



## MANAGER'S MEMORANDUM

Prepared for: **Naperville City Council**

By: City Manager's office

4/30/2026

### A. MANAGER'S MEMORANDUM

Source:	Subject:	Action:
1. Dan Randolph P.E., Director of Public Works	Fleet Service Division National Recognition	FYI
2. Ben Mjolsness, Sustainability Manager, Community Services	International Compost Awareness Week Event: Naperville Compost Giveaway	FYI
3. Brian Groth, Director - Electric Utility	IMEA April 2026 Executive Board and Full Board Meetings Summary	FYI
4. Marcie Schatz, Assistant to the City Manager	Legislative Positions - Week of April 27, 2026	FYI

**CITY OF NAPERVILLE  
MEMORANDUM**

**DATE:** April 30, 2026

**TO:** Doug Krieger, City Manager

**FROM:** Dan Randolph P.E., Director of Public Works

**SUBJECT:** Fleet Service Division National Recognition

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**Purpose:**

The purpose of this memorandum is to announce that the City of Naperville's Fleet Division has once again been recognized among the National Association of Fleet Administrators' (NAFA) *100 Best Fleets in the Americas*. This year Naperville was ranked #6 in the Country.

**Background:**

NAFA's *100 Best Fleets in the Americas* program evaluates public fleet operations across twelve criteria, including accountability, technology utilization, financial management, staff development, and resource stewardship. The program is widely regarded as a national benchmark for excellence in fleet management.

Naperville has been recognized in the 100 Best Fleets since 2014. Naperville's continued inclusion reflects not only the strength of the Fleet Services Division, but also the collaboration across departments with the fleet liaisons who play a key role in aligning operational needs with fleet strategy.

**Discussion:**

Fleet Services continues to perform at or above industry standards in several critical areas:

- Operational Efficiency: Direct billable hours reached 85.6%, well within the industry target of 80–90%
- Maintenance Effectiveness: Scheduled repairs improved to 85.9%, exceeding the 80% benchmark
- Inventory Management: Inventory variance reduced to 0.44%, significantly better than the industry goal of under 3%
- Quality Control: Rework repairs remain under 1%, far outperforming the 5% industry threshold

In addition, the division has demonstrated excellence through:

- Continued APWA accreditation (since 2006)
- Development of an in-house motor pool tool in collaboration with IT
- A data-driven vehicle replacement plan and scoring model

- Strategic fuel procurement savings with expenses below OPIS benchmarks
- Strong investment in staff development, including 90 new or renewed ASE/EVT certifications and over 500 hours of training
- Implementation of a step-up lead program supporting continuity of operations and succession planning

This achievement is a strong example of how disciplined operations, strategic investment, and cross-department collaboration contribute to high-performing support services.

### **Individual Recognition**

This year, Naperville also received national recognition at the individual level. Jordan Gilbert, Heavy Equipment Technician III, ranked in the Top 5 for NAFA Technician of the Year. Jordan's accomplishments include:

- 10 years of service with the City
- Interim leadership experience as Heavy Equipment Lead
- 86.6% direct billable hours
- Renewal of 13 ASE/EVT certifications (42 total)
- Multiple master-level certifications across fire apparatus, ambulances, and heavy vehicles
- Leadership-level EVT certifications

Jordan's recognition reflects both individual excellence and the high standards upheld across the entire Fleet team.

### **Recommendation:**

I recommend that this information be forwarded to the City Council through the Manager's Memorandum.

**CITY OF NAPERVILLE**  
**MEMORANDUM**

**DATE:** April 30, 2026

**TO:** Doug Krieger, City Manager

**FROM:** Ben Mjolsness, Sustainability Manager

**SUBJECT:** International Compost Awareness Week Event: Naperville Compost Giveaway

**Purpose:**

The purpose of this memorandum is to provide information about the City's upcoming free compost giveaway event in celebration of International Compost Awareness Week.

**Background:**

International Compost Awareness Week takes place during the first week of May, with the goal of promoting the benefits of composting and utilizing finished compost.

The ongoing success of the Food Scrap Composting Program illustrates Naperville residents' interest in composting and sustainable services. Although the program has largely focused on the benefits of composting, this event promotes the use of finished compost, highlighting the circularity and wide-ranging benefits of the process.

Compost is finished when it is black and crumbly, has an earthy smell, and the organic materials, such as food scraps and leaves, are mostly unrecognizable. Using compost in landscaping, such as garden beds, potting mixes, and lawns, results in soil with higher nutrient content and improved structure. This increases water infiltration and retention, strengthens resistance to erosion, and acts as a natural fertilizer, all of which support healthy plants and the environment.

**Discussion:**

The City, in partnership with DuPage County, Will County, Midwest Compost, LLC, and Groot Industries, will be hosting a free finished compost giveaway open to Naperville residents.

To best serve Naperville residents, there will be one site located in each county:

- DuPage County: Public Works Service Center (180 Fort Hill Drive)
- Will County: City-owned lot at 91<sup>st</sup>/Wolf's Crossing (2601 Wolf's Crossing Road)

The event will take place at both sites from 9 a.m. to 1 p.m. on Saturday, May 9. Residents are asked to bring their own bucket or bag to collect compost. The City will supply shovels for staff and volunteers.

Midwest Compost, LLC, is donating the finished compost, and Groot Industries is providing transportation of the material to both sites. Naperville's Department of Public Works' Traffic Team will provide traffic plans for both sites. The event will be promoted through a press release and shared on the City's social media platforms and website at [www.naperville.il.us](http://www.naperville.il.us).

**Recommendation:**

I recommend that this information be shared with the City Council through the Manager's Memorandum.

