

Q & A – February 15, 2022 - REVISED

Monday, February 14, 2022 2:51 PM

F. AWARDS AND RECOGNITIONS:

1. **22-0162** Recognize the 125th anniversary of the Naperville Woman's Club

I. CONSENT AGENDA:

1. **22-0175** Approve the Cash Disbursements for the period of 01/01/2022 through 01/31/2022 for a total of \$28,715,246.08

Q:	Please provide a graph with the original budget amounts and current spent to date broken down by department.	Gustin
A:	The January 2022 spend report is attached.	Munch

2. **22-0158** Approve the regular City Council meeting minutes of February 1, 2022

Q:	I believe Councilman Leong requested Sno truck insurance information. Was actual insurance provided to staff? What date did the Sno truck start business across from Naper Settlement? When did Naperville sales tax receipts begin? Thank you as I do not recall.	Gustin
A:	Staff reached out to the owner of SnoProblems for the information requested. They have provided their insurance information to staff. Per the owner, they placed their trailer at the corner of Webster and Aurora on July 1, 2020 and began operations on July 2, 2020. They have been collecting sales tax since their first day of operations and made their first payment on August 19, 2020.	Laff

3. **22-0231** Approve the City Council meeting schedule for March, April and May 2022

4. **21-1268** Approve the award of Phase Two to Contract 17-056, Cityworks Upgrade and Enhancement Project, to POWER Engineers, Inc.

for an amount not to exceed \$778,801.22 and a total award of

\$2,073,907.88 and for an additional 90 days

Q:	How many phases do we anticipate? What is the estimated total cost for this project after all the phases are completed?	Bruzan Taylor
A:	<p>This is the final phase of the work that was planned as part of the 2017 contract award. The \$2.07 million is the total for work identified as part of the 2017 award.</p> <p>Cityworks is one of the primary software applications used in city operations. As such, on-going maintenance and continuous improvement to the system will be required going forward. However, at this time, no additional large scale improvements have been identified.</p>	Nguyen/Mayer

5. **22-0014** Approve the award of Cooperative Procurement 22-083, Vehicle Replacements, for Unit 158 (2013 Ford Utility Interceptor), 166 (2017 Dodge Charger), and 184 (2017 Ford Utility Interceptor) to Sutton Ford for an amount not to exceed \$114,912

Q:	Are other benchmark police departments moving to using the F150s as well?	Bruzan Taylor
A:	<p>Yes, other benchmark police fleets include the F-150 Responder.</p> <p>Nationwide fleets include:</p> <ul style="list-style-type: none"> • Missouri State Highway Patrol • City of Beaumont, TX • Iowa State University • City of Fremont, CA <p>Local fleets include:</p> <ul style="list-style-type: none"> • City of Elgin, IL • City of Batavia, IL • Village of Elburn, IL 	Dublinski
Q:	Please provide the costs comparison of keeping vehicles longer with expected maintenance costs against the costs of new vehicles? With the current shortage and inflation costs to purchase new vehicles would staff recommend keeping and maintenance city fleets longer? If not why?	Gustin
A:	<p>Fleet recommends purchasing these new vehicles as opposed to maintaining them for another few years. The thought process behind this decision is:</p> <ul style="list-style-type: none"> • Mileage on vehicles 	Dublinski

	<ul style="list-style-type: none"> ○ Data shows more down time, higher cost & more frequent maintenance cost for vehicles over 120,000 miles • Supply Line issues to get needed parts for service for older vehicles <ul style="list-style-type: none"> ○ Operational Down time needs to be considered ○ No back up vehicles for downed vehicles • Good pricing on New Vehicles <ul style="list-style-type: none"> ○ Cooperative Pricing through Ford ○ Lower maintenance cost than current vehicles 	
--	---	--

6. 22-0163 Approve the award of Procurement 22-092, Fire Stations 5 & 6 Overhead Door Replacement - Phase V, to Allied Door, Inc. For an amount not to exceed \$277,342.33, plus a 5% contingency

Q:	According to the memo, it looks like 34 doors have been completed with one remaining. Can you provide the life-expectancy and any warranties? Plus which is the last door to be completed?	Gustin																																																
A:	<p>With proper maintenance, the life expectancy of the four-fold and sectional doors is 20-plus years. The doors come with a complete three-year warranty on parts and labor and a maintenance plan. The table below shows the door replacement plan for the Fire Stations. The final phase includes the replacement of the doors at fire station 10 scheduled for 2023.</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th>Fire Station</th> <th>Install Year</th> <th># Four Fold</th> <th># Sectional</th> </tr> </thead> <tbody> <tr><td>1</td><td>2021</td><td>3</td><td>3</td></tr> <tr><td>2</td><td>2019</td><td>2</td><td>2</td></tr> <tr><td>3</td><td>2018</td><td>2</td><td>2</td></tr> <tr><td>4</td><td>2020</td><td>2</td><td>2</td></tr> <tr><td>5</td><td>2022</td><td>3</td><td>3</td></tr> <tr><td>6</td><td>2022</td><td>2</td><td>2</td></tr> <tr><td>7</td><td>2019</td><td>3</td><td>4</td></tr> <tr><td>8</td><td>2021</td><td>1</td><td>0</td></tr> <tr><td>9</td><td>2020</td><td>2</td><td>2</td></tr> <tr><td>10</td><td>2023</td><td>3</td><td>3</td></tr> <tr> <td></td> <td>Total</td> <td>23</td> <td>23</td> </tr> </tbody> </table>	Fire Station	Install Year	# Four Fold	# Sectional	1	2021	3	3	2	2019	2	2	3	2018	2	2	4	2020	2	2	5	2022	3	3	6	2022	2	2	7	2019	3	4	8	2021	1	0	9	2020	2	2	10	2023	3	3		Total	23	23	Lang
Fire Station	Install Year	# Four Fold	# Sectional																																															
1	2021	3	3																																															
2	2019	2	2																																															
3	2018	2	2																																															
4	2020	2	2																																															
5	2022	3	3																																															
6	2022	2	2																																															
7	2019	3	4																																															
8	2021	1	0																																															
9	2020	2	2																																															
10	2023	3	3																																															
	Total	23	23																																															

