

Council Q&A – June 1, 2021

Wednesday, May 26, 2021 5:22 PM

F. AWARDS AND RECOGNITIONS:

1. **21-0721** Proclaim Friday, June 4, 2021 as National Gun Violence Awareness Day in the City of Naperville
2. **21-0729** Present the 2021 Illinois Municipal Utilities Association (IMUA) Scholarship
Award to Vedanth Ganesh

I. CONSENT AGENDA:

1. **21-0698** Approve the regular City Council meeting minutes of May 18, 2021
2. **21-0723** Approve the City Council meeting schedule for June, July and August 2021
3. **21-0679** Approve the award of Bid 21-042, Street Lighting Controller, Public Building and Municipal Lots Lighting Maintenance, to Meade Electric Inc for an amount not to exceed \$382,345

Q:	Thanks for reaching out to bidders that did not submit. I appreciate the extra effort to ensure a robust process.	Leong
A:	Thank you. While not a formal policy, the procurement team does follow-up with plan holders when the bidding pool is low as well when there are other oddities during the process to determine the reasons for participation or lack thereof.	Mayer

4. **21-0553** Approve the award of Bid 21-145, Water Supply SCADA PLC Upgrades, to Advanced Automation & Controls, Inc. for an amount not to exceed \$214,797.37
5. **21-0608** Approve the award of Bid 21-186, Bridge and Retaining Wall Handrail Maintenance Program, to Crossroad Construction, for an amount not to exceed \$140,250, plus a 5% contingency

Q:	I appreciate the additional back story regarding the single bid and the follow up with the non-bidders. If this process is the norm, it increases my confidence in city staff diligence.	Leong
A:	While not a formal policy, the procurement team does follow-up with plan holders when the bidding pool is low as well when there are other oddities during the process to determine the reasons for participation or lack thereof.	Mayer
Q:	Can staff provide a list of the 37 locations? Will staff provide a list/map of to be completed, completed maintenance, replacement and/or obsolete items similar to reports from Public Works on doors, automobile, etc?	Gustin
A:	Attached is a map showing the 37 locations where the railings or handrails are located. With conditions varying from very poor to very good staff has assembled a plan to address all that need	Novack

	improvement through a multi-year plan over the next four to five years. Staff will group similar railings into contracts each year to bid out.	
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- 6. **21-0681** Approve the award of Bid 21-190, 5th Avenue Bridge over Cress Creek, to MYS, Incorporated, for an amount not to exceed \$138,330.50, plus a 5% Contingency

Q:	Frequently semi-trucks and moving trucks use and are parked along this road. What effect does heavier weighted vehicles have on our road systems? This stretch of 5th Avenue is very tight, particularly when trucks are parked and present causing unsafe conditions for school buses and those apartment and townhouse residents. What is staff's process for corrections to these safety situations? Would the new toolkit apply? Speed monitors had been posted in the past.	Gustin
A:	All roadway bridges are designed to carry both vehicle and truck loads. While differently classified roads may be built to different standards all bridges are built to the same high standards. The main factor in the deterioration of bridges in our region is the weather and damage caused by salt during necessary winter operations, not the weight of the vehicles. Staff is not aware of any concerns expressed or unsafe condition along this stretch of roadway, but we will check the accident history over the last three years to see if further assessment and analysis is needed. The traffic calming toolkit applies to changing driver behavior in neighborhoods, not addressing safety issues.	Novack

- 7. **21-0609** Approve the award of Option Year Two to Contract 17-039, EMS and Non-EMS Billing Services, to Andres Medical Billing, Ltd. and to Fire Recovery USA, LLC for an amount not to exceed 3.1% of total dollars collected for EMS billing services and 20% of total dollars collected for non-EMS billing services

Q:	My understanding is that we paid EMS \$259,200 and they collected \$2.46 million for us. Is the \$2.46 collected entirely by EMS billing services? Or are there other revenue sources in the \$2.46? If EMS is the only source, aren't we overcharging for those services? Do we typically operate such services as profit centers? I don't mind recovering costs, but I am not keen on profiting from the use of emergency services. Please elaborate.	Leong
A:	The revenue we collect for EMS is for ambulance transport, and for other non EMS fire department responses. We are not overcharging for our services and we do not make a profit from the fees we charge. We simply attempt to recoup as much of our cost as possible. In doing so, we contribute to keeping the tax rate as low as possible for our residents. We complete an annual cost report that we must file with the state that verifies what it cost the city to provide EMS service. That calculated cost for 2021 is \$2,421 per call. The cost report is in compliance with Federal rules through the Center for Medicare and Medicaid services and is the method by which be set our fees. Insurance companies pay the fees at nearly 100% and Medicaid and Medicare pay a percentage of this fee. The city reimburses the state at a 50% match on the funding we receive for Medicaid EMS emergency transports. We also receive revenue for cost recovery for response to vehicle accidents, extrications and vehicle fires which we currently pay a 20% fee to our contracted billing company. Our residents do not	Puknaitis

get overcharged. In fact no resident pays any out of pocket cost for EMS service in Naperville.

