

## March 3 2020 Council QA

Thursday, February 27, 2020 10:20 AM

### F. AWARDS AND RECOGNITIONS:

1. **20-285** Proclaim the month of March 2020 as "Kindness Matters Month"

### H. CONSIDERATION OF MOTION TO USE OMNIBUS METHOD FOR THE

### CONSENT AGENDA:

### I. CONSENT AGENDA:

1. **20-268** Approve the regular City Council meeting minutes of February 18, 2020
2. **20-260** Approve the release of certain designated closed session meeting minutes and continue to maintain the confidentiality of all other unreleased closed session meeting minutes
3. **20-289** Approve the City Council meeting schedule for March, April & May 2020
4. **20-126** Approve the award of Change Order #3 to Contract 17-057, Telecommunication Services, to AT&T for an amount not to exceed \$102,000 and a total award of \$475,073 and for an additional 11 Months
5. **20-222** Approve the award of Option Year Four to Contract 16-199, Street Lighting Controller and Municipal Lots Maintenance, to Meade Electric Inc. for an amount not to exceed \$218,025
6. **20-225** Approve the award of Option Year Two to Contract 17-045, Landscaping Restoration Program, to Alaniz Landscape Group for an amount not to exceed \$187,000, plus a 5% contingency
7. **20-227** Approve the award of Option Year One to Contract 19-063, Concrete Restoration Services, to Whiteline Construction Inc., Baish Excavating Inc. and Davis Concrete Construction Company for an amount not to exceed \$250,000, plus a 5% contingency

<b>Q:</b>	<b>How much of the proposed \$100,000 has been spent so far vs. how much does staff recommend spending on future consulting services?</b>	<b>Kelly</b>
<b>A:</b>	Twenty and a half (20.5) hours were used. Ninety nine and a half (99.5) hours remained in the engagement for future services including configuration assistance, penetration testing, additional incident investigation and response as needed.	Nguyen

8. **20-233** Accept the record of Emergency Procurement 20-109, Engagement of Cisco Services, to CDW Government for an amount not to exceed \$100,000
9. **20-047** Approve the award of Change Order #1 to Contract 19-270, 4<sup>th</sup> Avenue Train Station Improvements, to RoMAAS Inc. for an additional 80 days
10. **20-224** Approve the award of Change Order #1 to Contract 19-213, Municipal Center - Front Plaza Renovations, to Berglund Construction Company for an additional 166 days
11. **20-074B** Receive the staff report for Beyond Self Storage (PZC 19-1-088) located at 2403 W. Diehl Road (Item 1 of 3).

<b>Q:</b>	<b>Can I have some better elevations of what the variances of the building material will look like and what is required by code please. What the finished elevations will look like in color please.</b>	<b>Hinterlong</b>
<b>A:</b>	Attached are the revised color elevations per PZC's condition. The masonry currently shown include CMU and brick that are different shades of gray (one lighter, the other darker). The metal paneling is labeled as "regal gray" with darker "charcoal gray" added on the north elevation per PZC's request. Please note material area calculations are provided in the upper right-hand corner of each elevation.	Williams
<b>Q:</b>	<b>Staff recommended denying the metal construction of this building as is consistent with the Design Standards. Can you provide the Design Standards or other documents that support staffs recommendation and the process whereby the Design Standards were vetted to the public and approved? This area was noted as a Gateway with Arista and others developments, this parcel is near the Prairie Path and south of I88. Is there a hardship?</b>	<b>Gustin</b>
<b>A:</b>	The materials section of the design standards can be found on pages 24-25 at this link: <a href="https://www.naperville.il.us/contentassets/7fed1bf2ba19496fa9a037f019616748/cdg-building-design-guidelines.pdf">https://www.naperville.il.us/contentassets/7fed1bf2ba19496fa9a037f019616748/cdg-building-design-guidelines.pdf</a> The public-input as part of the planning process is detailed in the appendix on page 38. A summary: stakeholders' workshop,	Williams

online visual preference survey made available to residents with ratings system, stakeholder review of draft, public open house, and final comments on revised drafts.  
Staff agrees with the petitioner's hardships for the lot and parking variances. The design request was an appeal based on the percentages of primary material for metal paneling. The PZC has final authority on appeals.

