

Council Q&A – Feb. 19, 2019

Wednesday, February 13, 2019 11:16 AM

F. AWARDS AND RECOGNITIONS:

1. **19-114B** Proclaim February 19, 2019 as Naperville Heritage Society Day in honor of their 50th Anniversary

I. CONSENT AGENDA:

1. **19-135** Approve 01/03/2019 thru 02/01/2019 cash disbursement for \$32,488,757.93

Q:	Please explain \$191,000+ for tree service? Also, please provide a graph or pie chart by department representing each department's budget, income and expenses year to date.	Gustin
A:	The payment was for tree trimming service for the Electric Utility that was approved by Council for a two-year term in April 2018. Please find attached a chart depicting expenses by department.	Dublinski/Curran Mayer

2. **19-160** Approve the regular City Council meeting minutes of February 5, 2019
3. **19-050** Approve the award of Bid 19-040, Centrifuge Dewatering Polymer, to Polydyne Inc. for an amount not to exceed \$276,083.44 and for a two-year term
4. **19-080** Approve the award of Option Year One to Contract 18-078, Heavy Duty Truck Body Repair and Painting, to Rush Truck Center of IL for an amount not to exceed \$105,000

Q:	Heavy Duty Truck Repair- Would this type of work be ripe for RFP or inquiries to local body & fender shops and dealerships for price completion?	Gustin
A:	The City went through the Bid process last year and awarded the contract to Rush Truck Center based on price, location (Aurora, which is considered a local business per our Procurement Code), and amenities to accommodate all of our larger size equipment. This award is for the first option year because Rush Truck Center performed very well last year.	Dublinski

Q:	What else is scheduled for repair in 2019? How many accidents did we have last year that required work out of this budget? Don't we have insurance to cover these costs?	Hinterlong
A:	The contract is for unplanned maintenance costs. The amount being awarded is based off our 5 year average for these types of repairs. Two repairs completed as Rush Truck Center last year were to repair accident damage. Unit 198's repair cost \$6074.11 and Unit 322's repair cost \$7,104.35. The remaining repairs were for corrosion and one for touch-up prior to auction. The City has auto and general liability insurance which would reimburse for claims of qualified costs; however, we still need to have a contract in place to complete the work.	Dublinski / Mayer

5. **19-081** Approve the award of Option Year Two to Contract 17-044, Brush Collection Program, to Steve Piper and Sons and Trees "R" Us, Inc. For

an amount not to exceed \$177,763

Q:	Please describe the services in-house staff will perform when this work is outsourced?	Gustin
A:	Operations staff will be focusing on core services, such as tree trimming, tree removal, street patching, sign maintenance, and storm sewer maintenance. Currently, there are 322 tree trimming requests, over 50 stumps that need to be grinded to get ready for the spring planting, over 50 street patches and 25 open service requests for downed signs.	Dublinski

Q:	What price did Trees R Us come in with? With both companies doing the work, will they split the \$177,763?	Hinterlong
A:	The bid was divided into 10 sections, 2 sections for each of the 5 weeks of brush collection. Steve Piper, the low bidder at approximately \$350 per mile, was given 6 of the 10 sections. Trees R Us' cost was approximately \$500 per mile and they were given 4 of the 10 sections. Yes, Trees "R" Us and Steve Piper will split the total award of \$177,763.	Dublinski

6. **19-082** Approve the award of Option Year Two to Contract 16-011, Street Sweeping, to Waste Management of Illinois for an amount not to exceed \$175,000
7. **19-144** Approve the City Council meeting schedule for February, March & April 2019
8. **19-111B** Pass the ordinance amending Section 10-2-3-1:1.1 by adding a definition of hemp and excluding hemp from the definition of cannabis

Q:	Please confirm the daycare play area fencing is steel? Will it have open slates or full visual closure?	Gustin
A:	The proposed fencing around the daycare play area is made out of steel and will be picket style. A cut sheet of the proposed fencing has been provided in the attachments and is included below.	Mattingly

9. **19-049B** Pass the ordinance approving a major change to the Riverbrook Center for the subject property located at 1567 North Aurora Road (Riverbrook Daycare) - PZC 18-1-127
10. **19-090B** Pass the ordinance granting a variance to reduce the amount of required off-street parking for the subject property located at 1331 W. 75th Street - PZC 18-1-132
11. **19-134B** Pass the ordinance approving a variance to reduce the required interior side yard setbacks on Lots 71, 72, 73, 80, and 81 of the Ashwood Crossings Subdivision (Ashwood Crossing Duplex Lots) - PZC 19-1-001.

