

City Council QA – March 17 2020

Wednesday, March 11, 2020 11:51 AM

I. CONSENT AGENDA:

1. **20-338** Approve the cash disbursements for the period of 02/01/2020 through 02/29/2020, for a total of \$25,893,466.98

Q:	Please provide a pie chart by Department overall budget versus expenses year to date.	Gustin
A:	Please see attached 2020 Budget Report (Department Budget to Actual) - February.	Mayer

2. **20-333** Approve the regular City Council meeting minutes of March 3, 2020
3. **20-362** Approve the City Council meeting schedule for April, May & June 2020
4. **20-013** Approve the award of Procurement 20-123, Hot Mix Asphalt, to Arrow Road Construction, Builders Asphalt, Chicago Materials Corporation, PT Ferro, RW Dundeman and Superior Asphalt Materials for an amount not to exceed \$200,000 and for a one-year term

Q:	Which alleys are scheduled to be done this year?	Hinterlong
A:	In 2020, DPW will be completing the 4 th Avenue Alley between Loomis and Ellsworth	Dublinski

5. **20-146** Approve the award of Cooperative Procurement 20-084, Crane Truck (Unit 714) Replacement, to National Auto Fleet Group for an amount not to exceed \$206,790
6. **20-286** Approve the award of Sole Source Procurement 20-029, S&C Switchgear, to Weldy Lamont Group, Incorporated for an amount not to exceed \$457,392 and for a one-year term
7. **20-297** Approve the award of Bid 20-036, Street Sweeping Services, to Lakeshore Recycling Systems LLC for an amount not to exceed \$363,344 and for a two-year term

- 8. **20-298** Approve the award of Option Year Three to Contract 17-077, Heating, Ventilation, Air Conditioning and Dehumidification Services, to Beery Heating and Cooling and Hayes Mechanical LLC for an amount not to exceed \$218,450

- 9. **20-308** Approve the award of Option Year One to Contract 19-060, Storm Sewer Rehabilitation (8"-30") Cured-In-Place- Pipelining (C-I-P-P), to Hoerr Construction Inc. for an amount not to exceed \$600,000, plus a 3% Contingency

- 10. **20-310** Approve the award of Procurement 20-117, Fire Station 4 and 8 Overhead Door Replacement - Phase III, to Allied Door Inc. for an amount not to exceed \$117,031.75, plus a 5% contingency

Q:	Please confirm actual cost are coming in below budgeted amount?	Gustin
A:	The requested award is within the budgeted amount for this expense.	Dublinski

- 11. **20-325** Approve the award of Change Order #2 to Contract 16-269, Consulting Services for Street Lighting LED Conversion, to Christopher B. Burke Engineering, Ltd. for an amount not to exceed \$65,000 and a total award of \$218,821.76

- 12. **20-332** Approve the award of Bid 20-089, Fused Modules, to WESCO Distributing for an amount not to exceed \$278,434 and for a three-year term

- 13. **20-328** Approve the award of Change Order #3 to Contract 16-083, Advanced Scheduling/Timekeeping Software and Implementation, to NOVAtime Technology, Inc. for an amount not to exceed \$40,000 and a total award of \$845,235.

Q:	Please provide a link or video of the actual use of this program for employees? Describe how employee friendly this program offers.	Gustin
A:	The City implemented this timekeeping software in 2016. This system offers many beneficial features. For example, employees can record their time at a time clock, on a computer or through their phone. In addition, Supervisors are able to see the employee's work hours and time off requests, as they are recorded. The purpose of this change order it to review the current structure of the underlying database to ensure that it is still efficiently designed. In addition, to provide a test environment that will allow the smooth transition of future changes.	Mayer

- 14. 20-072B** Pass the ordinance granting a major change to amend Lot 11 of the Cantore Place PUD, a conditional use for an automobile repair facility, and a Final PUD plat on the subject property located at 2643 Forgue Drive (Firestone-Naperville)- PZC 19-1-111
- 15. 20-244B** Pass the ordinance granting a sign variance for the subject property located at 135 Water Street (Water Street Shops)- PZC 19-1-136
- 16. 20-339** Pass the ordinance establishing temporary traffic control plans and issue a special event permit, including an amplifier permit, for the annual Naperville Women's Half Marathon and 5K on Sunday, April 19, 2020
- 17. 20-351** Pass the ordinance approving a minor change to the conditional use to allow a multi-family residential development at 1350 E. Ogden - PZC 20-1-002