12. **20-279** Pass the ordinance approving a plat of subdivision with a deviation to Section 7-4-4 for the property located at 2403 W. Diehl Road (Beyond Self Storage) - PZC 19-1-088 (Item 2 of 3)
13. **20-076B** Pass the ordinance approving a parking variance to Section 6-9-3 for the property located at 2403 W. Diehl Road. (Beyond Self Storage) - PZC 19-1-088 (Item 3 of 3)
14. **20-271** Waive the first reading and pass the ordinance amending the City's municipal code by decreasing the liquor license fee for a lifestyle amenities facility and increasing the number of available Class M liquor licenses for a lifestyle amenities facility from 3 to 5 (Requires six positive votes)

<b>Q:</b>	<b>What is the reasoning behind the \$250 amount? Will it be the least expensive liquor license?</b>	<b>Sullivan</b>
A:	The \$250.00 amount was based on a review of other liquor license fees in the City of Naperville and other municipalities. Yes, it will be the least expensive liquor license outside of special event and temporary licenses.	Lutzke
<b>Q:</b>	<b>Increasing the cap for lifestyle amenities to 5 - why was that number chosen?</b>	<b>Sullivan</b>
A:	Staff chose that number because two hair salons expressed an interest in serving wine and beer in the past year, but did not move forward because the expense was so great.	Lutzke
<b>Q:</b>	<b>With all of the major the differences between the two types of businesses included in the single Class M liquor distinctions (lifestyle amenities vs. recreational), why aren't they separate classes in the code? Would that make more sense?</b>	<b>Sullivan</b>
A:	Since 2016, the Class M liquor license has covered both of these classifications. City Council can direct staff to create a new license.	Lutzke
<b>Q:</b>	<b>I have a hard time justifying this. Is it restricted to beer and wine only? We have 3 establishments complying with this and paying the proper fees, but one is serving illegally and we reward them with reducing the fee on all of them and lose revenues on top of it. Please explain what I'm missing?</b>	<b>Hinterlong</b>
A:	Yes, the license only allows the sale and beer and wine. In 2016, City Council allowed lifestyle amenities facilities to sell liquor. It was a new idea and there were a lot of unknowns. The license fee was set at \$2,200. However, since that time, other municipalities	Lutzke

	have allowed hair salons to sell alcoholic liquor with much lower fees. The Liquor Commission made the determination to reduce the fee based on comparable licenses with limited service models and surrounding municipalities. A current licensee, Ten Friends Blow Dry and Style House, is in favor of a fee decrease because their liquor costs exceed their revenue.	
<b>Q:</b>	<b>How many hair salons (or other lifestyle amenity facilities) does staff believe are currently serving complimentary alcoholic beverages without a liquor license? Do surrounding municipalities allow hair salons to sell and/or provide alcohol, and if so, what do they charge for a similar liquor license to what is being proposed here?</b>	<b>Kelly</b>
<b>A:</b>	Staff received complaints about two hair salons serving liquor without a license. The police department followed up on these complaints and advised the salons that this practice was not allowed. Attached is chart with information from different municipalities.	Lutzke

- 15. 20-245B** Pass the ordinance approving a variance to Section 6-7D-4 to allow a general service use (Lovesac) to be located below the second floor in the B4 District at 12 W. Jefferson Avenue - PZC 20-1-10

<b>Q:</b>	<b>What items in the showroom won't be for sale? Or what makes it a showroom when there is retail items? Are items in the showroom that aren't for sale but for sale online?</b>	<b>Hinterlong</b>
<b>A:</b>	In addition to the home décor accessories, Lovesac primarily sells couches and beanbag chairs. The couches are customizable and therefore aren't available for carryout from the store (but must be delivered to a home address from the company's warehouse). The beanbag chairs and home décor accessories are available in-store for direct purchase to consumers.	Mattingly
<b>Q:</b>	<b>Do we anticipate this will be the allowable trend for downtown?</b>	<b>Gustin</b>
<b>A:</b>	The availability of a limited amount of retail items for purchase on-site, as well as the local sales tax contribution, differentiates Lovesac from the prior showroom variance requests. Future variance requests will be reviewed by staff on a case by case basis; the requested variance will not set precedent for those future requests.	Mattingly

