



# City of Naperville

400 S. Eagle Street  
Naperville, IL 60540

## Meeting Minutes - Draft

### City Council

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Tuesday, July 16, 2024

7:00 PM

Council Chambers

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#### Agenda Introductory Language

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 July 16.
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 July 16.
3. Submit a written comment to the City in advance of the City Council meeting by 4 p.m. on July 16. 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 July 16. 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 July 16.
- 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:****B. ROLL CALL:****C. CLOSED SESSION - CANCELED**

OPEN SESSION - 7:00 p.m.

Mayor Pro Tem Longenbaugh called the Regular City Council meeting of July 16, 2024 to order at 7:00 p.m.

**D. ROLL CALL:**

**Present:** 7 - Councilwoman Jennifer Bruzan Taylor  
Councilman Ian Holzauer  
Councilman Patrick Kelly  
Councilwoman Allison Longenbaugh  
Councilman Josh McBroom  
Councilman Benjamin White  
Councilman Nathan Wilson

**Absent:** 2 - Mayor Scott Wehri  
Councilman Paul Leong

Also Present

City Manager, Doug Krieger; City Attorney, Mike DiSanto; City Clerk, Dawn Portner; Assistant to the City Manager, Marcie Schatz; Fire Chief Mark Puknaitis; Deputy Police Chief, Jason Zbrozek; Director of Finance, Raymond Munch; Deputy Director of IT, Doug Rippe; Director of TED, Bill Novack; Deputy Director of TED, Allison Laff; Director of Public Utilities - Electric, Brian Groth; Director of Public Utilities - Water, Darrell Blenniss; Director of Human Resources, Blaine Wing; Director of Communications, Linda LaCloche.

Daily Herald, Naperville Sun, NCTV-17

Councilman Leong entered the meeting at 7:41 p.m.

**E. PLEDGE TO THE FLAG:**

The pledge was given.

**F. AWARDS AND RECOGNITIONS:**

1. Proclaim 2024 as Amici Club's 20th Anniversary

Councilman McBroom presented the proclamation.

2. Proclaim July 2024 as Disability Pride Month

Councilman McBroom presented the proclamation.

**G. PUBLIC FORUM:**

***SPEAKERS***

3 Minutes with Nest

Paul Deffenbaugh (Naperville), discussed Naperville's largest opportunity to reduce greenhouse gasses is in its buildings since they create 75% of Naperville's emissions. To address this challenge NEST is proposing three steps, making buildings more efficient, electrification of buildings and transitioning Naperville to a carbon neutral electricity supply. The City should also adopt the updated building and energy code which includes the upcoming IL Stretch Energy Code.

Accelerate Climate Solutions -bike plan

Avni Sabharwal (Naperville), discussed the benefits of developing a bike plan in Naperville.

Accelerate Climate Solutions -bike plan

Riley Leu (Aurora), discussed the benefits of developing a bike plan in

Naperville.

Jane Burke (Naperville Preservation), discussed and commended staff for pursuing the recent illegal demolition at 223 Center Street located in the City's Historical District and suggested using the fine that was collected as an incentive fund to award historical preservation efforts in Naperville.

Listening to youth voices on climate action

Catherine Clarkin (Naperville, Accelerate Climate Solutions), discussed the recent NEST program titled Youth Climate Leaders Speaking Up for the Future.

Council commended the staff for their quick response to the severe storms that recently took place, discussed an extra brush pick-up, overview of the amount of damage, how the automated systems worked during the storms compared to past storms and making our buildings more efficient.

Dublinski commented that the City is working with Grout on an additional brush pick-up, 700 requests came in to the City based on the storms, 50% of those requests were due to parkway trees being down. During the Sunday storms the City received 2.7 inches of rain, but due to changes made with the dam, the downtown did not see any flooding. The central part of the City was hit the hardest o Sunday, but both the north and south sides of the City were hit during the Monday storms and out of 70,000 trees in the City over 10,000 of those trees lost limbs during the two-day storms.

Three years ago the City hired a consultant to review all of the City buildings and lay out a road map for how the City should be making the needed changes in order to make our buildings more efficient. The consultants findings will be reviewed in the five-year plan.

