



City of Naperville

400 S. Eagle Street
Naperville, IL 60540

Meeting Minutes

City Council

Tuesday, June 15, 2021

7:00 PM

Council Chambers

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>

TO SUBMIT PUBLIC COMMENT OR SPEAK LIVE AT THE MEETING: To address the City Council in-person in City Council Chambers, members of the public must register by 4 p.m. on June 15 at: 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 4 p.m. on June 15. Written comments will be compiled and posted with the electronic meeting agenda on the City's website prior to the start of the meeting. The cumulative number of comments will be announced during the City Council meeting.
2. Submit a one-word statement of "SUPPORT" or "OPPOSITION" regarding a specific agenda item. The names of participants who submitted position statements will be compiled and posted with the electronic meeting agenda on the City's website prior to the start of the meeting. The cumulative number of position statements will be announced during the City Council meeting.
3. Address the City Council live during the City Council meeting in-person in City Council Chambers. Individuals wishing to address the Council during the meeting must sign up to speak by 4 p.m. on June 15. In keeping with the current Centers for Disease Control and Prevention (CDC) and Illinois Department of Public Health guidelines, fully vaccinated individuals will not be required to wear a face covering in Council Chambers. Those who are not fully vaccinated against COVID-19 must wear a face covering if they cannot socially distance from other individuals.

Online sign-up closes at 4 p.m. on June 15, at which time no other speakers or comments will be accepted. There will be no on-site speaker sign up.

PUBLIC ACCOMMODATION:

- Any individual who may require an accommodation to listen to or participate in the meeting should contact the Community Services Department at (630) 305-5300 by 4 p.m. on June 15.
- Questions regarding online sign-up may be directed to the Community Services Department by calling (630) 305-5300.

PARTICIPATION GUIDELINES:

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

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

A. CALL TO ORDER:

Chirico called the meeting to order at 6:00 p.m.

B. ROLL CALL:

- Present:** 8 - Mayor Steve Chirico
Councilman Jennifer Bruzan Taylor
Councilwoman Patty Gustin
Councilman Paul Hinterlong
Councilman Ian Holzhauer
Councilman Paul Leong
Councilwoman Theresa Sullivan
Councilman Benjamin White
- Absent:** 1 - Councilman Patrick Kelly

C. CLOSED SESSION - 6:00 p.m.

A motion was made by Councilwoman Gustin, seconded by Councilman Hinterlong, to recess to Closed Session to discuss 120/2(c)(1) Performance of a Specific Individual; 120/2(c)(6) Sale of Property; and 120/2(c)(21) Approval of Minutes. The motion carried by the following vote:

- Aye:** 8 - Chirico, Bruzan Taylor, Gustin, Hinterlong, Holzhauer, Leong, Sullivan, and White
- Absent:** 1 - Kelly

Kelly arrived at 6:04 p.m.

OPEN SESSION - 7:00 p.m.

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

D. ROLL CALL:

Present: 9 - Mayor Steve Chirico
Councilman Jennifer Bruzan Taylor
Councilwoman Patty Gustin
Councilman Paul Hinterlong
Councilman Ian Holzhauer
Councilman Patrick Kelly
Councilman Paul Leong
Councilwoman Theresa Sullivan
Councilman Benjamin White

Also Present

City Manager, Doug Krieger; Deputy City Manager, Marcie Schatz; City Attorney, Mike DiSanto; Director of Community Services/City Clerk, Pam Gallahue; Fire Chief, Mark Puknaitis; Police Chief, Robert Marshall; Director of Finance, Rachel Mayer; Director of Human Resources, James Sheehan; IT Business Operations Manager, Doug Rippe; Director of TED, Bill Novack; Deputy Director of TED, Jennifer Loudon; Deputy Director of TED, Allison Laff; Director of Public Utilities - Water, Darrell Blenniss, Jr.; Director of Public Works, Dick Dublinski, Director of Communications, Linda LaCloche; Budget Manager - Finance, Ray Munch

Daily Herald, Naperville Sun, NCTV-17

E. PLEDGE TO THE FLAG:

The pledge was given.

F. AWARDS AND RECOGNITIONS:

Mayor and City Council recognized Chief Marshall and congratulated him on his upcoming retirement.

