



City of Naperville

400 S. Eagle Street
Naperville, IL 60540

Meeting Minutes

City Council

Tuesday, October 20, 2020

7:00 PM On Zoom - Open agenda to see cable, phone & streaming options

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

On Tuesday, June 16, 2020, Mayor Chirico issued an executive order determining that in-person meetings of the City Council and the City's boards and commissions are not currently practical or prudent due to the COVID-19 pandemic.

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>
- Listen by telephone (audio only) – registration to receive dial-in phone number required by calling the City Clerk's Office, (630) 305-5300, by 5 p.m. on October 20

TO SUBMIT PUBLIC COMMENT IN THE MEETING:

To address the City Council via Zoom and provide public comment, members of the public must register by 5 p.m. on October 20 at: 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 5 p.m. on October 20) to be read into the public record during the City Council meeting by a member of staff.
2. Submit a one-word statement of "SUPPORT" or "OPPOSITON" regarding a specific agenda item to be read into the public record during the City Council meeting by a member of staff.
3. Address the City Council live during the City Council meeting via spoken audio. Individuals who want to address the Council live must sign up to speak in advance of the City Council meeting (by 5 p.m. on October 20).

Once signed up, the individual will receive an email from the City Clerk's Office after the sign-up time ends with information about how to join the meeting.

- Online sign-up closes at 5 p.m. on October 20, at which time no other speakers or comments will be accepted.

PUBLIC ACCOMMODATION:

- Any individual who would prefer to listen to the meeting by telephone, to speak during the meeting by telephone, or who may require an accommodation to listen to or participate in the meeting, should contact the City Clerk at (630) 305-5300, by 5 p.m. on October 20.
- Questions regarding online sign-up may be directed to the City Clerk's Office 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:**B. ROLL CALL:**

- Present:** 6 - Mayor Steve Chirico
Councilwoman Judith Brodhead
Councilwoman Patty Gustin
Councilman John Krummen
Councilwoman Theresa Sullivan
Councilman Benjamin White
- Absent:** 3 - Councilman Kevin Coyne
Councilman Paul Hinterlong
Councilman Patrick Kelly

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)(11) Pending Litigation and 120/2(c)(21) Approval of Minutes. The motion carried by the following vote:

Aye: 6 - Chirico, Brodhead, Gustin, Krummen, Sullivan, and White

Absent: 3 - Coyne, Hinterlong, and Kelly

OPEN SESSION - 7:00 p.m.

D. ROLL CALL:

Present: 9 - Mayor Steve Chirico
Councilwoman Judith Brodhead
Councilman Kevin Coyne
Councilwoman Patty Gustin
Councilman Paul Hinterlong
Councilman Patrick Kelly
Councilman John Krummen
Councilwoman Theresa Sullivan
Councilman Benjamin White

Also Present

City Manager, Doug Krieger; Deputy City Manager, Marcie Schatz; 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, Jacqueline Nguyen; Director of TED, Bill Novack; Deputy Director of TED, Jennifer Loudon; Deputy Director of TED, Allison Laff; Director of Public Utilities - Electric, Lucy Podlesny; Director of Public Utilities - Water, Darrell Blenniss, Jr.; Director of Public Works, Dick Dublinski; Communications Manager, Linda LaCloche

Daily Herald, Naperville Sun, NCTV-17

E. PLEDGE TO THE FLAG:

The pledge was given.

F. AWARDS AND RECOGNITIONS:

1. [Proclaim October 24, 2020 as World Polio Day](#)

Krummen presented the Proclamation.

SPEAKER

Richard Tatara (Naperville Rotary Club) thanked the Council for the Proclamation and discussed events planned for October 24.

2. [Proclaim October 2020 as National Disability Employment Awareness Month](#)

Hinterlong presented the Proclamation.

SPEAKER

Gary D. Smith (Representing the Chair of the Accessible Community Task Force) thanked the Council for the Proclamation and acknowledged the Accessible Community Task Force for its efforts to bring awareness of disability employment issues.