- 16. 20-274** Receive the staff report for Ashwood Park North - Townhomes - PZC 19-1-090 (Item 1 of 3)

- 17. 20-275** Pass the ordinance approving the Preliminary/Final Plat of Subdivision for Ashwood Park North - Townhomes First Resubdivision and a revised Owner's Acknowledgement and Acceptance (Ashwood Park North - Townhomes) - PZC 19-1-090 (Item 2 of 3)

- 18. **20-276** Pass the ordinance approving a minor change to the Ashwood Park North - Townhomes PUD and the final PUD plat for the subject property at the southwest corner of 103rd Street and 248th Street (Ashwood Park North - Townhomes) - PZC 19-1-090 (Item 3 of 3)

**J. PUBLIC HEARINGS:**

- 1. **20-280** Conduct the public hearing for the Springbrook Water Reclamation Facility (Springbrook Photovoltaic System) - PZC 19-1-121 (Item 1 of 6)

<b>Q:</b>	<b>What is the current estimate of when the solar array will be operational?</b>	<b>Kelly</b>
A:	The Electric Utility and IMEA believe that the Commercial Operation Date for the array will meet the December 31, 2020 contractual deadline.	Groth

- 2. **20-246B** Receive the staff report for Springbrook Water Reclamation Facility's proposed Photovoltaic System located at 3712 Plainfield-Naperville Road - PZC 19-1-121 (2 of 6)

<b>Q:</b>	<b>Is there any possibility that down the road we might need this area being used for the solar field? Future expansion of the treatment facilities or anything else that we'll need this property for in the future?</b>	<b>Hinterlong</b>
A:	The property was selected after careful evaluation of the long-term needs at the wastewater treatment facility. The location of the solar field should not interfere with the needs of the Water Department.	<b>Blenniss</b>

- 3. **20-281** Pass the ordinance annexing the vacant lot located to the northeast of the Springbrook Water Reclamation Facility (Springbrook Photovoltaic System) - PZC 19-1-121 (Item 3 of 6)
- 4. **20-247B** Pass the ordinance rezoning the vacant lot located to the northeast of the Springbrook Water Reclamation Facility to R1 (Low Density Single-Family District) upon annexation (Springbrook Photovoltaic System) - PZC 19-1-121 (Item 4 of 6)
- 5. **20-282** Pass the ordinance approving the preliminary/final subdivision plat for the Springbrook Water Reclamation Facility (Springbrook Photovoltaic System) - PZC 19-1-121 (Item 5 of 6);
- 6. **20-248B** Pass the ordinance approving major changes to a conditional use

Pursuant to Section 6-6L-3, Section 6-3-8:5.1, and Section 6-15-6 for a public utility expansion and permitting a ground-mounted photovoltaic system and approving variances to Section 6-2 to allow a 7' chain link fence at the Springbrook Water Reclamation Facility located at 3712 Plainfield-Naperville Road (Springbrook Photovoltaic System) - PZC 19-1-121 (Item 6 of 6)

**O. REPORTS AND RECOMMENDATIONS:**

- 1. **20-266** Concur with the Riverwalk Commission and select Alternative No. 1, Repair the Moser Tower in one phase, to address the structural condition of the tower and direct the Riverwalk Commission to prepare construction plans and documents in 2020 such that the work can be performed in 2021

