



# City of Naperville

400 S. Eagle Street  
Naperville, IL 60540

## Meeting Minutes

### City Council

---

Tuesday, May 19, 2020

7:00 PM Zoom - Open agenda to see cable, phone & streaming options

---

Due to the ongoing Coronavirus (COVID-19) pandemic and the Governor's statewide stay-at-home order, the May 19 City Council meeting will be conducted using Zoom Webinar technology.

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

- Watch on WCNC GOVERNMENT ACCESS TELEVISION (Ch. 6-WOW, Ch. 10 - Comcast, Ch. 99 - AT&T)
- Watch online at <https://naperville.legistar.com>
- Listen by telephone (audio only) – registration to receive dial-in phone number required by calling the City Clerk's Office, (630) 305-5300, by 5 p.m. on May 19

#### TO SUBMIT PUBLIC COMMENT IN THE MEETING:

To address the City Council via Zoom and provide public comment, members of the public must register by 5 p.m. on May 19 at: [www.naperville.il.us/speakersignup](http://www.naperville.il.us/speakersignup)

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

1. Submit a written comment to the City in advance of the City Council meeting (by 5 p.m. on May 19) to be read into the public record during the City Council meeting by a member of staff.
2. Submit a one-word statement of "SUPPORT" or "OPPOSITON" regarding a specific agenda item to be read into the public record during the City Council meeting by a member of staff.
3. Address the City Council live during the City Council meeting via spoken audio. Individuals who want to address the Council live must sign up to speak in advance of the City Council meeting (by 5 p.m. on May 19).

Once signed up, the individual will receive an email from the City Clerk's Office after the sign-up time ends with information about how to join the meeting.

- Online sign-up closes at 5 p.m. on May 19, at which time no other speakers or comments will be accepted.

#### PUBLIC ACCOMODATION:

- Any individual who would prefer to listen to the meeting by telephone, to speak during the meeting by telephone, or who may require an accommodation to listen to or participate in the meeting, should contact the City Clerk at (630) 305-5300, by 5 p.m. on May 19
- Questions regarding online sign-up may be directed to the City Clerk's Office by calling (630) 305-5300.

**PARTICIPATION GUIDELINES:**

The citizen participation guidelines are outlined in 1-5-6-6: - CITIZEN PARTICIPATION of the Naperville Municipal Code.

- **ALL VIEWPOINTS AND OPINIONS WELCOME:** All viewpoints are welcome, positive comments and constructive criticism are encouraged. Speakers must refrain from harassing or directing threats or personal attacks at Council members, staff, other speakers or members of the public. Comments made to intentionally disrupt the meeting may be managed as necessary to maintain appropriate decorum and allow for city business to be accomplished.
- **SPEAKER TIME LIMITS:** Speakers must limit their remarks to no more than three minutes. Petitioners may speak on an agenda item first and have up to 10 minutes, and are also granted a five-minute rebuttal once all other speakers have commented.
- **IF YOU SIGNED UP TO SPEAK,** staff will call your name at the appropriate time during the City Council meeting. Once your name is called you may identify yourself for the public record and then address remarks to the City Council as a whole. Speak clearly and try to limit remarks directly to the matter under discussion. Speakers are called in the order they sign up.

**A. CALL TO ORDER:**

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

**B. ROLL CALL:**

**Present:** 9 - Mayor Steve Chirico  
Councilwoman Judith Brodhead  
Councilman Kevin Coyne  
Councilwoman Patty Gustin  
Councilman Paul Hinterlong  
Councilman Patrick Kelly  
Councilman John Krummen  
Councilwoman Theresa Sullivan  
Councilman Benjamin White

Also Present

City Manager, Doug Krieger; Deputy City Manager, Marcie Schatz; City Attorney, Mike DiSanto; City Clerk, Pam Gallahue; Fire Chief, Mark Puknaitis; Police Chief, Robert Marshall; Director of Finance, Rachel Mayer; Director of Human Resources, James Sheehan; Director of IT, Jacqueline Nguyen; Director of TED, Bill Novack; Deputy Director of TED, Jennifer Loudon; Deputy Director of TED, Allison Laff; Director of Public Utilities - Electric, Lucy Podlesny; Director of Public Utilities - Water, Darrell Blenniss, Jr.; Director of Public Works, Dick Dublinski

Daily Herald, Naperville Sun, NCTV-17

OPEN SESSION - 7:00 p.m.

### **C. PLEDGE TO THE FLAG:**

The pledge was given.

### **D. AWARDS AND RECOGNITIONS:**

### **E. PUBLIC FORUM:**

#### ***COMMENTS TO BE READ BY STAFF***

Karen V Peck, Dear Naperville City Council, I urge the city of Naperville to heed the guidelines of Governor Pritzker's science-based plan for reopening. DuPage County is in geographical proximity to areas that are still seeing a rise in cases and deaths from the Corona virus. Premature opening will only serve to drive more people from more affected areas into our city, raising the risk of disease spread. The short-term economic benefits of premature opening will not, in the long-term be worth the risk of even one more person's life. Seventy-five percent of US residents say they prefer a slower approach to opening gathering places, than a faster approach. I am disheartened to see misinformation, repeated propoganda, and the partisan divide in our city during a time when we would all be better served through unity and helping one another. Please, I urge the City Council to support Governor Pritzker's plans for saving lives and livelihoods. Thank you. Karen V. Peck, Naperville

Chirico discussed the communications he has received and that the majority have asked that the City move forward with reopening.

