



# City of Naperville

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

## Meeting Minutes - Draft

### City Council

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**Tuesday, October 7, 2025**

**7:00 PM**

**Council Chambers**

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

#### TO PROVIDE PUBLIC COMMENT:

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

1. Address the City Council live during the City Council meeting in-person in City Council Chambers. Individuals wishing to address the City Council during the meeting must sign up online at [www.naperville.il.us/speakersignup](http://www.naperville.il.us/speakersignup) by 6:30 p.m. on October 7.
2. Individuals can also have their name added to the speaker list by calling the Community Services Department at (630) 305-5300 by 6:30 p.m. on October 7.
3. Submit a written comment to the City in advance of the City Council meeting by 4 p.m. on October 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.
4. Submit a one-word statement of "SUPPORT" or "OPPOSITION" regarding a specific agenda item by 4 p.m. on October 7. The names of participants who submitted position statements will be compiled and posted with the electronic meeting agenda on the City's website prior to the start of the meeting. The cumulative number of position statements will be announced during the City Council meeting.

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

**PUBLIC ACCOMMODATION:**

Any individual who may require an accommodation to listen to or participate in the meeting should contact the Community Services Department at (630) 305-5300 by 4 p.m. on October 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:**

Mayor Wehrli called the October 7, 2025 City Council meeting to order at 7:00 p.m.

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

OPEN SESSION - 7:00 p.m.

**D. ROLL CALL:**

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

Also Present

City Manager Doug Krieger; Deputy City Manager Pam Gallahue; Deputy City Attorney Sabrina Spano; City Clerk Dawn Portner; Deputy Fire Chief Phil Giannattasio; Police Chief Jason Arres; Director Finance Raymond Munch; Director of IT Jacqueline Nguyen; Director of TED Jennifer Loudon; Deputy Director of TED Allison Laff; Budget and Administrative Manager; Christine Schwartzhoff, Director of Public Utilities - Electric Brian Groth; Director of Public Utilities - Water Darrell Blenniss; Sr. Communications Specialist Kelley Munch.

Daily Herald, Naperville Sun, NCTV-17

**E. PLEDGE TO THE FLAG:**

The Pledge of Allegiance was recited.

**F. AWARDS AND RECOGNITIONS:****1. Presentation of the 2025 Naperville Senior of the Year awards**

The awards were presented by Mayor Wehrli.

**G. PUBLIC FORUM:*****SPEAKERS***

Public Safety

Kevin Gould (Naperville) thanked Mayor Wehrli for his comments under Public Forum at the September 16, 2025 Council meeting.

Against the Karis Data Center in the Lucent site

Lisa Polsby (Naperville) opposes the proposed Karis Data Center.

SECA funds

Sam Entile (Naperville) discussed concerns with the Special Events and Community Arts (SECA) Grant Fund.

Karis Critical Data Center

Bud Rein (Naperville) opposes the proposed Karis Data Center.

Concerns over safety and wellbeing of residents

Doreen Swindall (Naperville) discussed concerns about recent social media posts made by a member of the City Council.

Laura Navarro (Naperville - ALMAS) discussed concerns about recent social media posts made by a member of the City Council.

Council discussed Aurora's temporary moratorium on data centers and warehouses, the number of times generators are tested per month at a data center, and SECA guidelines.

Laff stated that the Planning and Zoning Commission will continue to receive additional information and public comment at its next meeting on October 15, 2025. She also noted that an independent sound engineer recently reviewed the engineering and operations plans for the proposed data center and confirmed they are in compliance with the City's ordinances.

Krieger stated SECA recipients must use their allocated funds towards a specific event or project based on the approved guidelines of the grant program.

Spano agreed that accepting SECA funds does not allow the City the authority to control a specific group's First Amendment rights.