7. 22-0152 Approve the award of Bid 22-007, Bridge and Retaining Wall

Railing Maintenance, to Crossroad Construction for an amount not to exceed \$108,470, plus a 5% contingency

Q:	Will any of the railings at the Rt 59 train station be included in this item or is that covered under the train station parking budget? If so, what is that budget and are any maintenance or improvements scheduled while ridership is down?	Gustin
A:	The two locations covered in this contract are Hillside Road Bridge and 75 th & Washington (NE Corner). The railings at the Route 59 train station are not part of this contract. Those railings are maintained by the City of Aurora as part of their maintenance of the station.	Fano and Novack

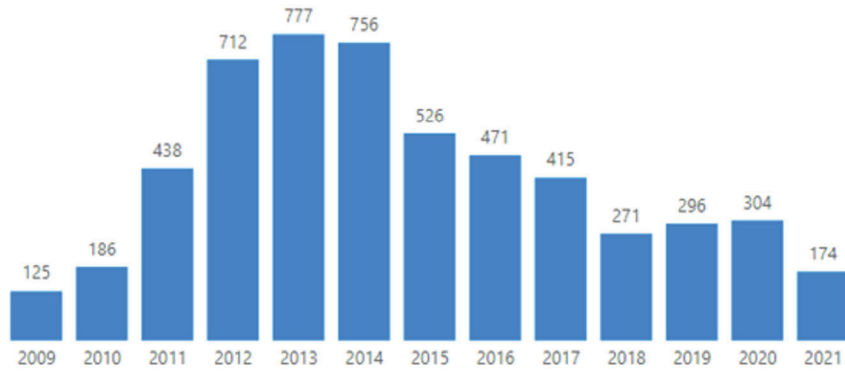
8. **22-0075** Approve the award of Bid 22-008, 2022 Small Diameter Sanitary Sewer Main Lining CIPP Rehabilitation, to Visu-sewer Clean & Seal, Inc. for an amount not to exceed \$539,298.30 and a 3% contingency

9. **21-1666** Approve the award of Bid 22-030, 2022 Northeast Waterworks Phase 1 Improvements, to Dahme Mechanical Industries for an amount not to exceed \$999,888.77 and a 3% contingency

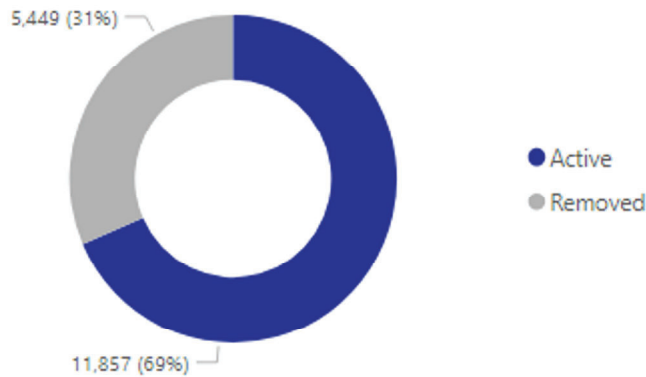
10. **22-0195** Approve the award of Bid 22-038, Tree Planting, to The Fields on Canton Farm, Inc for an amount not to exceed \$482,000, and for a one-year term

Q:	Provide a graph and list of how many trees have been replaced from start to today under the Emerald Bore Ash tree program. When does staff expect the Emerald Bore Ash project completed? What became of the Cress Creek Garden Club money to assist those homeowners hit by the tornado?	Gustin
A:	Since 2009, the city has removed and replanted approximately 5,500 ash trees.	Dublinski

Ash Trees Removed



Ash Trees since 2009



Since 2018, staff has been reducing the EAB treatment program by transitioning from a two-year Tree-Age treatment cycle to a three-year cycle. With almost 12,000 ash trees still remaining (17% of city's tree population), DPW will continue to use a combination of treatment and tree removal/replacement to transition the ash canopy to other tree species while avoiding the need for mass removals in neighborhoods.

