



# City of Naperville

400 S. Eagle Street  
Naperville, IL 60540

## Meeting Minutes

### City Council

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Tuesday, December 7, 2021

7:00 PM

Council Chambers

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#### Agenda Introductory Language

Due to the COVID-19 pandemic, members of the public attending the meeting may do so subject to compliance with COVID-19 safety protocols, including wearing face coverings at all times while inside City buildings.

#### TO WATCH OR LISTEN TO THE CITY COUNCIL MEETING LIVE:

- Watch on WCNC GOVERNMENT ACCESS TELEVISION (Ch. 6-WOW, Ch. 10 - Comcast, Ch. 99 - AT&T)
- Watch online at <https://naperville.legistar.com>

TO SUBMIT PUBLIC COMMENT OR SPEAK LIVE AT THE MEETING: To address the City Council in-person in City Council Chambers, members of the public must register by 4 p.m. on December 7 at: [www.naperville.il.us/speakersignup](http://www.naperville.il.us/speakersignup)

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

1. Submit a written comment to the City in advance of the City Council meeting by 4 p.m. on December 7. Written comments will be compiled and posted with the electronic meeting agenda on the City's website prior to the start of the meeting. The cumulative number of comments will be announced during the City Council meeting.
2. Submit a one-word statement of "SUPPORT" or "OPPOSITION" regarding a specific agenda item. The names of participants who submitted position statements will be compiled and posted with the electronic meeting agenda on the City's website prior to the start of the meeting. The cumulative number of position statements will be announced during the City Council meeting.
3. Address the City Council live during the City Council meeting in-person in City Council Chambers. Individuals wishing to address the Council during the meeting must sign up to speak by 4 p.m. on December 7.  
Online sign-up closes at 4 p.m. on December 7, at which time no other speakers or comments will be accepted. There will be no on-site speaker sign up.

#### PUBLIC ACCOMMODATION:

- Any individual who may require an accommodation to listen to or participate in the meeting should contact the Community Services Department at (630) 305-5300 by 4 p.m. on December 7.
- Questions regarding online sign-up may be directed to the Community Services Department by calling (630) 305-5300.

**PARTICIPATION GUIDELINES:**

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

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

**A. CALL TO ORDER:**

Chirico called the meeting to order at 5:45 p.m.

**B. ROLL CALL:**

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

**C. CLOSED SESSION - 5:45 p.m.**

A motion was made by Councilman Hinterlong, seconded by Councilman White, to recess to Closed Session to discuss 120/2(c)(2) Collective Bargaining and 120/2(c)(21) Approval of Minutes. The motion carried by the following vote:

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

**Absent:** 1 - Kelly

OPEN SESSION - 7:00 p.m.

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

**D. ROLL CALL:**

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

Also Present

City Manager, Doug Krieger; Deputy City Manager, Marcie Schatz; City Attorney, Mike DiSanto; Director of Community Services/City Clerk, Pam Gallahue; Fire Chief, Mark Puknaitis; Police Chief, Jason Arres; Director of Finance, Rachel Mayer; Director of Human Resources, James Sheehan; Director of IT, Jacqueline Nguyen; Director of TED, Bill Novack; Deputy Director of TED, Jennifer Loudon; Deputy Director of TED, Allison Laff; Director of Public Utilities - Electric, Brian Groth; Director of Public Utilities - Water, Darrell Blenniss, Jr.; Director of Public Works, Dick Dublinski, Director of Communications, Linda LaCloche

Daily Herald, Naperville Sun, NCTV-17

## **E. PLEDGE TO THE FLAG:**

The pledge was given.

## **F. AWARDS AND RECOGNITIONS:**

## **G. PUBLIC FORUM:**

***WRITTEN COMMENTS ONLY***

Sara Forster - Support School Districts 203, 204 with Resolution - You, as elected representatives of Naperville residents, serve as the caretakers for the health and well-being of Naperville. This includes the health and safety of all Naperville residents, including its children. Mandatory masking in Naperville city buildings, businesses, park district facilities, houses of worship, and schools interfere with the community spirit and well-being of Naperville residents. Masks conceal identities, facilitating crime. Masks muffle speech, inhibiting communication. The most effective masks - medical grade surgical quality & N95s - are costly and interfere with the ability of Naperville residents to communicate with one another. Masks symbolize to Naperville residents the need to stay afraid - even in light of severe-COVID prevention options such as vaccines and therapeutic pharmaceuticals. Most people don't like either wearing masks, or being forced to send their children to school in masks. Many Naperville businesses closed, following the effect of COVID restrictions on patronage. Others stayed open but cannot endure another year of severe government-imposed restrictions. Still others opened, but need the gears of a thriving Naperville to overcome start-up costs. Meanwhile, parents of

