



WHEATON CITY COUNCIL PROCEEDINGS

MAYOR PHILIP J. SUESS
COUNCILWOMAN ERICA BRAY-PARKER | **COUNCILWOMAN** LEAH BRICE | **COUNCILMAN** SCOTT BROWN
COUNCILMAN BRADLEY CLOUSING | **COUNCILWOMAN** LYNN ROBBINS | **COUNCILMAN** SCOTT WELLER
WHEATON CITY HALL, COUNCIL CHAMBERS, 303 W WESLEY STREET, WHEATON, ILLINOIS 60187

Monday, January 5, 2026

1. Call to Order and Roll Call

The regular Wheaton City Council Meeting was called to order at 7:01 p.m. by City Clerk Andrea Rosedale. Upon roll call, the following were:

Physically Present: Councilwoman Bray-Parker
Councilwoman Brice
Councilman Brown
Councilman Clousing
Councilwoman Robbins
Councilman Weller

Absent: Mayor Suess

City Staff Physically Present: Michael Dzugan, City Manager
William Kolschowsky, Assistant City Manager
Dawn Didier, City Attorney
James Kozik, Director of Planning & Economic Development
Robert Lehnhardt, Director of Finance
Joseph Tebrugge, Director of Engineering
Susan Bishel, Public Information Officer
Andrea Rosedale, City Clerk

City Staff Electronically Present: None

2. Appointment of Mayor Pro Tem

Councilwoman Robbins moved and Councilman Weller seconded that Councilwoman Bray-Parker be appointed to Mayor Pro Tem for the evening's meeting.

Roll Call Vote:

Ayes: Councilwoman Robbins
Councilman Weller
Councilwoman Bray-Parker
Councilwoman Brice
Councilman Brown
Councilman Clousing

Nays: None

Absent: Mayor Suess

Motion Carried Unanimously

3. Citizens to be Heard

Carol Giles, 1284 Edinburgh Court, shared concerns and requested action regarding the icy uneven conditions of sidewalks along Roosevelt Road.

City Manager Dzugan advised Ms. Giles that the City Council has reviewed this concern a number of times over the past 10 -15 years, noting most recently a couple of years ago. He stated the council decided not to adopt an ordinance requiring property owners to shovel their sidewalks. He confirmed the City does require snow removal in the Downtown Central Business District. He noted her suggestion to send a letter to businesses, particularly along Roosevelt Road reminding them to be a good neighbor and shovel their sidewalks.

4. Consent Agenda

Councilwoman Brice moved and Councilman Brown seconded that the following action be taken on the Consent Agenda items:

1. Approve the Minutes of the Wheaton City Council Public Hearing – December 8, 2025, as submitted.
2. Approve the Minutes of the Wheaton City Council Regular Meeting – December 15, 2025, as submitted.
3. Adopt Resolution R-2026-01, A Resolution Accepting a Sidewalk Easement (517 N Wheaton Avenue).

Roll Call Vote:

Ayes:

Councilwoman Brice
Councilman Brown
Mayor Pro Tem Bray-Parker
Councilman Clousing
Councilwoman Robbins
Councilman Weller

Nays:

Absent:

None
Mayor Suess
Motion Carried Unanimously

5. First Reading of An Ordinance Amending Articles XIII and XIV of Chapter 66 (Taxation) of the Code of Ordinances of the City of Wheaton to Increase the Home Rule Retailers' Occupation Tax Rate and Home Rule Service Occupation Tax Rate (Home Rule Sales Tax)

City Manager Dzugan explained that the City's 2026 Budget includes raising three revenue sources to ensure there is enough funding for critical facility improvements at the Police Station and replacing Fire Station 39. He outlined a 3% increase in property tax levy, a 0.25% local sales tax increase, and an increase in the natural gas use tax. He stated that the ordinance would raise the local sales tax from 1% to 1.25%, effective July 1, 2026, provided the City files the ordinance with the Illinois Department of Revenue before April 1.

6. First Reading of An Ordinance Amending Certain Sections of Article XI (Municipal Gas Use Tax), Chapter 66 (Taxation) of the Code of Ordinances of the City of Wheaton

City Manager Dzugan mentioned that the ordinance raises the natural gas usage rate from .03 to .05 per therm. He estimated that, based on several employee bills, the average household would see an increase of \$1.80 per month.

