

Jan. 15, 2019 QA

Wednesday, January 9, 2019 2:30 PM

I. CONSENT AGENDA:

1. **19-037** Approve 12/06/2018 thru 01/02/2019 cash disbursement for
\$25,537,834.59

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| Q: | Please provide a spending and budget graph comparison by department. | Gustin |
| A: | Attached is a departmental breakdown of actuals versus budget through 11-months for citywide expenditures. Staff will continue to process invoices related to 2018 expenditures through the end of January. Therefore a preliminary year-end report will be completed in February. | Hallgren |

2. **19-001** Approve the regular City Council meeting minutes of December 18, 2018

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| Q: | Can you point me to the minute entry where Councilman Coyne requested real estate tax levy abatement language? Just checking my recall. | Gustin |
| A: | <p>The motion by Councilman Coyne was from the December 4, 2018 meeting. It was for item J2: Pass the ordinance adopting the 2019 Annual Budget in the amount of \$451,398,341. It was approved on December 18 as follows:</p> <p>A motion was made by Councilman Coyne, seconded by Councilman Hinterlong, to pass the ordinance as amended to adopt the 2019 Annual Budget in the amount of \$451,398,341 and direct staff to prepare a report for Council consideration that outlines additional revenue streams that shall include the Food and Beverage tax which could be increased and the proceeds of which could be used to abate the City of Naperville tax. The motion carried by the following vote:</p> <p>Aye: 8 - Chirico, Anderson, Coyne, Gustin, Hinterlong, Krummen, Obarski, and White</p> <p>Absent: 1 - Brodhead</p> | Gallahue |

3. **18-1096** Approve the award of Cooperative Procurement 19-017, Municipal Center Roof Replacement Phase Two, to Garland/DBS Inc. for an amount not to exceed \$262,626 plus a 5% contingency

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| Q: | According to a staff memo, the municipal building's roof life expectancy is 18 to 20 years. As we are doing this work in phases, roof deterioration many vary depending upon its exposure to sun and elements. Are there any areas identified in the phasing process that offer a few more years of life? If so, this may help reduce budget. | Gustin |
| A: | The roof condition was factored into sequencing order in which the three roof sections are replaced at the Municipal Center. Per the roof analysis report submitted by the City's vendor, these sections of roof have performed approximately 8 years past their life expectancy and are in need of replacement. Staff phased the replacement into three parts to reduce the burden on the budget. | Lang |

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| Q: | (For I3 and I4) Just wondering who is going to actually going to be doing the roofing work? I think Garland is more of a supplier than a roofer. Which roofer will actually be doing the work? | Hinterlong |
| A: | Garland will supply the roofing materials. A subcontractor, Olsson Roofing, will be performing the work. | Ries |

4. **18-1098** Approve the award of Cooperative Procurement 19-012, Biosolids Roof Restoration, to Garland DBS for an amount not to exceed \$124,847, plus a 5% contingency
5. **18-1120** Approve the award of Cooperative Procurement 19-018, Springbrook Administrative Building HVAC Upgrade, to Trane Commercial Systems and Services for an amount not to exceed \$382,840, plus a 5% contingency
6. **19-015** Waive the applicable provisions of the Naperville Procurement Code and award Procurement 19-031, Municipal Center Security Services, to Securalex for an amount not to exceed \$37,787 and a one-year term (Requires six positive votes)
7. **19-035** Approve the appointments of Suhel Siddiqui, David Wentz and Bill Habel to various boards and commissions
8. **19-017** Accept the public watermain associated with Center Place Subdivision and authorize the City Clerk to reduce the corresponding public improvement surety
9. **19-008** Approve the City Council meeting schedule for January, February and March 2019

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| Q: | Since the SECA Workshop has been canceled then we probably need to remove this from the future meetings schedule. | White |
| A: | Thank you, Councilman. The removal of the workshop should be included in the Consent motion. | Gallahue |

