



MANAGER'S MEMORANDUM

Prepared for: **Naperville City Council**

By: City Manager's office

4/16/2026

A. MANAGER'S MEMORANDUM

Source:	Subject:	Action:
1. Sydney Smith, Project Manager, TED	Bicycle and Pedestrian Plan Update and Upcoming Open House	FYI
2. Marcie Schatz, Assistant to the City Manager	Legislative positions – Week of April 13, 2026	FYI
3. Allison Laff, AICP, Deputy Director, TED	Planning Team Workload and Availability for Special Projects	FYI

**CITY OF NAPERVILLE
MEMORANDUM**

DATE: April 16, 2026

TO: Doug Krieger, City Manager

THROUGH: Andrew Hynes, P.E., Deputy Director/City Engineer – Transportation, Engineering, Development

FROM: Sydney Smith, Project Manager – Transportation, Engineering, Development

SUBJECT: Bicycle and Pedestrian Plan Update and Upcoming Open House

PURPOSE:

The purpose of this memorandum is to update the Mayor and City Council on the Bicycle and Pedestrian Plan and announce the open house scheduled for April 23, 2026.

BACKGROUND:

The City’s Bicycle and Pedestrian Plan is a high-level evaluation of the city’s existing infrastructure and long-term vision to improve the ease of walking and cycling in Naperville. The original plan was created in 1997 and established the foundation of Naperville’s bicycle and pedestrian network. This update to the plan identifies network gaps and recommends improvements based on industry best practices and community input. The Transportation, Engineering and Development (TED) Department is working with A. Epstein and Sons International, Inc. (Epstein), an engineering and planning consultant, to update the plan.

Epstein was awarded the project in August of 2025 and has been analyzing traffic data and collecting public input to understand the City’s existing network conditions and community needs. Traffic data, including roadway characteristics and crash history, was used to identify locations that are uncomfortable for people walking and biking. The project team utilized public input to determine community preferences for bicycle and pedestrian facilities and identify desired locations for improvements.

Engagement Method	Timeline	Details
Public Safety Open House	September 2025	Spin art bicycle and interactive poll.
Interactive Mapping Tool	October – December 2025	500+ participants; location-specific pins and likes.
Downtown Halloween Hop	October 2025	300+ postcards distributed to promote

		webpage/mapping tool; sticker voting boards.
Naperville Park District Fort Hill Activity Center	January 2026	50+ attendees, 200+ responses; sticker voting boards.

This feedback was utilized to develop future design guidance and recommend new or enhanced bicycle and pedestrian facilities in Naperville. The next stage of the Bicycle and Pedestrian Plan is to receive public input regarding the project recommendations. The community can view and provide comments on recommended projects by attending the open house, where attendees can participate in interactive stations and talk to the project team.

DISCUSSION:

The open house will be held from 4:30 p.m. – 8 p.m. on Thursday, April 23 in Meeting Rooms A and B in the Municipal Center. This event utilizes an open-flow, non-presentation format to allow participants to move through interactive stations at their own pace. TED staff and Epstein consultants will facilitate these stations, where participants may review specific project recommendations and complete engagement activities. Staff will be available throughout the event to answer questions and solicit direct feedback. The project team will utilize public input to weight project prioritization and recommendations included in the final plan.