school-age children will minimize public participation, given the primary goal of returning their children's lives to normal. Naperville children are suffering from isolation and ongoing mask requirements. Parents of Naperville children now have the option to provide their children with the best protection against COVID ... vaccination. Many people - myself included - had their junior high & high school aged children vaccinated against COVID-19, with the expectation a normal life would resume in fall 2021. Unfortunately, this was not the case. Parents of younger children have seen the double-cross by the State of Illinois and the local school districts. With no incentive to vaccinate elementary school children, many parents will choose to delay vaccination. And to stay home from worship, recreation, and frequenting local businesses. The Naperville City Council has the power to provide help to suffering Naperville children, families, not-for-profit institutions, and businesses. Other city councils have issued resolutions in support of parental choice as to whether or not children should be masked or vaccinated when attending school - or anywhere else in Naperville, for that matter. Please consider proposing, debating, and adopting such a resolution, on behalf of our city; on behalf of the children of Naperville. Other city councils have enacted such resolutions. In August 2021, after the California Department of Public Health threatened legal, financial, and other risks, the City Council in Newport City Beach, California, issued Resolution No. 2021-69, indicating that it would back up the local school district, should the district choose to go mask-optional, and such retribution from the State would come to pass. The City Council in Naperville, Illinois can and must issue a similar resolution of support for its local school districts, Naperville District 203 and Indian Prairie District 204. The School Districts do not operate in a vacuum. Everything that happens within those walls affect our city. And everything that the City Council does or does not do has the potential to positively or negatively impact not only Naperville's children, but their parents and communities in which they live, play and work. A draft resolution is attached to this message.

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 \*\*\*\*\* DRAFT RESOLUTION - SAMPLE TEXT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAPERVILLE, ILLINOIS, SUPPORTING LOCAL SCHOOLS AS THEY RETURN TO NORMAL AND PARENTAL CHOICE IN DECIDING WHETHER CHILDREN SHOULD BE MASKED OR VACCINATED AT SCHOOL • WHEREAS, the World Health Organization ("WHO") and UNICEF both state that children five years and younger should not be required to wear masks, and advise that decisions whether to impose a mask requirement upon children ages 6-11 should be made based on several factors, including the impact of mask wearing on a child's psychosocial development; • WHEREAS, WHO also recommends against children wearing masks during exercise or play, as masks can be harmful because they compromise a child's ability to breathe; • WHEREAS, recent studies have shown that repeated mask wearing over long periods can be measurably harmful; • WHEREAS, numerous studies have shown that children are less likely to transmit and less likely to get symptomatic COVID-19 than adults; • WHEREAS, children do not typically spread COVID-19, even without wearing masks, and teachers are no more likely than those in other occupations to be hospitalized due to COVID-19; • WHEREAS, the ability to see, appreciate and communicate through facial expressions is crucial to a child's social development, mental health, and physical well-being; • WHEREAS, many highly credentialed, well-respected medical professionals have recently and publicly

advocated for the universal elimination of mask mandates for children; • WHEREAS, the majority of adults and children over 12 years of age, including those at high risk of adverse outcomes from COVID-19, have had ample opportunity to get vaccinated, and the majority of children over 5 years of age will have had ample opportunity to get vaccinated as soon as January 1, 2022; and • WHEREAS, since January 6, 2021, the Mayor of the City of Naperville has issued no new executive orders pursuant to emergency powers vested in him due to COVID-19. • WHEREAS, the Naperville City Council finds that the conditions of extreme peril, due to the availability of COVID-19 vaccines and therapeutics, no longer exist. NOW, THEREFORE, the City Council of the City of Naperville resolves as follows: • Section 1: The City Council hereby supports allowing children to attend school without masks or being vaccinated if their parents decide that wearing masks or being vaccinated is not in their child's best interest. • Section 2: The City Council commits to supporting local schools as they return to normal, including making masks and vaccines optional. • Section 3: The recitals provided in this resolution are true and correct and are incorporated into the operative part of this resolution. • Section 4: If any subsection, sentence, clause or phrase of this resolution is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this resolution. The City Council hereby declares that it would have passed this resolution, and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional. • This resolution shall take effect immediately upon its adoption by the City Council, and the City Clerk shall certify the vote adopting the resolution. ADOPTED THIS \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