- 8. **21-0644** Approve the award of Change Order #1 of Option Year 2 to Contract 18-017, Excavation and Underground Utility Repair, to Baish Excavating, Inc. for an amount not to exceed \$40,000 and for a total award amount of \$160,000

NOTE:	This change order for the Chicago Avenue Water Utilities work has been tabled until June 15, 2021 meeting. The item will be updated due to finding additional work upon opening the site.	Blenniss
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- 9. **21-0502** Approve the award of Change Order #1 to Contract 21-085, Landscape, Maintenance, Mowing and Herbicide Services, to Blue Mountain Landscaping, Christy Webber & Company, Americana Landscape Group, Local Lawn Care & Landscaping, and Twin Oaks Landscaping for an amount not to exceed \$31,620 and a total award of \$1,165,138

Q:	Is there some reason that all of the groups were not awarded to a single low cost bidder? Are we deliberately trying to spread the contracts across many contractors? Can a single contractor not cover all of the work? Please explain.	Leong
A:	The City is responsible for landscape maintenance and herbicide of 175 City-owned sites totaling more than 500 acres. These sites were broken down into eight quadrants/sites to allow for multiple awards based on the lowest total base bid for each geographical location. Awarding to multiple vendors allows the city and Naper Settlement to have more resources to effectively manage landscape maintenance issues throughout the season. If a bidder is the low bidder in more than one geographical area, the City evaluates their capacity to perform the work in multiple areas and awards a geographical location to the second low bidder if it is determined that they don't have the resources to perform the work in multiple areas. Historically we have not found any one vendor that has the resources to effectively complete all of the areas. Having multiple contractors has proved to be an effective way to manage all of the sites and has provided the city with the necessary flexibility and resources to respond to issues throughout the season.	Dublinski

- 10. **21-0646** Approve the award of Change Order #3 to Contract 17-001, Uniform Rentals, to Cintas for an amount not to exceed \$50,600 and a total award of \$362,711

Q:	Please provide a picture of the Hi-Viz shirts?	Gustin
A:	A sample photo is available as an attachment.	Groth

- 11. **21-0670** Approve the fireworks display application and issue a permit for the July 4, 2021 display at Frontier Sports Complex

Q:	Does staff have a traffic plan in place? Please provide. Last year was a bit chaotic.	Gustin
A:	Based on 2020, the Special Events Team has adjusted staffing	Gallahue

levels and volunteer recommendations at the event site. The Police Department will not be closing any streets prior to the event, however, if necessary, depending on attendance, it is prepared to restrict traffic at both Book Road and Cedar Glade Drive.

- 12. **21-0665** Pass the ordinance to establish temporary street closures and issue a Special Event permit for the Downtown Naperville Car Show on Saturday, June 19, 2021
- 13. **21-0666** Pass the ordinance establishing temporary traffic controls and issue a Special Event and Amplifier Permit for the Naperville Women’s Half Marathon and Co-ed 10K/5K Run on June 13, 2021, subject to all current state and local Executive Orders and CDC guidelines
- 14. **21-0704** Pass the ordinance approving a major change to the Fox River Commons Resubdivision PUD to allow a conditional use to establish a daycare and after-hours activity center in the B2 zoning district on the subject property located at 776 S. Route 59, Suite 123 - PZC 21-1-020

Q:	Is their any PZC minutes on this? How are they going to drop off and pick up children? Is there a plan to drop off and pick up?	Hinterlong
A:	The PZC minutes are attached. Like other daycare facilities, parents will bring in and pick-up their own children. Depending on the time, parents may use the main Mall of India entrance on the west façade or the entrance on the south façade. The Main Mall entrance is open daily from 9 a.m. to 9 p.m. The side entrance will be open during daycare and after-hours activity hours. The daycare hours are Monday-Friday 6 a.m. to 6 p.m. and the after-hours care will be open evenings until 9 p.m.	Emery
Q:	Is there a second access for trucks; garbage, delivery, school buses or others to access pick-ups or drop-offs. If only access along side of the outdoor children area does staff view any potential safety concern? It is not clear from what I can see.	Gustin
A:	As a tenant space within the Mall of India, all deliveries and garbage service will use the service area at the northeast corner of the mall building. The area is designed for convenient truck access. As noted in the Petition, the daycare center will only accommodate children through five years of age. As such, school-age children will not be attending the daycare and school buses will not be accessing the facility. The facility does own vans for transportation. No safety concerns are expected.	Emery

- 15. **21-0709** Conduct the first reading of an 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

Q:	Please inform me of what would happen to the \$2,000 if it were to be forfeited? I would prefer some type of specific	Leong
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	destination for the money (if unrefunded) so that it doesn't become a profit center.	
A:	Although we expect very few property owners will forfeit their cash deposit, the funds will be added to the account in which general permit fees are deposited. In the two years between the expiration of the temporary CO and the forfeiture of the funds, there will be significant city involvement. There will be inspection calls and notices, code enforcement action and finally legal department action. City involvement must continue until the final Certificate of Occupancy is issued. The forfeited funds will help offset the extensive staff time required to resolve the situation leading up to and following the forfeiture of funds.	Zibble
Q:	Are there any BRB minutes for this agenda item?	Hinterlong
A:	The draft minutes are attached.	Novack

- 16. **21-0727** Adopt the resolution authorizing a workers' compensation settlement agreement with Jamie Antich