Former councilmembers Judy Brodhead, Tom Miers, and Dick Furstenau spoke and congratulated Chief Marshall.

Chief Marshall thanked the speakers and gave outgoing comments.

1. [Proclaim June 23, 2021 Rotary Club of Naperville Sunrise Day in the City of Naperville](#)

Bruzan Taylor presented the Proclamation to Mike Tenuta and members of the Rotary Club of Naperville Sunrise.

G. PUBLIC FORUM:

Michael Brown (Soul2Soul Foundation and Naperville SoulFest) thanked the Council for supporting the inaugural event that was held on June 5.

H. CONSIDERATION OF MOTION TO USE OMNIBUS METHOD FOR THE CONSENT AGENDA:

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

Aye: 9 - Chirico, Bruzan Taylor, Gustin, Hinterlong, Holzhauer, Kelly, Leong, Sullivan, and White

I. CONSENT AGENDA:

A motion was made by Councilman Hinterlong, seconded by Councilwoman Gustin, to approved the Consent Agenda with the exception of items I4, I21, and I25 and clarifying I2 to reflect that the 32 S. Sleight Street property is located within the Historic District. The motion carried by the following vote: The motion carried by the following vote:

Aye: 9 - Chirico, Bruzan Taylor, Gustin, Hinterlong, Holzhauer, Kelly, Leong, Sullivan, and White

1. [Approve the Cash Disbursements for the period of 05/01/2021 through 05/31/2021 for a total of \\$27,803,772.47](#)

Council approved.

2. [Approve the regular City Council meeting minutes of June 1, 2021](#)

WRITTEN COMMENT

Marilyn Schweitzer

Please honor my request that the draft minutes meeting of June 1, 2021 be corrected to reflect that 32 S Sleight St is located in the Historic District. This was an important point that Ms Gleason raised in addition to the upkeep in general of Naperville properties. The historic nature of the property was brought up several times in the discussion including recent demolition of historic homes within the district. Historic homes in Naperville are and can be governed by different ordinances and strategies than homes in general. To quote the city's webpage about the Historic District: "These buildings, structures, and sites represent significant examples of local architecture and are among the city's most important cultural and historical heritage." There are only about 300 principal structures in the historical district - a mere fraction of Naperville's approximate 60,000 properties. When surveyed in 2007, only 44% (138) were rated significant or potentially significant. There were only 21 Gabled Ell houses. 32 S. Sleight is one of only three rated to be potentially significant. None were found to be rated any higher. 32 S. Sleight was chosen as the representative Gabled Ell home for the Architectural Resources in the Naperville Historic District Survey Area by Granacki Historic Consultants. It states: "The house at

32 South Sleight Street, built c. 1890, is a notable example of the Gabled Ell vernacular type, with a two-story front gable bay intersected by a two-story south side gabled bay. The house retains its historic wood windows. The generous wraparound porch, although not original, is a historic addition and does not detract from the original structure." At the time of the 2007 survey, the condition of 32 S. Sleight was found to be good. Clearly that is not the case now. And as both Ms Gleason and Councilwoman Taylor point out, neglect of homes in the Historic District has led to their demolition. On April 16, 2019, City Council approved the demolition of 26 N Sleight because it had deteriorated beyond repair. The Chicago Tribune headline regarding this decision read "A 144-year-old house in Naperville's historic district will be torn down. The outcome is 'all of our faults,' councilman says." Yes, up keep is important for all homes, but for historic homes it is vital. And, more can be done through ordinances to prevent "demolition by neglect". For example, Chicago's April 2018 ordinance that defines "demolition by neglect", sets penalties, and delays new construction on the site for 2 to 10 years. See <https://www.map-strategies.com/blog/2019/1/17/new-ordinance-defines-and-sets-penalties-for-demolition-by-neglect>. We can do more than have have done in the past to protect our heritage. Please recognize the historic significance of 32 S Sleight St in the minutes as it was represented.

Council approved as amended.

3. [Approve the City Council meeting schedule for July, August & September 2021](#)

Council approved.

