

City of Braidwood
City Council Agenda
City Hall Council Chambers
141 W. Main Street
Braidwood, IL 60408
Regular Meeting, Tuesday, June 9, 2026 at 7:00 PM

I. Call to Order

II. Pledge of Allegiance

III. Roll Call by City Clerk

IV. Public Comment

State your full name and spell your last name.

Sec. 2-34. - Public comment. (a) At the beginning of each city council meeting, before action is taken on any item, except for approval of the minutes, there shall be a portion allowed for public comment. Public comment is allowed on any subject matter pertaining to city business and is not restricted to matters on the agenda. (b) No prior registration shall be required for any person giving public comment, but before speaking, the person shall state his name and address. There shall be a three-minute time limit to the public comment of each person, but the mayor may waive such time limit. (Ord. No. 98-16, § 3, 4-28-98; Ord. No. 99-13, § 1, 4-27-99)

V. Approval of Minutes

A. Approve Minutes of the Regular Council Meeting on Tuesday, May 26, 2026

VI. Reports by City Officials

A. Mayor

1. Mayoral appointment of Regena Crompt to the Special Event Commission for the City of Braidwood
2. Mayoral appointment of Annie Wicke to the Special Event Commission for the City of Braidwood

B. City Management Consultant

1. Requests a motion for an Ordinance granting approval of variances for two signs and a Final Plat of Subdivision for property located at 515 W. Coal City Road, Braidwood, Illinois (PIN Nos. 02-24-06-200-012-0010 and 02-24-06-200-012-0011)
2. Requests a motion for an Ordinance granting a variance for a six-foot-tall fence in the front yard of 435 Enterprise Drive, Braidwood, IL 60408 (PIN No. 02-24-17-103-018-0000)

C. Engineer

1. Requests a motion to award the FY 2027 FMT Resurfacing Program to D Construction in the amount of \$343,340.20

D. City Attorney

1. Requests a motion for an Ordinance directing the sale of property located at 585 W. Main Street, Braidwood, Illinois 60408

VII. Reports by City Commissioners

A. Accounts and Finances

1. Approve Payment of Bills in the amount of \$625,066.51
2. Approve Payroll in the amount of \$100,360.10

B. Streets and Public Improvements

C. Public Buildings & Property

1. Motion to approve an Ordinance waiving competitive bidding and approving the purchase of two 2026 GMC Sierra 250HD Trucks with plows from Arnie Bauer Chevrolet LLC

D. Public Health & Safety

E. Planning & Zoning

1. The next Planning and Zoning meeting is scheduled for July 13, 2026, at 7:00 pm.

VIII. Old Business

IX. New Business

X. Executive Session

- A. 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))

- B. Motion to close executive session

XI. Next Meeting

- A. The next Committee of the Whole Meeting is scheduled for Tuesday, July 14, 2026, at 6:30 pm.

- B. The next Regular Council Meeting is scheduled for Tuesday, June 23, 2026, at 7:00 pm.

XII. Adjournment

All agenda packets are available on the [City of Braidwood Website](#)

**Minutes of the Regular Meeting of the Braidwood City Council Tuesday, May 26, 2026.
Braidwood City Hall 141 W. Main St., Braidwood, IL 60408**

I. Call to Order

The Regular Meeting of the Braidwood City Council on May 26, 2026 was called to order at 7:00 p.m., by Mayor Lyons in the Council Chambers of the Braidwood City Hall.

II. Pledge of Allegiance

Mayor Lyons requested all rise for the Pledge of Allegiance.

III. Roll Call by City Clerk

Upon Roll Call by the Clerk, the following members of the corporate authorities answered “Here” or “Present”;

Elected Officials:

Present: Liz Dixon, James Mikel, Dale Walsh, Todd Lyons

Absent: Warren Wietting

Appointed Officials:

Present: City Consultant Manager Steve Gulden, Police Chief Eric Allen, City Clerk Sarah Weaver, City Attorney Bryan Wellner

Absent: City Engineer Sean Kelly

Quorum: There being sufficient members of the corporate authorities in attendance to constitute a quorum, the meeting was declared in order.

IV. Public Comment

No public comment.

V. Approval of Minutes

A. Approve Minutes of the Regular Council Meeting on Tuesday, May 12, 2026.

Comm. Public Health & Safety James Mikel made a motion, seconded by Comm. Accounts & Finance Liz Dixon, to Approve. Motion Passed with 4 ayes: 0 nays; 0 Abstain (Liz Dixon, James Mikel, Dale Walsh, Todd Lyons)

VI. Reports by City Officials

A. Mayor

- Memorial Day Program:
 - Appreciation extended to Reed Township for hosting the annual Memorial Day ceremony.
 - Thanks to Senator Patrick Joyce for attending before traveling to Springfield.
 - Recognition of the Reed-Custer High School Madrigal Choir and High School Band for their performance.
 - Appreciation to American Legion Post 39 for presenting the colors and for their scholarship and veteran-support efforts.

- Student Athletic Achievements:

The Mayor recognized Reed-Custer Middle School and High School athletes who placed at the IESA State Track Meet:

- Emmy Urban – 2nd place, 7th Grade Girls Shot Put
- Sydney Bohac – 2nd place, 7th Grade Girls Pole Vault
- Bryce Lamb – 3rd place, 8th Grade Boys Pole Vault
- Peyton Pivonka – 1st place, 8th Grade Girls 800m
- Alyssa Wollenzien– 6th place, 100m; broke her mother’s school record
- Katie Lantka – 12th place, Pole Vault
- Isabella Dixon – Qualified for two state events; new school record holder in the 400m

The Mayor noted that state champions will be recognized at a future meeting.

1. Request a motion to approve Ordinance 2026-33 Approving a Proposal from Comcast Business Comm. Public Health & Safety James Mikel made a motion, seconded by Comm. Accounts & Finance Liz Dixon, to Approve. Motion with 4 ayes: 0 nays; 0 Abstain (Liz Dixon, James Mikel, Dale Walsh, Todd Lyons)

B. City Management Consultant

Remarks by Shelley Frieders:

Shelley thanked the Council for their confidence, noting improvements in efficiency and accountability within the reorganized Building Department.

Project Updates

Town Center:

RTI Architects are finalizing construction documents; bidding is anticipated in September with a possible award in October.

Roundhouse Redevelopment:

A developer has closed on the long-vacant Roundhouse property.

Interior renovation plans were submitted; site plan includes a new parking lot and ADA apartment.

Awaiting four-bedroom layout and west parking lot plan.

Mitchell Street Dock:

Dock is bouncing; one pier in poor condition.

Staff researching specialized marine contractors.

Street Resurfacing:

Bids open June 4 at 10:00 a.m. for three streets.

Planning & Zoning:

Meeting scheduled May 27 at 7:00 p.m.

Agenda includes a Mastodon sign variance and a fence variance Secure Truck Line.

IDOT Comments:

Received comments on decorative signs and street signage for Main Street.

Revisions submitted back to IDOT.

1. Request a motion to approve Ordinance 2026-34 Amending Sections of the Braidwood Code of

Ordinances pertaining to the Mayor and Building Permit Coordinator
Comm. Public Health & Safety James Mikel made a motion, seconded by Comm. Accounts & Finance Liz Dixon, to Approve. Motion with 4 ayes: 0 nays; 0 Abstain (Liz Dixon, James Mikel, Dale Walsh, Todd Lyons)

2. Request a motion to approve the hiring of Shelly Frideres for the position of Building Permit Coordinator
Comm. Public Health & Safety James Mikel made a motion, seconded by Comm. Streets & Public Improvements Dale Walsh, to Approve. Motion with 4 ayes: 0 nays; 0 Abstain (Liz Dixon, James Mikel, Dale Walsh, Todd Lyons)

C. Engineer

1. Request a motion to approve Ordinance 2026-35 Approving and Authorizing the City of Braidwood to enter into and for the Mayor to execute a proposal for professional engineering services with Robinson Engineering regarding a Pedestrian and Bike Trail Master Plan
In the absence of the engineer, Steve requested to motion to approve Ordinance 2026-35.
Comm. Streets & Public Improvements Dale Walsh made a motion, seconded by Comm. Public Health & Safety James Mikel, to Approve. Motion with 4 ayes: 0 nays; 0 Abstain (Liz Dixon, James Mikel, Dale Walsh, Todd Lyons)

- D. City Attorney**
No report.

VII. Reports by City Commissioners

A. Accounts and Finances

- Joint Review Board (TIF III) met earlier and approved the 2024 report.
- FY25 Audit remains under review.

1. Approve Payment of Bills in the amount of \$152,610.62

Comm. Accounts & Finance Liz Dixon made a motion, seconded by Comm. Public Health & Safety James Mikel, to Approve. Motion Passed with 4 ayes: 0 nays; 0 Abstain (Liz Dixon, James Mikel, Dale Walsh, Todd Lyons)

2. Approve Payroll in the amount of \$114,631.28
Comm. Accounts & Finance Liz Dixon made a motion, seconded by Comm. Streets & Public Improvements Dale Walsh, to Approve. Motion Passed with 4 ayes: 0 nays; 0 Abstain (Liz Dixon, James Mikel, Dale Walsh, Todd Lyons)

B. Streets and Public Improvements

- Public Works continues ditch filling, mowing, and routine maintenance.
- Ditch improvements have significantly reduced sump pump usage and drainage issues.
- Approximately 10 ditches per year have been completed over the past three years.
- Maintenance on vehicles

C. Public Buildings & Property

In the absence of Commissioner Warren, Steve read a report.

- 1 emergency shutoff

- 70 JULIE locates
- 8-meter repairs
- City Hall toilet repair
- TV installations at City Hall
- Work at the food station
- Buckling repairs at Reed's
- 3 turn-back lines for water shutoff

D. Public Health & Safety
Police Activity Report (May 12–25)

- 267 calls for service
- 30 case reports
- 2 arrests
- 95 traffic stops
- 26 citations
- 57 written warnings
- 8 parking tickets
- 5 abandoned/inoperable vehicle cases

BP Gas Station Burglary:
Suspects identified through Flock cameras, investigative work, and cooperation with Chicago Police. Arrest warrants forthcoming.

Major Arrest:
Chief reported a significant multi-jurisdictional arrest; coordinated press release pending.

E. Planning & Zoning

1. The next Planning and Zoning meeting is scheduled for Wednesday, May 27, 2026 at 7:00 pm.

VIII. Old Business

Commissioner Walsh discussed delays in audits, noting increased audit costs and COVID-era backlogs. Commissioner Dixon clarified that the City's audit delays were not caused by auditors prioritizing larger cities.

IX. New Business

Discussion regarding long-term street improvement strategy:

- Mayor raised the possibility of incorporating curb, gutter, storm sewer, and sidewalks into future street projects.
- Council discussed cost implications and benefits for drainage and community appearance.
- Staff will work with the engineer to prepare cost estimates for sample streets, including water main replacement where applicable.

X. Executive Session

- A. 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))
Comm. Accounts & Finance Liz Dixon made a motion at 7:22 pm., seconded by Comm. Public Health

& Safety James Mikel, to Approve. Motion with 4 ayes: 0 nays; 0 Abstain (Liz Dixon, James Mikel, Dale Walsh, Todd Lyons)

B. Motion to close executive session

Comm. Public Health & Safety James Mikel made a motion at 7:31 pm, seconded by Comm. Streets & Public Improvements Dale Walsh, to Approve. Motion Passed with 4 ayes: 0 nays; 0 Abstain (Liz Dixon, James Mikel, Dale Walsh, Todd Lyons)

XI. Next Meeting

A. The next Committee of the Whole Meeting is Tuesday, June 9, 2026 at 6:30 pm.

B. The next Regular City Council meeting is scheduled for Tuesday, June 9, 2026 at 7:00 pm.

XII. Adjournment

Comm. Public Health & Safety James Mikel made a motion, seconded by Comm. Streets & Public Improvements Dale Walsh, to Approve. Motion Passed with 4 ayes: 0 nays; 0 Abstain (Liz Dixon, James Mikel, Dale Walsh, Todd Lyons)

_____ Mayor

_____ City Clerk

ORDINANCE NO. 2026-36

**AN ORDINANCE GRANTING APPROVAL OF VARIANCES FOR TWO SIGNS AND
A FINAL PLAT OF SUBDIVISION FOR PROPERTY LOCATED AT
515 W. COAL CITY ROAD, BRAIDWOOD, ILLINOIS
(PIN Nos. 02-24-06-200-012-0010 and 02-24-06-200-011-0000)
(Mastodon Gas Station)**

WHEREAS, Ridgeway Petroleum Inc., the Petitioner, represents that it is the owner of property commonly described as 515 W. Coal City Road, Braidwood, IL 60408, PIN Nos. 02-24-06-200-012-0010 and 02-24-06-200-011-0000, and legally described in Exhibit A (hereinafter referred to as “Subject Property”); and

WHEREAS, Applicant was granted variances for Subject Property in Ordinance No. 24-31 on July 23, 2024 as follows: 1. Variance from Section 23-121(2)d to permit a pole mounted sign not to exceed 125 feet above the adjoining ground level with a collective sign face not to exceed an area of 1,414 square feet; 2. Variance from Section 23-121(2)d to permit the main identification sign on Coal City Road not to exceed 24 feet in height above the adjoining ground level; and

WHEREAS, the Petitioner submitted a request to the City of Braidwood to install signs that were inconsistent with the variances previously approved;

WHEREAS, in an effort to minimize confusion between variance requests, the Applicant submitted to the City a request for sign variances to accommodate the modification it planned to make to its signs with the understanding that the variances requested herein would replace the variances previously granted by Ordinance No. 24-31; and

WHEREAS, after all notices required by Section 23-139 of the Braidwood Code of Ordinances were provided to the public, the Braidwood Plan Commission conducted a public hearing on May 27, 2026 to consider the variance as requested, and after such public hearing, the Plan Commission made findings of fact and recommended City Council grant the Petitioner’s request; and

WHEREAS, at a subsequent Braidwood City Council meeting, the Plan Commission’s findings of fact and recommendations to grant the Petitioner’s requests were presented to the Mayor and Commissioners; and

WHEREAS, City Council finds that it is in the best interest to approve the variance requested.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BRAIDWOOD AS FOLLOWS:

SECTION 1. INCORPORATION OF RECITALS

The above recitals referred to in this Ordinance are incorporated herein.

SECTION 2. VARIANCES

That Subject Property as described in Exhibit A is hereby granted variances from Section 23-121(2)d to permit (a) a pole-mounted sign height of 28’-4.4” and a total sign area of 150.6 square feet located at the corner of Division Street and Coal City Road, and (b) a pole-mounted sign not to exceed 125 feet above the adjoining ground level with a collective sign façade not to exceed an area of 1,414 square feet, as outlined in the Annexation Agreement approved by Ordinance No. 24-31 on July 23, 2024, located at the corner of Division Street and Coal City Road. The aforementioned variances shall be conditioned upon Subject Property and the Applicant’s compliance with all other state, federal, and local regulations.

The variances granted herein supersede the variances that were granted by Ordinance No. 24-31 on July 23, 2024.

SECTION 3. FINAL PLAT OF SUBDIVISION

That the Ridgeway Subdivision-Final Plat, dated April 29, 2026, prepared by M. Gingerich Gereaux and Associates, attached hereto as Exhibit B is hereby approved, conditioned upon technical revisions prior to recordation and finalization of the “City Sign Easement” provision, and the Petition shall cause for the Final Plat to be recorded in the Office of the Will County Recorder.

SECTION 4. SEVERABILITY

If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect

SECTION 5. REPEALER

Any policy, resolution, or ordinance or parts thereof that conflict with the provisions of this ordinance shall be and is hereby repealed to the extent of such conflict, including but not limited to the sign variances granted by Ordinance No. 24-31 on July 23, 2024.

SECTION 6. EFFECTIVE DATE

This Ordinance shall be in full force and effect thirty (30) days from and after its passage, approval and publication as provided by law.

This ordinance shall be in full force and effect from and after its passage, approval, publication, and filing with the City Clerk as provided by law.

PASSED this ____ day of _____, 2026 with ____ members voting aye, ____ members voting nay, the Mayor voting ____, with ____ members abstaining or passing and said vote being:

	AYE	NAY	ABSTAIN	ABSENT
Commissioner Elizabeth Dixon	_____	_____	_____	_____
Commissioner Warren Wietting	_____	_____	_____	_____
Commissioner James Mikel	_____	_____	_____	_____
Mayor Todd Lyons	_____	_____	_____	_____
Commissioner Dale Walsh	_____	_____	_____	_____

APPROVED THIS ____ day of _____, 2026.