G. PUBLIC FORUM:**COMMENTS TO BE READ BY STAFF**

Lance Fuhrer (Chairman, Sister Cities Commission)

To Members of the Naperville City Council. On behalf of the Naperville Sister Cities Commission, I write to you in hopes that at the Tuesday, October 20th City Council meeting, the opportunity arises to reconsider the donation of a decommissioned ambulance to Cancun, Mexico. Though a new Sister City with Naperville, Cancun has a deeper connection with our community, established over the years between our two fire-fighting departments. This served as a catalyst for our new, more formal relationship with Cancun and helps define the underlying purpose of a Sister City partnership. For any partnership to thrive, an exchange of interests is essential. For Sister Cities, that often means our time and engagement, creating opportunities for: cultural exploration; economic development and commercial opportunities; dialogue that addresses mutual issues; partnerships through which we can creatively learn, work and collaborate. The decommissioned ambulance - with a current value of less than 5% of its original purchase price - has far greater value as an instrument of partnership around which we, as a municipal commission, can learn, work and collaborate. I recognize the value of any asset during this time falls under more focused scrutiny. We also acknowledge that the City has an interest to further develop protocols for future donation. For now, I would respectfully ask that you honor the past work of those who supported previous donations and move forward with this donation given the goals of Sister Cities and the value it will bring to both communities. Thank you for your service. Dr. Lance Fuhrer Chair, Naperville Sister Cities Commission Principal, Neuqua Valley High School

SPEAKER

Patty Lindstrom (Sister Cities Foundation and former Chair of Sister Cities Commission) spoke in favor of donating the decommissioned ambulance to Cancun.

Vasavi Chakka (Sister Cities Commission) spoke in favor of donating the decommissioned ambulance to Cancun.

Shruti Panse (Sister Cities Commission) spoke in favor of donating the decommissioned ambulance to Cancun.

Mark Urda discussed a recent resident survey regarding development in Naperville.

Marilyn Schweitzer spoke in favor of donating the decommissioned ambulance to Cancun.

Alan Lowe (Sister Cities Commission) spoke in favor of donating the decommissioned ambulance to Cancun.

Zach Wu (Sister Cities Commission) spoke in favor of donating the decommissioned ambulance to Cancun.

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

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

Aye: 9 - Chirico, Brodhead, Coyne, Gustin, Hinterlong, Kelly, Krummen, Sullivan, and White

I. CONSENT AGENDA:

Present: 9 - Mayor Steve Chirico
Councilwoman Judith Brodhead
Councilman Kevin Coyne
Councilwoman Patty Gustin
Councilman Paul Hinterlong
Councilman Patrick Kelly
Councilman John Krummen
Councilwoman Theresa Sullivan
Councilman Benjamin White

Approval of the Consent Agenda

A motion was made by Councilwoman Brodhead, seconded by Councilman Hinterlong, to approve the Consent Agenda with the exception of items I-9 and I-28. The motion carried by the following vote:

Aye: 9 - Chirico, Brodhead, Coyne, Gustin, Hinterlong, Kelly, Krummen, Sullivan, and White

1. [Approve the cash disbursements for the period of 09/01/2020 through 09/30/2020 for a total of \\$33,012,058.35](#)
Council approved.
2. [Approve the minutes of the City Council-Affordable Housing Recommendations Workshop of September 29, 2020](#)
Council approved.
3. [Approve the regular City Council meeting minutes of October 6, 2020](#)
Council approved.
4. [Approve the City Council meeting schedule for October, November & December 2020](#)

Council approved.

5. [Approve the award of Option Year One to Contract 17-084, Riverwalk Consultant, to Engineering Resource Associates, Inc. for an amount not to exceed \\$167,500](#)

Council approved.

6. [Approve the award of Option Year Two to Contract 17-219, Public Safety Uniforms and Equipment Cooperative Contract, to Galls and Lawmen's & Shooter's Supply Inc. for an amount not to exceed \\$119,000](#)

Council approved.

