



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, February 2, 2026

1. Call to Order and Roll Call

The regular Wheaton City Council Meeting was called to order at 7:00 p.m. by Mayor Philip J. Suess. Upon roll call, the following were:

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

Absent:	Councilman Clousing
---------	---------------------

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

City Staff Electronically Present:	None.
------------------------------------	-------

2. Citizens to be Heard

Samantha Ferguson, 831 N. Washington St., emailed allcouncil@wheaton.il.us in support of the Harrison/Washington intersection four-way stop ordinance. She attached a petition containing 47 electronic signatures in support of the City's implementation of a four-way stop and additional safety measures to make their intersection safer.

Kevin Cliff, 707 Bridle Ln., emailed allcouncil@wheaton.il.us expressing his support for the Harrison/Washington four-way traffic stop ordinance.

Darienne Zamis, 912 N. Washington St., emailed allcouncil@wheaton.il.us expressing her support for the Harrison/Washington four-way traffic stop ordinance.

Alissa Hill, 821 N. Washington St., emailed allcouncil@wheaton.il.us expressing her support for the Harrison/Washington four-way traffic stop ordinance.

Eric Ferguson, 831 N. Washington St., expressed his support for the Harrison/Washington four-way traffic stop ordinance. He expressed gratitude to the City Council and City staff for their responsiveness and respectfulness throughout the ongoing efforts relating to safety and traffic at the intersection.

WHEATON CITY COUNCIL PROCEEDINGS

Monday, February 2, 2026

Samantha Ferguson, 831 N. Washington St., expressed her support for the Harrison/Washington four-way traffic stop ordinance noting accidents including one involving a car crashing into her home. She expressed her gratitude to the City for their action.

Helen Michaels, 403 S. Hale St., expressed concern regarding the ordinance amendment reducing parking from 4 hours to 2 hours on Willow Ave., Wheaton Ave., Hale Ave., and Illinois St., noting the adverse effects on residents who reside on those streets with single car driveways that use the parking to shuffle cars.

City Manager Dzugan confirmed the parking amendment would be temporary and advised that Staff will investigate time limits for the 2-hour parking restrictions.

Brian Lucas, 410 E. Harrison Ave., expressed his support for the Harrison/Washington four-way traffic stop ordinance noting multiple accidents.

Joseph Lesch, 905 N. Washington St., expressed his support for the Harrison/Washington four-way traffic stop ordinance noting accidents and speeding on Harrison and difficulty crossing the street. He expressed gratitude to the City Council and City Staff for their time and efforts.

Brad Smith expressed his support for the Harrison/Washington four-way traffic stop ordinance noting safety concerns.

Erin Anthony, 923 N. Washington St., recounted 16 City recorded accidents at Harrison and Washington. She detailed safety concerns pertaining to the intersection and asks that a four-way stop at the corner of Harrison and Washington be installed. She expressed gratitude to Councilman Brown and Councilwoman Bray-Parker for their attention and dedication.

3. Consent Agenda

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

1. Approve the Minutes of the Wheaton City Council Regular Meeting – January 20, 2026, as submitted.
2. Adopt Resolution R-2026-09, A Resolution Authorizing the Execution of Agreement No. 594 with Utility Transport Service, Inc. for Spoils Hauling Services for a Total Amount Not to Exceed \$100,000.

Roll Call Vote:

Ayes:

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

Nays:

Absent: None
Councilman Clousing
Motion Carried Unanimously

WHEATON CITY COUNCIL PROCEEDINGS

Monday, February 2, 2026

4. Pass Ordinance O-2026-06, An Ordinance Granting a Rezoning and a Special Use Permit to Allow Off-Street Parking on a Separate Lot Within 300 Feet of the Building or Use Served on Property Commonly Known as 119 -125 E. Front Street – CFXN Properties, LLC

Councilman Brown moved and Councilman Weller seconded that O-2026-06, An Ordinance Granting a Rezoning and a Special Use Permit to Allow Off-Street Parking on a Separate Lot Within 300 Feet of the Building or Use Served on Property Commonly Known as 119 -125 E. Front Street – CFXN Properties, LLC, be passed.

City Manager Dzugan noted the City Council was the hearing body for the Public Hearing held on January 26, 2026 on the request to rezone property at 119-125 E. Front Street from C-2 retail Core to C-4 CBD Perimeter Commercial, and consideration of a Special Use Permit to allow for off-street parking on a separate lot within 300 feet of the building/use served on the property.

Roll Call Vote:

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

5. Receive Planning & Zoning Board Report Res: Re: ZA #26-01/ Rear Yard Setback Variation/ 87 Somerset Circle/ Nowakowski

Councilwoman Robbins moved and Councilwoman Bray-Parker seconded that Planning & Zoning Board Report Res: Re: ZA #26-01/ Rear Yard Setback Variation/ 87 Somerset Circle/ Nowakowski, be received.

Roll Call Vote:

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

In response to Councilman Weller, the applicant Tamara Nowakowski, 87 Somerset Circle, noted the challenge to install a landscaping buffer due to the alkaline soil from pine trees that died and the additional expense.

WHEATON CITY COUNCIL PROCEEDINGS

Monday, February 2, 2026

Ms. Nowakowski explained to Mayor Suess that the homes have covered porches. She noted plans to replace and extend the existing wood deck, which requires annual maintenance, down to a new lower area. She also noted that her property's angle limits the available area.