7. Adopt Resolution R-2026-02, A Resolution Authorizing Execution of a Watermain Easement Agreement Between the City of Wheaton and NNN Reit, LP 50 E. Loop Road

Councilman Clousing moved and Councilman Weller seconded that R-2026-02, A Resolution Authorizing Execution of a Watermain Easement Agreement Between the City of Wheaton and NNN Reit, LP 50 E. Loop Road, be adopted.

City Manager Dzugan stated that the ordinance addresses the vacant property previously occupied by Outback Steakhouse on East Loop Road. He indicated that the owner/developer intends to redevelop the site into a nursery school. He further explained that the original ordinance, which permitted the Outback development, included several conditions recorded against the property that are now deemed unnecessary, and advised the ordinance removes those restrictive covenants. Additionally, he reported that staff discovered the water main was constructed outside of the designated easement, and consequently, the subsequent agenda item establishes a new water main easement.

Roll Call Vote:

Ayes:	Councilman Clousing Councilwoman Robbins Councilman Weller Councilwoman Brice Councilman Brown Mayor Pro Tem Bray-Parker
Nays:	None
Absent:	Mayor Suess <u>Motion Carried Unanimously</u>

8. Pass Ordinance O-2026-01, An Ordinance Repealing Portions of Ordinance No. E-3987 Regarding a Planned Unit Development and a Planned Development Subdivision Improvement Agreement for 50 E. Loop Road, Wheaton, Illinois

Councilwoman Brice moved and Councilman Brown seconded that O-2026-01, An Ordinance Repealing Portions of Ordinance No. E-3987 Regarding a Planned Unit Development and a Planned Development Subdivision Improvement Agreement for 50 E. Loop Road, Wheaton, Illinois, be passed.

Roll Call Vote:

Ayes:	Councilwoman Brice Councilman Brown Mayor Pro Tem Bray-Parker Councilman Clousing Councilwoman Robbins Councilman Weller
Nays:	None
Absent:	Mayor Suess <u>Motion Carried Unanimously</u>

9. Adopt Resolution R-2026-03, A Resolution Authorizing the Execution of Agreement No. 587 with Municipal Well and Pump for Inspection and Repair Services for Well #12 for a Total Amount Not to Exceed \$48,449.60

Councilwoman Robbins moved and Councilman Brown seconded that R-2026-03, A Resolution Authorizing the Execution of Agreement No. 587 with Municipal Well and Pump for Inspection and Repair Services for Well #12 for a Total Amount Not to Exceed \$48,449.60, be adopted.

City Manager Dzugan reported receiving three bids, with two responsive, for inspecting and repairing Well #12's pump and motor. He confirmed \$100,000 is allocated in the 2026 budget.

Roll Call Vote:

Ayes: Councilwoman Robbins
Councilman Weller
Councilwoman Brice
Councilman Brown
Mayor Pro Tem Bray-Parker
Councilman Clousing

Nays: None

Absent: Mayor Suess
Motion Carried Unanimously

10. Council Comment

Councilwoman Robbins announced her attendance at Qdoba's ribbon cutting event at 272 Danada Square West and welcomed the new business to the community.

11. Approval of Warrant

Councilwoman Robbins moved and Councilwoman Brice seconded that Warrant No. 911 in the amount of \$6,092,028.28, be approved.

Roll Call Vote:

Ayes: Councilwoman Robbins
Councilman Weller
Councilwoman Brice
Councilman Brown
Mayor Pro Tem Bray-Parker
Councilman Clousing

Nays: None

Absent: Mayor Suess
Motion Carried Unanimously

12. Closed Session

Councilwoman Brice moved and Councilman Brown seconded to go into closed session at 7:16 p.m. for the purpose of discussing Pending or Imminent Litigation 5ILCS 120/2(c)(11).

Roll Call Vote:

Ayes: Councilwoman Brice

Councilman Brown
Mayor Pro Tem Bray-Parker
Councilman Clousing
Councilwoman Robbins
Councilman Weller

Nays: None
Absent: Mayor Suess
Motion Carried Unanimously

The City Council returned to the open portion of their meeting at 7:39 p.m.

13. Adjournment

Councilwoman Robbins moved and Councilwoman Brice seconded that the regular Wheaton City Council Meeting be adjourned at 7:39 p.m.

Voice Vote:

Ayes: Councilwoman Robbins
Councilman Weller
Councilwoman Brice
Councilman Brown
Mayor Pro Tem Bray-Parker
Councilman Clousing

Nays: None
Absent: Mayor Suess
Motion Carried Unanimously

Respectfully submitted,

Andrea Rosedale
City Clerk

Submitted for Approval: January 20, 2026