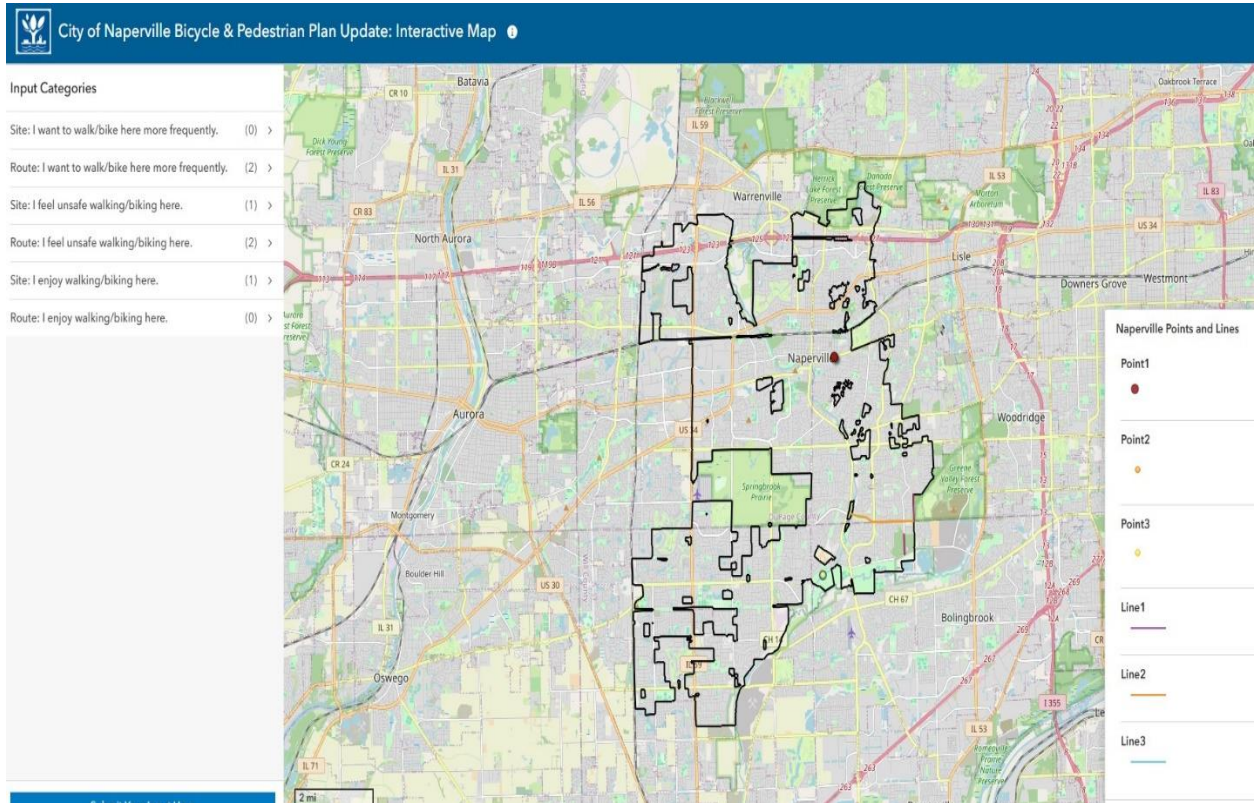
Details about the open house have been communicated through signage, the City Event Calendar, social media, the *Naperville Connected* newsletter and the City’s website at: <https://www.naperville.il.us/projects-in-naperville/bike-pedestrian-plan/>.

Once feedback from the open house is evaluated, Epstein will present the preliminary plan and project recommendations at Transportation Advisory Board (TAB) meetings and then to the City Council.

RECOMMENDATION:

Please share this information in the April 16, 2026 Manager’s Memorandum.

ATTACHMENT: Interactive Map - The City's interactive mapping interface, which allowed stakeholders to pin location-specific concerns and validate community-shared priorities.



**CITY OF NAPERVILLE
MEMORANDUM**

DATE: April 16, 2026
TO: Doug Krieger, City Manager
FROM: Marcie Schatz, Assistant to the City Manager
SUBJECT: Legislative positions – Week of April 13, 2026

Purpose:

At the December 2, 2025, meeting, the City Council approved the 2026 legislative priorities. City staff uses the approved legislative priorities (LP), principles, and review process which includes reporting on legislative actions in the Managers Memorandum.

Discussion:

City staff filed witness slips on the following bills:

Bill No.	Title	Position	Basis
HB4491	Public Employee Disability	Opponent	Usurps Municipal Authority
HB5169	Senior Home Preservation	Proponent	Municipal Revenue Support

Communications with local Representatives and Senators

City staff also communicated the following bill positions directly to local State Representatives and Senators.