10. **18-1018** Pass the ordinance prohibiting the use of groundwater as a potable water supply by the installation or use of potable water supply wells or by any other method within the specified limits on properties located at 1712 W. Ogden Avenue, 1508 Aurora Avenue and 1532 Aurora Avenue, Naperville, IL. 60540 including points of withdrawal by the City of Naperville
11. **18-1114B** Pass the ordinance granting a major change to the Naperville Crossings Planned Unit Development in order to rezone Lots 9 and 21 from B2 PUD (Community Shopping Center District) to R3 PUD (Medium Density Multiple Family Residence District) for the subject property located north of Anna Marie Lane and west of Showplace Drive (PZC 18-1-103)

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| Q: | Is Petitioner Request for lots 10 and 17 included in this application as reflected in the attached overall site plan? | Gustin |
| A: | The rezoning request is for Lots 9 and 21. There is no rezoning request for Lot 10 or 17. The map showing the remaining vacant lots is included for context. | Venard |

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| Q: | 1. I.10 (18-1114B) What tools and opportunities will the Council have to review and control the type of housing that might be built on these parcels after R3 PUD zoning is granted? | Boyd-Obarski |
| A: | Per Section 6-4-6 (Planned Unit Developments: Changes to a Final Planned Unit Development), a major change to the PUD is required prior to any future development on the subject property in order to establish a controlling site plan, landscape plan, and building elevations. The R3 District also contains bulk | Venard |

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| regulations, such as setbacks, height, and lot area that will control the placement, size and number of units on the property. |
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12. **19-023** Pass the ordinance approving a variance to Section 402.1.1 of the 2012 International Building Code for 776 S. Route 59, Mall of India.

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| Q: | 1. I. 11 (19-023) Mall of India a. Would this variance not be necessary if the former garden center (now proposed tenant space YY) were to have a connection to the main building? b. Or, would that necessitate a different variance? c. Did building at 760 S Rt 59 previously have a variance for the 60' open space requirement? Or is it now non-compliant because it is part of a mall? | Boyd-Obarski |
| A: | <p>If the former garden center (tenant space YY) were to be incorporated into the mall building, a variance would likely only be needed for the encroachment of the neighboring building at 760 S. Route 59 into the open space. This building is about 57 feet from the proposed Mall of India building.</p> <p>The neighboring building at 760 S. Rt. 59 is not classified as a mall and does not require a 60' open space around it so there was no previous variance required. The Mall of India building will be classified as a mall and will require the 60 feet of open space. The variance request allows the Mall of India building to be redeveloped as a mall despite the fact that it does not have 60 feet of open space.</p> | Zibble |

13. **19-030** Waive the first reading and pass the ordinance amending Chapter 6A (Flood Hazard Areas) of Title 5 (Building Regulations) of the Naperville Municipal Code (Requires six positive votes)

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| Q: | Do we have a copy of the new flood maps? If not, when? How or will this reflect change at 87th and Washington? | Gustin |
| A: | Yes, we have a laminated copy of the new Will County flood maps. These new maps have no effect on 87 th and Washington, that location is part of the DuPage County flood maps which we anticipate bringing before the City Council in about six months. | Novack |

14. **19-038** Pass the ordinance approving a variance to allow the issuance of a Class D - Package Store liquor license for a premise less than 60,000 square feet to Star 7 Corporation at 4067 South Route 59.

15. **19-040** Pass the ordinance approving a minor change to PUD and a Final PUD for Heritage Square to allow for Lazy Dog Restaurant on the subject property located at 436 S. Route 59 - PZC 18-1-096

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| Q: | Looking at the location of the patio, had the petitioner considered the dirt from Route 59? Other restaurants on 59 have high noise and dirt during certain times of the year. Potentially high increased landscaping might be an effective buffer. | Gustin |
| A: | Staff will share this information with the petitioner and encourage additional landscaping if deemed necessary. | Laff |

16. **19-012** Adopt the resolution of Official Intent for Reimbursement of Capital Projects

17. **19-010B** Adopt the resolution adopting a Complete Streets Policy in the City of Naperville

