



MANAGER'S MEMORANDUM

Prepared for: **Naperville City Council**

By: City Manager's office

4/23/2026

A. MANAGER'S MEMORANDUM

Source:

1. Darrell Blenniss,
Director of Public Utilities,
Water/Wastewater

Subject:

Recognition of the Water Utilities:
ISAWWA Water Ambassador
Gold Level Achievement

Action:

FYI

2. Marcie Schatz,
Assistant to the
City Manager

Legislative positions –
Week of April 20, 2026

FYI

**CITY OF NAPERVILLE
MEMORANDUM**

DATE: April 23, 2026
TO: Doug Krieger, City Manager
FROM: Darrell Blenniss, Director of Public Utilities - Water/Wastewater
SUBJECT: Recognition of the Water Utilities: ISAWWA Water Ambassador Gold Level Achievement

Purpose:

To proudly announce that the Naperville Water Utilities has achieved Gold Level Water Ambassador status, the highest honor from the Illinois Section American Water Works Association (ISAWWA).

Background:

The ISAWWA Water Ambassador Program is a statewide initiative designed to recognize local governments and water providers that actively elevate public perception, knowledge, and consumer education regarding the water utility industry. The program encourages utilities to communicate effectively about water production, infrastructure investment, and conservation. This program functions similarly to the "Tree City USA" designation but specifically for municipal water stewardship.

Discussion:

ISAWWA Gold Level Water Ambassador award is a designation given to utilities that meet the state's highest standards for community engagement, industry transparency, and public communication. Earning this status requires our professional staff to meet the four standards outlined below throughout the calendar year.

Program Standards:

1. Elected Official Education:
Facilitating educational opportunities and facility tours for elected leaders to ensure a deep understanding of our local water infrastructure and capital needs.
2. Consumer Education (Utility Operations):
Providing consistent, accessible information regarding Naperville's specific water production, treatment, and delivery processes via website videos, infographics, and municipal newsletters.
3. Consumer Education (Industry Understanding):
Provide residents with a deeper understanding of the true value of their water system and explain how the skilled professionals maintain our community's health by providing safe, reliable water every day of the year.

4. Industry-Related Events & Celebrations (Gold Requirement):
Successfully participating in ten or more specific public outreach campaigns over the year.

Please congratulate the dedicated staff of the Water Utilities Department on their hard work, not only in maintaining our excellent water system but also in their commitment to keeping the Naperville community informed and engaged.

The official recognition ceremony will be held this summer.

Recommendation:

Please include this information in the April 23 Manager's Memorandum.

**CITY OF NAPERVILLE
MEMORANDUM**

DATE: April 23, 2026
TO: Doug Krieger, City Manager
FROM: Marcie Schatz, Assistant to the City Manager
SUBJECT: Legislative positions – Week of April 20, 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 and communicated the following bill positions to local Senators in advance of the Senate Executive Committee held on April 23, 2026, on the BUILD legislation package. Staff also discussed these positions in a meeting with Senator Ellman this week.

Bill No.	Title	Position	Basis
SB4060	MIDDLE HOUSING	Opponent	Usurp Municipal Authority
SB4061	BUILDING CODES-STAIRS	Opponent	Usurp Municipal Authority
SB4062	IMPACT MITIGATION FEES	Opponent	Usurp Municipal Authority
SB4063	BUILDING PLANS/INSPECT	Opponent	Usurp Municipal Authority
SB4064	RESIDENTIAL PARKING	Opponent	Usurp Municipal Authority
SB4071	ACCESSORY DWELLINGS	Opponent	Usurp Municipal Authority

