



City of Naperville

400 S. Eagle Street
Naperville, IL 60540
<http://www.naperville.il.us/>

Meeting Minutes - Draft

City Council

Tuesday, March 3, 2026

7:00 PM

Council Chambers

TO WATCH OR LISTEN TO THE CITY COUNCIL MEETING LIVE: • Watch on WCNC GOVERNMENT ACCESS TELEVISION (Ch. 6-Astound, Ch. 10 - Comcast, Ch. 99 – AT&T U-verse) • Watch online at <https://naperville.legistar.com> or youtube.com/OfficialNapervilleIL

TO PROVIDE PUBLIC COMMENT:

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

1. Address the City Council live during the City Council meeting in-person in City Council Chambers. Individuals wishing to address the City Council during the meeting must sign up online at www.naperville.il.us/speakersignup by 6:30 p.m. on March 3.
2. Individuals can also have their name added to the speaker list by calling the Community Services Department at (630) 305-5300 by 6:30 p.m. on March 3.
3. Submit a written comment to the City in advance of the City Council meeting by 4 p.m. on March 3. 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.
4. Submit a one-word statement of "SUPPORT" or "OPPOSITION" regarding a specific agenda item by 4 p.m. on March 3. 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.

There will be no on-site speaker sign up permitted.

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 March 3.

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:

Mayor Wehri called the March 3, 2026 City Council meeting to order at 7:00pm.

B. ROLL CALL:**C. CLOSED SESSION - CANCELED**

OPEN SESSION - 7:00 p.m.

D. ROLL CALL:

Present: 9 - Mayor Scott Wehri
Councilwoman Mary Gibson
Councilman Ian Holzhauer
Councilwoman Supna Jain
Councilman Patrick Kelly
Councilman Josh McBroom
Councilman Ashfaq Syed
Councilman Benjamin White
Councilman Nathan Wilson

Also Present

City Manager Doug Krieger; Deputy City Manager Pam Gallahue; City Attorney Mike DiSanto; City Clerk Dawn Portner; Assistant to the City Manager Marcie Schatz; Fire Chief Mark Puknatis; Police Chief Jason Arres; Deputy Director of Finance Traci Marrocco; Director of IT Jacqueline Nguyen; Director of TED Jennifer Louden; Deputy Director of TED Allison Laff; Director of Public Works Dan Randolph; Director of Public Utilities - Electric Brian Groth; Director of Public Utilities - Water Darrell Blenniss; Director of Community Services Melanie Marcordes; Director of Human Resources Helga Oles; Director of Communications Linda LaCloche

Daily Herald, Naperville Sun, NCTV-17

E. PLEDGE TO THE FLAG:

The Pledge of Allegiance was recited.

F. AWARDS AND RECOGNITIONS:**G. PUBLIC FORUM:*****SPEAKERS***

Atlas apartments development

Matt Marsh (Naperville - Vintage Club Association of Naperville) is opposed to the Atlas Apartment development.

Diana Torres Hawken (Naperville - ALMAS) discussed recent public statements suggesting that ALMAS is a political organization and should not be receiving SECA funding.

Electricity vision and decision criteria

Richard Stark (Naperville) observed that recent discussions concerning the IMEA contract lack a clearly defined vision, decision criteria, targets, or benchmarks needed to evaluate proposed energy options. In response, he and his partner have developed a series of workshops and zoom meetings to help guide the City through a more structured process. The goal is to create a framework that enables informed decision-making about the City's future energy direction.

HB2454

John Doyle (Naperville) supports the approval of HB 2454.

Recommended updates to commercial ordinances

Bruce Jones (Naperville) discussed updating the City's commercial ordinances specifically for electric vehicles.

Stretch Codes

Ashley Penick (Naperville) discussed how updating the stretch codes will adversely affect affordable housing.