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| Q: | In the past we had testimony that new installed cross walks were dangerous to our vision impaired residents as the fan crosswalks style directs those with impaired vision to cross across the center of the intersection verses | Gustin |
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| | corner to corner. Also, dog recognition was diminished. If passed would the city be in conflict with the proposed policy potentially jeopardizing Federal surface funds? | |
| A: | Complete Streets outlines an approach to implementing projects rather than specifying design or engineering standards. The City of Naperville does, and will continue to, follow Americans with Disabilities Act (ADA) requirements on its projects. | Louden |

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| Q: | 1. I.17 (19-010B) Complete Streets Policy To what extent will this policy impact future TED recommendations on the configuration of streets in new developments, the 5th Ave train station development area, and streetscape changes in the downtown? | Boyd-Obarski |
| A: | While not formalized in an adopted Complete Streets Policy, the City currently considers all users and modes when planning transportation projects and has many existing policies that support these practices, such as the Comprehensive Transportation Plan, Comprehensive Sidewalk Policy and Bicycle Implementation Plan. Because the City currently follows a Complete Streets approach, recommendations for transportation improvements on future projects are not likely to be dramatically altered due to the adoption of a formal policy. | Louden |

- 18. 19-039** Adopt the resolution approving the settlement agreement pertaining alleged trademark infringement

J. PUBLIC HEARINGS:

- 1. 19-042** Conduct the public hearing to consider the Annexation Agreement for KLA Schools located at 5S241 and 5S255 Tuthill Road - PZC 18-1-101 (Item 1 of 7)
- 2. 18-1122B** Receive the staff report for KLA Schools located at 5S241 and 5S255 Tuthill Road - PZC 18-1-101 (Item 2 of 7)

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| Q: | Please provide a link to the Plank Road study. Moving forward with development in the area will residential R2 be considered? If not, why? Also, will the City absorb any of Naperville Road if so what is the potential financial exposure? | Gustin |
| A: | The Plank Road Study can be found on the City's website at: https://www.naperville.il.us/projects-in-naperville/comprehensive-master-plan/ . The Plank Road Study recommends the future land use of the properties located south of the subject property as medium density single-family (up to 8 units per acre). This density could be achieved through the R2 district (with a conditional use for townhomes) or the R3A district. | Laff |

- 3. 18-1123B** Pass the ordinance authorizing execution of the Annexation Agreement for KLA Schools located at 5S241 and 5S255 Tuthill Road - PZC 18-1-101 (Item 3 of 7)
- 4. 18-1124B** Pass the ordinance annexing the subject property located at 5S241 and 5S255 Tuthill Road (KLA Schools) - PZC 18-1-101 (Item 4 of 7)
- 5. 19-043** Pass the ordinance rezoning the subject property located at 5S241 and 5S255 Tuthill Road (KLA Schools) to OCI (Office, Commercial, and Institutional District) - PZC 18-1-101 (Item 5 of 7)

6. **19-044** Pass the ordinance approving the preliminary/final subdivision plat and platted setback deviation for the subject property located at 5S241 and 5S255 Tuthill Road (KLA Schools) - PZC 18-1-101 (Item 6 of 7)
7. **19-045** Pass the ordinance approving a variance to Section 6-9-2:4 of the Naperville Municipal Code for the subject property located at 5S241 and 5S255 Tuthill Road (KLA Schools) - PZC 18-1-101 (Item 7 of 7)

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| Q: | After conversation with Petitioner increased landscaping on Naperville Blvd side of lot was accepted due to child playground and proximity of traffic. Suggestion of arborvitae trees were suggested. Can you please confirm? | Gustin |
| A: | Staff had not been aware of this recommendation. However, in speaking with the petitioner, they have indicated that there is a 6' solid wood fence proposed around the south and west sides of the playground to provide a visual and noise barrier from Naper Boulevard. Due to limited space within the fenced area, any additional landscaping that would be planted would need to be located within the Naper Boulevard roadway easement; staff does not recommend the installation of additional landscaping within this easement. | Laff |

K. OLD BUSINESS

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| Q: | What is the status of the Ogden pole sign fund? | Coyne |
| A: | \$30,000 was included in the approved 2019 budget for an Ogden Avenue Pole Sign Incentive Program. The City and NDP are currently working on setting up meetings in February 2019 with Ogden Avenue property owners who have an existing pole sign to determine the amount and type of funding that would be most beneficial to them. Incentive program parameters will then be developed based on this feedback. | Laff |

