



WHEATON CITY COUNCIL PLANNING SESSION MINUTES

MAYOR PHILIP J. SUESS

COUNCILMAN MICHAEL BARBIER | COUNCILWOMAN ERICA BRAY-PARKER | COUNCILWOMAN SUZANNE FITCH
COUNCILWOMAN LYNN ROBBINS | COUNCILMAN JOHN RUTLEDGE | COUNCILMAN CHRISTOPHER ZARUBA

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

Monday, December 9, 2019

1. Call to Order

The Wheaton City Council Planning Session was called to order at 7:04 p.m. by Mayor Suess following the conclusion of a public hearing. The following were:

Physically Present: Mayor Suess
Councilman Barbier
Councilwoman Bray-Parker
Councilwoman Fitch
Councilwoman Robbins
Councilman Rutledge
Councilman Zaruba

Absent: None

City Staff Present: Michael Dzugan, City Manager
John Duguay, Assistant City Manager
Robert Lehnhardt, Director of Finance
Susan Bishel, Public Relations Coordinator

2. Approval of October 28, 2019 Planning Session Minutes

The Council approved the October 28, 2019 City Council Planning Session minutes.

3. Public Comment

Elizabeth Albert, 1017 Penny Lane, spoke on behalf of an informal group of residents who are concerned with environmental issues including clean air and low-cost energy. The group is part of the DuPage Energy Coalition. Ms. Albert suggested the City pass the "We Are Still In" climate proclamation, as recommended by Wheaton's Environmental Improvement Commission. She presented to the Council petition cards from 163 Wheaton residents in support of the proclamation.

John Dagger, 1505 E. Thomas, encouraged the City to incorporate sustainability into the City's planning process by offering solar energy incentives and programs for residents.

Jeff Gahr, 1826 E. Willow, spoke about a clean energy program approved by DuPage County allowing building owners to use a tax assessment toward improving the performance of a building. He stated DuPage County Board Chairman Cronin would be kicking off the program at a Jan. 9 event in Warrenville. Mr. Gahr encouraged Wheaton to seek opportunities for sustainable economic development.

4. Downtown Streetscape Financial Update/Scope Changes

City Manager Dzugan provided an update on the Downtown Streetscape Project's financial status. As the City has reached the project's halfway point, the project is well within the budgeted amount. With the current projections, City staff believes the City can consider adding items to the project scope. Some areas identified include alley reconstruction within the project area, at a cost of approximately \$373,000; a new

traffic signal at Liberty & Main, at a cost of approximately \$300,000; and improvements to a transition area outside the original project scope. The City could also consider burying additional ComEd power lines on Main Street. City Manager Dzugan stated the total for all of these additions is estimated at \$1.17 million, which could be covered by TIF 2 revenues, or TIF 3 if needed. Items that would not be eligible for TIF funding total approximately \$324,000, and City staff projects that the General Obligation bond fund has sufficient funds to cover this work. City staff sought Council direction on how they would like to proceed.

In response to Council questions about the possibility of making improvements at the same level as the rest of the project for the block of Main Street from Wesley to Seminary, Assistant City Manager Duguay stated the proposed figures are for replacing sidewalks and light heads. He stated City staff would get information on estimated costs for more improvements.

The Council spoke in favor of burying five ComEd poles on the west side of Main Street between Illinois and Liberty and also expressed interest in having the dual-circuit pole, located near Paoletti's Cleaners, buried as well. The Council also spoke in favor of proceeding with reconstruction of the alleys, replacing the traffic signal at Liberty & Main, and improvements in the transition area. The Council requested more information on the cost of improving Main Street from Wesley to Seminary at the same level as other blocks in the project area. Staff stated that the Council would be presented with schematic designs and associated costs of these additional improvements in January.

5. City Council/Staff Comments

Councilwoman Bray-Parker complimented all those who have been involved in the Downtown Streetscape Project. She stated the City receives many compliments on the improvements, and business is booming in the downtown.

Councilman Rutledge thanked downtown merchants for their patience during this project. He also noted the passing of Dr. Joseph Morrissey, a longtime dentist in the community who helped establish the DuPage Dental Clinic and served in the Lions Club and College of DuPage Board.

Mayor Suess encouraged the community to come enjoy the shops and restaurants in the downtown. He also noted Dr. Joseph Morrissey's many positive contributions and involvement in the community for many years. Mayor Suess recognized the Lions Club's Reindeer Run, and he thanked the Lions Club for their work in the community.

Councilman Barbier stated Wheaton Warrenville South High School hosted a Crohn's & Colitis Shootout to raise money for Crohn's Disease. He thanked District 200 for the great job they do hosting events to benefit causes.

6. Adjournment

The meeting was adjourned at 7:37 p.m.

Respectfully submitted,

Susan Bishel