7. [Approve the award of Option Year Two to Contract 17-124, Fire Department Personal Protection Gear, to Equipment Management Co., LION First Responder and Air One Equipment for an amount not to exceed \\$140,000 and for a one-year period](#)

Council approved.

8. [Approve the award of Cooperative Procurement 20-362 for Uniforms, Equipment, and Accessories, to Galls LLC for an amount not to exceed \\$134,260 and for a one-year term](#)

Council approved.

9. [Approve the award of Bid 20-306, Biosolids Removal Services, to Stewart Spreading Inc. for an amount not to exceed \\$509,000 for a two-year term](#)

A motion was made by Councilman Hinterlong, seconded by Councilwoman Gustin, to table the award of Bid 20-306, Biosolids Removal Services, to Stewart Spreading Inc. for an amount not to exceed \$509,000 for a two-year term to the November 17, 2020 City Council meeting. The motion carried by the following vote:

Aye: 9 - Chirico, Brodhead, Coyne, Gustin, Hinterlong, Kelly, Krummen, Sullivan, and White

10. [Approve the award of the Second Three-year Extension to Contract 16-054, Flow Meter Maintenance, Flow Data Analysis, and Sanitary Sewer Overflow \(SSO\) Alarming Service, to ADS Environmental Services for an amount not to exceed \\$836,000](#)

Council approved.

11. [Approve the award of the first year Extension to Contract 17-159, Polyethylene/PVC Conduit Qualified Suppliers, to Power Line Supply and Universal Utility Supply Company for an amount not to exceed \\$309,900](#)

Council approved.

12. [Approve the award of Cooperative Procurement 20-370, Rock Salt, to Cargill Inc. for an amount not to exceed \\$604,512](#)

Council approved.

13. [Approve the award of Option Year One to Contract 18-027, Architectural and Engineering Services, to Kluber Architects and Engineers and Legat Architects, Inc. for an amount not to exceed \\$125,000](#)

Council approved.

14. [Approve the award of Option Year Three to Contract 16-353, Consulting Engineering Services for Soils and Materials Testing, to Midland Standard Engineering for an amount not to exceed \\$120,000](#)

Council approved.

15. [Approve the award of Option Year One to Contract 18-032, Engineering Services for Storm Water Management and Special Management Area Projects, to Christopher B. Burke Engineering, Ltd., Engineering Resource Associates, V3 Companies Ltd., and WBK Engineering Ltd. as approved vendors for future projects for a one-year term](#)

Council approved.

16. [Approve the award of Option Year Three to Contract 16-260, Contract Meter Reading Services for Water, to Alexander's Inc. for an amount not to exceed \\$445,000 and for a 12-month term \(Item 1 of 2\)](#)

Council approved.

17. [Approve the award of Change Order One to Contract 16-260, Meter Reading Services for Water, to Alexander's Inc., expanding the scope of services and extending the contract term by four months to December 2021 \(Item 2 of 2\)](#)

Council approved.

18. [Accept the public street improvements at Park's Edge Subdivision and authorize the City Clerk to reduce the corresponding public improvement surety.](#)

Council approved.

19. [Waive the applicable provisions of the Naperville Procurement Code and award Procurement 20-333, Health Screening Services, to Edward Elmhurst Health Services \(EEHS\) for an amount not to exceed \\$687,000 for a three-year term \(requires six positive votes\)](#)

Council approved.

20. [Waive the first reading and pass the ordinance to establish a 25 mph speed limit for the Atwater Subdivision \(requires six positive votes\)](#)

Enactment No.: ORD 20-101

Council passed.

21. [Waive the first reading and pass the ordinance to establish a 25 mph speed limit for several subdivisions and streets across Naperville \(requires six positive votes\)](#)

Enactment No.: ORD 20-102

Council passed.

22. [Conduct the first reading of an ordinance amending Title 1 \(Administrative\) Chapter 8 \(Municipal Departments\) Article B \(Fire Department\) of the Municipal Code related to ambulance and emergency response services](#)

Council passed.