L. ORDINANCES AND RESOLUTIONS:

- 1. **21-0540B** Receive the staff report for KLA School located at 2719 Beebe Drive- PZC 21-1-034 (Item 1 of 3)
- 2. **21-0718** Pass the ordinance approving the final plat of subdivision for Bradford Commons Resubdivision of Lots 5 & 6 (KLA Schools) - PZC #21-1-034 (Item 2 of 3)
- 3. **21-0719** Pass the ordinance approving the major change to the Bradford Commons
 PUD in order to approve a conditional use for a daycare and a final plat of PUD with certain deviations (KLA Schools) - PZC 21-1-034 (Item 3 of 3)

M. AWARD OF BIDS AND OTHER ITEMS OF EXPENDITURE:

- 1. **21-0402** Approve the award of Bid 21-149, Moser Tower and Eagle Street Pedestrian Walkway Rehabilitation, to StruxC-MC, LLC for an amount not to exceed \$2,092,152.00, plus a 3% contingency

Q:	Please list the sub contractors this general will be using for all scopes of work.	Hinterlong
A:	A listing of subcontractors has not been provided to the City prior to this award. Typically contractors provide the listing of their subcontractors after award of the contract. Once it has been submitted the City will review the list and meet with the contractor if we have any concerns.	Novack

O. REPORTS AND RECOMMENDATIONS:

- 1. **21-0710** Receive the report on the American Rescue Plan Act and direct staff to calculate the City's revenue replacement value for 2020

Q:	Can staff provide a grid that breaks down electric, water and other resident/business potential rate increases presented by staff previously?	Gustin
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A:	The table below provides a five-year history of electric, water and property tax rate changes, along with other on-time tax rate changes.	Munch																																																						
	<table border="1"> <thead> <tr> <th></th> <th>2017</th> <th>2018</th> <th>2019</th> <th>2020</th> <th>2021</th> </tr> </thead> <tbody> <tr> <td>Electric Rates</td> <td>2.4%</td> <td>2.4%</td> <td>-2%</td> <td>-2%</td> <td>-2%</td> </tr> <tr> <td>Water Rates</td> <td>4.1%</td> <td>11.7%</td> <td>4.1%</td> <td>3.1%</td> <td>1.8%</td> </tr> <tr> <td>Property Tax – Extended Rate</td> <td>-5.3%</td> <td>-2.7%</td> <td>0.81%</td> <td>0.98%</td> <td>0.17%</td> </tr> <tr> <td>Home Rule Sales Tax</td> <td></td> <td>Increase from 0.50% to 0.75%</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Downtown Food & Beverage</td> <td></td> <td>Decrease from 1% to 0.75%</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Telecommunications Tax</td> <td></td> <td></td> <td>Increase from 5% to 6%</td> <td></td> <td></td> </tr> <tr> <td>Hotel & Motel Tax</td> <td></td> <td>Increase from 4.4% to 5.5%</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Cannabis Tax</td> <td></td> <td></td> <td></td> <td>New tax at 3%</td> <td></td> </tr> </tbody> </table>		2017	2018	2019	2020	2021	Electric Rates	2.4%	2.4%	-2%	-2%	-2%	Water Rates	4.1%	11.7%	4.1%	3.1%	1.8%	Property Tax – Extended Rate	-5.3%	-2.7%	0.81%	0.98%	0.17%	Home Rule Sales Tax		Increase from 0.50% to 0.75%				Downtown Food & Beverage		Decrease from 1% to 0.75%				Telecommunications Tax			Increase from 5% to 6%			Hotel & Motel Tax		Increase from 4.4% to 5.5%				Cannabis Tax				New tax at 3%		
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Q:	The Mayor has discussed in the past about 5th Avenue and its development. To stimulate Naperville’s long term economy can the city owned land along 5th Avenue Station be development maybe one parcel at a time with some of the CLFRF funds?	Gustin																																																						
A:	The City’s priority is to identify funds as revenue replacement for the purposes of expanding the allowable uses. Funds could then be used to stimulate economic development projects, such as the 5 th Avenue Project, as it may be challenging to clearly identify how projects of that type address a negative impact of COVID-19.	Munch																																																						
Q:	Please provide a map of each lot owned by the city.	Gustin																																																						
A:	A map showing City-owned parcels is attached.	Novack																																																						
Q:	Since city taxes increased for our residents and businesses this past cycle can council rebate those taxes to the taxpayers?	Gustin																																																						
A:	<p>Barriers may exist to utilizing stimulus dollars to provide a property tax rebate. Specifically, the US Treasury is clear that any assistance provided to a resident/business must be based on a definable negative COVID impact. It would likely be administratively burdensome, if not impossible, to determine which of our residents suffered a negative impact and need property tax relief. Additionally, the ARPA does not allow state/territorial governments to use funds to offset tax decreases, which implies the intent of these dollars was to stimulate spending.</p> <p>The City’s property tax rate (inclusive of the City, Settlement and Library) increased slightly from 0.6937 to 0.6949, which results in a dollar value increase of \$1.50 for the average homeowner. This rate change is the result of the counties extending taxes at a slightly higher rate than the levy to ensure full collection of the levy amounts. Some property owners may have experienced a change in their tax bill due to an increase in the assessed valuation of the property. The City has no control over the assessed valuation. Both DuPage and Will County are offering property tax relief in 2021 in the form of extended payment deadlines and waiver of late fees.</p>	Munch																																																						

