



# City of Naperville

400 S. Eagle Street  
Naperville, IL 60540

## Meeting Minutes

### City Council

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Tuesday, September 18, 2018

7:00 PM

Council Chambers

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#### A. CALL TO ORDER:

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

#### B. ROLL CALL:

**Present:** 8 - Mayor Steve Chirico  
Councilwoman Becky Anderson  
Councilwoman Judith Brodhead  
Councilman Kevin Coyne  
Councilwoman Patty Gustin  
Councilman John Kruppen  
Councilwoman Rebecca Obarski  
Councilman Benjamin White

**Absent:** 1 - Councilman Paul Hinterlong

#### Also Present

City Manager, Doug Krieger; Deputy City Manager, Marcie Schatz; Deputy City Attorney, Mike DiSanto; City Clerk, Pam Gallahue; Fire Chief, Mark Puknaitis; Police Chief, Robert Marshall; Director of Finance, Rachel Mayer; Director of Human Resources, James Sheehan; Director of IT, Jeff Anderson; Director of TED, Bill Novack; Deputy Director of TED, Jennifer Loudon; Deputy Director of TED, Allison Laff; Director of Public Utilities - Electric, Mark Curran; Deputy Director of Public Utilities - Water, Amy Ries; Director of Public Works, Dick Dublinski

Daily Herald, Naperville Sun, NCTV-17

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

A motion was made by Councilwoman Gustin, seconded by Councilman White, to recess to Closed Session to discuss 120/2(c)(2) Collective Bargaining; 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, Anderson, Brodhead, Coyne, Gustin, Kruppen, Obarski, and White

**Absent:** 1 - Hinterlong

OPEN SESSION - 7:00 p.m.

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

**D. ROLL CALL:**

- Present:** 8 - Mayor Steve Chirico  
Councilwoman Becky Anderson  
Councilwoman Judith Brodhead  
Councilman Kevin Coyne  
Councilwoman Patty Gustin  
Councilman John Krummen  
Councilwoman Rebecca Obarski  
Councilman Benjamin White
- Absent:** 1 - Councilman Paul Hinterlong

**E. PLEDGE TO THE FLAG:**

The pledge was led by the Girl Scouts of the Islamic Center of Naperville.

**F. AWARDS AND RECOGNITIONS:**

1. Proclaim September as Hunger Action Month

Krummen presented the Proclamation.

**G. PUBLIC FORUM:**

Artist in Residence Program - DuPage Children's Museum  
Thomas Sullivan, DuPage Children's Museum, discussed the Artist in Residence program and explained the displays that are located in the Municipal Center.

Garbage  
Dick Furstenau discussed the upcoming garbage contract and recycling regulations.

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

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

**Aye:** 8 - Chirico, Anderson, Brodhead, Coyne, Gustin, Krummen, Obarski, and White

**Absent:** 1 - Hinterlong

**I. CONSENT AGENDA:**

## Approval of the Consent Agenda

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

**Aye:** 8 - Chirico, Anderson, Brodhead, Coyne, Gustin, Krummen, Obarski, and White

**Absent:** 1 - Hinterlong

1. Approve 08/02/2018 thru 08/31/2018 Cash Disbursement for \$39,137,757.36

**Council approved.**

2. Approve the regular City Council meeting minutes of September 4, 2018

**Council approved.**

3. Approve the award of Cooperative Procurement 18-191, Four Water Utility Springbrook Roofing Projects, to Garland/DBS, Inc. for an amount not to exceed \$159,323, plus a 5% contingency

**Council approved.**

4. Approve the award of Bid 18-185, 2018 Molded Rubber and Cold Shrink Products, to G & M Sales, Universal Utility Supply, Anixter Power Solutions, WESCO, and RESCO for an amount not to exceed \$136,408.33 and for a one year term

**Council approved.**

5. Approve the recommendation by GCG Financial to award the dental insurance renewal to Delta Dental of Illinois for a three-year term and for an amount not to exceed \$108,900

**Council approved.**

6. Approve the recommendation by GCG Financial to award basic life insurance, AD&D insurance and voluntary life insurance renewal to Reliastar Life Insurance Company through Voya Financial for a two-year term and for an amount not to exceed \$252,000

