



WHEATON CITY COUNCIL PUBLIC HEARING MINUTES

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 26, 2026

I. Call to Order and Roll Call

The public hearing of the Wheaton City Council was called to order at 7:00 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:

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

Absent: Councilman Clousing

City Staff Present: Michael G. Dzuga, City Manager
William Kolschowsky, Assistant City Manager
Dawn Didier, City Attorney
Princeton J. Youker, Chief of Police
Erik Berg, Management Analyst
Susan Bishel, Public Information Officer

City Staff Electronically Present: James P. Kozik, Director of Planning and Economic Development

II. Public Hearing – ZA #26-02/ Rezoning and Special Use/ 119-125 E. Front Street/ CFXN Properties LLC

A. Staff Comment

Director of Planning and Economic Development Kozik introduced the rezoning request, which would rezone the multiple parcels comprising 119 – 125 Front Street from the C-2 Retail Core Business District to the C-4 Perimeter Commercial District, and the issuance of a special use permit to allow off-street parking on a separate lot within three hundred feet of the building or use served.

J. Trent Stoner, petitioner and founder of CFXN Properties, LLC., 1411 Champion Forest, Ct., stated that the rezoning would allow for the redevelopment of the former Carlson Hardware building and its adjacent parcels. He stated that the request satisfies the LaSalle factors through aligning zoning and addressing a lengthy vacancy. Additionally, he stated that the rezoning aims to increase the retail opportunities in downtown Wheaton, foot traffic, and enhance downtown connectivity.

Mr. Stoner stated that the redevelopment would be achieved in two phases. Phase I would remodel the vacant property into CF's second co-working location and improve the existing parking conditions. Phase II, planned for the second half of 2027, proposes to construct a mixed-use

development, with both retail and residential units, and replace the surface parking with structured parking to align them with the needs of residents, employees, and customers. He stated that, while the hardware store building will be preserved, the redevelopment will allow it to accommodate a changing work environment. He stated that the work anticipated in Phase II may require additional zoning approval.

B. Public Comment

Ted Witte, spoke favorably of the proposed rezoning and the petitioner, and recommended that the City Council approve the request.

C. Council Comment

In response to Councilwoman Bray-Parker's question, Mr. Stoner stated that the off-street parking area improvements in Phase I would involve restriping parking spaces and removing a storage shed as well as the open roofing frame. Director of Planning and Economic Development Kozik added that the zoning ordinance requires a four-foot landscaping setback between the sidewalk and any parking spaces.

In response to Councilwoman Robbin's question, Mr. Stoner stated that he estimated there would be an estimated four to twelve units in the proposed mixed-unit development, dependent on Council approval of the second phase of the redevelopment. The parking spaces would complement both the residential and business needs.

In a response to Councilwoman Brice's question, Mr. Stoner stated that the C-4 district allows retail and emphasized the importance of retail to the business model of the proposed redevelopment. He stated that CFXN Properties is exploring adding residential units to their Oak Park location. Director of Planning and Economic Development Kozik stated that the C-4 District supports a broader mix of compatible and mixed-uses than the C-2 does and reflects how the area functions currently.

D. Adjournment

Councilwoman Bray-Parker moved and Councilman Brice seconded a motion to adjourn the public hearing at 7:21 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,

Erik Berg