The Garden Club funds have not been distributed pending the review of the information submitted by affected residents through the needs assessment in December/January. DPW was able to work with the Morton Arboretum to make 100 free trees available to the residents in the hardest hit area. In addition, the City received a \$15,000 grant from the Illinois Department of Natural Resources to be used towards planting replacement trees in this area.

11. **22-0112** Approve the award of Bid 22-043, Sodium Hypochlorite 12.5% Solution, to Rowell Chemical Corporation for an amount not to exceed \$179,270 for a 21-month term

12. **22-0198** Approve the award of RFP 21-355, Tollway Substation Reliability Upgrade, to Sargent & Lundy, LLC for an amount not to exceed \$339,240

Q:	Does staff recommend sending or working with the State to assist in reducing the salt in the area?	Gustin
A:	Staff does not believe that modifications to the salt application in this stretch of I-88 will permanently eliminate the potential for outages. So long as any salt is applied to the area near the substation, the risk for significant accumulation and equipment flashover remains.	Groth

13. **22-0149** Approve the award of RFQ Work Order 17-122-TED-2201, Phase III Downtown Streetscape Improvements, to Civiltech Engineering Inc. for an amount not to exceed \$395,094.00

Q:	Are the business owners responsible for 40% of this cost? If not, what costs are they responsible for?	Hinterlong
A:	Yes, the property owners will be responsible for 40% of this work that is applicable to the streetscape improvements. This contract covers water, electric, roadway and streetscape improvements.	Novack
Q:	Does staff typically do RFQ verses RFP on this type of project? Were multiple bids received or initiated?	Gustin
A:	For engineering projects, procurement is typically done in two phases. First a list of qualified firms is obtained through a Request For Qualifications (RFQ). Then staff issues a Request for Proposal to the shortlisted firms. For this project, staff received multiple proposals for Phase II Design Services, with the lowest cost proposal selected from Civiltech.	Mayer/ Catalano

14. **22-0006** Approve the award of Change Order #1 to Contract 21-232, 2021 New Sidewalk Improvements Program, to Triggi Construction for an amount not to exceed \$13,153.00 and a total award of \$252,711.00

Q:	Please provide a list of the sidewalks in this program.	Hinterlong
-----------	--	-------------------

A:	1. Eagle Street (east side), 13 th Ave to 14 th Ave 2. Webster Street (west side), Ogden Ave to 10 th Ave 3. Sleight Street (east side), Ogden Ave to dead end 4. Sleight Street (west side), Porter Ave to Highland Ave 5. Willow Rd (west side), Maple St to Hillside Rd 6. Wehrli Dr (east side), View Ct to Hillside Rd 7. Washington St (east side), Pioneer Park to Gartner Rd	Lu
Q:	Staff will any of this project be covered under HUD/ADA funding?	Gustin
A:	The 2021 New Sidewalk Program is solely funded by local funds.	Lu

15. 22-0073 Approve the award of Change Order #1 to Contract 21-221, Relay Upgrade Engineering, to SynchroGrid Limited, LLC for an additional one year

16. 22-0178 Approve the award of Change Order #4 to Contract 16-135, North Aurora Road Underpass Design, to TranSystems, Inc. For an amount not to exceed \$60,311.00 and a total award of \$2,267,359.35

17. 22-0159 Approve the award of Option Year One to Contract 20-036, Street Sweeping Services, to Lakeshore Recycling Systems LLC for an amount not to exceed \$187,125

18. 22-0122 Approve the award of Option Year Two to Contract 18-022, Motor Fuel Tank Wagon, to Heritage FS, Inc. for an amount not to exceed \$165,000

Q:	Staff with the large amount of this purchase does the city receive any discount or reduced rate?	Gustin
A:	The City's discounted rate is a \$0.113 markup per gallon over Oil Price Information Service (OPIS) Low Rack price for tank wagon delivered fuel products. That discounted rate has remained constant since the original award in April 1, 2018.	Dublinski

19. **22-0227** Accept the public underground, street and streetlight improvements associated with Costco Wholesale Ogden Avenue and Emerson Park Phase 1 & 2 and authorize the City Clerk to reduce the corresponding public improvement surety
20. **21-1606C** Conduct the first reading of the ordinance amending Title 1 (Administrative), Chapter 11 (Comprehensive Plan) of the Naperville Municipal Code to adopt a new Land Use Master Plan
- PZC 19-1-134

Q:	Please review the Spring Avenue recommendations and map, particularly Medium Density Residential designation.	Sullivan
A:	<p>Staff has revised the map and text regarding Spring Avenue on Page 67 to clearly identify low and medium density recommendations. The revisions now reflect existing residential areas as low density on the Future Land Use Map.</p> <p>Reviewing all the final edits from the consultant and feedback received, staff also corrected the designation of two individual parcels on the Existing Land Use Map to correctly reflect current land use.</p> <p>The updated pages are attached and a complete copy of the updated document is provided on the project web page.</p>	Emery
Q:	Please provide the minutes to the PZC meeting. Also, I didn't see the Polo Club mentioned? Why? Or did I miss it?	Hinterlong
A:	<p>The Plainfield/Naperville Boundary Agreement expired in 2017. Prior to the expiration of this agreement, the Polo Club property was included within Plainfield's planning boundary and their Comprehensive Plan. While an updated boundary agreement with Plainfield had been prepared in conjunction with the former Polo Club Development proposal, the agreement did not proceed when the development did not move forward. Therefore, the Polo Club property is not included in the Land Use Plan update. Nonetheless, the City Council may annex the property in the future, if so desired, most likely in conjunction with a new boundary agreement with Plainfield. The Jan. 19, 2022 PZC minutes are attached.</p>	Laff