#### **WRITTEN COMMENTS**

Soham Dongre (Naperville) Accelerate Climate Solutions- I am one of several interns at Accelerate Climate Solutions, a non-profit aiming to help the community access the resources they need to become more sustainable and combat climate change. This email is to update you on our developments of a bike plan and improving bike infrastructure in Downtown Naperville. We have been featured in a Chicago Tribune article linked below showcasing much about the work we've already done. It also discusses what we hope to accomplish in the future and our ultimate goals. At the upcoming City Council meeting on July 16th, we plan to further explore our goals through data we have collected, cities we can learn from like Naperville's Benchmark Cities, and more.

[<https://www.chicagotribune.com/2024/07/09/naperville-city-bicycle-plan-transp-oration-climate-environment-safety/>](https://www.chicagotribune.com/2024/07/09/naperville-city-bicycle-plan-transp-oration-climate-environment-safety/)

## 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 with removing I-26. The motion carried by the following vote

**Aye:** 7 - Bruzan Taylor, Holzhauer, Kelly, Longenbaugh, McBroom, White, and Wilson

**Absent:** 2 - Wehrl, and Leong

1. Approve the Cash Disbursements for the period of June 1, 2024 through June 30, 2024 for a total of \$32,229,976.40  
**Council approved.**
2. Approve the regular City Council agenda meeting minutes of June 18, 2024  
**Council approved.**
3. Approve the City Council meeting schedule for August, September, and October 2024  
**Council approved.**
4. Receive the year-to-date Budget Report through June 30, 2024  
**Report received.**
5. Approve the request to grant an extension to the recording timeframe for the Riverwalk Place ordinances (415 Jackson Avenue) - PZC 22-1-094  
ORD 24-060  
**Council approved.**
6. Approve the award of Sole Source Procurement 24-177, OnBase Maintenance Renewal, to Requordit, Inc., for an amount not to exceed \$337,997.37 and for a three-year term  
**Council approved.**
7. Approve the award of Sole Source Procurement 24-184, Naviline Public Administration and Public Safety CAD/RMS Software Maintenance and Support, to CentralSquare Technologies, for an amount not to exceed \$321,155.44 and for a one-year term  
**Council approved.**
8. Approve the award of Sole Source Procurement 24-189, Electric Switchgear, to S&C

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Electric Co. via Weldy Lamont Group, Inc., for an amount not to exceed \$574,000 and for a one-year term

**Council approved.**

9. Approve the award of Bid 24-117, Blade Server Upgrade, to Continental Resources, for an amount not to exceed \$216,000 and for a five-year term

**Council approved.**

10. Approve the award of Cooperative Procurement 24-076, Tires, Tubes & Related Services, to Pomp's Tire Service via Bridgestone Americas Tire Operations, LLC, The Goodyear Tire & Rubber Company, Continental Tire the Americas, LLC and Michelin North America, Inc., for an amount not to exceed \$350,000 and for a three-year term

**Council approved.**

11. Approve the award of Cooperative Procurement 24-180, Police Department Air Handler Unit 1 Replacement, to Carrier Corporation, for an amount not to exceed \$131,240

**Council approved.**

12. Approve the award of Cooperative Procurement 24-182, Navistar OEM Parts, to Rush Truck Centers of Illinois, Inc., for an amount not to exceed \$100,000 and for a four-year term

**Council approved.**

13. Approve the award of JOC Procurement 19-13.2-G.00-DPW, Commercial Overhead and Pedestrian Door Replacements, to Robe Construction, Inc., for an amount not to exceed \$112,004.24 plus a 5% contingency

**Council approved.**

14. Approve the award of Change Order #1 to Contract 22-052.0-01, Police and Fire Testing Services, to Industrial/Organizational Solutions Inc., for an amount not to exceed \$32,820 and a total award of \$74,020 and for an extension of 14 months

**Council approved.**

15. Approve the award of Change Order #1 to Contract 23-077, South Operation Center Pump 1, 4 and 5 Replacement, to Helm Mechanical, for an additional 165 days

**Council approved.**

16. Approve the award of Change Order #1 to Contract 24-037, Electric Utility Supplies, to Wesco Distribution Inc. for an amount not to exceed \$500,000 and a total award of \$1,100,000