**WRITTEN COMMENT ONLY**

Jospeh Geraci (Naperville) On December 6, 2024, my mother, Joanne Geraci, suffocated on the floor of her room at Monarch Landing here in Naperville. She was found without oxygen, without her gown, and without the comfort medication doctors had ordered to ease her suffering. She died alone, on the floor of a nursing home that was supposed to protect her. And this was not the first time. In 2019, Monarch Landing was cited after dropping another elder on the floor. The facility got away with it, and nothing changed. Five years later, my mother was the next victim of that same culture of neglect. The official story was that she pressed her call light at 3:00 AM and staff responded. That story was repeated to police, adopted by IDPH, and used to close the case. But here is the truth: the City never obtained the electronic audit log. That evidence sat buried until I, her grieving son, was forced to subpoena it myself. And when I did, the facility's own record proved the story false. The last call was at 7:39 PM the night before. The 3:00 AM call never happened. This is not my opinion. These are the facility's own records. They contradict sworn statements, and they prove the investigation was not honest. The bodycam footage makes it worse, it shows responding officers openly more worried about going home and about overtime than about investigating how my mother really died. An independent hospital witness confirmed her bed was raised unusually high when she was found that fact, too, was ignored because it did not fit the story the facility wanted told. My mother was not only an Indigenous person of color, she was also a community leader, a former elected school board president of District 108. She gave her life to public service, and in her final hours she was denied even the most basic dignity. Now this case is going to trial before the Illinois Department of Public Health. Subpoenas are signed. Witnesses will testify. And the public will see how Monarch Landing, the City, and its police buried elder deaths and falls under false reports instead of exposing them. Naperville deserves better. My mother deserved better. You cannot claim ignorance anymore. The truth is documented, it is corroborated, and it will be heard. The only question left is whether this Council will stand with the truth or continue to stand behind a cover-up.

Robert Donato (Naperville) Lake Osborne three cars two with no plates, no registration, flat tires and gentleman living in the third car. Cars remain past 2am -5am Ordinance #641 Gentleman living in park past dusk. "We the People" believe it is time the City of Naperville to please take corrective measures.

@NapervilleIL @Joshmcbroom. As a taxpayer of Naperville it important for all of us to follow the rule of law, ordinances and Illinois plate registration and Auto Insurance Requirements. These are the tools for safe parks to be enjoyed by all!

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

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

## **I. CONSENT AGENDA:**

A motion was made by Councilman White, seconded by Councilman Kelly to approve the Consent Agenda removing I13. The motion carried by the following vote:

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

1. Approve the regular City Council meeting minutes of September 16, 2025  
**Council approved.**
2. Approve the City Council meeting schedule for October, November, and December 2025  
**Council approved.**
3. Approve the appointment of Councilwoman Jain to the Advisory Commission on Disabilities and Councilman McBroom to the Transportation Advisory Board  
**Council approved.**
4. Approve an appointment to the Planning & Zoning Commission  
**Council approved.**
5. Approve the award of Single Source Procurement 25-280, Fire Station Alerting System Maintenance, to PURVIS Systems, Inc. for an amount not to exceed \$204,250 and for a three-year term  
**Council approved.**
6. Approve the award of Bid 25-246, Gravel, Sand and Aggregate Materials, to Boughton Materials, Inc. for an amount not to exceed \$528,871 and for a 15-month term  
**Council approved.**
7. Approve the award of Bid 25-074, Field Services for Tollway Substation Transformers, to Transfluid Services, Inc. for an amount not to exceed \$147,818

**Council approved.**

8. Approve the award of RFQ Work Order 25-072-TED-25-01, Streetscape Phase II Design - Jefferson and Main, to Thomas Engineering Group for an amount not to exceed \$189,565.96

**Council approved.**

9. Approve the award of RFP 25-025, EMS Billing Software Solution, to ImageTrend for an amount not to exceed \$168,268.94 and for a five-year term

**Council approved.**

10. Approve the award of Cooperative Procurement 25-282, Backhoe Loader Replacement (Unit 055), to West Side Tractor Sales for an amount not to exceed \$201,856.11