23. [Conduct the first reading of an ordinance amending Title 1 \(Administration\) Chapter 9 \(Municipal Finances\) Article H \(Fees for Construction and New Development\) of the Municipal Code related to elevator inspection fees](#)

Council passed.

24. [Pass the ordinance approving a request for a temporary use for the Naper Lights Winter Wonderland on Water Street sponsor display at 141 Aurora Avenue from November 14, 2020 to January 9, 2021](#)

Enactment No.: ORD 20-103

Council passed.

25. [Pass the ordinance approving a conditional use and variance to permit an automobile service and repair facility in the B3 District at 1126 E. Ogden Avenue \(Belle Tire\) - PZC 20-1-050](#)

Enactment No.: ORD 20-104

Council passed.

26. [Pass the ordinance approving a setback variance to Section 6-7D-7 for the property located at 110 S. Washington Street \(Central Park Place\) - PZC 20-1-083](#)

Enactment No.: ORD 20-105

Council passed.

27. [Pass the ordinance establishing Special Service Area No. 33 for downtown maintenance and marketing services to replace expiring Special Service Area No. 26](#)

Enactment No.: ORD 20-106

Council passed.

28. [Pass the ordinance authorizing the execution of a cable television franchise agreement between the City of Naperville and Comcast of Illinois/West Virginia, LLC.](#)

Chirico and Coyne recused themselves to avoid the appearance of

impropriety and left the dais from 7:52 p.m. - 8:00 p.m.

Krummen assumed Mayor Pro Tem.

Council discussed dark fiber, strategic planning, internet at high schools, and the use of PEG funds by the City and NCTV.

DiSanto explained that the agenda item is a request for a cable service agreement and the use of public right of way.

Krieger updated the Council on the efforts of the City's Dark Fiber Team, the five-year plan for fiber, and that many entities are putting fiber in the community. He said PEG funds are restricted, however capital costs are allowable and the funds will be considered as eligible projects are initiated.

Enactment No.: ORD 20-107

A motion was made by Councilwoman Brodhead, seconded by Councilwoman Gustin, to pass the ordinance authorizing the execution of a cable television franchise agreement between the City of Naperville and Comcast of Illinois/West Virginia, LLC. The motion carried by the following vote:

Aye: 7 - Brodhead, Gustin, Hinterlong, Kelly, Krummen, Sullivan, and White

Recused: 2 - Chirico, and Coyne

J. PUBLIC HEARINGS:

1. [Conduct the public hearing for a Substantial Amendment to the Program Year 2019 Community Development Block Grant Annual Action Plan in the amount of \\$107,075 and a change to the scope of work for the Little Friends, Inc. and Turning Pointe Autism Foundation projects due to COVID-19 \(Item 1 of 2\)](#)

Chirico opened the public hearing at 8:01 p.m.

A motion was made by Councilman Hinterlong, seconded by Councilwoman Gustin, to close the public hearing for a Substantial Amendment to the Program Year 2019 Community Development Block Grant Annual Action Plan in the amount of \$107,075 and a change to the scope of work for the Little Friends, Inc. and Turning Pointe Autism Foundation projects due to COVID-19 at 8:02 p.m. The motion carried by the following vote:

Aye: 9 - Chirico, Brodhead, Coyne, Gustin, Hinterlong, Kelly, Krummen, Sullivan, and White

2. [Approve a Substantial Amendment to the Program Year 2019 Community Development Block Grant Annual Action Plan in the amount of \\$107,075 and a change to the scope of work for the Little Friends, Inc. and Turning Pointe Autism Foundation projects due to COVID-19 \(Item 2 of 2\)](#)

A motion was made by Councilman Hinterlong, seconded by Councilwoman Gustin, to approve a Substantial Amendment to the Program Year 2019

Community Development Block Grant Annual Action Plan in the amount of \$107,075 and a change to the scope of work for the Little Friends, Inc. and Turning Pointe Autism Foundation projects due to COVID-19. The motion carried by the following vote:

Aye: 9 - Chirico, Brodhead, Coyne, Gustin, Hinterlong, Kelly, Krummen, Sullivan, and White

K. OLD BUSINESS:

L. ORDINANCES AND RESOLUTIONS:

1. [Conduct the first reading of an ordinance amending the Naperville Municipal Code to expand and replace the Housing Advisory Commission and fair housing ordinance with the Human Rights and Fair Housing Commission and human rights and fair housing ordinance](#)

Council proposed modifying the ordinance language and discussed Commission authority.