4. [Approval of Mayoral appointments to various boards and commissions](#)

WRITTEN COMMENT

Melvin Kim

Dear City Council, I am Melvin Kim, the most recent chair of the SECA Commission and I fully support the slate of new commissioners for the SECA put forward by Mayor Chirico. I am grateful for my time on the SECA Commission. Thank you for the opportunity to serve our city on this Commission over the past 6 years with the last two as the Chair. I have learned a great deal about public service and have grown in my appreciation for you all as elected officials. And at the same time, I am looking forward to stepping back and taking a breather. I am able to do this because I am fully confident that both my former fellow commissioners and the newly appointed ones, Judy Brodhead, Vasavi Chakka, and Tom Miers will continue the good work that the Commission does for the city of Naperville. I believe the next iteration of SECA will continue to be responsive to the needs of applicants, accountable to the public, and truthful in its recommendations to you all. Thank you again for the opportunity to serve our community. I look forward to seeing the good work the SECA Commission does in the future. Melvin Kim

Council members spoke to the spirit of the citywide referendum unanimously voted for by the City of Naperville voters implementing term limits and the first enforcement of term limits since the legislation.

Council discussed the appropriateness of appointing former Councilwoman Brodhead to the SECA Commission, City Council term limits, whether or not there is a policy prohibiting termed out councilmembers from being appointed to a board or commission, prior councilmembers that have served on boards and commissions, the benefit of having Council experience on advisory bodies, mayoral responsibilities under the council-manager form of government, the importance of diversity on boards and commissions, that the Council can vote to affirm or deny appointment recommendations, and the transparency of the appointment process.

A motion was made by Councilman White, seconded by Councilwoman Sullivan, to approve mayoral appointments to various boards and commissions. The motion carried by the following vote:

Aye: 5 - Chirico, Holzhauser, Kelly, Sullivan, and White

Nay: 4 - Bruzan Taylor, Gustin, Hinterlong, and Leong

5. [Approve the award of Cooperative Procurement 21-143, Unit 719 \(2009 Ford F650 truck\) Replacement, to National Auto Fleet Group for an amount not to exceed \\$173,929](#)

Council approved.

6. [Approve the award of Cooperative Procurement 21-224, Hewlett Packard Laptop Refresh, to Insight Public Sector for an amount not to exceed \\$235,936.00](#)

Council approved.

7. [Approve the award of Cooperative Procurement 21-213, General Supplies and Equipment, to Amazon for an amount not to exceed \\$200,000 and for an 18-month term](#)

Council approved.

8. [Approve the award of Option Year One to Contract 19-310, Maintenance Support Services, to JP Superior Cleaning and Janitorial Services Corporation for an amount not to exceed \\$144,441.26](#)

Council approved.

9. [Approve the award of Option Year Three to Contract 17-020, Custodial/Janitorial Services for City Sites, to Citywide Building Maintenance for an amount not to exceed \\$489,116.00](#)

Council approved.

10. [Approve the award of Option Year Three to Contract 17-097, Holiday Lighting and Decorations, to Holiday Creations Pro, Inc. for an amount not to exceed \\$173,040](#)

Council approved.

11. [Approve the award of Change Order #1 to Contract 19-009, 248th Avenue Preliminary](#)

Engineering Study, to Civiltech Engineering for an amount not to exceed \$39,998 and a total award of \$341,079

Council approved.

12. Approve the award of Change Order #3 to Contract 16-135, Design Engineering Services for the North Aurora Road Underpass, to TranSystems for an amount not to exceed \$183,150 and a total award of \$2,207,048.35

Council approved.

13. Approve the award of JOC Procurement WU-001-CY21-A, Water Service Center Exterior Security Upgrades, to Robe Construction Inc. for an amount not to exceed \$310,943.48 plus a 5% contingency

Council approved.

14. Approve the recommendation by Alliant Insurance to award Property, Cyber Liability and Pollution Liability insurance coverage through the Alliant Property Insurance Program for an amount not to exceed \$643,139.88 and for a one-year term

Council approved.

15. Approve the recommendation by Alliant Insurance Services to award Excess Liability Insurance coverage to Great American Insurance Company for a one-year term and an amount not to exceed \$207,210

Council approved.

16. Approve the fireworks display application and issue a permit for the July 10, 2021 display at White Eagle Golf Club

Council approved.