**Council approved.**

11. Approve the award of JOC Procurement DPW-004-CY25.A, 4th Avenue Train Station Bridge, Stair and Signage Improvements, to Robe Construction, Inc. for an amount not to exceed \$113,709.19

**Council approved.**

12. Approve the award of Change Order #1 to Contract 25-020, 2025 Pavement Markings, to Maintenance Coatings Co. for an amount not to exceed \$18,985.05 and a total award of \$165,473.95

**Council approved.**

13. Approve the 2026 and 2027 Annual New Sidewalk Program

***SPEAKERS***

Donna Malone (Naperville) is requesting to permanently remove her home from the sidewalk gap program, located on Franklin Avenue from Julian to Huffman Streets.

Patrick Malone (Naperville) is requesting to permanently remove his home from the sidewalk gap program, located on Franklin Avenue from Julian to Huffman Streets.

Council discussed the challenges of adding a sidewalk on Franklin from Julian to Huffman Streets, including the placement of sidewalks around existing trees. Council also inquired whether, in the case of a teardown, the developer would be responsible for the cost of sidewalk repairs as part of new construction.

Louden stated that staff will remove this location from the sidewalk gap program when projects go out for bid over the next two years. This removal will not limit staff's ability to complete the program since each segment is reviewed individually. The sidewalk program has been successful in meeting the goals of the comprehensive sidewalk policy, with over 15 miles of sidewalk gaps completed, and efforts continue toward having sidewalks on both sides of every

street. Staff will also reach out to residents to discuss tree placement near sidewalks, and developers remain responsible for sidewalk costs as part of new construction projects.

**SUPPORT**

Marilyn L Schweitzer (Naperville)

**WRITTEN COMMENT**

Tim Messer (Naperville) As a longtime resident of Huffman Street, I support filling in the sidewalk gaps on Franklin between Columbia and Huffman, particularly now that the property at Franklin and Huffman has been redeveloped. Thanks for your time and consideration.

**A motion was made by Councilman White, seconded by Councilman Kelly, to approve the 2026 and 2027 Annual New Sidewalk Program excluding the portion on Franklin Avenue from Julian and Huffman Streets. The motion carried by the following vote:**

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

14. Accept the public street improvements at Naper Commons Phase 3, the public streetlight improvements at Naperville Wheaton Townhomes, and authorize the City Clerk to reduce the corresponding public improvement surety

**Council accepted.**

15. Pass the ordinance declaring necessity of use and authorizing the transfer of property for the benefit of the City of Naperville

ORD 25-106

**Council passed.**

16. Pass the ordinance authorizing participation in the IEPA's Public Water Supply Loan Program for a 30-year loan in an amount not to exceed \$3,500,000 for lead water service line removal

ORD 25-107

**Council passed.**

17. Pass the ordinance to establish temporary traffic controls and issue Special Event and Amplifier permits for the Turkey Trot 5K Run on Thursday, November 27, 2025

ORD 25-108

**Council passed.**

18. Pass the ordinance to establish temporary traffic controls and issue Special Event and Amplifier permits for the Rotary Clubs of Naperville Holiday Parade of Lights on Friday,

November 28, 2025

ORD 25-109

**Council passed.**

## **J. PUBLIC HEARINGS:**

1. Receive the staff report and conduct the public hearing to consider the Annexation Agreement and related ordinances for the property located at 10826-10846 S. Book Road for The Reserves of Saddle Creek - DEV-0033-2025 (Item 1 of 7)

Mayor Wehrli opened the Public Hearing at 7:54 p.m.