Q:	Can I have some color elevations of this project please?	Hinterlong
A:	Please see attached color elevations.	Novack
Q:	Previously the Petitioner shared with me the inclusion of a bike rack and storage area. Are those included?	Gustin
A:	Yes, per the petitioner the new plan was designed to include significantly more indoor bike and tenant personal storage than the previous plan. An exterior bike rack as depicted on the attached sign plan is also included. Per the petitioner, avid riders prefer to leave their bikes outside for convenience.	Novack

- 18. 20-355** Adopt the resolution authorizing execution of a collective bargaining agreement between the City of Naperville and IAFF Local # 4302

Q:	How many paramedics will be eligible for the new annual stipend? What percentage of firefighters are also paramedics?	Sullivan
A:	59 FPM currently get the stipend. 23 additional will get it due to the time frame of application going from 10 years to 5 years. Overall 91.5% of all operational personnel are paramedics. Many of which do not get the stipend because they are under 5 years on the job.	Puknaitis
Q:	How many lieutenants and captains will be eligible for the new annual stipend? What percentage of all the fire personnel do they comprise?	Sullivan
A:	31 Officers are also paramedics and would be eligible for the stipend which	Puknaitis

	represents 17% of all firefighter across all ranks.	
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- 19. 20-365** Adopt the resolution approving the First Amendment to the Intergovernmental Agreement Granting Land Use Permits from the City of Naperville to the Naperville Park District for City Property at the 95th Street Library

Q:	The amendment seems to grant rights from the City to the Park District. Why is the City sharing costs for landlines that the Park District requires per the fire code?	Sullivan
A:	In 2019 the City Library initiated the possibility of a partnership between the City and the Park District with respect to the Park District’s 95 th Street Community Plaza in order to maximize the use of each other’s amenities and provide an overall improved value to members of the public. The Park District will spend 3.6 million dollars in improvements for the Community Plaza, including a playground area located immediately adjacent to the Library which incorporates Library-related themes. Further, the Library will be able to use the Plaza for Library programs. The costs to the Library for the work needed under the First Amendment includes a very minor cost for pulling the AED line from the Library to the Plaza. The Park District is paying for all costs associated with the monthly phone service for the AED & the hook-up of the AED. The greatest portion of the cost to the Library relates to equipment and installation of Wi-Fi which will provide Wi-Fi access for Library users within the vicinity of the Library and the Plaza.	Novack
Q:	What is the park district's share of the costs for this project?	Sullivan
A:	\$9,400	Novack

J. PUBLIC HEARINGS:

- 1. 20-341** Conduct the public hearing for the 2020-24 Community Development Block Grant Consolidated Plan and the Program Year 2020 Annual Action Plan (Item 1 of 2)

Q:	In reviewing the housing section has this report been provided and reviewed by Naperville's Housing Board? With many experts in the housing field, did staff reach out to those in the housing industry, such as developing a relationship with Illinois Association of Realtors and/or Mainstreet Organization of Realtors that may be provide a conduit towards advancement?	Gustin
A:	All applications were evaluated and scored by a multi-departmental team of staff from the City Clerk’s Office, TED Business Group and Police Department, as well as representatives of the Advisory Commission on Disabilities, Housing Advisory Commission, and Senior Task Force.	Gallahue

A 30-day public comment period and public hearing are required prior to submitting the Consolidated Plan and Annual Action Plan. The 2020-2024 Consolidated Plan and Program Year 2020 Annual Action Plan were made available to the public for review and comment beginning on February 17, 2020. Comments will be accepted through the March 17, 2020 public hearing at the City Council meeting. To date, no comments have been received.