**Council approved.**

7. Approve the award of Change Order #9 to Contract 11-117, Multi-Functional Copiers - Cost-Per-Copy, to Canon Solutions America for an amount not to exceed \$3,242.28 and for an additional six months (Item 1 of 2)

**Council approved.**

8. Approve the award of Change Order #3 to Contract 15-181, Multi-Functional Copiers - Cost-Per-Copy, for Phase IV to Canon Solutions America for an amount not to exceed \$204,083.80, plus a 2% contingency and for a five-year term (Item 2 of 2)

**Council approved.**

9. Approve the award of Change Order #1 to Contract 18-163, S&C Electric Switchgear Equipment, to S&C Electric Company for an amount not to exceed \$95,872 and a total award of \$167,776

**Council approved.**

10. Accept the public improvements at Mayfair Development Phase 2 and Ellsworth Station and authorize the City Clerk to reduce the corresponding public improvement surety.

**Council approved.**

11. Approve the City Council meeting schedule for September, October, November and December 2018.

**Council approved.**

12. Pass the ordinance amending Sections 3-3-11:1 and 3-3-11:2 of the Naperville Municipal Code pertaining to the Class G - Beer and Wine Package Sale and setting the limit of available Class M - Recreational liquor licenses at 13.

Enactment No.: ORD 18-111

**Council passed.**

13. Pass the ordinance approving a major change to the Naper West PUD with deviations to allow for the outdoor storage of vehicles and to reduce the amount of required off-street parking at the subject property located at 504 - 510 S. Route 59, Unit 504, Naperville, IL, subject to conditions (Avis Rent-A-Car) - PZC 18-1-090

Enactment No.: ORD 18-112

**Council passed.**

## **J. PUBLIC HEARINGS:**

## **K. OLD BUSINESS:**

## **L. ORDINANCES AND RESOLUTIONS:**

1. Option 1: Concur with staff and the petitioner to pass an ordinance revoking conditional uses, releasing a covenant, and rezoning the property located at 821 E. Chicago Avenue to TU (Transitional Use District) - PZC 18-1-053; or  
Option 2: Concur with the Planning and Zoning Commission to deny the rezoning of the property located at 821 E. Chicago Avenue - PZC 18-1-053

Richard Ulrich and Brian Hellman, explained that the request to rezone the subject property to transitional use (TU) is in order to remove the restrictive conditions while also aligning the property with a zoning district that is compatible with the surrounding neighborhood.

Laff spoke in favor of approving the TU designation because the rezoning meets

the intent of the TU district.

Novack discussed utilities and the floodplain.

Enactment No.: ORD 18-113

**A motion was made by Councilwoman Gustin, seconded by Councilwoman Brodhead, to concur with staff and the petitioner and pass an ordinance revoking conditional uses, releasing a covenant, and rezoning the property located at 821 E. Chicago Avenue to TU (Transitional Use District) - PZC 18-1-053. The motion carried by the following vote:**

**Aye:** 8 - Chirico, Anderson, Brodhead, Coyne, Gustin, Krummen, Obarski, and White

**Absent:** 1 - Hinterlong

## **M. AWARD OF BIDS AND OTHER ITEMS OF EXPENDITURE:**

1. Approve the recommendation by GCG Financial to award the Medical Insurance renewal to Blue Cross Blue Shield of Illinois (BCBSIL) for an amount not to exceed \$3,022,595 and for a one-year term (Item 1 of 3)

**A motion was made by Councilwoman Gustin, seconded by Councilman Coyne, to approve the recommendation by GCG Financial to award the Medical Insurance renewal to Blue Cross Blue Shield of Illinois (BCBSIL) for an amount not to exceed \$3,022,595 and for a one-year term. The motion carried by the following vote:**

**Aye:** 8 - Chirico, Anderson, Brodhead, Coyne, Gustin, Krummen, Obarski, and White

**Absent:** 1 - Hinterlong

2. Approve the recommendation by GCG Financial to award the Pharmaceutical Management Services renewal to CVS-Caremark at no cost and for a one-year term (Item 2 of 3)