**A motion was made by Councilman White, seconded by Councilman Kelly to close the public hearing at 7:54 p.m. and to consider the Annexation Agreement and related ordinances for the property located at 10826-10846 S. Book Road for The Reserves of Saddle Creek - DEV-0033-2025. The motion carried by a voice vote.**

2. Pass the ordinance authorizing the execution of the Annexation Agreement for The Reserves of Saddle Creek - DEV-0033-2025 (requires six positive votes) (Item 2 of 7)

ORD 25-110

**A motion was made by Councilman White, seconded by Councilman Kelly, to pass the ordinance authorizing the execution of the Annexation Agreement for The Reserves of Saddle Creek - DEV-0033-2025. The motion carried by the following vote:**

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

3. Pass the ordinance annexing 10826-10846 S. Book Road for The Reserves of Saddle Creek - DEV-0033-2025 (Item 3 of 7)

ORD 25-111

**A motion was made by Councilman White, seconded by Councilman Kelly to pass the ordinance annexing 10826-10846 S. Book Road for The Reserves of Saddle Creek - DEV-0033-2025. The motion carried by the following vote:**

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

4. Pass the ordinance rezoning 10826-10846 S. Book Road for The Reserves of Saddle Creek to R1A upon annexation - DEV-0033-2025 (Item 4 of 7)

ORD 25-112

**A motion was made by Councilman White, seconded by Councilman Kelly to pass the ordinance rezoning 10826-10846 S. Book Road for The Reserves of Saddle Creek to R1A upon annexation - DEV-0033-2025. The motion carried by the following vote:**

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

5. Pass the ordinance approving a Preliminary/Final Plat of Subdivision and a subdivision



deviation for The Reserves of Saddle Creek - DEV-0033-2025 (Item 5 of 7)

ORD 25-113

**A motion was made by Councilman White, seconded by Councilman Kelly, to pass the ordinance approving a Preliminary/Final Plat of Subdivision and a subdivision deviation for The Reserves of Saddle Creek - DEV-0033-2025. The motion carried by the following vote:**

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

6. Pass the ordinance approving a variance for The Reserves of Saddle Creek - DEV-0033-2025 (Item 6 of 7)

ORD 25-114

**A motion was made by Councilman White, seconded by Councilman Kelly to pass the ordinance approving a variance for The Reserves of Saddle Creek - DEV-0033-2025. The motion carried by the following vote:**

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

7. Pass the ordinance granting a deviation from the City of Naperville Design Manual for Public Improvements for The Reserves of Saddle Creek - DEV-0033-2025 (Item 7 of 7)

ORD 25-115

**A motion was made by Councilman White, seconded by Councilman Kelly, to pass the ordinance granting deviations from the City of Naperville Design Manual for Public Improvements for The Reserves of Saddle Creek - DEV-0033-2025. The motion carried by the following vote:**

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

8. Receive the staff report and conduct the public hearing to consider the Annexation Agreement and related ordinances for the property located at 25013 & 20535 West 111th Street for Everly Trace - DEV-0010-2025 (Item 1 of 6)

Mayor Wehrli opened the Public Hearing at 7:58 p.m.

#### **SPEAKERS**

Russ Whitaker (Petitioner) discussed their request to consider the annexation agreement and related ordinances for the property located at 25013 and 20535 W 111th Street for Everly Trace.

Allison Longenbaugh (Naperville) thanked M/I Homes and Whitaker for adding five homes in this development that will have no step entries which is part of the visitability design concept making housing accessible to all individuals.

Council discussed the traffic concerns on 111th and 248th Streets.

Whitaker stated a trip generated analysis was conducted during the morning and evening peak hours and it showed this new development will have a minimal amount of traffic impact on both of these streets.

**OPPOSE**

Dipesh Parikh (Naperville)

Binita Parikh (Naperville)

Jeff Doden (Naperville)

Rajeev Kalsi (Naperville)

**WRITTEN COMMENTS**

Kelly McWhertor (Naperville) Originally this land was going to be about 20 single family homes. Putting 68 families is overdevelopment. Besides the overdevelopment concern is Crone's drop off and pick up traffic- cars are backed up, parked on 111th (not for long, but it's still a hazard), while other trucks and passenger vehicles will pass the stopped cars waiting to enter Crone. A right turning lane (running along 111th) into the school is needed so cars can safely be off 111th.