**Council approved.**

17. Approve the award of Change Order #1 to Option Year #2 of Contract 21-053.2-01,

Medium-Heavy Duty Truck and Off-Road Equipment Repairs, to Aurora Truck Center and Interstate Power Systems, for an amount not to exceed \$45,000 and a total award of \$135,000

**Council approved.**

18. Approve the award of Change Order #2 to Option Year #4 of Contract 18-027.4-02, Architectural and Engineering Services, to Kluber Architects and Engineers and Legat Architects, Inc., for an amount not to exceed \$85,000.00 and a total award of \$229,750

**Council approved.**

19. Approve the award of Option Year #3 to Contract 21-206, Autobody Repairs - Light-Duty Vehicles, to CARSTAR Todd's Body Shop, for an amount not to exceed \$200,000 and for a one-year term

**Council approved.**

20. Waive the applicable provisions of the Naperville Procurement Code and award Bid 23-196R, Transmission Steel Pole Painting, to Public Utilities Maintenance Inc., for an amount not to exceed \$450,000 plus a 5% contingency

**Council awarded.**

21. Receive the staff report for 701 Royal St. George Drive - PZC 23-1-113 (Item 1 of 3)

**Report received.**

22. Pass the ordinance granting a major change to a planned unit development, a deviation from Section 6-6E-7 (Yard Requirements), and a preliminary/final planned unit development plat for the Heritage Hill Unit Two PUD located at 701 Royal St. George Drive (A/K/A The Views of Naperville) PZC 23-1-113 (Item 2 of 3)

ORD 24-061

**Council passed.**

23. Pass the ordinance granting a platted setback deviation for the property located at 701 Royal St. George Drive (A/K/A The Views of Naperville) -PZC 23-1-113 (Item 3 of 3)

ORD 24-062

**Council passed.**

24. Pass the ordinance approving a major change to the Naperville Crossings PUD and associated deviation for the property located at 2724 Showplace Drive PZC 23-1-100

ORD 24-063

**Council passed.**

25. Pass the ordinance approving a fence variance for the property located at 804 S Wright St - PZC 23-1-128

ORD 24-064

**Council passed.**

- 26.** Pass the ordinance approving a preliminary/final plat of subdivision, Owner's Acknowledgement and Acceptance, and variances to lot size and rear yard coverage for 204 and 212 W. Van Buren Avenue (Lots 2 and 3 of The Laurel Subdivision) - PZC 24-1-035

Kelly recused himself and left the dais from 7:39 p.m. - 7:41 p.m.

ORD 24-070

**WRITTEN COMMENT ONLY**

Paul Junkroski I reside at 180 W Benton Ave and am in favor of the development. I feel that having more people live in or near the downtown can only add to our downtown. There are two things that I would like to see the council consider. When I drive north or south on Webster on the block between Jefferson and Van Burn if there are cars parked on the east side of Webster and they are not as close to the curb as they should be it can be very hard to get thru if cars are also going in the opposite direction. Knowing that when the home are built delivery trucks will be stopping in front of them to deliver items ( Amazon, Fed Ex, UPS). This trucks would make it that much more difficult or impossible to get thru.I would like to see the two parking spots on the east side of Webster directly across the street from the development, adjacent to the large green boxes removed and Webster made one way north between Jefferson and Van Burn or Benton. This would make it much easier to drive that route and would prevent the street from being blocked by a stopped delivery truck.Thank you for the opportunity to comment.

**A motion was made by Councilman White, seconded by Councilman Holzhauser, to pass the ordinance approving a preliminary/final plat of subdivision, Owner's Acknowledgement and Acceptance, and variances to lot size and rear yard coverage for 204 and 212 W. Van Buren Avenue (Lots 2 and 3 of The Laurel Subdivision) - PZC 24-1-035. The motion carried by the following vote:**

**Aye:** 6 - Bruzan Taylor, Holzhauser, Longenbaugh, McBroom, White, and Wilson

**Absent:** 2 - Wehrli, and Leong

**Recused:** 1 - Kelly

- 27.** Pass the ordinance granting a variance to Section 6-9-3 of the Naperville Municipal Code to reduce the required number of parking spaces for the property located at 1880 Country Farm Drive - PZC 24-1-040