SB4060 (Hunter) – Middle Housing

Provides that a municipality shall provide for at least one residential zoning district in which detached single-family dwellings are permitted on lots with an area of not more than 2,500 square feet. Provides that a municipality may not require a minimum lot area of more than 2,500 square feet for detached single-family dwellings in any residential zoning district that permits detached single-family dwellings. Provides that, 8 months after the effective date of the amendatory Act, a municipality shall, on any lot located in a residential zoning district that permits single-family dwellings, allow (1) on an area of not more than 2,500 square feet, at least one detached single-family dwelling unit; (2) on any lot with an area of more than 2,500 square feet and not more than 5,000 square feet, up to 4 dwelling units; (3) on any lot with an area of more than 5,000 square feet and not more than 7,500 square feet, up to 6 dwelling units; and (4) on any lot with an area of more than 7,500 square feet, up to 8 dwelling units, including cottage clusters. Provides that a municipality must allow an existing principal residential structure to be

converted to any middle-housing type if (1) the structure is not expanded by more than 50% of its existing floor area or more than 1,200 square feet, whichever is greater; and (2) the conversion complies with applicable building codes and preservation or landmark laws. Provides that municipalities may not adopt or enforce standards for bulk, lot area, yards, height, automobile parking, density, floor-area ratio, lot coverage, access, unit size, building separation, and design that (1) impose requirements on middle housing that are more restrictive than those applicable to detached single-family dwellings; (2) require automobile parking mandates for residential dwellings of less than 1,500 square feet and require automobile parking mandates no greater than specified requirements; and (3) require any form of discretionary review, unless the same review is required for detached single-family dwellings. Limits home rule powers.

SB4061 (Feigenholtz) - Building Codes Stairs

Provides that, beginning January 1, 2027, no building code adopted by a county or municipality may prohibit residential buildings from having a single stairway serving as an exit for all units if the building: (1) has not more than 6 stories above grade plane; (2) is equipped with an automatic sprinkler system in the interior exit stairway; (3) has all dwelling unit doors serving as an exit equipped with self-closing devices; (4) is equipped with smoke detection throughout all common areas and individual dwelling units; (5) has at least one emergency escape and rescue opening for each individual dwelling unit; and (6) has not more than 4 individual dwelling units on a floor. Limits home rule powers.

SB4062 (Castro) – Impact Mitigation Fees

Provides that municipalities authorized to levy impact fees must calculate fees using the statewide formula structure issued by the Department of Commerce and Economic Opportunity. Provides that municipalities may adopt fees lower than the formula-derived levels. Provides that the Department shall issue, update annually, and make publicly available specified mandatory information to be used in the calculation of standardized impact mitigation fees. Provides that the Department shall issue a model impact fee ordinance that municipalities authorized to levy impact fees must adopt verbatim or with only technical deviations. Provides that each municipality authorized to levy impact fees must, before imposing any fee, publish a schedule identifying: (1) the formula-generated maximum fee per unit type; (2) the State-issued multipliers and assumptions used; (3) any allowable municipal adjustment factors applied; and (4) any municipal reductions adopted. Provides that municipalities authorized to levy impact fees must annually report to the Department, including: (1) fees collected; (2) fund expenditures; (3) fund balances; (4) number and type of housing units approved; and (5) any use of adjustment factors. Requires the Department to adopt rules to implement the provisions. Provides that, beginning 30 months after the effective date of the amendatory Act, any impact fee imposed on residential development must be calculated in accordance with the provisions. Limits home rule powers. Effective immediately.

SB4063 (Ellman) - Building Plans/Inspect

Provides that a municipality shall complete its initial plan review within (1) 15 business days after receipt of a complete application for a one-family residential project or 2-

family residential project or (2) 30 business days after receipt of a complete application for any multifamily, mixed-use, or commercial project. Provides that, if a municipality fails to complete its plan review within the deadlines established under the provisions, then the applicant may retain a qualified third-party plan reviewer. Provides that a municipality shall accept any plan review submitted by a qualified third-party plan reviewer as meeting the municipality's requirements if the review demonstrates compliance with the applicable building codes. Provides that, if a municipality fails to conduct a required inspection within 2 business days, then the applicant may retain a qualified third-party inspector. Provides that a municipality may require reasonable documentation demonstrating that a qualified third-party plan reviewer or qualified third-party inspector meets the qualification requirements, including proof that the qualified third-party plan reviewer's or qualified third-party inspector's licensure or certification is current and active. Provides that a municipality may not charge plan review or inspection fees for any portion of the review process or inspection process performed by a qualified third-party plan reviewer or qualified third-party inspector. Provides that a qualified third-party plan reviewer or qualified third-party inspector shall disclose any potential conflict of interest to the applicant and the municipality before accepting an engagement. Limits home rule powers.