Mayor

ATTEST:

City Clerk

EXHIBIT A

“Subject Property”

Common Address: 515 W COAL CITY ROAD, BRAIDWOOD, IL 60408;
PIN Nos. 02-24-06-200-012-0010; 02-24-06-200-011-0000
LEGAL DESCRIPTION:

PARCEL 1:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 6, AND TOWNSHIP 32 N,
AND THEN RANGE 9 EASTER THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 5, IN TOWNSHIP 32 NORTH, AND IN RANGE 9 EAST OF THE THIRD PRINCIPLE MERIDIAN, THENCE WEST ALONG THE NORTH LINE OF SAID SECTION 5 AND SECTION 6, FOR A DISTANCE OF 5594.45 FEET TO A POINT; THENCE SOUTH ALONG A LINE THAT FORMS AN ANGLE OF 90 DEGREES 00 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE AT THE LAST DESCRIBED POINT FOR A DISTANCE OF 39.08 FEET TO A POINT IN THE SOUTH RIGHT OF WAY LINE OF S.B.I. ROUTE 113-S FOR A POINT OF BEGINNING, THENCE SOUTHWESTERLY ALONG THE LINE THAT FORMS AN ANGLE OF 29 DEGREES 20 MINUTES TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE AT THE LAST DESCRIBED POINT TO A POINT IN A LINE WHICH RUNS IN AN EASTERLY AND WESTERLY DIRECTION PARALLEL TO AND AT A DISTANCE OF 250 FEET SOUTH OF THE RIGHT OF WAY LINE OF S.B.I. ROUTE 113-S; THENCE IN AN EASTERLY DIRECTION ALONG SAID LINE LAST MENTIONED TO THE WEST RIGHT OF WAY LINE OF S.B.I. ROUTE 113-S; THENCE IN A NORTHERLY AND NORTHWESTERLY DIRECTION ALONG THE SOUTHWEST RIGHT OF WAY LINE OF SAID S.B.I. ROUTE 113-S TO THE SAID SOUTH RIGHT OF WAY LINE OF SAID S.B.I. ROUTE 113-S; THENCE IN A WESTERLY DIRECTION ALONG SAID SOUTH RIGHT OF WAY LINE OF S.B.I. ROUTE 113-S, TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 6, AND TOWNSHIP 32 NORTH, AND IN RANGE 9 EAST OF THE THIRD PRINCIPLE MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 5, AND TOWNSHIP 32 NORTH, AND IN RANGE 9 EAST OF THE 3RD PRINCIPLE MERIDIAN, THENCE DUE WEST ALONG THE NORTH LINE OF SAID SECTION 5, AND SECTION 6, FOR A DISTANCE OF 5594.45 FEET; THENCE DUE SOUTH FOR A DISTANCE OF 39.08 FEET TO A POINT IN THE SOUTH RIGHT OF WAY LINE OF S.B.I. ROUTE 113-S; THENCE SOUTHWESTERLY ALONG THE EAST RIGHT OF WAY LINE OF SERVICE ROAD FOR UNITED STATES ROUTE 66 TO A POINT IN A LINE WHICH RUNS IN AN EASTERLY AND WESTERLY DIRECTION PARALLEL TO AND AT A DISTANCE OF 250 FEET SOUTH OF THE SOUTH RIGHT OF WAY LINE OF SAID S.B.I. ROUTE 113-S, TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTHWESTERLY ALONG

THE EAST RIGHT OF WAY LINE OF SAID SERVICE ROAD OF UNITED STATES ROUTE 66 FOR A DISTANCE OF 78.26 FEET; THENCE SOUTH 59 DEGREES EAST FOR A DISTANCE OF 388.15 FEET; THENCE DUE NORTH FOR A DISTANCE OF 202 FEET; THENCE DUE EAST FOR A DISTANCE OF 200 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID S.B.I. ROUTE 113-S, THENCE DUE NORTH ALONG SAID WEST RIGHT OF WAY LINE OF S.B.I. ROUTE 113-S FOR A DISTANCE OF 75 FEET; THENCE SOUTH 87 DEGREES 20 MINUTES WEST FOR A DISTANCE OF 477.27 FEET TO A POINT ON THE SAID EAST RIGHT OF WAY LINE OF A SERVICE ROAD FOR UNITED STATES 66, WHICH POINT IS THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

PARCEL 3:

A TRACT OF LAND IN THAT PART OF THE NORTH 1200 FEET OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 32 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES EAST OF THE EASTERLY LINE OF U.S. ROUTE 66 (F.A.I. ROUTE 55), EXCEPT THAT PART CONVEYED BY DEEDS RECORDED AS DOCUMENT NOS. 907447 AND 918050, IN WILL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 6; THENCE SOUTH 01 DEGREES 36 MINUTES 34 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER 366.19 FEET; THENCE SOUTH 88 DEGREES 30 MINUTES 22 SECONDS WEST 58.32 FEET TO THE WEST RIGHT OF WAY OF LINE OF IL-113 PER DEDICATION RECORDED AS DOCUMENT NUMBER 466967 AND TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID TRACT OF LAND PER WARRANTY DEED RECORDED DECEMBER 6, 1960 AS DOCUMENT NUMBER 918050; THENCE CONTINUING SOUTH 88 DEGREES 30 MINUTES 22 SECONDS WEST ALONG THE SOUTH LINE OF SAID DOCUMENT NUMBER 918050 A DISTANCE OF 200.00 FEET; THENCE SOUTH 01 DEGREES 29 MINUTES 38 SECONDS EAST ALONG THE MOST WESTERLY EAST LINE, AS MONUMENTED, OF SAID DOCUMENT NUMBER 918050, AND SAID LINE EXTENDED SOUTHERLY, A DISTANCE OF 220.25 FEET; THENCE SOUTH 60 DEGREES 24 MINUTES 03 SECONDS EAST 234.74 FEET TO SAID WEST RIGHT OF WAY LINE OF IL-113, THENCE NORTH 01 DEGREES 39 MINUTES 53 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE 341.48 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS

PARCEL 4:

THAT PART OF THE NORTH 1200 FEET OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 32 NORTH RANGE 9 EAST, WHICH LIES EAST OF THE EASTERLY LINE OF ROUTE 66, EXCEPTING THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 32 NORTH RANGE 9 EAST; THENCE WEST ALONG THE NORTH LINE OF SAID SECTIONS 5 & 6, FOR A DISTANCE OF 5594.45 FEET TO A POINT; THENCE SOUTH ALONG A LINE THAT FORMS AN ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS TO THE LEFT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE AT THE LAST DESCRIBED

POINT, FOR A DISTANCE OF 39.08 FEET TO A POINT IN THE SOUTH RIGHT OF WAY LINE OF ROUTE 113 FOR THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG THE LINE THAT FORMS AN ANGLE OF 29 DEGREES 20 MINUTES 00 SECONDS TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE AT THE LAST DESCRIBED POINT TO A POINT IN A LINE WHICH RUNS IN AN EASTERLY AND WESTERLY DIRECTION PARALLEL TO AND AT A DISTANCE OF 250 FEET SOUTH OF THE SOUTH RIGHT OF WAY LINE OF ROUTE 113; THENCE IN AN EASTERLY DIRECTION ALONG SAID LAST MENTIONED LINE TO THE WEST RIGHT OF WAY LINE OF ROUTE 113; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE SAID RIGHT OF WAY LINE OF ROUTE 113 TO THE SAID SOUTH RIGHT OF WAY LINE OF SAID ROUTE 113; THENCE IN A WESTERLY DIRECTION ALONG SAID SOUTH RIGHT OF WAY LINE OF ROUTE 113 TO THE POINT OF BEGINNING PER DOC #907447;

AND EXCEPTING THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 32 NORTH RANGE 9 EAST; THENCE WEST ALONG THE NORTH LINE OF SAID SECTION 5 & 6, 5594.45 FEET; THENCE DUE SOUTH 39.08 FEET TO A POINT IN THE SOUTH RIGHT OF WAY LINE OF ROUTE 113; THENCE SOUTHWESTERLY ALONG THE WEST RIGHT OF WAY LINE OF A SERVICE ROAD FOR ROUTE 66 TO A POINT IN A LINE WHICH RUNS IN AN EASTERLY & WESTERLY DIRECTION PARALLEL TO AND AT A DISTANCE OF 250 FEET SOUTH OF THE SOUTH RIGHT OF WAY LINE OF SAID ROUTE 113 TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTHWESTERLY ALONG THE WEST RIGHT OF WAY LINE OF SAID SERVICE ROAD OF ROUTE 66, FOR A DISTANCE OF 78.26 FEET; THENCE SOUTH 59 DEGREES 00 MINUTES 00 SECONDS EAST, FOR A DISTANCE OF 388.15 FEET; THENCE DUE NORTH FOR A DISTANCE OF 202 FEET; THENCE DUE EAST FOR A DISTANCE OF 200 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID ROUTE 113; THENCE DUE NORTH ALONG SAID WEST RIGHT OF WAY LINE OF ROUTE 113, FOR A DISTANCE OF 75 FEET; THENCE SOUTH 87 DEGREES 20 MINUTES 00 SECONDS WEST, FOR A DISTANCE OF 477.27 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE OF A SERVICE ROAD FOR ROUTE 66 WHICH IS THE POINT OF BEGINNING PER DOC #918050;

AND EXCEPTING THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 32 NORTH RANGE 9 EAST; THENCE SOUTH 01 DEGREES 36 MINUTES 34 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 366.19 FEET; THENCE SOUTH 88 DEGREES 30 MINUTES 22 SECONDS WEST, 58.32 FEET TO THE WEST RIGHT OF WAY LINE OF ROUTE 113 AND TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHEAST CORNER OF SAID TRACT OF LAND AS DESCRIBED IN DOC #918050; THENCE CONTINUING SOUTH 88 DEGREES 30 MINUTES 22 SECONDS WEST ALONG THE SOUTH LINE OF SAID DOC #918050, A DISTANCE OF 200 FEET; THENCE SOUTH 01 DEGREES 29 MINUTES 38 SECONDS EAST ALONG THE MOST WESTERLY EAST LINE AS MONUMENTED, OF SAID DOC #918050, AND SAID LINE EXTENDED SOUTHERLY, A DISTANCE OF 220.25 FEET; THENCE SOUTH 60 DEGREES 24 MINUTES 03 SECONDS EAST, 234.74 FEET TO SAID RIGHT OF WAY LINE OF ROUTE 113; THENCE NORTH 01 DEGREES 39 MINUTES 53 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE, 341.48 FEET TO THE

POINT OF BEGINNING).

Exhibit B
Final Plat of Subdivision

RIDGEWAY SUBDIVISION

BEING PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 32 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



Line Table

Line #	Length	Direction
1	15.00'	N89°15'00"W
2	15.00'	N89°15'00"W
3	15.00'	N89°15'00"W
4	15.00'	N89°15'00"W
5	15.00'	N89°15'00"W
6	15.00'	N89°15'00"W
7	15.00'	N89°15'00"W
8	15.00'	N89°15'00"W
9	15.00'	N89°15'00"W
10	15.00'	N89°15'00"W
11	15.00'	N89°15'00"W
12	15.00'	N89°15'00"W
13	15.00'	N89°15'00"W
14	15.00'	N89°15'00"W
15	15.00'	N89°15'00"W
16	15.00'	N89°15'00"W
17	15.00'	N89°15'00"W
18	15.00'	N89°15'00"W
19	15.00'	N89°15'00"W
20	15.00'	N89°15'00"W
21	15.00'	N89°15'00"W
22	15.00'	N89°15'00"W
23	15.00'	N89°15'00"W
24	15.00'	N89°15'00"W
25	15.00'	N89°15'00"W
26	15.00'	N89°15'00"W
27	15.00'	N89°15'00"W
28	15.00'	N89°15'00"W
29	15.00'	N89°15'00"W
30	15.00'	N89°15'00"W
31	15.00'	N89°15'00"W
32	15.00'	N89°15'00"W
33	15.00'	N89°15'00"W
34	15.00'	N89°15'00"W
35	15.00'	N89°15'00"W
36	15.00'	N89°15'00"W
37	15.00'	N89°15'00"W
38	15.00'	N89°15'00"W
39	15.00'	N89°15'00"W
40	15.00'	N89°15'00"W
41	15.00'	N89°15'00"W
42	15.00'	N89°15'00"W
43	15.00'	N89°15'00"W
44	15.00'	N89°15'00"W
45	15.00'	N89°15'00"W
46	15.00'	N89°15'00"W
47	15.00'	N89°15'00"W
48	15.00'	N89°15'00"W
49	15.00'	N89°15'00"W
50	15.00'	N89°15'00"W
51	15.00'	N89°15'00"W
52	15.00'	N89°15'00"W
53	15.00'	N89°15'00"W
54	15.00'	N89°15'00"W
55	15.00'	N89°15'00"W
56	15.00'	N89°15'00"W
57	15.00'	N89°15'00"W
58	15.00'	N89°15'00"W
59	15.00'	N89°15'00"W
60	15.00'	N89°15'00"W
61	15.00'	N89°15'00"W
62	15.00'	N89°15'00"W
63	15.00'	N89°15'00"W
64	15.00'	N89°15'00"W
65	15.00'	N89°15'00"W
66	15.00'	N89°15'00"W
67	15.00'	N89°15'00"W
68	15.00'	N89°15'00"W
69	15.00'	N89°15'00"W
70	15.00'	N89°15'00"W
71	15.00'	N89°15'00"W
72	15.00'	N89°15'00"W
73	15.00'	N89°15'00"W
74	15.00'	N89°15'00"W
75	15.00'	N89°15'00"W
76	15.00'	N89°15'00"W
77	15.00'	N89°15'00"W
78	15.00'	N89°15'00"W
79	15.00'	N89°15'00"W
80	15.00'	N89°15'00"W
81	15.00'	N89°15'00"W
82	15.00'	N89°15'00"W
83	15.00'	N89°15'00"W
84	15.00'	N89°15'00"W
85	15.00'	N89°15'00"W
86	15.00'	N89°15'00"W
87	15.00'	N89°15'00"W
88	15.00'	N89°15'00"W
89	15.00'	N89°15'00"W
90	15.00'	N89°15'00"W
91	15.00'	N89°15'00"W
92	15.00'	N89°15'00"W
93	15.00'	N89°15'00"W
94	15.00'	N89°15'00"W
95	15.00'	N89°15'00"W
96	15.00'	N89°15'00"W
97	15.00'	N89°15'00"W
98	15.00'	N89°15'00"W
99	15.00'	N89°15'00"W
100	15.00'	N89°15'00"W

LOT	SQ. FT.	ACRES
1	107,108	7.74
2	107,108	7.74
TOTAL (PARCELS 1, 2, 3, 4)	428,472	31.00

PREPARED BY AND RETURN TO:

MCGA CIVIL ENGINEERING
LAND SURVEYING
M GINGERICH GEREHAUX & ASSOCIATES
MCGA WEST
Design Firm License # 144-000003
P. 614-747-1100 F. 614-747-9446
2560 S. GOUGH RD | MANHATTAN, IL 62442
LICENSED BY: RIDGEWAY PETROLEUM
REG. ADDRESS: 515 W. COAL CITY ROAD, BRADWOOD, IL
ISSUED BY: MCGA
FILED BY: BPT
2011 NOV 15
#1 OF 2
23-335
Page 18 of 25



**City of
BRAIDWOOD**

141 West Main Street, Braidwood, IL 60408 • PHONE (815) 458-2333 • FAX (815) 458-6074 • www.braidwood.us

Project: Mastodon
Meeting: Public Hearing
Request: Variance Sign Size and Height and Final Plat Approval
Location: Division Street and Coal City Road
Prepared by: Maura A Rigoni, AICP Planning Consultant

Site Details

Lot Size: 7.74 Acres

Existing Zoning: B2

Adjacent Land Uses

Aerial

	<i>Land Use</i>	<i>Comp Plan</i>	<i>Zoning</i>
Subject Parcel	Fuel Station	Outlying Business	B2
North	Commercial	Outlying Business	B2
South	Vacant	Industrial	B2
West		I-55	
East	County	N/A	



Attachments: Aerial, zoning map, comprehensive plan, sign plans, and Final Plat

Project Summary:

Dave Smith, of Ridgway XI Mastodon, is currently constructing a fuel station at the corner of Division Street and Coal City Road. The applicant is before the Plan Commission/Zoning Board of Appeals requesting consideration of a sign variance for the height and size of a pole sign, and approval of the Final Plat of Subdivision.

Analysis

Considering the request, the following information is provided for review and discussion.