Bill No.	Title	Position	Basis
HB4361	City/Municipal Building Inspectors	Proponent	Increased Municipal Authority (trailer bill)
HB4491	Public Employee Disability	Opponent	Usurps Municipal Authority
HB4835	Local Government Adaptive Reuse	Opponent	Usurps Municipal Authority
HB5198	Affordable Housing - CILAS	Opponent	Usurps Municipal Authority (Increased municipal liability)
HB5169	Senior Home Preservation	Proponent	Municipal Revenue Support
HB5391	Government Reporting Enhancement Act	Opponent	Usurps Municipal Authority/Unfunded Mandate
HB5413	Work Comp- First Responders	Opponent	Usurps Municipal Authority
SB1796 (A2)	Body Cameras FOIA Requests	Proponent	Legislative Priority
SB3404	Pensions Accelerated Benefit	Opponent	Legislative Priority

HB4361 – CITY/MUNICIPAL BUILDING INSPECTORS

Provides that a building inspector who performs inspections or examinations under the provisions may be credentialed through a nationally or state-recognized inspection certification or apprenticeship program. Provides that building inspectors may have a grace period of 2 years from the date of hire or January 1, 2027, whichever is later, to acquire the required certification or credentials. Provides that building inspectors employed by a municipality or county on or before January 1, 2026, who have 5 years or more experience working as a building inspector are not subject to the provisions.

HB4491-Public Employee Disability

Provides that whenever an eligible employee suffers an illness in the line of duty which causes the employee to be unable to perform the employee's duties, the employee shall continue to be paid by the employing public entity on the same gross pay basis, inclusive of all pensionable salary, as the employee was paid before the illness, with no deduction from and with continued accrual of any sick leave credits, with no deduction from the employee's compensatory time for overtime accumulations, with continued accrual of any vacation credits, and with continued accrual of any service credits in a public pension fund, but not longer than one year in relation to the same illness.

HB4835 – LOCAL GOVERNMENT ADAPTIVE REUSE

Each municipality shall by ordinance allow for adaptive reuse of existing commercial buildings. The adaptive reuse policy adopted under the provisions shall (1) allow the construction of micro units (2) allow for the adaptive reuse of a building to meet the interior environment requirements of the International Building Code; and (3) provide for an exemption to any requirements regarding park dedication or additional off-street parking.

HB5169-SENIOR HOME PRESERVATION

Appropriates \$22,000,000 from the General Revenue Fund to the Development of Human Services for grants to municipalities or counties under the Senior Home Preservation Program.

HB5198 (Katz Muhl) – Affordable Housing - CILAS

Amends the Affordable Housing Planning and Appeal Act. Contains provisions concerning final actions or decisions by the governing body of the local government on the proposed affordable housing plans; appeal procedures and timelines; and other matters. Shifts burden of proof to the public body.

HB5391 (Manley) – Government Reporting Enhancement Act

Creates a framework to standardize financial reporting imposing additional requirements upon some local public bodies.

HB5413- WORK COMP FIRST RESPONDERS

Amends the Workers' Compensation Act. Provides that an employee who is employed as a first responder and who suffers a serious bodily injury in the course of that employment shall be presumed to be entitled to permanent total disability benefits

SB1796 (Amendment 2) – BODY CAMERAS FOIA REQUESTS

Public bodies may charge up to \$40 per hour for retrieving and redacting body camera records with exceptions including court order, subject of the encounter, witness to the encounter, news media, and nonprofit/scientific/academic organizations.

SB3404 PENSIONS – ACCELERATED BENEFIT PAYMENT

Establishes an accelerated pension benefit payment in lieu of any pension benefit.

Recommendation:

Please include in the April 16, 2026, Manager's Memorandum.

CITY OF NAPERVILLE MEMORANDUM

DATE: April 16, 2026

TO: Doug Krieger, City Manager

FROM: Allison Laff, AICP, Deputy Director - TED

SUBJECT: Planning Team Workload and Availability for Special Projects

Purpose:

The purpose of this memo is to provide an overview of the Planning Team's workload, as well as availability for special projects.