DiSanto explained authority, limited Council involvement, and that the Department of Justice found it unnecessary to introduce politics into a legal process.

Council discussed claims history, the appeal process, the need to keep the process simple, and directed staff to meet with the Department of Justice for clarification on language.

First reading held.

2. [Adopt a resolution for a six-month waiver of certain liquor and tobacco license renewal fees and a one-year waiver of fees for outdoor seating permits for the 2020-2021 license year](#)

Enactment No.: RES 20-29

A motion was made by Councilman Hinterlong, seconded by Councilwoman Gustin, to adopt a resolution for a six-month waiver of certain liquor and tobacco license renewal fees and a one-year waiver of fees for outdoor seating permits for the 2020-2021 license year. The motion carried by the following vote:

Aye: 9 - Chirico, Brodhead, Coyne, Gustin, Hinterlong, Kelly, Krummen, Sullivan, and White

3. [Receive the staff report for 126, 140, and 148 North Wright Street, 619 E. Franklin Avenue, and 147 N. Columbia Street \(Heritage Place\) - PZC 20-1-061, COA 20-2321 \(Item 1 of 4\)](#)

COMMENTS TO BE READ BY STAFF

Greg Remec

Dear City Council Members, thank you for this opportunity to express my views. My name is Greg Remec, and our family has lived in our historic district home since 1995 on the same block where my wife was raised.

One reason we bought our home here is because we valued that historic district regulations would be enforced by our elected officials to preserve the character and integrity of the neighborhood. We have appreciated the careful review and deliberation of requested zoning variances over our 25 years here that have preserved the historic district as intended. I implore you to not approve the Heritage Place development as currently proposed. This massive and overly dense development is completely out of place in the historic district. Keeping the Kroehler Mansion is preferable, but not at the expense of having to accept the current proposal. Alternative designs that do not require height, setback and density zoning variances while still allowing a reasonable profit are absolutely available. Please vote to keep Naperville as a shining example of a progressive community that still values its traditional neighborhoods and listens to its residents.

Alva J Chastain

I am opposed to the existing plan of 41 units as suggested for the Kroehler property, AKA Little Friends.

Kathy Levitan

Despite 35 people citing legal evidence and referencing the city's master plan, the planning and zoning commission approved variances for Heritage Place; a huge injustice. Tonight, you, the City Council, have an opportunity to do the right thing and reject this development, as it is. Compared to the majority of homes in the Historic District, this development is incredibly dense, 3 plus stories high and architecturally inappropriate, dare I say, ugly. Naperville Preservation has and can present alternatives that would provide profit for Ram West and protect some aspects of the Historic District. If this development is approved, it would forever alter, for the worse, the Historic District and sound the death knell of the Historic District. Please do not approve Heritage Place. Thank you.

Patty Sonnenschein

My family has lived at 103 North Wright Street for 16 years. We are directly across the street from Little Friends. We originally supported the purchase of Little Friends by NCC. Now that the NCC deal is off the table we support the Heritage Place development. I appreciate the inclusion of the park, the expected reduction in traffic and on-street parking, improved storm water management, and the surplus in tax dollars to the school district given the expected number of children. I would suggest there be some sort of holdback to ensure the storm water management system functions as designed. I would also want confirmation from the city that should the project fail due to unforeseen circumstances the city would not suffer any adverse financial consequences. I think the developer has made a concerted effort to address the neighborhood's concerns and has made many concessions to address those concerns. The proposed development

no longer requires the lot area variance, reduces the number of units from the original proposal and provides a larger pocket park along Columbia, and eliminates the second entrance on School Street to minimize potential traffic congestion. Thank you for your consideration. Patty

