



WHEATON CITY COUNCIL PUBLIC HEARING MINUTES

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, June 27, 2022

I. Call to Order and Roll Call

The public hearing of the Wheaton City Council was called to order at 8:49 p.m. following the conclusion of another public hearing. 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
Councilman Brown
Councilwoman Fitch
Councilwoman Robbins
Councilman Weller

Absent: Mayor Suess

City Staff Present: Michael Dzugan, City Manager
James Kozik, Director of Planning & Economic Development
Joseph Tebrugge, Director of Engineering
Susan Bishel, Public Information Officer

Councilman Barbier moved and Councilwoman Robbins seconded a motion to appoint Councilwoman Fitch as Mayor Pro Tem.

Ayes: **Roll Call Vote:**
Councilman Barbier
Councilwoman Bray-Parker
Councilman Brown
Mayor Pro Tem Fitch
Councilwoman Robbins
Councilman Weller

Nays: None

Absent: Mayor Suess
Motion Carried Unanimously

II. Public Hearing – Proposed Alley and Easement Vacation/16.5 foot public alley that runs east-west between Wheaton Avenue and Hale Street and two street light easements/Willow Avenue Apartments, LLC

Councilwoman Bray-Parker moved and Councilwoman Robbins seconded a motion to incorporate written public comment received into the record.

Roll Call Vote:

Ayes: Councilwoman Bray-Parker
Councilman Brown
Mayor Pro Tem Fitch
Councilwoman Robbins
Councilman Weller
Councilman Barbier

Nays: None

Absent: Mayor Suess
Motion Carried Unanimously

a. Presentation

Tom Suminski, President of Banner Multifamily, 300 S. Riverside, Suite 1200, Chicago, stated acquiring the alley is required in order to complete the proposed project.

Director of Planning & Economic Development Kozik stated this is a petition to vacate the 16 ½-foot public alley that runs east-west mid-block between Wheaton Avenue and Hale Street in the proposed project area. There are two small streetlight easements as well. In accordance with City Code requirements, an appraisal was prepared and valued the alley at \$250,000. The City notified the utility companies that have easements there, and they would be willing to vacate their easement rights. The City would be willing to vacate its stormwater and sanitary main easements as well.

b. Public Comment

Mike Andrews, 317 S. Hale St., expressed concern with the order of how the City was proceeding with this process and whether it would affect the Council's vote on this project.

City Manager Dzugan stated the applicant has requested a vacation of the alley, but there will be no vote on this tonight; this is simply a public hearing to receive input from the public about the request for the vacation of the alley.

Mr. Andrews stated he believes this alley is worth more than \$250,000, and he expressed concern with the potential for flooding after the brick pavers are removed.

Mr. Suminski stated the stormwater detention system proposed for this project is expected to reduce groundwater by at least 80% over the existing condition, and he wants to find a way to reuse the brick pavers.

Aaron Bruder, 2200 Cabot Drive, Lisle, stated the current permeable pavers do provide some drainage, but they are the only stormwater management on the entire block. He stated the proposed project would provide significant improvement for stormwater detention for the entire block.

Lou Blazeski, 219 Illinois St., asked for clarification if the \$250,000 was the property value for the whole property. City Manager Dzugan clarified that the appraisal is only for the alley, not the

entire property.

c. City Council Comments

Councilwoman Bray-Parker stated if the City votes to approve this, the \$250,000 could be used for improvements such as an economic development or parking study.

Councilman Barbier stated the City prefers not to own alleys, but it is the most feasible way to ensure they are maintained, and if this property is developed, he is in favor of vacating the alley.

Councilwoman Bray-Parker thanked the developer for addressing stormwater through this project.

Councilwoman Bray-Parker moved and Councilman Barbier seconded a motion to close the public hearing at 9:03 p.m.

Roll Call Vote:
Ayes: Councilwoman Bray-Parker
Councilman Brown
Mayor Pro Tem Fitch
Councilwoman Robbins
Councilman Weller
Councilman Barbier

Nays: None
Absent: Mayor Suess
Motion Carried Unanimously

III. Adjournment

Councilwoman Robbins moved and Councilman Barbier seconded a motion to close the public hearing at 9:03 p.m.

Roll Call Vote:
Ayes: Councilwoman Bray-Parker
Councilman Brown
Mayor Pro Tem Fitch
Councilwoman Robbins
Councilman Weller
Councilman Barbier

Nays: None
Absent: Mayor Suess
Motion Carried Unanimously

Respectfully submitted,

Susan Bishel