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

**A motion was made by Councilwoman Brodhead, seconded by Councilman Krummen, to use the Omnibus method to approve the Consent Agenda. The motion carried by the following vote:**

**Aye:** 9 - Chirico, Brodhead, Coyne, Gustin, Hinterlong, Kelly, Krummen, Sullivan, and White

### **G. CONSENT AGENDA:**

#### **Approval of the Consent Agenda**

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

**Aye:** 9 - Chirico, Brodhead, Coyne, Gustin, Hinterlong, Kelly, Krummen, Sullivan, and White

1. Approve the cash disbursements for the period of 04/01/2020 through 04/30/2020, for a total of \$23,813,950.26

**Council approved.**

2. Approve the regular City Council meeting minutes of May 5, 2020

**Council approved.**

3. Approve the City Council meeting schedule for June, July and August 2020

**Council approved.**

4. Approve the award of a Five-Year Extension to Contract 05-030, Alliance Agreement, to Utility Concrete Products for an amount not to exceed \$330,000

**Council approved.**

5. Approve the award of Cooperative Procurement 20-183, Unit 299 Equipment Replacement, to McCann Industries Inc. for an amount not to exceed \$209,712

**Council approved.**

6. Approve the award of Change Order #1 to Contract 17-001, Uniform Rentals, to Cintas Corporation for an amount not to exceed \$20,000 and a total award amount of \$244,000

**Council approved.**

7. Approve the award of Bid 20-072, Southeast Waterworks Improvements, to Dahme Mechanical Industries for an amount not to exceed \$304,775, plus a 5% contingency

**Council approved.**

8. Approve the award of Cooperative Procurement 20-200, Unit 750 Equipment Replacement, to McCann Industries Inc. for an amount not to exceed \$314,202

**Council approved.**

9. Approve the award of Bid 20-065, South Central Interceptor Stabilization and Hardening Project, to Earthwerks Land Improvement & Development Corporation for an amount not to exceed \$886,692, plus a 3% contingency

**Council approved.**

10. Approve the award of Procurement 20-205, South Central Interceptor Sewer Hardening and Protection - Phase III Construction Engineering Services, to Strand Associates for an amount not to exceed \$207,500.

**Council approved.**

11. Approve the award of RFP 20-110, Solar Photovoltaic System - Electric Utility, to Influent Energy for an amount not to exceed \$116,100, plus a 5% contingency (Item 1 of 2)

**Council approved.**

12. Approve the use of Renewable Energy Funds in the amount of \$16,100 (Item 2 of 2)

**Council approved.**

13. Approve the award of Bid 20-172, Sanitary Sewer Manhole Rehabilitation, to Culy Contracting, LLC for an amount not to exceed \$141,947, plus a 5% contingency

**Council approved.**

14. Approve the award of Change Order #1 to Option Year One of Contract 17-020, Custodial/Janitorial Services for City Sites, to Citywide Building Maintenance for an amount not to exceed \$75,000 and a total award of \$531,950

**Council approved.**

15. Approve Mayoral Reappointments to various Boards and Commissions.

**Council approved.**

16. Pass the ordinance approving variances to permit the replacement of an existing monument sign on the subject property located at 22 E. Chicago (River Square) - PZC 20-1-004 .

Enactment No.: ORD 20-046

**Council passed.**

17. Pass the ordinance approving deviations to the Windscape Village PUD at the subject property located at 896 Benedetti Drive, Naperville - PZC 20-1-023

Enactment No.: ORD 20-047

**Council passed.**

18. Pass the ordinance granting a variance to permit vegetative screening in lieu of fencing around Compass Community Church located at 3720 Quick Fire Drive, Naperville - PZC 20-1-025.

Enactment No.: ORD 20-048

**Council passed.**

## **H. PUBLIC HEARINGS:**

1. Receive the staff report for 830 E. Hillside Road (PZC 19-1-144) located at south side of Hillside Road and east of Julian Street (Item 1 of 5)

Caitlin Paloian, Attorney for Petitioner, discussed the item and requested annexation and rezoning to the R1B zoning district in order to construct a single-family home.

2. Conduct the public hearing to consider the Annexation Agreement for the subject property located at 830 E. Hillside Road, PZC 19-1-144 (Item 2 of 5)

**A motion was made by Councilman Hinterlong, seconded by Councilwoman Gustin, to open the public hearing at 7:13 p.m. The motion carried via Voice Vote.**

**At 7:13 p.m. a motion was made by Councilman Hinterlong, seconded by Councilwoman Gustin, to close the public hearing to consider the Annexation Agreement for the subject property located at 830 E. Hillside Road, PZC 19-1-144. The motion carried by the following vote:**

**Aye:** 9 - Chirico, Brodhead, Coyne, Gustin, Hinterlong, Kelly, Krummen, Sullivan, and White

Pass the ordinance authorizing the execution of the Annexation Agreement (*requires six positive votes*) for 830 E. Hillside Road, PZC 19-1-144 (Item 3 of 5)

**A motion was made by Councilman Hinterlong, seconded by Councilwoman Gustin, to use the Omnibus method to approve items H3-H5. The motion carried by the following vote:**

**Aye:** 9 - Chirico, Brodhead, Coyne, Gustin, Hinterlong, Kelly, Krummen, Sullivan, and White

Enactment No.: ORD 20-049

**A motion was made by Councilman Hinterlong, seconded by Councilwoman Gustin, to pass the ordinance authorizing the execution of the Annexation Agreement for 830 E. Hillside Road, PZC 19-1-144. The motion carried by the following vote:**

**Aye:** 9 - Chirico, Brodhead, Coyne, Gustin, Hinterlong, Kelly, Krummen, Sullivan, and White

4. Pass the ordinance annexing the subject property located at 830 E. Hillside Road, PZC 19-1-144 (Item 4 of 5)

Enactment No.: ORD 20-050

**A motion was made by Councilman Hinterlong, seconded by Councilwoman Gustin, to pass the ordinance annexing the subject property located at 830 E. Hillside Road, PZC 19-1-144. The motion carried by the following vote:**