Request motion to reconsider Benton + Main approval
Julie Carducci (Naperville Neighbors of Benton and Main) discussed requesting a motion to reconsider the approval of the Benton+Main development approved at the February 17, 2026 Council meeting.

Council discussed developing a critical path timeline tied to the current IMEA contract which expires in 2035, a motion that was approved at the June 3, 2025 Council meeting to schedule a series of workshops to discuss the long term energy needs of the City and HB2454.

Krieger stated that HB2454 designates bicycle riders as the intended users of any roadway, or portion of a roadway, where they are legally permitted to ride. The City opposes the bill because it could increase liability, risk, and costs for the City. However, the bill does not conflict with the work currently being done by the City's Bicycle and Pedestrian Advisory Committee. Efforts to make the City more bikeable and improve safety will continue and are not impacted by the proposed legislation.

WRITTEN COMMENTS

Lili Burciaga (Naperville) Alliance of Latinos Motivating Action in the Suburbs - I am writing to address recent public statements suggesting that ALMAS is a political organization and therefore should not receive SECA funding. As President of ALMAS, I want to clarify who we are and the work we do. ALMAS is a registered 501(c)(3) nonprofit organization focused on cultural enrichment, youth leadership development, and civic empowerment. ALMAS does not endorse candidates. ALMAS does not donate to campaigns. ALMAS does not support political parties. By law and by practice, ALMAS is nonpartisan. Like many nonprofits, we engage in nonpartisan issue advocacy when matters directly impact the well-being and safety of the community we serve. There is a clear legal and practical distinction between partisan political activity and issue-based civic engagement. Supporting peaceful public participation or taking a stance on issues affecting our community does not make an organization partisan. We welcome any elected official who wishes to attend or support our programming. Public officials throughout Naperville regularly participate in cultural and community events as part of serving their constituents. Their presence does not constitute endorsement, nor does it convert cultural programming into campaign activity. ALMAS maintains partnerships across schools, community organizations, businesses, faith institutions, and civic groups throughout the city. Our programming has consistently centered on cultural enrichment, youth leadership, and civic empowerment. That has been our documented focus since our founding. Our most recent Annual Report, publicly available and detailing our programming

and partnerships, reflects this documented focus. SECA funding supports specific cultural programming that brings residents together and strengthens community life in Naperville. Those funds received by ALMAS are used solely for approved event purposes. We welcome an objective review process applied equally to all recipients. Elected officials hold an important civic responsibility to ensure that public statements accurately reflect the record. When questions arise about our work, we are always willing to provide clarity and documentation. Transparency strengthens public trust. Our commitment remains steady: building belonging, supporting youth, and strengthening the cultural and civic fabric of our community.

Chris Carlsen (Naperville) Request Motion to Reconsider Benton+Main approval Public Written Comment submission of the Neighbors' Feb 27, 2026 Petition for a Motion to Reconsider. February 27, 2026. RE: Petition to the City Council for a Motion to Reconsider - Formal Protest of the Benton + Main Approval and Notice of Legal Inconsistencies. We, the residents surrounding the intersection of Benton Avenue and Main Street, are writing to formally express our deep concern and opposition, and to request a Council Member make a Motion to Reconsider the February 17, 2026, Council approval of the Benton + Main townhouse development. While we are not opposed to the appropriate development of these vacant parcels, the project as approved relies on a series of irreconcilable inconsistencies among the Naperville Municipal Code, the Conditional Use/PUD requirements, and the Land Use Master Plan. Motion to Reconsider based on: 1. Regulatory Inconsistencies The City's decision creates a dangerous precedent by allowing the Planned Unit Development (PUD) process to effectively override the foundational protections of the Transitional Use Zoning District and Master Plan. The PUD approval process appears to be subjective and not grounded in nor bound by the City's land use requirements. Key contradictions include: Height and Scale: The TU district is intended to serve as a low-impact buffer between the downtown core and residential neighborhoods. Only certain elements in the Master Plan guidance, principally flexibility for density's sake, were cited by the Council. That is, the Council's decision allowed for flexibility in height, density, set back, etc. However, flexibility is not the only feature of the Master Plan. Density vs. Land Use: The Master Plan ALSO emphasizes 'compatibility with adjacent uses'. And yet, this project forces a density (3,165 sq. ft. per unit) that is nearly half the 6,000 sq. ft. required for duplexes under standard TU zoning. This is a direct violation of the plan's guiding principles for neighborhood transitions. We note that the Council did not consider 'compatibility with adjacent uses'. In addition, the Master Plan states the Plan 'will not alter or change in any manner the City's existing regulations or ordinances'. The Council's decision lacked consistency in application of this important element in Master Plan guidance. Conditional Use Failure: To grant a Conditional Use Permit, the City must find the project will not be injurious to the use and enjoyment of other property. The