Jenny George - Local Control of Covid Mitigations - Dear City Council Members, Now that the vaccine is available to young children, it is time for our community to move past the fear-based Covid mitigations dictated by the Governor. We are one of only four or five states that continues to have a mask mandate. It is time for the people to decide how best to live their lives. It is time for us to see faces again and to stop being afraid of our neighbors and community members. Most importantly, it is time for our children to get their lives back completely. There is absolutely no evidence that community masking is effective at controlling the spread of a respiratory virus. This virus is transmitted through very tiny aerosols that cloth and surgical masks CANNOT stop. Masks are dehumanizing and it is distressing to go anywhere and not see people's faces and facial expressions. As leaders of this great city, we need you to support any amendment that would bring control to the local level. We need you to model rational risk assessment and start healing this community from the disastrous mitigation policies that have been imposed on us for almost two years. I know this is hard. I realize it won't be easy. But this is what leaders are sometimes called to do. This is what you were elected to do. Please stand up for this community and especially for there children in this community. Thank you, Jenny George

Anne Hunter - Local control on Covid mitigations - I support a city council proposition that will ensure local control on Covid mitigations.

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

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

## I. CONSENT AGENDA:

### Approval of the Consent Agenda

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

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

1. [Approve the regular City Council meeting minutes of November 16, 2021](#)  
Council approved.
2. [Approve the City Council meeting schedule for December 2021 and January and February 2022](#)  
Council approved.
3. [Approve Mayoral reappointment to the Emergency Telephone System Board](#)  
Council approved.
4. [Approve the award of Bid 21-223, Springbrook Water Reclamation Center Influent Flow Meter Replacement, to Dahme Mechanical Industries, Inc. for an amount not to exceed \\$158,888.88 and a 5% contingency](#)  
Council approved.
5. [Approve the award of Bid 21-372, Cast Iron Manhole Covers and Grates, to EJ USA, Inc. for an amount not to exceed \\$170,344.12 for a two-year term](#)  
Council approved.
6. [Approve the award of Option Year One to Contract 18-184, Fire Alarm System Monitoring and Maintenance, to Chicago Metro Fire Prevention Company for an amount not to exceed \\$145,000](#)  
Council approved.
7. [Approve the award of Option Year One to Contract 21-040, Tree Removal and Stump Grinding, to D. Ryan Tree and Landscape LLC and Steve Piper and Sons for an amount not to exceed \\$152,500](#)  
Council approved.

8. [Approve the award of Change Order #1 to Contract 21-149, Moser Tower and Eagle Street Walkway, for an additional 190 days](#)

Council approved.

9. [Approve the award of Change Order #1 to JOC Procurement WU-001-CY21-A, Water Service Center Exterior Security Upgrades, to Robe Construction Inc. for an additional 180 days](#)

Council approved.

10. [Approve the award of the first two-year extension to Contract 19-013, Job Order Contracting Services, to Robe, Inc. for future projects as needed](#)

Council approved.

11. [Accept the public street improvements at Ashwood Park North Phase 3 and authorize the City Clerk to reduce the corresponding public improvement surety](#)

Council approved.

12. [Waive the first reading and pass an ordinance establishing Tow Away Zones on both sides of Franklin Avenue and Main Street](#)

**POSITION STATEMENTS**

Dawn Butusov - SUPPORT

Bill Butusov - SUPPORT

Heather Grier - SUPPORT

Mavolio Grier - SUPPORT

Patrick Riley - SUPPORT

Jennifer Riley - SUPPORT

Debby Riley - SUPPORT

Lauren Riley - SUPPORT

Enactment No.: ORD 21-127

Council passed.

