

# City of Naperville

*400 S. Eagle Street  
Naperville, IL 60540*



## Naperville

### Meeting Minutes

Tuesday, January 7, 2020

7:30 AM

Municipal Center Lunchroom

**Riverwalk Planning, Design and Construction**  
**Committee**

## A. CALL TO ORDER:

Planning, Design & Construction Committee (PDC) Chairman Kennedy called the January 7, 2020 Naperville Riverwalk PDC meeting to order at 7:31 a.m. The meeting was held in the lunchroom of the Naperville Municipal Center located at 400 S. Eagle Street, Naperville, Illinois.

## B. ROLL CALL:

Present: John Cuff; Jeff Friant; Pat Kennedy, PD&C Committee Chairman; Amsal Khimani, Student Commissioner; Debra Lellbach; Bill Novack; and Geoff Roehll, Riverwalk Commission Chairman

Absent: Valla Aguilar, Pam Bartlett, Judy Brodhead and Bobby Carlsen, John Joseph and Chuck Papanos

Also Present: Brian Dusak, ERA; Dick Galitz, Former Riverwalk Commissioner; Monica Goshorn-Maroney, GRWA; Rick Hitchcock, Former Riverwalk Commission Chairman; Noor Khimani, resident; Stephanie Penick, Riverwalk Foundation; Tiffani Picco, Park District; Carl Peterson, GRWA and Marilyn Schweitzer, resident

## C. PUBLIC FORUM:

Public comments were made under Agenda Item D.3 and D.4.

## D. OLD BUSINESS:

### 1. Approval of Minutes - Pat Kennedy

Approve minutes from the December 3, 2019 Riverwalk Planning, Design and Construction Committee meeting.

A motion to approve the December 3, 2019 Planning, Design & Construction Committee minutes was made by Roehll and seconded by Lellbach.

MOTION CARRIED.

### 2. Park District - Tiffani Picco for Chuck Papanos

#### a. Riverwalk Banners

Picco explained that going forward new digital banners will be used instead of the old banners. She inquired about the possibility of discarding the old banners. The consensus was to take photographs of

each year's banner and then discard them.

b. Riverwalk Enhancement Project List

The Riverwalk Foundation is interested in some smaller projects that they can fund. Picco has developed a list that she will share with Foundation members at their next meeting.

### 3. Riverwalk Master Plan - Pat Kennedy

GRWA was asked to produce a draft template of the new Master Plan including a key map and separate informational pages for each capital project. Components of each capital project should include a small map depicting the location of the project, a graphic/vignette, and important information such as project description, estimated project cost, annual maintenance cost and possible funding sources. Given only 3 weeks during the holiday season, GRWA produced a very good draft template. The PDC Committee was asked to review the draft Master Plan and come back to the February 4, 2020 PDC meeting with suggestions.

### 4. Moser Tower Assessment - Bill Novack

The PDC Committee was tasked with coming to consensus on an alternative to recommend to the Riverwalk Commission (RWC) and ultimately to the City Council regarding the future of the Moser Tower. The committee recommendation will be brought to the full RWC on January 8, 2020. RW Commissioners will have a month to ponder the recommendation. It is anticipated that a vote on a unified recommendation to the City Council will take place at the February 12, 2020 RWC meeting.

Novack distributed an updated list of Moser Tower alternatives and associated costs including capital project cost and maintenance. The document also incorporated a list of items NOT INCLUDED in Alternative 3/Decommissioning the Tower. He stated that in past discussions there have been 5 choices (Alternative 1A, Alternative 1B, Alternative 2A, Alternative 2B and Alternative 3). He suggested that, to simplify the conversation, the committee should combine 1A/1B and 2A/2B to Alternative 1 and Alternative 2. He also suggested that, since all maintenance costs and associated timeframes are about the same, the committee should focus on the capital costs for each option to compare apples to apples. All agreed.

Kennedy asked those present to select one alternative as their recommendation to the City Council. All those present came to consensus to recommend Alternative 1A/Repair the existing structure in one phase. Several reasons were given for this choice.

Alternate 1 over Alternate 2:

- The original plans call for partially enclosing the tower which would not provide sufficient protection from the elements
- More expensive to maintain due to the additional HVAC that would be required

Alternate 1 over Alternate 3:

- The cost to save the tower would be about 1/10th the cost of the funds invested in the tower to date; for approximately twice the cost of tearing it down, the tower could be saved
- Due to the diligent research from a variety of experts (engineers/contractors/designers), the delta between keeping the tower and decommissioning it has been reduced to a palatable number; feels more like maintenance than reconstruction
- To honor past donors and community “pioneers”
- The carillon instrument is a cultural amenity and hard to attach a dollar amount to its value
- The tower has become a Naperville icon, from using it as a backdrop on a Chicago TV station to a popular location for high school prom pictures
- The tower is part of the Riverwalk and the community in general

Alternate 1A over Alternate 1B:

- Cost savings
- To minimize confusion and finger-pointing between contractors that has occurred in the past
- Minimize construction time and impact on the Riverwalk as well as the community; reduce the amount of construction that would be present in the downtown area e.g. Washington Street Bridge at the same time as the tower construction
- Minimize public perception that the Tower in “always under construction” and, consequently, less safe

Discussions will continue at the January 8, 2020 Riverwalk Commission meeting.

## **E. NEW BUSINESS:**

No new business was discussed.

## **F. MEETING SCHEDULE:**

Riverwalk Commission, January 8, 2020, 7:30 a.m.  
Lunchroom, Municipal Center, 400 S. Eagle St., Naperville, IL

Riverwalk Planning, Design & Construction, February 4, 2020, 7:30 a.m.  
Lunchroom, Municipal Center, 400 S. Eagle St., Naperville, IL

Riverwalk Commission, February 12, 2020, 7:30 a.m.  
Lunchroom, Municipal Center, 400 S. Eagle St., Naperville, IL

Riverwalk Planning, Design & Construction, March 3, 2020, 7:30 a.m.  
Lunchroom, Municipal Center, 400 S. Eagle St., Naperville, IL

## **G. ADJOURNMENT:**

A motion to adjourn was made by Roehll; seconded by Lellbach. MOTION  
CARRIED.

The meeting was adjourned at 8:52 a.m.

Respectfully submitted by  
Janette Erickson, Riverwalk Administrator