M. AWARD OF BIDS AND OTHER ITEMS OF EXPENDITURE:

1. **19-007** Approve the award of Bid 18-285, Water Meter Replacement Program, to HBK Water Meter Service, Inc. for an amount not to exceed \$1,029,150, plus a 3% contingency and for a two-year term

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| Q: | What previous contracts have we had with HBK, including change orders? | Hinterlong |
| A: | 11-169 Large Diameter Water Meter Testing 14-193 Large Diameter Water Meter Testing 05-170 Large Diameter Water Meter Testing 16-347 Large Diameter Water Meter Testing and Repair *16-170 Water Meter Replacement Services Please note that only *16-170 is related to install services such as the subject contract. | Ries |
| Q: | How do the prices compare between this contract and previous contracts? | Hinterlong |
| A: | Both the prior install contract and this install contract are unit price contracts. There was a 15% increase spread over a 3.5-4 year period for the install unit cost. There was a 5.2% increase over a 3.5-4 year period for the unforeseen work hourly rate. Please note that there are different numbers of meters being installed on each contract. This is the current bid scheduled for approval on January 15, 2019. | Ries |

| City of Naperville Water Utilities Water Meter Replacement Bid 18-285 Bid Calculation Worksheet | | | |
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| Unit Description | Estimated Quantity | Unit Cost | Extended Cost |
| 3/4" or 1" Meter Replacement (Each) | 11,000 | \$92.00 | \$1,012,000.00 |
| Unforeseen Work (Hourly Rate) | 160 | \$100.00 | \$16,000.00 |
| Unforeseen Work (Materials) | \$1,000.00 | Invoice + 15% | \$1,150.00 |
| Total Bid | | | \$1,029,150.00 |

Firm Name: HBK Water Meter Service, Inc.Date: 12/19/2018

Contract 16-170 was executed on 4/11/2016.

| Unit Description | Estimated Quantity | Unit Cost | Extended Cost |
|-------------------------------------|--------------------|---------------|---------------|
| 3/4" or 1" Meter Replacement (Each) | 2,500 | \$ 80.00 | \$ 200,000.00 |
| Unforeseen Work (Hourly Rate) | 80 | \$ 95.00 | \$ 7,600.00 |
| Unforeseen Work (Materials) | \$1,000.00 | Invoice + 15% | \$ 1,150.00 |

Total Bid Price: \$ 208,750.00

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| Q: | How has HBK's performance been? Have we received any resident feedback? | Hinterlong |
| A: | The quality of the work has been good. Staff has had very few complaints from residents about their work. If a resident had a concern, HBK's Tech went to the residence and took care of the questions and concerns. This only came up a couple of times. | Ries |

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| Q: | Does this cost include the actual meters themselves or just the labor for installation/replacement? | White |
| A: | This contract is for the labor only to replace and install new water meters. | Conn |

O. REPORTS AND RECOMMENDATIONS:

1. **18-1053B** Deny the request for a major change to a conditional use to grant a variance from Section 6-2-14 in order to construct a canopy for the subject property located at 311 E. Ogden (Bill's Car Wash) - PZC 18-1-102

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| Q: | Do we have more information in the canopy design, color, material and drawing of its coverage? | Gustin |
| A: | The canopy design and size is located in the upper left hand corner of the proposed canopy attachment (reattached here for your convenience). The petitioner indicated that the roof of the canopy will be metal and the owner intends for the color to be red to match the existing car wash building. | Mattingly |