**Aye:** 9 - Chirico, Brodhead, Coyne, Gustin, Hinterlong, Kelly, Krummen, Sullivan, and White

5. Pass the ordinance rezoning the subject property at 830 E. Hillside Road to R1B upon annexation, PZC 19-1-144 (Item 5 of 5)

Enactment No.: ORD 20-051

**A motion was made by Councilman Hinterlong, seconded by Councilwoman Gustin, to pass the ordinance rezoning the subject property at 830 E. Hillside Road to R1B upon annexation, PZC 19-1-144. The motion carried by the following vote:**

**Aye:** 9 - Chirico, Brodhead, Coyne, Gustin, Hinterlong, Kelly, Krummen, Sullivan, and White

**I. OLD BUSINESS:****J. ORDINANCES AND RESOLUTIONS:**

1. Receive the staff report regarding the properties located at 1255 E Ogden Avenue and 1187 E Ogden Avenue (Costco) - PZC 20-1-003 (Item 1 of 4)

Stephen Cross, Mike Stratis, and Risa Yuki, Petitioners, discussed the proposal to subdivide the property and redevelop the northern portion with a members-only Costco retail warehouse. The petitioner requests approval of: a conditional use for an automobile service station in the B2 zoning district; a variance to parking lot light pole height to; variances to allow wall/building signage; and a preliminary subdivision plat.

Council discussed traffic signal issues, IDOT, the appropriateness of restriping the turn lane, traffic report and plans, construction window and time for demolition, and turn lane length.

Novack explained the need to evaluate traffic volumes and speed data both prior to and after development, traffic grading, signal timing changes from IDOT, the impact of data from the Ogden/Naper Blvd intersection, the need to explore mitigation efforts once issues are identified, and that this will require a multi-departmental approach.

***SPEAKERS***

Brian Colgan questioned the traffic report and stressed the need to keep the neighborhood safe.

Novack responded that there are neighborhood traffic calming measures that have been successful near the WalMart. He said Stop signs are not recommended because motorists ignore them.

Kevin LeFevour questioned the traffic report and stressed the need to keep the neighborhood safe.

2. Pass the ordinance approving a Preliminary Plat of Subdivision of Kirkland Ogden (Costco) - PZC 20-1-003 (Item 2 of 4)

Enactment No.: ORD 20-052

**A motion was made by Councilman Hinterlong, seconded by Councilwoman Gustin, to pass the ordinance approving a Preliminary Plat of Subdivision of Kirkland Ogden (Costco) - PZC 20-1-003. The motion carried by the following vote:**

**Aye:** 9 - Chirico, Brodhead, Coyne, Gustin, Hinterlong, Kelly, Krummen, Sullivan, and White

3. Pass the ordinance approving a conditional use in the B2 District to permit an automobile

service station for the properties located at 1255 E Ogden Avenue and 1187 E Ogden Avenue (Costco) - PZC 20-1-003 (Item 3 of 4)

Enactment No.: ORD 20-053

**A motion was made by Councilman Hinterlong, seconded by Councilwoman Gustin, to pass the ordinance approving a conditional use in the B2 District to permit an automobile service station for the properties located at 1255 E Ogden Avenue and 1187 E Ogden Avenue (Costco) - PZC 20-1-003. The motion carried by the following vote:**

**Aye:** 9 - Chirico, Brodhead, Coyne, Gustin, Hinterlong, Kelly, Krummen, Sullivan, and White

4. Pass the ordinance approving parking lot light pole height and wall signage variances for the properties located at 1255 E Ogden Avenue and 1187 E Ogden Avenue (Costco) - PZC 20-1-003 (Item 4 of 4)

Enactment No.: ORD 20-054

**A motion was made by Councilman Hinterlong, seconded by Councilwoman Gustin, to pass the ordinance approving parking lot light pole height and wall signage variances for the properties located at 1255 E Ogden Avenue and 1187 E Ogden Avenue (Costco) - PZC 20-1-003. The motion carried by the following vote:**

**Aye:** 9 - Chirico, Brodhead, Coyne, Gustin, Hinterlong, Kelly, Krummen, Sullivan, and White

5. Adopt the resolution celebrating the diversity of our community and denouncing all acts of racism, intolerance and unlawful discrimination

***COMMENTS TO BE READ BY STAFF***

Lily Chen (United Chinese Americans UCA IL Chapter) - COMMENT ONLY - SUPPORT

Dear Mayor Chirico and City Council Members, The United Chinese Americans (UCA)-Illinois Chapter would like to express our support for the resolution to celebrate the diversity of our community and denounce all acts of racism, intolerance and unlawful discrimination. UCA is a national nonprofit and nonpartisan organization dedicated to enriching and empowering Chinese American communities through civic engagement, political participation, heritage sharing and youth development. We applaud your leadership in standing up against racism in all forms. On behalf of our members in Naperville, we thank you for making the city an inclusive and welcoming place for all. Lily Chen Board Chair, UCA-Illinois

