily increase Commission membership to 11 (requires six positive votes)

COMMENT ONLY

POSITION

Marilyn L. Schweitzer – SUPPORT (Rename SECA)

I11: 22-646 Approving change to River Run Centre for Dunkin Donuts

QUESTIONS ONLY

Dipa Patel – Petitioner

Ralph DeLuca Jr – Petitioner

Paul Lipski – Petitioner

Nikhil Patel – Petitioner

I12: 22-0638B Pass Ordinance variance for property at 1103 N Eagle Street

QUESTIONS ONLY

Russell Whitaker - Petitioner

L-1: Option A: Concur with the Planning and Zoning Commission and the petitioner and pass the ordinance approving a variance to Section 6-6A-7 for the property located at 410 E 8th Avenue - PZC 22-1-027; or Option B: Concur with staff and deny the variance - PZC 22-1-027

PRESENTING

Russell Whittaker - Petitioner

COMMENT ONLY

Marilyn L. Schweitzer - Option B, Deny variance at 410 E 8th Ave - I agree wholeheartedly with all of city staff's reasons to deny the variance. In addition, I believe variances should only be granted when there is a true hardship or if the variance would improve additional density for affordability in accordance with the 2022 Land Use Master Plan.

O1-O3: Overnight Parking Program

SPEAKERS

Jeff Allen

Kimberly Scott (Vintage Club Association)

POSITION

William C Weber Jr (Vintage Club of Naperville Subdivision) – SUPPORT

COMMENT ONLY

James Laures – Rollout of the Overnight Parking Program (“OPP”) to all Naperville neighborhoods strikes us as “taking-a-sledge-hammer-to-kill-a-fly” response to a problem currently unique to those Naperville neighborhoods zoned for, and that contain, multifamily residences. As a result, OPP rollout will result in many more serious, unanticipated problems than the one OPP is attempting to address. Therefore, OPP should be amended to limit implementation to neighborhoods/subdivisions zoned for, and that contain, multifamily residences. Our specific comments follow. HOA OPP Capabilities—Many Naperville single-family homes’ HOAs (like our HOA) are strictly social organizations where neither HOA membership nor dues are mandatory. These HOAs do not receive legally-required regular dues, lack dedicated management resources, have no authority and, most importantly, do not represent all neighborhood residents, only those residents who voluntarily elect to join. Hence, they are not equipped to implement OPP guidelines and effectively manage OPP, including: (1) ensuring fair implementation for all neighborhood residents; (2) accurate accounting for hangtags; (3) prompt processing of hangtag requests (especially during holidays to accommodate influx of visitors); (4) enforcement; and (5) timely and fair resolution of complaints and disputes. Absent effective enforcement and timely resolution of complaints, residents’ only recourse will be to Naperville police, City departments and/or City Council members for help. Property Values--Property values are very important to Naperville residents. Anything like OPP that results in congested and parked-up neighborhood streets negatively impacts property values. Conversely, neighborhoods that are not congested and parked up are viewed by home buyers as more desirable and safer—less risk of their small children darting out from behind parked cars and being hit. Finally, in neighborhoods that adopt OPP, residents planning future sales of their homes will view overnight parking hangtags as a needed value-added enticement for potential buyers of their homes. 24-hour, 7-day-week On-Street Parking—OPP will result in overnight residential street parking becoming 24-hour, 7-day-week parking, as residents find new reasons to use OPP to move their vehicles in front of neighbors’ homes to keep their garages and driveways clear for other uses--a garage can now be used for storage, a workshop or game area or running a business while a driveway can be used for a

basketball court, play area, etc. Also, owners of a Class B motorhome or F350 pickup truck (under 8,000lbs) who previously stored them in their driveways can now move them to the street. Remember, 50% of residents (those on the fire hydrant side of the street) will park overnight in front of a neighbor's house. In summary, 24-hour, 7-day-week parked-up residential streets will become the norm, rather the exception. Deterioration in Snow Removal--Snow removal, especially from cul-de-sacs, will deteriorate as streets become parked up with hangtag vehicles owned by both cul-de-sac residents, resulting in dangerous, difficult driving conditions and increased calls from residents to the City for repeat plowings. Per the OPP "In the future, the City may decide to establish winter parking restrictions as part of the overnight parking program." Rather than deferring restrictions, OPP would need to clearly articulate the plan to address this issue. Overnight Parking Complaints--At a recent TAB meetings, Naperville police stated there were less than 200 open overnight residential parking complaints, a minuscule 0.36% per Naperville's 55,000 households, which indicates the problem for which OPP was developed is being effectively managed by the majority of Naperville neighborhoods and their residents, and Naperville police. Please amend OPP to limit its implementation to Naperville neighborhoods/subdivisions zoned for, and that contain, multifamily residences. Thank you.

James Laures - Yesterday (6/6/22) we sent you our comments on OPP and received responses from two of you. Thank you. In this follow-up email we want to provide some additional comments on OPP. Written OPP Document--The written comments we provided to you yesterday were previously provided to both City Staff and TAB members, prior to TAB's May 5 meeting. The Staff's written document describing OPP that you are voting on tonight is substantially the same document presented to TAB. Lack of Specific Details--OPP provides only high-level "guidelines" but lacks any specific details on, for example, the minimum requirements a HOA must meet to be approved for OPP. Given the wide-ranging impact that OPP would have on so many Naperville residents, including residents who do not want a vehicle parked in front of their house 24/7, much more specificity in the OPP document is needed. • One important requirement is that the HOA must legally represent all neighborhood/subdivision residents via its legal documents. Evidence of this would be the HOA's collection of legally required periodic dues from all neighborhood/subdivision residents and enforcement actions against those residents who do not pay. • A fairness issue is that an HOA has the ability to enter the entire neighborhood/subdivision into the OPP just if it receives pressure from a few outspoken or threatening residents who want to rehome their vehicle on the street for whatever reason. If entered in OPP, some person in the HOA would then have great power over the hangtags--deciding who gets a hangtag and every rule pertaining to its use, with no authority to enforce any rule (i.e. set an expiration, collect turn-ins, what type of vehicle, where it could be parked, etc.). New Ways to Make \$\$\$\$\$\$--The OPP document is silent on whether: (a) HOAs can use OPP as a new funding source by renting, leasing or selling hangtags; or (b) a resident who has a hangtag can sublease or "lend" their hangtag for a fee. Hangtags will be a valuable commodity and some (HOAs or residents) will want to profit from them. Thank you. James & Nancy Laures