6. Motion to Direct the City Attorney to Prepare an Ordinance to Approve the Variance Request.

Councilman Brown moved and Councilman Weller seconded a Motion to Direct the City Attorney to prepare an Ordinance to Approve the Variance Request.

Roll Call Vote:

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

7. Pass Ordinance O-2026-07, An Ordinance Amending the Official Motor Vehicle and Traffic Schedule IV (Chapter 70) for the City of Wheaton – Harrison Avenue and Washington Street

Councilwoman Brice moved and Councilwoman Bray-Parker seconded that O-2026-07, An Ordinance Amending the Official Motor Vehicle and Traffic Schedule IV (Chapter 70) for the City of Wheaton – Harrison Avenue and Washington Street, be passed.

City Manager Dzugan stated the ordinance would approve a four-way stop at the intersection of Harrison and Washington. He advised staff is in the process of conducting an extensive analysis of the intersection given the elevated number of accidents within the last few years. He noted the possibility that the report and any infrastructure improvements to the intersection may not conclude until 2027 and therefore staff recommends the four-way stop until that report and analysis are complete.

Councilwoman Bray-Parker expressed gratitude to the residents for their patience and respectful dialogue. She noted she looks forward to a good solution and continued solutions for the neighborhood. She thanked the residents for attending the meeting.

Councilman Brown expressed his appreciation for the tone of correspondence from the residents.

Mayor Suess thanked the residents for attending the meeting and for their emails over the past few years about the Harrison/Washington intersection. He acknowledged that while it's difficult to understand why accidents continue to occur there, the issue needs to be addressed. He appreciated the residents' patience and mentioned that this ordinance is the first step. He added that the City is considering engineering solutions and some ideas that may help.

Roll Call Vote:

Ayes:	Councilwoman Brice
-------	--------------------

WHEATON CITY COUNCIL PROCEEDINGS

Monday, February 2, 2026

Councilman Brown
Mayor Suess
Councilwoman Robbins
Councilman Weller
Councilwoman Bray-Parker

Nays: None
Absent: Councilman Clousing
Motion Carried Unanimously

8. First Reading of An Ordinance Amending the Code of Ordinances of the City of Wheaton Chapter 70 (Traffic and Vehicles), Article IV (Stopping, Standing and Parking), and Motor Vehicle and Traffic Schedules VI and VIII

City Manager Dzugan noted that the first part of the ordinance aims to correct certain errors, address inadvertent exclusions, and modify signage pertaining to the City's Blue Dot parking restrictions.

He further explained that the second part of the ordinance proposes changing the on-street parking limit in areas surrounding the Faywell Construction site from four hours to two hours, in order to address the issue of excessive parking by construction workers. He confirmed the City had anticipated this issue before the commencement of construction and designated spaces in Lot 9 for construction worker parking. Additionally, the City recently met with the general contractor, who indicated that he has no control over where subcontractors choose to park. He stated the City notified 81 property owners about the proposed parking changes and explained the rationale behind them, emphasizing that these changes are temporary and will remain in effect only until construction is completed, as the City acknowledges the impact of restricted parking on local residents.

City Manager Dzugan also mentioned that the City will explore options to limit the restriction times. Director Tebrugge confirmed that the current parking restrictions apply between the hours of 8 am and 6 pm, Monday through Saturday.

In response to Mayor Suess, City Manager Dzugan advised that a resident tag is not recommended.

Councilman Weller hopes the ordinance will force workers to park in Lot 9. City Manager Dzugan noted the restrictions would require the workers to move their cars twice as much or be ticketed.

Councilwoman Bray-Parker suggested engaging with residents to determine if the ordinance as presented resolves the issue or if other solutions are needed.

9. Council Comment

Councilwoman Bray-Parker reflected upon her attendance at the DuPage United Assembly on Sunday. She reported ongoing discussions pertaining to the stoplight by Target and St. Francis, noting that Target removed the parking availability for St. Francis students as City Staff predicted. She reported that St. Francis consequently backed out of funding the traffic light. She confirmed State Senator Seth Lewis was in attendance and advised he would ask for additional funding from the General Assembly. She noted the traffic light impacts 500 Wheaton residents. She advised that DuPage United plans to attend the March 2, 2026, City Council meeting to comment on the issue.

Councilman Weller reflected upon his attendance at the Downtown Wheaton Association's Annual Meeting, noting exciting things are in store over the next couple months.

WHEATON CITY COUNCIL PROCEEDINGS

Monday, February 2, 2026

10. Approval of Warrant

Councilwoman Bray-Parker moved and Councilwoman Robbins seconded that Warrant No. 913 in the amount of \$1,757,289.66, be approved.

Roll Call Vote:

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

Nays: None

Absent: Councilman Clousing
Motion Carried Unanimously

11. Adjournment

Councilwoman Bray-Parker moved and Councilwoman Brice seconded that the regular Wheaton City Council Meeting be adjourned at 7:25 p.m.

Roll Call Vote:

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

Nays: None

Absent: Councilman Clousing
Motion Carried Unanimously

Respectfully submitted,

Andrea Rosedale
City Clerk

Submitted for Approval: February 17, 2026