- In 2024, the City annexed and rezoned the property located at the corner of Division Street and Coal City Road for the construction of a Mastodon fueling station. In conjunction with the annexation, the City approved variations for the signage as follows:
 - A variance to permit a pole-mounted sign not to exceed 125 feet above the adjoining ground level with a collective sign façade not to exceed an area of 1,414 square feet, and

- A variance to permit a main identification sign on Coal City Road not to exceed 24 feet in height above the adjoining ground level.
- As part of the development, the applicant requests approval of the Final Plat of Subdivision, which reconfigures four parcels and consolidates them into two lots.

Variance Request

- The applicant has submitted a sign package that complies with the regulations in Article IX-Signs of the Zoning Ordinance and is consistent with the approved variance, except for the allowable sign area and height for the proposed identification sign on Coal City Road.
- Per Section 23-121(d) of the Zoning Ordinance, pole signs are limited to a height of 20’ and an area of 100 square feet.
- The proposed identification sign on Coal City Road has a height of 28’-4.4” and a total sign area of 150.6 square feet, both of which exceed the ordinance and the allowable height granted through the original variance.
- The applicant has noted the need for additional height and area to accommodate the additional signage associated with gas stations, i.e., pricing.
- To maintain consistent City records regarding signage for this proposed development, staff and legal recommend that the Planning Zoning Board of Appeals include the original approved variance for the pole sign (height and size) on Coal City Road near the interchange as part of this review.

FINAL PLAT

- Per Chapter 74-Subdivision Ordinance, all final plats must be reviewed by the Plan Commission and forwarded to the City Council for final consideration.
- The proposed Final Plat, entitled Ridgeway Subdivision, combines four parcels into two lots, with Lot 1 encompassing the fueling station.
- The Final Plat also includes dedication of right-of-way to IDOT and associated easements for public utilities and drainage.
- The Final Plat also includes an 80 SF easement at the corner of Coal City Road and Division Street. This easement is a “City Sign Easement,” which will allow the City to place a “Welcome to Braidwood” sign at the corner. The City and the property owners are currently working out the details of the easement provision and agreement. It is recommended that the Plan Commission consider conditioning any recommendation on the finalization of the “City Sign Easement” provision.

Standards for Variance

Standards. The planning commission/zoning board of appeals shall not vary the provisions of this chapter, as authorized in this section, unless it shall have made findings based upon the evidence presented to it in each specific case. The planning commission/zoning board of appeals shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the applicant have been established by the evidence:

- (1) The particular physical surroundings, shape or topographical conditions of the specific property involved would bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out

- (2) The conditions upon which the petition for variance is based would not be applicable generally to other property within the same zoning classification;
- (3) The purpose of the variance is not based exclusively upon a desire to increase return on investment of the property;
- (4) The alleged difficulty or hardship has not been created by any person presently having an interest in the property;
- (5) The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or
- (6) The proposed variance will not impair an adequate supply of light and air to adjacent property or substantially increase the danger of fire or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.

Discussion

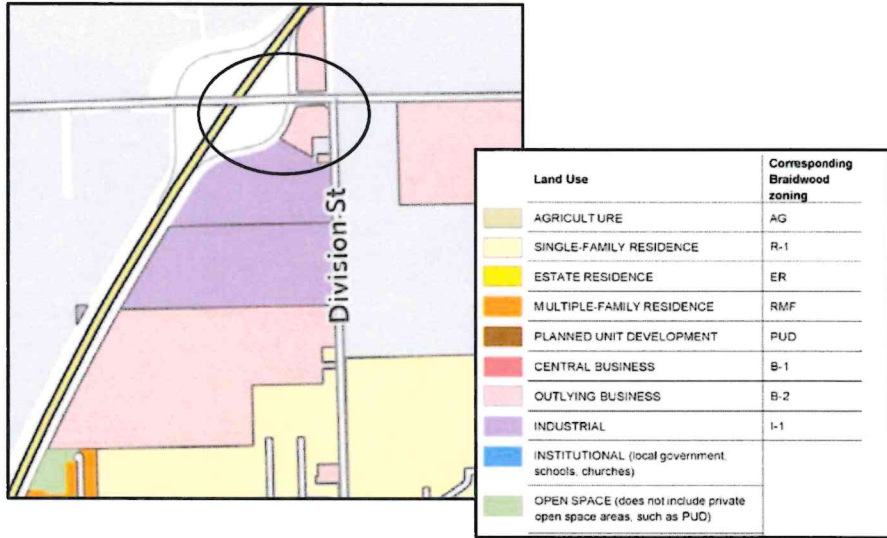
The following are items for discussion by the Plan Commission:

- Sign Variance
- Final Plat

Motions for your consideration

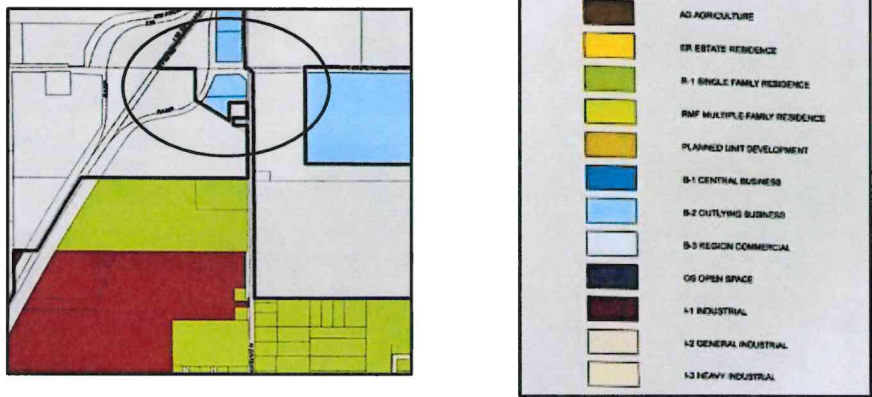
- *Recommend the City Council (approve/deny) the variance request to permit a pole-mounted sign height of 28'-4.4" and a total sign area of 150.6 square feet for the property located at the corner of Division Street and Coal City Road.*
- *Recommend the City Council (approve/deny) the variance request to permit a pole-mounted sign not to exceed 125 feet above the adjoining ground level with a collective sign façade not to exceed an area of 1,414 square feet, as outlined in the annexation agreement located at the corner of Division Street and Coal City Road.*
- *Recommend the City Council (approve/deny) the Ridgeway Subdivision-Final Plat, dated April 29, 2026, prepared by M. Gingerich Gereaux and Associated, conditioned upon technical revisions prior to recordation, and finalization of the "City Sign Easement" provision.*

Expected Future Land Use



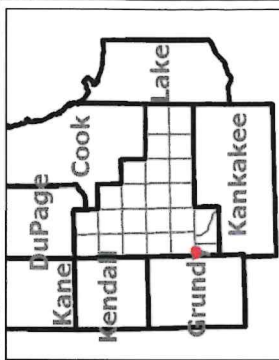
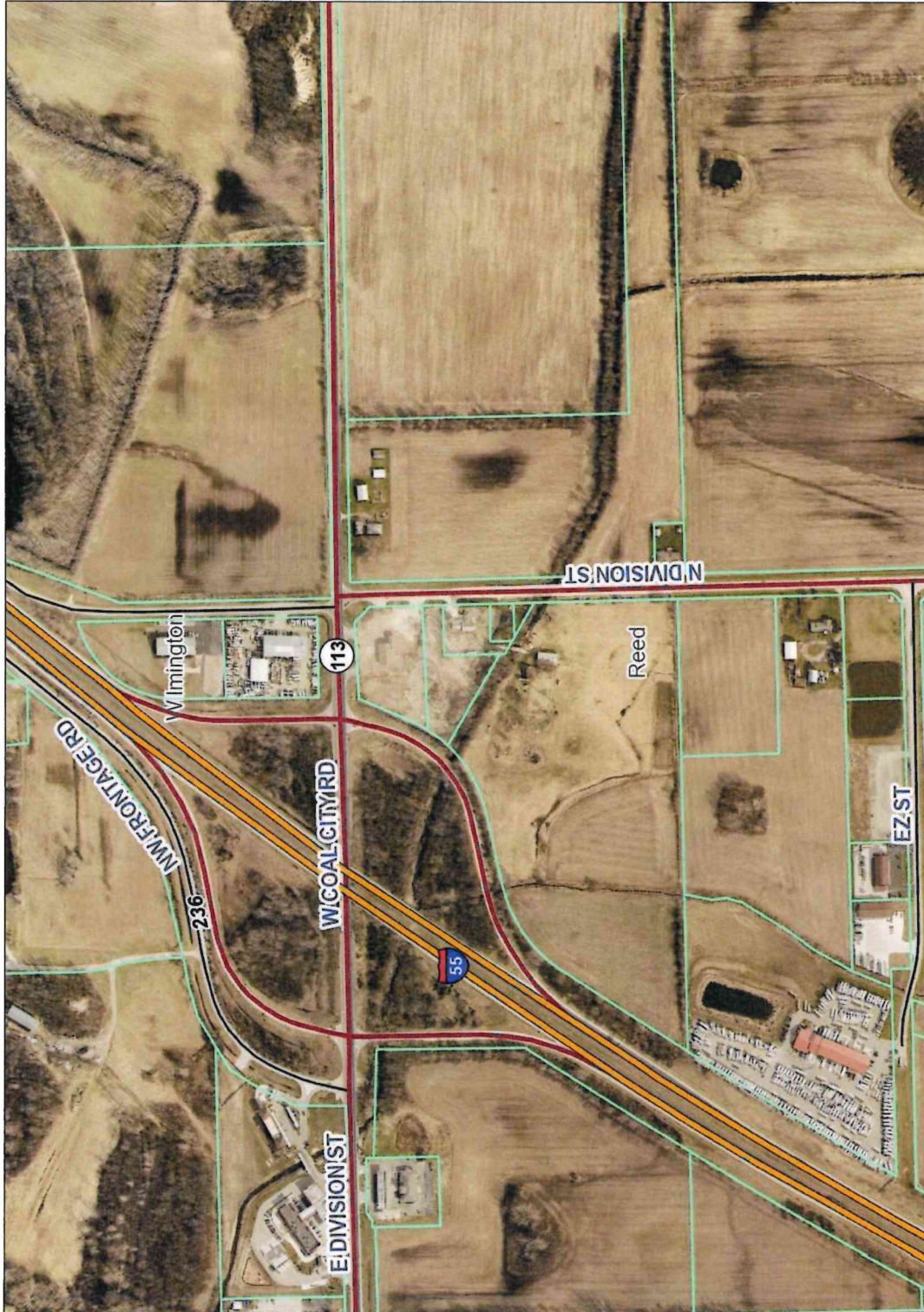
Zoning Map

Note: Property Rezoned to I-2 in 2019





Mastodon



Legend

- Roadways
 - Federal
 - State
 - County
 - Local and Private
- Parcels
- Townships

Notes

WGS_1984_Web_Mercator_Auxiliary_Sphere

1:9,028

0.3 Miles

0 0.14

Disclaimer of Warranties and Accuracy of Data: Although the data developed by Will County for its maps, websites, and Geographic Information System has been produced and processed from sources believed to be reliable, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, reliability or usefulness of any information. This disclaimer applies to both isolated and aggregate uses of the information. The County and elected officials provide this information on an "as is" basis. All warranties of any kind, express or implied, including but not limited to the implied warranties of merchantability, fitness for a particular purpose, freedom from contamination by computer viruses or hackers and non-infringement of proprietary rights are disclaimed. Changes may be periodically made to the information herein; these changes may or may not be incorporated in any new version of the publication. If you have obtained information from any of the County web pages from a source other than the County pages, be aware that electronic data can be altered subsequent to original distribution. Data can also quickly become out of date. It is recommended that careful attention be paid to the contents of any data, and that the originator of the data or information be contacted with any questions regarding appropriate use. Please direct any questions or issues via email to gis@wilcountylillinois.com.

Sign Approved with Annexation

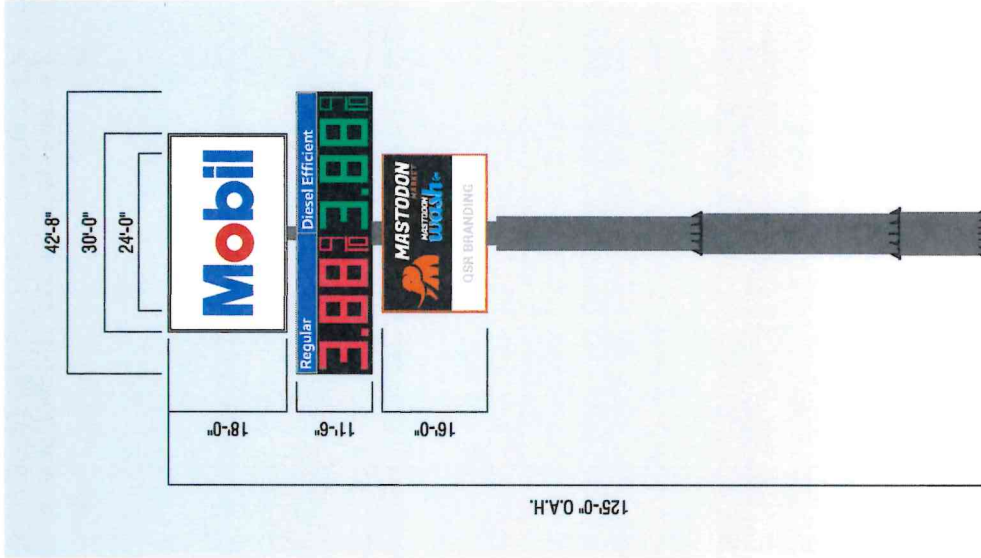
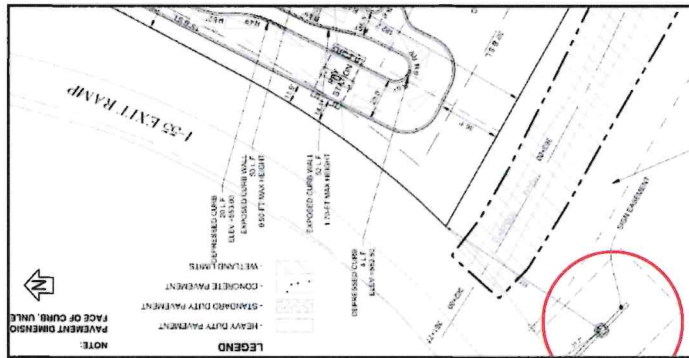
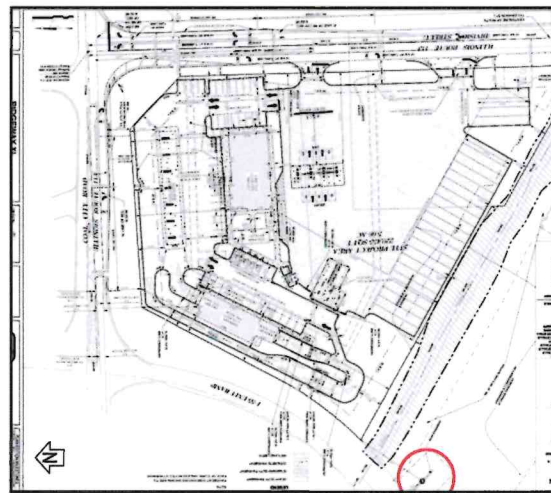


RECEIVE / INSPECT / INSTALL - HIGH RISE

Quantity: **ONE (1x)**
 O.A.H.: **125'-0"**
 O.A.W.: **42'-8"**
 Total Sq.Ft.: **23.25 ea**

Qty (1) D/F pylon sign 125 x 42-8
 To Include:

- Qty (1) 18' x 30'-0" Mobil flex face LED illuminated
- Qty (1) 11'8" x 42'-8" price changers
- Qty (1) 16' x 24" pan formed mastodon signs
- Pole will be included for anchor bolt install.



