



# WHEATON CITY COUNCIL PUBLIC HEARING MINUTES

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MAYOR PHILIP J. SUESS

COUNCILMAN MICHAEL BARBIER | COUNCILWOMAN ERICA BRAY-PARKER | COUNCILMAN SCOTT BROWN

COUNCILWOMAN SUZANNE FITCH | COUNCILWOMAN LYNN ROBBINS | COUNCILMAN SCOTT WELLER

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

Monday, Feb. 27, 2023

## I. Call to Order and Roll Call

The public hearing of the Wheaton City Council was called to order at 6:58 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:

Present: Councilman Barbier  
Councilwoman Bray-Parker  
Mayor Suess  
Councilwoman Fitch  
Councilwoman Robbins  
Councilman Weller

Absent: Councilman Brown

City Staff Present: Michael Dzugan, City Manager  
John Duguay, Assistant City Manager  
James Kozik, Director of Planning & Economic Development  
Robert Lehnhardt, Director of Finance  
Joseph Tebrugge, Director of Engineering  
Erik Berg, Management Analyst  
Brandon Kowalke, Senior Management Analyst  
Halie Cardinal, Public Relations Coordinator

## II. Public Hearing – ZA #23-03/ Annexation/ 2021 N. Stoddard Avenue/ Cox

### a. Presentation

Director of Planning & Economic Development Kozik reviewed the petition for annexation of a 30,000-square-foot vacant parcel of land located at 2021 N. Stoddard Avenue and rezoning of the subject property to the R-2 Residential District to connect to City water and sewer to allow the construction of a new single-family residence on the subject property.

Kelly Knierim with the Windham Group and homeowner Matthew Cox presented on the petition. Ms. Knierim stated that the petitioners' concerns are related to a private sewer easement that is part of the agreement, and that this easement could threaten the market value and homeowner's utilization of the property. She stated that they are requesting that the City remove the private sewer easement requirement and approve the annexation agreement without that easement.

Mr. Cox expressed the concern that the easement would constitute approximately 10 percent of the property. He asked whether the private easement would be in addition to the public easement when determining the home's setback.

Ms. Knierim stated that the applicants are requesting a variation to Article 8.2.5 of the Wheaton Zoning Ordinance to allow the construction of a new single-family residence with a front yard setback of 40 feet in lieu of the required 64.5 feet. In response to a question from Mayor Sues, Ms. Knierim stated that this setback is consistent with the existing neighborhood.

City Manager Dzugan stated that the property owner to the east of 2021 N. Stoddard Avenue has significant drainage problems. Therefore, this petition provides the opportunity to provide relief to that depressional area.

Director of Engineering Tebrugge stated that the property to the east has an upland depression in the backyard and that the City has received complaints related to stagnant water, odor, and mosquitoes. He stated as the depression are fills up, it moves south to other neighboring properties before crossing Stoddard. Director of Engineering Tebrugge answered the previous question about the easement by stating the 10-foot easement would include the 5-foot public easement.

In response to a question from Mayor Sues, City Manager Dzugan stated that the property owner to the east is responsible for maintenance to the sewer line.

**b. Public Comment**

John Salidas, 2034 N. Summit St., is a property owner to the east. He stated that he is in support of the private sewer easement requirement since his and other homeowners' properties hold much of the block's water, and approval would benefit all of those involved.

Eric Ostensen, 2122 N. Summit St., is a property owner to the north. He stated that the depression has been an issue since the beginning of his home ownership over 16 years ago, and that a storm sewer allowing for drainage is appropriate. He stated the water attracts wildlife, making it a hazard. He stated the subject lot has an elevation difference and is concerned with existing flooding issues.

Chad Hill, 2012 N. Summit St., stated that his property experiences flooding issues and that he would like the City to help eradicate this known issue.

**c. Council Comment**

There were no Council comments.

**III. Adjournment**

Councilman Barbier moved and Councilwoman Robbins seconded a motion to close the public hearing at 7:20 p.m.

	<b>Roll Call Vote:</b>
Ayes:	Councilman Barbier
	Councilwoman Bray-Parker
	Mayor Sues
	Councilwoman Fitch
	Councilwoman Robbins

Councilman Weller

Nays: None  
Absent: Councilman Brown  
Motion Carried Unanimously

Respectfully submitted,

Halie Cardinal

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