Christine Simonson - COMMENT ONLY - SUPPORT

Good evening Mayor Chirico, Honorable Members of City Council and Guests, My name is Christine Simonson, and I am a proud, life-long resident of Naperville. Rumor has it that I was one of the first Chinese-American babies born at Edward Hospital, when the population of Naperville was only 12,000 and quite homogenous. I came up through the Naperville public school system from K-12 and currently preside as the President of the Naperville North High School Home and School Association. One of my most distinct memories from my childhood was when I was a second-grader at Prairie Elementary School. I

remember being incessantly teased about being Asian by a boy from another class over recess. This daily tormenting was so extremely hurtful, confusing and scary at the time that I decided I didn't want to go to school anymore, and I told my Mom I didn't want to be Chinese either. Eventually, this school issue did pass after a conversation between my parents, teachers and the tormentor's parents. However, my family was still subjected to some neighborhood boys who thought it was humorous to bang on our windows at night, demanding bowls of rice. I'm forever thankful to my then, next door neighbor, Jay Fucilla, who came to the rescue and reprimanded those boys for their insensitive and disrespectful behavior. These actions have made an indelible impression on me and certainly did not reflect the thoughts, beliefs and actions of the majority of Naperville residents at that time. Obviously, I really love our town and its residents, or I never would have decided to raise my children here after having moved around the country and living overseas. The most recent incidents concerning African Americans, and most recently, Asian-American backlash has sadly, opened up new wounds, as I have felt that our city has been progressively moving towards greater acceptance of diversity. Today, Asian Americans comprise roughly 15% of our population in Naperville, with the majority in professional positions and contributing to the greater good of our city. As Naperville continues to become more diverse, I feel it is necessary for everyone to embrace and respect everyone's differences, if we want to maintain our reputation as one of the best cities in the USA to live in. To that end, I absolutely support resolution 20-588, which celebrates the diversity of our residents and denounces all acts of racism, unlawful discrimination and intolerance. I'd like to thank Nancy Chen for making this resolution a reality and to the Naperville City Council for taking swift action in bringing this issue and resolution to the table.

Beverly George (Act.Connect.Engage. ACE) - COMMENT ONLY - SUPPORT  
The members of the Naperville organization Act.Connect.Engage. (ACE) fully support and endorse the Resolution to Celebrate the Diversity of our Community and Denounce All Acts of Racism, Intolerance, and Unlawful Discrimination. We believe Naperville is enriched by its diversity - educationally, culturally, socially, and economically - and inclusion of every group and everyone builds respect and cohesion for a stronger city that will endure and grow. Beverly George ACE

Sally Joshi (Naperville Neighbors & the Parent Advisory Council of Dist 204) - COMMENT ONLY

As the Chair of District 204's Parent Diversity Advisory Council and a member of the Naperville Neighbors United group started by Councilman Benny White. I thank our Mayor and the City Council members for passing this resolution and to Nancy Chen for being the catalyst behind it. Today we applaud the Naperville City council's resolution celebrating diversity and denouncing racism. We know how important it is that our entire community seeks to eradicate the scourge of hate in our community. PDAC is an organization formed of parents, teachers, administrators and the community to advance the district's commitment to educational equity and excellence. Naperville Neighbors United was formed to provide a safe space for our community to meet after recent racist behavior in

our city. Both of the organizations provide a platform to have courageous conversations on issues of race, equity, inclusion, diversity and social justice. Their main goal is to support all of our stakeholders and make sure that they are valued in our community. We join with the council in condemning racist, intolerant and unlawful discriminatory acts, including the recent attacks on Asian Americans in Naperville. We must work together to promote equity so that we can realize the goal of achieving a truly diverse, inclusive and tolerant environment for all residents. Naperville's strength is our diversity and we are happy to join with the council today to support that strength.

**Karen Peck - COMMENT ONLY - SUPPORT**

In reference to the "Resolution of the City of Naperville-Celebrating the Diversity of our Community and Denouncing All Acts of Racism, Intolerance, and Unlawful Discrimination": I urge Mayor Chirico and the Naperville City Council to adopt this resolution and protect the worth and dignity of ALL citizens of Naperville. I am saddened that such a resolution needs to be codified in Naperville, but unfortunately, a minority of residents and visitors have been egged on by prejudice and scapegoating from the White House toward Asians that have left Asian-Americans everywhere in danger. We must assure that victims of hate crimes are heard, and perpetrators face appropriate consequences. While the current federal leadership thrives on division and hate, if "Hate (indeed) Has No Home Here," the Mayor and Council should have no hesitation in accepting the Resolution in full. With gratitude and in solidarity, Karen V. Peck, Naperville

**Jennifer G Chen - COMMENT ONLY - SUPPORT**

I applaud the Naperville City Council, mayor, city manager and Nancy Chen for supporting this new resolution to celebrate diversity and denounce discrimination. As someone who has benefited from a Naperville upbringing, I chose to start my own family here-only one block away from my childhood home. As much as I loved and benefited from the Naperville I grew up in, I am sad to say that I can still recall every act of discrimination I witnessed in our school and even in our education system. Back then, we didn't talk about it as much and we didn't know better. In fact, in the early 1990's after an ugly racial incident at a football game, a group of fellow students, a wonderful teacher, and I started the first school club to begin a dialog on race. Today, there are many more forums to have dialog and learn from one another, but we still have a ways to go. These childhood experiences undoubtedly influenced my worldview and even shaped the beginning of my career. However, I do not wish these types of life lessons on any kid today. And that's why this resolution-this commitment to our community, our kids, our families, and our businesses-will continue to bolster Naperville's strong reputation for being a place people choose to live. Thank you again, and please keep the community honest, with how we can help you make this document real.

**Janet Yang Rohr - COMMENT ONLY**

As a proud, long-time Naperville resident, I'm deeply disturbed by recent reports of hate crimes and harassment against Asian Americans. Racism has no place here. It endangers our diverse community and strikes at the heart of our values.