**CITY OF NAPERVILLE  
MEMORANDUM**

**DATE:** April 30, 2026

**TO:** Doug Krieger, City Manager

**FROM:** Brian Groth, Director – Electric Utility

**SUBJECT:** IMEA April 2026 Executive Board and Full Board Meetings Summary

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**Purpose:**

The purpose of this memo is to provide an update on the Illinois Municipal Electric Agency Executive Board and Full Board Meetings that were held on April 22, 2026, and April 23, 2026, respectively.

**Discussion:**

*IMEA President and CEO Report:*

IMEA's new President and CEO, Doug Brown, provided a brief history of his tenure in the power industry. Prior to joining IMEA in April of 2026 Doug held the position of Chief Utility Engineer and Acting General Manger with City Water Light and Power in Springfield, IL for over 10 years. Over this time CWLP completed an Integrated Resource Plan, retired three coal fired power plants and purchased 45MW of solar power for the city. The IMEA board was also provided a staffing update for the agency which has included one retirement, one replacement hire, and one promotion since the last board meeting.

*IMEA Treasurer's Report:*

Fitch affirmed their AA- rating of the agency on April 6<sup>th</sup>, 2026, and Moody's begin their credit update cycle of the agency on April 1, 2026. Moody's last credit opinion, provided on June 17, 2025, affirmed an A1 rating with a stable outlook. Standard and Poor's last completed their full review on October 10, 2023, affirming their A rating with a stable outlook.

*IMEA Operations Report:*

Operations staff of the agency presented the tentative PJM capacity auction schedule of which the first auction for the 2028/2029 delivery year will be completed in June of 2026. The first auction for the 2029/2030 delivery year is scheduled to take place in December of 2026, and auctions are expected to return to the normal schedule in May of 2027 for the 2030/2031 delivery year.

Staff provided an update on Trimble County and Prairie State operations. Trimble County Unit 1 is offline for a planned outage to replace the stack liner, perform a turbine overhaul and replace boiler tubes; it is expected to return online in June of 2026. Unit 2 at Trimble County has not experienced an outage since the last meeting and the next planned outage for this unit is in spring of 2027 to support the stack liner replacement project.

Since the last IMEA board meeting, Prairie State Units 1 and 2 experienced an outage due to tube leaks, respectively. Prairie State currently has a year-to-date Equivalent Availability Factor (EAF) of 90.4 and Trimble County has an EAF of 73.18, respectively. EAF is generally defined as the portion of the year in which the generating units were available without outage or derating.

Staff at Prairie State recently celebrated 500 days without a lost time or recordable injury as well as completion of a project which will allow them to sell gypsum, a coal combustion by product, into the drywall market. Previously this gypsum was sold into agricultural markets but because gypsum for drywall use yields higher revenue this project was undertaken to increase revenue to the member owners.

*IMEA Solar Project Updates:*

IMEA staff provided an update on the agency's 150MW Bee Hollow project. Electrical substations under construction to provide interconnection to the grid are expected to be complete by summer of 2026. Solar panel support structures and panels themselves have begun being installed at the site. The developer projects that the project could begin delivering energy to the grid in July, with full commercial operation coming in November of 2026.

*IMEA Battery Storage Study and Request for Proposal:*

Through their battery storage study, the agency has analyzed various ownership models along with revenue streams including energy arbitrage, capacity credits, and transmission impacts. IMEA members have been asked to provide the agency with available land, interconnection options, and any other considerations so that the agency can begin planning a battery pilot demonstration project within its member communities. This information is due to the agency in early June. The Naperville Electric Utility is in the process of vetting several sites with the Transportation Engineering and Development group as well as the Fire Department. It is expected the IMEA board will select host sites for the 1-5MW projects in the fall of 2026.

*Residential Demand Response Program*

The board of directors formally authorized agency management to enter a contract with a vendor to begin a voluntary residential thermostat control pilot program. This pilot program will initially have 750 devices enrolled across all member communities and allow the adjustment of customer's thermostats during times of peak electricity usage. It is expected that customer roll out will begin in Q3 of 2026 with the first demand response events being called in Q4 of 2026. The platform selected allows for additional device types (initially Nest and Resideo thermostats) to be added after the pilot.

*IMEA Integrated Resource Planning:*

As outlined in Illinois State Law, any municipally owned electric utility with greater than 7,000 electric meters must complete an Integrated Resource Plan (IRP). If the community is part of a Joint Action Agency the Agency can complete the IRP on behalf of its members. IMEA staff outlined their timeline for beginning the Integrated Resource Planning (IRP) process with consultant proposals likely to be due in August of 2026 and

the board approving a contract with a selected vendor in August or October of 2026. Several notification requirements are outlined in the Clean and Reliable Grid Affordability Act (CRGA) and IMEA will work with its members to ensure that proper notification and posting of preliminary IRPs are included on Municipal websites.

**Recommendation:**

Please include this response to the City Council request in the Manager's Memorandum.

**CITY OF NAPERVILLE  
MEMORANDUM**

**DATE:** April 30, 2026  
**TO:** Doug Krieger, City Manager  
**FROM:** Marcie Schatz, Assistant to the City Manager  
**SUBJECT:** Legislative positions – Week of April 27, 2026

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**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 communicated the following bill positions to local Representatives on the BUILD legislation package.

<b>Bill No.</b>	<b>Title</b>	<b>Position</b>	<b>Basis</b>
HB5626	ACCESSORY DWELLINGS	Opponent	Usurp Municipal Authority
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

**HB5626 (Buckner) – Accessory 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 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, 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, 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 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, 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. Amends the Counties Code. 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 satisfies specified requirements. Limits home rule powers. Makes other changes.

#### 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.

#### **Recommendation:**

Please include in the April 30, 2026, Manager's Memorandum.