OMEGA
 Signs & Lighting Inc.
630.237.4397
 OMEGASIGNCHICAGO.COM

Mastodon Braidwood IL
 515 W. Coal City Road
 Braidwood, IL 60408

Date	06/16/25
Acct. Executive	James Krumin
Sheet #	009
Revision Number	Date
1	06/30/25
2	10/07/25
3	11/04/25
4	03/05/26
5	
6	

Drawn By **D. Townson**

****For Design Intent Only****
SQC # 250957-04

PERMIT INFO

Sign Sq. Ft.	
No. of Lamps/LEDs	
Total Wattage	
No. of Power Supplies	
Total Amperage	
Ext. 20 Amp Toggle Switch w/Rubber Boot	

Cust. Approval	Date
Landlord Approval	Date

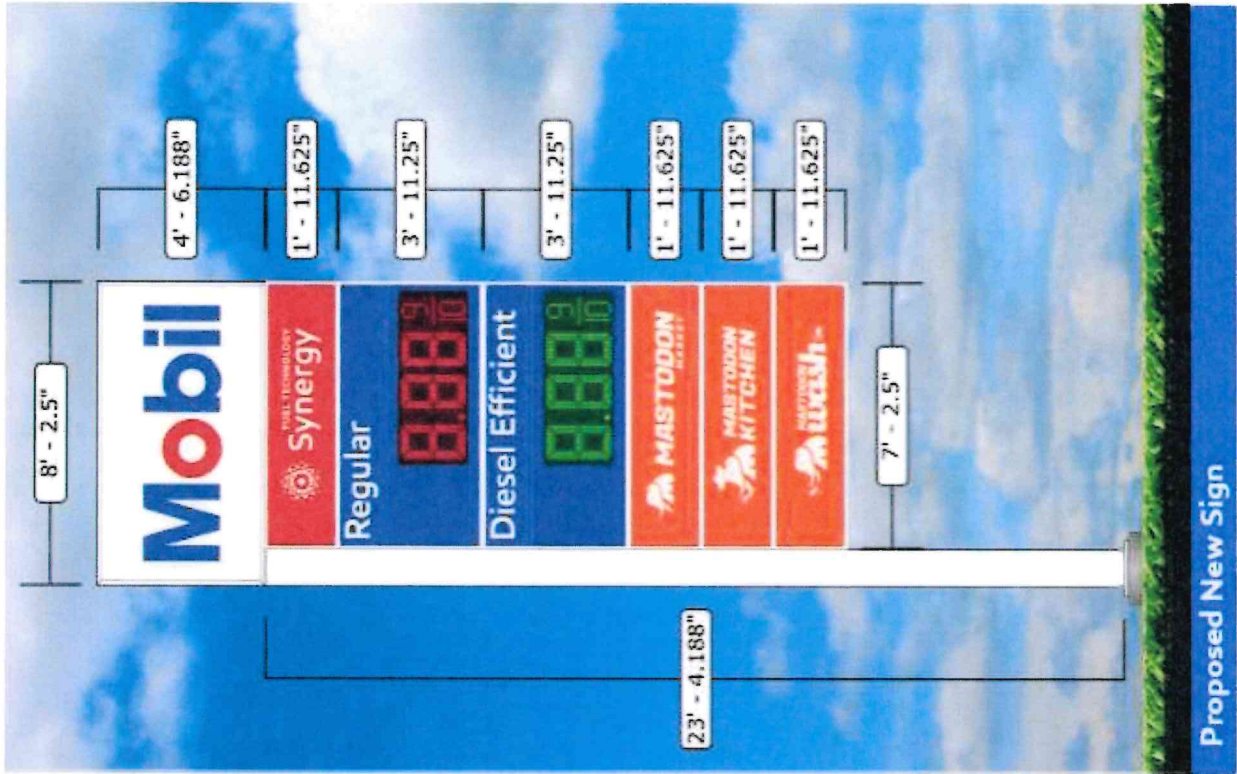
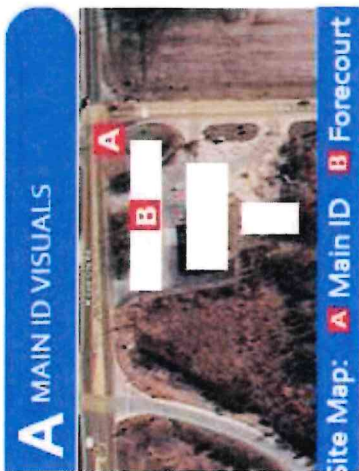
UL LISTED

630.237.4397
OMEGASIGNCHICAGO.COM

ELECTRICAL NOTES
 Each Sign Must Have:
 Sign company DOES NOT provide:
 1. 420V 20A circuit
 2. Junction box installed within Six(6) feet of Sign.
 3. Three Wire, Line, Ground, and Neutral, or licensed electrician.

Sign Variance is being requested

THIS BRAND BOOK IS NOT AN INSTALLATION GUIDE



Customer: Mobil
 Header Cabinet: E031532
 Sign System: A Model
 System Color: Egg Shell White
 Overall Height: 28'-4.4"
 Pole Height: 23'-4.2"
 Ground Clearance: 8'-1.2"
 Total Square Feet: 150.6 SQ FT
 8 Line Aux Cab Height: 15'-9"
 Wind Load: 35 psf

 Digit Type: Lumidigit 4
 Digit Size: 21", 21"

 LED Illum. Draw: 8.9 Amps@120V
 LED(Pricers/EMC) Draw: 2 Amps@120V
 Total Circuits Rec. : 4 - 20 Amp Circuits @120V

**BEFORE THE PLAN COMMISSION OF
THE CITY OF BRAIDWOOD ON MAY 27, 2026**

**IN REGARDS TO A
PROPOSED VARIANCE TO PERMIT A 6' FENCE IN THE FRONT YARD
IN THE I-2 DISTRICT
435 ENTERPRISE BRAIDWOOD, IL 60408**

PLAN COMMISSION FORM FOR FINDINGS AND RECOMMENDATIONS

JURISDICTIONAL REQUIREMENTS FOR A HEARING

- YES** **NO** Amendment was proposed by City Council, Plan Commission, or any owner of property
- YES** **NO** Public Hearing Notice was made by posting on the subject property, published in a newspaper, and personal notice not less than 15 days and not more than 30 days prior to hearing date as required by Section 23-139 of the Code.

**PLAN COMMISSION FINDINGS RELATIVE TO PROPOSED
VARIANCE**

No map amendments, text amendments, or variances shall be made unless the Plan Commission makes findings based upon evidence presented to it in each specific case. After having reviewed the application and/or related documents and hearing testimony, the City of Braidwood Plan Commission hereby finds as follows:

- YES** (1) The particular physical surroundings, shape or topographical conditions of the specific property involved would bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out
- NO**
- YES** (2) The conditions upon which the petition for variance is based would not be applicable generally to other property within the same zoning classification
- NO**
- YES** (3) The purpose of the variance is not based exclusively upon a desire to increase return on investment of the property
- NO**
- YES** (4) The alleged difficulty or hardship has not been created by any person presently having an interest in the property
- NO**
- YES** (5) The granting of the variance will not be detrimental to the public

YES

NO

(5) The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located

YES

NO

(6) The proposed variance will not impair an adequate supply of light and air to adjacent property or substantially increase the danger of fire or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood

Facts supporting findings of fact: In 2012, the current applicant appeared before the council and a berm around the property was approved, with a fence on top of the berm. This has not been completed. The variance is for a 6' fence on the berm

The final vote of the Plan Commission to recommend [APPROVAL/ DENIAL] (circle one) of the proposed variance by ayes and nays was as follows:

Tyler Geiss AYE Wayne Kancler AYE Ray Doogan _____
George Kocek AYE Ray McShane _____ Dave Slager _____
Nick Stewart AYE

Plan Commission hereby recommends the APPROVAL of the proposed amendment based upon the conditions and restrictions, if any, set forth below:

NONE

OR

Plan Commission hereby recommends ~~DENIAL~~ of the proposed amendment to for the following reasons:

Dated: May 27, 2026

George Kovak
Chair Person

Secretary/Zoning Officer

ORDINANCE NO. 2026-37

**AN ORDINANCE GRANTING A VARIANCES FOR A SIX FOOT TALL FENCE
IN THE FRONT YARD OF 435 ENTERPRISE DRIVE, BRAIDWOOD, IL 60408
(PIN No. 02-24-17-103-018-0000)**

WHEREAS, Secure Truck Line Inc., the Petitioner, represents that it is the owner of property commonly described as 435 Enterprise Drive, Braidwood, IL 60408, PIN No02-24-17-103-018-0000, and legally described in Exhibit A (hereinafter referred to as “Subject Property”); and

WHEREAS, the Petitioner submitted a request to the City of Braidwood requesting a variance from Section 23-11(1) of the City of Braidwood Code of Ordinances to permit a six foot tall fence in the front yard of the Subject Property located in an I-2 zoning district; and

WHEREAS, after all notices required by Section 23-139 of the Braidwood Code of Ordinances were provided to the public, the Braidwood Plan Commission conducted a public hearing on May 27, 2026 to consider a variance to permit a six foot tall fence in the front yard for Subject Property, and after such public hearing, the Plan Commission made findings of fact and recommended City Council grant the Petitioner’s request; and

WHEREAS, at a subsequent Braidwood City Council meeting, the Plan Commission’s findings of fact and recommendations to grant the Petitioner’s requests were presented to the Mayor and Commissioners; and

WHEREAS, City Council finds that it is in the best interest to approve the variance requested.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BRAIDWOOD OF WILL AND GRUNDY COUNTIES AND STATE OF ILLINOIS, AS FOLLOWS:

SECTION 1. INCORPORATION OF RECITALS

The above recitals referred to in this Ordinance are incorporated herein.

SECTION 2. VARIANCE

A variance is hereby granted for Subject Property to allow for a six foot tall fence to be installed in the front yard of Subject Property, conditioned upon (a) final engineering approval and Staff review and approval of the final photometrics and landscape plan and (b) Subject Property and the Petitioner’s compliance with all other state, federal, and local regulations.

SECTION 3. SEVERABILITY

If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect

SECTION 4. REPEALER

Any policy, resolution, or ordinance that conflicts with the provisions of this ordinance shall be and is hereby repealed to the extent of such conflict.

SECTION 5. EFFECTIVE DATE

This ordinance shall be in full force and effect from and after its passage, approval, publication, and filing with the City Clerk as provided by law.

PASSED this ____ day of _____, 2026 with ____ members voting aye, ____ members voting nay, the Mayor voting _____, with ____ members abstaining or passing and said vote being:

	AYE	NAY	ABSTAIN	ABSENT
Commissioner Elizabeth Dixon	_____	_____	_____	_____
Commissioner Warren Wietting	_____	_____	_____	_____
Commissioner James Mikel	_____	_____	_____	_____
Mayor Todd Lyons	_____	_____	_____	_____
Commissioner Dale Walsh	_____	_____	_____	_____

APPROVED THIS ____ day of _____, 2026.

Mayor

ATTEST:

City Clerk

EXHIBIT A

“Subject Property”

Common Address: 435 Enterprise Drive, Braidwood, IL 60408

PIN No.: 02-24-17-103-018-0000

Legal Description: LOTS 1 THROUGH 12, BOTH INCLUSIVE, IN ROUTE 66 BUSINESS PARK, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 17, TOWNSHIP 32 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 7, 2011 AS DOCUMENT R2011035347, IN WILL COUNTY, ILLINOIS. EXCEPTING THEREFROM THAT PART OF LOTS 5 AND 6, AFORESAID, CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION, BY WARRANTY DEED RECORDED JUNE 23, 2016 AS DOCUMENT R2016046682, IN WILL COUNTY, ILLINOIS.



**City of
BRAIDWOOD**

141 West Main Street, Braidwood, IL 60408 • PHONE (815) 458-2333 • FAX (815) 458-6074 • www.braidwood.us

Project: Secure Truck Lines
Meeting: Public Hearing
Request: Variance for Fence Height in Front Yard
Location: 435 Enterprise Drive
Prepared by: Maura A Rigoni, AICP Planning Consultant

Site Details

Lot Size: 17.177 Acres

Existing Zoning: I1

Adjacent Land Uses

Aerial

	<i>Land Use</i>	<i>Comp Plan</i>	<i>Zoning</i>
Subject Parcel	Vacant	Outlying Business	I2
North	Residential	Residential	R1
South	Vacant	N/A	
West	Generating Station		
East	County	N/A	A1



Attachments: Aerial, zoning map, comprehensive plan, fence detail

Project Summary:

Igor Cogocarú currently owns and operates Secure Truck Lines on the property located at 435 Enterprise Drive. The applicant proposes various improvements to the property, including installing a 6' fence along the front property line. The applicant is before the Plan Commission/Zoning Board of Appeals, as 6' fences are prohibited in the front yard.

Analysis

Considering the request, the following information is provided for review and discussion.

- Over several years, this subject parcel has been before the City Council for consideration of various requests under different owners. Those requests and approvals are as follows:
 - In 2009, the current structure was constructed.
 - In 2011, the property was subdivided into twelve lots, but remained undeveloped.

- In 2019, the City Council approved the rezoning of the property from B-2 to I-2 and the plat of subdivision and vacation to eliminate the 12 individual lots and Enterprise Drive, and to revert the property to one lot.
- In 2022, the current applicant appeared before the City Council for review of the current use, which includes truck storage on the property. At that time, various improvements were required and have not been completed to date.
- The applicant has been working with the City to complete the improvements which will occur in phases. Such improvements include paving the parking areas around the building, replacing the existing wall along Route 53, installing landscaping along Route 53, utility improvements, and future paving of the truck parking areas.
- As part of the first phase of improvements, the City is permitting the parking of trucks approximately 375' west of the centerline of the driveway entrance and extending to the east property line. To ensure adequate screening and security, a 6' fence is proposed along the front property line. As previously noted, 6' fences are not permitted in the front yard.

Variance Request

- Per Section 23-11 of the Zoning Ordinance, fences that do not exceed three (3) feet in height are a permitted obstruction in the required front yard. The proposed fence in the front yard is six (6) feet; therefore, it exceeds the ordinance.
- The proposed fence along Route 53 will span the length of the truck parking area, approximately 375' west of the centerline of the driveway entrance, and extend to the east property line.
- The required front yard within the I-1 District is 50'. The proposed fence has a proposed setback of +/- 25' from Route 53.
- Please see the attached document for the fence design.
- The increase in fence height is to provide screening.
- As a point of reference, the City recently reviewed and approved a variance for a fence in the front yard at 225 S Hickory Street, the self-storage facility.

Standards for Variance

Standards. The planning commission/zoning board of appeals shall not vary the provisions of this chapter, as authorized in this section, unless it shall have made findings based upon the evidence presented to it in each specific case. The planning commission/zoning board of appeals shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the applicant have been established by the evidence:

- (1) The particular physical surroundings, shape or topographical conditions of the specific property involved would bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out
- (2) The conditions upon which the petition for variance is based would not be applicable generally to other property within the same zoning classification;
- (3) The purpose of the variance is not based exclusively upon a desire to increase return on investment of the property;
- (4) The alleged difficulty or hardship has not been created by any person presently having an interest in the property;
- (5) The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or

- (6) The proposed variance will not impair an adequate supply of light and air to adjacent property or substantially increase the danger of fire or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.

Discussion

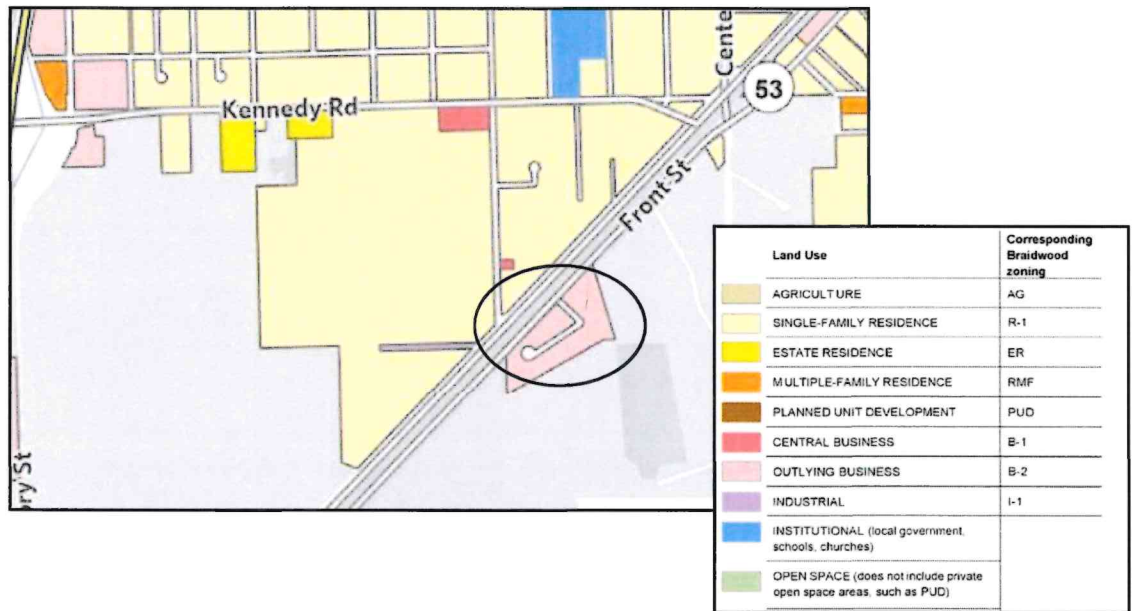
The following are items for discussion by the Plan Commission:

- Fence Variance

Motions for your consideration

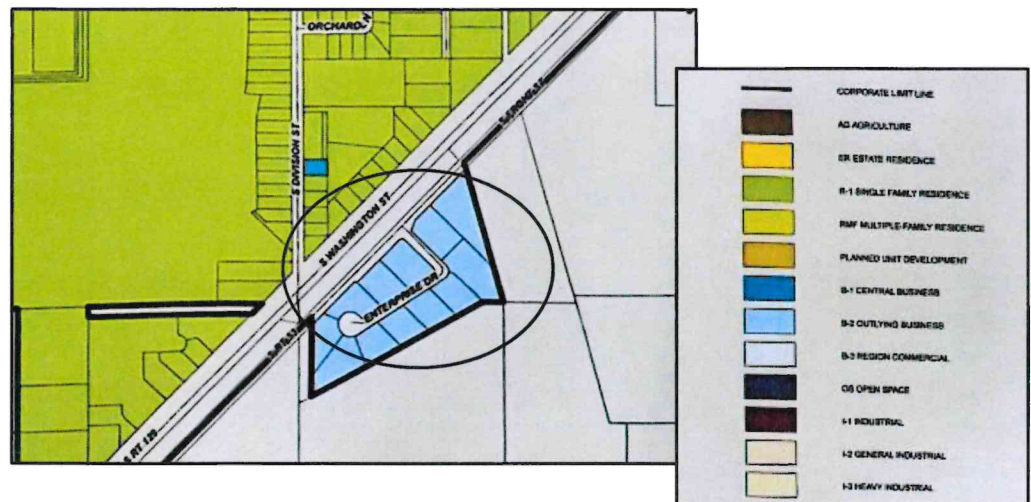
Recommend the City Council (approve/deny) the variance request to permit a 6' in the required front yard for the property at 435 Enterprise Drive in accordance with the reviewed plans, public testimony, and findings of fact.