**A motion was made by Councilwoman Gustin, seconded by Councilman Coyne, to approve the recommendation by GCG Financial to award the Pharmaceutical Management Services renewal to CVS-Caremark at no cost and for a one-year term. The motion carried by the following vote:**

**Aye:** 8 - Chirico, Anderson, Brodhead, Coyne, Gustin, Krummen, Obarski, and White

**Absent:** 1 - Hinterlong

3. Approve the recommendation by GCG Financial to award the Specific Stop-Loss Reinsurance Policy renewal to OPTUM-Unimerica Insurance Company (OPTUM) for an amount not to exceed \$459,286 and for a one-year term (Item 3 of 3)

**A motion was made by Councilwoman Gustin, seconded by Councilman Coyne, to approve the recommendation by GCG Financial to award the Specific Stop-Loss Reinsurance Policy renewal to OPTUM-Unimerica Insurance Company (OPTUM) for an amount not to exceed \$459,286 and for a one-year term. The motion carried by the following vote:**

**Aye:** 8 - Chirico, Anderson, Brodhead, Coyne, Gustin, Krummen, Obarski, and White

**Absent:** 1 - Hinterlong

## **N. PETITIONS AND COMMUNICATIONS:**

## **O. REPORTS AND RECOMMENDATIONS:**

1. Approve Ryan Companies to initiate Phase II (Concept Refinement) of the Concept Creation process for the 5th Avenue area for City Council consideration.

Brett Bunke, Ryan Companies, discussed topics from the Steering Committee meeting and highlighted density, design, shadow studies, plaza options and details, and overall architectural character.

Curt Pascoe, Ryan Companies, discussed future development options, impact on parking, commuter input, the future location of the DuPage Children's Museum, traffic, and school generation tables. He explained that the options presented create a baseline from which Council can make informed decisions and provide direction.

Marilyn Schweitzer, spoke against the two concepts presented.

Mark Trembacki, DuPage Children's Museum, spoke against the two concepts presented.

Dee Huie, Naperville, urged Council to approve a concept that makes Naperville a better place to live for everyone.

Tom Coyne, Naperville, spoke against the two concepts presented.

Anissa Olley, Naperville, spoke against the two concepts presented.

David Justh, Naperville, stated that a successful project will have a significant positive impact on the city and the schools.

Dominic Nugent, Naperville, spoke against the two concepts presented.

Allison Longenbaugh, Naperville, spoke against the two concepts presented.

Scott Zmrhal, Naperville, spoke against the two concepts presented.

Cheryl Wilson, Naperville, spoke against the two concepts presented.

Jeffrey Havel, Naperville, spoke against the two concepts presented.

Dick Furstenau, spoke against the two concepts presented.

Mary Lou Wehrli, Naperville, urged Council to direct Ryan to add 1,000 more parking spaces to serve commuters.

Thom Higgins, spoke against the two concepts presented.

Jane Pickens, Naperville, spoke against the two concepts presented.

Jane Brueggemann, Naperville, spoke against the two concepts presented.

Laura Zeman, spoke in favor of moving forward and suggested several concept refinements.

Dan Zeman, spoke in favor of Option B.

Patrick Kelly, spoke against the two concepts presented.

The meeting recessed from 8:39 p.m. - 8:50 p.m.

Curt Pascoe responded to the speaker comments and requested further clarification from Council.

Council discussed parking increases and what number of spaces would have a meaningful impact.

Louden stated staff has not identified a number that would decrease the waitlist and not overwhelm the roadway network.

By consensus, Council requested information on the impact that varying levels of parking would have to the development and roadway network.

Council discussed density and asked if any number less than the proposed 400 units would still maintain the mixed use balance.

Pascoe responded that a change in one area will impact another and that reducing units will begin to unwrap the barrier blocking the parking deck. He said it is an iterative process and there will be tradeoffs in the design and character of the development.

Council discussed commuter parking, flexibility of changing parking to another purpose in the future, and peak commuter times and driving patterns. Also discussed was whether the DuPage Children's Museum (DCM) is being relocated and the need to create a DCM working group, Metra services and train capacity, the comparison of the Water Street Development and traffic impacts, and options to address that most commuters come from south Naperville.