Today, with this resolution, we're strongly supporting our Asian American community. We're also sending a clear message of where we, as Naperville residents, stand: united against xenophobia and in solidarity with any group being targeted with hate. History shows that challenges, such as fighting the Coronavirus, can feed fear and divisiveness, threatening to undermine a common struggle. That's why it's more essential than ever that we stare down this biological enemy with unity and resolve. I urge this City Council to show that Naperville is a compassionate community that is willing to fight for its values. Let's pass this resolution unanimously

Dianne McGuire - COMMENT ONLY

Good evening Mayor Chirico and Members of the Naperville City Council. I am Dianne McGuire, speaking tonight on behalf of Indivisible Naperville, a grassroots activist organization created in 2017. We are speaking in favor of agenda item 20-588, the proposed Resolution Celebrating Diversity and Denouncing Acts of Racism, Intolerance, and Unlawful Discrimination. The "arc of the moral universe is long, but it bends toward justice..." Dr. Martin Luther King, 1964. Eric Holder, Attorney General, 2008-2014, added a further clarification to this quote in a CBS interview in 2016: "the arc bends toward justice, but it only bends toward justice because people pull it towards justice. It doesn't happen on its own." This evening, with this Resolution, we are the people pulling the arc toward justice. With this Resolution, this community's leaders will go on record deploring and condemning not only the most recent racist and ethnically offensive actions related to COVID-19 and our Asian American friends and neighbors, but also those which have come before. Our community has witnessed shameful and devastating incidents of hate and intolerance in our schools, at local gas stations and restaurants. And, these are the ones we know about: no doubt others have also taken place. Our current health crisis with COVID-19 has engendered fear and uncertainty in our community and, indeed, across the world. And, we have seen this all play out before in history, as people look for someone to blame! And, we are seeing it now with the rise in attacks on Asian Americans, one online national source tracking as many as 100 incidents a day! This Resolution seeks to do a great deal more than just make a statement: we are going to follow through with an action plan that will, hopefully, incorporate the creation of a new permanent "safe space" for members of our community to express their concerns and whose mission will also include actions to address inequity and intolerance and to further build an inclusive community. Councilman Dr. Benny White's efforts with Naperville Neighbors United has indeed paved the way for this Resolution and he, along with his NNU leadership team, is to be credited with having the courage and the vision to launch the many discussions we have had on topics related to discrimination and inequity in our community. This Resolution and, hopefully, the creation of a new commission, is a natural extension of those efforts. Thank you to Nancy Chen, Naperville resident and community leader, whose initiative brought forward this Resolution, and to Councilman White for his courageous leadership in helping to pave the way.

Paul Leong - COMMENT ONLY - SUPPORT

Hi. My name is Paul Leong and I am the first Chinese American elected to any office in Naperville. I proudly serve on the Naperville CUSD D203 School Board and I am not speaking as a representative of the board at this time. I would like to express my personal support for the Resolution Celebrating Diversity and Denouncing Racism, Intolerance, and Discrimination. I would like to thank the Naperville City Council, Mayor Chirico, and the many Naperville community members and leaders who worked on and supported this important resolution, which it is even more significant while we are celebrating Asian American Heritage month. These incidents are troubling, but if Naperville can learn from them and come together then we can move forward to forge a better and stronger community. My kids were born in Edward Hospital and they are true Naperville natives. I wasn't born in Naperville, and though I have lived here for going on 20 years, as a non-native I have an outsider's appreciation of how fortunate my family and I have been to live here in Naperville. As a Chinese American I have felt welcome and safe in Naperville, and I applaud our leaders for speaking out to make everyone feel welcome and safe here. The current Covid-19 crisis has been difficult and too often tragic for everyone, but it so clearly illustrates how we are much more the same than we are different. I look forward to shaking the hands of my friends and neighbors when it is safe to do so again. Thanks for listening, and I wish wellness to you and yours.

Grace Arimura - COMMENT ONLY

Good evening Mayor Chirico and Members of the Naperville City Council. My name is Grace Arimura and I have been a resident of Naperville for many years. I would like to express my support for Agenda Item, 20-588, the proposed Resolution Celebrating Diversity and Denouncing Acts of Racism, Intolerance, and Unlawful Discrimination. I am a Japanese American and during WWII, I witnessed firsthand how hate and prejudice, fueled by ignorance, can irreparably destroy lives. Although I spent my youth in a bucolic valley in California, I spent the war years behind barbed wire in a United States concentration camp in Jerome, Arkansas. Why? Because that ignorance translated to vilifying a harmless people, branding them as the enemy during an hysterical period of really ignorant and absolutely baseless rhetoric. Upon a docile American people, it was ironic that their very forbearance was what raised suspicions! The fact that Japanese Americans had not acted suspiciously was fodder for the appointed day of their removal! Yellow journalism was powerful and the public believed lies. Valiant efforts to counter fake news were met with a barrage of more of the same muckraking. Moderate voices were overwhelmed by the outcries of the misinformed public. Ignorance gave way to hate. As we were packing, I asked my father why this was happening. His reply..."shikata ga nai" ...it can't be helped. We were a hapless people, surrounded by ill informed, ignorant fellow Americans. I spent 3 years (1942-45) in that concentration camp. Our family of nine was split into 3 rooms. The meals were served like they were in Army barracks. There was a toilet/shower facility in each block. Our barracks were tar paper covered; the walls inside were tar paper, as well, until internees managed to cover them with wallboard later. I am hoping that with this Resolution and the creation of this new commission we will become better able to address instances of prejudice and racism within our community.

**POSITION**

Nancy Turner - SUPPORT

**SPEAKERS**

Nancy Chen spoke in favor of the proposed resolution.

Eugene Parker, American Jewish Committee, spoke in favor of the proposed resolution.

Jason Rosensewig, American Jewish Committee, spoke in favor of the proposed resolution.

Amy Chavez spoke in favor of the proposed resolution.

Council thanked all the speakers, the Naperville Neighbors United group, and members of the community. Council also clarified that the police and fire departments are part of the City of Naperville and included in the resolution.