Expected Future Land Use



Zoning Map

Note: Property Rezoned to I-2 in 2019



Proposed Fence



Secure Truck Lines

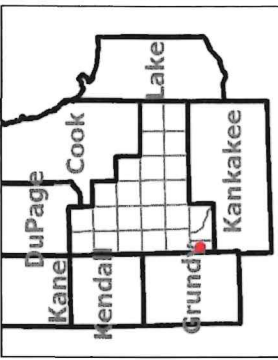


WGS_1984_Web_Mercator_Auxiliary_Sphere

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Scale: 0 0.14 0.3 Miles

1:9,028

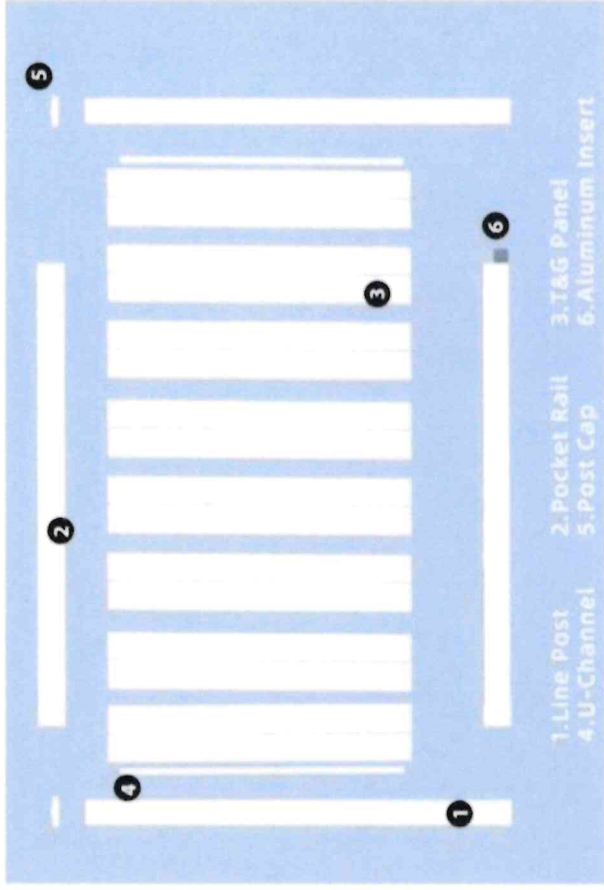


Legend

Roadways
 Federal (orange line)
 State (black line)
 County (grey line)
 Local and Private (thin black line)

Parcels (green outline)
 Townships (brown outline)

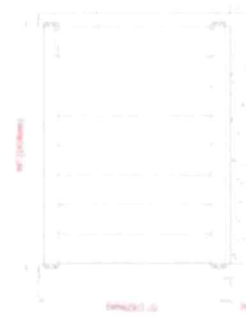
Notes



PRODUCT INFORMATION

* HY001 - FULL PRIVACY FENCE
 RECOMMENDED SIZE: 6' HIGH X 8' WIDE

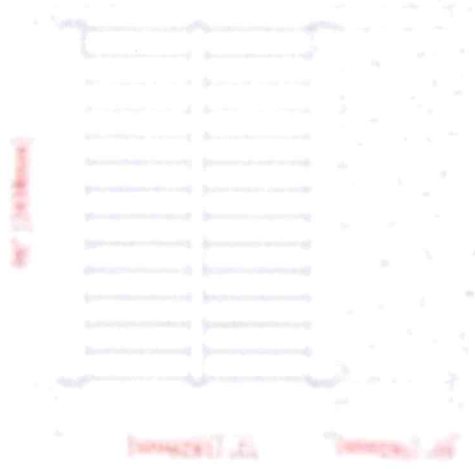
AVAILABLE COLOR



PROFILE	QUANTITY	SIZE	LENGTH
Line Post	1	5" X 5"	102"
Pocket Rail	2	1.5" X 5.5"	94"
T&G Panel	8	7/8" X 11.3"	62"
U-Channel	2	/	59"
Post cap	1	5" X 5"	/
Aluminum insert	1	/	94"

*HY103

SEMI-PRIVACY FENCE
RECOMMENDED SIZE: 6' HIGH X 8' WIDE



PROFILE	QUANTITY	SIZE	LENGTH
Line Post	1	5'x3"	102'
Top Rail	2	2'x3"	94'
Mobile Rail	1	2'x3.5"	94'
Postcap	1	7/8'x3"	60.5'
Post cap	1	5'x3"	7'
Aluminum Panel	1	7'	94'

**BEFORE THE PLAN COMMISSION OF
THE CITY OF BRAIDWOOD ON MAY 27, 2026**

**IN REGARDS TO A
PROPOSED VARIANCE TO PERMIT A 6' FENCE IN THE FRONT YARD
IN THE I-2 DISTRICT
435 ENTERPRISE BRAIDWOOD, IL 60408**

PLAN COMMISSION FORM FOR FINDINGS AND RECOMMENDATIONS

JURISDICTIONAL REQUIREMENTS FOR A HEARING

- YES** **NO** Amendment was proposed by City Council, Plan Commission, or any owner of property
- YES** **NO** Public Hearing Notice was made by posting on the subject property, published in a newspaper, and personal notice not less than 15 days and not more than 30 days prior to hearing date as required by Section 23-139 of the Code.

**PLAN COMMISSION FINDINGS RELATIVE TO PROPOSED
VARIANCE**

No map amendments, text amendments, or variances shall be made unless the Plan Commission makes findings based upon evidence presented to it in each specific case. After having reviewed the application and/or related documents and hearing testimony, the City of Braidwood Plan Commission hereby finds as follows:

- YES** (1) The particular physical surroundings, shape or topographical conditions of the specific property involved would bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out
- NO**
- YES** (2) The conditions upon which the petition for variance is based would not be applicable generally to other property within the same zoning classification
- NO**
- YES** (3) The purpose of the variance is not based exclusively upon a desire to increase return on investment of the property
- NO**
- YES** (4) The alleged difficulty or hardship has not been created by any person presently having an interest in the property
- NO**
- YES** (5) The granting of the variance will not be detrimental to the public

YES

NO

(5) The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located

YES

NO

(6) The proposed variance will not impair an adequate supply of light and air to adjacent property or substantially increase the danger of fire or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood

Facts supporting findings of fact: In 2012, the current applicant appeared before the council and a berm around the property was approved, with a fence on top of the berm. This has not been completed. The variance is for a 6' fence on the berm

The final vote of the Plan Commission to recommend [APPROVAL/ DENIAL] (circle one) of the proposed variance by ayes and nays was as follows:

Tyler Geiss AYE Wayne Kancler AYE Ray Doogan _____
George Kocek AYE Ray McShane _____ Dave Slager _____
Nick Stewart AYE

Plan Commission hereby recommends the APPROVAL of the proposed amendment based upon the conditions and restrictions, if any, set forth below:

NONE

OR

Plan Commission hereby recommends DENIAL of the proposed amendment to for the following reasons:

Dated: May 27, 2026

George Kovak
Chair Person

Secretary/Zoning Officer

June 4, 2026

To: Mayor and City Council
 City of Braidwood
 141 West Main Street
 Braidwood, IL 60408

Attn: Mr. Steve Gulden, City Administrator

RE: Contract Award Recommendation (REL 27-R0049)
 FY 2027 MFT Resurfacing Program

Mr. Gulden:

Bids for the FY 2027 MFT Road Resurfacing Program project were opened on June 4, 2026. A total of five (5) bids were received. Upon review of the bids, we offer the following information:

<u>Bidder</u>	<u>Proposal Guaranty</u>	<u>As-Read Bid</u>	<u>As-Calculated Bid</u>
D Construction, Inc.	5% Bid Bond	\$ 343,340.20	\$ 343,340.20**
PT Ferro Construction	5% Bid Bond	\$ 373,775.70	\$ 374,575.70
Austin Tyler Construction, Inc.	5% Bid Bond	\$ 394,512.25	\$ 394,512.25
Iroquois Pacing Company	5% Bid Bond	\$ 398,429.45	\$ 398,429.45
Gallagher Asphalt	5% Bid Bond	\$ 471,245.60	\$ 471,245.60

*** Low Bidder*

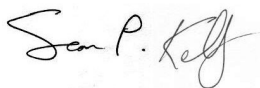
According to the as-read and checked bids, the low bid received was from D Construction, Inc. in the amount of \$343,340.20. The low bid is approximately 15% below the estimated construction cost of \$404,352.50. A copy of the Bid Tab has been attached for your reference.

We have reviewed the prequalification information provided by the contractors. Based on the information provided and past experience, D Construction is an appropriately qualified and responsive bidder for this project.

We hereby recommend award of the contract to the low bidder, D Construction, Inc., 1488 South Broadway St, Coal City, IL 60416 in the amount of \$343,340.20. In accordance with the project bid documents, the construction completion date is September 18, 2026.

Should you have any questions or require additional information, please feel free to contact me.

Very truly yours,



Sean P. Kelly, P.E., CFM
 Senior Project Manager
 (815) 412-2704
skelly@reltd.com

Xc:
 Todd Lyons, Mayor
 Dale Walsh, Commissioner Streets and Public Improvements
 Bryan Wellner, City Attorney, Mahoney, Silverman & Cross, LLC

Tabulation of Bids

Local Public Agency: City of Braidwood
 County: Will
 Section: 27-00000-01-GM
 Estimate: \$404,352.50