- 2. **20-349** Approve the 2020-24 Consolidated Plan and Program Year 2020 Annual Action Plan allocating a total of \$567,835 of Community Development Block Grant funds (Item 2 of 2)

K. OLD BUSINESS:

L. ORDINANCES AND RESOLUTIONS:

- 1. **20-192B** Receive the staff report regarding the Nokia Campus located on part of 1935 Lucent Lane and 1960-2000 Lucent Lane, Naperville - PZC 20-1-008 (1 of 5)
- 2. **20-193B** Pass the ordinance approving of the preliminary/final plat of subdivision of the Nokia Campus for the subject property located on part of 1935 Lucent Lane and 1960-2000 Lucent Lane (File 2 of 5)
- 3. **20-194B** Pass the ordinance rezoning of Lot 4 of the Nokia Campus to R2 (Single-Family and Low Density Residence District) for the subject property located on part of 1935 Lucent Lane and 1960-2000 Lucent Lane (File 3 of 5)

Q:	If Council approves this, would Lot 4 be incorporated Naperville?	Sullivan
A:	Lot 4 is currently incorporated in the City of Naperville.	Novack
Q:	Please see attached letter from Fair Meadow residents. With regard specifically to stormwater issues and history they have pointed out, can TED please offer some commentary around the veracity of the claims?	Sullivan
A:	I have pretty good knowledge, but not comprehensive knowledge, of the Hestermann Drain. Many of the statements made are factual and correct, but I question some of them. Even though the subdivision is unincorporated, the City usually hears back when one of our developments causes flooding or stormwater issues to existing homeowners. This is the first I have heard of flooding or issues as a result of the Danada Woods townhouse development or the office building project. I am surprised with the comment about Danada Woods since the entire Danada Woods project is lower than all of Fairmeadow.	Novack

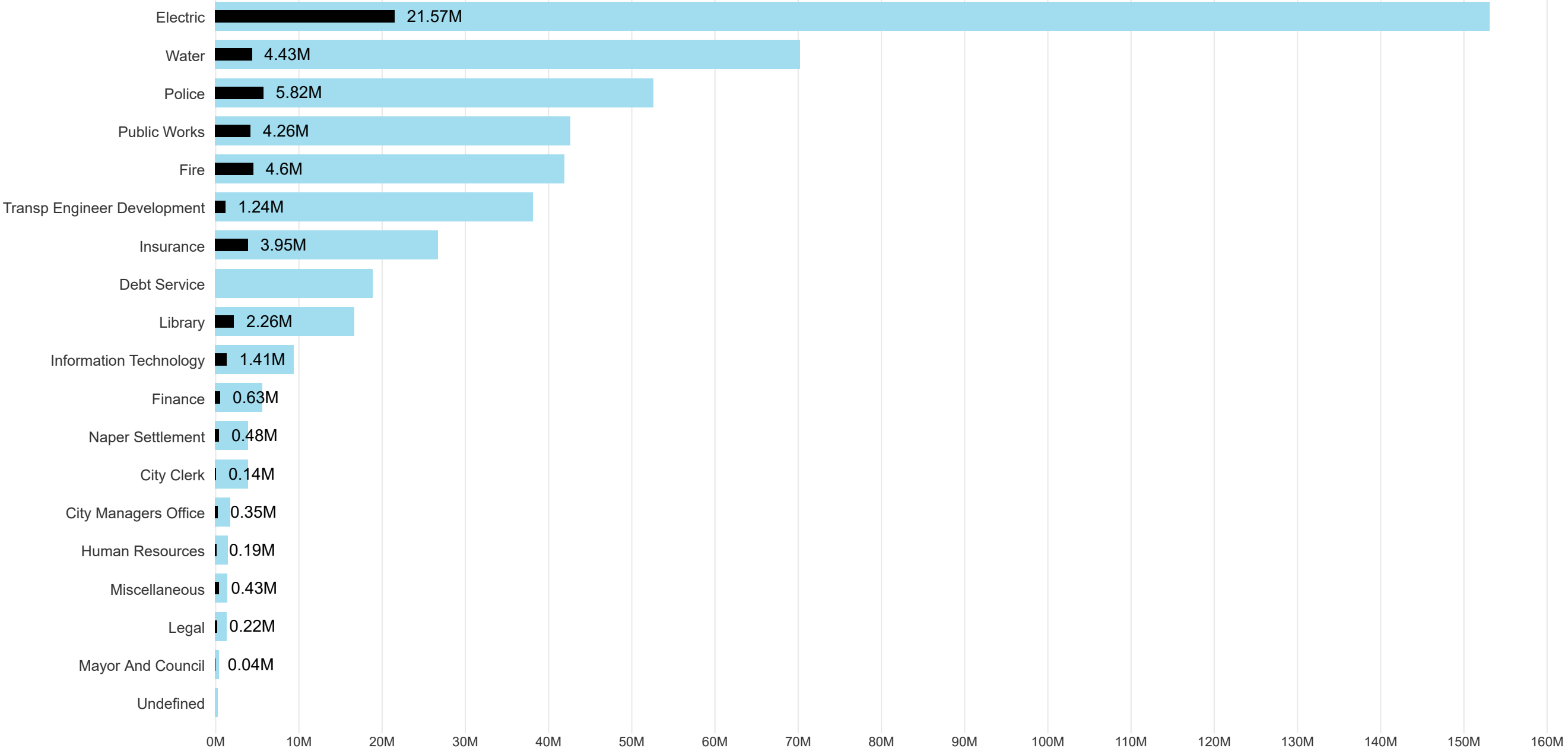
	If the development moves forward, a detailed stormwater analysis of the site will need to be prepared and submitted to both the City and DuPage County due to the complexity of the drainage system and potential wetland impacts. The stormwater report will need to demonstrate compliance with the DuPage County Stormwater Ordinance without negative impacts to adjacent properties. Through this analysis and collaboration with the County, the residents concerns should be addressed.	
Q:	Has the City or a 3rd party done any recent studies that model or anticipate what developing residential R2-type units on Lot 4 would do to the current storm water issues for LOT 4 AND unincorporated Fair Meadow residents?	Sullivan
A:	No recent stormwater study or modeling has been done on Lot 4 recently. As part of TED's engineering approval process, the applicant will have to submit a comprehensive stormwater report that proves that their development complies with DuPage County's Stormwater And Floodplain Ordinance. This includes making sure that the proposed stormwater release rate is not greater than the existing release rate. They will also have to use the latest rainfall data that the State issued and became effective in 2019 when doing the modeling. It does not matter how dense the property is developed, the release rate will be the same. So a denser project ends up with more stormwater storage than a less-dense project.	Novack
Q:	Please provide staff's opinion in response to the DuPage Forest Preserve storm water and other concerns.	Gustin
A:	As part of TED's engineering approval process, the applicant will have to submit a wetland assessment report confirming that there are no wetlands on the property. If there are wetlands that may be impacted, then they will have to show proper wetland mitigation. They will also have to provide post construction best management practices onsite. This will ensure that stormwater runoff that enters Lot 4 will get treated and filtered before they enter the DuPage River.	Novack

