

# City of Naperville

*400 S. Eagle Street  
Naperville, IL 60540*



## Naperville

### Meeting Minutes

**Monday, December 7, 2020**

**6:30 PM**

**On Zoom - Open agenda to see phone & streaming**

**Human Rights and Fair Housing Commission**

**CITY OF NAPERVILLE PUBLIC MEETINGS UPDATE:**

On Friday, June 12, 2020, an amendment to the Open Meetings Act was signed into law. This new law replaces the gubernatorial executive order concerning the Open Meetings Act and allows public bodies to temporarily conduct meetings remotely during a state of emergency, subject to certain requirements, including a determination by the head of the public body that an in-person meeting is not practical or prudent.

On Tuesday, June 16, 2020, Mayor Chirico issued an executive order determining that in-person meetings of the City Council and the City's boards and commissions are not currently practical or prudent due to the COVID-19 pandemic.

The means by which the public may watch, listen, and/or participate in the meeting are described below.

**TO JOIN A MEETING:**

The meeting will be conducted using the Zoom Video Conferencing. You do not need to download any software or create an account to participate.

To login on your computer or iPad:

Click the link to join the webinar [and password if required] provided on this agenda. Once connected, if you choose to speak, click the "Raise Hand" button at the bottom of Zoom screen and wait for the Chairman to recognize you. When it is your turn to speak, you will be unmuted. There will be a few second delay after you are unmuted until your mic will be live. Please identify yourself for the public record and speak clearly.

To login on your phone:

For iPhones, use the iPhone one-tap number provided on this agenda.

For telephones, dial one of the numbers provided and join the meeting by using meeting ID [and password if required] provided on this agenda.

Once connected to the meeting, press \*9 to "raise your hand" and wait for the Chairman to recognize you. When it is your turn to speak, you will be unmuted. There will be a few second delay after you are unmuted until your mic will be live. Please identify yourself for the public record and speak clearly.

**PARTICIPATION GUIDELINES:**

All viewpoints are welcome. Positive comments and constructive criticism are encouraged. Speakers must refrain from harassing or directing threats or personal attacks at Commissioners, staff, other speakers or members of the public. Comments made to intentionally disrupt the meeting may be managed as necessary to maintain appropriate decorum and allow for city business to be accomplished.

**PUBLIC ACCOMMODATION:**

Any individual who may require an accommodation to participate in the meeting or to view materials for the Housing Advisory Commission meeting, should contact the City Clerk at (630) 305-5300 by Monday, December 7, 2020.

You are invited to a Zoom webinar.

When: Dec 7, 2020 06:30 PM Central Time (US and Canada)

Topic: Housing Advisory Commission

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84070874748?pwd=WWVWVXNOd3VSdnp4OXArTXFHZHhndz09>

Passcode: 525957

Or iPhone one-tap :

US: +13126266799,,84070874748#,,,,,0#,,525957# or  
+13017158592,,84070874748#,,,,,0#,,525957#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 301 715 8592 or +1 646 558 8656 or +1 253 215 8782 or +1  
346 248 7799 or +1 669 900 9128

Webinar ID: 840 7087 4748

Passcode: 525957

International numbers available: <https://us02web.zoom.us/j/84070874748?pwd=WWVWVXNOd3VSdnp4OXArTXFHZHhndz09>

**A. CALL TO ORDER:**

Chairman Bernicky called the meeting to order at 6:30 p.m.

**B. ROLL CALL:**

**Present** 8 - James Bernicky, Linda Kuhn, Steve Lakner, Mark Rice, Shree Gurusamy, Patrick Kelly, Bradford Miller, and Brian Palm

**Excused** 2 - Mercedes Haber-Kovach, and Linda Wilhelm

Also Present: Ruth Broder, Community Grants Coordinator; Scott Williams, Community Planner; Mercedes Haber-Kovach, outgoing Commissioner, Linda Wilhelm, outgoing Commissioner; Adam Aldaba, Student Representative; Emma Jakobowski, Student Representative; Grace Larsen, Student

Representative; Shreya Joshi, Student Representative

## C. PUBLIC FORUM:

There were no public comments.

## D. OLD BUSINESS:

1. Approve the regular Housing Advisory Commission meeting minutes of September 14, 2020

**Attachments:** [MeetingMinutes09-14-Sep-2020-12-36-50](#)

**A motion was made by Bernicky, seconded by Rice, to approve the minutes of the September 14, 2020 Housing Advisory Commission meeting. The motion carried by the following vote:**

**Aye:** 7 - Bernicky, Kuhn, Lakner, Rice, Gurusamy, Kelly, Miller, and Palm

**Excused:** 2 - Haber-Kovach, and Wilhelm

2. Receive an update on City Council initiatives related to the Housing Advisory Commission

**Attachments:** [SB Friedman Naperville City Council Workshop Presentation FINAL09282020](#)  
[HAC Recommendations and Proposed Affordable Housing Work Plan \(1\)](#)

Councilman Kelly stated that the Affordable Housing Work Plan, scheduled to be considered at the November 16 City Council meeting, was postponed due to lack of time and will be rescheduled for the January 5, 2021 City Council meeting. Council did approve the 2021 City Budget, including a \$25,000 line item for a consultant to study inclusionary zoning and prepare a draft ordinance. The Human Rights Ordinance, including approval of the Human Rights and Fair Housing Commission, is scheduled for consideration at the December 15, 2020 City Council meeting. Responding to a question about the status of the 5th Avenue Project, Councilman Kelly stated the project was on hold for the foreseeable future with no timetable for reconsideration. He also confirmed that the affordable housing component of the proposed plan is also on hold as a result.

## E. NEW BUSINESS:

Ms. Broder shared the proposed 2021 commission meeting calendar. As in the past, regular meetings will take place at 6:30 p.m. on the first Monday of January, March, May, July, September and November, with the first Monday of the other months reserved for additional meetings, as needed. Chairman Bernicky suggested rescheduling the January 4, 2021 meeting to take place after approval of the Affordable Housing Work Plan by the City Council. The commission discussed moving the meeting to either January 11, 2021 or January 18, 2021. Sha'Ron Booker, attending as a participant, stated that she

has been notified that she will be appointed to the commission. She also asked that the meeting not be scheduled for January 18th, which is the Martin Luther King, Jr. holiday. The commissioners agreed and there was a consensus to reschedule the next meeting to January 11, 2021.

**A motion was made by Palm, seconded by Kuhn, to reschedule the January 4, 2021 Human Rights and Fair Housing Commission (Housing Advisory Commission) meeting to January 11, 2021. The motion carried by the following vote:**

**Aye:** 7 - Bernicky, Kuhn, Lakner, Rice, Gurusamy, Kelly, Miller, and Palm

**Excused:** 2 - Haber-Kovach, and Wilhelm

## F. REPORTS:

1. Receive reports on priority AI Action Plan items from Housing Advisory Commission Subcommittees and discuss next steps

**Attachments:** [AI Action Plan - 2020-2021 Priority Committees](#)

[AI Housing Report Subcommittee 1. 1D 9.14.20](#)

Commissioner Rice gave a report on the Action Item 1D (Homebuyer Counseling) Subcommittee. Commissioners Rice and Palm contacted two HUD-Certified Homebuyer Counseling Organizations to learn more about their services. The two organizations were Home Ownership Money Education (H.O.M.E.), located in DuPage County, and the Community Service Council of Northern Will County. Anne O'Dell, Executive Director, and Courtney Simek, Associate Executive Director, provided an overview of the H.O.M.E. program and Robert Kalnicky, provided an overview of the Community Service Council of Northern Will County's programs. The Subcommittee will follow up in 2021 to discuss opportunities for partnering with the City.

Commissioner Kuhn discussed Action Item 3C (Identifying Parcels Suitable for Multi-Family Housing). Ms. Broder explained that the City can only identify parcels that might be suitable for multi-family housing. Any changes in land use or zoning could only be done through a request from the property owner. As part of the Affordable Housing Work Plan, the City will identify city-owned parcels and determine current land use and zoning. The City and its partners will also work to develop relationships with affordable housing developers to understand the process for developing affordable housing. Since the Work Plan will be approved by City Council, it is best to coordinate development actions mentioned in the AI with the Work Plan items. A meeting can be scheduled to discuss this further.

Commissioner Palm asked for clarification that the AI Action Items would still fall within the jurisdiction of the new commission. Councilman Kelly and Ms. Broder confirmed that this is correct. Ms. Haber-Kovach noted that a new commissioner will need to be assigned to Action Item 2A (Language Access Plan). Discussion ensued on the role of the new Diversity, Equity and Inclusion Manager who is expected to be hired in the coming months and will also serve as staff to the commission. Chairman Bernicky and Ms. Broder suggested that

further action on the AI Action Items be postponed until this person arrives and the commission agreed.

## **G. ADJOURNMENT:**

**A motion was made by Palm, seconded by Lakner, to adjourn the December 7, 2020 Housing Advisory Commission meeting at 7:14 p.m. The motion carried by the following vote:**

**Aye:** 7 - Bernicky, Kuhn, Lakner, Rice, Gurusamy, Kelly, Miller, and Palm

**Excused:** 2 - Haber-Kovach, and Wilhelm

/S/ Ruth Broder  
Ruth Broder, AICP  
Community Grants Coordinator