2. 21-0717 Receive the June 2021 Information Technology Report (Item 1 of 2)

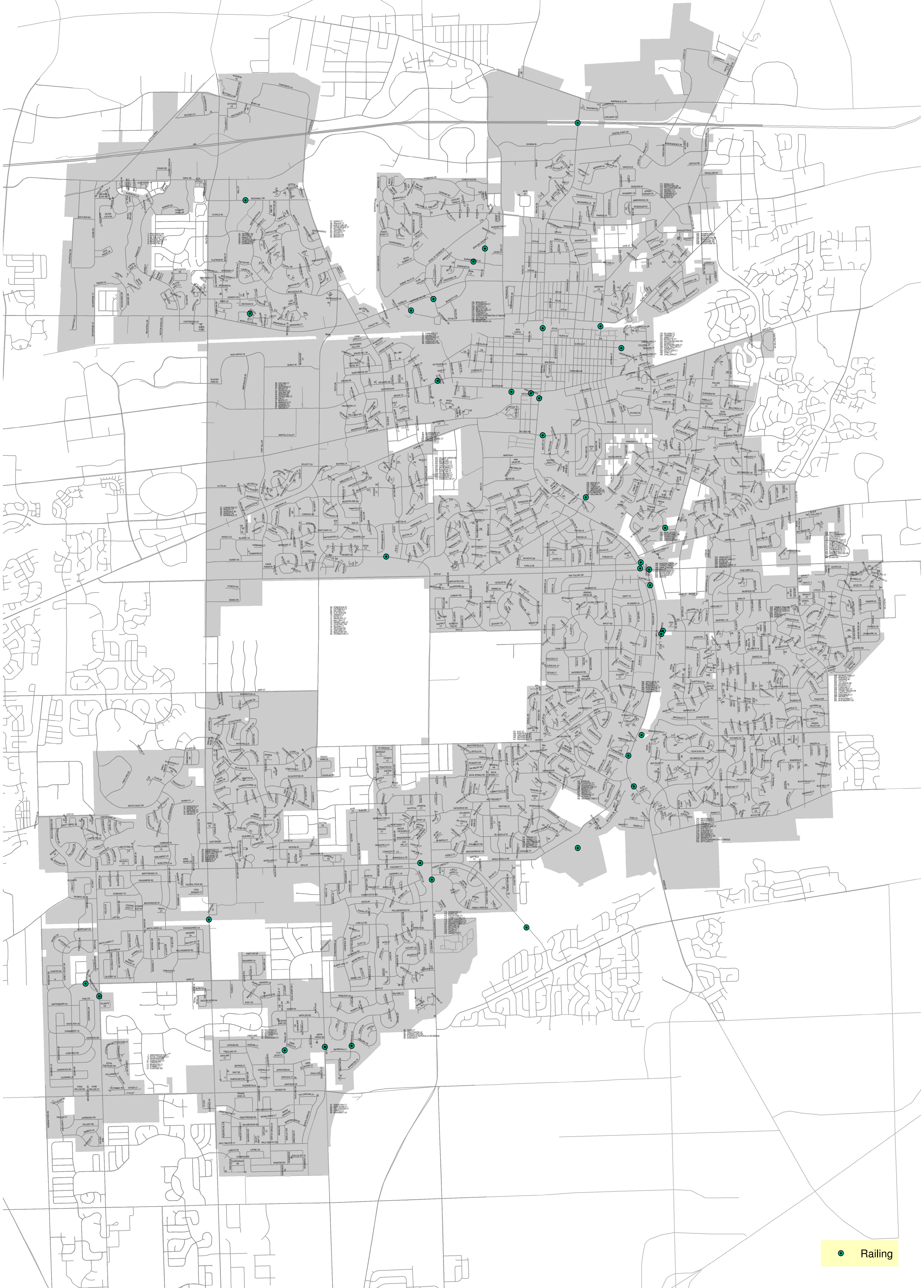
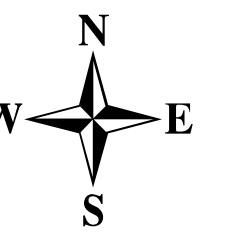
Q:	This seems like a temporary hire. Why wouldn’t we use a consultant for this? What happens when this is up and running pertaining to this new hire?	Hinterlong
A:	Once the BWC program is implemented, the position is expected to provide on-going support to users, to troubleshoot and resolve issues, and to maintain the system to keep it operational and secure.	Nguyen

<p>Additionally, the position will closely manage the ongoing evolution and requirements of the BWC system and its interrelationship with the broader City technology portfolio.</p> <p>For example integrating the BWC with other Public Safety systems like the Police Patrol In-car Camera Replacement project (End of Life 2022) and the Record Management System (RMS).</p> <p>While this request aligns with the BWC, IT resources are strained organization wide. Benchmarking data shows that we may be as many as nine FTEs below comparably sized government organizations. As City services and their related business processes become increasingly dependent on technology, the need for additional IT resources grows. We will continue to evaluate when it is appropriate to leverage consultants versus the full-time staffing model.</p>	
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- 3. **21-0726** Approve the addition of one FTE (Public Safety Network Administrator) to the 2021 budget to support the Police Body Camera Program (Item 2 of 2)