Q:	Please provide the amount of outdoor space for each unit? I worry that reducing the open green space (outdoor use) with a tight development will have a negative impact on the area and less than desirable owner use.	Gustin
A:	The Duplexes in question are located on 5 lots with areas between 11,372 sf at the low end and 11,633 sf at the upper end. The applicant didn't provide square footages for the various combinations of their products that are possible if this variance was approved. As an example, an Abbeyville abutting a Provence was depicted. All other bulk and engineering requirements will still have to be met. It is not quite clear because this subdivision is a work in progress, but attached is the approved Landscape Plan. It shows there are common	Williams

	<p>areas including landscaped buffer and Stormwater Management Areas. These open areas will not be reduced to accommodate a wider floor plan on the 5 developable lots.</p> <p>The Petitioner will be directed to prepare open space/lot coverage numbers for the duplexes they think will be built including the Abbeyville-Provence example.</p>	
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Q:	I think there's a typo in the write up at the bottom of page 1. Should it be side yards of 8 and 8 for 16 feet or 6 and 6 for a total of 12 feet? For a variance of 1 foot both sides?	Hinterlong
A:	The exact wording of the requirement: 16' total for 2 side yards with each side yard a minimum of 6'. If there was no variance granted, then if one side yard was at a 6' setback, the rest of the 16' would apply to the other side yard resulting in a 10' setback on that side.	Williams

J. PUBLIC HEARINGS:

- 19-156** Conduct the public hearing for the establishment of Special Service Area No. 30 for streetscape improvements on portions of blocks 429 and 430 of the downtown area in the City of Naperville (Item 1 of 2)

Q:	How long will these improvements take? How will they affect other businesses in the area?	Gustin
A:	Since the scope of the improvements has not been finalized and the construction documents have not been designed we cannot provide a length of time for construction yet. We do know that it will take many months. This will be switching to a City-lead project which will put us in control. City staff plans on having several meetings with the DNA and the affected business and property owners on how to construct these improvements. We need to design the improvements first and then sit down with the stakeholders to discuss the different ways to stage the work. Their input will be valuable in coming up with the best plan to build all of these necessary improvements.	Novack

Q:	Who would pay for utility work if it's discovered that a water or electric service needs replacing? How many lead services or under sized water services or electric feeds do we have in this scope of work?	Hinterlong
A:	<p>The Water Utility knows that there are two, and possibly three, lead water services in this area. On a typical property owner-driven project the City rebates the property owner \$4,250 or \$2,550 for removing and replacing the lead water service, depending on if the water main is on the opposite or same side of the street as the property. Since this is a City-driven project we are currently evaluating how to figure the rebate. We are inclined to recommend that the City pays for the removal and replacement of the lead service from the water main to the b box, and then have the property owner pay to replace the lead service from the b box to the water meter inside the building. A different rebate amount would have to be calculated since the property owner cost would be less due to the City taking responsibility from the water main to the b box.</p> <p>The Electric Utility service lines feed the businesses from the back of each property rather than the front and will not be part of this project. Electric conduit will be installed in conjunction with the project for future installation of main feeder lines and/or fiber optic cable.</p>	Novack/Curran

Q:	Is one of the motivating factors behind doing this now because we will already be doing maintenance with the electrical and water capital improvements; thus shortening the overall disruption to the business owners in the area?	White
A:	Yes, if the streetscape work is supported and proceeds we wanted to get any other work that needed to be completed in those two blocks done as part of	Novack

one comprehensive construction contract. If the streetscape work is not supported, then we will defer the utility work as long as practical.
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2. **19-158** Identify the appropriate amount of City cost participation and direct staff to prepare an ordinance to establish Special Service Area No. 30 for streetscape improvements on portions of blocks 429 and 430 of the downtown area in the City of Naperville if fewer than fifty percent of the property owners object in the next sixty days (Item 2 of 2)

Q:	How and who are the 50% of the property owners to consider on this matter?	Gustin
A:	The property owners are those along the south side of Jefferson Avenue from Webster to Main Street, and those along both sides of Main Street from Jefferson to Jackson Avenue. All affected property owners were mailed notice of the public hearing. See attachment for requested continuation of the hearing.	Novack

Q:	Can someone explain how we came up with a 45/55 percent split with the business owners within the SSA? Did we try to counter or negotiate a better deal?	White
A:	The 45/55 percent split is what Mr. Rubin has most recently suggested. He has stated that he was hearing push back from the property owners about the small amount of City participation when discussing this proposal with him. City staff is not trying to negotiate a deal; we are simply trying to allow both sides (the City and the property owners) to understand the constraints and impacts of both parties so a fair agreement can be reached, if it can be reached at all. The utility work will need to be done sometime soon, and when it is done a good portion of the existing streetscape and sidewalks will get torn up and need replacement. It would be a huge win for everyone if all of this work was completed under one comprehensive construction contract.	Novack

3. **19-153** Conduct the public hearing for the establishment of Special Service Area No. 31 for streetscape improvements near the southwest portion of Block 423 in the downtown area in the City of Naperville (Item 1 of 2)

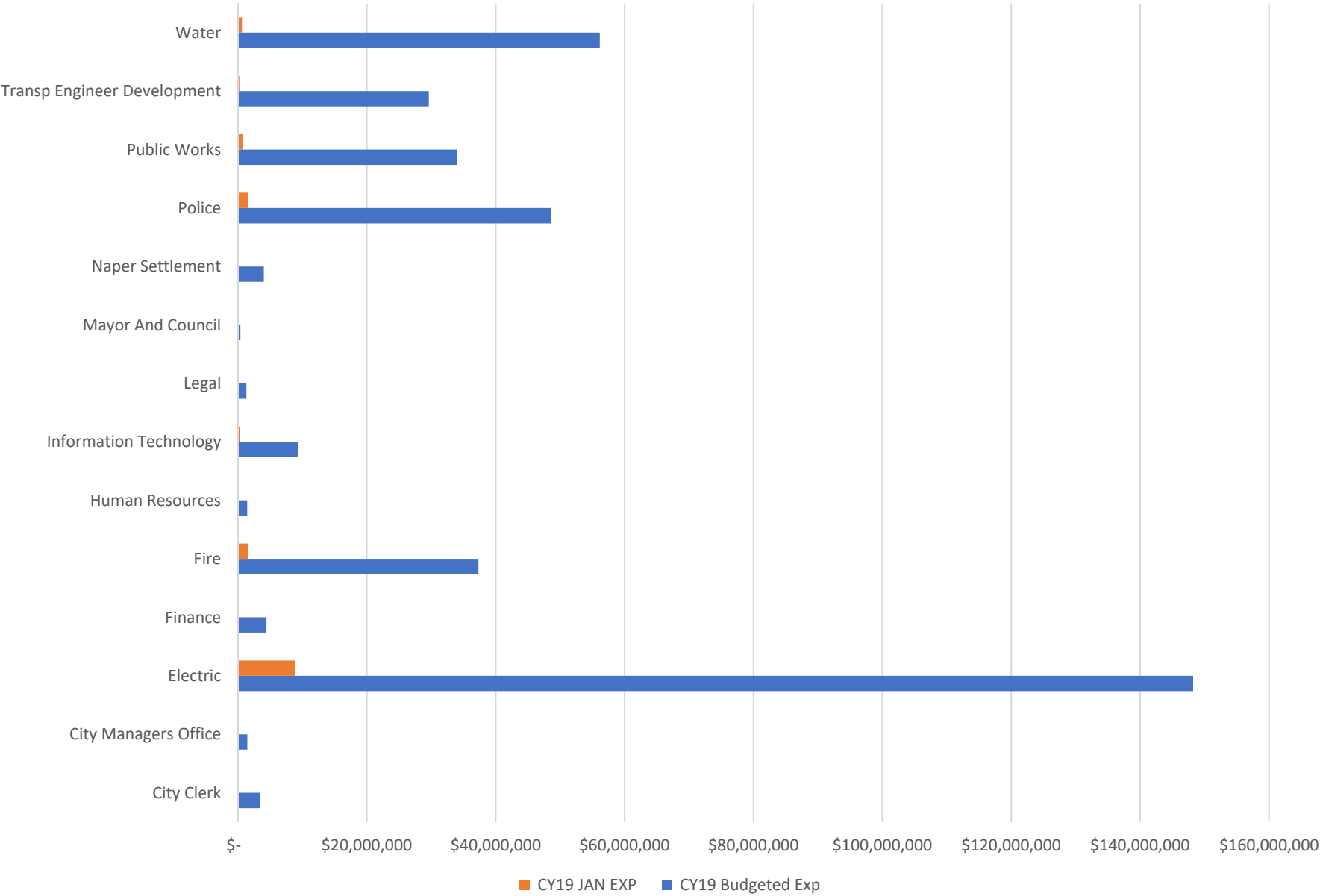
Q:	What are interest payments will be for the City for \$292K and what the interest payments will be for the business owners within the SSA who will pay back the City?	White
A:	The interest payments will be based on the rate the City received when it purchases the bonds to fund the improvements. It is estimated the interest rate will be in the 3.5% range. The special service area payments include the interest, so the property owners are reimbursing the City for both the principle and interest.	Novack

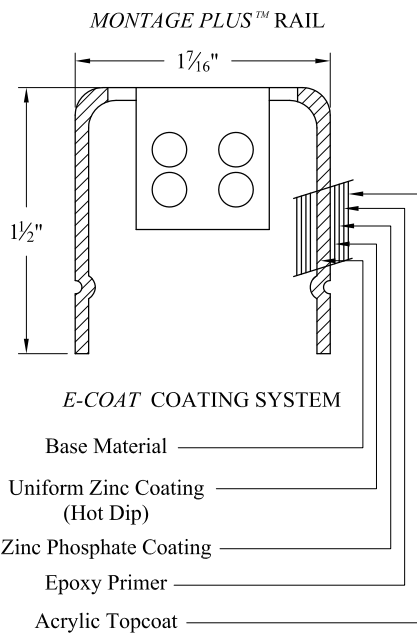
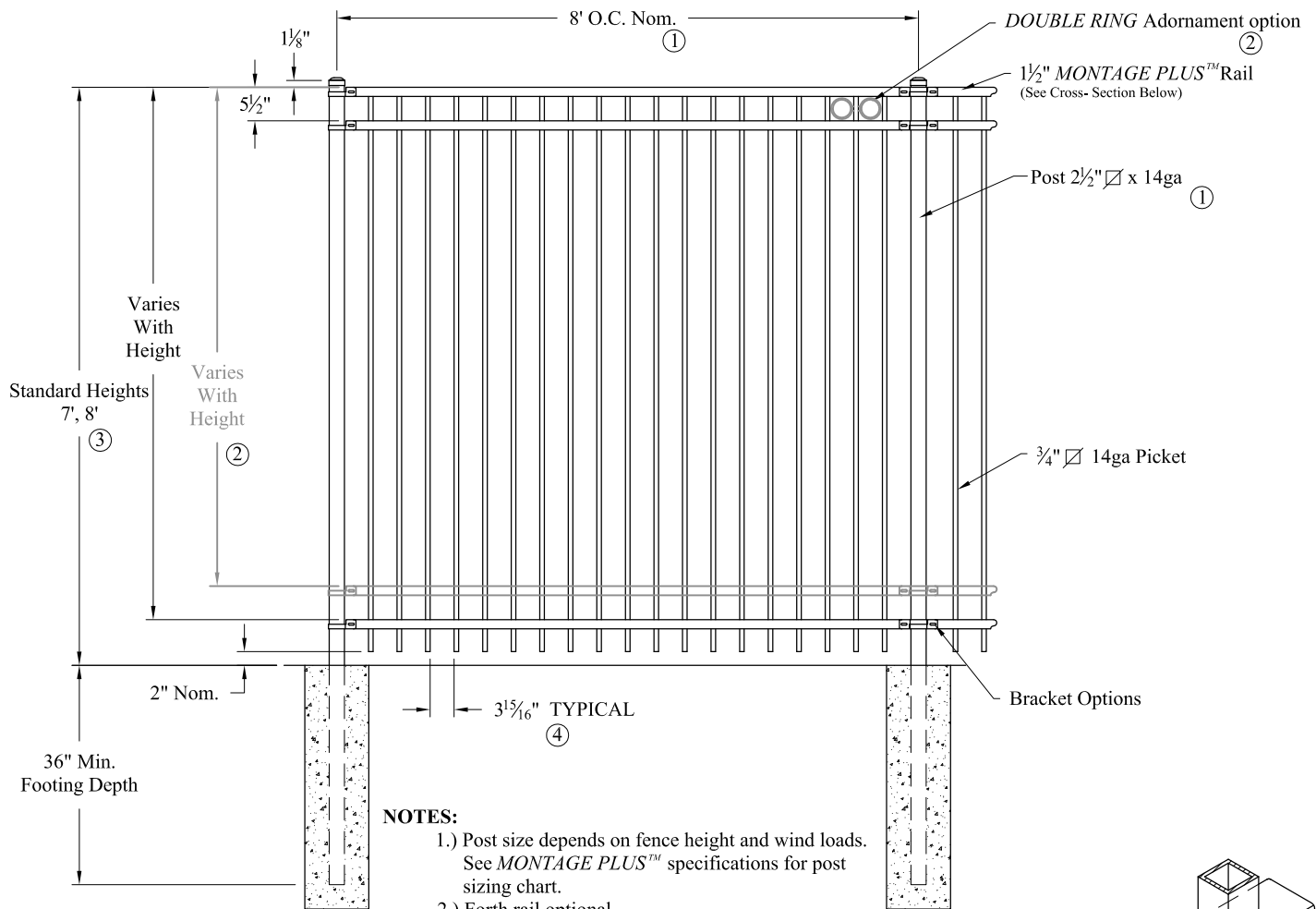
4. **19-155** Direct staff to prepare an ordinance to establish Special Service Area No. 31 for streetscape improvements near the southwest portion of Block 423 in the downtown area in the City of Naperville if fewer than fifty-percent of the property owners object over the next sixty days (Item 2 of 2)

O. REPORTS AND RECOMMENDATIONS:

1. **19-020** Approve the FY20 Social Services grant funding allocations, direct staff transfer eligible grant activities to the PY19 CDBG program as allowed, and reallocate remaining Social Services grant funding appropriately

CY 19 JANUARY EXPENDITURES - PRELIMINARY

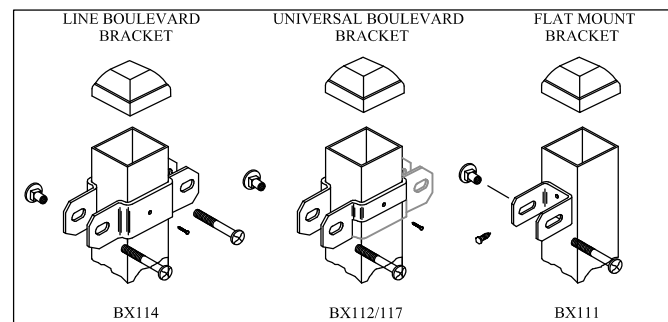




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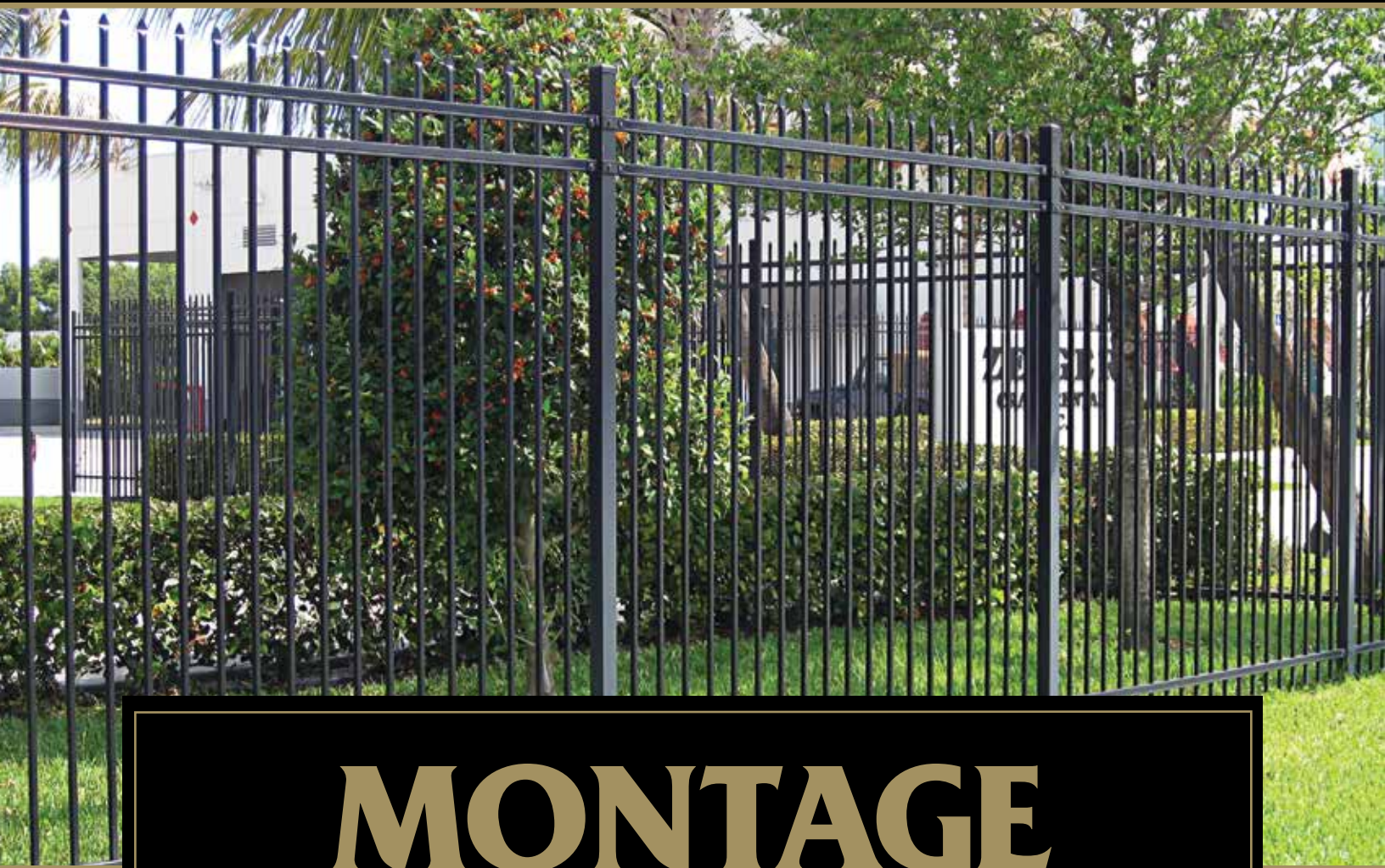
DR: NJB SH . 1 of 1 SCALE: DO NOT SCALE

CK: BS Date 09/21/11 REV: d



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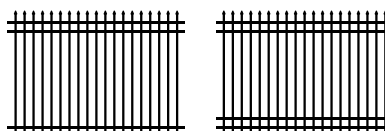
WELDED COMMERCIAL ORNAMENTAL STEEL FENCE





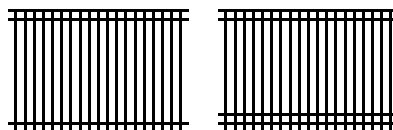
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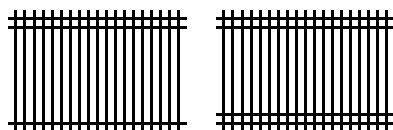
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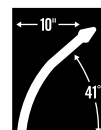
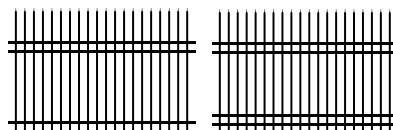
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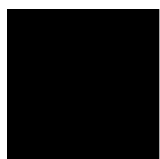


GATE OPTIONS

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COLOR OPTIONS



BLACK



BRONZE

ADORNMENTS



QUAD FLARE



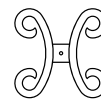
TRIAD



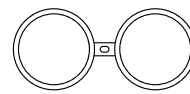
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¾"sq. x 14 ga.

RAILS

1½" x 1½" x 14 ga.

POSTS

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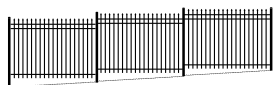
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Landscape Development Plans



11.02.2016 - Per City Review Comments dated 10.27.2016
2.08.2017 - Per Trumpet ROW

ASHWOOD CROSSING

NAPERVILLE, ILLINOIS

City of Naperville Project No. 16-10000141



DEVELOPER :

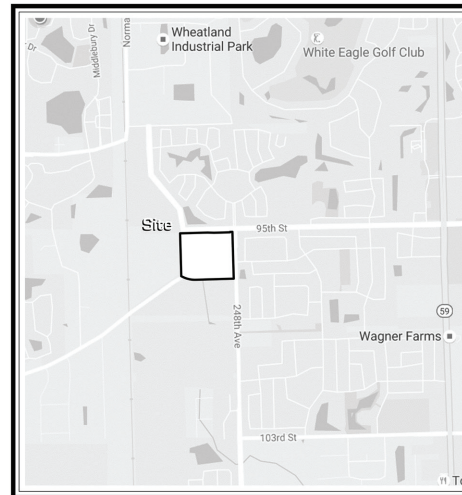
1900 E. Golf Road - Suite 300
Schaumburg, Illinois 60173
(847) 230.5331 voice

ENGINEER :

CEMCON, Ltd.
2280 White Oak Circle
Aurora, Illinois 60502
(630) 862.2100 voice
Project Manager: Chris Morgart, P.E.

LANDSCAPE ARCHITECT :

Signature Design Group, Inc.
132 N. Washington Street
Naperville, Illinois 60540
(630) 305.3980 Fax: (630) 305.3994
Project Manager: Greg G. Sagen, RLA



LOCATION MAP

INDEX OF DRAWINGS

L.100	Overall Landscape Plan
L.101	Preliminary Landscape Plan - North
L.102	Preliminary Landscape Plan - South
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L.105	General Landscape Specifications
L.106	Construction Details
L.107	Construction Details
TS.101	Existing Tree Survey
TS.102	Tree Inventory Data

PLANT MATERIAL LEGEND :

- Parkway Trees, 2.5" Caliper**
To be planted by the City of Naperville
- Shade Trees, 2.5" - 4" Caliper**
Autumn Blaze Maple
State Street Maple
Chicago/Gold Hackberry
Kentucky Coffeetree
Exclamation Londen Planetree
Bur Oak
Swamp White Oak
European Larch
Shawnee Brave Baldypress
Redmond Linden
Accolade Elm
Skyline Locust
- Ornamental Trees, 6' - 10' m/s**
River Birch
Prairie Fire Crab
Ivory Silk Tree Lilac
Thornless Cockspur Hawthorne
Blackhaw Viburnum
Apple Serviceberry
Redbud
Washington Hawthorn
- Evergreen Trees, 6' - 10' tall**
Norway Spruce
Colorado Spruce
White Pine
White Fir
Fairview Juniper
Nigra Arborvitae
Mission Arborvitae
Austrian Pine
- Evergreen Shrubs, 18" - 24" wide**
Sea Green Juniper
Kallay Compact Juniper
Green Sargent Juniper
- Deciduous Shrubs, 18" - 36" tall**
Northern Bayberry
Black Chokeberry
Dogwoods
Panicum Hydrangea
Texas Scarlet Quince
Gro-Lum Sumac
Staghorn Sumac
Viburnums
Shrub Rose Var.
Grefshim Spirea
- Perennials, Ornamental Grasses & Groundcovers, 1gal.**
Feather Reed Grass
Prairie Dropseed
Switchgrass
Lilyturf
Daylily
Blue Wonder Catmint
Black Eye Susan
Purple Coneflower

CONSTRUCTION NOTES :

- Sod all turf areas as noted with an approved blend of improved Kentucky Bluegrass Sod with a mineral soil back.
- Drill seed all remaining turf areas as noted and cover with an S-75 Brown Erosion Control Blanket and staple in place. Seed shall be applied at a rate of 200 lbs. per Acre, 300 lbs. per Acre for Detention mix.
- Lawn seed mix shall be as follows:
 - 70% Improved, Kentucky Bluegrass (minimum three varieties)
 - 30% Improved, Perennial Ryegrass (minimum two varieties with endophytes)
- 10% Creeping Red Fescue
- Fine grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.
- Prior to turf installation all areas shall be fertilized with a 12-12-12 granular fertilizer at a rate of 400 lbs. per Acre.
- Prepare perennial, ornamental grass, groundcover and annual flower beds with 1 CY. mushroom compost per 100 SF. rototilled to an 8" depth.
- Mulch all trees, shrubs, perennial 6 cm/1 grass beds with a minimum of three inches shredded hardwood bark mulch.
- Mulch all groundcover and annual beds with minimum of one inch pinebark fines.
- All bed lines and tree saucers require a 4" deep speeded edge between lawn and mulch areas.
- All evergreen (conifers) trees and shrubs must be grown in a natural shape - and not sheared.
- Plant material sizing, branching and ball sizes shall conform to the "American Standards for Nursery Stock" (latest edition) by the American Association of Nurserymen, Inc.
- Plant material shall be nursery grown and be either balled and burlapped or container grown. Sizes and spreads on plant list represent minimum requirements.
- Quantity lists are supplied as a convenience. Contractor shall verify all quantities, and in case of a discrepancy, the plan shall prevail.
- The Landscape Contractor shall adjust plant locations in field to maintain appropriate spacing from fire hydrants, light poles, all utility structures, driveways and sidewalks. Approval of the Landscape Architect is required when field adjustments to be implemented do not conform to the intent of the plans.
- Contractor shall report any discrepancies in the field to the Landscape Architect and/or Owner.
- The Landscape Contractor shall verify locations of all underground utilities prior to digging, is required to Contact J.U.L.I.E. (1.800.882.0153), and any other public or private agency necessary for utility location 48 hours prior to construction.
- Where underground utilities exist, all field adjustments must be approved by the landscape architect.
- The Landscape Contractor shall water plant material, seed and sod areas until the plants have become adequately established and until final acceptance by the owner. Owner to provide all supplemental watering and proper care and maintenance of all plant materials, seed and sod areas after acceptance of Landscape Contractors work.
- No plants are to be changed or substituted without the approval of the Landscape Architect and the City of Naperville.
- Landscape Contractor shall warrant all material and labor for a period of one year from the date of final acceptance and shall repair any defects and replace all dead plant material as required during the warranty period.
- Trees shall be set back a minimum of ten (10) feet horizontally from utility structures, including, but not limited to: manholes, valve vaults, valve boxes, fire hydrants, transformers and switch cans. Trees shall be set back a minimum of five (5) feet horizontally from sanitary sewer, water services and underground electric cable. Approval of the Landscape Architect is required when field adjustments to be implemented do not conform to the intent of the plans.
- Parkway Trees must be offset 5 feet from all storm sewer.
- No trees, shrubs or obstacles will be allowed 10' in front, 5' on the sides, and 7' to the rear of the electrical transformer.



Land Planning
Landscape Architecture
Environmental Site Design

604 WASHINGTON ST. NAPERVILLE, IL 60563 - 630.203.2880 Fax 630.203.2886

project:

Ashwood Crossing

Naperville, Illinois

sheet description:

Overall Landscape Plan

owner:

Pulte Homes
1900 E. Golf Road - Suite 300
Schaumburg, IL 60173



north:



revisions: 2.8.2017 Per Trumpet ROW
11.8.2016 Per City Review Comments dated 10.27.2016
original issue date: 30 September 2016

drawn by:

checked by:

project no.: 26029

sheet no.:

L.100

project:

Ashwood Crossing

Naperville, Illinois

sheet description:

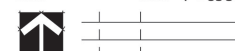
Preliminary Landscape Plan - North

owner:

Pulte Homes
1900 E. Golf Road - Suite 300
Schaumburg, IL 60173



scale: 1" = 50'0"



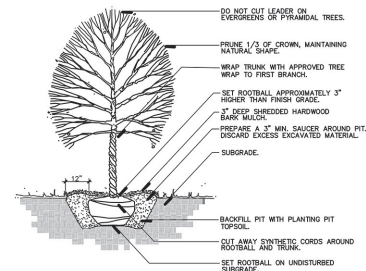
revisions:
2.8.2017 Per Trumpet ROW
11.8.2016 Per City Review Comments dated 10.27.2016
original issue date: 30 September 2016

drawn by:
checked by:
project no.: 26029
sheet no.:

L.101

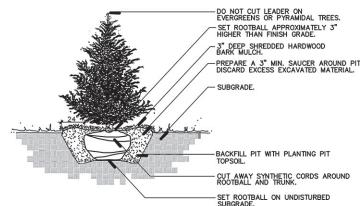


- For Plant Material Legend - See Sheet L.100
- For SWM Basin Section - See Sheet L.103
- For SWM Basin Seed / Plug Mixes - See Sheet L.104
- For General Landscape Specifications - See Sheet L.105



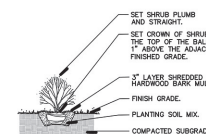
1 A Typical Tree Planting Detail

NTS



1 B Typical Evergreen Planting Detail

NTS



1 C Typical Shrub Planting Detail

NTS

project:

Ashwood Crossing

Naperville, Illinois

sheet description:

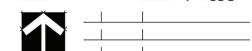
Preliminary Landscape Plan - South

owner:

Pulte Homes
1900 E. Golf Road - Suite 300
Schaumburg, IL 60173



north: scale: 1" = 50'0"



revisions: 2.8.2017 Per Trumpet ROW
11.8.2016 Per City Review Comments dated 10.27.2016

original issue date: 30 September 2016

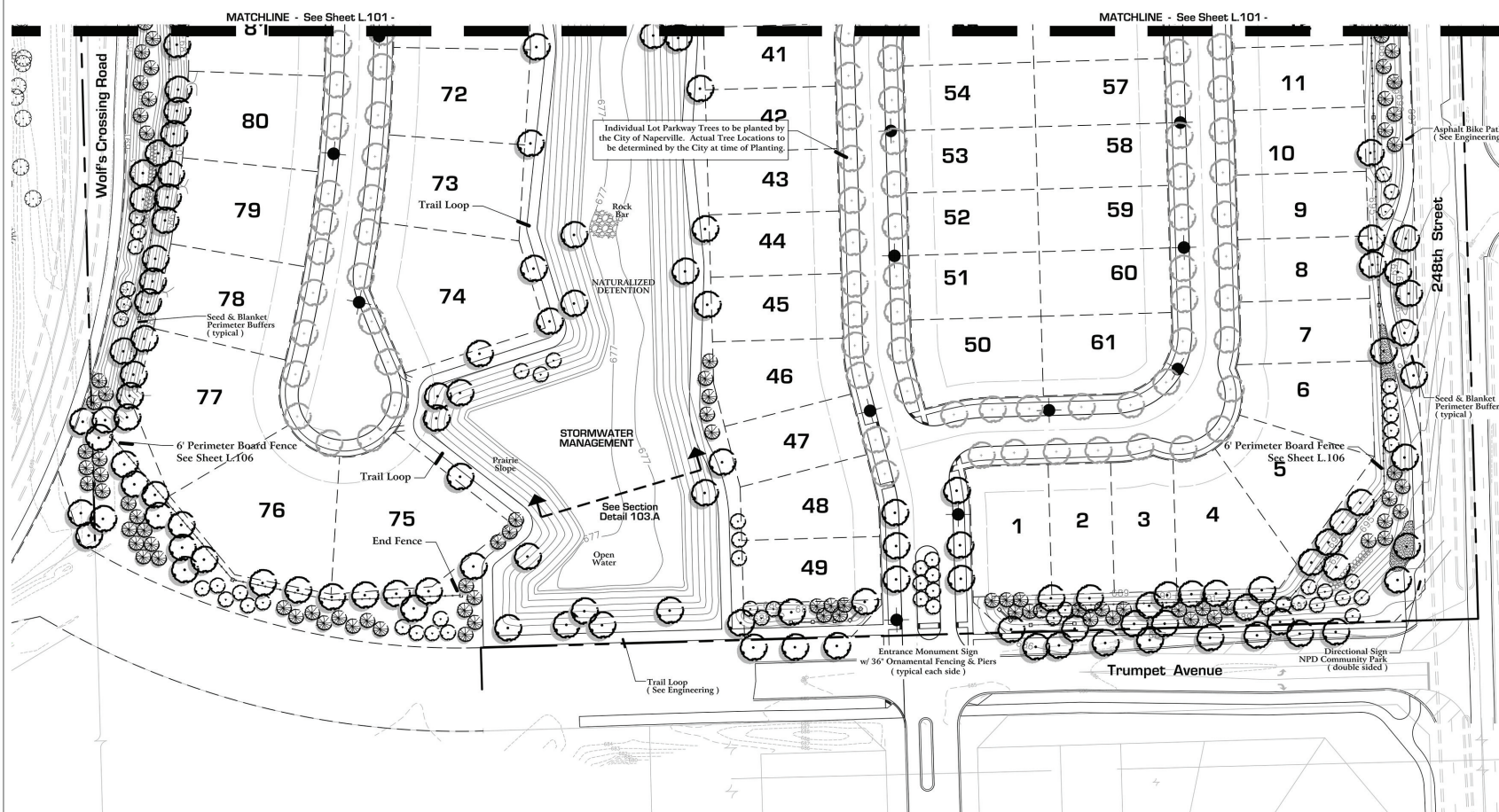
drawn by:

checked by:

project no.: 26029

sheet no.:

L.102



- For Plant Material Legend - See Sheet L.100
- For SWM Basin Section - See Sheet L.103
- For SWM Basin Seed / Plug Mixes - See Sheet L.104
- For General Landscape Specifications - See Sheet L.105

TRP Group, L.P.
131 W. Jefferson Ave., Suite #223
Naperville, Illinois 60540

February 14, 2019



Mayor Steve Chirico & City Council

400 S. Eagle Street
Naperville, Illinois 60540

Re: Extension of the Streetscape Block Special Service Area (SSA) #30 Public Hearing

Dear Mayor Chirico & Council:

The process to establish the SSA #30 was initiated on December 18, 2018. The next process step is the Public Hearing which has been scheduled and noticed for the Council meeting on February 19th. On Tuesday, I will present general details for rehabilitation of the block project area, to include streetscape and infrastructure work.

Since initiating the SSA process, during interdepartmental planning and property owner's discussions, the complexities of this project have and continue to emerge to include as highlighted below:

- Originally, project infrastructure not related to streetscapes rehabilitation, included only a duct bank running down Jefferson. During interdepartmental planning it became apparent that the project provided an opportunity to upgrade aging and fragile infrastructure (i.e. 100 year old water main and other utility runs).
- This Block SSA will set the precedents for follow on efforts as City and Property owners work "block" by "block" to upgrade our downtown streetscapes and infrastructure.

For the above and other dimensions of this project it is felt that more time is needed and appropriate for additional dialogue between staff, architects, engineers and property owners and for council briefings. To this point to keep the SSA process intact and moving forward; and provide time for additional collaboration amongst and between all involved and impacted, it is requested that the public hearing be extended from the 19th through the March 5th council meeting. Thank you for your consideration!

Very Respectfully,

Steve Rubin
Petitioner