Q:	Staff has there been any conversation or plans south of I-88 and Rt59. The north side development by Calamos years ago was marketed as the north downtown Naperville Gateway. Will the city provide design and character recommendations associated with this extremely high trafficked entry in to Naperville?	Gustin
A:	The area described is subject to Naperville's Design Guidelines. Guiding Principles #2 and #4 (related to commercial vitality and thoughtful design) in the proposed Master Land Use Plan will also provide guidance for development of this area. There are no plans for additional regulations.	Emery

21. 22-0214 Waive the first reading and pass the ordinance amending Title 3 (Business and License Regulations), Chapter 3 (Liquor and Tobacco Control), Section 3-3-8 (Personnel Restrictions for Liquor Licenses) and Section 3-3-12 (Additional Liquor License Restrictions) of the Naperville Municipal Code to require Naperville BASSET training, fingerprinting and background Checks and dram shop insurance from third-party promoters as well as making third-party promoters liable for their employees' actions (requires six positive votes)

Q:	Staff during the BASSET training are participants trained to identify intoxicated cannabis users? If not, should cannabis be added? Is cannabis intoxication identified as DUI when driving? If not, is there a different category?	Gustin
A:	<p>BASSET (Beverage Alcohol Sellers and Servers Education Training) is primarily geared toward the retail sale and service of alcohol, however, participants are trained to identify the many different signs/stages of impairment, whether due to alcohol or drugs, to assist them in determining when not to serve a patron. Many signs of alcohol and cannabis impairment are similar so in essence, it is part of the training.</p> <p>Driving under the influence of cannabis is a violation of Illinois' DUI law. Under Illinois law, "Driving Under the Influence" is defined as operating a motor vehicle while impaired by alcohol, other drugs, including cannabis prescribed for medical purposes, or intoxicating compounds and methamphetamine. Generally, drivers are legally considered to be under the influence if they:</p>	Creighton & DiSanto

	(1) have a blood-alcohol content (BAC) of .08 or more; (2) have a tetrahydrocannabinol (THC) concentration in their blood or urine above a statutory limit; or (3) are under the influence any intoxicating compounds or drugs that renders the person incapable of safely driving.	
Q:	Does this include Recreational Marijuana shops and their employees?	Leong
A:	The proposed text amendment concerns third-party promoters involved with local special events where alcohol is sold and served. It does not impact local cannabis dispensaries. Under Illinois law, cannabis may not be sold except at a state licensed dispensary and dispensaries and their employees are exclusively regulated by the State of Illinois.	DiSanto

- 22. 22-0164** Pass the ordinance to establish temporary traffic controls and issue Special Event and Amplifier permits for the St. Paddy's Day 5K and the St. Patrick's Day Parade on Saturday, March 12, 2022
- 23. 22-0069C** Pass the ordinance amending Title 6 (Zoning Regulations) of the Naperville Municipal Code regarding the ORI zoning district - PZC 21-1-144
- 24. 22-0118B** Pass the ordinance granting a variance to reduce the amount of required off-street parking for the property located at 2012 Corporate Lane unit 140 - PZC 21-1-133
- 25. 22-0137** Adopt the resolution supporting State of Illinois House Bill 3125 requiring newly built or extensively renovated residential Buildings make all parking spaces electric vehicle capable

Q:	If asked, please provide the discussion and vote by the Naperville Building Review Board?	Gustin
A:	While City staff did meet with various stakeholders, such as commercial, office and apartment developers and owners, staff did not send this item to the Building Review Board since it does not fit under their duties.	Novack

J. PUBLIC HEARINGS:

- 1. **22-0230** Conduct the public hearing for the Community Development Block Grant (CDBG) Program Year 2022 Annual Action Plan (Item 1 of 2)
- 2. **22-0229** Approve the Community Development Block Grant (CDBG) Program Year 2022 Annual Action Plan allocating \$565,000 (Item 2 of 2)

Q:	It seems that these funds are funding outside of Naperville residents or organizations. That being said, in the case of affordable housing, we're giving \$200k to buy a hotel that will provide affordable housing, so can we use this to go towards our affordable counts?	Hinterlong
A:	These units would not count towards the 10% requirement included in the Illinois Affordable Housing Planning and Appeal Act (AHPAA), but they would provide stable transitional housing for recently homeless families, who could then receive assistance to find and remain in long-term permanent housing.	Broder

L. ORDINANCES AND RESOLUTIONS:

- 1. **22-0089B** Option A: Concur with the applicant and direct staff to draft an ordinance to designate the property located at 34 South Washington Street (Kroehler YMCA) as a landmark - HPC 21-4482;
or
Option B: Concur with the Historic Preservation Commission and deny the landmark application for 34 South Washington Street (Kroehler YMCA) - HPC 21-4482