Background:

The City's Planning Team has 6 members: 2 Assistant Planners, 2 Community Planners, 1 Senior Planner, and 1 Deputy Director. While workload distribution amongst the team varies based on position and duties, each member spends at least 85% of their time on the processing of development cases, which includes:

- Providing "Planner on Duty" coverage to respond to general public inquiries (including residents, developers, brokers, property owners, etc.)
- Responding to GovQAs and FOIAs (705 total in 2025)
- Conducting property research and attending concept meetings (67 concept meetings held in 2025)
- Meeting with developers in response to proposed developments and responding to inquiries from the public regarding these applications
- Reviewing technical plans and development applications, 2-3 submittals per application within established deadlines (260 plan reviews in 2025)
- Preparing public notice
- Preparing and reviewing staff reports and ordinances; preparing and negotiating development agreements (37 PZC cases in 2025)
- Attending and presenting at the PZC and City Council meetings
- Serving as the staff liaison to the PZC (issuing agenda packets, preparing minutes, checking for quorum, etc.)
- Serving as the staff liaison to the Historic Preservation Commission (working with district residents, reviewing applications for Certificates of Appropriateness (9 in 2025) and landmarking (1 in 2025), issuing agenda packets, preparing minutes, checking for quorum, etc.)
- Completing permit review within established deadlines (3,399 permit reviews in 2025)
- Assisting Code Enforcement regarding planning-related violations

The remaining time available within the team is dedicated to special projects. Annually, this includes:

- One special study (most recently: Affordable Housing Incentive Program, ULI TAP for 5th Avenue)
- Time permitting:
 - One special project related to the Naperville Historic District (for 2026: an update to the local district architectural and historical survey)
 - PZC-related special requests and training (for 2026: bylaws update, including an amended meeting start time)
 - Various text amendments and review of pending legislation (most recently: landmarking updates, mobile vending review, ORI updates, BUILD Act)

Discussion:

The 2026 Annual Budget includes \$150,000 to conduct one special study or initiative. As provided above, a maximum of one study can be undertaken at one time based on current staffing levels and required workload items. While in most cases, a consultant would be utilized to complete the study or initiative, significant staff resources are still required for consultant selection and management; review and comment on draft materials; and administering the required public process.

Based upon discussions leading into budget season, staff had noted that either the I-88 Corridor or 5th Avenue could be a potential study to be undertaken in 2026. However, in recent months, additional topics such as affordable housing and housing-related zoning amendments have also been raised by Council.

An overview of each potential special project or initiative that has been raised in recent months is provided in the attached. Additional supplemental background information is provided below the table. Upon receipt and review, City Council should provide input as to the special study or initiative that should be the top priority to be undertaken in 2026.

Recommendation:

Please include this information in the April 16, 2026 Manager's Memorandum.

OVERVIEW OF POTENTIAL SPECIAL STUDIES AND INITIATIVES

Topic	Impetus	Components	Implementation Effort	Other Considerations
I-88 Land Use Plan	NDP's 2025 I-88 Corridor Strategy recommends a small area plan and zoning amendments as an implementation item	<ul style="list-style-type: none"> - Create a “place types” map for target industries - Determine needed code amendments to the ORI zoning district 	<ul style="list-style-type: none"> - Hire a land use consultant - Conduct stakeholder meetings and field research - Prepare draft place types map and ORI code amendments - Conduct a public hearing before the PZC; final approval by CC 	There is increased pressure to redevelop the I-88 Corridor with residential uses. This study will help to establish where new residential uses may be appropriate, thereby providing clear direction to staff and the development community.
5th Avenue Master Development Plan	The ULI TAP for 5 th Avenue recommends the preparation of a Development Master Plan as the first implementation step	<ul style="list-style-type: none"> - Establish a clear vision for the future of the 5th Avenue Area, including housing and sustainability - Establish design guidelines, including mix of uses and height, density, and building character, - Identify necessary public infrastructure improvements, including open space, parking, and stormwater - Develop a phasing plan 	<ul style="list-style-type: none"> - Hire a consultant to prepare plan - Obtain resident and stakeholder input to explore development trade-offs - Receive Council direction to finalize priorities - Prepare draft plan - Conduct a public hearing before the PZC; final approval by CC 	The “People Over Parking Act” is a 2025 Illinois law which prohibits local governments from enforcing parking minimums on any development project within 1/2 mile of a public transportation hub or 1/8 mile of a public transportation corridor. This law, which will become effective on June 1 st , may significantly change the format of development near train stations.