Enactment No.: RES 20-11

**A motion was made by Councilman White, seconded by Councilwoman Gustin, to adopt the resolution celebrating the diversity of our community and denouncing all acts of racism, intolerance and unlawful discrimination. The motion carried by the following vote:**

**Aye:** 9 - Chirico, Brodhead, Coyne, Gustin, Hinterlong, Kelly, Krummen, Sullivan, and White

**6. Approve the diversity, equity and inclusion recommendations**

**A motion was made by Councilman White, seconded by Councilwoman Gustin, to approve the diversity, equity and inclusion recommendations. The motion carried by the following vote:**

**Aye:** 9 - Chirico, Brodhead, Coyne, Gustin, Hinterlong, Kelly, Krummen, Sullivan, and White

**K. AWARD OF BIDS AND OTHER ITEMS OF EXPENDITURE:**

**1. Approve the award of Bid 20-028, Insulated Conductors, to Okonite for an amount not to exceed \$1,149,146 and for a one-year term**

**A motion was made by Councilman Hinterlong, seconded by Councilwoman Gustin, to approve the award of Bid 20-028, Insulated Conductors, to Okonite for an amount not to exceed \$1,149,146 and for a one-year term. The motion carried by the following vote:**

**Aye:** 9 - Chirico, Brodhead, Coyne, Gustin, Hinterlong, Kelly, Krummen, Sullivan, and White

**2. Approve the award of Change Order #3 to Contract 17-085, Design Engineering Services for the North Aurora Road Widening, to TranSystems Corporation for an amount not to exceed \$15,385 and a total award of \$1,421,595.23**

**A motion was made by Councilman Hinterlong, seconded by Councilwoman Gustin, to approve the award of Change Order #3 to Contract 17-085, Design Engineering Services for the North Aurora Road Widening, to TranSystems Corporation for an amount not to exceed \$15,385 and a total award of \$1,421,595.23. The motion carried by the following vote:**

**Aye:** 9 - Chirico, Brodhead, Coyne, Gustin, Hinterlong, Kelly, Krummen, Sullivan, and White

The meeting recessed from 8:40 p.m. - 8:50 p.m.

## **L. PETITIONS AND COMMUNICATIONS:**

1. Consider Ram West Capital LLC's request for feedback regarding the redevelopment of the Little Friends Property.

Russell Whitaker (Ram West Capital LLC) - Petitioner - acknowledged that should Ram West choose to formally pursue redevelopment of this site, they will need to submit an application, fees, and all required technical drawings. He went on to give an overview of the items presented in the letter to the City Council which included the Little Friends contribution, alley, architecture, stormwater, school and park fees, and utility improvements.

Mike Briggs (Little Friends Inc) explained the issues identified and the evolution of the discussions about the property.

Council discussed the City being a meaningful contributor, what would the City get in return, and the appropriateness of saving the mansion.

### **COMMENTS TO BE READ BY STAFF**

Signe Gleeson - COMMENT ONLY

To the Naperville City Council I am writing to express my objection to the proposals on the table (May 19th agenda) related to the Little Friends property. The draft proposal hides the mansion and diminishes its standing as a part of Naperville history. My understanding is that taxpayer money was to be provided to Little Friends to compensate for meaningful preservation and even showcasing of the mansion. The current proposal does not accomplish this. The proposal and request to be exempted from usual school and park fees is unjustified and is yet another taxpayer subsidy. We all recognize that the work of Little Friends is important and laudable. However, all businesses, whether for profit or not for profit, are subject to external considerations and constraints. Over the years, Little Friends has been given many concessions and subsidies in recognition of its valuable work. Sadly, in response the current leadership of Little Friends has been uncompromising. and has not deemed to respond to resident letters requesting a partnership to negotiate competing interests. The leadership seems to believe they should not consider any but its own needs. The dismantling of the park, without any notice and seemingly without justification, seems to me to be petty and vindictive. In the same way, Little

Friends leadership is unashamedly once again “sticking it” to the neighborhood. Just as Little Friends has been single minded in its quest for top dollar, the proposed development is made with maximum profitability to the detriment of the neighborhood. I am sure the irony is not lost on the council members that there has been a city mandate to remove aprons on homeowners’ property while the developer proposes many driveways pouring onto busy streets in the neighborhood. It begs the question - did the developer do any research into the character of the neighborhood? The draft proposal suggests no commitment to persevering the integrity of the historic district or the livability of the neighborhood. The role of city government is to serve the public good. To date, the needs of the residents of the area surrounding Little Friends have taken a back seat to the business interests of Little Friends and the developer with whom they are choosing to do business. I am hopeful that the council members will insist that the residents’ interests are given as much weight, as are the profit motive interests of Little Friends and the current developer. I urge that any subsidy to “sweeten the deal” be withheld unless the mansion is preserved in a meaningful way. I also ask that the draft proposal be further scrutinized by city leadership and residents of the neighborhood in advance of any preliminary approval Sincerely Signe Gleeson 15 S Wright St

Randy Smith - COMMENT ONLY - OPPOSE

I’d like to address the issue before our city council regarding the development of the Little Friends parcel of land. I feel that the current “Concept Plan” presented does not look like it will conceivably fit into the existing historic neighborhood. The drawing shows 28 driveways on the plan for the developed block. This is a huge difference from the driveways on the surrounding blocks (especially front-facing on Wright and Columbia streets) The plan should include an alley or alleys to provide access to rear entry garages to maintain an appearance compatible with the historic neighborhood. Given this complete lack of consideration of the neighborhood in which this block is located I strongly urge the council to require Historic Preservation Commission review for all aspects of this development and to follow the supplied HPC guidance.