- 4. **20-195B** Pass the ordinance approving a conditional use to establish a planned unit development for Lot 4 of the Nokia Campus for the subject property located on part of 1935 Lucent Lane and 1960-2000 Lucent Lane (File 4 of 5)
- 5. **20-196B** Pass the ordinance approving variances associated with the Nokia Campus for the subject property located on part of 1935 Lucent Lane and 1960-2000 Lucent Lane (File 5 of 5)

O. REPORTS AND RECOMMENDATIONS:

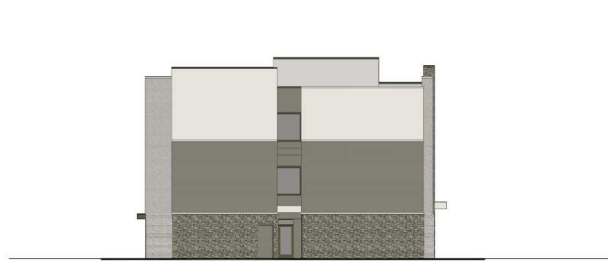
- 1. **20-145** Approve the recommendation to implement the proposed changes to the voluntary Renewable Energy Program
- 2. **20-364** Approve the proposed FY 2021 Social Services Grant funding allocations

2020 Budget Report (Department Budget to Actual) - February





EAST ELEVATION (TUTHILL ROAD)



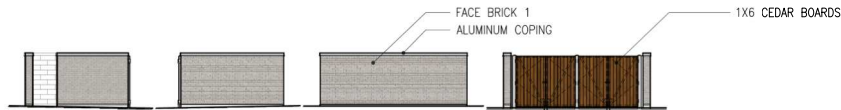
SOUTH ELEVATION



NORTH ELEVATION (OGDEN AVE)