OVERVIEW OF POTENTIAL SPECIAL STUDIES AND INITIATIVES

Topic	Impetus	Components	Implementation Effort	Other Considerations
Inclusionary Zoning Ordinance (IZO)	CC New Business on 1/20/26 and CC discussion on 2/17/26	<ul style="list-style-type: none"> - Prepare an Inclusionary Zoning Ordinance 	<ul style="list-style-type: none"> - Hire a consultant to prepare menu of IZO options and their implications - Receive Council direction on IZO ordinance components - Obtain stakeholder feedback on draft ordinance - CC review of the final ordinance 	Upon adoption but prior to the effective date, either a new FTE or annual consultant dollars will be required to administer the IZO. Additionally, if fee-in-lieu is permitted, a Housing Trust Fund will need to be established (either specific to Naperville or regionally based if available).
Housing-Related Zoning Amendments	The City’s 2022 Land Use Master Plan recommends establishing new zoning allowances for residential. CC discussed these items on 2/17/26	<ul style="list-style-type: none"> - Establish zoning allowances for accessory dwelling units, tiny homes, small lot single-family, residential in commercial areas, and reduced parking requirements. 	<ul style="list-style-type: none"> - Receive initial Council direction on development preferences - Complete research on best practices and draft ordinance - Conduct a public hearing before the PZC; final approval by CC 	On 2/17/26, Governor Pritzker announced the Building Up Illinois Developments (BUILD) bill which, if enacted, will result in statewide zoning standards which preempt local zoning authority, including increased density, legalization of ADUs, and limitations on minimum parking requirements which significantly differ from current Naperville allowances. If BUILD is enacted, staff does not recommend any further local zoning amendments.

OVERVIEW OF POTENTIAL SPECIAL STUDIES AND INITIATIVES

Topic	Impetus	Components	Implementation Effort	Other Considerations
Other	While nothing formal has been submitted, staff is aware of the following special project discussions which, if pursued and/or supported, would necessitate (potentially significant) staff resources: <ul style="list-style-type: none"> - Naperville Preservation’s Preservation Plan and Recommended Incentive Program - Downtown Advisory Committee’s request to update the <i>Naperville Downtown2030</i> plan 			

SUPPLEMENTAL INFORMATION

1-88 Corridor Recommended Work

Based upon staff’s review of NDP’s 2025 I-88 Corridor Strategy, staff would recommend the following tasks (at minimum) related to the land use plan and ORI zoning.

Land Use Plan:

- Provide a land use recommendation for each of the 19 underperforming buildings identified in the Corridor Strategy
- Provide a land use recommendation for each of the parcels identified as “susceptible to change” in the Corridor Strategy
- Develop criteria for a mixed-use redevelopment along the I-88 Corridor:
- Provide additional direction related to desired housing (location and type)

ORI Zoning Review:

- Determine which targeted industries and/or supporting uses need to be added (and whether each should be listed as permitted or conditional)
- Determine if any existing permitted or conditional uses should be removed/amended
- Determine if any required conditions, area/lot width/yard requirements, or height limitations need to be amended

5th Avenue Development Master Plan (from ULI TAP Report)

The City of Naperville should start by creating a Development Master Plan for the 5th Avenue study area to establish a vision for the future and a development framework to help bring it to fruition.

Planning Process

To instill public confidence in the planning process, the panel recommends that Naperville hire a third-party consultant, rather than a potential future developer, to prepare the development master plan. Robust public engagement, with opportunities for residents and other stakeholders to explore development trade-offs and provide input, should be an integral part of the planning process.

OVERVIEW OF POTENTIAL SPECIAL STUDIES AND INITIATIVES

Plan Elements

Shared Vision and Goals. The 5th Avenue Development Master Plan should articulate a clear vision for the future, shaped both by city leadership and the community. This shared vision should help establish priorities such as attainable housing for working families, promoting sustainable building practices, and fostering civic pride and connection. This will provide the framework necessary for guiding and evaluating development projects.

Development Guidelines. For each developable site, the Master Plan should define preferred mix of uses and height, density, and building character, making it easier for developers to propose projects aligned with the community's requirements. At the same time, the guidelines should be flexible enough to allow developers to respond to changing market conditions without impacting financial viability of their projects.

Public Infrastructure Improvements. The Plan should outline the public infrastructure improvements needed to support redevelopment within the study area. These may include enhancing existing or creating new open spaces, implementing traffic calming measures, and strengthening stormwater management systems. A traffic study should be conducted to anticipate potential impacts of new development and recommend strategies to mitigate them. A wayfinding plan should be prepared to make the area easier to navigate and create a distinctive character, enhancing overall user experience.