Grant Levitan

I am a 35 year resident of Naperville's Historic District, living in a carefully preserved turn of the century home at 9 S. Wright St, 1 block south of the Little Friends property. I am writing to express my opposition to the development of 40+ townhomes where 20-25 single family homes rightly belong. It is hard for me to imagine anyone who resides in a Naperville neighborhood made up of single-family homes wanting a development consisting of a wall of 40 3.5 story townhouses plumped down in the middle of their low density community. The Naperville Historic District master plan specifically states that it be preserved as a low density single-family area. I can see no justification for suddenly abandoning the master plan for the sake of Little Friends getting a bigger return on the property that was gifted to them by North Central College many decades ago. Having said that, please know that my wife and I are strong supporters of Little Friends. Kathy has worked at LF's Serendipity store for over a decade. I wrote my doctoral dissertation on the same developmentally disabled population that LF serves and have published numerous papers in scholarly journals on this subject. I also have conducted training for the Little Friends staff at no charge. Ram West's petition provides no factual basis to conclude that this development would not change the essential character of the neighborhood. Their proposed use conflicts with the guidance for new construction in the historic district as set forth in the Master Plan 2010 historic design and resource manual. Their so called concessions around setbacks and other minor changes serve as a distraction when the real issue is that such a development is completely inappropriate in any low density neighborhood. This is not Wicker Park, Bucktown or Ravenswood. It's Naperville. All other townhome developments in Naperville are adjacent to commercial or existing high density properties. This is where they rightly belong. And so it should be for this one. Respectfully submitted, Grant William Levitan, PhD Senior Partner, RHR International

Barry McGoldrick

The following are the comments of Barry and Martina McGoldrick. We live at 120 N Columbia St which is directly opposite Little Friends. The reason we are writing to you relates to the planned development at Little Friends. We believe that its important that you hear from people like our family that live directly opposite the proposed development. As an owner of one of the adjacent homes, we support the proposed development. We think its good that the mansion will be preserved and that the proposed townhomes will have a similar design theme. We also think the park is a good idea and

that this development should decrease the street parking as well as overall traffic volume in the area. We appreciate the engagement from the developer and their willingness to listen to concerns from us and our neighbors and make adjustments to their plans based on our feedback. Overall we think the plans are solid and will be good for the neighborhood. Best regards, Barry and Martina McGoldrick.

Matt Satre

I own an adjacent house at 28 n wright street and support this project. I think it will be a great addition to the neighborhood and good use of this property.

Laura

In regards to the development at Little Friends I ask that you concur with HPC. Do not approve the design and do not approve the variances. The current design and variances represent a significant change in density and design to the neighborhood. Current designs in the Historic District are single family homes with a few duplexes disguised as single family homes. What makes the area unique is that as you look at a block you'll see homes with a variety of heights, exteriors, and lot coverage. This plan does little to try to fit in what currently exists in an established historic district. Thank you for your time and good luck tonight!

Christopher Forthaus

We have lived at 219 North Columbia Street, which is 4 houses North of Little Friends, for over 20 years. Our children grew up with their friends playing at College park and on the front lawn of Little Friends, and we regularly enjoy walking around the Little Friends block. So, it's fair to say we have been and will continue to be directly impacted by what goes on at Little Friends and as you probably expect, we been monitoring and participating in the activities associated with Little Friends since they first announced their intention to sell the property. We acknowledge that the Heritage Place Proposal has generated; a great deal of passion among Historic District Residents, opinions throughout the neighborhood, and a few hardline positions formed around the current proposal. This becomes very apparent as we spend time walking through the neighbor and talking to neighbors, particularly those who live within the immediate blocks the border Little Friends, like we do. We believe that Heritage Place could be good for both the neighborhood and the city. We appreciate that Heritage Place preserves the Mansion and restores many elements of its original construction. We like the way the design of the row homes takes elements from the Mansion and incorporates features into the facades without replicating the Mansion itself. We also like the the rear-loading garages typical of the neighborhood, the inclusion of the park, the expected reduction in traffic and on-street parking, improved stormwater