overwhelming testimony and feedback from all nine immediate neighbors regarding loss of light, privacy, and increased traffic proves this standard has not been met. Indeed we note the Karis Data Center was rejected for this same reason, as the Karis developer was not able to prove the project would not negatively impact the surrounding area. This reveals an inconsistent and capricious application of Zoning regulation, Master Plan intent and Conditional Use/PUD rules. In Karis, the Master Plan protected the neighbors, in Benton & Main, it protected the large development and not the neighbors. Also notably, the City staff and Council approval for the PUD was capricious and non-transparent given it occurred despite the absence of two enumerated, specific and required PUD-provided Public Amenities. We encourage the Council to discuss and review further the explanation provided by staff that the revised proposal's Public Amenities comply with requirements. Notably: On what basis would the City and the Council view a private driveway with permeable pavers as a PUD public amenity? On what basis would the City and the Council view four-inch caliper parkway saplings in the developer's revised proposal qualify as a PUD public amenity? BTW, the developer is cutting down already full-grown trees in the parkway to provide four-inch caliper trees as a substitute. Based on the limited explanation and discussion at the City Council meeting, the public could conclude that the outcome is due to closed door discussions and not reliant on a good faith reading of the City's land use and zoning rules. We believe the Council should explore carefully the basis of the staff's recommendation in order to ensure the neighbors' concerns are appropriately considered, and that zoning and land use compliance decisions remain impartial and predictable.

2. Burdens on Homeowners The approval of Benton + Main imposes significant, localized burdens on us: Diminished Property Values: The "massive lot coverage" and "megastructure" feel of the rowhouses directly subvert the character of our historical residential area, threatening our long-term home equity. Loss of Light and Privacy: The scale of these units will place neighboring homes "in shade" and eliminate the private enjoyment of our yards. Safety and Congestion: Forcing high-density housing into a corner already plagued by "dead zones" and traffic issues increases the risk of accidents for pedestrians and current residents. We note, 42 cars are to be accommodated on these four residential lots.

3. Legal Ramifications for the City By approving a project that so clearly deviates from its own established Comprehensive Plan and zoning ordinances, the City of Naperville faces: Arbitrary and Capricious Challenges: Courts often overturn zoning-related decisions that lack a rational basis or ignore the City's own mandatory standards for PUDs and Conditional Uses. Diminished Regulatory Authority: This "bargained-for zoning" undermines the City's ability to enforce its code in future developments, as any developer can now point to Benton + Main as a precedent for ignoring TU district standards and the required and specified PUD-required public amenities. We urge the Council to make a Motion to Reconsider this approval and require the developer to bring the Benton + Main proposal into true alignment with the Transitional Use

zoning and the Land Use Master Plan.

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

A motion was made by Councilman White, seconded by Councilman Kelly, to use the Omnibus method to approve the Consent Agenda. The motion carried by a voice vote.