<p><b>Q:</b></p>	<p><b>With what confidence level does staff/Bill Novack believe that \$1.7M proposal is enough money to repair the Carillon now and not need significant repairs beyond the maintenance budget for the next 30 years? The different studies still don't seem to be sure about why only the South side of the tower is having all the spall issues, instead of where there should logically be an issue on the north side. Is there a chance in the middle of repairs, the city must invest even more money if they find something unforeseen during the process, per RRJ's Structural Analysis letter? Please confirm what level of uncertainty remains in the Alternative No.1 the Riverwalk Commission is recommending, in terms of both cost and the diagnosis of the problem and the prevailing solution.</b></p>	<p>Sullivan</p>
<p><b>A:</b></p>	<p>The confidence levels of both City staff and the members of the Riverwalk Planning, Design and Construction committee are much higher than they were four years ago when the structural issues were initially discovered. In the last couple of years we had our consultant use a wide range of professionals to get many different perspectives, including those of architects, structural engineering modelers, general contractors, post-tensioning contractors, and material scientists. Leveraging this collective knowledge and experience has provided us with good confidence in the recommended solution. I cannot state that I am 100% certain because this is a unique structure, but if I personally owned this tower I would follow this recommendation.</p> <p>As part of the design and construction contract preparation phase we plan on sampling the grout from the post-tensioning ducts on all sides of the tower; I want to know exactly what we have and do not have before the construction contract goes out to bid. My confidence level with the construction costs is not as high because construction cost can be volatile and since we are dealing with a unique structure we may see a reduced pool of interested contractors.</p>	<p>Novack</p>



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Certificate of Authorization No.  
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CIVIL KIMLEY HORN  
 LANDSCAPE KIMLEY HORN  
 FOUNDATIONS PRECISION STRUCTURAL ENGINEERING  
 STRUCTURAL PRECISION STRUCTURAL ENGINEERING  
 PLUMBING LATIMER SOMMER & ASSOC.  
 MECHANICAL LATIMER SOMMER & ASSOC.  
 ELECTRICAL LATIMER SOMMER & ASSOC.  
 FIRE PROTECTION D/B BY GC  
 CONTRACTOR TBD

**GENERAL NOTES:**  
 1. IN ACCORDANCE WITH SECTION 5-10-3-12, EQUIPMENT SCREENING SHALL BE IN THE FORM OF PARAPET WALLS, SUCH THAT ALL ROOFTOP EQUIPMENT AND VENTS ARE COMPLETELY ENCLOSED ON ALL SIDES TO THE FULL HEIGHT OF THE UNITS PLUS ANY SUPPORTING CURB WORK EXCEPT ON THE NORTH ELEVATION.  
 2. NO ROOF TOP UNITS (RTUs) ARE PROPOSED ON THIS PROJECT.

**BUILDING DESIGN GUIDELINE MATERIAL AREAS:**

MATERIAL	WALL AREA (SF)	WALL AREA (%)
(P) CMU SPLIT FACE	1967 SF	25%
(P) THIN BRICK	382 SF	5%
(A) IMP GLAZING	5026 SF	65%
(A) IMP GLAZING	322 SF	5%

**MATERIAL TYPE**  
 (P) - PRIMARY  
 (A) - ACCENT

**BUILDING DESIGN GUIDELINE MATERIAL AREAS:**

MATERIAL	WALL AREA (SF)	WALL AREA (%)
(P) CMU SPLIT FACE	3469 SF	32%
(P) THIN BRICK	3548 SF	31%
(A) IMP GLAZING	2992 SF	26%
(A) IMP GLAZING	1337 SF	11%

**MATERIAL TYPE**  
 (P) - PRIMARY  
 (A) - ACCENT

**BUILDING DESIGN GUIDELINE MATERIAL AREAS:**

MATERIAL	WALL AREA (SF)	WALL AREA (%)
(A) IMP GLAZING	9650 SF	98%
(A) IMP GLAZING	282 SF	2%

**MATERIAL TYPE**  
 (P) - PRIMARY  
 (A) - ACCENT

**BUILDING DESIGN GUIDELINE MATERIAL AREAS:**

MATERIAL	WALL AREA (SF)	WALL AREA (%)
(P) CMU SPLIT FACE	3486 SF	45%
(P) THIN BRICK	2073 SF	28%
(A) IMP GLAZING	1855 SF	24%
(A) IMP GLAZING	250 SF	3%