Geri Smith - COMMENT ONLY- OPPOSE

Mr. Mayor and City Council Members: I’d like to register my opposition to the current concept plan and associated requests from Ram West Capital and DJK Custom Homes specifically in a couple areas. Alleys are an integral part of the Naperville Historic District blocks, especially those blocks surrounding the Little Friends property. The lack of an alley does not lend itself to this development integrating into the Historic District. Additionally, many driveways opening directly onto Columbia St will be hazardous for the cars backing out onto a busy street - as Columbia St. is a minor arterial. The addition of 28 new residences in this development will undoubtedly result in more students at Ellsworth School, Washington Junior High and NNHS. And the removal of College Park already has had a substantial impact for the neighborhood’s families. Waiving the School and Park impact fees would subsidize the developer at the expense of the residents. I support the ECHO position on this matter. Thank you for your serious consideration of this issue.

Anne Swanson - COMMENT ONLY - OPPOSE

Dear City Council Members and Mayor Chirico I have lived in the Historic District for over 34 years and have seen many changes. Throughout most of that time, Little Friends has been a good neighbor - my children loved playing at the park at the corner of School and Columbia, I have worked with church groups painting rooms in Little Friends and I have enjoyed finding "gems" at Serendipity. However, in the last few years, that friendship has cooled. When Little Friends decided it could no longer function at its present location, it could have held a neighborhood meeting and informed the neighbors of its desires and gotten input on the best way for both Little Friends and the neighborhood to move forward. It did not. Instead, the neighborhood found out about its intentions when signs were put up on its property requesting rezoning to college/university zoning, not residential. The residents in the neighborhood, having just gone through a major building operation by the college, were wary of what the college had in mind and the deal did not go through. Little Friends, again without notice to the neighbors, put a notice to demolish all the buildings, including the historic Kroehler Mansion. The Historic Preservation Commission denied the COA and City Council went against the HPC recommendation. Then City Council softened the blow by giving an incentive to Little Friends to sell it without demolishing the mansion. Little Friends now has a buyer who agrees to keep the mansion, but is hiding it behind townhomes. The plan as presented is too dense for the neighborhood. It allows for driveways in a neighborhood that has only alleys. Plus, the buyer is not being required to pay the impact fee, though 27 new residences will create a great impact to the neighborhood. Further, the houses are cheek to jowl, not allowing any green space between them. Green space and mature trees are one of the great benefits of the Historic District. This plan does not conform to the neighborhood and should be revised to do so and the developer should pay for the impact the development will have on the neighborhood. Thank you. Anne Swanson 145 N. Brainard.

Sandy Anagnostopoulos - COMMENT ONLY - OPPOSE

I support ECHO's position on this matter and I oppose the agenda item as presented. In addition, I have concerns that the developer will do the bare minimum to meet any design guidelines or requirements. This is evidenced by the 26 N. Sleight St. home design which technically has a detached garage but is less than 10 feet from the home. This design detracts from the open greenspace look that a neighborhood with alleys provides. I was disappointed and angry that our City Council members dismissed the recommendation of the Historic Sites Commission and approved that home design. Another consideration should be the loss of trees on the Little Friends property. If you look throughout the Historic District, you will note the majority of homes have mature trees located on the lots in addition to parkway trees. These additional trees are part of what gives the historic district its distinctive character.

Charles & Jennifer Schwer - COMMENT ONLY

I support ECHO's position on this matter and I oppose the agenda item as presented. Specifically, it is clear that the City of Naperville is currently removing front driveway aprons throughout the Historic District. Many aprons are marked to be removed and replaced with sod. We should not be supporting a plan that

adds more front driveways to the Historic District. Thanks for your time.

David Royston Hayward - COMMENT ONLY

The property owners, Little Friends Inc, were given title in 1989 after Federal Funds were acquired to save the organization. Forward 40 years and tax payers, this time local tax payers, are yet again being asked to underpin this institution so it may move to another town. I feel the original resolution of the council is fundamentally flawed in view of the statements made by the institution previously. The perceived value and time to sale as stated are clearly grossly inaccurate. Thus the \$560,000 from our town's budget that is being asked for on the basis of that council resolution has in my view limited merit and should be reviewed. There also seems to be an interpretation of the City councils offer, which even if all is taken at face value, would leave some distance between the value of the councils offer under the terms of the resolution and the money requested from tax payers. I have further reservations with both the builder and the organization that appears to be doing the building, Ram West Capital and DJK respectively. 1 Ram West Capital. I find nothing that tells me who this organization is, who is on the board, what experience they have in managing a project and their relationship with DJK. This is concerning as such a huge amount of Naperville resident's money is at stake, during the biggest national health crisis since 1918, and many of our residents are struggling to pay their bills, get to work and even work at all. Please have RAM make all of their associations clear along with records that show an ability to pay and fund the project. 2 DJK. This organization started a failed project that is within one block of this huge proposed development, 26 N Sleight. What experience do they have and what confidence should anyone have in their ability to Project Manage, sell and complete a project of this size if they are unable to do this? 3 Size and layout. No Alley, Front loading garages, squashed in Duplex's and SFH's. While it is clear the land value to all party's DJK, LF and Ram is dependent on density, it is also clear this proposal is not in keeping with the neighborhood and appears to have many opponents both at City Hall and locally.

