



## 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

Tuesday, January 20, 2026

### 1. Call to Order and Roll Call

The regular Wheaton City Council Meeting was called to order at 7:01 p.m. by Mayor Philip J. Suess. Upon roll call, the following were:

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

Absent: None

City Staff Physically Present: Michael Dzugan, City Manager  
William Kolschowsky, Assistant City Manager  
Dawn Didier, City Attorney  
Robert Lehnhardt, Director of Finance  
Holly Schulz, Director of Human Resources  
Joseph Tebrugge, Director of Engineering  
Susan Bishel, Public Information Officer  
Andrea Rosedale, City Clerk

City Staff Electronically Present: Samuel Webb, Fleet Superintendent

### 2. Citizens to be Heard

None.

### 3. Consent Agenda

Councilwoman Robbins moved and Councilwoman Bray-Parker seconded that the following action be taken on the Consent Agenda items:

1. Approve the Minutes of the Wheaton City Council Regular Meeting – January 5, 2026, as submitted.
2. Adopt Resolution R-2026-04, A Resolution Authorizing the Execution of an Amendment to the Service Agreement for Food and Beverage Concessionaire Services at the Wheaton Public Library Between the City of Wheaton and Awake Wheaton LLC.
3. Adopt Resolution R-2026-05, A Resolution Authorizing the Execution of Agreement No. 590 with MGT Impact Solutions, LLC for Executive Recruitment Services for City Manager for a Total Amount Not to Exceed \$24,500.

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4. Approval of an Application for a Class M Liquor License – Stonehouse Market LLC d/b/a Stonehouse on Hale – 126 N. Hale Street.

**Roll Call Vote:**

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

Nays: None

Absent: None

Motion Carried Unanimously

**4. Pass Ordinance O-2026-02, 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)**

Councilman Brown moved and Councilman Clousing seconded that O-2026-02, 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), be passed.

City Manager Dzugan announced the ordinance will raise local sales tax from 1% to 1.25%, effective July 1, 2026, when filed with the Illinois Department of Revenue before April 1, 2026. He noted the ordinance had a first reading at the January 5, 2026, meeting and was discussed at Planning Sessions and Budget discussions.

**Roll Call Vote:**

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

Nays: None

Absent: None

Motion Carried Unanimously

**5. Pass Ordinance O-2026-03, 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**

Councilwoman Robbins moved and Councilwoman Brice seconded that O-2026-03, 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, be passed.

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City Manager Dzugan stated the ordinance, which had a first reading on January 5, 2026, would increase the natural gas use rate from .03 to .05. He estimated for an average household, the increase would be approximately \$1.80 per month.

**Roll Call Vote:**

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

Nays: None

Absent: None

Motion Carried Unanimously

**6. Adopt Resolution R-2026-06, A Resolution Authorizing the Execution of a Municipal Gas Use Tax Collection Agreement Between the City of Wheaton and Northern Illinois Gas Company, d/b/a Nicor Gas Company**

Councilman Brown moved and Councilman Weller seconded that R-2026-06, A Resolution Authorizing the Execution of a Municipal Gas Use Tax Collection Agreement Between the City of Wheaton and Northern Illinois Gas Company, d/b/a Nicor Gas Company, be adopted.

City Manager Dzugan stated with the approval of the natural gas rate increase, the City is required to enter into a new collection agreement with Northern Illinois Gas Company, noting the resolution authorizes the execution of the agreement.

**Roll Call Vote:**

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

Nays: None

Absent: None

Motion Carried Unanimously

**7. Approve Reappointments to a City Board**

Mayor Suess moved and Councilwoman Bray-Parker seconded that Tim Bayee and Brett Mathieson be reappointed to the Police Pension Fund Board for three-year terms through January 20, 2029.

**Roll Call Vote:**

Ayes: Mayor Suess  
Councilman Clousing

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Councilwoman Robbins  
Councilman Weller  
Councilwoman Bray-Parker  
Councilwoman Brice  
Councilman Brown

Nays: None  
Absent: None  
Motion Carried Unanimously

**8. Adopt Resolution R-2026-07, A Resolution Authorizing the Execution of Agreement No. 592 with CCS International, Inc. to Provide Independent Cost Estimation and Value Engineering Services for a Total Amount Not to Exceed \$129,859.20**

Councilwoman Robbins moved and Councilwoman Brice seconded that R-2026-07, A Resolution Authorizing the Execution of Agreement No. 592 with CCS International, Inc. to Provide Independent Cost Estimation and Value Engineering Services for a Total Amount Not to Exceed \$129,859.20, be adopted.

City Manager Dzugan stated that as the City proceeds with designing the Police Station renovations and a replacement Fire Station, staff recommend that the Council authorize an agreement with CCS International, Inc. for independent cost estimating and value engineering services to help evaluate design elements. He confirmed that the City had previously benefited from using this firm during both the Downtown Streetscape and Library projects. He mentioned there is a possibility that the City might not need the cost estimating services after the development phase, which will be assessed at that time. He also reported that these costs can be reimbursed by bond proceeds expected from a sale planned for the fourth quarter of 2026.