<p>Q:</p>	<p>What is the annual fully weighted cost of the new hire? Will the council be involved in the selection process and salary authorization? How does this title fit into the LF existing org chart?</p>	<p>Leong</p>
<p>A:</p>	<p>The amount cited in the agenda memo, \$121,106, is the estimated full annual cost which includes a salary of approximately \$88,000 (final salary will be decided based on qualifications of the job candidate), plus employer medical/dental benefits, employer pension contribution (IMRF), and employer payroll taxes. The selection panel facilitated by a Human Resources Generalist, consists of the hiring manager and staff members to evaluate job fit and overall qualifications. (City Council members are typically only involved in the hiring process of Director positions and above). The salary falls within the range of the position pay grade and will be determined commensurate with the candidate's experience. The department director in consultation with Human Resources and the City Manager authorizes the salary mindful of budgetary limits. The requested position will be in the Public Safety IT group, reporting to the Public Safety IT Manager.</p>	<p>Nguyen</p>

City-Owned Railing Inventory



● Railing



NOW VIEWING:
Lot STFRC3 Hi Vis Yellow



FR Hi-Vis Knit Shirt

ATPV=16.4 / CAT2 / 2112

ANSI 107-2015, Class 3, Type R

- Inherently flame resistant
- 50% FR Modacrylic, 40% Lyocell, 10% Twaron
- 7.0 oz
- Sewn with Nomex® thread throughout
- Rib knit collar and cuffs
- One pocket
- 3M FR segmented reflective tape
- Industrial laundry friendly

LOT NO.	COLOR	REGULARS	LONGS
STFRC3	Hi Vis Yellow	S - 2X	L - 4X





Meeting Minutes

Planning and Zoning Commission

Thursday, May 20, 2021

7:00 PM

Held on Zoom due to COVID-19

CITY OF NAPERVILLE PUBLIC MEETINGS UPDATE:

Pursuant to Section 120/7(e) of the Illinois Open Meetings Act, the continuation of the Governor's disaster proclamation, and a determination that in-person public meetings are not currently practical or prudent because of the Covid-19 pandemic, we are holding the May 20, 2021 Planning and Zoning Commission meeting remotely.

The commissioners and staff participating in the meeting are all in different locations in accordance with social distancing guidelines, and steps have been taken to ensure that the Commissioners can hear one another and all discussion and testimony. All votes shall be taken by roll call. The means by which the public may watch, listen, and/or participate in the meeting are described below.

IMPORTANT NOTE: You do not need to create a Zoom account or download software to participate or listen to a Zoom meeting. Registered speakers and participants will receive instructions on how to access the meeting and may use the "join from your browser" link to access the meeting.

TO WATCH OR LISTEN TO THE PZC MEETING LIVE:

1. Watch on WCNC GOVERNMENT ACCESS TELEVISION (Ch. 6-WOW, Ch. 10 - Comcast, Ch. 99 - AT&T);
2. Watch online at <https://naperville.legistar.com/calendar.aspx>; or
3. Listen by telephone (audio only) – register to receive a dial-in phone number by calling the Planning Services Team, (630) 420-6694, before 5 p.m. on May 20, 2021. If a staff member is unavailable, please leave a voicemail.

TO PROVIDE LIVE PUBLIC COMMENT, TESTIMONY, OR TO CROSS-EXAMINE WITNESSES DURING THE MEETING:

1. Register by 5 p.m. on Thursday, May 20, 2021 at: www.naperville.il.us/pzcspeaker. After the sign-up time has ended, you will receive an email with information about how to join the Zoom meeting. Questions regarding online sign-up may be directed to the Planning Services Team via email at planning@naperville.il.us; or
2. Participate by telephone. Register with the Planning Services Team before 5 p.m. on Thursday, May 20, 2021 to receive a dial-in phone number by calling (630)-420-6694. If a staff member is unavailable, please leave a voicemail.

TO SUBMIT WRITTEN COMMENTS OR MATERIALS:

1. Submit a written comment to planning@naperville.il.us in advance of the meeting. (Please note, because emailed written comments are available for advance review by the PZC, they will not be read into the record during the PZC hearing.)
 - Written comments received by 5 p.m. on May 12, 2021 before the meeting will be included in the meeting packet sent to the PZC. This meeting packet is also posted on the City's website.
 - Written comments received after 5 p.m. on May 12, 2021 before the meeting through 5 p.m. May 18, 2021 before the meeting, will be emailed directly to the PZC, but will not be included in the PZC packet or posted online.
 - Written comments received after 5 p.m. the May 18, 2021 will be added to the case file.
2. If you register to speak on one of these cases and would like to share a presentation, please contact Planning at planning@naperville.il.us by 10 p.m. on the Friday before the meeting. Written materials which are relevant to a public comment or public hearing before the Planning and Zoning Commission (e.g. a PowerPoint, photographs, reports) should be sent electronically to planning@naperville.il.us by 10 p.m. on the Friday before the meeting.

NOTE: All submissions should be sent by the dates and times indicated above to:
planning@naperville.il.us.

PUBLIC ACCOMMODATION:

Any individual who may require an accommodation to submit comments or materials, or to view materials for the Planning and Zoning Commission meeting, should contact the City Clerk at (630) 305-5300 or napervilleclerks@naperville.il.us as soon as possible, but not later than by 5 p.m. on Thursday, May 20.