17. Adopt the resolution approving the Third Amendment to the Intergovernmental Agreement between the City of Naperville, the City of Aurora and the Naperville Township for the additional land acquisition and additional design engineering for the North Aurora Road Underpass

Council adopted.

18. Adopt the resolution authorizing a workers' compensation settlement between Robert McQuen and the City of Naperville

Council adopted.

19. Waive the first reading and pass the ordinance temporarily extending certain executive order regulations regarding off-premises consumption liquor sales by non-package licensed establishments, 30-minute downtown on-street parking, and outdoor dining on public and private property (six positive votes required)

Enactment No.: ORD 21-063

Council waived the first reading and passed.

20. [Waive the first reading and pass the ordinance amending Section 3-3-11 \(Liquor License and Permit Classifications\) of Chapter 3 \(Liquor and Tobacco Control\) the Naperville Municipal Code expanding the Class R - Legitimate Theater House license to allow service during live theater and events onsite \(requires six positive votes\)](#)

Enactment No.: ORD 21-064

Council waived the first reading and passed.

21. [Waive the first reading and pass the ordinance amending the Naperville Traffic Schedule to modify traffic controls in the Westside neighborhood \(requires six positive votes\)](#)

Kathy Benson thanked staff for this improvement, questioned signage, and requested a two-week period for those driving in the area to become acclimated to the changes.

Louden explained that residents participated in the development of the changes, that signage will be installed, and other messaging tools will be implemented prior to the beginning of school for those driving in the neighborhood.

Enactment No.: ORD 21-068

A motion was made by Councilman Hinterlong, seconded by Councilwoman Gustin, to waive the first reading and pass the ordinance amending the Naperville Traffic Schedule to modify traffic controls in the Westside neighborhood. The motion carried by the following vote:

Aye: 9 - Chirico, Bruzan Taylor, Gustin, Hinterlong, Holzhauer, Kelly, Leong, Sullivan, and White

22. [Waive the first reading and pass the ordinance amending the Naperville Traffic Schedule to convert Eagle Street to a one-way street between Benton and Jefferson Avenues \(requires six positive votes\)](#)

Enactment No.: ORD 21-065

Council waived the first reading and passed.

23. [Pass the ordinance amending Section 5-1B-2 of Article B \(Residential Code\) of Chapter 5 \(Building Codes\) of Title 5 \(Building Regulations\) of the Naperville Municipal Code to require the submittal of a cash deposit to obtain a Temporary Certificate of Occupancy for buildings constructed under the International Residential Code](#)

Enactment No.: ORD 21-066

Council passed.

24. [Pass the ordinance granting a variance to the front yard setback and the permitted obstructions in required yards in order to construct a front porch at 24 South Columbia Street - PZC 21-1-059](#)

Enactment No.: ORD 21-067

Council passed.

25. [Pass the ordinance approving a minor change to the River Main PUD to accommodate a building overhang on the upper boardwalk and lower Riverwalk on the subject property - PZC 21-1-028](#)

Council discussed the overhang in relationship to other Water Street properties, Riverwalk Commission input, and other lighting suggestions.

Novack discussed the minor change and the review process.

Enactment No.: ORD 21-069

A motion was made by Councilwoman Gustin, seconded by Councilman Hinterlong, to pass the ordinance approving a minor change to the River Main PUD to accommodate a building overhang on the upper boardwalk and lower Riverwalk on the subject property - PZC 21-1-028. The motion carried by the following vote:

Aye: 8 - Chirico, Gustin, Hinterlong, Holzhauer, Kelly, Leong, Sullivan, and White

Nay: 1 - Bruzan Taylor

J. PUBLIC HEARINGS:

1. [Conduct the public hearing for the Program Year 2020 Community Development Block Grant \(CDBG\) Consolidated Annual Performance Evaluation Report](#)

Chirico opened the public hearing at 8:23 p.m.

A motion was made by Councilwoman Gustin, seconded by Councilman Hinterlong, to close the public hearing for the Program Year 2020 Community Development Block Grant (CDBG) Consolidated Annual Performance Evaluation Report at 8:23 p.m. The motion carried by a unanimous voice vote.