Farid Faruqi (Naperville) As a resident of Naperville since 2014, and Ashwood Creek specifically since 2015, I have seen the growth in the city over time. The desire to create affordable housing should not come at the expense of existing neighborhoods by inserting cookie cutter townhomes in the midst of large homes. Adding this many townhomes to this neighborhood will increase traffic and cut throughs on residential streets. Responsible development would have townhomes built in locations designed for them specifically such as the neighborhood at 95th Street and Wolf's Crossing. I oppose this development as it is currently proposed.

Jeff Doden (Naperville) I'm writing today not only representing myself as a resident of Ashwood Creek, but also representing the Ashwood Creek HOA board as president and therefore also representing Ashwood Creek feedback as a whole. I've received countless feedback over the several months opposing the development of the 68 townhomes for concerns that I'll layout below. We also have an online petition that as of Tuesday morning at 8am, we have 341 signatures and counting opposing the proposed development. Here is what our residents are concerned about, and we thank you in advance for your consideration for our well established neighborhood and community We already have consistent speeding on our streets without the ability to add speed bumps so the impact of adding a significant amount of more drivers down Cedar/Christa and Juneberry, will lead to a decrease in safety and a scary situation for our children and residents. We believe the current development will negatively affect our schools: potential for overpopulation, not to mention a possible need for another re-zoning, plus potentially dangerous traffic extremely close to an already high-traffic area near Crone Middle School. The Crone drop-off/pickup line can already be a wild experience, and this the potential to make it worse. With more dense population, one would expect overall safety and the potential for crime to increase. A more populated area for criminals to target plus more cars on the streets that can lead to break-ins. Impact on our neighborhood aesthetic. Unlike other townhome developments that are separated from established, separate HOA led communities, this development will be physically completing the north side of Ashwood Creek, potentially decreasing home values and disrupting current views and overall aesthetic.

Residents believe that MI Homes builds beautiful homes in general, but the preference is that they continue with single family homes like they built previously in Ashwood Creek. Thank you for your consideration and time. With our residents only being aware of these plans for two weeks, we've done our best to work together to get as much feedback as possible.

Yadesh Narwani (Naperville) I am opposed to the Everly Townhome Development proposal due inevitable congestion that would be created on Little Leaf and Cedar Drive currently in Ashwood Creek. Anyone who has ever driven on these roads, especially near Crone Middle School release time, knows that they are already a disaster. As the parent of a new driver and two more young drivers on the way, I urge the city to deny this proposal for our young drivers' safety.

**A motion was made by Councilman White, seconded by Councilman Kelly to close the public hearing at 8:14 p.m. and consider the Annexation Agreement and related ordinances for the property located at 25013 & 20535 West 111th Street for Everly Trace - DEV-0010-2025. The motion carried by a voice vote.**

9. Pass the ordinance authorizing the execution of the Annexation Agreement for Everly Trace - DEV-0010-2025 (requires six positive votes) (Item 2 of 6)

ORD 25-116

**A motion was made by Councilman White and seconded by Councilman Kelly, to pass the ordinance authorizing the execution of the Annexation Agreement for Everly Trace - DEV-0010-2025. The motion carried by the following vote:**

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

10. Pass the ordinance annexing 25013 & 20535 West 111th Street for Everly Trace - DEV-0010-2025 (Item 3 of 6)

ORD 25-117

**A motion was made by Councilman White, seconded by Councilman Kelly, to pass the ordinance annexing 25013 & 20535 West 111th Street for Everly Trace - DEV-0010-2025. The motion carried by the following vote:**

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

11. Pass the ordinance rezoning 25013 & 20535 West 111th Street for Everly Trace to OCI upon annexation - DEV-0010-2025 (Item 4 of 6)