## J. PUBLIC HEARINGS:

1. [Option A: Concur with the petitioner and staff and recommend approval of Adler Point \(27W130 Bauer Road\) as presented - PZC 21-1-063; or Option B: Concur with the Planning and Zoning Commission and deny the petition for Adler Point \(27W130 Bauer Road\) - PZC 21-1-063 \(Item 1 of 6\)](#)

Russell Whitaker (Attorney for Petitioner) presented the alternative three-lot plan, parking management plan, and the benefits of the development.

A motion was made by Councilwoman Gustin, seconded by Councilman Hinterlong, to concur with the petitioner and staff and recommend approval of

**Adler Point (27W130 Bauer Road) as presented - PZC 21-1-063 (Option A). The motion carried by a voice vote.**

2. [Conduct the public hearing to consider the Annexation Agreement for Adler Point located at 27W130 Bauer Road - PZC 21-1-063 \(Item 2 of 6\)](#)

Chirico opened the public hearing at 7:26 p.m.

***SPEAKERS***

Sandy Doubek spoke in favor of Option B.

Cindy Boyer spoke in favor of Option B.

Patrice Drendel (Knights Subdivision) spoke in favor of Option B.

Cristin Howell-Vischer spoke in favor of Option B.

Teresa Alesia (Knights Subdivision) spoke in favor of Option B.

Whitaker rebutted the speakers and discussed the number of lots, lot size, traffic, length of construction, prioritization of on-site parking, that the subdivision is surrounded by city boundaries, and the approximate new home costs and long-term value.

Council discussed development timeline, parking, potential buyers, appropriateness of restricted or prohibited access, additional signage for traffic, details of the annexation agreement, home inspections and potential renovations, and parking and the width of Eagle Street for safe passage.

Whitaker discussed the tree preservation plan, annexation carve outs in other areas, and sidewalk extensions and access.

Council discussed ingress/egress once construction begins, traffic hardship, limiting inconvenience during construction, construction hours by code, the annexation process, that the City would assume leaf collection and garbage services upon annexation, efforts to keep homes architecturally similar, crosswalk improvements, and the benefit of preserving the ranch home.

***POSITION STATEMENTS***

Raymond Pfaff - OPPOSE

Scott Boyer - OPPOSE

Mark Hinterlong - SUPPORT OPTION B

Nicholas Drendel - OPPOSE

***WRITTEN COMMENTS ONLY***

Nancy Brucher - My name is Nancy Brucher. My 93-year-old mother and I have been residents of Knights Subdivision at 27W126 49th Street for 61 years. I writing to you in opposition of the proposed Adler Point annexation and re-subdivision of the property at 27W130 Bauer Road. Summary Statement I am not opposed to redevelopment of this property, but it must be done in consideration of the existing character of the adjacent homes. This proposed redevelopment is not being done in a vacuum. The proposal would create residential lot sizes that are wholly out of keeping with any of the adjoining properties. My compromise position, which I believe is fair and reasonable, is to sub-divide this property into 3 lots of equal size, which would not require rezoning to R1A. No adjoining properties north of Bauer Road, where the



subject property is located, is zoned R1A. The current proposed configuration including two lots of a quarter acre would be outliers to any adjacent property. While I am opposed to annexation, if the Council were to consider this compromise, I would withdraw my opposition. Support for Summary Statement

