

Q/A for August 15, 2023

Agenda #	Title	Requestor Responder
I.15	Approve the award of Change Order #1 to Contract 23-131, Naper Settlement Perimeter Fence and Entry Gate Improvements, to Peerless Fence for an amount not to exceed \$77,100 and a total award of \$537,022.04	
Q.	How will an electric gate off Aurora avenue affect vehicle ingress and not hold up traffic on Aurora Ave? Justification is to prevent theft of items from unlocked vehicles? Have you considered locking them?	Wehrli
A.	The ingress into the Chapel lot will mirror the ingress into the Mansion lot which has the same type of key card access as the one proposed. The vehicles will pull onto the apron and therefore not block access along Aurora Avenue. The gate is a cantilever gate which will slide east to west. The key card access is on the driver's side (east side of the lot entrance). Theft issues were related to theft of catalytic converters, not property inside unlocked vehicles.	Atkinson/Pistorio
I.24	Pass the ordinance approving the sale of property located at 636 4th Avenue, Naperville (requires seven positive votes)	
Q.	Was there an appraisal for land value or how did we arrive at sale price?	Wehrli
A.	The City Council discussed this sale in closed session on March 7, 2023. Attached is the paperwork from that closed session meeting. An appraisal of the property was not performed. The sale price of \$37,500 was based on the difference between the offer of \$20,000 from the buyer and the \$55,000 the City received for the buildable lot across the street that had been placed out for bid several years ago.	Novack
I.25	Pass the ordinance approving variances related to the proposed ground signs at 720-944 S Route 59 (Fox River Commons) - PZC 23-1-060	
Q.	Why is staff okay with this? Do any of the nearby Naperville shopping centers have signs of this size or larger?	Bruzan-Taylor
A.	Staff finds the requested signs to be acceptable as the requested signs will be for the entire shopping center & PUD and that additional ground signs for individual businesses in the center are not permitted by code. Roughly 1 mile north on Route 59, Westridge Court has ground signs that are larger at 32 feet tall and 347.5 square feet in area, whereas the requested signs at Fox River Commons are 24 feet 8 inches tall and 194.19 square feet in area.	Beaver
I.36	Waive the first reading and pass the ordinance repealing and replacing Title 9 Chapter 3 of the Naperville Municipal Code regarding urban forest protection (requires six positive votes)	
Q.	Does the grant require us to specifically identify that we will employ at least two certified arborists? Seems odd to require a specific number of ee's in an ordinance.	Wehrli
A.	The grant does require us to have arborists on staff. The City currently has 6 arborists on staff and is training 3 more.	Dublinski
Q.	1) Do our current tree contractors employ certified arborists? If not, will the ordinance affect current contracts? 2) How many arborists does Public Works have on its staff today?	Longenbaugh

<p>Q.</p>	<p>3) Regarding section 9.3.5-B (planting & maintenance)- can you please clarify the language about the 30 foot distance? Does the prohibition of planting shrubs in the parkway apply to all parkways or only to corner lots? How many parkways would be considered out of compliance?</p>	<p><i>Longenbaugh</i></p>
<p>A.</p>	<p>1) Our current tree contractors are required to have certified arborists supervise all of the work conducted. It will not affect current contracts.</p> <p>2) We currently have 6 arborists on staff in DPW and are training 3 more.</p> <p>This would be for <u>new</u> tree plantings only, we would not require removal of existing trees already living closer than 30 feet from each other. 30 foot spacing between trees allows the trees to have room to grow to their full potential and prevent crowding.</p> <p>Shrubs are generally not approved for planting in parkways due to sight and visibility issues, this would apply to most parkways and corner lots. Also, we would not require removal of existing shrubs.</p>	<p><i>Dublinski</i></p>

**CITY OF NAPERVILLE
CONFIDENTIAL CLOSED SESSION MEMORANDUM**

DATE: March 3, 2023 **ATTORNEY-CLIENT
PRIVILEGED**

TO: Mayor and City Council
Doug Krieger, City Manager

FROM: William J. Novack, Director of Transportation/Engineering/Development
Michael DiSanto, City Attorney

SUBJECT: Sale of City Property located at 640 4th Avenue

ACTION REQUESTED:

Determine if the City Council is interested in selling 640 4th Avenue to the adjacent property owner for \$20,000.

BACKGROUND:

The City of Naperville owns and maintains a 0.20-acre vacant lot at the east end of 4th Avenue as shown in the attached map. There was a house on the lot, but when the Columbia Street bridge was replaced in the 1970's this house and the one across the street were both bought by the City to allow widening of the road and accommodate the grade difference between the roadway and the remaining homes on 4th Avenue. There is ten to twelve feet of vertical fall between the east property line and the west property line; which can be seen in the attached Google street view.

There is an existing four-inch watermain that runs near the west property line for the length of the lot, and an electrical duct bank that runs the entire length of the lot in the east half of the property. It is a heavily encumbered lot when considering the grade change and utilities.

In 2017 the City placed the surplus parcel across the street out for bid. The City received three proposals with the highest one being \$55,000. The lot on the north side of the street also has a buried electric duct bank that bisects the property. A duplex is currently under construction on that parcel, with the house on one side of the duct bank and a detached garage on the other side.

