



# City of Naperville

400 S. Eagle Street  
Naperville, IL 60540

## Meeting Minutes

### City Council

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Tuesday, September 17, 2019

7:00 PM

Council Chambers

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#### A. CALL TO ORDER:

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

#### B. ROLL CALL:

**Present:** 8 - Mayor Steve Chirico  
Councilwoman Judith Brodhead  
Councilwoman Patty Gustin  
Councilman Paul Hinterlong  
Councilman Patrick Kelly  
Councilman John Kruppen  
Councilwoman Theresa Sullivan  
Councilman Benjamin White

**Absent:** 1 - Councilman Kevin Coyne

#### C. CLOSED SESSION - 6:30 p.m.

**A motion was made by Councilwoman Gustin, seconded by Councilwoman Brodhead, to recess to Closed Session to discuss 120/2(c)(11) Pending Litigation and 120/2(c)(21) Approval of Minutes. The motion carried by the following vote:**

**Aye:** 8 - Chirico, Brodhead, Gustin, Hinterlong, Kelly, Kruppen, Sullivan, and White

**Absent:** 1 - Coyne

#### OPEN SESSION - 7:00 p.m.

Chirico called the meeting to order at 7:00 p.m.

#### D. ROLL CALL:

**Present:** 9 - Mayor Steve Chirico  
Councilwoman Judith Brodhead  
Councilman Kevin Coyne  
Councilwoman Patty Gustin  
Councilman Paul Hinterlong  
Councilman Patrick Kelly  
Councilman John Kruppen  
Councilwoman Theresa Sullivan  
Councilman Benjamin White

Also Present

City Manager, Doug Krieger; Deputy City Manager, Marcie Schatz; City Attorney, Mike DiSanto; City Clerk, Pam Gallahue; Fire Chief, Mark Puknaitis; Police Chief, Robert Marshall; Director of Finance, Rachel Mayer; Director of Human Resources, James Sheehan; Director of IT, Jacqueline Nguyen; Director of TED, Bill Novack; Deputy Director of TED, Jennifer Louden; Deputy Director of TED, Allison Laff; Director of Public Utilities - Electric, Lucy Podlesny; Director of Public Utilities - Water, Darrell Blenniss, Jr.; Director of Public Works, Dick Dublinski

Daily Herald, Naperville Sun, NCTV-17

**E. PLEDGE TO THE FLAG:**

The Girl Scouts from the Islamic Center in Naperville led the pledge.

**F. AWARDS AND RECOGNITIONS:**

Council wished Kim White, wife of Councilman Dr. Benjamin White, a happy birthday.

**G. PUBLIC FORUM:**Housing

Dee Huie, DuPage Housing Alliance, discussed the donation of \$200,000 from the CityGate development and requested that it be used to promote affordable housing and that Council revise the review process to include affordable housing discussions in the concept phase.

Veterans

Jack Persin asked Council to consider waiving the transfer tax for veterans who are first-time home buyers.

DiSanto explained that waiving transfer taxes may need to be done via referendum.

Council discussed bringing the request to realtor associations, what other programs are available to assist veterans, and implementing a rebate and/or refund program.

**H. CONSIDERATION OF MOTION TO USE OMNIBUS METHOD FOR THE CONSENT AGENDA:**

**A motion was made by Councilwoman Brodhead, seconded by Councilwoman Gustin, to use the Omnibus method to approve the Consent Agenda. The motion carried by the following vote:**

**Aye:** 9 - Chirico, Brodhead, Coyne, Gustin, Hinterlong, Kelly, Krummen, Sullivan, and White

**I. CONSENT AGENDA:**

Approval of the Consent Agenda

A motion was made by Councilwoman Brodhead, seconded by Councilwoman Gustin, to approve the Consent Agenda with the exception of item 17-the ordinance approving variances from section 16-6 of the Naperville Municipal Code to allow for the installation of 13 ground signs on the Edward Elmhurst Hospital Campus. The motion carried by the following vote:

**Aye:** 9 - Chirico, Brodhead, Coyne, Gustin, Hinterlong, Kelly, Krummen, Sullivan, and White

1. Approve the 08/01/2019 through 08/31/2019 cash disbursements for a total of \$34,438,910.19.

**Council approved.**

2. Approve the regular City Council meeting minutes of September 3, 2019

**Council approved.**

3. Approve the City Council meeting schedule for October, November & December 2019

**Council approved.**

4. Approve the award of Change Order #1 to Contract 16-135, Design Engineering Services for the North Aurora Road Underpass, to TranSystems Corporation for an amount not to exceed \$57,372 and a total award of \$2,023,898.35

**Council approved.**

5. Accept the public watermain improvements at Camarena Subdivision and authorize the City Clerk to reduce the corresponding public improvement surety.