ORD 24-065

**Council passed.**

- 28.** Pass the ordinance affirming final approvals for Polo Club and amending Ordinance 23-097, 23-098, and 23-099 for Naperville Polo Club

ORD 24-066



**Council passed.**

- 29.** Pass the ordinance to establish temporary traffic controls and issue Special Event and Amplifier permits for the Naperville Sprint Triathlon on Sunday, August 4, 2024

ORD 24-067

**Council passed.**

- 30.** Pass the ordinance to establish temporary traffic controls and issue Special Event and Amplifier permits for Saints Peter & Paul Catholic Church Homecoming Fest on Saturday, August 24, 2024

ORD 24-068

**Council passed.**

- 31.** Pass the ordinance to establish temporary traffic controls and issue Special Event and Amplifier permits for the India Day Parade and Celebration on Sunday, August 11, 2024

ORD 24-069

**Council passed.**

- 32.** Adopt the resolution adopting the 2023 DuPage County Natural Mitigation Plan and appoint the Emergency Management Coordinator as the City's representative to the DuPage County Natural Hazards Mitigation workshop

RES 24-021

**Council adopted.**

- 33.** Adopt the resolution approving a workers' compensation settlement between Scott Fisher and the City of Naperville

RES 24-022

**Council adopted.**

## **J. PUBLIC HEARINGS:**

- 1.** Receive the staff report and conduct the public hearing to consider the Annexation Agreement for the property located at 26W028 Parkside Road - PZC 24-1-046 (Item 1 of 4)

Longenbaugh opened the Public Hearing at 7:41 p.m.

**A motion was made by Councilman White, seconded by Councilman Kelly, to close the public hearing and receive the staff report to consider the Annexation Agreement for the property located at 26W028 Parkside Road - PZC 24-1-046 at 7:41 p.m. The motion carried by a voice vote.**

- 2.** Pass the ordinance authorizing the execution of the Annexation Agreement for 26W028

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Parkside Road - PZC 24-1-046 (Item 2 of 4)

ORD 24-071

**Councilman White made a motion, seconded by Councilman Kelly, to pass the ordinance authorizing the execution of the Annexation Agreement for 26W028 Parkside Road - PZC 24-1-046. The motion carried by the following vote:**

**Aye:** 8 - Bruzan Taylor, Holzhauser, Kelly, Leong, Longenbaugh, McBroom, White, and Wilson

**Absent:** 1 - Wehrli

3. Pass the ordinance annexing 26W028 Parkside Road - PZC 24-1-046 (Item 3 of 4)

ORD 24-072

**Councilman White made a motion, seconded by Councilman Kelly, to pass the ordinance annexing 26W028 Parkside Road - PZC 24-1-046. The motion carried by the following vote:**

**Aye:** 8 - Bruzan Taylor, Holzhauser, Kelly, Leong, Longenbaugh, McBroom, White, and Wilson

**Absent:** 1 - Wehrli

4. Pass the ordinance rezoning 26W028 Parkside Road to R1A upon annexation - PZC 24-1-046 (Item 4 of 4)

ORD 24-073

**Councilman White made a motion, seconded by Councilman Kelly, to pass the ordinance rezoning 26W028 Parkside Road to R1A upon annexation - PZC 24-1-046. The motion carried by the following vote:**

**Aye:** 8 - Bruzan Taylor, Holzhauser, Kelly, Leong, Longenbaugh, McBroom, White, and Wilson

**Absent:** 1 - Wehrli

5. Receive the staff report and conduct the public hearing to consider the Annexation Agreement for the property located at 1081 Parkside Road - PZC 24-1-047 (Item 1 of 4)

Longenbaugh opened the public hearing at 7:44 p.m.

