

**CITY OF BRAIDWOOD AGENDA**  
**SPECIAL MEETING COMMITTEE OF THE WHOLE**  
**CITY HALL COUNCIL CHAMBERS**  
**141 W. MAIN ST.**

**Tuesday, January 13, 2026 at 6:00 pm**

- I. **Call to Order**
- II. **Pledge of Allegiance**
- III. **Roll Call by City Clerk**

<b>Elizabeth Dixon</b>	<b>Warren Wietting</b>	<b>Dale Walsh</b>
<b>James Mikel, Jr</b>	<b>Todd Lyons</b>	
  
- IV. **APPROVAL OF MINUTES**
  - 1. Approve Minutes of the Tuesday, December 9, 2025, Committee of the Whole Meeting
  
- V. **DISCUSSION:**
  - 1. B&F Construction Services Contract Renewal-Steve
  - 2. Police Vehicle-Chief Allen
  - 3. 225 N Hickory St Storage Units-Steve
  - 4. Development Handbook-Steve
  
- VI. **PUBLIC COMMENT:** State your full name and spell your last name. Section 2-34 of the Braidwood Code of Ordinances imposes a three (3) minute limit for each person during public comment.
  
- VII. **EXECUTIVE SESSION:**
  - 1. Motion to go into executive session to discuss (i) the appointment, employment, compensation, discipline, performance, or dismissal of specific employees (5 ILCS 120/2 (c) (1)) and (ii) pending, probable, or imminent litigation against, affecting, or on behalf of the City (5 ILCS 120/2 (c) (11))
  - 2. Motion to close executive session
  
- VIII. Next Committee of the Whole meeting is Tuesday, February 10, 2026, at 6:30 pm.
- IX. Next Regular City Council Meeting is Tuesday, January 27, 2026, at 7:00 pm.
  
- X. **ADJOURNMENT**

**Minutes of the Committee of the Whole of the Braidwood City Council**  
**Tuesday, January 13, 2026 at 6:00 p.m.**  
**Braidwood City Hall 141 W. Main St., Braidwood, IL 60408**

**Call to Order**

The Committee of the Whole Meeting of the Braidwood City Council was called to order at 6:15 p.m. by Mayor Lyons in the Council Chambers of City Hall.

**Pledge of Allegiance**

Mayor Lyons requested that all rise for the Pledge of Allegiance.

**Roll Call:**

Upon roll call by the Clerk, the following members of the corporate authorities answered "Here" or "Present":

**Elected Officials:**

- Present: Commissioner Dixon, Commissioner Wietting, Commissioner Mikel and Mayor Lyons
- Absent: Commissioner Walsh

**Appointed Officials:**

- Present: City Consulting Manager Steve Gulden, Police Chief Eric Allen, City Clerk Sarah Weaver, City Engineer Sean Kelly, and City Attorney Bryan Wellner
- Absent: None

**Quorum:** A quorum was established, and the meeting was declared in order.

**Approval of Minutes:**

Commissioner Mikel made a motion, seconded by Commissioner Wietting to approve the Committee of the Whole minutes from December 9, 2025. Motion carried with 4 ayes; 0 nays; 0 abstain (Mikel, Wietting, Dixon, and Lyons)

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## **Discussion Items**

### **1. B&F Construction Services – Contract Renewal**

- The City's contract with B&F Construction Code Services has expired.
- Proposal: Renew contract for 2026 under the same terms.
- Potential fee increases may occur in 2027.
- Packet includes service breakdown and hourly rates.
- No objections from the Council.

## **2. Police Vehicle Purchase – Chief Allen**

- The Police Department is in immediate need of new squad cars.
- Due to urgency, a formal bid process was not feasible.
- Chief Allen obtained three quotes from dealerships with vehicles currently in stock.
- Currie Motors provided the best price and most appropriate upfitting.
- One vehicle is budgeted for 2025; Chief requests approval to purchase two vehicles, the other being purchased through drug forfeiture funds.
- Upfitting cost estimated at \$30,000 per vehicle.
- Discussion included:
  - Whether old equipment could be reused
  - Budget clarification (only one vehicle was budgeted)
  - Rising costs of fully equipped police vehicles
- No objections raised.

## **3. 225 North Hickory Street – Proposed Storage Unit Development**

### **Project Overview:**

- Proposal for 363 storage units of varying sizes (5×10, 10×15, limited 10×20).
- High-quality design with extensive landscaping and brick façade facing the roadway.
- All-concrete surfaces planned.

### **Zoning & Variances:**

- Property zoned I-1 (Industrial).
- Standard setback: 50 ft.
- Applicant requests 30 ft setback on three sides.
- Staff supports variance due to:
  - Adjacent roads (Walnut & 2nd) may never be built
  - Adjacent church property
  - Less intense use than typical industrial operations
  - B-3 zoning would allow 30 ft setbacks

### **Engineering & Safety:**

- Fire Chief reviewed plans; hydrant placement and truck turning radius approved.
- Underground stormwater detention planned.
- Existing sewer line running through property will be relocated; cost-sharing agreement with the church in place.

**Process Notes:**

- Project scheduled for Planning & Zoning Commission – February 4.
- Developer praised City staff for responsiveness and clarity.

**4. Development Handbook**

- Introduction of a new Development Process Handbook.
- Provides a step-by-step guide for developers and staff.
- Ensures:
  - Clear expectations
  - Accountability
  - Consistent communication
  - Required sign-offs (Fire, Engineering, Building, Public Works)
- The current storage unit project served as a successful test case.
- Council expressed strong support.

**Public Comment**

No public comments were offered.

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**Adjournment**

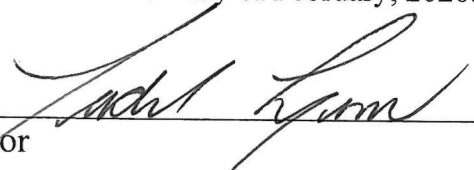
Commissioner Mikel made a motion, seconded by Commissioner Dixon, to adjourn the Committee of the Whole meeting on January 13, 2026. Motion carried with 4 ayes; 0 nays. (Mikel, Dixon, Wietting, and Lyons)

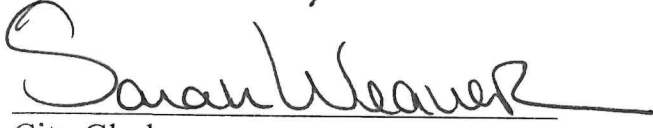
The next Committee of the Whole meeting will be held on Tuesday, February 10, 2026, at 6:30 pm.

The next Regular City Council Meeting will be held on Tuesday, January 27, 2026, at 7:00 pm.

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Approved this 10<sup>th</sup> day of February, 2026.

  
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Mayor

  
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City Clerk