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 Commission 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.
- **IF YOU SIGNED UP TO SPEAK,** staff will call your name at the appropriate time during the Planning and Zoning Commission meeting. Once your name is called you may identify yourself for the public record and then address remarks to the Planning and Zoning Commission 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:**B. ROLL CALL:**

Present 7 - Krishna Bansal, Bruce Hanson, Anthony Losurdo, Bill Habel, Oriana Van Someren, Whitney Robbins, and Carl Richelia

Absent 2 - Manas Athanikar, and Brett Fessler

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. Conduct the public hearing to consider approval of a major change to the Fox River Commons Resubdivision PUD to allow a conditional use to establish a daycare and after-hour activity center in the B2 zoning district on the subject property located at 776 S. Route 59, Suite 123 - PZC 21-1-020

Amy Emery, City of Naperville TED Operations Manager, provided an overview of the request.

Shilpa Purohit, petitioner, provided a presentation on the request. Hana Adas remained available for questions.

Chairman Hanson inquired about the installation of new mechanical equipment on the roof raising concern given the proximity of the neighboring residential properties. Ms. Purohit provided details on proposed fencing and existing landscaping.

Commissioner Bansal found the project to be a great addition and use of the facility. Chairman Hanson concurred.

Public Testimony: None

A motion was made by Commissioner Bansal, seconded by Commissioner Van Someren to close the public hearing.

Aye: Bansal, Habel, Hanson, Losurdo, Richelia, Robbins, Van Someren

A motion was made by Chairman Hanson, seconded by Commissioner Bansal to adopt the findings of fact as presented by the petitioner and approve PZC 21-1-020, a major change to the Fox River Commons Resubdivision PUD to allow a conditional use to establish a daycare and after-hour activity center in the B2 zoning district subject to the conditions noted in the staff report for the property located at 776 S. Route 59, Suite 123 (Mall of India).

Aye: 7 - Bansal, Hanson, Losurdo, Habel, Van Someren, Robbins, and Richelia

Absent: 2 - Athanikar, and Fessler

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the May 5, 2021 Planning and Zoning Commission meeting

A motion was made by Commissioner Bansal, seconded by Commissioner Robbins to approve the minutes of the May 5, 2021 Planning and Zoning

Commission meeting.

Aye: 7 - Bansal, Hanson, Losurdo, Habel, Van Someren, Robbins, and Richelia

Absent: 2 - Athanikar, and Fessler

F. OLD BUSINESS:

1. Reconvene the public hearing for the Islamic Center of Naperville located at 3540 248th Avenue (ICN) - PZC 20-1-052

A motion was made by Commissioner Robbins, seconded by Commissioner Losurdo to resume the public hearing for PZC 20-1-052.

Aye: Bansal, Habel, Hanson, Losurdo, Richelia, Robbins, Van Someren

Sara Kopinski, City of Naperville Planning Services Team, announced that no names in support or opposition were received through the online speaker signup for this case prior to the May 20, 2021 meeting.

Nand Garg spoke in opposition.

Syed Wajahat Abedi spoke in support.

Ramya spoke in opposition.

Suresh Kumar Ramasamy spoke in opposition.

Saurabh Virmani spoke in opposition.

Sabiha Habeeb, Sami Khan, Muhammad Shahzad provided a group presentation in support.

Ashok Kumar spoke in opposition.

Tm Narasimhan spoke in opposition.

Smita Ramanathan spoke in opposition.

Mano Sivashanmugam spoke in opposition.

Sumaiya spoke in support.

A motion was made by Commissioner Losurdo, seconded by Commissioner Robbins to continue PZC 20-1-052 to June 2, 2021.

Aye: 7 - Bansal, Hanson, Losurdo, Habel, Van Someren, Robbins, and Richelia

Absent: 2 - Athanikar, and Fessler

G. NEW BUSINESS:

The PZC celebrated Vice Chairman Commissioner Bansal on his 6 years of service as a Commissioner.

H. ADJOURNMENT:

8:50 PM.

A motion was made by Commissioner Bansal, seconded by Commissioner Robbins to adjourn the meeting.

Aye: 7 - Bansal, Hanson, Losurdo, Habel, Van Someren, Robbins, and Richelia

Absent: 2 - Athanikar, and Fessler



City of Naperville

400 S. Eagle Street
Naperville, IL 60540

Meeting Minutes - Draft

Building Review Board

Wednesday, April 21, 2021

2:00 PM

Held on Zoom due to COVID-19

CITY OF NAPERVILLE PUBLIC MEETINGS UPDATE:

On Friday, June 12, 2020, an amendment to the Open Meetings Act was signed into law. This new law replaces the gubernatorial executive order concerning the Open Meetings Act and allows public bodies to temporarily conduct meetings remotely during a state of emergency, subject to certain requirements, including a determination by the head of the public body that an in-person meeting is not practical or prudent.

On Tuesday, June 16, 2020, Mayor Chirico issued an executive order determining that in-person meetings of the City Council and the City's boards and commissions are not currently practical or prudent due to the Covid-19 pandemic. Accordingly, the Building Review Board meeting scheduled for April 21, 2021 will be conducted remotely. The means by which the public may watch, listen, and/or participate in the meeting are described below.

TO JOIN A MEETING:

The meeting will be conducted using the Zoom Video Conferencing. You do not need to download any software or create an account to participate.