management, and the fact that Heritage Place is projected to provide significantly more tax dollars to the school district than required for the expected number of children. We appreciate the efforts of the developer to communicate with the neighborhood, listen to our concerns, and modify the proposal to address those concerns. The proposed development no longer requires the lot area variance, reduces the massing of buildings and provides a larger pocket park along Columbia, and eliminates the second entrance on School Street to minimize potential traffic conflicts with residents, like us, who use the alley to access our garages. We also appreciate the increase in setback from 22 to 25 feet for the buildings along School Street to accommodate the reduced right of way of just 11 feet. Because this project is unusual in that it encompasses 1 1/2 blocks in the heart of an established neighborhood and is expected to last three or more years, it is important that a formal process for communication among the residents, the developer, and the city be established to ensure that neighbors are aware of significant construction activity and to address any issues that arise. Some have expressed concern that unlike the other homes in the neighborhood with front porches that look outward and create a sense of community, Heritage Place looks inward and will be separate from the rest of the neighborhood. However, because the heart of Heritage Place is a large park that welcomes the neighbors inside and the developer has promised that there will be no fences or gates within Heritage Place to keep neighbors out, we believe that Heritage Place will actually bring the neighborhood together. Finally, if a portion of the tax revenue generated by Heritage Place is dedicated to improving the Historic District, encouraging renovation, promoting it so that those who don't live here come to value the Historic District as much as its residents, and preserving some of the unique features of our neighborhood, then Heritage Place will truly be a win-win-win for our community. Thank you for your time and consideration. Chris and SuAnn Forthaus

SPEAKER

Russell Whitaker (Petitioner) gave a presentation on the development and requested approval to renovate and convert the Kroehler Mansion into two units and to construct 39 new townhome units in 11 new buildings. This proposal will require City Council to approve a conditional use for single family attached dwelling units in the R2 district, a front yard setback variance, and a variance to the maximum permitted number of stories.

Anne Swanson spoke against the proposed development.

Becky Simon (Naperville Preservation, Inc.) spoke against the proposed development.

Mark Urda spoke against the proposed development.

Susan Fitch spoke against the proposed development.

Carol Schmidt spoke in favor of the proposed development.

Signe Gleeson spoke against the proposed development.
Tom Ryan (Naperville Preservation, Inc.) spoke against the proposed development.

Ross P Berkley spoke in favor of the proposed development.
Jim Haselhorst spoke against the proposed development.
Karen Solomon spoke against the proposed development.
Mike Briggs (Little Friends) spoke in favor of the proposed development.
Jennifer Bruzan Taylor (read by Coyne) spoke against the proposed development.

Whitaker gave a rebuttal, said there is context to the development, the parcel is a unique property, and that the developer found a plan to save the mansion which included resident requests such as rear-load garages and more park space than the neighbors envisioned. He went on to say that neighbors will be given traffic pattern information, a construction timeline, and a point of contact.

Council discussed minimizing construction disruption, potentially establishing a working group, financial security, property maintenance, affordable housing set aside, covenant recorded against the property, site grading, stormwater issues, that the Park District will be responsible for park improvements, and tree preservation.

Whitaker said tree preservation is part of the design and the development is configured around the root zone.

Council discussed open space, parking, the direction to save the mansion, that the development addresses all concerns, potential consequences of turning down the proposed project, that the homes will be custom built, local jobs will be created, that there must be compromise, and it is critical to keep residents involved.