WEST ELEVATION



EAST WEST SOUTH NORTH
TRASH ENCLOSURE ELEVATIONS

PROJECT

NEW RESIDENTIAL BUILDING
1350 E OGDEN AVE
NAPERVILLE, IL 60563
FOR
MZ CAPITAL NAPERVILLE, LLC
PROJECT NUMBER J919119

ISSUE

2/28/2020 ZONING REVISION

RE-ISSUE

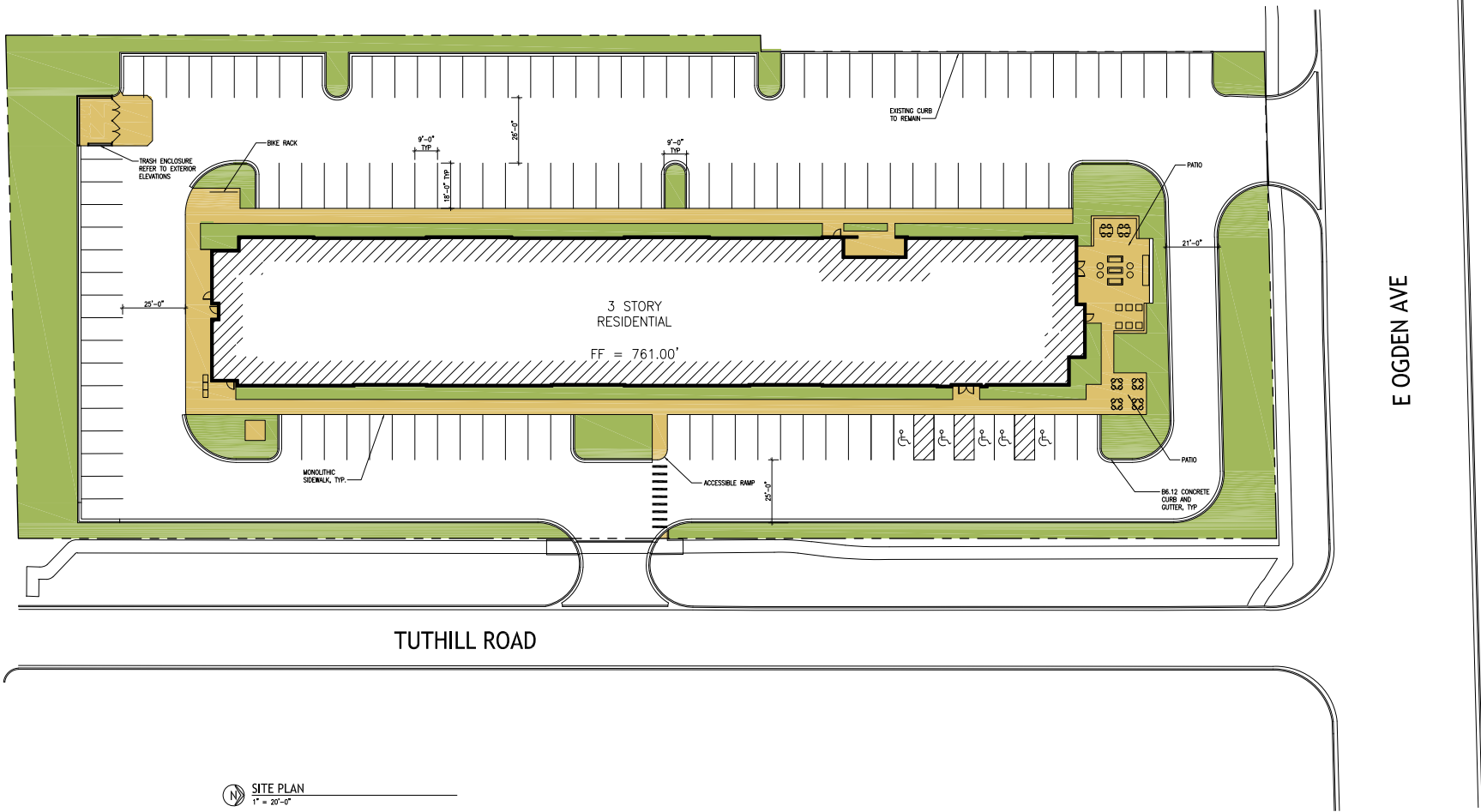
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DESCRIPTION