Development Phasing. The Panel recommends phasing development of the study area parcels rather than undertaking all improvements at once. This approach provides greater flexibility to adapt future phases to evolving market conditions. For instance, in the initial phase, the City could retain some surface parking lots rather than incurring the significant upfront cost of replacing all commuter spaces with structured parking. As post-pandemic commuting and parking patterns become clearer, the City will be better positioned to determine how much commuter parking can be reduced and to design subsequent phases accordingly.

Inclusionary Zoning Ordinance Components

Based on a review of Inclusionary Zoning Ordinances (IZO) established in other Illinois municipalities, IZOs can be highly customizable to meet the housing goals established by the municipality. City Council direction will need to be provided on the following key IZO components in order for the ordinance to be drafted for public review and feedback:

- Minimum development size that the IZO will be applicable to. This can be based on number of units or site acreage, as well as type of units (i.e., single-family, multi-family).

OVERVIEW OF POTENTIAL SPECIAL STUDIES AND INITIATIVES

- Targeted income levels for rental and ownership units. Income levels can range from affordable to attainable to just below market levels.
- The minimum percentage of the total units which must meet the established targeted income levels. Generally, minimum percentages range from 5-20% of total units.
- The number of years that the set-aside units must remain within the targeted income levels, which is generally not less than 15 years but may be applicable in perpetuity. During the established affordability term, units can be resold, but their sale price is restricted in accordance with the established IZO.
- The benefits offered to off-set the financial impact that the required targeted income level units have on the development proforma. Benefits often include automatic zoning allowances (density bonuses, height waivers), fee waivers (permits, inspections, impact fees), and expedited review times.
- The cash amount that can be paid in-lieu of constructing the units within the development. Fee-in-lieu amounts range greatly from community to community, but fee-in-lieu is currently offered in 100% of the Illinois IZOs.

Upon establishment of an IZO, additional staffing will be needed to review each residential development for compliance with the IZO, including unit design; collection/disbursement of the fee-in-lieu; establishment of permitted rental or sale price; and income-qualifying future residents. In addition, following construction and occupancy, ongoing monitoring is required to ensure rent/sale limits continue to fall within allowable ranges and that new residents continue to meet income qualifications. If a regional housing trust fund is not available, Naperville will be required to establish this locally; a housing trust fund undertakes housing projects (construction of new units, mortgage/rental assistance, home improvement programs, etc.) using cash-in-lieu funds collected through the IZO.

Housing Related Zoning Amendments/BUILD Bill

As noted above, if the Build bill is enacted, local municipalities will be prohibited from adopting local regulations which are more prohibitive than those provided for in the bill. A summary of the Build proposal is provided below; these allowances are significantly more generous than the City's current ordinances permit.

BUILD Bill Proposals:

Permit Multi-Family Units by Right on any Residential Zoned Property (including single-family) as follows:

- Lot sizes between 2,500 sq.ft. to 5,000 sq.ft. – 4 dwelling units permitted by right
- Lot sizes between 5,000 sq.ft. to 7,500 sq.ft. – 6 dwelling units permitted by right
- Lots in excess of 7,500 sq.ft. – 8 dwelling units permitted by right

Permit Single-Family Homes by Right on Lots less than 2,500 sq.ft.

Permit Accessory Dwelling Units (ADUs) in all Single-Family zoning districts

OVERVIEW OF POTENTIAL SPECIAL STUDIES AND INITIATIVES

Reduce Permit Review and Inspection Times as follows:

- Complete plan review 15 business days after complete application; 10 days for subsequent submittals
- Complete inspections within 2 business days
- 3rd Party reviewers/inspectors permitted if the City cannot meet established timeframes

Establish a statewide formula for School and Park Impact Fees

Waive Minimum Parking Requirements for:

- Units under 1,500 sq.ft.
- Affordable Housing Units
- Assisted Living Establishments
- Ground Level Commercial in Mixed-Use
- Buildings Converting from Residential to Non-Residential

Establish New Maximum Parking Requirements:

- No more than 0.5 parking space per multi-family unit
- No more than 1 parking space per single-family home