



Meeting Minutes

Riverwalk Planning, Design and Construction Committee

Tuesday, April 2, 2019

7:30 AM

Municipal Center Lunchroom

A. CALL TO ORDER:

Buddingh called the April 2, 2019 Naperville Riverwalk Planning, Design & Construction Committee meeting to order at 7:30 a.m. The meeting was held in the lunchroom of the Naperville Municipal Center located at 400 S. Eagle Street, Naperville, Illinois.

B. ROLL CALL:

Present: Jeanne Buddingh, PD&C Chairman; John Cuff; Jeff Friant; John Joseph; Pat Kennedy; Debra Lellbach; Bill Novack; Chuck Papanos; and Geoff Roehll, Riverwalk Commission Chairman

Absent: Valla Aguilar, Judy Brodhead and Bobby Carlsen

Also Present: Brian Dusak, ERA; Dick Galitz, former Riverwalk Commissioner; Chuck Guedelhofer, resident; Rick Hitchcock, former Riverwalk Commission Chairman (until 8:17 a.m.); Dave Martin, resident; Stephanie Penick, Riverwalk Foundation; Carl Peterson, GRWA; Marilyn Schweitzer, resident; and Jake Wolf, ERA

C. PUBLIC FORUM:

Comments from the public can be found under Agenda Item D.4.

D. OLD BUSINESS:

1. Approval of Minutes - Jeanne Buddingh

Approve the minutes from the March 5, 2019 Riverwalk Planning, Design & Construction Committee meeting.

Attachments: [19PDCMinutes0305.pdf](#)

A motion to approve the March 5, 2019 minutes was made by Joseph, seconded by Papanos. MOTION CARRIED

2. Park District - Chuck Papanos

- a. The Jaycee Playground will be renovated this fall. The community has been asked to comment on one of five preferred designs and associated equipment by April 15, 2019.
- b. As a reminder, Papanos stated that Earth Day is April 22.
- c. The water has been pumped out of the Centennial Beach for spring cleaning and repair. Weather permitting, staff will begin filling the pool on April 12. Papanos suggested that, when empty, the deep end of the beach is an interesting sight to see.

3. Naperville Jaycees Park - Geoff Roehl

Roehl reported that the frost is out of the ground and work has recommenced on the Jaycee Park with the installation of the trellises. The furniture has been delivered and is waiting installation followed by installation of the electric and landscaping. If everything continues on schedule, the hope is to plan a grand opening event in late May.

4. Moser Tower Assessment - Bill Novack

Novack stated that a few structural analysis concerns had been expressed by a couple of individuals since the last meeting and that he will ask ERA to look into these items. He also noted that there was previous discussion regarding the use of a concrete sealer on the precast concrete pieces of the tower. A very preliminary conservative cost to seal the tower would be approximately \$100,000. Novack did not want to delay today's discussion relative to each Commissioner's thoughts about the tower, so he suggested that Commissioners add another \$100,000 to the estimate when thinking about the tower repair.

It was then suggested that each person in attendance share their thoughts about what action the Riverwalk Commission should recommend to the City Council regarding the future of the Moser Tower and Millennium Carillon. The possibilities include repairing the tower, decommissioning the tower, or repairing/enclosing the tower.

Some members noted that enclosing the tower not only added to the initial capital costs but also added to the ongoing operation and maintenance cost of the HVAC. The main benefit of enclosing the tower would be less repair and maintenance of the elevator. Most agreed that the capital and ongoing maintenance cost for the enclosure and HVAC greatly exceeded the repair and replacement costs of the elevator. From a financial perspective, it is hard to justify the costs to enclose the tower.

Two residents had comments/suggestions regarding possible additional testing and/or assessments. Another resident reiterated their comments from a previous meeting, adding that cost alone should not be the determining factor for the future of the tower as it is difficult to evaluate in dollars and cents the artistic, cultural and emotional value the structure has for our community.

Almost all in attendance provided several interesting and varied comments about what to do with the tower. The majority of the attendees recommended repairing the tower, with only one person suggesting the possibility of decommissioning the tower. A few suggested sending the final decision for a public referendum. Novack stated that as staff he always provides a recommendation to the City Council as that is staff's role. However, a note stating that some Commissioners suggested sending the issue to referendum can be included in the recommendation.

E. NEW BUSINESS:

Erickson stated that a subcommittee will be gathered to update the current Riverwalk Development Guidelines beginning next month.

F. MEETING SCHEDULE:

Riverwalk Commission, April 10, 2019, 7:30 a.m.
Lunch Room, Municipal Center, 400 S. Eagle St., Naperville, IL

**Riverwalk Planning, Design & Construction Committee, April 30, 2019,
7:30 a.m.
Lunch Room, Municipal Center, 400 S. Eagle St., Naperville, IL

Riverwalk Commission, May 8, 2019, 7:30 a.m.
Lunch Room, Municipal Center, 400 S. Eagle St., Naperville, IL

G. ADJOURNMENT:

A motion to adjourn was made by Roehll, seconded by Friant. MOTION CARRIED. The meeting was adjourned at 8:44 a.m.