SB4064 (Cervantes) - Residential Parking

Provides that, beginning January 1, 2027, the corporate authorities of a municipality shall not require more than 0.5 automobile parking spaces per multifamily dwelling unit or more than one automobile parking space per single-family home. Provides that, beginning January 1, 2027, the corporate authorities of a municipality shall not establish minimum automobile parking requirements for (A) residential dwellings of less than 1,500 square feet; (B) affordable housing projects under the Illinois Affordable Housing Act; (C) assisted living establishments; (D) ground level nonresidential spaces in mixed-use buildings; or (E) buildings undergoing a change of use from nonresidential to residential. Provides that requirements for automobile parking spaces permanently marked for the exclusive use of individuals with disabilities are not subject to the provisions. Provides that, if the provisions conflict with a developer's contractual agreement or approved site plan with the corporate authorities of a municipality that was executed or approved on or before the effective date of the amendatory Act, then the contractual agreement or approved site plan is not subject to the provisions. Provides that nothing in the provisions prevents a municipality from enacting or enforcing an ordinance or resolution that establishes a maximum automobile parking requirement that is more stringent than or equal to the automobile parking requirements of the provisions. Provides that nothing in the provisions prohibits a developer from constructing additional automobile parking that is not available to the public. Limits home rule powers.

SB4071 (Martwick) - Accessory Dwellings

Provides that, beginning January 1, 2027, each municipality shall, by ordinance, authorize the development of accessory dwelling units. Provides that each municipality shall permit accessory dwelling units in all zoning districts that permit single-family dwellings without additional requirements for lot size, setbacks, aesthetic requirements,

design review requirements, frontage, space limitations, or other controls beyond those required for single-family dwelling units without an accessory dwelling unit. Provides that a municipality is not required to allow more than one accessory dwelling unit for any single-family dwelling. Provides that accessory dwelling units may be constructed at the same time as the principal dwelling unit. Provides that no municipality shall: (A) require additional automobile parking spaces for a property with an accessory dwelling unit beyond the requirements for a single-family dwelling unit without an accessory dwelling unit; (B) require the establishment of a familial relationship between the occupants of an accessory dwelling unit and the occupants of a principal dwelling unit; or (C) establish a minimum or maximum limit on (i) square footage of an accessory dwelling unit or (ii) the number of bedrooms of an accessory dwelling unit. Limits home rule powers.

Upcoming Bill Position

As the following bill is considered in the Senate, staff intends to oppose HB5011 under the basis of Usurping Municipal Authority.

HB5011 (Sheehan) – Police Evaluation

Amends the Illinois Municipal Code. Removes provisions allowing a municipality to evaluate a police officer based on the police officer's points of contact.

Bill position clarification 4/16/2026 Manager's Memorandum

Opposition to HB5198 was communicated through the April 16, 2026 Manager's Memorandum based on usurping municipal authority. Staff is including the updated description for this bill (House Amendment 1) which includes more information on the content of this bill. The City will continue to oppose this bill on the basis of usurping municipal authority.

HB5198 House Amendment 1 (Katz Muhl) – Affordable Housing - CILAS

Changes the definition of "exempt local government" to mean any local government in which at least 25% (rather than 10%) of its total year-round housing units are affordable, as determined by the Illinois Housing Development Authority, or any municipality with a population under 2,000 (rather than 2,500). Provides that beginning October 1, 2028 (rather than October 1, 2024, the Illinois Housing Development Authority shall determine which local governments are exempt or not exempt from the operation of the Act. Requires an affordable housing plan to consist of incentives, including, but not limited to, specified measures outlined under the amendatory Act, that the local government intends to (rather than may) provide for the purpose of attracting affordable housing to its (rather than their) jurisdiction. Provides that a local government, whether exempt or non-exempt under the Act, may adopt measures regarding the preservation of existing affordable housing, including home modifications to support accessibility. Makes several technical changes.

Recommendation:

Please include in the April 23, 2026, Manager's Memorandum.