ORD 25-118

**A motion was made by Councilman White, seconded by Councilman Kelly, to pass the ordinance rezoning 25013 & 20535 West 111th Street for Everly Trace to OCI upon annexation - DEV-0010-2025. The motion carried by the following vote:**

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

12. Pass an ordinance approving a Preliminary Plat of Subdivision for Everly Trace - DEV-0010-2025 (Item 5 of 6)

ORD 25-119

**A motion was made by Councilman White, seconded by Councilman Kelly, to pass an ordinance approving a Preliminary Plat of Subdivision for Everly Trace - DEV-0010-2025. The motion carried by the following vote:**

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

13. Pass the ordinance approving a conditional use and a variance for Everly Trace - DEV-0010-2025 (Item 6 of 6)

ORD 25-120

**A motion was made by Councilman White, seconded by Councilman Kelly, to pass the ordinance approving a conditional use and a variance for Everly Trace - DEV-0010-2025. The motion carried by the following vote:**

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

## **K. OLD BUSINESS:**

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

1. Option A: Concur with the petitioner and direct staff to prepare ordinances and an OAA agreement approving the requested entitlements for Dutch Bros at 1230 S. Naper Blvd. - DEV-0068-2025; or

Option B: Deny the requested entitlements for Dutch Bros at 1230 S. Naper Blvd. - DEV-0068-2025

### ***SPEAKERS***

Gino Galluzzo (Rockford - Petitioner) discussed their request to prepare ordinance and an OAA agreement approving the requested entitlements for Dutch Bros at the property located at 1230 S. Naper Blvd.

Marilyn Schweitzer (Naperville) supports the approval the Dutch Bros proposal.

Council discussed concerns with the traffic management plan for this proposal and the future plans of Dutch Bros in Naperville.

The petitioners stated they will have off-duty Police Officers on site to manage daily traffic concerns for as long as needed. They noted they have multiple solutions in place for potential issues based on past experience and emphasized that pedestrian, vehicle, and business safety remain priorities. If traffic issues arise, they can be addressed with additional signage, staffing, and private enforcement. The petitioners explained that their traffic rollout process differs from similar businesses in the area because they are corporately owned. They expect 8-10 stores to open in the second quarter of 2026 and 12-15 more in the third and fourth quarters. Since the Naperville location will not be their first, customers will primarily come from the local area rather than other cities, so the store is not expected to be overwhelmed with excess traffic.

Laff stated that the current conditions for this proposal are in draft form. If the City moves forward with the request, staff will work with the Legal Department to refine the conditions. The conditions will allow staff to work with the owners to correct issues and find solutions, or, if necessary, issue citations and daily fines.

**WRITTEN COMMENT**

Robert Fleming (Naperville) I am responding to the Dutch Bros Coffee application to build at Market Meadows shopping center on South Naper Blvd. I have lived about one half of a mile from the shopping center for over 40 years. While I believe bringing new business to Naperville is good this particular location is not good. Currently there are 3 entrances to the shopping center- from the north end of the Jewel store, from Naper Blvd and from 75th street. I don't believe that I need to address the congestion in this area, it has been a well know problem for years. In the past five years Mariano's has opened a large store, a new retail building was built next to the McDonald's as well as a large addition of the Market Meadows main building, adding even more congestion to the area. The not hend entrance at the Jewel- This has long been a difficult entrance to navigate. As soon as you turn into the parking lot you the congestion is present. The biggest concern here is the people walking traffic to and from the Jewel. I don't see a plan that can improve this problem and not even sure how a driver can navigate entering from this location. Naper Blvd entrance- this is already a very active entrance used by most drivers and has to share the problems with the Fox Run Center across the street. Again, I do not see a plan that can improve the entrance to and from the shopping Center. I believe a visit at 5:00pm on any weekday and most weekends will find bumper to bumper traffic. The south entrance- There is very limited traffic going in and out due to the 75th street medium. During morning rush hour traffic is going eastbound, so the activity is small. In the newspaper article about the site 7 Brew Coffee was mentioned as a mistake and "we would not want to make that mistake again" I believe this is going to be much worse than 7 Brew. Final comment-we currently have 5 coffee locations within 100 yards of the proposed location as well as another one being built on 75th street just west of Market Meadows. The economic hit to the long-time existing locations and their employees will be felt right away.