DISCUSSION:

There are three lots and homes between the City lot and the alley that runs along the rear of the homes on Wright Street. The lot immediately west of the City parcel was purchased for \$355,000 last year by Luke Graham, the president of Running Good LLC. There are rumors, but we cannot confirm, that Running Good has arrangements with the two other property owners to purchase their homes too.

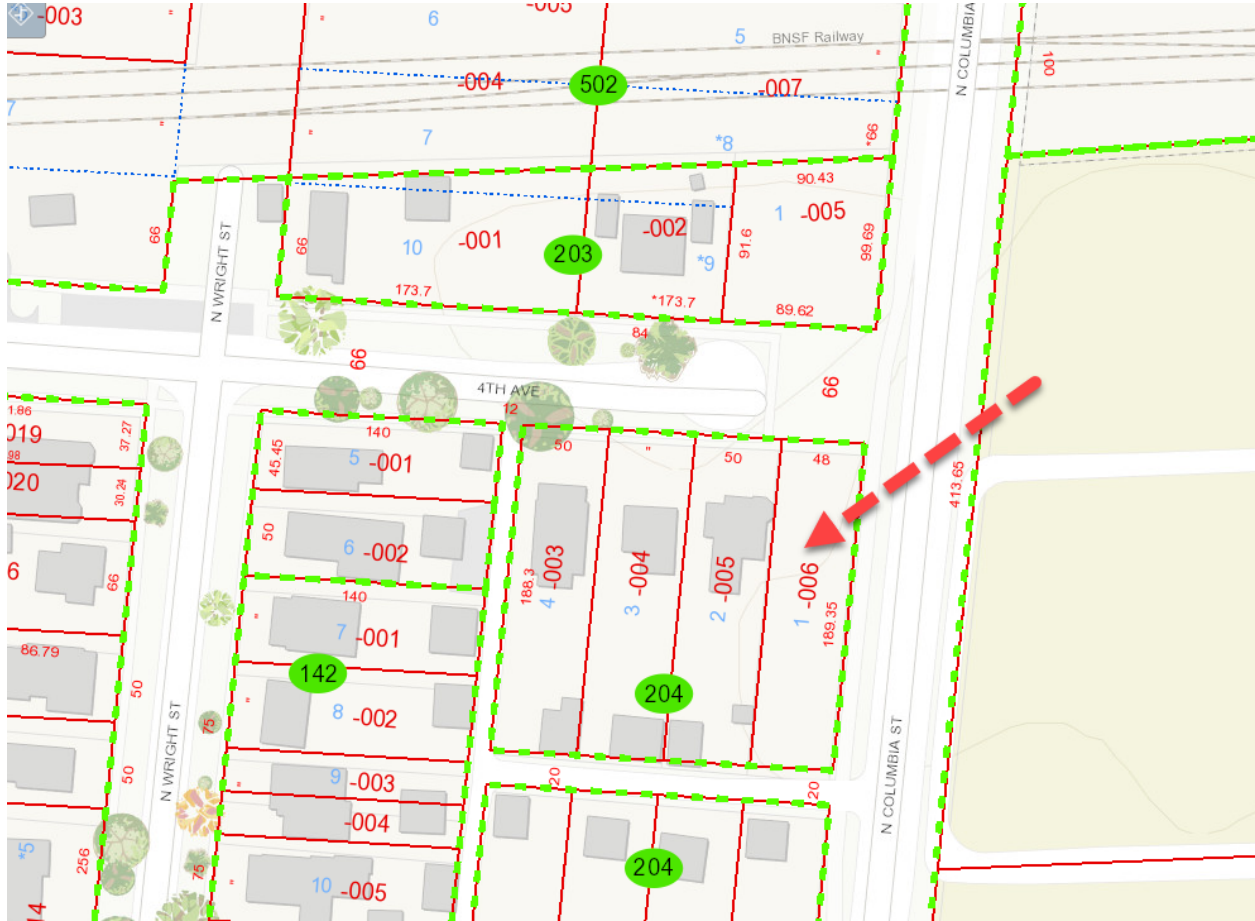
Mr. Graham has offered to purchase the City lot at 460 4th Avenue for \$20,000. Unlike the lot across the street, which had the duct bank located in a manner that a new house could be built on the lot, staff does not believe a home could be built on this lot. While the watermain could be moved at a reasonable price to the purchaser, the electric duct bank cannot. The location of the duct bank, along with a relocated watermain essentially makes the north half of this 48 foot wide lot unbuildable. We do not believe the lot itself could support a new house.

In his proposal to the City Mr. Graham states that he wishes to build a duplex or single-family home when combining this property with his current parcel to the west. It appears that is all he can do if he purchases our lot.

While the \$20,000 offer is significantly less than the \$55,000 the City obtained for the parcel across the street, this parcel will probably require the watermain to be relocated and it does not support an individual housing structure on it. For those reasons staff recommends that the City Council accept the offer of \$20,000 for the property.

RECOMMENDATION:

Staff recommends that the City Council accept the \$20,000 offer for the City property located at 460 4th Avenue.



Location of the City parcel on the south side of 4th Avenue adjacent to Columbia Street
(640 4th Avenue)

Street view of the City parcel at 460 4th Avenue