Project Number: 27-R0049.01
 Project Description: FY 2027 MFT Resurfacing

Date: 6/4/2026
 Time: 10:01 AM

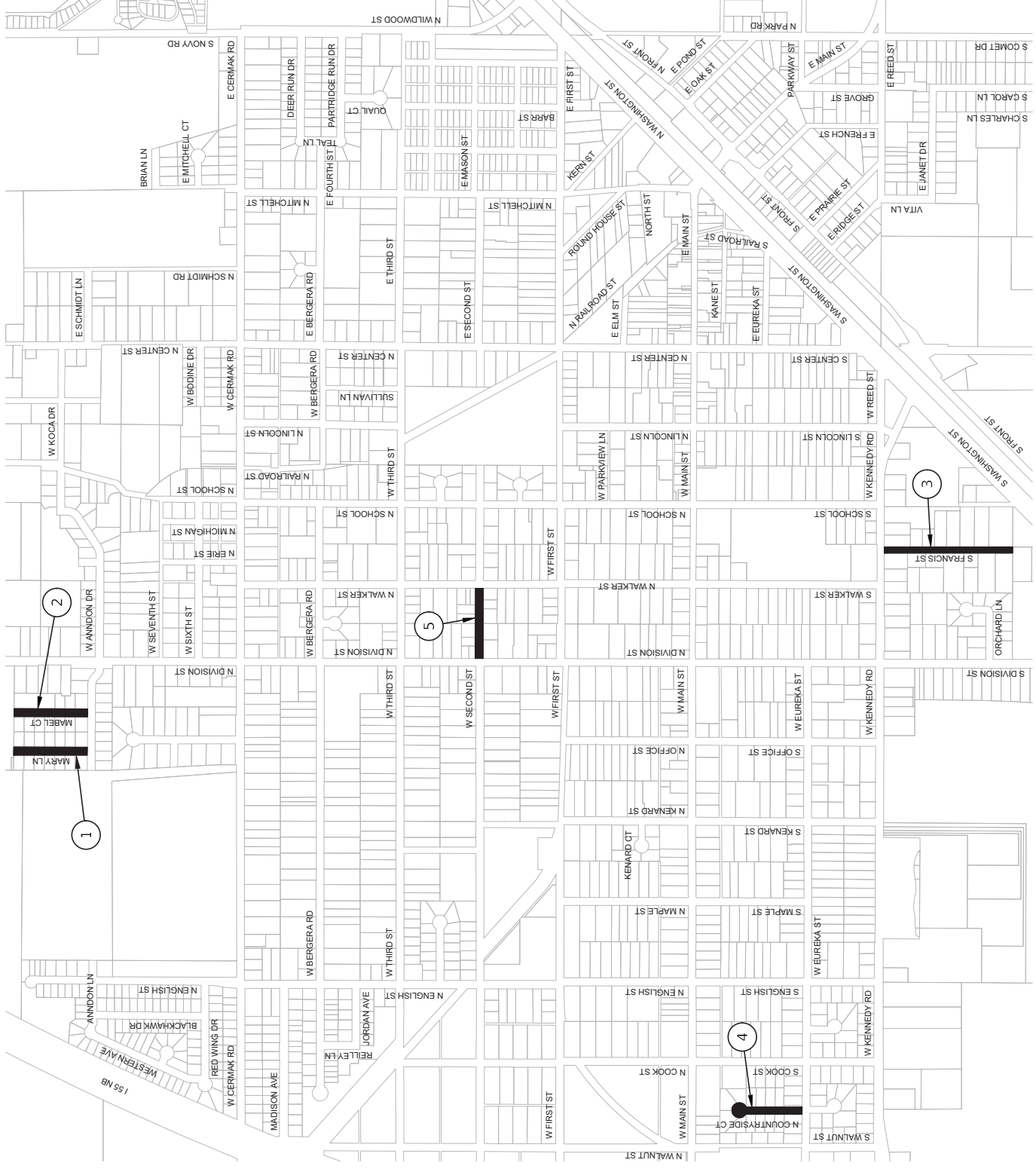
Attended By: Sean Kelly

Item No.	Item Description	Unit	QTY	Name of Bidder:		D. Construction, Inc.		P. T. Ferro Construction Co.		Austin Tyler Construction Inc.		Iroquois Paving Corp.		Gallagher Asphalt Corp.	
				Address of Bidder:	Address of Bidder:	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
				Approved Engineer's Estimate											
				Unit Price	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
20201200	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL	CU YD	50	\$80.00	\$4,000.00	\$50.00	\$2,500.00	\$80.00	\$4,000.00	\$78.00	\$3,900.00	\$99.00	\$4,950.00	\$100.00	\$5,000.00
21101615	TOPSOIL FURNISH AND PLACE, 4"	SQ YD	100	\$10.00	\$1,000.00	\$31.90	\$3,190.00	\$5.00	\$500.00	\$5.00	\$500.00	\$14.35	\$1,435.00	\$5.50	\$550.00
30300001	AGGREGATE SUBGRADE IMPROVEMENT	CU YD	50	\$52.00	\$2,600.00	\$50.00	\$2,500.00	\$80.00	\$4,000.00	\$70.00	\$3,500.00	\$115.50	\$5,775.00	\$100.00	\$5,000.00
35101600	AGGREGATE BASE COURSE, TYPE B 4"	SQ YD	435	\$12.50	\$5,437.50	\$3.96	\$1,722.60	\$0.01	\$4.35	\$20.00	\$8,700.00	\$15.20	\$6,612.00	\$10.00	\$4,350.00
35800100	PREPARATION OF BASE	SQ YD	7,110	\$3.50	\$24,885.00	\$1.50	\$10,665.00	\$0.01	\$71.10	\$1.00	\$7,110.00	\$2.35	\$16,708.50	\$0.01	\$71.10
35800200	AGGREGATE BASE REPAIR	TON	370	\$25.00	\$9,250.00	\$30.00	\$11,100.00	\$20.00	\$7,400.00	\$28.00	\$10,360.00	\$0.01	\$3.70	\$20.00	\$7,400.00
40600275	BITUMINOUS MATERIALS (PRIME COAT)	POUND	16,000	\$0.25	\$4,000.00	\$0.01	\$160.00	\$0.01	\$160.00	\$0.01	\$160.00	\$0.01	\$160.00	\$0.01	\$160.00
40600290	BITUMINOUS MATERIALS (TACK COAT)	POUND	1,350	\$0.30	\$405.00	\$0.01	\$13.50	\$0.01	\$13.50	\$0.01	\$13.50	\$0.01	\$13.50	\$1.50	\$2,025.00
40603080	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50	TON	1,185	\$95.00	\$112,575.00	\$80.00	\$94,800.00	\$99.00	\$117,315.00	\$93.00	\$110,205.00	\$90.50	\$107,242.50	\$117.00	\$138,645.00
40603335	HOT-MIX ASPHALT SURFACE COURSE, MIX "D", N50	TON	870	\$100.00	\$87,000.00	\$83.00	\$72,210.00	\$100.00	\$87,000.00	\$104.00	\$90,480.00	\$101.00	\$87,870.00	\$127.00	\$110,490.00
42300200	PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT, 6 INCH	SQ YD	15	\$98.00	\$1,470.00	\$118.80	\$1,782.00	\$120.00	\$1,800.00	\$150.00	\$2,250.00	\$144.25	\$2,163.75	\$220.00	\$3,300.00
42400200	PORTLAND CEMENT CONCRETE SIDEWALK 5 INCH	SQ FT	440	\$12.00	\$5,280.00	\$11.00	\$4,840.00	\$12.50	\$5,500.00	\$11.50	\$5,060.00	\$14.15	\$6,226.00	\$10.00	\$4,400.00
42400300	PORTLAND CEMENT CONCRETE SIDEWALK 6 INCH	SQ FT	130	\$13.00	\$1,690.00	\$13.20	\$1,716.00	\$16.00	\$2,080.00	\$12.00	\$1,560.00	\$16.50	\$2,145.00	\$15.00	\$1,950.00
42400800	DETECTABLE WARNINGS	SQ FT	65	\$45.00	\$2,925.00	\$44.00	\$2,860.00	\$20.00	\$1,300.00	\$40.00	\$2,600.00	\$19.00	\$1,235.00	\$25.00	\$1,625.00
44000157	HOT-MIX ASPHALT SURFACE REMOVAL, 2"	SQ YD	2,995	\$4.00	\$11,980.00	\$2.93	\$8,775.35	\$3.15	\$9,434.25	\$2.75	\$8,236.25	\$2.85	\$8,535.75	\$6.65	\$19,916.75
44000161	HOT-MIX ASPHALT SURFACE REMOVAL, 3"	SQ YD	4,440	\$4.50	\$19,980.00	\$4.38	\$19,447.20	\$5.80	\$25,752.00	\$4.25	\$18,870.00	\$4.80	\$21,312.00	\$5.45	\$24,198.00

Name of Bidder:		D. Construction, Inc.		P. T. Ferro Construction Co.		Austin Tyler Construction Inc.		Iroquois Paving Corp.		Gallagher Asphalt Corp.					
Address of Bidder:		1488 S. Broadway		700 S. Rowell Ave		23343 S. Ridge Road		1889 E. US Hwy 24		18100 S. Indiana Avenue					
		Coal City, IL 60416		Joliet, IL 60434		Elwood, IL 60421		Watseka, IL 60970		Thornton, IL 60476					
Approved Engineer's Estimate															
44000163	HOT-MIX ASPHALT SURFACE REMOVAL, 3 1/2"	2,755	SQ YD	\$5.00	\$13,775.00	\$5.11	\$14,078.05	\$6.60	\$18,183.00	\$4.50	\$12,397.50	\$6.75	\$18,596.25	\$7.25	\$19,973.75
44000200	DRIVEWAY PAVEMENT REMOVAL	240	SQ YD	\$20.00	\$4,800.00	\$20.00	\$4,800.00	\$20.00	\$4,800.00	\$17.00	\$4,080.00	\$30.00	\$7,200.00	\$45.00	\$10,800.00
44000500	COMBINATION CURB AND GUTTER REMOVAL	390	FOOT	\$13.00	\$5,070.00	\$11.00	\$4,290.00	\$20.00	\$7,800.00	\$16.00	\$6,240.00	\$10.60	\$4,134.00	\$28.00	\$10,920.00
44000600	SIDEWALK REMOVAL	775	SQ FT	\$4.00	\$3,100.00	\$5.50	\$4,262.50	\$3.70	\$2,867.50	\$4.00	\$3,100.00	\$5.00	\$3,875.00	\$5.00	\$3,875.00
48101498	AGGREGATE SHOULDERS, TYPE B 4"	530	SQ YD	\$20.00	\$10,600.00	\$13.00	\$6,890.00	\$22.50	\$11,925.00	\$30.00	\$15,900.00	\$22.50	\$11,925.00	\$37.00	\$19,610.00
60266600	VALVE BOXES TO BE ADJUSTED	3	EACH	\$350.00	\$1,050.00	\$300.00	\$900.00	\$220.00	\$660.00	\$800.00	\$2,400.00	\$600.00	\$1,800.00	\$265.00	\$795.00
60406000	FRAMES AND LIDS, TYPE 1, OPEN LID	1	EACH	\$450.00	\$450.00	\$600.00	\$600.00	\$1,000.00	\$1,000.00	\$400.00	\$400.00	\$975.00	\$975.00	\$440.00	\$440.00
72400500	RELOCATE SIGN PANEL ASSEMBLY - TYPE A	2	EACH	\$350.00	\$700.00	\$99.00	\$198.00	\$750.00	\$1,500.00	\$500.00	\$1,000.00	\$685.00	\$1,370.00	\$100.00	\$200.00
78000400	THERMOPLASTIC PAVEMENT MARKING - LINE 6"	180	FOOT	\$4.00	\$720.00	\$12.10	\$2,178.00	\$7.00	\$1,260.00	\$11.00	\$1,980.00	\$11.25	\$2,025.00	\$12.20	\$2,196.00
78000650	THERMOPLASTIC PAVEMENT MARKING - LINE 24"	80	FOOT	\$16.00	\$1,280.00	\$29.15	\$2,332.00	\$35.50	\$2,840.00	\$26.50	\$2,120.00	\$27.15	\$2,172.00	\$29.40	\$2,352.00
R5001013	SEEDING, SPECIAL	100	SQ YD	\$10.00	\$1,000.00	\$12.10	\$1,210.00	\$45.00	\$4,500.00	\$45.00	\$4,500.00	\$16.40	\$1,640.00	\$50.00	\$5,000.00
R6001007	CLASS D PATCHES, 4 INCH	230	SQ YD	\$60.00	\$13,800.00	\$44.00	\$10,120.00	\$45.00	\$10,350.00	\$68.00	\$15,640.00	\$67.15	\$15,444.50	\$90.00	\$20,700.00
R6005005	COMBINATION CURB AND GUTTER REPLACEMENT	390	FOOT	\$52.00	\$20,280.00	\$55.00	\$21,450.00	\$40.00	\$15,600.00	\$45.00	\$17,550.00	\$38.50	\$15,015.00	\$40.70	\$15,873.00
R7001050	DRAINAGE & UTILITY STRUCTURES TO BE RECONSTRUCTED (MAINLINE)	1	EACH	\$1,200.00	\$1,200.00	\$1,500.00	\$1,500.00	\$1,000.00	\$1,000.00	\$1,500.00	\$1,500.00	\$1,675.00	\$1,675.00	\$1,500.00	\$1,500.00
R7001051	DRAINAGE & UTILITY STRUCTURES TO BE RECONSTRUCTED (CURB LINE)	1	EACH	\$1,100.00	\$1,100.00	\$550.00	\$550.00	\$1,000.00	\$1,000.00	\$1,500.00	\$1,500.00	\$1,675.00	\$1,675.00	\$1,500.00	\$1,500.00
R7001052	DRAINAGE & UTILITY STRUCTURES TO BE ADJUSTED (MAINLINE)	6	EACH	\$450.00	\$2,700.00	\$900.00	\$5,400.00	\$475.00	\$2,850.00	\$625.00	\$3,750.00	\$700.00	\$4,200.00	\$360.00	\$2,160.00
R7001053	DRAINAGE & UTILITY STRUCTURES TO BE ADJUSTED (CURB LINE)	12	EACH	\$400.00	\$4,800.00	\$550.00	\$6,600.00	\$330.00	\$3,960.00	\$625.00	\$7,500.00	\$700.00	\$8,400.00	\$360.00	\$4,320.00
X6026050	SANITARY MANHOLES TO BE ADJUSTED	7	EACH	\$1,100.00	\$7,700.00	\$1,500.00	\$10,500.00	\$700.00	\$4,900.00	\$850.00	\$5,950.00	\$1,810.00	\$12,670.00	\$600.00	\$4,200.00
Z0004514	HOT-MIX ASPHALT DRIVEWAY PAVEMENT, 4"	225	SQ YD	\$70.00	\$15,750.00	\$32.00	\$7,200.00	\$50.00	\$11,250.00	\$60.00	\$13,500.00	\$50.00	\$11,250.00	\$70.00	\$15,750.00
	TOTAL:				\$404,352.50		\$343,340.20		\$374,575.70		\$394,512.25		\$398,429.45		\$471,245.60

CITY OF BRAIDWOOD, ILLINOIS

SECTION NO. 27-00000-01-GM FY 2027 MFT RESURFACING PROGRAM VARIOUS STREETS



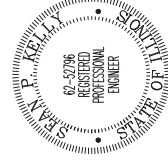
1. COVER SHEET
2. SUMMARY OF QUANTITIES AND GENERAL NOTES
- 3.-6. TYPICAL CROSS SECTIONS

MAP LEGEND

— STREET TO BE RESURFACED

LIST OF STREETS

1. N MARY LANE - W ANNDON STREET TO END
2. N MABEL COURT - W ANNDON STREET TO END
3. S FRANCIS STREET - W KENNEDY ROAD TO END
4. N COUNTRYSIDE COURT - W EUREKA STREET TO END
5. W 2ND STREET - N DIVISION STREET TO N WALKER STREET



PREPARED BY OR UNDER THE DIRECT SUPERVISION OF:

Sean P. Kelly
04/16/26

LICENSE EXPIRES: 11/30/21

PREPARED BY:



© COPYRIGHT 2026
ILLINOIS DESIGN FIRM REGISTRATION NO. 16400128

PROJECT NO. 27-R0049.01

SHEET NO. 1 OF 6

LOCATION MAP

— INDICATES PROPOSED IMPROVEMENT

GROSS LENGTH = 3,380 FEET = 0.64 MILES

NET LENGTH = 3,380 FEET = 0.64 MILES

Call Before You Dig

JULIE ILLINOIS ONE-CALL SYSTEM

JOINT UTILITY LOCATION INFORMATION FOR EXCAVATORS
48 hours before you dig
(EXCLUDING SAT., SUN. & HOL.)

811

Call: 811 OR 1-800-892-0123

ORDINANCE NO. 2026-38

**AN ORDINANCE DIRECTING THE SALE OF PROPERTY LOCATED AT
585 W. MAIN STREET, BRAIDWOOD, ILLINOIS 60408**

WHEREAS, the City of Braidwood (the “City”) is a municipality in accordance with the Constitution of the State of Illinois of 1970; and

WHEREAS, pursuant to Section 11-76-2 of the Illinois Municipal Code (65 ILCS 5/11-76-2) (the “Act”), the corporate authorities of a municipality may, by ordinance, direct the sale of property; and

WHEREAS, the City has determined it is in the best interest of the health, safety, and welfare of the City and its residents to sell the property located at 585 W. Main Street, Braidwood, Illinois 60408 (the “Property”); and

WHEREAS, the Property is improved with a single-family residence, which was the subject of lawsuit seeking a declaration of abandonment and demolition proceeding, and must be demolished; and

WHEREAS, the Act requires that, prior to sale of the Property, the City must publish notice once a week for three successive weeks in a newspaper advertising for bids for the Property to be sold; and

WHEREAS, the City Council finds that it is in the best interests of the City to sell the Property pursuant to 65 ILCS 5/11-76-2.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BRAIDWOOD AS FOLLOWS:

SECTION 1: RECITALS

The recitals set forth above are true and correct and are incorporated herein by reference.

SECTION 2: AUTHORIZATION TO SELL PROPERTY

That the Mayor and Commissioners for the City hereby authorize the property located at 585 W. Main Street, Braidwood, Illinois 60408 (“Property”) to be sold, and hereby direct the City Clerk to carry out the requirements set forth in 65 ILCS 5/11-76-2 to sell the Property.

The City Clerk is hereby directed to cause for the notice, attached hereto as Exhibit 1, to be published notice once a week for three successive weeks in the Braidwood Journal.

The City shall accept sealed contract proposals for the purchase of the Property on or before until July 28, 2026 at 4:30pm. All contract proposals shall fully comply with this

Ordinance, shall be delivered to the City Clerk at Braidwood City Hall located at 141 W. Main Street, Braidwood, Illinois 60408. Unsealed contract proposals and proposals delivered after July 28, 2026 at 4:30pm will not be considered.

That after such publication as provided by the Act, the contract proposals shall be opened at the regular meeting of City Council on July 28, 2026 at 7pm. City Council may review and choose to accept any contract proposal determined by them to be in the best interests of the City. City Council is not limited to accepting the high bid, and may accept either the high bid or any other bid that three fourths of the corporate authorities then holding office determine to be in the best interests of the City. By a majority vote of those holding office, they may reject any and all bids. City Council reserves the right to waive any informalities or irregularities and to review and study the contract proposals and to make a contract award within forty five (45) days after the contract proposals are publicly opened.

SECTION 3: BID SPECIFICATIONS

The sale of the property will be as-is. The single-family residence on the Property shall be demolished and replaced with top soil and seed within ninety (90) days of the purchase of Property, unless otherwise agreed upon by the Parties. The City will waive the demolition permit fee. A single family residence shall be completed within three years of the purchase of the Property. The City will not be providing title insurance or a survey, but purchaser may obtain these items at their expense. The closing on the sale of the Property must be completed no later than August 14, 2026. The purchase and sale agreement shall be in substantially the same form as the purchase and sale agreement attached hereto as Exhibit 2.

SECTION 4: SEVERIBILITY

If any section, paragraph, clause or provision of this ordinance is held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any other provision of this ordinance.

SECTION 5: REPEALER

All ordinances, resolutions or orders, or parts thereof, which conflict with the provisions of this ordinance, are to the extent of such conflict hereby repealed.

SECTION 6: EFFECTIVE DATE

This ordinance shall be in full force and effect from and after its passage, approval, publication, and filing with the City Clerk as provided by law.

PASSED this ____ day of _____, 2026 with ____ members voting aye, ____

members voting nay, the Mayor voting _____, with ____ members abstaining or passing and

said vote being:

	AYE	NAY	ABSTAIN	ABSENT
Commissioner Elizabeth Dixon	_____	_____	_____	_____
Commissioner Warren Wietting	_____	_____	_____	_____
Commissioner James Mikel	_____	_____	_____	_____
Mayor Todd Lyons	_____	_____	_____	_____
Commissioner Dale Walsh	_____	_____	_____	_____

APPROVED THIS _____ day of _____, 2026.

ATTEST:

Todd Lyons, Mayor

City Clerk

EXHIBIT 1

NOTICE OF SALE OF PROPERTY BY THE CITY OF BRAIDWOOD
AND INVITATION TO SUBMIT CONTRACT PROPOSALS

Take notice that the mayor and commissioners for the City of Braidwood will receive sealed contract proposals for the purchase of the City's fee simple interest in the following property:

Common Address: 585 W. Main Street, Braidwood, Will County, Illinois 60408

Parcel Identification Number: 02-24-07-407-033-0000

Legal Description: LOT 1 OF CARLSON'S SUBDIVISION A RESUBDIVISION OF LOT 6 AND THE WEST 15 FEET OF LOT 5 IN BLOCK 16 IN EUREKA COAL COMPANY SUBDIVISION IN THE SOUTH ½ OF SECTION 7, TOWNSHIP 32 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JUNE 5, 1996 AS DOCUMENT NO. R96-049690, WILL COUNTY, ILLINOIS.