**Roll Call Vote:**

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

Nays: None  
Absent: None  
Motion Carried Unanimously

**9. Adopt Resolution R-2026-08, A Resolution Authorizing the Purchase of Three (3) 2026 Ford Utility Interceptor Hybrid SUVs from Currie Motors Frankfort in Accordance with the Northwest Municipal Conference Suburban Purchasing Cooperative for a Total Amount Not to Exceed \$146,679**

Councilwoman Bray-Parker moved and Councilman Brown seconded that R-2026-08, A Resolution Authorizing the Purchase of Three (3) 2026 Ford Utility Interceptor Hybrid SUVs from Currie Motors Frankfort in Accordance with the Northwest Municipal Conference Suburban Purchasing Cooperative for a Total Amount Not to Exceed \$146,679, be adopted.

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City Manager Dzugan stated the three vehicles being replaced are at 102,000, 87,000 and 97,000 miles.

**Roll Call Vote:**

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

Nays: None

Absent: None

Motion Carried Unanimously

**10. Pass Ordinance O-2026-04, An Ordinance Authorizing the Acquisition Through Negotiation, or if Negotiations are Unsuccessful or Cannot be Completed, by Eminent Domain, of Certain Property in the Streams Subdivision for Public Purposes by the City of Wheaton (East Lake in Streams Subdivision – 8.373 Acres, P.I.N. 05-19-409-043)**

Councilwoman Brice moved and Councilman Clousing seconded that O-2026-04, An Ordinance Authorizing the Acquisition Through Negotiation, or if Negotiations are Unsuccessful or Cannot be Completed, by Eminent Domain, of Certain Property in the Streams Subdivision for Public Purposes by the City of Wheaton (East Lake in Streams Subdivision – 8.373 Acres, P.I.N. 05-19-409-043), be passed.

City Manager Dzugan indicated that the memorandum from the City Attorney requests the Council's authorization to proceed with eminent domain for two parcels in the Streams Subdivision, specifically the East Lake and Alpine Century parcels. He confirmed that the City has been unable to identify the owners of these parcels, making eminent domain the only viable option for the City to gain ownership. He noted this acquisition is crucial for achieving the City's long-term objective of converting the bodies of water back into a channel. He confirmed this agenda item pertains to the East Lake property, while the following item addresses the Alpine Century property.

Councilwoman Robbins thanked City Attorney Didier for her work.

In response to Mayor Suess, City Attorney Didier hopes to finalize the property ownership in 2026.

**Roll Call Vote:**

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

Nays: None

Absent: None

Motion Carried Unanimously

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**11. Pass Ordinance O-2026-05, An Ordinance Authorizing the Acquisition Through Negotiation, or if Negotiations are Unsuccessful or Cannot be Completed, by Eminent Domain, of Certain Property in the Streams Subdivision for Public Purposes by the City of Wheaton (.263 Acres, P.I.N. 05-19-400-012)**

Councilwoman Bray-Parker moved and Councilwoman Brice seconded that O-2026-05, An Ordinance Authorizing the Acquisition Through Negotiation, or if Negotiations are Unsuccessful or Cannot be Completed, by Eminent Domain, of Certain Property in the Streams Subdivision for Public Purposes by the City of Wheaton (.263 Acres, P.I.N. 05-19-400-012), be passed.

**Roll Call Vote:**

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

Nays: None

Absent: None

Motion Carried Unanimously

**12. Council Comment**

Councilwoman Bray-Parker reminded the community that the Wheaton Public Library serves as a warming center. She reflected upon her attendance at the DuPage County Martin Luther King Unity Breakfast noting Wheaton resident Steven Davis of the Will group was awarded the 2026 Open Doors Award.

Councilwoman Robbins congratulated Allison Orr of the Downtown Wheaton Association for receiving a \$30,000 grant from the State of Illinois through the Tourism Marketing and Partnership program. She also highlighted the installation of a new digital kiosk in the alley between Moveable Feast and The Ivy restaurants, which serves as a touch screen digital guide for residents and patrons using the parking garage.

**13. Approval of Warrant**

Councilwoman Bray-Parker moved and Councilwoman Robbins seconded that Warrant No. 912 in the amount of \$2,309,009.73, be approved.

**Roll Call Vote:**

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

Nays: None

Absent: None

Motion Carried Unanimously

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**14. Adjournment**

Councilwoman Bray-Parker moved and Councilwoman Brice seconded that the regular Wheaton City Council Meeting be adjourned at 7:18 p.m.

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

Respectfully submitted,

Andrea Rosedale  
City Clerk

Submitted for Approval: February 2, 2026