A motion was made by Councilman Hinterlong, seconded by Councilwoman Gustin, to receive the staff report for 126, 140, and 148 North Wright Street, 619 E. Franklin Avenue, and 147 N. Columbia Street (Heritage Place) - PZC 20-1-061, COA 20-2321. The motion carried by the following vote:

Aye: 9 - Chirico, Brodhead, Coyne, Gustin, Hinterlong, Kelly, Krummen, Sullivan, and White

4. [Option A: Concur with the HPC and uphold its ruling on COA #20-2321 denying the ordinance for the proposed exterior façade changes to the Kroehler Mansion and the proposed exterior façade of the townhome unit buildings for Heritage Place, or](#)

[Option B: Concur with the Petitioner and pass the ordinance authorizing COA #20-2321 to allow the proposed exterior façade changes to the Kroehler Mansion and the proposed exterior façade of the townhome unit buildings for Heritage Place \(Item 2 of 4\)](#)

Enactment No.: ORD 20-108

A motion was made by Councilman Hinterlong, seconded by Councilwoman Gustin, to (Option B) concur with the Petitioner and pass the ordinance authorizing COA #20-2321 to allow the proposed exterior façade changes to the Kroehler Mansion and the proposed exterior façade of the townhome unit buildings for Heritage Place. The motion carried by the following vote:

Aye: 9 - Chirico, Brodhead, Coyne, Gustin, Hinterlong, Kelly, Krummen, Sullivan, and White

5. [Pass the ordinance approving the preliminary plat of subdivision and OAA for Heritage Place - PZC 20-1-061 \(Item 3 of 4\)](#)

Enactment No.: ORD 20-109

A motion was made by Councilman Hinterlong, seconded by Councilwoman Gustin, to pass the ordinance approving the preliminary plat of subdivision and OAA for Heritage Place - PZC 20-1-061. The motion carried by the following vote:

Aye: 9 - Chirico, Brodhead, Coyne, Gustin, Hinterlong, Kelly, Krummen, Sullivan, and White

6. [Pass the ordinance approving a conditional use, a variance to the front yard setback requirements, and a story variance for 41 residential units for Heritage Place - PZC 20-1-061 \(Item 4 of 4\)](#)

Enactment No.: ORD 20-110

A motion was made by Councilman Hinterlong, seconded by Councilwoman Gustin, to pass the ordinance approving a conditional use, a variance to the front yard setback requirements, and a story variance for 41 residential units for Heritage Place - PZC 20-1-061. The motion carried by the following vote:

Aye: 9 - Chirico, Brodhead, Coyne, Gustin, Hinterlong, Kelly, Krummen, Sullivan, and White

M. AWARD OF BIDS AND OTHER ITEMS OF EXPENDITURE:

N. PETITIONS AND COMMUNICATIONS:

O. REPORTS AND RECOMMENDATIONS:

1. [Endorse the Naperville Riverwalk 2031 Master Plan](#)

A motion was made by Councilman Hinterlong, seconded by Councilwoman Gustin, to endorse the Naperville Riverwalk 2031 Master Plan. The motion carried by the following vote:

Aye: 9 - Chirico, Brodhead, Coyne, Gustin, Hinterlong, Kelly, Krummen, Sullivan, and White

2. [Receive the October 2020 Financial Report](#)

Mayer presented the October 2020 Financial Report and highlighted the projected \$2M surplus going into 2021.

P. NEW BUSINESS:

NEST

Krummen discussed efforts of the sustainability team and that he will be contacting Councilmembers to discuss in detail.

Ambulance donation to Sister City - Cancun

Kelly stated he would like the Council to reconsider the action taken at the previous meeting to deny the donation.

A motion was made by Councilman Kelly, seconded by Councilman White, to reconsider the decision to not donate the ambulance to Cancun at the next scheduled Council meeting. The motion carried by the following vote:

AYE: Chirico, Brodhead, Coyne, Gustin, Hinterlong, Kelly, Krummen, White

NAY: Sullivan

Brodhead stated that she would like to discuss ideas to better define the Sister City relationship with Cancun.

Early voting

Brodhead reminded voters of early voting locations in Naperville, parking, and building access.

Q. ADJOURNMENT:

A motion was made by Councilman Hinterlong, seconded by Councilwoman Gustin, to adjourn the Regular City Council Meeting of October 20, 2020 at 10:28 p.m. The motion carried by the following vote:

Aye: 9 - Chirico, Brodhead, Coyne, Gustin, Hinterlong, Kelly, Krummen, Sullivan, and White

/S/ Pam Gallahue
Pam Gallahue, PhD
City Clerk