The owner of the property located at 27W130 Bauer Road, Scott M. Barenbrugge, has petitioned to annex this property. Mr. Barenbrugge's stated intent is to rehabilitate the existing home on one half acre of land, and subdivide the remaining land into two quarter acre lots and construct two single family homes, with both positioned in the existing setback on Bauer Road. The proposed subdivision would result in lot sizes substantially smaller than all adjacent and nearby properties for existing homes. The new homes would be the only homes within the extended area along Bauer Road that are located in the existing setback. The proposed new homes do not fit the character of the adjacent homes. Because of the configuration of the existing adjacent homes, which generally have a narrow front and long lot line, the opportunity for additional development of other properties in a manner similar to this proposal is nearly non-existent. The result is the subdivision of this property will likely be unique in this area. Unlike redevelopment that has occurred throughout the city of Naperville, because of the configuration of the lots adjacent to this proposed development, the proposed homes will be the only homes on such egregiously small lots. The construction of the proposed new homes would fundamentally alter the character of the existing neighborhood. Adjacent homes located to the immediate north, east and west of this property have an average lot size of 0.64 acres, or 27,878 square feet. The two new homes proposed by Mr. Barenbrugge would have an approximate lot size of 12,200 square feet, or less than half of existing adjacent properties. The Naperville Planning and Zoning Commission ("Commission") considered Mr. Barenbrugge's petition for rezoning the land to R1A on October 6, 2021. The Commission rejected the petition. In discussion, the Commission members noted the proposal would alter the character of the existing neighborhood, with existing homes that have been in place for 50 to 60 years. The Commission also noted that the rezoning and annexation is not for vacant land, and there are adjacent homes which will be impacted. Mr. Barenbrugge's proposal did not consider these facts. Prior to the Commission meeting Mr. Barenbrugge had proposed the lot to be subdivided into four quarter acre lots. Following the Commission meeting, Mr. Barenbrugge altered his proposal to the current three home configuration. Upon closer review of the revised proposal, it should be noted there was no change to the location or lot size for the proposed two new homes. The two new homes in the revised proposal are in exactly the same location as in the original proposal. Both are located within the existing setback. On November 2, 2021, Mr. Barenbrugge provided information to the Knights Subdivision neighbors that the average lot size had been increased from 11,492 square feet to 15,323 square feet. This is misleading. The existing lot size is 45,969 square feet. The actual lot size for the two new homes would be 12,200 square feet, as noted above, and not 15,323 square feet. In this same presentation, Mr. Barenbrugge noted that the plan conforms with R1A zoning district regulations. The Commission rejected the zoning to R1A, so this claim is somewhat perplexing, as his petition for rezoning was rejected. In addition, in this same presentation on November 2, Mr. Barenbrugge stated that the "3 Lot Plan" conforms with the "90% Rule." Upon review of this rule, this statement does not appear to be accurate. As noted above, the average lot size for adjacent homes to the immediate north,

east and west of this property is 0.64 acres, or 27,878 square feet. It appears that this rule generally is applied to subdividing areas that have already been annexed by the City of Naperville. This is a unique situation, where the vast majority of the adjacent properties in Knights Subdivision and along Bauer Road are unincorporated. While technically all of the adjacent homes would be excluded from a strict interpretation of the "90% Rule" I believe this interpretation as not within the spirit or intent of the rule. It should be noted that a new, large home is currently under construction on Bauer Road. This is being accomplished without annexation and is in conformity with the adjacent neighborhood, with no adverse impact on the existing character of the adjacent homes. Finally, there is a significant safety issue to be considered. Knights Subdivision is unique in that it has a single access point into the neighborhood, off Bauer Road via Eagle Street, which dead ends at 49th Street. Mr. Barenbrugge has proposed using one lane along Eagle Street for construction parking. This would make Eagle Street a one lane road, nearly to where it dead-ends at 49th Street. There would be no visibility for any cars turning off Bauer Road onto Eagle Street, and there would be no visibility for any cars turning off 49th Street onto Eagle Street. Cars in both directions will essentially be turning into a blind alley, attempting to navigate around construction vehicles. If the Council were to approved the annexation proposal, City permits should require flaggers to assist with traffic issues when Eagle Street is used for construction parking and vehicles.

Mark Hinterlong (Knights Subdivision) - I'm against annexation of the property at 27w130 Bauer Rd. For the congestion and safety concerns it raises at the only entrance to our subdivision. Not only is there a bus stop and school zone cross walk there it's also at the intersection with a busy Bauer Rd. As the PZC noted it is not the right project for this location. However if annexation is approved I would like provisions made for the safety and well-being of the neighborhood. Such as: 1. Only behind the curb on site parking. 2. No parking within 100 feet of intersection. 3. A flagger for trucks entering and leaving the site. 4. No construction traffic around the circle through the neighborhood. 5. No further subdividing of the property. Thank you Mark Hinterlong 5 s 131 Webster Naperville

Kevin R Beallis - I appreciate the Mayor and City Council's consideration in this matter. I've submitted an email to the Mayor, as well as all City Council Members, voicing my concerns and am asking you to vote NO to the proposed Annexation of the lot located at 27W130 Bauer Rd. An additional concern is that the investor initially proposed four homes (which was denied by the Zoning Committee) and has now revised his proposal to include three, without any revisions being made to the lot lines. If you have not been out to this site, the front of the existing home will directly face the side and back yard of the two new proposed homes to the South. This makes the existing home and the North lot less desirable. My question is should you vote yes to the Annexation, what assurances are there that this investor won't return, at a later date, to propose splitting the North lot into two lots once again? For these reasons, and the reasons cited in my previous email, I ask that the Mayor and all the Council vote NO on the Annexation proposal. This lot was designed for one home and should remain as such.