M. AWARD OF BIDS AND OTHER ITEMS OF EXPENDITURE:

- 1. **22-0139** Approve the award of Bid 22-035, 2022 Downtown Streetscape Construction Project, to RW Dunteman Company for an

amount

not to exceed \$4,888,897.46, plus a 3% contingency

2. **22-0123** Approve the award of Option Year Three to Contract 18-025, Motor Fuel to Luke Oil for an amount not to exceed \$1,000,000
3. **21-1521** Approve the award of Cooperative Procurement 22-064, Public Works Service Center Roof Restoration, to Garland/DBS Inc. For an amount not to exceed \$2,293,110 and a 3% contingency and for a three-year term

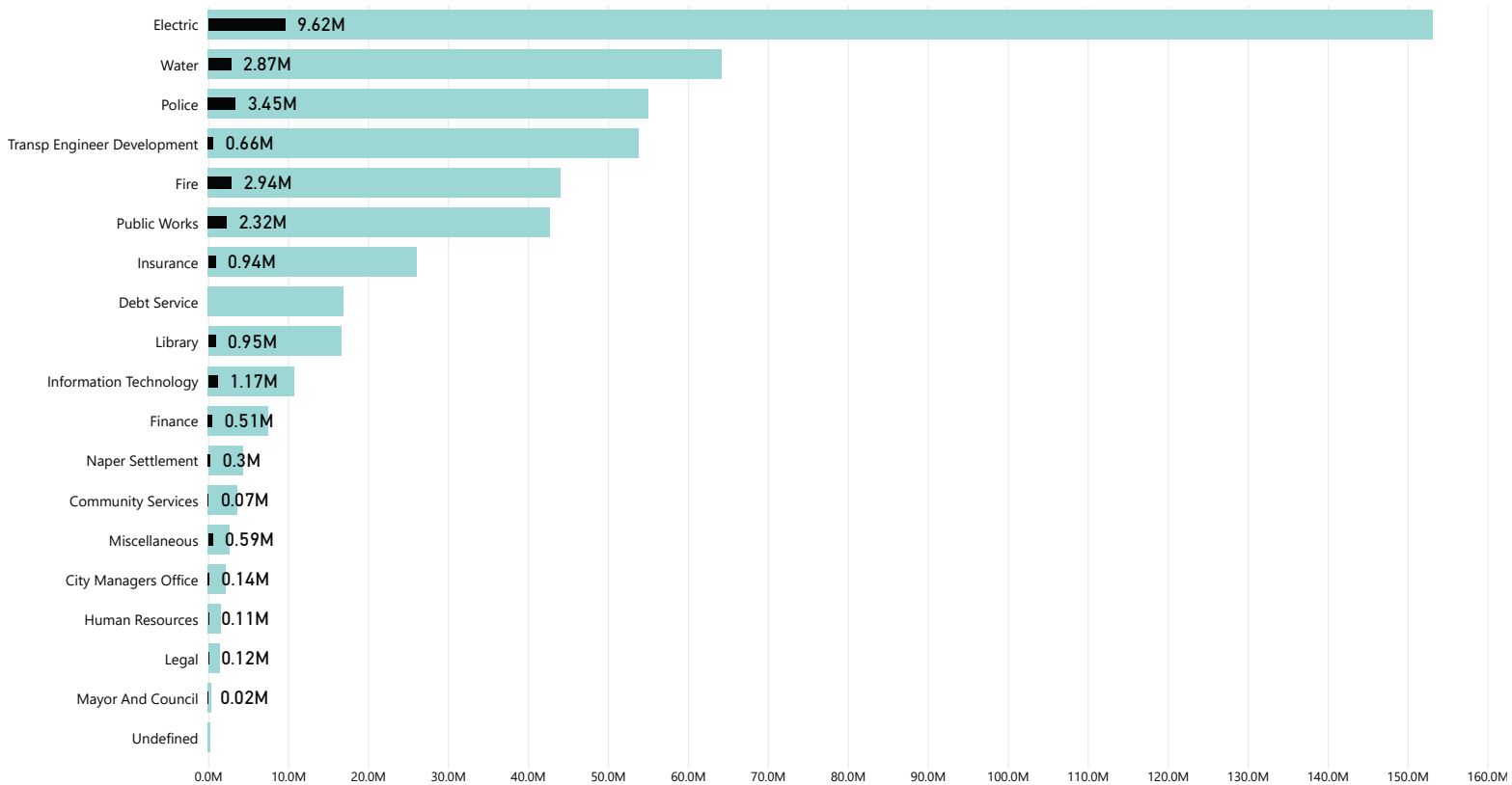
O. REPORTS AND RECOMMENDATIONS:

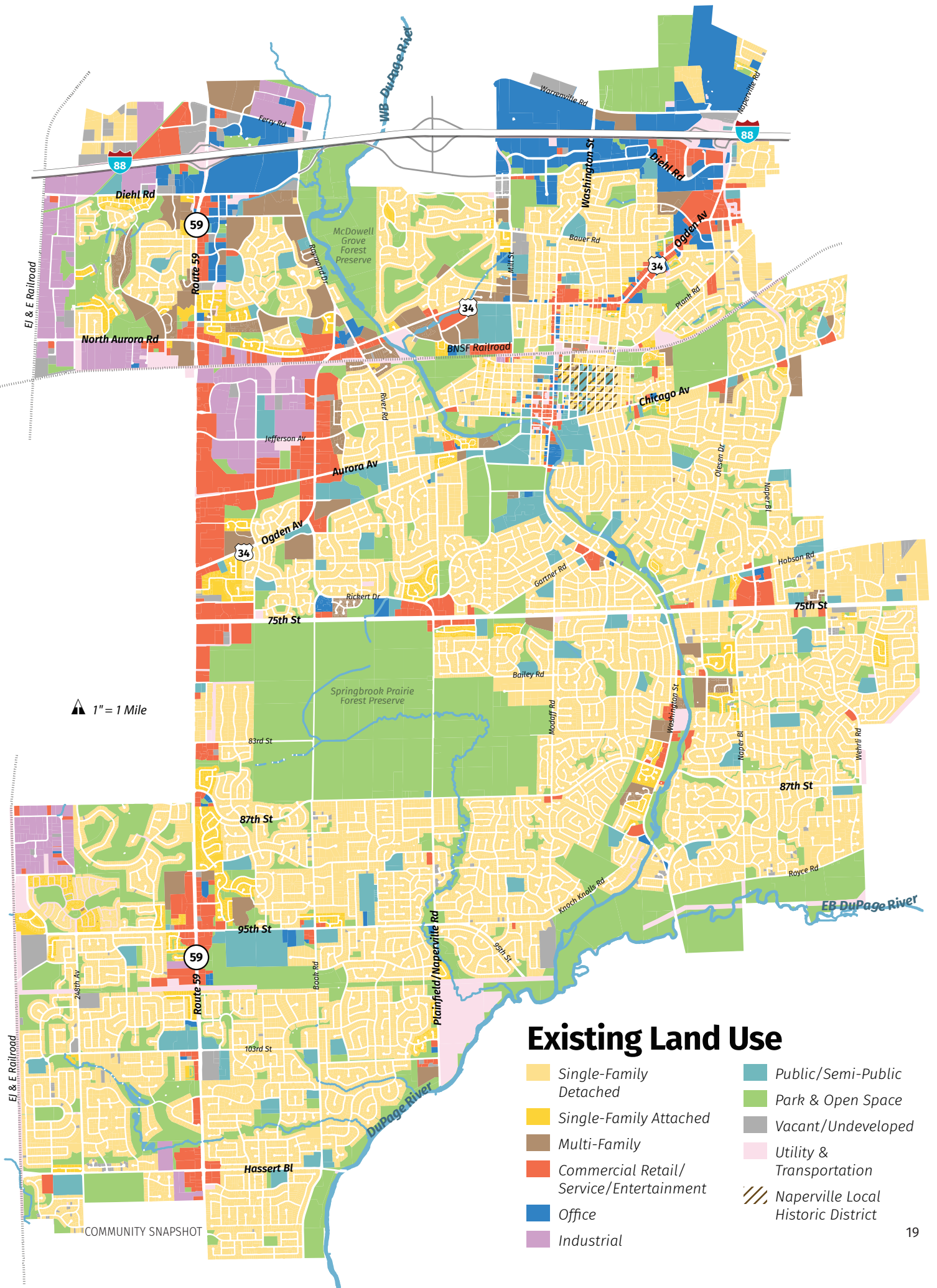
1. **22-0200** Receive the Water Rate Affordability Report and direct staff to develop a Utility Assistance Program

Q:	Staff please confirm this assistance is only Naperville water customers? As water charges and water service fees increase is there an option to assist more Naperville water customers?	Gustin
A:	The utility assistance program offered in 2021 was available to all utility customers (water and electric) residing in the City. Whether or not the City offers assistance in the future is a policy decision to be made by Council. The relatively small cost of the program, as it was structured in 2021, had minimal financial impact on the utility funds; however, if the scope of utility assistance was broadened substantially, those impacts would need to be assessed in future rate studies.	Munch
Q:	Do peer communities have programs similar to Naperville's Utility Assistance Grant program? What similarities and differences exist?	Holzhauser
A:	Staff researched programs in other communities. Very few communities, particularly those in DuPage County, offer any form of assistance and direct their residents to a variety of state, county, or non-profit agencies. Joliet and Plainfield offer a senior discount on their water rates for residents over 65 years old. Evanston recently adopted a program to offer discounted water rates based on income qualifications aligned with LIHEAP. These programs are all managed by the municipality. Staff did not find any similar programs in which a non-profit agency managed a	Munch

grant program on behalf of a municipality but that is not to say one doesn't exist.

