



City of Naperville

400 S. Eagle Street
Naperville, IL 60540

Meeting Minutes

City Council

Wednesday, April 3, 2019

7:00 PM

Council Chambers

Rescheduled due to election

A. CALL TO ORDER:

Chirico called the meeting to order at 6:15 p.m.

B. ROLL CALL:

Present: 9 - Mayor Steve Chirico
Councilwoman Becky Anderson
Councilwoman Judith Brodhead
Councilman Kevin Coyne
Councilwoman Patty Gustin
Councilman Paul Hinterlong
Councilman John Kruppen
Councilwoman Rebecca Obarski
Councilman Benjamin White

C. CLOSED SESSION - 6:15 p.m.

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

Aye: 9 - Chirico, Anderson, Brodhead, Coyne, Gustin, Hinterlong, Kruppen, Obarski, and White

OPEN SESSION - 7:00 p.m.

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

D. ROLL CALL:

Present: 9 - Mayor Steve Chirico
Councilwoman Becky Anderson
Councilwoman Judith Brodhead
Councilman Kevin Coyne
Councilwoman Patty Gustin
Councilman Paul Hinterlong
Councilman John Kruppen
Councilwoman Rebecca Obarski
Councilman Benjamin White

Also Present

City Manager, Doug Krieger; Deputy City Manager, Marcie Schatz; City Attorney, Mike DiSanto; City Clerk, Pam Gallahue; Deputy Fire Chief, Amy Scheller; Police Chief, Robert Marshall; Director of Finance, Rachel Mayer; Director of Human Resources, James Sheehan; Interim 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, Mark Curran; Director of Public Utilities - Water, Darrell Blenniss, Jr.; Director of Public Works, Dick Dublinski

Daily Herald, Naperville Sun, NCTV-17

E. PLEDGE TO THE FLAG:

The pledge was given.

F. AWARDS AND RECOGNITIONS:

Chirico welcomed new Water Utility Director, Darrell Blenniss, Jr.

Chirico honored Electric Utility Director, Mark Curran on his 27 years of service and congratulated him on his upcoming retirement.

Chirico recognized and congratulated newly elected councilmembers Sullivan, Kelly, Gustin, and Hinterlong.

1. Proclaim April as Autism Awareness Month

Councilman White presented the Proclamation.

2. Proclaim April as Child Abuse Prevention Month

Councilman White presented the Proclamation.

3. Proclaim April as Fair Housing Month

Councilman White presented the Proclamation.

G. PUBLIC FORUM:

No speakers for Public Forum.

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

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

Aye: 9 - Chirico, Anderson, Brodhead, Coyne, Gustin, Hinterlong, Krummen, Obarski, and White

I. CONSENT AGENDA:**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 item 17-the City Council meeting schedule for April, May & June 2019. The motion carried by the following vote:

Aye: 9 - Chirico, Anderson, Brodhead, Coyne, Gustin, Hinterlong, Krummen, Obarski, and White

1. Approve the regular City Council meeting minutes of March 19, 2019

Council approved.

2. Approve the award of a two-year extension to Contract 17-002, Commuter Parking Daily Fee Payment Machines, to Electronic Security Solutions, Inc. for an amount not to exceed \$133,678.20

Council approved.

3. Approve the award of sole source procurement 19-117, S&C Electric Switchgear Equipment, to S&C Electric Company for an amount not to exceed \$204,368

Council approved.

4. Approve the award of Bid 19-061, Landscape Maintenance, Mowing, and Herbicide Services, to Groundworks Land Design, Local Lawn Care and Landscaping, Americana Landscape Group and Twin Oaks Landscaping for an amount not to exceed \$991,223.72 and for a two-year period

Council approved.

5. Approve the award of Bid 19-077, 1.5-Inch Water Meter Replacement Services (Rebid), to Calumet City Plumbing Co., Inc. for an amount not to exceed \$228,500, plus a 5% contingency

Council approved.

6. Approve the award of change order #1 to the third two-year extension to Contract 11-082, Job Order Contracting, to F.H. Paschen for an additional seven months

Council approved.

7. Approve the City Council meeting schedule for April, May & June 2019

A motion was made by Councilman Hinterlong, seconded by Councilwoman Gustin, to approve the City Council meeting schedule for April, May & June 2019 as amended to change the time of the mayor/council inauguration to 3:00 p.m. The motion carried by the following vote:

Aye: 9 - Chirico, Anderson, Brodhead, Coyne, Gustin, Hinterlong, Krummen, Obarski, and White

8. Pass the ordinance to establish a temporary street closure for the 2019 Soap Box Derby races and issue a Special Event permit

Enactment No.: ORD 19-037

Council passed.

9. Pass the ordinance establishing temporary traffic controls for the 2019 G.L.O.W. 5K Run and issue a Special Event permit for the event

Enactment No.: ORD 19-038

Council passed.

10. Waive the first reading and pass the ordinance amending Article H (Fees for Construction and New Development) of Chapter 9 (Municipal Finances) of Title 1 (Administrative) of the Naperville Municipal Code to establish a residential photovoltaic (solar) permit type and fee

Enactment No.: ORD 19-039

Council passed.

11. Waive the first reading and pass the ordinance amending 6-15-2 (Definitions), Section 6-15-5 (Authorization of Use and Height), and other applicable sections pertaining to Solar Energy Systems (PZC 19-1-021)

Enactment No.: ORD 19-040

Council passed.

12. Adopt the resolution approving an intergovernmental agreement granting land use permits from the City of Naperville to the Naperville Park District for City property at the 95th Street Library

Enactment No.: RES 19-10

Council adopted.

O. REPORTS AND RECOMMENDATIONS:

1. Receive information regarding various housing-related issues and initiatives

Dick Furstenau, spoke in favor of converting apartments to condominiums.

Laff explained the 2003 Affordable Housing Planning and Appeal Act (AHPAA), that Naperville was classified as "non-exempt" by the the Illinois Housing Development Authority (IHDA), and that approximately 1,300 additional affordable units must be provided in order to reach the 10% affordable housing requirement. She stated that AHPPA requires submittal of an Affordable

Housing Plan in which the community identifies the goals that will be set to increase the local affordable housing stock.

She further explained how affordability is defined for Naperville, the concerns with the calculations, that affordability is not being adjusted based on household size or number of bedrooms, and that the AHPAA percentages issued every five years are impacted by market factors beyond Naperville's control.

Council discussed defining affordable and attainable housing, that the City should meet and exceed stated housing percentages, the community is losing modest housing stock through teardowns, the need to add more housing for seniors and the disabled, the appropriateness of recommending a percentage for the 5th Avenue development at this time, having an affordable component mandate to new developers, and distributing affordable housing throughout Naperville.

Laff also discussed the upcoming Technical Assistance Project that will be conducted via the Metropolitan Mayor's Caucus and the RFP for a consultant to do a full housing analysis that will be initiated in the second quarter of 2019. She said these analyses will help with definitions, data, and housing gaps.

A motion was made by Councilman Hinterlong, seconded by Councilwoman Gustin, to receive information regarding various housing-related issues and initiatives. The motion carried by the following vote:

Aye: 9 - Chirico, Anderson, Brodhead, Coyne, Gustin, Hinterlong, Krummen, Obarski, and White

2. Consider the recommendation of the Housing Advisory Commission regarding the inclusion of affordable housing within the 5th Avenue Development project

Mercedes Haber-Kovach, Naperville, urged Council to adopt the Housing Advisory Commission position paper.

Jay Mitchell, Naperville, urged Council to adopt the Housing Advisory Commission position paper.

Dave Neary, St. Charles, urged Council to adopt the Housing Advisory Commission position paper.

Vickie Oriekose, Naperville, urged Council to adopt the Housing Advisory Commission position paper.

Anne Schultz, Naperville, urged Council to adopt the Housing Advisory Commission position paper.

Mary Beth Nagai, urged Council to adopt the Housing Advisory Commission position paper.

Jim Hill, Naperville, urged Council to adopt the Housing Advisory Commission position paper.

Gary Smith, Naperville, urged Council to adopt the Housing Advisory Commission position paper.

Jennifer Taylor, Naperville, urged Council to not mandate a percentage for the 5th Avenue development.

Council discussed the appropriateness of giving parameters to the 5th Avenue developer, citywide housing issues, the unique opportunity at 5th Avenue because the property is city owned, attractive location, direction to have affordability be a strong concept, and the appropriateness of setting a percentage at this time for both the development and new proposals citywide.

Council also directed staff to bring back definitions, housing stock options, update Council on the fair housing summit in April, and to research other communities with affordable housing mandates.

A motion was made by Councilman Krummen, seconded by Councilman Coyne, to consider the recommendation of the Housing Advisory Commission regarding the inclusion of affordable housing within the 5th Avenue Development project and concur with the goal of 20%. The motion carried by the following vote:

Aye: 9 - Chirico, Anderson, Brodhead, Coyne, Gustin, Hinterlong, Krummen, Obarski, and White

J. PUBLIC HEARINGS:

1. Conduct the Public Hearing for Substantial Amendment 1 to the Community Development Block Grant Program Year 2018 Annual Action Plan to reallocate \$92,667 (Item 1 of 2)

Chirico opened the Public Hearing at 9:12 p.m.

A motion was made by Councilman Hinterlong, seconded by Councilwoman Gustin, to close the Public Hearing at 9:12 p.m. The motion carried by the following vote:

Aye: 9 - Chirico, Anderson, Brodhead, Coyne, Gustin, Hinterlong, Krummen, Obarski, and White

2. Approve Substantial Amendment 1 to the Program Year 2018 Annual Action Plan reallocating a total of \$92,667 of Community Development Block Grant funds to Naperville Elderly Homes (Item 2 of 2)

A motion was made by Councilman Hinterlong, seconded by Councilwoman Gustin, to approve Substantial Amendment 1 to the Program Year 2018 Annual Action Plan reallocating a total of \$92,667 of Community Development Block Grant funds to Naperville Elderly Homes. The motion carried by the following vote:

Aye: 9 - Chirico, Anderson, Brodhead, Coyne, Gustin, Hinterlong, Krummen, Obarski, and White

K. OLD BUSINESS:

L. ORDINANCES AND RESOLUTIONS:

M. AWARD OF BIDS AND OTHER ITEMS OF EXPENDITURE:

N. PETITIONS AND COMMUNICATIONS:

P. NEW BUSINESS:

Thank You

Krummen thanked Councilwomen Anderson and Obarski for their service.

Royal St. George/Cress Creek

Gustin asked about tree removal and the recent water main break.

Novack responded that the water main replacement project will be started soon.

Wallet cards

White discussed issuing wallet cards, or another option, that identify disabilities on a voluntary basis.

Sound system

Hinterlong asked when the improvements to the system in council chambers will be started.

LaCloche explained that it should be started within three months.

Q. ADJOURNMENT:

A motion was made by Councilman Hinterlong, seconded by Councilwoman Gustin, to adjourn the Regular City Council Meeting of April 3, 2019 at 9:19 p.m. The motion carried by the following vote:

Aye: 9 - Chirico, Anderson, Brodhead, Coyne, Gustin, Hinterlong, Krummen, Obarski, and White

/S/ Pam Gallahue
Pam Gallahue, PhD
City Clerk