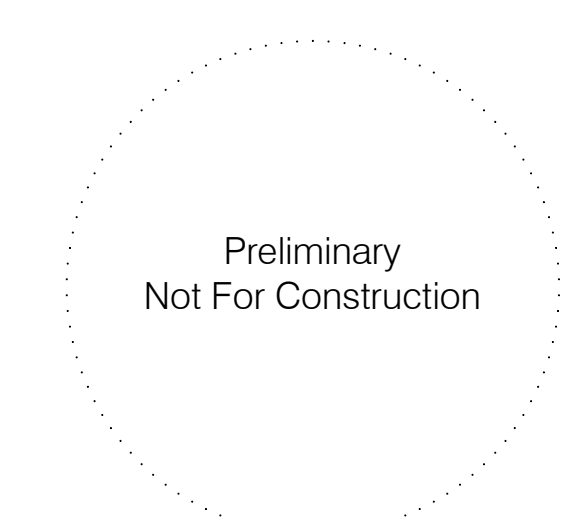
**MATERIAL TYPE**  
 (P) - PRIMARY  
 (A) - ACCENT



NAPERVILLE

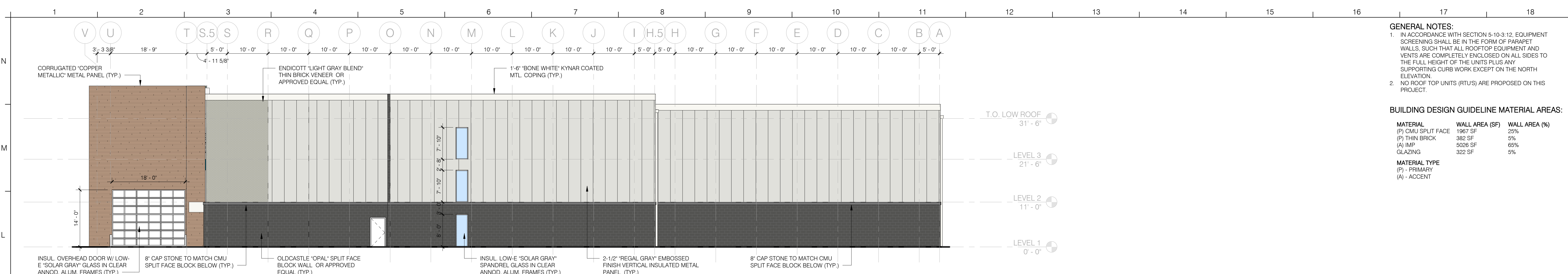
2403 W DIEHL ROAD, NAPERVILLE, IL 60563

Project No.	2019-51	
Date:	02.03.2020	
Issued For:	REVIEW	
Revisions:		
No.	Date	Description



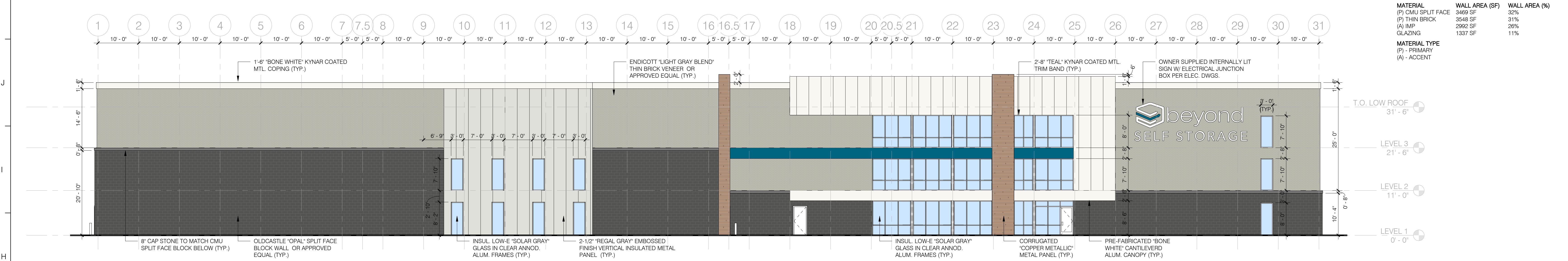
Robert H. Waters II  
IL License # 001.022890