2. [Accept the Program Year 2020 Community Development Block Grant \(CDBG\) Consolidated Annual Performance Evaluation Report](#)

A motion was made by Councilwoman Gustin, seconded by Councilman Hinterlong, to accept the Program Year 2020 Community Development Block Grant (CDBG) Consolidated Annual Performance Evaluation Report. The motion carried by a unanimous voice vote.

Chirico recused himself due to a conflict of interest and left the dais from 8:24 p.m. - 8:30 p.m.

Bruzan Taylor assumed Mayor Pro Tem.

3. [Receive the staff report for Julian Woods located at 806 South Julian Street - PZC 21-1-002 \(Item 1 of 5\)](#)

Caitlin Csuk (attorney for Petitioner - Mathieson House, LLC d/b/a M House

Development) explained the request to annex and rezone the property to the R1 zoning district upon annexation in order to construct a single-family home.

A motion was made by Councilwoman Gustin, seconded by Councilman Hinterlong, to receive the staff report for Julian Woods located at 806 South Julian Street - PZC 21-1-002. The motion carried by a unanimous 8-0 voice vote.

4. [Conduct the public hearing to consider the Annexation Agreement for Julian Woods located at 806 South Julian Street - PZC 21-1-002 \(Item 2 of 5\)](#)

Bruzan Taylor opened the public hearing at 8:26 p.m.

A motion was made by Councilwoman Gustin, seconded by Councilman Hinterlong, to close the public hearing to consider the Annexation Agreement for Julian Woods located at 806 South Julian Street - PZC 21-1-002 at 8:23 p.m. The motion carried by a unanimous 8-0 voice vote.

A motion was made by Councilman Hinterlong, seconded by Councilwoman Gustin, to use the Omnibus method to approve items J5-J7. The motion carried by a unanimous 8-0 voice vote:

5. [Pass the ordinance authorizing the execution of the Annexation Agreement for Julian Woods located at 806 South Julian Street - PZC 21-1-002 \(requires six positive votes\) \(Item 3 of 5\)](#)

Enactment No.: ORD 21-070

A motion was made by Councilwoman Gustin, seconded by Councilman Hinterlong, to pass the ordinance authorizing the execution of the Annexation Agreement for Julian Woods located at 806 South Julian Street - PZC 21-1-002. The motion carried by the following vote:

Aye: 8 - Bruzan Taylor, Gustin, Hinterlong, Holzhauser, Kelly, Leong, Sullivan, and White

Recused: 1 - Chirico

6. [Pass the ordinance annexing Julian Woods located at 806 South Julian Street - PZC 21-1-002 \(Item 4 of 5\)](#)

Enactment No.: ORD 21-071

A motion was made by Councilwoman Gustin, seconded by Councilman Hinterlong, to pass the ordinance annexing Julian Woods located at 806 South Julian Street - PZC 21-1-002. The motion carried by the following vote:

Aye: 8 - Bruzan Taylor, Gustin, Hinterlong, Holzhauser, Kelly, Leong, Sullivan, and White

Recused: 1 - Chirico

7. [Pass the ordinance rezoning Julian Woods located at 806 South Julian Street to R1 upon annexation - PZC 21-1-002 \(Item 5 of 5\)](#)

Enactment No.: ORD 21-072

A motion was made by Councilwoman Gustin, seconded by Councilman Hinterlong, to pass the ordinance rezoning Julian Woods located at 806 South Julian Street to R1 upon annexation - PZC 21-1-002. The motion carried by the following vote:

Aye: 8 - Bruzan Taylor, Gustin, Hinterlong, Holzhauser, Kelly, Leong, Sullivan, and White

Recused: 1 - Chirico

8. [Pass the ordinance revoking ordinances 21-052, 21-053, 21-054, and 21-055 for 836 South Julian Street - PZC 21-1-029 \(Item 1 of 7\)](#)

Enactment No.: ORD 21-073

A motion was made by Councilwoman Gustin, seconded by Councilman Hinterlong, to pass the ordinance revoking ordinances 21-052, 21-053, 21-054, and 21-055 for 836 South Julian Street - PZC 21-1-029. The motion carried by the following vote:

Aye: 8 - Bruzan Taylor, Gustin, Hinterlong, Holzhauser, Kelly, Leong, Sullivan, and White

Recused: 1 - Chirico

9. [Receive the staff report for 836 South Julian Street - PZC 21-1-029 \(Item 2 of 7\)](#)

A motion was made by Councilman Hinterlong, seconded by Councilwoman Gustin, to receive the staff report for 836 South Julian Street - PZC 21-1-029. The motion carried by a unanimous 8-0 voice vote.