To login on your computer or iPad:

Click the link to join the webinar, the password is provided on this agenda. Once connected, if you choose to speak, click the "Raise Hand" button at the bottom of Zoom screen and wait for the Chairman to recognize you. When it is your turn to speak, you will be unmuted. There will be a few second delay after you are unmuted until your mic will be live. Please identify yourself for the public record and speak clearly.

To login on your phone:

For iPhones, use the iPhone one-tap number provided on this agenda.

For telephones, dial one of the numbers provided and join the meeting by using meeting ID and password provided on this agenda.

Once connected to the meeting, press *9 to "raise your hand" and wait for the Chairman to recognize you. When it is your turn to speak, you will be unmuted. There will be a few second delay after you are unmuted until your mic will be live. Please identify yourself for the public record and speak clearly.

PARTICIPATION GUIDELINES:

All viewpoints are welcome. Positive comments and constructive criticism are encouraged. Speakers must refrain from harassing or directing threats or personal attacks at Board 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.

PUBLIC ACCOMMODATION:

Any individual who may require an accommodation to participate in the meeting or to view materials for the Building Review Board meeting, should contact the City Clerk at (630) 305-5300 by Tuesday, April 20, 2021.

ZOOM MEETING LOG IN:

Join from a PC, Mac, iPad, iPhone or Android device:

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83299981668?pwd=aVIncURuTzY0bml2Ym94QjR0SjJlZz09>

Passcode: 999999

Or iPhone one-tap :

US: +13126266799,,83299981668#,,,,*999999# or
+13017158592,,83299981668#,,,,*999999#

Or join by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 301 715 8592 or +1 646 558 8656 or
+1 253 215 8782 or +1 346 248 7799 or +1 669 900 9128

Webinar ID: 832 9998 1668

Passcode: 999999

International numbers available: <https://us02web.zoom.us/j/83299981668?pwd=aVIncURuTzY0bml2Ym94QjR0SjJlZz09>

A. CALL TO ORDER:

B. ROLL CALL:

- Present** 6 - Tom Castagnoli, Chairperson Dan Jurjovec, Brian Kronewitter, Edward Kuhrt, Joe Wanner, and Gina Branham
- Excused** 1 - Cory Smith
- Absent** 1 - Stephen Brockman

C. PUBLIC FORUM:

There were no speakers for Public Forum.

D. RECOMMENDATIONS & REPORTS:

Approve the minutes of the February 17, 2021 meeting of the Building Review Board.

A motion was made by Kronewitter, seconded by Castagnoli, to approve the minutes of the February 17, 2021 meeting of the Building Review Board. The motion carried by unanimous vote.

Aye: 6 - Castagnoli, Chairperson Jurjovec, Kronewitter, Kuhrt, Wanner, and Branham

Excused: 1 - Smith

Absent: 1 - Brockman

Consider the request to extend the term of the fire suppression installation agreement established for 1111 S. Washington St. for an additional seven years - BRB Case #107

A staff presentation was made by Peter Zibble, TED Operations Manager. Mr. Zibble provided background on the property and the existing fire suppression installation agreement.

Rich Janor, the applicant, provided background on his use of the building and his request for an extension to the FSIA. The building is currently vacant and has been on the market for over a year despite significantly dropping the asking price over that time. Mr. Janor confirmed that the building is protected by an alarm system.

There were no public speakers on this matter.

Upon question from the Board, Mr. Janor indicated that he received a quote to install the sprinkler system for \$83,000 plus miscellaneous expenses for a total estimated cost of \$100,000. That work would include the necessary upgraded water service.

Scott Scheller, Fire Marshal, indicated that believes the building is a frame building with a masonry veneer. The age of the building was estimated to date back to the 1980s. Mr. Scheller indicated that the staff recommendation of two years was consistent with past practices and reasonable given that the agreement was already thirteen years old.

Members indicated that they could likely support a two to three year extension, but not a seven year extension. They indicated that a sale of the building will likely result in a reconfiguration and would not expect a seven year extension to be necessary. They would support the extension with a condition that if the building is remodeled prior to the expiration of the agreement, than the sprinkler system would need to be installed along with those improvements.

A motion was made by Castagnoli, seconded by Kronewitter, to recommend extending the term of the fire suppression installation agreement established for 1111 S. Washington for an additional three years with the condition that if there is a permit application prior to the expiration date then the sprinkler system must be installed at the time of that work.

Aye: 6 - Castagnoli, Chairperson Jurjovec, Kronewitter, Kuhrt, Wanner, and Branham

Excused: 1 - Smith

Absent: 1 - Brockman

Recommend an amendment to Section R110.4 of Article B, Chapter 1, Title 5 (Building Regulations) of the Naperville Municipal Code to require submittal of a cash bond in order to obtain a Temporary Certificate of Occupancy for residential construction - BRB Case #108

A staff presentation was made by Peter Zibble, TED Operations Manager. Mr. Zibble provided background on why temporary COs are issued, the problems the City has experienced with builders not obtaining final COs, and a recommendation to help encourage better compliance.

There were no public speakers on this matter.