EXTERIOR ELEVATIONS
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TORCH ARCHITECTURE, INC.
27 W. JEFFERSON AVE. STE 200 NAPERVILLE, IL 60540
P. 630.420.1900 TORCHARCHITECTURE.COM

SK 02



N SITE PLAN
1" = 20'-0"

PROJECT	
NEW RESIDENTIAL BUILDING 1350 E OGDEN AVE NAPERVILLE, IL 60563 FOR MZ CAPITAL NAPERVILLE, LLC PROJECT NUMBER 919119	
ISSUE 3/6/2020 ZONING REVISION #2	
REISSUE . . .	
DESCRIPTION SITE PLAN . .	
TORCH ARCHITECTURE INC. 27 W. JEFFERSON AVE. STE 200 NAPERVILLE, IL 60563 P. 630.420.1900 TORCHARCHITECTURE.COM	

SK 03

EXHIBIT D

Fairmeadow Neighborhood Association

25W130 Fairmeadow Lane
Naperville, IL 60563
773-456-0697
jbutt@firecracker.com

March 5, 2020

To Whom It Concerns,

In reference to: Naperville Ordinance/Resolution File Numbers: 20-192B, 20-203B, 20-194B, 20-195B, 20-196B for consideration by the City Council during its schedule March 17th 2020 Meeting.

The Fairmeadow Neighborhood Association and its residents oppose any development of the property currently up for rezoning as Lot 4 by the Nokia Corporation of America located at 1900-2000 Lucent Lane in Naperville. Our neighborhood consists of Fairmeadow Lane, Delles Road, and 39th Street in unincorporated Naperville. The western side of our neighborhood borders the Nokia property.

Our neighborhood pre-existed development in the area with houses constructed on farmland in the late 1950s. More than one of our residents has lived in the neighborhood for over 50 years, with many residents having lived here for 30-40 years. Several families have grown up in the neighborhood and have now bought property and are raising their families in the neighborhood. During this time the neighborhood has seen various developments around its borders that have negatively impacted the residents, with storm water being the single largest issue.

Starting with the original construction of the Nokia facility (formerly Lucent/Bell Laboratories), the professional building on Naperville Road, various stormwater management projects in the Danada Forest Preserve, and the Danada Woods subdivision, the overall flooding issues have gotten progressively worse in our neighborhood.

What once was a marsh and a farm has turned into a complicated watershed and path for water to flow from the south side of Wheaton to the DuPage River. When the area was farmland, drain/field tile was installed throughout to redirect water under the fields for what formed the headwaters of Rott Creek. Rott Creek still flows through and under the area and is depicted flowing under the Nokia campus in the DuPage County GIS Maps even, though it is flowing through concrete pipes today.

During the original 1967 construction of the Nokia campus, Naperville and DuPage County were restrictive and required that stormwater runoff not be increased from pre-development levels. Due to this, a storm water management system including wetland areas and a detention pond were constructed on the Nokia/Bell property. This system connected to existing drain tile that passed through the area.

In 1984, due to flooding issues, Nokia/Bell, The City of Wheaton, Wheaton Park District, County of DuPage, Milton Township, and The Forest Preserve of DuPage County entered into an interagency agreement to construct a drainage project. The project cost \$1.1 million dollars; half of the cost was paid by Nokia/Bell and the rest of the project was split between the governmental agencies. This project resulted in the Hesterman Drain, a structure that moves water from Wheaton, the Arrowhead Golf Course, Nokia/Bell property, and various locations within the forest preserve to the northeast corner of Warrenville and Naperville roads. These structures are still being used and pass through the north side of the property under consideration for residential rezoning.

In 1989, a large parking lot was constructed on the Nokia/Bell property that was presented for approval as a temporary structure to be used until parking garages could be built on the Nokia/Bell property. This "temporary" parking lot has been a vacant unmaintained parking lot that still exists in the Lot 4 area that is being rezoned and drains into the Rott Creek.

In July 1991, a diversion channel was built from the Wheaton Park District's Arrowhead Golf Course to funnel water from the improved parking lot and maintenance building at the west side of the Arrowhead Golf Course to the far east side and into the forest preserve property. Allowing more water to enter the forest preserve.