10. [Conduct the public hearing to consider the Annexation Agreement for 836 South Julian Street - PZC 21-1-029 \(Item 3 of 7\)](#)

Bruzan Taylor opened the public hearing at 8:29 p.m.

A motion was made by Councilman Hinterlong, seconded by Councilwoman Gustin, to close the public hearing to consider the Annexation Agreement for 836 South Julian Street - PZC 21-1-029 at 8:29 p.m. The motion carried by a unanimous 8-0 voice vote.

A motion was made by Councilman Hinterlong, seconded by Councilwoman Gustin, to use the Omnibus method to approve items J11-J14. The motion carried by the following unanimous 8-0 voice vote.

A motion was made by Councilman Hinterlong, seconded by Councilwoman Gustin, to pass I11 - the ordinance authorizing the execution of the Annexation Agreement for 836 South Julian Street - PZC 21-1-029; I12 - the ordinance annexing 836 South Julian Street - PZC 21-1-029, I13 - the ordinance rezoning 836 South Julian Street to R1A upon annexation - PZC 21-1-029; and I14 - the ordinance approving the preliminary/final plat of subdivision for 836 South Julian Street - PZC 21-1-029. The motion carried by the following vote:

Aye: 8 - Bruzan Taylor, Gustin, Hinterlong, Holzauer, Kelly, Leong, Sullivan, and White

Recused: 1 - Chirico

11. [Pass the ordinance authorizing the execution of the Annexation Agreement for 836 South Julian Street - PZC 21-1-029 \(requires six positive votes\) \(Item 4 of 7\)](#)

Enactment No.: ORD 21-074

12. [Pass the ordinance annexing 836 South Julian Street - PZC 21-1-029 \(Item 5 of 7\)](#)

Enactment No.: ORD 21-075

13. [Pass the ordinance rezoning 836 South Julian Street to R1A upon annexation - PZC 21-1-029 \(Item 6 of 7\)](#)

Enactment No.: ORD 21-076

14. [Pass the ordinance approving the preliminary/final plat of subdivision for 836 South Julian Street - PZC 21-1-029 \(Item 7 of 7\)](#)

Enactment No.: ORD 21-077

K. OLD BUSINESS:

L. ORDINANCES AND RESOLUTIONS:

1. [Receive the staff report regarding the Iron Gate Motor Condos PUD located at 2228 Ferry Road, Naperville - PZC 20-1-065 \(Item 1 of 3\)](#)

Tom Burgess (Petitioner- High Point Investments, Inc./Iron Gate Motor Condos, Inc.) stated that the unimproved 6.8-acre property is zoned I (Industrial) district and explained the proposal to develop six multi-unit buildings, with a combined total of 51 single-family attached dwelling units. He said of the units planned, 14 will offer a live-work housing product adjacent to Ferry Road, while the remaining 37 units will consist of townhomes with large ground-floor garages. The Petitioner explained donations to charities and the request for approval of a major change to the PUD, a deviation to allow residential dwelling units and live/work units as incidental and complementary uses to the existing car condos and commercial uses, and a deviation to allow less than 50% of the building materials to be comprised of masonry.

Council discussed stormwater and the desire for developers to contribute to affordable housing efforts.

Novack discussed stormwater requirements, provided the definition of a 100-year storm, and how design standards have changed.