Council stated that it gave Ryan Companies a very wide field and the time is now to give specific directions or to have Ryan come back with more options. Council discussed specifics to be considered such as the location of DCM, the appropriate number of parking spaces, mixed use balance, use of PACE bus system, providing patterns for safe pedestrian networks, and attainable housing.

Jim McDonald, Ryan Companies, explained that it is important to build a baseline to work from and future options will be modifications to that baseline, that the options can meet market demand but don't have to, and that there will be a PUD process to work through. He stated that direction for the next iteration will consider the Kroehler Lot, the old Public Works parcel, parking costs, that the plaza in Concept B was preferred, the Parkview Lot, options for attainable housing, Kendall Park, PACE routes, Burlington Lot, and that the group will pause on the DCM location to let the working group meet and develop recommendations.

Council discussed the financial viability of the project, the appropriate balance of residential and commercial, and the need for a diverse tax base. Council also discussed putting a placeholder on the DCM property for parking, having the DCM working group come back in 60 days with a recommendation and, during that time, Ryan Companies can choose to move forward with suggested refinements.

**A motion was made by Councilwoman Gustin, seconded by Councilman Krummen, to form a DuPage Children's Museum working group to discuss the impact of the development and report back with a recommendation within 60 days. The group shall be made up of two members of the City Council, two members of the DuPage Children's Museum, and subject matter experts as**

needed. The motion carried by the following vote:

**Aye:** 8 - Chirico, Anderson, Brodhead, Coyne, Gustin, Krummen, Obarski, and White

**Absent:** 1 - Hinterlong

**A motion was made by Councilman Coyne, seconded by Councilwoman Gustin, to continue the approval of Ryan Companies to initiate Phase II (Concept Refinement) of the Concept Creation process for the 5th Avenue area for City Council consideration to the October 16, 2018 meeting. The motion carried by the following vote:**

**Aye:** 8 - Chirico, Anderson, Brodhead, Coyne, Gustin, Krummen, Obarski, and White

**Absent:** 1 - Hinterlong

**2.** Receive the report on property taxes, debt reduction, and cash reserves as part of the 2019 financial priorities guidance discussions and direct staff accordingly

Krieger gave opening comments and outlined the goals of the conversation, specifically resource requirements to reach goals and determining Council's flexibility of financial policies.

Schatz discussed the ends policies and goals, staff's proactive approach to address indications of declining service levels, the need to add resources to reach goals, and how the financial principles may be flexed to allow the addition of resources.

Mayer discussed how property taxes are divided, that the average homeowner pays \$25/year for city services, and the impact of each financial principle on the 2019 budget. She also highlighted the intersection of goals and service levels, that data is being collected from the phone system to show wait times and call volumes, that the Financial Advisory Board is reviewing reserve levels and will provide a recommendation, and that a list of initiatives will be provided to Council for prioritization.

Krieger offered closing comments and requested direction on flexibility of the principles.

Council discussed the need for data showing decreased service levels, the desire to maintain the AAA bond rating, annual debt payments, that residents are not communicating poor service experiences to them, the appropriateness of freezing the tax rate and taking advantage of growth, that the debt goal is not as critical as the others, the need to look for areas to cut, pension payments, unfunded capital, that efficiencies will be gained through technology initiatives, and prioritizing the CIP by department.

**This Report was received.**

## **P. NEW BUSINESS:**

Sign ordinance  
Chirico requested an update.



DiSanto explained that the project lead has left the City so an amendment will be delayed until the first quarter of 2019.

#### Traffic Court

Chirico explained the traffic court that is held at city hall in Addison.

By consensus Council directed staff to send a letter to DuPage County explaining that the City would be amenable to exploring logistics of hosting traffic court at the Municipal Center.

### **Q. ADJOURNMENT:**

**A motion was made by Councilwoman Gustin, seconded by Councilman Krummen, to adjourn the Regular City Council Meeting of September 18, 2018 at 10:44 p.m. The motion carried by the following vote:**

**Aye:** 8 - Chirico, Anderson, Brodhead, Coyne, Gustin, Krummen, Obarski, and White

**Absent:** 1 - Hinterlong

/S/ Pam Gallahue  
Pam Gallahue, PhD  
City Clerk