I. CONSENT AGENDA:

A motion was made by Councilman White, seconded by Councilman Kelly to approve the Consent Agenda. The motion carried by the following vote:

Aye: 9 - Wehrli, Gibson, Holzhauer, Jain, Kelly, McBroom, Syed, White, and Wilson

1. Approve the regular City Council meeting minutes of February 17, 2026
Council approved.
2. Approve the City Council meeting schedule for March, April, and May 2026
Council approved.
3. Approve an appointment to the Finance Advisory Board
Council approved.
4. Approve the award of RFP 25-226, Fox River Commons Retaining Wall Improvements - Engineering Services, to Larson Engineering, Inc. for an amount not to exceed \$129,590 and for a 12-month term
Council approved.
5. Approve the award of RFP 25-201, Real-Time Information Center Software, to Peregrine for an amount not to exceed \$556,400 and for a three-year term
Council approved.
6. Approve the award of Option Year #1 to Contract 25-047, Sanitary Sewer Mainline Cleaning, to Hoerr Construction, Inc. for the amount not to exceed \$343,223.84
Council approved.
7. Approve the award of Option Year #2 to Contract 23-242, Electrical Installation, Maintenance, Modifications and Repairs, to Volt Electric, Inc. for an amount not to exceed \$137,963 and for a one-year term
Council approved.
8. Approve the award of Option Year #2 for Contract 23-027, Generator Maintenance Services, to Midwest Power Industry, Inc. for an amount not to exceed \$125,000 and for a

one-year term

Council approved.

9. Approve the award of Cooperative Procurement 26-074, Electric Utility GIS Servers, to Xerox IT Solutions for the amount not to exceed \$539,000.80
Council approved.
10. Approve the award of Single Source Procurement 26-068, Electric Utility Furniture, to Conklin Office Services, Inc. for an amount not to exceed \$171,240.12
Council approved.
11. Approve the award of Work Order 22-067-WATER-26-02, Construction Engineering Services - Maplebrook Phase II Water Main Improvements, to Crawford, Murphy & Tilly, Inc., for an amount not to exceed \$181,800 and for a 16-month term
Council approved.
12. Approve the award of Work Order 22-067-WATER-26-01, Construction Engineering Services - Kings Terrace Water Main Improvements, to Fehr Graham for an amount not to exceed \$201,000 and for a 16-month term
Council approved.
13. Approve the award of Work Order 22-067-WATER-26-03, Construction Engineering Services - Saybrook Phase III Water Main Improvements, to Fehr Graham for an amount not to exceed \$201,000 and for a 16-month term
Council approved.
14. Approve the award of Change Order #1 to Contract 22-212, Springbrook Water Reclamation Center Influent Pump Station and South Plant Force Main Improvement Project, to CDM Smith, Inc. for an amount not to exceed \$99,000, for a total award of \$678,420, and an additional 580 calendar days
Council approved.
15. Approve the award of Change Order #2 to Contract 22-114-3, Trillium Lift Station Rehabilitation Design, to Ciorba Group, Inc. for additional 365 days
Council approved.
16. Waive the applicable provisions of the Naperville Procurement Code and award Procurement 26-070, Concrete for In-house Restoration Program, to Prairie Materials, Ozinga, and Kendall County Concrete, Inc. for an amount not to exceed \$60,000 and for a one-year term (requires six positive votes)
Council approved.
17. Waive the applicable provision of the Naperville Procurement Code and award

Procurement 26-069, Hot Mix Asphalt, to Builders Asphalt, Chicago Materials Corporation, PT Ferro Asphalt, RW Dunteman and Superior Asphalt Materials for an amount not to exceed \$95,000 and for a one-year term (requires six positive votes)

Council approved.

18. Waive the first reading and pass the ordinance amending the Class G2 - Boutique Market liquor license in Section 3-3-11:2 of the Naperville Municipal Code by extending on-premises consumption of cruvinet wine and draft beer to a contiguous outdoor patio connected to the grocery store by an exterior doorway (requires six positive votes)

ORD 26-015

Council passed.