A motion was made by Councilwoman Gustin, seconded by Councilman Hinterlong, to receive the staff report regarding the Iron Gate Motor Condos PUD located at 2228 Ferry Road, Naperville - PZC 20-1-065. The motion carried by the following vote:

Aye: 8 - Chirico, Bruzan Taylor, Gustin, Hinterlong, Holzhauer, Leong, Sullivan, and White

Nay: 1 - Kelly

2. [Pass the ordinance approving a major change to the Iron Gate Motor Condos PUD and associated deviations for the property located at 2228 Ferry Road, Naperville - PZC 20-1-065 \(Item 2 of 3\)](#)

Enactment No.: ORD 21-078

A motion was made by Councilwoman Gustin, seconded by Councilman Hinterlong, to pass the ordinance approving a major change to the Iron Gate Motor Condos PUD and associated deviations for the property located at 2228 Ferry Road, Naperville - PZC 20-1-065. The motion carried by the following vote:

Aye: 6 - Chirico, Bruzan Taylor, Gustin, Hinterlong, Holzhauer, and Leong

Nay: 3 - Kelly, Sullivan, and White

3. [Pass the ordinance granting a stormwater variance for Iron Gate Building 3, Phase 2A and Phase 2B for the property located at 2228 Ferry Road, Naperville - PZC 20-1-065 \(Item 3 of 3\)](#)

Enactment No.: ORD 21-079

A motion was made by Councilwoman Gustin, seconded by Councilman Hinterlong, to pass the ordinance granting a stormwater variance for Iron Gate Building 3, Phase 2A and Phase 2B for the property located at 2228 Ferry Road, Naperville - PZC 20-1-065. The motion carried by the following vote:

Aye: 8 - Chirico, Bruzan Taylor, Gustin, Hinterlong, Holzhauer, Leong, Sullivan, and White

Nay: 1 - Kelly

4. [Pass the ordinance approving an amendment to increase the City of Naperville Annual Budget for Calendar Year 2020 by \\$8,706,400 \(requires six positive votes\)](#)

Munch explained that the City did take on additional debt in 2020 in order to preserve cash in the Capital Projects Fund as the Home Rule Sales Tax (HRST) was not performing well, that the HRST has recovered in 2021 and is now generating additional revenue, however the HRST is unlikely to perform at a level, now or in the future, that would eliminate the need to borrow for capital projects. He also stated that none of the City's existing debt is callable in 2021, that the next opportunity to refinance debt is in 2022 and 2023, and that staff will evaluate the benefit of refunding those bonds closer to the call dates.

Enactment No.: ORD 21-080

A motion was made by Councilwoman Gustin, seconded by Councilman Hinterlong, to pass an ordinance approving an amendment to increase the City of Naperville Annual Budget for Calendar Year 2020 by \$8,706,400. The motion carried by the following vote:

Aye: 9 - Chirico, Bruzan Taylor, Gustin, Hinterlong, Holzhauer, Kelly, Leong, Sullivan, and White

M. AWARD OF BIDS AND OTHER ITEMS OF EXPENDITURE:**N. PETITIONS AND COMMUNICATIONS:****O. REPORTS AND RECOMMENDATIONS:****1. [Receive the June 2021 Financial Report](#)**

Mayer gave a presentation discussing all regions moving to Phase 5, state and local revenues, financial flexibility and response strategies during the COVID-19 pandemic, 2020 and 2021 budget outcomes, and the 2022 budget process timeline and key considerations.

Council discussed whether the budget and strategic plan will align and how changes will be reported through the upcoming budget development process.

Mayer explained that the budget and strategic plan will not exactly align, however the stimulus funds may be leveraged for initiatives that come out of the strategic plan process. She also clarified that changes will be reported during regular Council meetings.

Council received the report.

P. NEW BUSINESS:

Complaint regarding the Sleight Street property
Kelly asked for an update.

Novack explained the inspection was made today, the house is sturdy, that the reported loose wires were dead vines, that staff has no concerns, and thanked the owner for his cooperation.

Board appointment policy
Hinterlong asked that staff review the current policy.

By consensus Council directed staff to review the appointment policy and report back regarding website improvement, appointment criteria including length of service on the City Council, and applicant transparency.

Police response
White discussed a cardiac arrest incident at Naperville Central and recognized the responding officers.

Q. ADJOURNMENT:

A motion was made by Councilman Hinterlong, seconded by Councilwoman Gustin, to adjourn the Regular City Council Meeting of June 15, 2021 at 9:15 p.m. The motion carried by a unanimous voice vote.

/S/ Pam Gallahue
Pam Gallahue, PhD
Community Services Director/City Clerk