Said property is currently zoned for use as a single family residence. The property is improved with a single family residence that shall be demolished within sixty (60) days of the purchase of Property. The sale of the property will be as-is. The single-family residence on the Property shall be demolished and replaced with top soil and seed within ninety (90) days of the purchase of Property, unless otherwise agreed upon by the Parties. The City will waive the demolition permit fee. A single family residence shall be completed within three years of the purchase of the Property. The City will not be providing title insurance or a survey, but purchaser may obtain these items at their expense. The closing on the sale of the Property must be completed no later than August 14, 2026, unless otherwise agreed upon by the Parties. The purchase and sale agreement shall be in substantially the same form as the purchase and sale agreement that is on file with the City Clerk.

The City shall accept sealed contract proposals for the purchase of the Property on or before until July 28, 2026 at 4:30pm. All contract proposals shall be delivered to the City Clerk at Braidwood City Hall located at 141 W. Main Street, Braidwood, Illinois 60408. Unsealed contract proposals and proposals delivered after July 28, 2026 at 4:30pm will not be considered. All contract proposals shall fully comply with the City's Ordinance that authorized this notice to be published, that is available for inspection with the City Clerk.

All bids received will be publicly opened and read aloud at the regular meeting of City Council for the City of Braidwood on July 28, 2026 at 7pm.

City Council may review and choose to accept any contract proposal determined by them to be in the best interests of the City. City Council is not limited to accepting the high bid, and may accept either the high bid or any other bid that three fourths of the corporate authorities then holding office determine to be in the best interests of the City. By a majority vote of those holding office, they may reject any and all bids. City Council reserves the right to waive any informalities or irregularities and to review and study the contract proposals and to make a contract award within forty five (45) days after the contract proposals are publicly opened.

Additional information, including a copy of the required purchase and sale agreement, may be obtained by contacting the City Clerk. For any questions, contact Sarah Weaver, City Clerk, at sweaver@braidwood.us or at 815-458-2333 ext. 203.

Sarah Weaver, City Clerk
City of Braidwood

EXHIBIT 2

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT ("**Agreement**") is made and entered into as of the Effective Date (as hereinafter defined) by and between the City of Braidwood, an Illinois municipal corporation, (hereinafter "**Seller**"), and _____, its successors and assigns (hereinafter "**Buyer**"). This Agreement shall be effective on the date that this Agreement has been executed by both Buyer and Seller ("Effective Date").

RECITALS

WHEREAS, Seller is the owner of a parcel of real estate legally described on **Exhibit A** attached hereto ("**Property**") commonly known as and located at 585 W. Main St., Braidwood, Illinois; and

WHEREAS, Seller is authorized to enter into this Agreement pursuant to Section 11-76-2 of the Illinois Municipal Code (65 ILCS 5/11-76-2) and Ordinance No. _____ adopted on _____, 2026; and

WHEREAS, Subject to and on the terms and provisions of and for the considerations set forth in this Agreement, Seller has agreed to sell, and Buyer has agreed to buy, the Property.

NOW, THEREFORE, in consideration of the mutual covenants set forth in this Agreement and for other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Buyer agree as follows:

Section 1. Purchase Price and Payment.

1.1 Buyer hereby agrees to purchase and the Seller hereby agrees to sell for the sum of _____, the property described above at the price and terms set forth herein, and to convey or cause to be conveyed to Buyer or nominee title thereto by a recordable quit claim deed, subject to all exceptions in the title commitment provided to Buyer by Section 3 below.

1.2 Within three (3) business days after the Effective Date, Buyer shall deliver the sum of FIVE THOUSAND (\$5,000) DOLLARS ("Earnest Money") to the Chicago Title Insurance Company ("Title Company"). The Earnest Money shall be held by Title Company as escrow agent for the mutual benefit of the parties pursuant to the provisions of this Agreement. The Earnest Money shall be entirely refundable to Buyer in the event Buyer terminates this Agreement for any reason during the Feasibility Period (defined below) with written notice to Seller. All Earnest Money shall become the non-refundable property of the Seller upon expiration of the Feasibility Period, so long as this Agreement is still in effect at that time. All Earnest Money shall be applied towards the Purchase Price at Closing. At Closing, the Buyer shall pay the remainder of the Purchase Price to the Seller on the closing date in cash or by certified or bank cashier's check.

Section 2. Closing

2.1 The closing of the purchase and sale of the Property, including delivery of the deed and any other documents and payment of any unpaid portions of the Purchase Price shall be effected through an escrow with the Title Company, unless otherwise agreed by Buyer and Seller.

2.2 The Closing shall take place on or before five (5) days after the Expiration of the Feasibility Period (“Closing Date”) or at such other date and time agreed by Buyer and Seller. In no event shall the Closing Date be extended beyond August 14, 2026.

2.3 There shall be no proration of real estate taxes at Closing.

2.4 Seller shall be responsible for payment of its own attorney fees. Buyer shall be responsible for all closing costs, whether or not customary, including, but not limited to, the costs of any title insurance owner’s policy or loan policy and any endorsements thereto requested by Buyer, any escrow fees charged by the Title Company, transfer taxes and the costs to record the deed and any mortgage, and the cost of any survey that may be requested by Buyer.

Section 3. Title Commitment

3.1 Seller shall deliver or cause to be delivered to Buyer or Buyer's agent, within five (5) business days from the Effective Date, a title commitment for American Land Title Association Owners Policy - 2024 and the underlying documents issued by Title Company in the amount of the purchase price, covering title to the real estate on or after the date hereof, showing title in the intended grantor subject to the title exceptions set forth above. The title commitment shall be conclusive evidence of good title as therein shown as to all matters insured by the policy, subject only to the exceptions as therein stated.

3.2 Buyer shall have five (5) business days after receipt of the title commitment to notify Seller in writing of any objections to exceptions shown on the title commitment or to request the title insurer commit to insure against loss or damage that may be occasioned by such exceptions shown on the title commitment. Notwithstanding the foregoing, Seller shall have no obligation to have any exceptions removed from the commitment, however Buyer may terminate this Agreement during the Feasibility Period, or may elect, to take title as it then is.

Section 4. Feasibility Period

4.1 Buyer shall have ten (10) business days after the Effective Date (“Feasibility Period”) to conduct and make such feasibility studies as Buyer deems necessary. Seller shall cooperate with Buyer in making such inspections and allow Buyer full access to the property for the purpose of such inspections. Buyer shall indemnify, defend and hold Seller harmless from and against any claim, action, fees, costs, judgment or award arising from, or related to, Buyer or its agents presence or activity on the Property in connection with the above.

4.2 Should Buyer decide to terminate this Agreement for any reason at its sole discretion then Buyer shall have the right, upon the Buyer giving and the Seller receiving on or before 5:00 p.m. of the tenth (10th) day of the Feasibility Period written notice to terminate this Agreement, whereupon this Agreement will become null and void and of no further force and effect and the parties hereto shall have no further obligations to one another. The Earnest Money, less any and all escrow fees attributable to Buyer, will then be refunded to Buyer within five (5) business days.

4.3 In the event Sellers do not receive written notice of termination or grant written notice of an extension of this Agreement on or before 5:00 p.m. of the tenth (10th) day of the Feasibility Period, the Earnest Money shall become non-refundable, except in the event of a breach by Seller.

5. Buyer Representations

5.1 Buyer represents and warrants to Seller that Buyer has been duly organized and is validly existing and in good standing in the state of its formation, and is qualified to do business in the state in which the Property is located. Buyer has the full right and authority and has obtained any and all consents required to enter into this Agreement and to consummate or cause to be consummated the transactions contemplated hereby. This Agreement has been, and all of the documents to be delivered by Buyer at the Closing will be, authorized and properly executed and constitutes, or will constitute, as appropriate, the valid and binding obligation of Buyer, enforceable in accordance with their terms.

5.2 Buyer further acknowledges and agrees that Seller has not made any representations or warranties regarding the Property whatsoever, that Buyer has not relied upon any statement by Seller or any employee, agent, officer, or other person connected with Seller. The Property is being sold to Buyer by Seller in an **“AS-IS, WHERE IS AND WITH ALL FAULTS”** condition. **The terms and provisions of this Section 5 shall survive the Closing.**

Section 6. Post Closing Agreements

6.1 The single-family residence on the Property shall be demolished and replaced with top soil and seed within ninety (90) days after the Closing, at Buyer’s sole cost and expense except that Seller will waive the demolition permit fee.

6.2 Construction of a new single-family residence on the Property shall be completed within three (3) years after the Closing.

6.3 The terms and provisions of this Section 6 shall survive the Closing.

Section 7. Default.

7.1 Default by Seller. In the event that Seller shall fail to consummate this Agreement, and such failure is not a result of Buyer’s default or a termination of this Agreement by Buyer or Seller pursuant to a right to do so under the provisions hereof (**“Seller’s Default”**), Buyer, shall be entitled to seek, at its election, the remedy of specific performance. Seller shall not be liable to Buyer under any circumstances for any special, consequential or punitive damages whatsoever, whether in contract, tort (including negligence and strict liability), or any other legal or equitable principle, theory, or cause of action arising out of or related in any way to any claim including without limitation the aforementioned claims.

7.2 Default by Buyer. In the event that Buyer should fail to consummate this Agreement for any reason, except Seller’s default or the termination of this Agreement by Buyer or Seller pursuant to a right to do so under the terms and provisions hereof, then Seller, as its sole and exclusive remedy may terminate this Agreement by notifying Buyer thereof and receive or retain the Earnest Money as liquidated damages. The parties agree that Seller will suffer damages in the event of Buyer’s default on its obligations. Although the amount of such damages is difficult or impossible to determine, the parties agree that the amount of the Earnest Money is a reasonable estimate of Seller’s loss in the event of Buyer’s default. Thus, Seller shall accept and retain the Earnest Money as liquidated damages but not as a penalty. Except as otherwise set forth in this section 7.2, such liquidated damages shall constitute Seller’s sole and exclusive remedy. In the event Seller is entitled to the Earnest Money as liquidated damages, Buyer agrees to take all such actions and execute and deliver all such documents necessary or appropriate to effect such payment. In the event Seller successfully brings suit or action to enforce the foregoing provision, Seller shall be entitled to recover from Buyer its actual attorneys’ fees, court costs and litigation expenses in connection therewith.

Section 8. Miscellaneous

8.1 This Agreement (including its exhibits) contains the entire agreement between Seller and Buyer. No variation, modification, or change to this Agreement binds either party unless set forth in a document signed by both parties or their duly authorized agents, officers, or representatives.

8.2 This Agreement inures to the benefit of and binds the parties and their respective legal representatives, successors, grantees, and permitted assigns.

8.3 Time is of the essence in this Agreement. Whenever a date specified in this Agreement falls on a Saturday, Sunday, or federal holiday, the date will be extended to the next business day.

8.4 The captions beside the section numbers of this Agreement are for reference only and do not modify or affect this Agreement.

8.5 This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois.

8.6 If any provision in this Agreement is found to be invalid, illegal, or unenforceable, its invalidity, illegality, or unenforceability will not affect any other provision, and this Agreement must be construed as if the invalid, illegal, or unenforceable provision had never been contained in it.

8.7 Notices. Any notice under this Agreement must be written. Notices must be either (i) personally delivered to the addresses set forth below, in which case it shall be deemed delivered on the date of delivery to said addresses; or (ii) sent by registered or certified mail, postage prepaid, return receipt requested, in which case it shall be deemed personal delivered three (3) days after deposit in the United States Mail, (iii) sent next day delivery by a nationally recognized overnight courier, in which case it shall be deemed personally delivered one (1) day after its deposit with the courier, or (iv) emailed, which email shall be deemed received on the date sent to the email addresses below.

To Seller: City of Braidwood
Attn: City Clerk
141 W. Main Street
Braidwood, Illinois 60408
Telephone: 815-458-2333

With a copy to: Bryan M. Wellner
Mahoney, Silverman & Cross, LLC
822 Infantry Drive, Suite 100
Joliet, Illinois 60435
Telephone: (815) 730-9500
Email: bwellner@msclawfirm.com

To Buyer : _____
Attn: _____

Telephone: _____
Email: _____

With a copy to: _____

Attn: _____

Telephone: _____
Email: _____

8.8 To facilitate execution, this Agreement may be executed in counterparts. All counterparts shall collectively constitute a single instrument. Counterparts of this Agreement may be exchanged electronically, and any electronic signature shall be deemed to be an original signature for all purposes.

8.9 Seller and Buyer each represent that it has not dealt with any broker or agent in connection with this Agreement. Seller and Buyer each agree to indemnify and hold the other harmless from any claim to a fee or commission by any brokers, finders or agents, due or alleged to be due by reason of the acts of the indemnifying party. This Section 8.10 shall survive the Closing and/or termination of this Agreement.

Section 9. Exhibits. The following exhibits are incorporated herein:

Exhibit A: Legal Description

EXECUTED as of the Effective Date.

{signature page to follow}

SELLER:

CITY OF BRAIDWOOD

BY: _____
Todd Lyons, Mayor

ATTEST: _____
Sarah Weaver, City Clerk

Date: _____

Date: _____

BUYER:

Printed: _____

Date: _____

EXHIBIT A
LEGAL DESCRIPTION

Common Address: 585 W. Main Street, Braidwood, Will County, Illinois 60408

Parcel Identification Number: 02-24-07-407-033-0000

Legal Description: LOT 1 OF CARLSON'S SUBDIVISION A RESUBDIVISION OF LOT 6 AND THE WEST 15 FEET OF LOT 5 IN BLOCK 16 IN EUREKA COAL COMPANY SUBDIVISION IN THE SOUTH ½ OF SECTION 7, TOWNSHIP 32 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JUNE 5, 1996 AS DOCUMENT NO. R96-049690, WILL COUNTY, ILLINOIS.

Computer Check Proof List By Dept
6/9/2026

<u>Fund/Department</u>	<u>Dept Total</u>
Total for 00 - Liability	NCPERS AFLAC \$ 49.22
Fund 01 - General Fund	\$ 49.22
Employee's deduction	-
Total for Dept 00:	\$ -
Total for Dept 50: Administration	50,556.10
Total for Dept 51: Zoning	18,376.06
Total for Dept 52: Police Dept	\$ -
Total for Dept 53: Street Dept	62,879.29
Total for Dept 54: Code Enforcement/Animal Control	-
Total for Dept 55: ESDA	11,631.32
Total for Dept 57: Public Property & Buildings	\$ -
Total for Dept 58: Recreation/Town Center	1,112.16
Credit for Departments	\$ -
Subtotal for Fund 01	\$ 145,252.65
Fund 02 - Enterprise Fund	
Total for 00 - Liability IEPA Loan Payable	\$ 320,985.81
Total for 13 - Capacity Use Fees	\$ -
Total for 22 - Special Assessment	\$ -
Total for 26 - Garbage	\$ 53,225.00
Total for 70 - Water Dept	67,041.34
Total for 71 -Sewer Dept	15,020.75
Liability Insurance	\$ -
**ARPA - Grant-Pontiac Bank transfer	\$ -
**01-50-519-200	
Fund 03 - Motor Fuel Tax	570.71
Fund 05 - Debt Service IEPA Loan	
Fund 08 - Liability Audit	\$ -
Fund 09 - Liability Insurance	\$ -
	-
Fund 13 - TIF 3	\$ 2,835.00
	-
Fund 16- Capital Projects	\$ 20,135.25
Fund 20 - Police Forfeiture	\$ -
TOTAL FOR ALL FUNDS:	\$ -
Manual Check Total Fed Forfeiture Acc	\$ -
GRAND TOTAL:	\$ 625,066.51

Accounts Payable

To Be Paid Proof List

User: mcuevas@kasperkepa.com
 Printed: 06/05/2026 - 3:41PM
 Batch: 00001.06.2026 - 00001.06.2027

Invoice Number	Account Number	Invoice Date	Amount	Quantity	Payment Date	Description	Task Label	Type	PO #	Close PO	Line #
	AFLAC										
	AFLAC	6/9/2026	49.22	0.00	06/09/2026					No	0
	045458					May 2026 Employee Deduct Pre-Tax					
	01-00-202-013 AFLAC										
			49.22								
	045458 Total:		49.22								
	AFLAC Total:		49.22								
	ALLEGRA COAL CITY										
	ALLEGRC	6/9/2026	225.02	0.00	06/09/2026	Water Bill lables				No	0
	146326										
	02-70-527-000 Printing										
			225.02								
	146326 Total:		225.02								
	146559	6/9/2026	242.36	0.00	06/09/2026	Envelopes/Admin				No	0
	01-50-527-000 Printing										
			242.36								
	146559 Total:		242.36								
	ALLEGRA COAL CITY T										
			467.38								
	AMAZON CAPITOL SERVICES										
	AMAZON	6/9/2026	897.16	0.00	06/09/2026	Case for Ipad/Ipad/Keyboard and mouse/Apple Pencil				No	0
	11GP-4V74-16WC										
	01-55-620-000 Equipment Purchases										

AP-To Be Paid Proof List (06/05/2026 - 3:41 PM)
 *** means this invoice number is a duplicate.