Ryan Drendel - As a lifelong resident of Naperville, I would like to voice my opposition of the development of Adler Point. The proposed development would cause dangerous detours for children who walk to Mill Street Elementary, Beebe Elementary, Jefferson Junior High School, and Naperville North High School. Because the proposed development is located at the only exit of Knights Subdivision, it would cause unfair bottlenecking for the people who live there. These residents have voiced a community consensus against the proposed development. I ask my representatives to listen to their constituents and prohibit the development of Adler Point.

**A motion was made by Councilwoman Gustin, seconded by Councilman Hinterlong, to close the public hearing at 8:15 p.m. The motion carried by a voice vote.**

3. [Pass the ordinance authorizing the execution of the Annexation Agreement for Adler Point located at 27W130 Bauer Road - PZC 21-1-063 \(requires six positive votes\) \(Item 3 of 6\)](#)

Enactment No.: ORD 21-128

**A motion was made by Councilwoman Gustin, seconded by Councilman Hinterlong, to pass the ordinance authorizing the execution of the Annexation Agreement for Adler Point located at 27W130 Bauer Road - PZC 21-1-063 as amended to include the addition of a new Section 1.3 which states that Lot 1 of Adler Point Subdivision shall not be resubdivided into more than one lot for the term of this Agreement. The motion carried by the following vote:**

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

**Nay:** 1 - Sullivan

4. [Pass the ordinance annexing the subject property located at 27W130 Bauer Road \(Adler Point\) - PZC 21-1-063 \(Item 4 of 6\)](#)

Enactment No.: ORD 21-129

**A motion was made by Councilwoman Gustin, seconded by Councilman Hinterlong, to pass the ordinance annexing the subject property located at 27W130 Bauer Road (Adler Point) - PZC 21-1-063. The motion carried by the following vote:**

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

**Nay:** 1 - Sullivan

5. [Pass the ordinance rezoning the subject property at 27W130 Bauer Road \(Adler Point\) to R1A upon annexation - PZC 21-1-063 \(Item 5 of 6\)](#)

Enactment No.: ORD 21-130

**A motion was made by Councilwoman Gustin, seconded by Councilman Hinterlong, to pass the ordinance rezoning the subject property at 27W130 Bauer Road (Adler Point) to R1A upon annexation - PZC 21-1-063. The motion carried by the following vote:**

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

**Nay:** 1 - Sullivan

6. [Pass the ordinance approving the preliminary/final plat of subdivision for 27W130 Bauer Road - PZC 21-1-063 \(Item 6 of 6\)](#)

Enactment No.: ORD 21-131

**A motion was made by Councilwoman Gustin, seconded by Councilman Hinterlong, to pass the ordinance approving the preliminary/final plat of subdivision for 27W130 Bauer Road - PZC 21-1-063. The motion carried by the following vote:**

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

**Nay:** 1 - Sullivan

7. [Conduct the public hearing for the 2022 Annual Budget \(Item 1 of 2\)](#)

Chirico opened the public hearing at 8:19 p.m.

**SPEAKERS**

Danielle Tufano (Downtown Naperville Alliance) discussed the CY2022 request and detailed how the funds will be used.

Council discussed partnering with the Naperville Development Partnership.