The Board discussed the proposal and asked questions of staff. Paul Felstrup, Field Projects Supervisor, provided insight into his experiences working with builders over the years. Staff indicated that it currently has the ability to institute daily fines for homeowners who occupy homes with expired temp COs, but as a matter of practice, does not apply those fines. Implementation of a cash bond would be an attempt to keep the builder and the homeowner engaged in the process until the final CO is issued without resorting to fines. Staff noted that the cash bond could be posted by either the builder or the homeowner depending on the circumstances of the situation.

The Board noted that a requirement for a performance bond is not an unusual practice for municipalities. They indicated that the amount of the bond proposed by staff seemed excessive and suggested a lump sum amount of \$2,000.

A motion was made by Kronewitter, seconded by Castagnoli, to recommend an amendment to Section R110.4 of Article B, Chapter 1, Title 5 of the Naperville Municipal Code to require submittal of a \$2,000 cash bond in order to obtain a temporary certificate of occupancy for residential construction.

Aye: 5 - Castagnoli, Kronewitter, Kuhrt, Wanner, and Branham

Excused: 1 - Smith

Absent: 1 - Brockman

Abstain: 1 - Chairperson Jurjovec

E. OLD BUSINESS:

There was no old business to discuss.

F. NEW BUSINESS:

There was no new business to discuss.

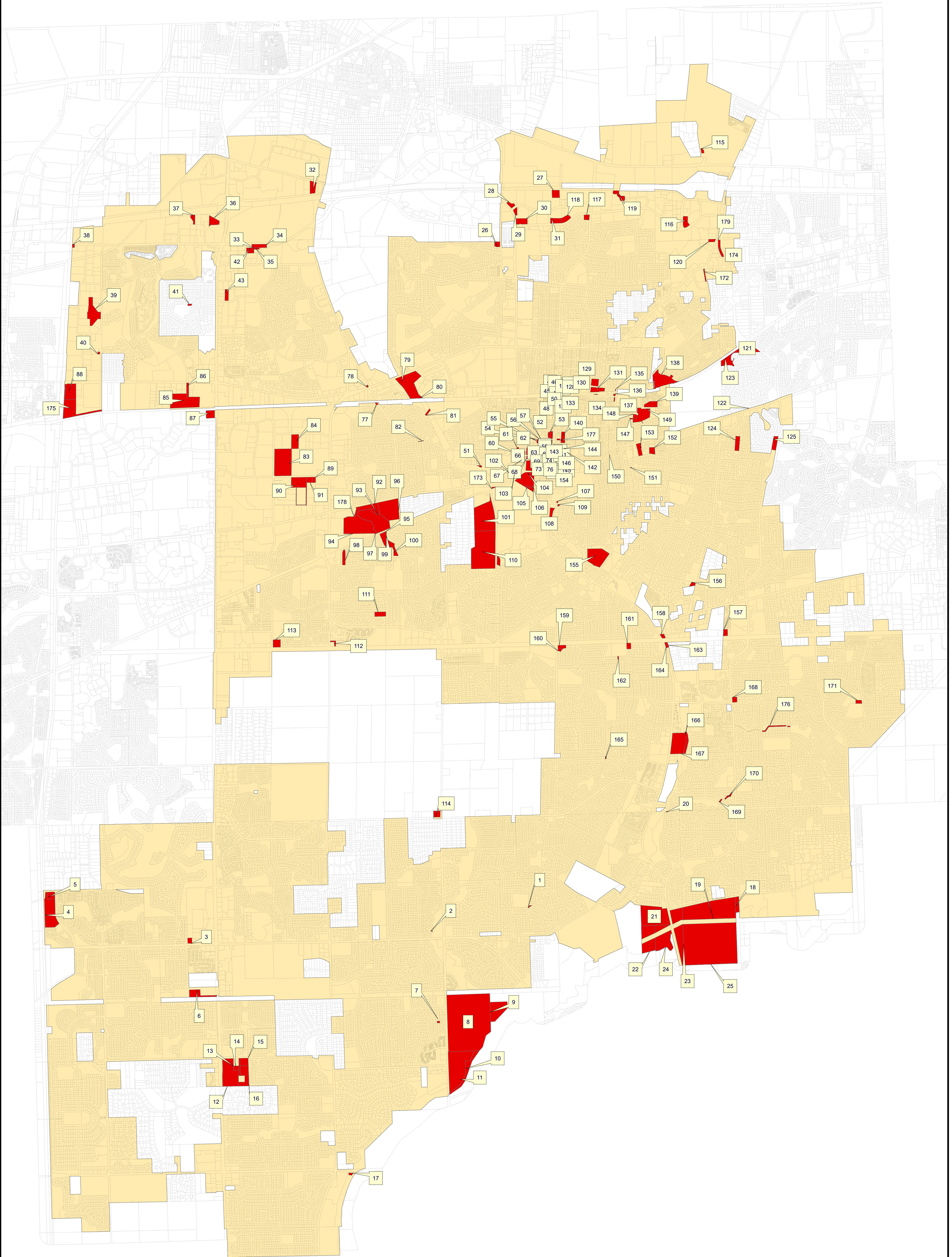
G. ADJOURNMENT:

A motion was made by Castagnoli, seconded by Wanner, to adjourn the meeting.
The motion carried by unanimous vote.

Aye: 6 - Castagnoli, Chairperson Jurjovec, Kronewitter, Kuhrt, Wanner, and Branham

Excused: 1 - Smith

Absent: 1 - Brockman



City of Naperville
CITY OWNED PARCELS