Mary Stoltenberg-Smith - COMMENT ONLY

Dear Mayor and City Council Members, I support ECHO's position on this matter and I oppose the agenda item as presented. The Concept Plan without alleys, with front-loading garages, and up to twelve driveways coming out onto one city block is not consistent with the neighborhood, or a historic district. The Historic Building Design and Resource Manual should set the standard for the development within the established historic district. Without a COA for each building, it cannot be guaranteed that the new development would comply with those guidelines and architecturally fit in the neighborhood. The rationale given for the developer to not pay the school ad park impact fees is without merit. The proposed 28 homes would have an immediate impact on Ellsworth elementary school located on the district's smallest school property with limited space for a playground/recess, and no room to expand. In addition, with the removal of College Park that was widely used by the neighborhood, no replacement park planned, and no proposed green space in the current Concept Plan, there are few easily accessible open spaces, yet alone a playground, in the neighborhood. Country Commons, the one park close to the area, is not easily

accessible for mothers with strollers and small children due to the steep hill to reach the park, is isolated, near a water retention site (think mosquitos), and is frequented by teenagers/young adults not making it an ideal space for young children. In regards to storm water, it would be expected that any developer would meet the requirements of the code. As the area around School and Wright streets currently has flooding issues that have been communicated to the city, it would be expected that this development not contribute further to, and ideally assist with the remediation of, this issue. Lastly, it is very important that the developer work closely with ECHO, and especially those neighbors surrounding the immediate area. Unfortunately to date, the neighborhood has not seen coordination, collaboration, or constructive communication from the owners and current developers of the property in question. I sincerely hope this would change to create a property that will be in keeping with the historic district and would only enhance the surrounding neighborhood. In closing, I support ECHO's position on this matter and I oppose the agenda items as presented. Thank you for your time and attention. Respectfully submitted, Mary Stoltenberg-Smith, 519 North Avenue.

Rose Owens - COMMENT ONLY - OPPOSE

Rosie Owens of 209 N Columbia St completely and fully supports the ECHO position.

M.B. Box - COMMENT ONLY - OPPOSE

Hello City Council: My letter to you is in regards to the May 19, 2020 agenda item labeled "Consider Ram West Capital LLC's request for feedback regarding the redevelopment of the Little Friends Property". The redevelopment of a very large block in the oldest section of Naperville is unprecedented. As a resident I am disappointed by the all documents submitted to the city manager. Little friend's executive leadership (Mikel Briggs) and his organization have not been good neighbors and while he says the college walked away in 2019, I doubt it and think that Mr. Briggs thought he could get more money elsewhere. It appears with this proposal Mr. Briggs is trying to make a grab for more tax payer dollars to mitigate his bad gamble. Given the economic climate in May 2020 the notion of an exemption from typical park and school fees is egregious. The new development should be required to follow Naperville's Historic Building Design and resource manual. Garages should be required to be in the back of each property, off an alley. Alleys are intrinsic to the character of the surrounding neighborhood and should be required for traffic flow in the neighborhood rather than burdening the area with driveways. Please consider the historic district neighborhood something worth preserving in Naperville. I am in full support of the ECHO's position on this proposal. My personal feedback on this proposal is double thumbs down. Thank you, Marybeth Box 142 Center St This house was built in 1875 by a Civil war veteran who also served as Naperville's Postmaster in 1881-1882. Please support the historical integrity of my neighborhood.

Ross Berkley - COMMENT ONLY

I, Ross Berkley, as well as my wife Joni Wiltz, live at 126 N Columbia St, directly behind (East of) the Kroehler Mansion. Our home, built in 1907, is seen

as the sole home in the background in many historic photos of the Kroehler Property. I am not a member of E.C.H.O. but have read their statement and must agree with their positions on the most recent builder renderings. Most disturbing to me is the lack of alleyways, and the addition of front lot facing garages and driveways. We moved to the neighborhood seeking a property that you wouldn't find in a bedroom community or subdivision; the current builder rendering seems to bring just that to this community. I look forward to hearing from the builder and the council on how they will preserve the look and feel of the neighborhood.

Ann Hahn-Baiyor (ECHO), Kathy Levitan, Diane Russell, Laura Decker, James and Barbara Ashley, Judy Cammelot, Mary Anne Pell, Mike Shukis, John Meyer, Paige Hayward, and Dan Owens - COMMENT ONLY - OPPOSE  
Spoke in support ECHO's position on this matter and opposed the agenda item as presented.

#### **SPEAKERS**

Tim Messer, East Central Homeowners Organization, spoke against the development as proposed.

Carol Schmidt spoke against the development as proposed.

Karen Solomon spoke against the development as proposed.

Becky Simon spoke against the development as proposed.

Council discussed the proposed development, the incentive of giving public money to private interests, that it is a premier building in the Historic District, the appropriateness of spending money to save the mansion, and what is the value of the mansion to the taxpayers.

Council further discussed alterations to the proposed plan, ongoing negotiations, financial impact of the COVID-19 pandemic, the Historic Preservation guidelines, moving the mansion, comments were in opposition to the proposal, that trying to save the mansion will require compromise, logistics of owning the building, the need to continue discussions with the developer and staff, asking the school and park districts to provide input, and utilities cost sharing.

Whitaker discussed the feedback from speakers and Council, the contract with Little Friends, resolution language, and that the next step will be discussion with staff.

Briggs stated all recommendations were presented at the beginning of the process but received no interest.

## **M. REPORTS AND RECOMMENDATIONS:**

1. Receive the May 2020 Financial Report

Mayer gave the May Financial Update presentation and introduced some tools staff has identified to help set a financial roadmap into the recovery phase. She detailed actions that could be taken in the areas of revenue restrictions, maintenance project reductions, opportunity cost projects, and Financial Principle suspension.

**N. NEW BUSINESS:**

**O. CLOSED SESSION - IF NEEDED**

**P. ADJOURNMENT:**

**A motion was made by Councilwoman Gustin, seconded by Councilman Hinterlong, to adjourn the Regular City Council Meeting of May 21, 2020 at 10:49 p.m. The motion carried by the following vote:**

**Aye:** 9 - Chirico, Brodhead, Coyne, Gustin, Hinterlong, Kelly, Krummen, Sullivan, and White

/S/ Pam Gallahue  
Pam Gallahue, PhD  
City Clerk