**WRITTEN COMMENTS ONLY**

Rick Hitchcock (member of the DNA Management Council) - December 2, 2021  
Mr. Steve Chirico, Mayor City Council Members 400 S. Eagle Street Naperville, IL 60540 RE: DNA Streetscape Marketing Funding Dear Mayor Chirico and City Council Members, Thank you for advancing the critically important Main Street Streetscape Improvement project. I am unable to attend the December 7 City Council meeting, but if I could, I would thank you, in person, and urge the City Council to approve Downtown Naperville Alliance's (DNA) November 8th request for \$50,000 of supplemental marketing funding related to the Main Street Streetscape Improvement. As a downtown property owner, a DNA Management Council member, a long-time downtown advocate (CANDO, DPIC, DAC), and an urban designer with 40 years of streetscape improvement experience in dozens of Midwestern downtowns, I'm confident that construction phase marketing is vital, the DNA construction phase marketing strategy is sound, and that the city's financial participation is appropriate. As you contemplate DNA's request, please carefully consider: Construction Phase Marketing is Vital Downtown street and streetscape improvement projects are inherently disruptive, and even with thoughtful construction staging (thank you, Bill Novack) the upcoming Main Street Streetscape Improvement project will also be disruptive. As clearly demonstrated in other communities under similar circumstances, little or no construction phase marketing allows dis/misinformation to flourish, whereas coordinated and consistent marketing celebrates the investment in infrastructure, promotes goodwill, and mitigates economic impacts. DNA's Construction Phase Strategy is Sound In close

collaboration with city leadership, DNA's goal during construction is to nurture downtown's attractive brand even in the face of temporary disruption. DNA's construction phase workplan includes multi-channel communications, multi-media advertising, targeted consumer incentives, and temporary on-site wayfinding and information graphics. DNA estimates that the cost of construction phase marketing is approximately \$50,000. City's Financial Participation is Appropriate DNA's annual marketing budget is not sufficient to cover the exceptional, one-time costs of construction phase marketing. And, even though individual downtown property owners and merchants will be responsible for engaging their own customers during construction, it is appropriate that the city supplement DNA's cooperative and coordinated program. I wish that I could advocate, in person, but since I can't, I urge you to vote Yes for DNA's request. Thanks for your thoughtful consideration. Rick Hitchcock XC: Danielle Tufano, Downtown Naperville Alliance (DNA) Downtown Advisory Committee (DAC)

Carl E VanDril (Leadership of NEST - Naperville Environment and Sustainability Taskforce) As leaders of NEST, the Naperville Environment and Sustainability Task Force, we would like to express our support for the hiring of an additional staff member dedicated to implementation of sustainability objectives, as proposed in the 2022 draft budget. As enumerated in a November budget workshop, the current sustainability coordinator is tasked with a substantial number of responsibilities. We believe that the addition of a staff member will further support Naperville's ability to become a future-ready, sustainable community. In addition, we support the proposed communications coordinator staff position. We foresee an increase in communications needed to support the approved work plan coming out of the August 31 sustainability workshop. There are 20 items on the approved Outreach and Engagement plan for 2022-2023. Included are the development of a branded campaign to raise awareness of Naperville's sustainability efforts, education of residents on energy efficiency and available incentives, and business recognition for waste reduction, among others. It is our understanding that the current workload of the City's communication staff may make these goals difficult to achieve. We respectfully ask for your support in approving this staff position in the coming year's budget. Thank you. NEST looks forward to continuing to work with the City in 2022 as we build on the successes of 2021. Cathy Clarkin NEST Chair Carl VanDril NEST City Engagement Team Leader

Marilyn L Schweitzer - Please support all the recommendations for additional staff. The personnel history and comparative tables presented at the 3rd budget meeting and in the Council Q&A are quite indicative that the request is not excessive. I, for one, am greatly appreciative of our city's staff and sense that they carry a greater burden than is wise. I would much prefer that an employee satisfaction survey be considered over an employee audit. Please also note that sufficient staffing could lessen the burden the community places on council.

**A motion was made by Councilwoman Gustin, seconded by Councilman Hinterlong, to close the public hearing at 8:23 p.m. The motion carried by a voice vote.**

**8. [Pass the ordinance adopting the 2022 Annual Budget in the amount of \\$540,578,892](#)**

(Item 2 of 2)

Enactment No.: ORD 21-132

**A motion was made by Councilwoman Gustin, seconded by Councilman Hinterlong, to pass the ordinance adopting the 2022 Annual Budget in the amount of \$540,578,892. The motion carried by the following vote:**