In September 1991, an amendment to modify the Hesterman drain agreement was put in place to alleviate flooding in Arrowhead subdivision north of Butterfield Road in Wheaton by allowing additional water to flow into Danada Forest Preserve. Part of that project was to construct a berm on the northwest side of the Nokia/Bell property and to raise the intakes of the Hesterman drain so that a large amount of water could be placed into the forest preserve. Nothing was done to protect the Fairmeadow Neighborhood from the additional water. Only the Nokia/Bell property was protected.

In August 1995 the forest preserve entered an amendment to the agreement to make modification to the Herrick Marsh to allow the forest preserve to seasonally manipulate the water level to enhance wetland vegetation and wildlife habitat resulting in increased flood heights within the forest preserve. This project as stated was not to have any effect on adjacent properties or areas downstream of the Hesterman drain system.

The DuPage County Forest Preserve Headquarters was built in 1997 and resulted in less overall open area and large parking lots that allow less storm water to be absorbed into the ground and results in surface runoff.

Danada Woods Subdivision was constructed in 2001. During the approval process, Naperville and the county allowed for the subdivision that directly borders the Nokia/Bell and Fairmeadow Neighborhood to construct with variances that allowed for an off-site wetland mitigation to allow the developer to reduce the amount of wetland in the development. Fairmeadow Neighbors adjoining the Danada Woods properties have had increased flooding since the Danada Woods construction.

The 2007 construction of the professional building at 2323 Naperville Road also was allowed by Naperville to be constructed with an increased elevation to the neighboring properties and a very limited stormwater retention area. Almost immediately after the construction, neighbors located around this property have had water issues in their yards.

Since approximately 2014, neighbors on the north side of the Fairmeadow neighborhood have seen flooding due to water coming from an area on the forest preserve property that has been flowing east along the east/west portion of the Hesterman drain along the north side of Fairmeadow Lane.

The initial engineering for the Hesterman Drain was completed almost 40 years ago using storm and flooding data that was long determined to be unrepresentative of today. Coupled with the fact that every development or "improvement" that is intended to solve issues with drainage in other areas have resulted in issues for the Fairmeadow neighborhood. The Fairmeadow Neighbors are concerned that the overall drainage studies and engineering have not fully taken all factors into consideration and that each subsequent development that has been completed has exacerbated. It is presumed that the areas that are being proposed for development were likely intended to act as a buffer to the watershed and open space to absorb water and that any development will likely have an adverse effect on the surrounding area.

It is acknowledged that water management in the area is extraordinarily complicated, we are very concerned that with so many governmental units involved that larger reviews of the overall impact was not and may not be properly assessed. The most recent project in the forest preserve, the "Danada Wetland Mitigation" paid for by the County of DuPage Stormwater Management, is designed to allow the forest preserve to better accept and store water in the preserve, this seems shocking for an area that has long-standing flooding issues.

Fairmeadow Neighbors is also very concerned with the environmental impact. Our entire neighborhood utilizes individual private wells to provide drinking water. We are concerned not only with development causing contamination to our drinking water but also to the ecology of the wetland in the forest preserve. The great blue heron rookery that exists a few feet from the Nokia proposed development property line, has been thriving the past few years with a large increase in nests. In addition to the great blue herons, the area supports a large number of other animals such as egrets, woodcocks, painted turtles, chorus and leopard frogs. The environmental impact of any proposed development must be properly assessed.

Traffic is also a large concern for our residents. Part of the overall rezoning and potential development has the intention of increasing the overall occupancy of commercial space. Nokia indicates the campus currently has only 500 employees working on the campus, while in the late 1980s there were up to 7,000 employees working on the property. We are also aware that many of the other buildings along Warrenville Road also have low occupancy rates. Today, traffic routinely backups up from the forest preserve headquarters on Naperville Road all the way south to I-88 and oftentimes further south to Ogden Avenue, causing issues exiting our neighborhood. If a large residential development were to happen in the undeveloped area of the Nokia property and occupancy of the existing buildings increased, as we are sure the potential buyers of the property would desire, traffic will likely come to a complete standstill for hours each day. The area and traffic patterns have changed significantly since the late 1980s, when a large number of people worked on the campus. We believe that a traffic study must take place that will take into account the development of the property but also will take into account a greater occupancy of the commercial properties in the area.

Sincerely,

James Butt

on behalf of the Fairmeadow Neighborhood Association