**A motion was made by Councilman White, seconded by Councilman Holzhauer to table this item to the November 4, 2025 Council meeting. The motion carried by the following vote:**

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

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

1. Approve the recommendation by Alera Group to award Medical Claim Administration Services to Blue Cross and Blue Shield of Illinois (BCBSIL) for an amount not to exceed \$2,897,891.05 in fixed costs, based on HMO and PPO enrollment, for a one-year term (Item 1 of 5)

**A motion was made by Councilman White, seconded by Councilman Kelly, to**

approve the recommendation by Alera Group to award Medical Claim Administration Services to Blue Cross and Blue Shield of Illinois (BCBSIL) for an amount not to exceed \$2,897,891.05 in fixed costs, based on HMO and PPO enrollment, for a one-year term. The motion carried by the following vote:

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

2. Approve the recommendation by Alera Group to award Stop Loss Reinsurance to Blue Cross and Blue Shield of Illinois (BCBSIL) for an amount not to exceed \$1,294,966.56 in fixed premium, based on PPO enrollment, for a one-year term (Item 2 of 5)

A motion was made by Councilman White, seconded by Councilman Kelly, to approve the recommendation by Alera Group to award Stop Loss Reinsurance to Blue Cross and Blue Shield of Illinois (BCBSIL) for an amount not to exceed \$1,294,966.56 in fixed premium, based on PPO enrollment, for a one-year term. The motion carried by the following vote:

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

3. Approve the recommendation by Alera Group to renew Pharmacy Benefit Manager Services with CVS/Caremark - Employers Health - VPS for one year term (Item 3 of 5)

A motion was made by Councilman White, seconded by Councilman Kelly, to approve the recommendation by Alera Group to renew Pharmacy Benefit Manager Services with CVS/Caremark - Employers Health - VPS for one year term. The motion carried by the following vote:

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

4. Approve the recommendation by Alera Group to renew Group Life/Accidental Death and Dismemberment and FMLA Insurance with VOYA for an amount not to exceed \$866,343, based on enrollment for three years (Item 4 of 5)

A motion was made by Councilman White, seconded by Councilman Kelly, to approve the recommendation by Alera Group to renew Group Life/Accidental Death and Dismemberment and FMLA Insurance with VOYA for an amount not to exceed \$866,343, based on enrollment for three years. The motion carried by the following vote:

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

5. Approve the recommendation by Alera Group to award Weight Management Program Services to CVS/Caremark for an amount not to exceed \$103,112 for a one-year term (Item 5 of 5)

A motion was made by Councilman White, seconded by Councilman Kelly, to approve the recommendation by Alera Group to award Weight Management Program Services to CVS/Caremark for an amount not to exceed \$103,112 for a one-year term. The motion carried by the following vote:

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

## N. PETITIONS AND COMMUNICATIONS:

**O. REPORTS AND RECOMMENDATIONS:****P. NEW BUSINESS:**

Review of the ADA parking spots in downtown Naperville

White requested a review of the number of ADA parking spots in downtown Naperville.

Louden stated a review will take place that would include feedback and input from the Downtown Naperville Alliance, Advisory Commission on Disabilities and the Accessible Community Task Force.

By consensus Council directed staff to review the number of ADA parking spots in downtown Naperville and report back to Council with their findings.

**Q. ADJOURNMENT:**

**A motion was made by Councilman White, seconded by Councilman Kelly, to adjourn the Regular City Council Meeting of October 7, 2025, at 9:24 p.m. The motion carried by a voice vote.**

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