**Councilman White made a motion, seconded by Councilman Kelly, to close the public hearing and receive the staff report to consider the Annexation Agreement for the property located at 1081 Parkside Road - PZC 24-1-047 at 7:44 p.m. The motion carried by a voice vote.**

6. Pass the ordinance authorizing the execution of the Annexation Agreement for 1081 Parkside Road - PZC 24-1-047 (Item 2 of 4)

ORD 24-074

**Councilman White made a motion, seconded by Councilman Kelly, to pass the ordinance authorizing the execution of the Annexation Agreement for 1081 Parkside Road - PZC 24-1-047. The motion carried by the following vote:**

**Aye:** 8 - Bruzan Taylor, Holzhauer, Kelly, Leong, Longenbaugh, McBroom, White, and Wilson

**Absent:** 1 - Wehrli

7. Pass the ordinance annexing 1081 Parkside Road - PZC 24-1-047 (Item 3 of 4)

ORD 24-075

**Councilman White made a motion, seconded by Councilman Kelly, to pass the ordinance annexing 1081 Parkside Road - PZC 24-1-047. The motion carried by the following vote:**

**Aye:** 8 - Bruzan Taylor, Holzhauer, Kelly, Leong, Longenbaugh, McBroom, White, and Wilson

**Absent:** 1 - Wehrli

8. Pass the ordinance rezoning 1081 Parkside Road to R1A upon annexation - PZC 24-1-047 (Item 4 of 4)

ORD 24-076

**Councilman White made a motion, seconded by Councilman Kelly, to pass the ordinance rezoning 1081 Parkside Road to R1A upon annexation - PZC 24-1-047. The motion carried by the following vote:**

**Aye:** 8 - Bruzan Taylor, Holzhauer, Kelly, Leong, Longenbaugh, McBroom, White, and Wilson

**Absent:** 1 - Wehrli

## **K. OLD BUSINESS:**

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

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

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

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

1. Direct staff as to whether written comments should be provided in regards to DuPage County Zoning Petition 24-00053 (XSite)

Novack explained that municipalities are allowed to take a position on County development petitions located in unincorporated areas and within two miles of their planning jurisdiction. He said that in 2016 a different applicant proposed a self-storage facility in the same location and that the City formally opposed it because the land use was not allowed per the Master Land Use Plan. He concluded stating a different Council was in place in 2016 and is appropriate for the new Council to offer a position on the petition.

## **SPEAKERS**

Brett Paul (Burr Ridge, Petitioner Xsite Real Estate) explained the difference between the current and 2016 proposals, stated that they have engaged with the residents, incorporated feedback, and requested the City not oppose this initiative.

Council discussed noise and light concerns from the self-storage facility, well water on the site, how this project differs from the storage facility on Rt. 59 and 83rd Street and whether the Council should take a position on this project.

Paul stated the storage facility is a low impact proposal, that 10-15 visitors per day can be expected, that additional landscaping features will reduce the noise and lighting concerns, and that the petitioner will be working with DuPage County to install an EPA system for the daycare and coffee shop.

Laff stated the project on Rt. 59 and 83rd Street is taller in elevation than the proposed project.

DiSanto commented that for Council to respond to the Action Requested, a motion should be made to either direct staff to file a written comment or direct staff not to file a written comment.

**A motion was made by Councilman White, seconded by Councilman Kelly, to direct staff not to file written comments opposing DuPage County Zoning Petition 24-00053. The motion carried by the following vote:**

**Aye:** 8 - Bruzan Taylor, Holzhauer, Kelly, Leong, Longenbaugh, McBroom, White, and Wilson

**Absent:** 1 - Wehrl

## **P. NEW BUSINESS:**

Explore the best uses of City owned property that could potentially be developed in the future

McBroom discussed directing staff to develop a roadmap advising the City Council on how to develop 5th Avenue and other vacant City-owned properties.

Krieger stated staff can bring back a potential process, lessons learned from 2020, goals and ideas on how to meet those goals, and options to develop the 5th Avenue property or other undeveloped City-owned property.

By consensus, Council directed staff to come back with a report on steps, next actions and lessons learned on developing 5th Avenue and other undeveloped City-owned properties.

## **Q. ADJOURNMENT:**

**A motion was made by Councilman White, seconded by Councilman Kelly, to adjourn the Regular City Council Meeting of July 16, 2024 at 8:46 p.m. The motion carried by a voice vote.**

/S/ Dawn C. Portner

Dawn C. Portner  
City Clerk