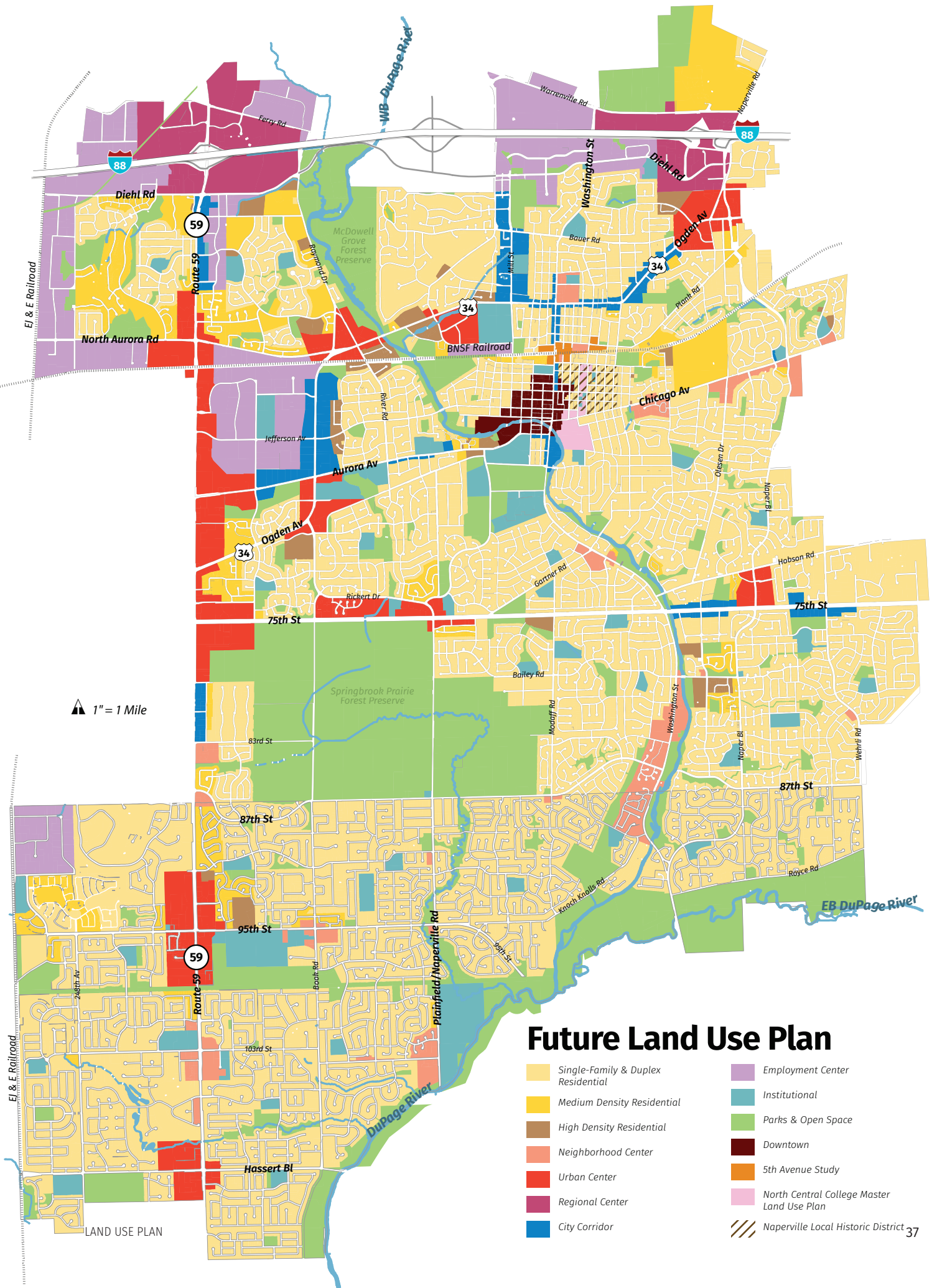
2022 Department Budget to Actual - January