**Council approved.**

6. Pass the ordinance approving a major change to the PUD in order to grant a deviation to reduce the required setback for a ground sign for the subject property located at 1090 75th Street (Finish Line Car Wash) - PZC 19-1-084

Enactment No.: ORD 19-126

**Council passed.**

7. Pass the ordinance approving variances from section 16-6 of the Naperville Municipal Code to allow for the installation of 13 ground signs on the Edward Elmhurst Hospital Campus, PZC 19-1-081

Novack discussed sign location and explained the encroachment agreement with the hospital.

Enactment No.: ORD 19-130

A motion was made by Councilwoman Brodhead, seconded by Councilwoman Gustin, to pass the ordinance approving variances from section 16-6 of the Naperville Municipal Code to allow for the installation of 13 ground signs on the Edward Elmhurst Hospital Campus, PZC 19-1-081. The motion carried by the

**following vote:**

**Aye:** 9 - Chirico, Brodhead, Coyne, Gustin, Hinterlong, Kelly, Krummen, Sullivan, and White

8. Pass the ordinance granting a temporary use to permit a religious institution to remain in place until March 17, 2022 or until the petitioner relocates to a permitted location, whichever occurs first, for the property located at 710 E. Ogden (Shiv Durga Hindu Cultural Center) - PZC 19-1-096

Enactment No.: ORD 19-127

**Council passed.**

9. Pass the ordinance establishing temporary traffic controls and issue a Special Event Permit, including an Amplifier Permit, for the Naperville half marathon and 5K scheduled for Sunday, October 20, 2019

Enactment No.: ORD 19-128

**Council passed.**

10. Pass the ordinance to establish temporary traffic controls and issue a Special Event Permit for the 2019 Downtown Naperville Trick-or-Treat Event on Sunday, October 27, 2019

Enactment No.: ORD 19-129

**Council passed.**

**J. PUBLIC HEARINGS:****K. OLD BUSINESS:****L. ORDINANCES AND RESOLUTIONS:****M. AWARD OF BIDS AND OTHER ITEMS OF EXPENDITURE:**

1. Approve the recommendation by GCG Financial to award the Medical Insurance Renewal to Blue Cross Blue Shield of Illinois (BCBSIL) for an amount not to exceed \$3,136,509.92 and for a one-year term (Item 1 of 3)

**A motion was made by Councilwoman Brodhead, seconded by Councilman Hinterlong, to approve the recommendation by GCG Financial to award the Medical Insurance Renewal to Blue Cross Blue Shield of Illinois (BCBSIL) for an amount not to exceed \$3,136,509.92 and for a one-year term. The motion carried by the following vote:**

**Aye:** 9 - Chirico, Brodhead, Coyne, Gustin, Hinterlong, Kelly, Krummen, Sullivan, and White

2. Approve the recommendation by GCG Financial to award the Pharmaceutical Management Services Renewal to CVS-Caremark at no cost and for a one-year term. (Item 2 of 3)

**A motion was made by Councilwoman Brodhead, seconded by Councilwoman Gustin, to approve the recommendation by GCG Financial to award the Pharmaceutical Management Services Renewal to CVS-Caremark at no cost and for a one-year term. The motion carried by the following vote:**

**Aye:** 9 - Chirico, Brodhead, Coyne, Gustin, Hinterlong, Kelly, Krummen, Sullivan, and White

3. Approve the recommendation by GCG Financial to award the Stop-Loss Reinsurance Policy Renewal to Symetra Insurance Company for an amount not to exceed \$606,100 and a one-year term (Item 3 of 3)

**A motion was made by Councilwoman Brodhead, seconded by Councilwoman Gustin, to approve the recommendation by GCG Financial to award the Stop-Loss Reinsurance Policy Renewal to Symetra Insurance Company for an amount not to exceed \$606,100 and a one-year term. The motion carried by the following vote:**

**Aye:** 9 - Chirico, Brodhead, Coyne, Gustin, Hinterlong, Kelly, Krummen, Sullivan, and White

## **N. PETITIONS AND COMMUNICATIONS:**

1. Consider a request for a temporary use to permit Shakou to utilize search lights on one occasion (date to be determined) at the property located at 22 E. Chicago Avenue.

**A motion was made by Councilwoman Brodhead, seconded by Councilwoman Gustin, to authorize the request for a temporary use to permit Shakou to utilize search lights on one occasion (date to be determined) at the property located at 22 E. Chicago Avenue. The motion carried by the following vote:**

**Aye:** 9 - Chirico, Brodhead, Coyne, Gustin, Hinterlong, Kelly, Krummen, Sullivan, and White

## **O. REPORTS AND RECOMMENDATIONS:**

1. Approve the recommendation to implement the proposed changes to the Renewable Energy Program

Greg Hubert, Naperville, read a statement supporting the proposed changes to the Renewable Energy Program and thanked Director of the Electric Department, Lucy Podlesny, and her staff.

Council discussed renewable energy credits (RECs), that there was no market in the past so this program was developed to incentivize the production of renewable energy facilities, that the program should be reviewed because of the changes at the state level, and the lawsuit filed by ComEd in Illinois Supreme Court. Council went on to speak about adding residents to the program, increasing incentives, adding conservation benefits, and the appropriateness of tabling the item until the ComEd lawsuit is concluded.

Council discussed the expansion of the program in 2012, that changes have been discussed with industry experts, and whether the City should move forward with the recommendation and adjust upon the court's ruling if necessary.

Podlesny explained the energy efficiency program, program demand, and the residential/commercial split of participants.

Council discussed the program's impact on community, when the money is expended, and energy savings calculations.

Podlesny stated that stakeholders have requested a change, that the first phase is to make necessary adjustments that haven't been done in 15 years, and that staff is committed to facilitating continuous evaluations of the program.

Council discussed the time spent to develop the current proposal, that alternative recommendations can be considered concurrently, that the material is highly technical, and that staff supports changes as presented.

**A motion was made by Councilman Krummen, seconded by Councilman Kelly, to approve the recommendation to implement the proposed changes to the Renewable Energy Program. The motion carried by the following vote:**

**Aye:** 5 - Brodhead, Coyne, Kelly, Krummen, and Sullivan

**Nay:** 4 - Chirico, Gustin, Hinterlong, and White

**2. Receive the report on organizational impacts from the 2019 budget as part of the preliminary 2020 budget discussions**

Mayer gave a brief presentation on the 2019 budget and the schedule for the upcoming 2020 budget season.

Council discussed cash reserves, debt, and staff levels.

**The report was received.**

**P. NEW BUSINESS:**

Wind energy

Krummen discussed percentages of energy powered by wind in Naperville.

Length of Meetings

Krummen discussed finding opportunities to shorten meetings.

Affordable Housing

Kelly asked if staff has appropriate direction to prepare a draft inclusionary zoning ordinance.

Laff stated that Council has not given direction on drafting an ordinance. She explained staff recommends receiving the Homes Technical Assistance Project report that is currently being prepared by the Chicago Metropolitan Agency for Planning, Metropolitan Mayors Caucus, and the Metropolitan Planning Council; the Housing Needs Assessment/Affordable Housing Plan that is being prepared by a consultant; and completing the update to the City's Comprehensive Master Land Use Plan before preparing an agenda item for City Council consideration (anticipated February 2020).

Affordable Housing Donation

Krieger explained the \$200,000 donation, that it will be placed in escrow, and that the funds will not be used until after the pending reports are completed and staff receives Council direction.

#### **Q. ADJOURNMENT:**

**A motion was made by Councilman Hinterlong, seconded by Councilwoman Brodhead, to adjourn the Regular City Council Meeting of September 17, 2019 at 8:24 p.m. The motion carried by the following vote:**

**Aye:** 9 - Chirico, Brodhead, Coyne, Gustin, Hinterlong, Kelly, Krummen, Sullivan, and White

/S/ Pam Gallahue  
Pam Gallahue, PhD  
City Clerk