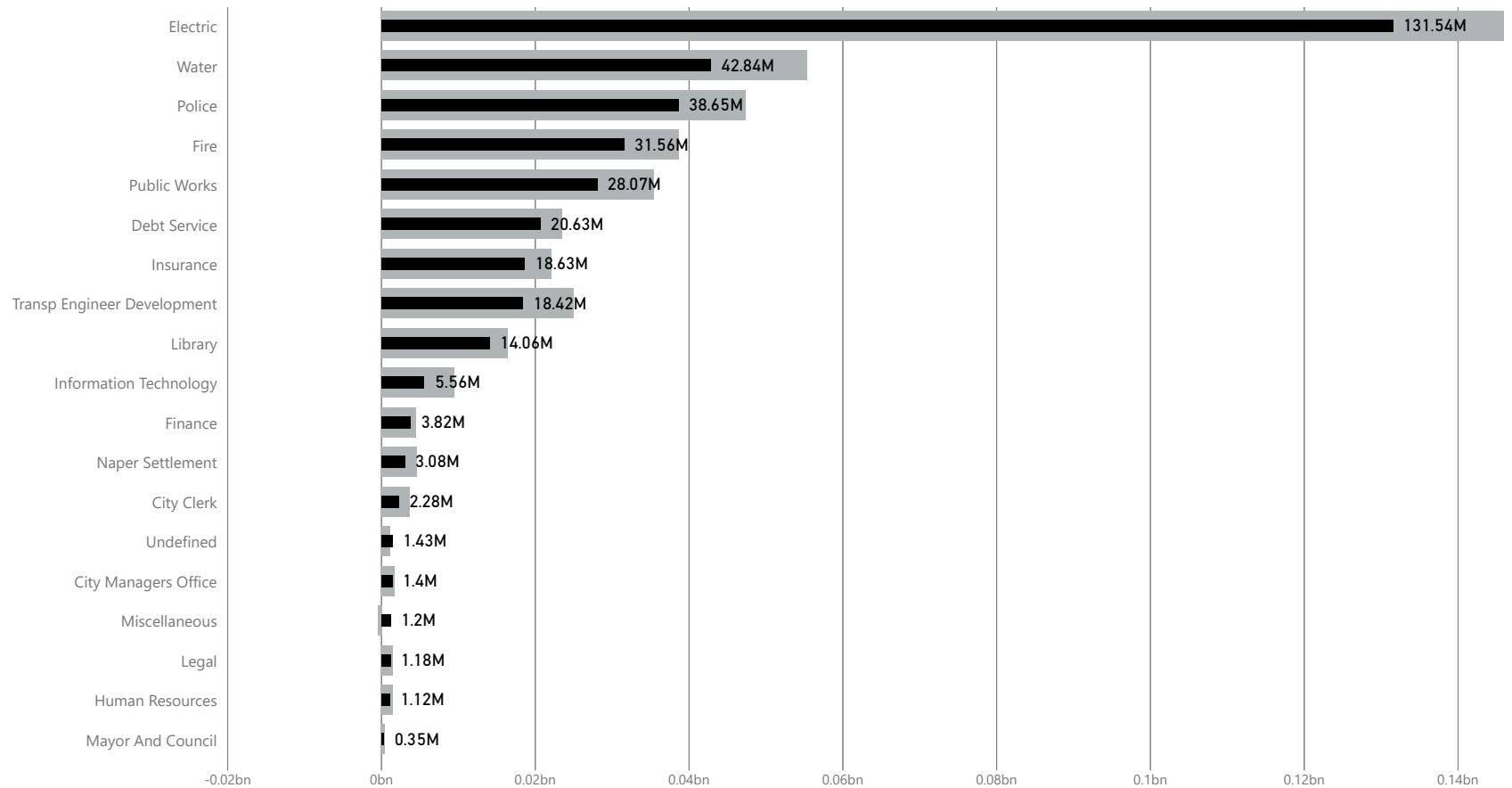
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| Can you please provide an elevation of the proposed canopy? Thank | Hinterlong |
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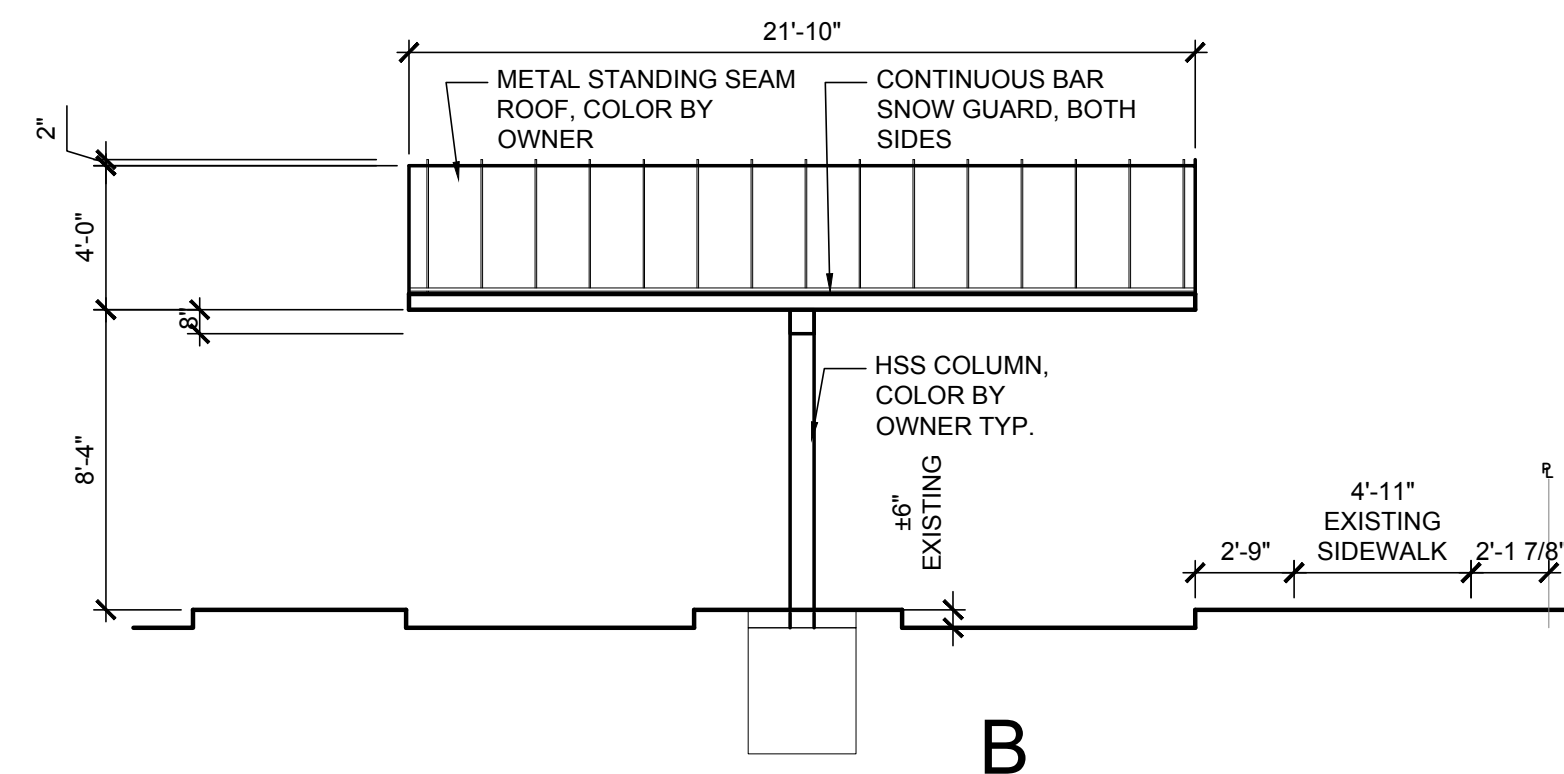
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| Q: | you. | |
| A: | The canopy design and size is located in the upper left hand corner of the proposed canopy attachment (reattached here for your convenience). The petitioner indicated that the roof of the canopy will be metal and the owner intends for the color to be red to match the existing car wash building. | Mattingly |