19. Pass the ordinance granting a variance for a garage addition at 693 Cottage Avenue - DEV-0154-2025

ORD 26-016

Council passed.

20. Pass the ordinance approving a one-year extension to the effective period of Ordinance 24-082 regarding a variance to allow accessory structures to exceed permissible rear yard lot coverage on the property located at 923 Watercress Drive - DEV-0010-2026

ORD 26-017

Council passed.

21. Pass the ordinance approving a Minor Change to the Iroquois Center PUD and a Final Plat of PUD for the property located at 1163 E. Ogden Avenue - DEV-0072-2025

ORD 26-018

Council passed.

22. Adopt the resolution approving prior unapproved closed session meeting minutes, designating certain closed session meeting minutes as non-restricted, and continuing to maintain the confidentiality of all other restricted closed session meeting minutes

RES 26-07

Council adopted.

J. PUBLIC HEARINGS:

K. OLD BUSINESS:

L. ORDINANCES AND RESOLUTIONS:

M. AWARD OF BIDS AND OTHER ITEMS OF EXPENDITURE:

1. Approve the award of Cooperative Procurement 26-066, 2026 Water Main Lining, to Insituform, for an amount not to exceed \$1,012,941 and for a 16-month term

A motion was made by Councilman White, seconded by Councilman Kelly, to approve the award of Cooperative Procurement 26-066, 2026 Water Main Lining, to Insituform, for an amount not to exceed \$1,012,941 and for a 16-month term. The motion carried by the following vote:

Aye: 9 - Wehrli, Gibson, Holzhauser, Jain, Kelly, McBroom, Syed, White, and Wilson

2. Approve the award of Option Year #3 to Contract 23-016, Sanitary Sewer Service Lateral Lining and Vac-A-Tee Installation, to Performance Pipelining, Inc. for the amount not to exceed \$1,862,676 plus a 3% contingency

A motion was made by Councilman White, seconded by Councilman Kelly, to approve the award of Option Year #3 to Contract 23-016, Sanitary Sewer Service Lateral Lining and Vac-A-Tee Installation, to Performance Pipelining, Inc. for the amount not to exceed \$1,862,676 plus a 3% contingency. The motion carried by the following vote:

Aye: 9 - Wehrli, Gibson, Holzhauser, Jain, Kelly, McBroom, Syed, White, and Wilson

N. PETITIONS AND COMMUNICATIONS:

O. REPORTS AND RECOMMENDATIONS:

P. NEW BUSINESS:

Developing a timeline and options for the future energy needs of Naperville.

Mayor Wehrli requested that the Council work with staff to develop a critical path timeline tied to the current IMEA contract, which expires in 2035. The timeline should identify the key milestones and the dates by which critical decisions must be made.

Council discussed holding the discussions in a public meeting setting and establishing a clear vision and strategy for the City's future energy needs. The timeline should be tied to the evaluation of different non-IMEA energy options and include a series of staff reports outlining those alternatives. After the timeline, potential options, and Council priorities have been reviewed and discussed, a workshop will be scheduled to further evaluate the information and help guide the City's next steps.

By consensus, Council directed staff to develop a series of reports for review and discussion at open public meetings. The reports will incorporate both a reverse timeline from 2035, when the current IMEA contract expires, and an overview of the different energy options available to meet the City's future energy needs. The first report will outline the mission and direction of the Electric Utility, along with the guidelines staff will use in developing and evaluating the various energy options. After Council has had the opportunity to review and discuss all of the reports and potential options, **a strategic workshop will be scheduled to further evaluate the information, set goals**

and consider next steps.

Q. ADJOURNMENT:

A motion was made by Councilman White, seconded by Councilman Kelly, to adjourn the Regular City Council Meeting of March 3, 2026, at 8:03 p.m. The motion carried by a voice vote.

/s/ Dawn C. Portner
Dawn C. Portner
City Clerk