A4.01  
BUILDING ELEVATIONS



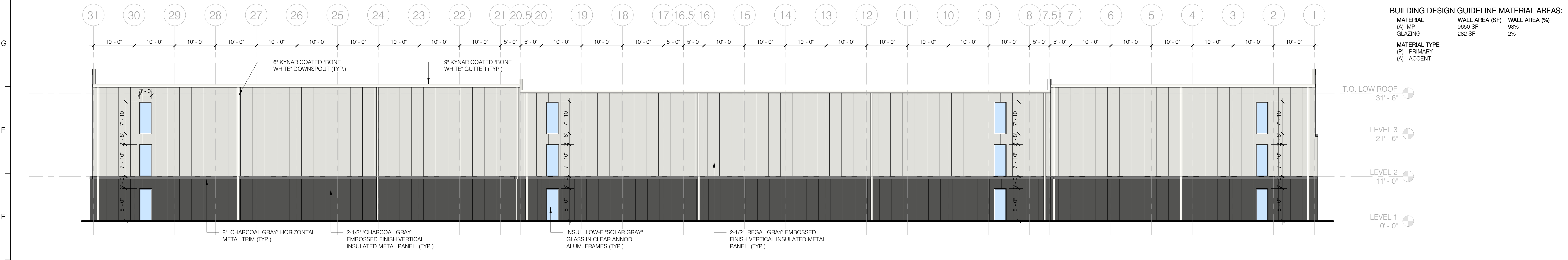
**K1 EAST ELEVATION**

3/32" = 1'-0"



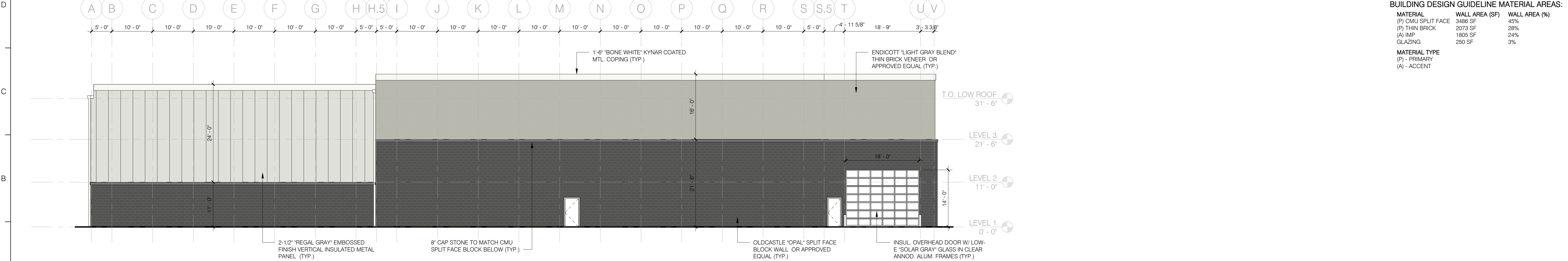
**H1 SOUTH ELEVATION**

3/32" = 1'-0"



**D1 NORTH ELEVATION**

3/32" = 1'-0"



**A1 WEST ELEVATION**

3/32" = 1'-0"

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<b>Municipality</b>	<b>Brief Description</b>	<b>Type of Drink</b>	<b>Drink Limit</b>	<b>Fee</b>
Glencoe	Authorizes sale of alcoholic liquor by establishments whose primary business is to offer non-alcohol-related consumer goods and services (e.g. salon services)	Liquor or Beer/Wine		\$250 beer/wine \$500 spirits
Glen Ellyn	Authorize the retail sale of alcoholic liquor, for consumption on the specified premises, as an adjunct to a principal beauty shop business	Liquor	1 drink per hour. No more than 2 drinks per any day to customer.	\$500.00
Hinsdale	Class C Personal Services - authorize the retail sale or complimentary distribution by the glass of wine and beer only at any licensed business not otherwise eligible for a liquor license in the village	Beer/Wine	Sales by the glass only	\$750.00
Lombard	Beer, wine and champagne only, served as an adjunct to the providing of beauty salon services.	Beer/Wine		\$500.00
Oswego	Authorizes the retail sale of alcoholic beverages adjunct to a principal beauty shop or other service business	Liquor	1 drink per hour. No more than 2 drinks per any day to customer.	\$250.00