▲ 1" = 1 Mile

COMMUNITY SNAPSHOT

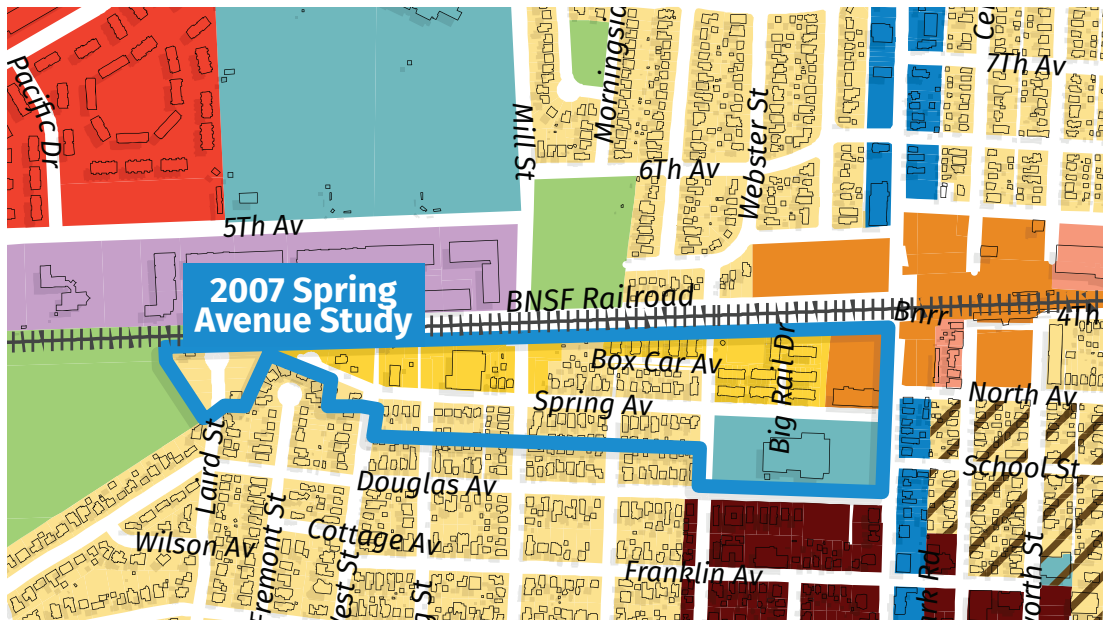


▲ 1" = 1 Mile

Future Land Use Plan

- | | |
|--|---|
| Single-Family & Duplex Residential | Employment Center |
| Medium Density Residential | Institutional |
| High Density Residential | Parks & Open Space |
| Neighborhood Center | Downtown |
| Urban Center | 5th Avenue Study |
| Regional Center | North Central College Master Land Use Plan |
| City Corridor | Naperville Local Historic District |

LAND USE PLAN



Spring Avenue

The Spring Avenue corridor is located south of the BNSF Railway, west of Washington Street. The area consists of a mix of uses, including single-family detached and attached homes, and an area of service businesses and industrial uses. It is anticipated that, like the Moser Lumber site that transitioned to Naperville Station and the DuPage County Children's Museum, other remaining industrial sites will struggle with the functional obsolescence of these sites. This includes the increasingly residential setting which impacts their overall viability for continued operation. This area is near two key community destinations – Downtown Naperville and the Naperville Metra Station. The proximity to these two destinations should appeal to potential residents.

In 2007 when the Spring Avenue Study was prepared, residents expressed concern over truck traffic, noise, pedestrian safety, poor street condition, and property maintenance resulting from non-residential uses. As part of implementing the 2007 plan, the City initiated rezonings to establish that redevelopment of the area should be with residential uses.

Through rezoning, many of the existing non-residential uses became non-conforming, thereby preventing their expansion.

Unfortunately, the Spring Avenue area has not experienced the extent of residential redevelopment that was envisioned through the plan and, accordingly, concerns that were voiced through that study continue to exist in this area nearly 15 years later.

Many of these concerns can be addressed through the redevelopment of the service business, industrial sites, and properties abutting the railroad corridor.

The Low and Medium Density Residential Neighborhood Place Types will guide future development of this area. Low Density areas reflect the established single-family homes and investments made since the Spring Avenue Study was completed. Medium Density areas are directed to the service businesses, industrial uses, and properties abutting the railroad corridor.

The expectation of this Master Land Use Plan is that development in this area should respect and compliment established single family and duplex neighborhood. It is possible that requests for high density residential redevelopment may be made to transition away from the non-conforming service business and industrial uses. Such requests for added density will be evaluated in the context of the guiding principles of this plan through public hearings for rezoning and/or variances. At a minimum, support for added density will require:

- Transitions in height and building mass adjacent to existing single family and duplex structures to maintain the neighborhood scale.
- Efforts to reduce railroad noise through landscape buffering, screening, site design and building construction material selections.
- Improvements to pedestrian safety and street conditions.
- Consideration of new and access to existing area parks and open space

promoting business branding. The Commission discussed creating additional guidance within the standards relating to design and requiring PZC review of a proposal which includes an accent colors that is decorative or includes creative design within the Downtown.

The Commission made a motion to direct staff to create an additional design guideline in the Design Standards.

F. OLD BUSINESS:

1. Resume the public hearing to consider the Land Use Master Plan - PZC 19-1-134

Amy Emery and Sara Kopinski provided a presentation on the proposed land use master plan.

The Commission discussed sustainability and inquired about the level of approval for ADUs noting the allowances should be very specific. Ms. Kopinski responded that if the plan is approved a future text amendment would be brought before the PZC allowing review of those details.

Public Testimony:

Marilyn Schweitzer proposed clarifications to the plan for consideration including inconsistencies with mentions of the historic district, the Riverwalk, and parks and open space.

Kathleen Benson raised concern regarding the recommendations in the plan for spring avenue, the north downtown planning area, and raised questions about ADUs.

The Commission inquired about the housing recommendations provided by the plan. Allison Laff, TED Deputy Director noted the plan opens the discussion on new housing ideas.

The PZC closed the public hearing.

A motion was made by Commissioner Athanikar, seconded by Commission Van Someren to approve PZC 19-1-134, City of Naperville Land Use Master Plan.

Aye: 8 - Athanikar, Castagnoli, Fessler, Hanson, Losurdo, McDaniel, Richelia, and Van Someren

Absent: 1 - Robbins

G. NEW BUSINESS:

H. ADJOURNMENT: