



# WHEATON CITY COUNCIL PUBLIC HEARING MINUTES

**MAYOR PHILIP J. SUESS**  
**COUNCILMAN MICHAEL BARBIER | COUNCILWOMAN ERICA BRAY-PARKER | COUNCILMAN SCOTT BROWN**  
**COUNCILWOMAN SUZANNE FITCH | COUNCILWOMAN LYNN ROBBINS | COUNCILMAN SCOTT WELLER**

WHEATON CITY HALL, COUNCIL CHAMBERS, 303 W WESLEY STREET, WHEATON, ILLINOIS 60187

Monday, Nov. 28, 2022

## I. Call to Order and Roll Call

The public hearing of the Wheaton City Council was called to order at 7 p.m. by Mayor Suess. The public hearing was held in the Council Chambers, Wheaton City Hall, 303 W. Wesley Street, Wheaton, Illinois. Upon roll call, the following were:

Present:	Councilman Barbier Councilwoman Bray-Parker Councilman Brown Mayor Suess Councilwoman Fitch Councilwoman Robbins Councilman Weller
Absent:	None
City Staff Present:	Michael Dzugan, City Manager John Duguay, Assistant City Manager James Kozik, Director of Planning & Economic Development Robert Lehnhardt, Director of Finance Joseph Tebrugge, Director of Engineering Susan Bishel, Public Information Officer Halie Cardinal, Public Relations Coordinator

## II. Public Hearing – Proposed Property Tax Levy Increase For The City of Wheaton Special Service Area Number Eight

### a. Staff Comment

Director of Finance Lehnhardt stated the City and other taxing bodies are required by State statutes, specifically the Truth in Taxation Act, to estimate the amount of taxes to be levied by not less than 20 days prior to the adoption of the tax levy. If the proposed tax levy increases greater than 5%, the City is required to publish a notice and conduct a Public Hearing prior to the adoption of the tax levy. To meet these statutory requirements, the proposed 2022 Special Service Area Number Eight promotional and municipal services property tax levy was presented at the City Council Planning Session on October 10, 2022, a notice was published in the Daily Herald on November 17, 2022, and the City is conducting this Public Hearing. Director of Finance Lehnhardt stated Special Service Area Number Eight was established in 2018 to provide enhanced marketing and education promoting benefits and activities in the area. The ordinance establishing Special Service Area Number Eight allowed a maximum tax rate of \$0.45 per \$100 of assessed value for a maximum of seven levy terms, and this is the fifth levy year.

He stated the Downtown Wheaton Association is requesting \$275,000 for its 2023 budget, which is the same amount requested for the previous two years. The expiration of TIF#2 on December 31, 2022, has impacted the development of the 2022 Special Service Area tax levy. The 2022 levy will be entirely funded from Special Service Area Number Eight.

He stated the 2022 extended levy is \$275,000, the 2022 estimated tax rate is \$0.2767, and that property owners should not see an increase in their property taxes if they are within Special Service Area Number Eight and former TIF #2 District Boundaries.

In response to a question from Councilwoman Bray-Parker, Director of Finance Lehnhardt stated that there are 170 properties that are within Special Service Area Number Eight. Jim Kozik, Director of Planning & Economic Development stated that there are approximately half of the number of properties within TIF #2 boundaries.

**b. Public Comment**

There were no public comments.

**c. Council Comment**

Councilwoman Fitch thanked Downtown Wheaton Association Board President Vanessa Stang and Downtown Wheaton Association Executive Director Allison Orr for being present to answer questions from the public or property owners within the SSA.

Councilman Barbier made a motion and Councilwoman Bray-Parker seconded a motion to close the public hearing at 8:12 p.m.

**III. Adjournment**

Councilman Barbier made a motion and Councilwoman Bray-Parker seconded a motion to close the public hearing at 8:12 p.m.

**Roll Call Vote:**

Ayes: Councilman Barbier  
Councilwoman Bray-Parker  
Councilman Brown  
Mayor Suess  
Councilwoman Fitch  
Councilwoman Robbins  
Councilman Weller

Nays: None

Absent: None

Motion Carried Unanimously

Respectfully submitted,

Halie Cardinal