**Aye:** 6 - Chirico, Bruzan Taylor, Holzhauer, Kelly, Sullivan, and White

**Nay:** 3 - Gustin, Hinterlong, and Leong

**K. OLD BUSINESS:****L. ORDINANCES AND RESOLUTIONS:****M. AWARD OF BIDS AND OTHER ITEMS OF EXPENDITURE:**

1. [Approve the award of Option Years 2 and 3 to Contract 18-258, Electric Utility Distribution, to Meade Inc., for an amount not to exceed \\$11,835,000](#)

**A motion was made by Councilwoman Gustin, seconded by Councilman Hinterlong, to approve the award of Option Years 2 and 3 to Contract 18-258, Electric Utility Distribution, to Meade Inc., for an amount not to exceed \$11,835,000. The motion carried by the following vote:**

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

**N. PETITIONS AND COMMUNICATIONS:**

1. [Approve a temporary use allowing a searchlight to be used at The Compass Church, 1551 Hobson Road, on Friday, December 10 and Saturday, December 11, 2021 for the live Walk-Thru Nativity Scene](#)

**A motion was made by Councilwoman Gustin, seconded by Councilman Hinterlong, approved. The motion carried by a voice vote.**

**O. REPORTS AND RECOMMENDATIONS:**

1. [Approve the recommended changes to the voluntary Renewable Energy Program](#)

**A motion was made by Councilwoman Gustin, seconded by Councilman Hinterlong, to approve the recommended changes to the voluntary Renewable Energy Program. The motion carried by a voice vote.**

2. [Approve the final Bridge to 2023 Priorities Plan](#)

**WRITTEN COMMENTS ONLY**

Marilyn L Schweitzer - The Strategic Plan Framework

(<https://naperville.legistar.com/LegislationDetail.aspx?ID=5030550&GUID=BF5E54F1-5DA7-4093-A720-85E3C3CB0C27&Options=ID%7CText%7C>) prepared for the July 20, 2021 City Council meeting

identified governance as critical issue to be addressed in the plan. Governance

was defined as:

"Governing is having the authority to conduct the policy, actions, and affairs of the City. Governance considers how that work gets done - how decisions are made, how services are executed, and how the City's support functions (information technology, human resources, finance, and administration), serve the organization."

The Strategic Plan Framework stated a couple of ways that Naperville was noteworthy with regard to decision-making and public policy development:

"First, public engagement is high but often comes from single contributors and often through social media. In social media or an email from a single contributor, it is uncertain as to whether the views expressed are those of single individual, a group, or a majority. It is worth considering a policy for how to respond to single contributors respectfully but not acting upon their input without vetting the ideas and suggestions they raise with a larger group."

"Second, governance in Naperville is noteworthy in the way the Council interacts with staff. Compared to other communities the consultant has worked with, Naperville staff is more responsive to elected official requests. While this could be considered an asset in some ways, it can negatively impact on general operations. Without some gatekeeping to moderate the pace and nature of requests, which often require considerable staff time, staff can be pulled in too many directions to perform at their best. This is particularly problematic when requests relate to policy issues that have not been given from a Council consensus. Though Council members are very much within their rights to put forward such requests, the issue is worthy of discussion to consider whether some moderation would be worthwhile to free up staff time for top priorities."

The Strategic Plan Framework recommended the "Strategic Plan should be used to set priorities and develop a framework to evaluate future decisions. Ways to improve communication and workflow between Council and staff should be explored. Strategies to establish procedures for gathering and applying public input should be discussed."

The topic of governance oddly vanished as a critical issue after the Strategic Plan Framework discussion was withdrawn from the July 20, 2021 City Council meeting and there seems to be no desire by Council or staff to pursue this topic. Yet, these points were probably the most insightful comments to come out of the entire strategic planning process. The lack of consideration for governance is a serious omission of the current Priority Plan and should be added for consideration.

**A motion was made by Councilwoman Gustin, seconded by Councilman Hinterlong, to approve the final Bridge to 2023 Priorities Plan. The motion carried by a voice vote.**

## **P. NEW BUSINESS:**

Downtown design guidelines and brick  
Gustin asked for update on painting/staining brick in the downtown.

Laff stated that staff is presenting to DAC and will report back on the group's recommendation.

## **Q. ADJOURNMENT:**

**A motion was made by Councilman Hinterlong, seconded by Councilwoman Gustin, to adjourn the Regular City Council Meeting of December 7, 2021 at 8:38 p.m. The motion carried by a voice vote.**

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