2. **19-036** Receive the report on alternate revenue options for the 2019 Annual Operating Budget

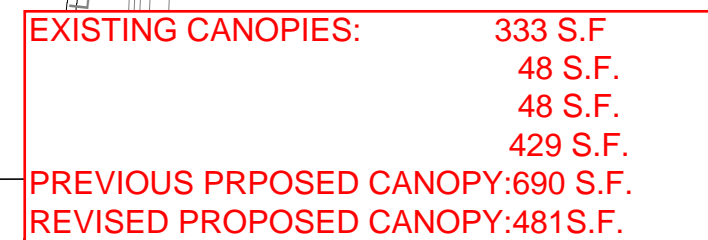
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| Q: | <p>Can we get a comparison of the city tax levy for other communities to ours? i.e. using last year's tax rates on a \$500,000 house, what would a person's city portion of their tax bill be on a house in Bolingbrook and Aurora as compared to our own?</p> <p>How do we compare to those two cities in trash pickup and sales taxes?</p> <p>If we implement the additional increase in the FBT, what would our new estimated tax rate be? I understand this year would only be partially benefitted by the tax.</p> | Coyne |
| A: | <p>Please see the attached listing of comparable communities. We have provided their refuse collection fee, home rule sales tax rate, food & beverage tax rate, property tax rate (2017), and estimated property tax bill on a home valued at \$500k.</p> <p>With a July 1, 2019 implementation of a 0.25% increase to the food & beverage tax, the City would begin receiving receipts in August and therefore receive 5 months of revenues estimated at \$454,000. The impact of these additional revenues would decrease the City projected 2019 property tax rate of 0.6815 to an estimated rate of 0.6706.</p> | Hallgren |

2018 Budget Report (Department Budget to Actual) - 11 Months





SCALE: 3/16" = 1'-0"



SCALE: 1" = 10'-0"

NOTE:
THE BOUNDARY SURVEY PREPARED BY WT
GROUP, DATED AUGUST 13, 2018, SERVES AS A
BASE FOR THIS SITE PLAN.

| | Monthly Refuse Collection Fee* | Home Rule Sales Tax Rate | Food & Beverage Tax Rate | Property Tax Rate** | Estimated Property Tax Paid*** |
|-------------------|-----------------------------------|-----------------------------|-----------------------------|---------------------|-----------------------------------|
| Naperville | \$ 12.95 | 0.75% | 1.00% | 0.6815 | \$ 1,061 |
| Downers Grove | \$ 19.73 | 1.00% | 1.00% | 0.7679 | \$ 1,195 |
| Wheaton | \$ 16.48 | 1.00% | - | 0.9631 | \$ 1,499 |
| Schaumburg | \$ - | 1.00% | 2.00% | 0.9730 | \$ 1,515 |
| Northbrook | \$ 15.75 | 0.75% | - | 1.0440 | \$ 1,625 |
| Joliet | \$ 25.20 | 1.75% | 1.00% | 1.3515 | \$ 2,104 |
| Woodridge | \$ 24.60 | 0.75% | - | 1.4225 | \$ 2,214 |
| Bolingbrook | \$ 19.40 | 1.50% | 1.50% | 1.4526 | \$ 2,261 |
| Des Plaines | \$ 17.14 | 1.00% | 1.00% | 1.5380 | \$ 2,394 |
| Plainfield | \$ 27.42 | 1.50% | - | 1.6240 | \$ 2,528 |
| Warrenville | \$ 21.42 | 1.25% | 1.50% | 1.6484 | \$ 2,566 |
| Lisle | \$ 24.59 | - | - | 1.6617 | \$ 2,587 |
| Buffalo Grove | \$ 21.20 | 1.00% | 1.00% | 1.6910 | \$ 2,632 |
| Arlington Heights | \$ 17.88 | 1.00% | 1.25% | 1.6960 | \$ 2,640 |
| Evanston | \$ 8.65 | 1.00% | - | 1.7370 | \$ 2,704 |
| Aurora | \$ 13.92 | 1.25% | 1.75% | 2.3358 | \$ 3,636 |
| Elgin | \$ 15.80 | 1.25% | - | 2.6886 | \$ 4,185 |
| Rockford | \$ 20.81 | 1.00% | 1.00% | 3.7608 | \$ 5,854 |

**Used 68-Gallon Cart Rental as comparative price point*

***Includes Library Districts & Fire Protection Districts for comparison*

****Estimated Home Value of \$500k*