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
11GP-4V74-1GWC Total:		897.16							
19PH-VWVPV-Q6HI	6/9/2026	163.98	0.00	06/09/2026				No	0
01-52-529-000 Supplies				2GB data stick/ 4 GB data stick					
19PH-VWVPV-Q6HT Total		163.98							
1D31-TK3M-YHTV	6/9/2026	39.61	0.00	06/09/2026				No	0
01-52-535-000 Building Maintenance				Writing note pad/cord hider					
1D31-TK3M-YHTV Total		39.61							
1D6N-GC4P-YWTL	6/9/2026	24.99	0.00	06/09/2026				No	0
01-52-529-000 Supplies				Keyboard					
1D6N-GC4P-YWTL Total		24.99							
1HPR-DLYF-6KVM	6/9/2026	37.98	0.00	06/09/2026				No	0
01-52-535-000 Building Maintenance				Stereo Speakers					
1HPR-DLYF-6KVM Total		37.98							
1JK6-C74R-TYXF	6/9/2026	133.32	0.00	06/09/2026				No	0
01-51-527-000 Printing				Brother Laser Printer					
1JK6-C74R-TYXF Total:		133.32							
1JMN-H37L-MRLV	6/9/2026	99.99	0.00	06/09/2026				No	0
01-50-529-000 Office Supplies				AI Tracking Webcam					
1JMN-H37L-MRLV Total		99.99							
1JVQ-RX16-XMNT	6/9/2026	21.50	0.00	06/09/2026				No	0
01-52-529-000 Supplies				Hanging File organizer					
1JVQ-RX16-XMNT Total		21.50							
1LVW-LD7D-DX3C	6/9/2026	102.54	0.00	06/09/2026				No	0
01-52-535-000 Building Maintenance				Cord hider/picture hanging strips					
1LVW-LD7D-DX3C Total		102.54							

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Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description					Reference			
IN9N-F1RQ-4LMK	6/9/2026	185.09	0.00	06/09/2026				No	0
01-52-535-000 Building Maintenance					Name plate for desk/Hanging file organizer/Home desk				
IN9N-F1RQ-4LMK Total		185.09							
INWK-XGXH-PGC	6/9/2026	67.25	0.00	06/09/2026				No	0
01-50-529-000 Office Supplies					Desk File/Sorter/ noise machine/File Folder				
INWK-XGXH-PGQF Tot		67.25							
IRM3-11T3-WFNX	6/9/2026	224.83	0.00	06/09/2026				No	0
01-52-535-000 Building Maintenance					Poster Frame/ Chair Mat				
IRM3-11T3-WFNX Total		224.83							
1VDX-GRJV-7LQ4	6/9/2026	1,927.39	0.00	06/09/2026				No	0
01-50-529-000 Office Supplies					Printer paper/floating shelf				
1VDX-GRJV-7LQ4 Total:		1,927.39							
1WRF-QNF3-CMXI	6/9/2026	16.99	0.00	06/09/2026				No	0
01-52-535-000 Building Maintenance					USB C Cable				
1WRF-QNF3-CMXK Tot		16.99							
AMAZON CAPITOL SER		3,942.62							
AQUA SOLUTIONS BY CULLIGAN									
5-26	6/9/2026	23.65	0.00	06/09/2026				No	0
01-50-529-000 Office Supplies					115191 Water Cooler City Hall				
5-26	6/9/2026	20.69	0.00	06/09/2026				No	0
01-53-529-000 Miscellaneous Supplies					010231 Water Cooler Streets				
5-26 Total:		44.34							
AQUA SOLUTIONS BY C		44.34							

AXON ENTERPRISE INC

AP-To Be Paid Proof List (06/05/2026 - 3:41 PM)

*** means this invoice number is a duplicate.

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description					Reference			
AXON INUS449115	6/9/2026	20,349.72	0.00	06/09/2026				No	0
01-52-512-005 Contractual Service	Body Work Camera/ Basic License/ pro license								
INUS449115 Total:		20,349.72							
AXON ENTERPRISE INC		20,349.72							
B&F CONSTRUCTION CODE SERVICES INC BFCNST 22395	6/9/2026	3,282.29	0.00	06/09/2026				No	0
01-51-427-005 Zoning Inspectors	April inspections and Plan Reviews								
22395 Total:		3,282.29							
71790	6/9/2026	1,252.50	0.00	06/09/2026				No	0
01-51-427-005 Zoning Inspectors	New Storage Facility Self Storage/26-4795								
71790 Total:		1,252.50							
71811	6/9/2026	700.00	0.00	06/09/2026				No	0
01-51-427-005 Zoning Inspectors	SFR- Oetrone Residence/26-4766								
71811 Total:		700.00							
71812	6/9/2026	992.50	0.00	06/09/2026				No	0
01-51-427-005 Zoning Inspectors	Reed Township Office Remodel/26-4796								
71812 Total:		992.50							
B&F CONSTRUCTION C		6,227.29							
BEXSON, JEFFERY BEXSON 25-4610	6/9/2026	50.00	0.00	06/09/2026				No	0
01-51-427-005 Zoning Inspectors	Underground 891 E 2 st u/6 #2								
25-4610 Total:		50.00							

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Invoice Number	Account Number	Invoice Date	Amount	Quantity	Payment Date	Description	Task Label	Type	PO #	Close PO	Line #
26-4765		6/9/2026	50.00	0.00	06/09/2026	Underground 630 W Berger				No	0
01-51-427-005 Zoning Inspectors											
	26-4765 Total:		50.00								
	BEXSON, JEFFERY Total		100.00								
BOB'S ADVANCED AUTO & TIRE PARTS											
BOBSADVD											
165424		6/9/2026	88.21	0.00	06/09/2026	Oil/Oil Filter/Air Filter				No	0
01-52-537-000 Maintenance-Vehicles											
	165424 Total:		88.21								
165462		6/9/2026	117.12	0.00	06/09/2026	Oil/Oil Filter/MOA				No	0
01-52-537-000 Maintenance-Vehicles											
	165462 Total:		117.12								
165487		6/9/2026	100.61	0.00	06/09/2026	Oil/Oil Filter				No	0
01-52-537-000 Maintenance-Vehicles											
	165487 Total:		100.61								
BOB'S ADVANCED AUT			305.94								
BRAIDWOOD FUEL INC											
BRWDOIL											
5-26		6/9/2026	4,697.57	0.00	06/09/2026	Fuel 05/1-05/31/26 Police				No	0
01-52-542-003 Fuel - Gasoline											
	5-26 Total:		4,697.57								
BRAIDWOOD FUEL INC			4,697.57								
CASEYS GENERAL STORE INC											
CASEYS											

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Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Description	Task Label	Type	PO #	Close PO	Line #
Account Number							Reference			
5-26a	6/9/2026	1,105.70	0.00	06/09/2026					No	0
02-70-542-003 Fuel - Gasoline					Fuel 04/24-05/23/26 Water					
5-26a Total:		1,105.70								
5-26b	6/9/2026	1,087.69	0.00	06/09/2026					No	0
01-52-542-003 Fuel - Gasoline					Fuel 04/24-05/23/26 Police					
5-26b Total:		1,087.69								
5-26c	6/9/2026	631.53	0.00	06/09/2026					No	0
01-53-542-003 Fuel - Gasoline					Fuel 04/24-05/23/26 Streets					
5-26c Total:		631.53								
5-26d	6/9/2026	-23.38	0.00	06/09/2026					No	0
02-70-542-003 Fuel - Gasoline					Fuel 04/24-05/23/26 Rebate and Fee					
5-26d Total:		-23.38								
CASEYS GENERAL STO		2,801.54								
CINTAS FIRST AID & SAFETY										
CINTAS										
5336591606	6/9/2026	157.31	0.00	06/09/2026					No	0
01-52-512-003 Other Professional Services					First Aid Cabinet/Police					
5336591606 Total:		157.31								
8408263772	6/9/2026	70.91	0.00	06/09/2026					No	0
01-53-529-000 Miscellaneous Supplies					First Aid Cabinet/Streets					
8408263772 Total:		70.91								
8408263773	6/9/2026	72.33	0.00	06/09/2026					No	0
01-53-529-000 Miscellaneous Supplies					First Aid Cabinet/Streets					
8408263773 Total:		72.33								
8408330873	6/9/2026	156.29	0.00	06/09/2026					No	0
02-70-529-000 Office Supplies					First Aid Cabinet/Water					

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Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description					Reference			
8408330873 Total:		156.29							
CINTAS FIRST AID & SA		456.84							
COM ED									
COMED									
4-2026	6/9/2026	68.18	0.00	06/09/2026				No	0
03-53-515-001 Utilities - Gas/Electric	6/9/2026	89.29	0.00	06/09/2026	3898591222 0 CALEB&CEMETARY LS 4/15-5/18/25			No	0
4-2026	6/9/2026	165.06	0.00	06/09/2026	0628962000 141 W MAIN-LITE RT/25@PARKINGLOT 4			No	0
03-53-515-001 Utilities - Gas/Electric	6/9/2026	4.50	0.00	06/09/2026	1035771222 141 W MAIN-LITE RT/25 4/15-5/14/25			No	0
4-2026	6/9/2026	243.68	0.00	06/09/2026	3766379000 Os Railroad St 4/15-5/14/25			No	0
03-53-515-001 Utilities - Gas/Electric	6/9/2026		0.00	06/09/2026	5689912222 RT/23 Reed TWP 4/8-5/7/25			No	0
4-2026 Total:		570.71							
COM ED Total:		570.71							
CUMMINS N POWER LLC									
CUMMINSN									
F2-260460768	6/9/2026	1,267.17	0.00	06/09/2026				No	0
02-70-536-102 Maintenance-Svc. Agree-Sewer					Annual Full Service				
F2-260460768 Total:		1,267.17							
CUMMINS N POWER LL		1,267.17							
DEARBORN LIFE INSURANCE COMPANY									
DEARBORN									
6-26A	6/9/2026	327.55	0.00	06/09/2026				No	0
01-52-501-001 Medical/Dental/Life					06/01/2026-06/30/2026 Police				

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Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Description	Task Label	Type	PO #	Close PO	Line #
Account Number							Reference			
6-26A Total:		327.55								
6-26B	6/9/2026	64.65	0.00	06/09/2026					No	0
01-53-501-001 Medical/Dental/Life					06/01/2026-06/30/2026 Street					
6-26B Total:		64.65								
6-26c	6/9/2026	47.10	0.00	06/09/2026					No	0
02-71-501-001 Health & Life Insurance					06/01/2026-06/30/2026 Sewer					
6-26c Total:		47.10								
6-26d	6/9/2026	36.20	0.00	06/09/2026					No	0
02-70-501-001 Medical/Dental/Life					06/01/2026-06/30/2026 Water					
6-26d Total:		36.20								
6-26e	6/9/2026	25.27	0.00	06/09/2026					No	0
01-50-501-001 Medical/Dental/Life					06/01/2026-06/30/2026 Admin					
6-26e Total:		25.27								
DEARBORN LIFE INSUR		500.77								
DTW INC										
DTW										
11565	6/9/2026	310.00	0.00	06/09/2026					No	0
01-50-512-002 IT Services					Set up invoice email/ full speed from Fiber					
11566 Total:		310.00								
11566	6/9/2026	272.80	0.00	06/09/2026					No	0
01-52-512-002 IT Services					Research fiber connection/FOIA account					
11566 Total:		272.80								
11584	6/9/2026	297.60	0.00	06/09/2026					No	0
01-50-512-002 IT Services					Conference room laptop/server updates/email maintenance					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description					Reference			
11584 Total:		297.60							
DTW INC Total:		880.40							
FISHER AUTO PARTS-C.CASSIDY FISHER 311-652431 corr	6/9/2026	41.48	0.00	06/09/2026	Trico Pro Beam blade/Oil Grease			No	0
01-53-537-000 Maintenance-Vehicles									
311-652431 corr Total:		41.48							
311-657116	6/9/2026	266.78	0.00	06/09/2026	Engine Oil Filter/Motorcraft oil			No	0
01-53-537-000 Maintenance-Vehicles									
311-657116 Total:		266.78							
FISHER AUTO PARTS-C		308.26							
FRATCO FRATCO 64321-2	6/9/2026	2,856.91	0.00	06/09/2026	Split Coupler/Smooth -Corr-Flat Grate- Smooth-Corr			No	0
01-53-529-000 Miscellaneous Supplies									
64321-2 Total:		2,856.91							
FRATCO Total:		2,856.91							
FREE PRESS FREE 00030686	6/9/2026	487.20	0.00	06/09/2026	Legal Notice run date 05/6/26			No	0
01-51-528-000 Publishing									
00030686 Total:		487.20							
FREE PRESS Total:		487.20							

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Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description		Reference						
Galls LLC									
GALLS									
34944003	6/9/2026	40.97	0.00	06/09/2026				No	0
01-52-506-002 Uniforms/ Union					Uniform Line-OC Spray				
34944003 Total:		40.97							
Galls LLC Total:		40.97							
GULDEN & ASSOC CONSULTING									
GULDENAC									
INV-000125	6/9/2026	9,002.00	0.00	06/09/2026				No	0
01-50-512-003 Other Professional Services					May Consulting				
INV-000125 Total:		9,002.00							
GULDEN & ASSOC CON		9,002.00							
HAWKINS INC									
HAWKINS									
7442751	6/9/2026	1,167.25	0.00	06/09/2026				No	0
02-70-562-101 Chemicals-Water					150# Chlorine				
7442751	6/9/2026	3,284.00	0.00	06/09/2026				No	0
02-71-562-102 Chemicals-Sewer					Totes Ferric				
7442751 Total:		4,451.25							
HAWKINS INC Total:		4,451.25							
HYSEL, PAMELA									
HYSEL									
857229	6/9/2026	165.00	0.00	06/09/2026				No	0
01-50-535-000 Maintenance - Building					Cleaning/City Hall				
857229	6/9/2026	185.00	0.00	06/09/2026				No	0
01-52-535-000 Building Maintenance					Cleaning/Police				

Invoice Number	Account Number	Invoice Date	Amount	Quantity	Payment Date	Description	Task Label	Type	PO #	Close PO	Line #
		857229 Total:	350.00								
857230		6/9/2026	165.00	0.00	06/09/2026	Cleaning/City Hall				No	0
		01-50-535-000 Maintenance - Building									
857230		6/9/2026	185.00	0.00	06/09/2026	Cleaning/Police				No	0
		01-52-535-000 Building Maintenance									
		857230 Total:	350.00								
		HYSEL, PAMELA Total:	700.00								
		ILLINOIS EPA FISCAL SERVICES, ATTN: FELIPA MENDOZA									
		ILEPA									
6-26		6/9/2026	320,985.81	0.00	06/09/2026	L17-2870 Principal WWTP Loan				No	0
		02-00-215-001 EPA Loan Payable									
6-26		6/9/2026	29,256.28	0.00	06/09/2026	L17-2870 Interest WWTP Loan				No	0
		02-70-595-000 IEPA Loan - Interest									
		6-26 Total:	350,242.09								
		ILLINOIS EPA FISCAL SE	350,242.09								
		Jeremy, McPherson									
		JeremyMc									
20261805		6/9/2026	12,395.00	0.00	06/09/2026	Selfie Sign Front Street				No	0
		16-50-620-001 Building Improvements									
		20261805 Total:	12,395.00								
		Jeremy, McPherson Total:	12,395.00								
		LOCKWOOD FURNACE CO									
		LOCKFURN									
1039299901		6/9/2026	125.00	0.00	06/09/2026	Evap Coil-multiple leaks				No	0
		02-70-535-000 Maintenance - Building									

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1039299901 Total:			125.00								
LOCKWOOD FURNACE			125.00								
LRS,LLC											
LRS											
RD11442446		6/9/2026	53,225.00	0.00	06/09/2026	Disposal Service 5/1-5/31/26				No	0
02-26-584-000 Garbage Service Charges											
RD11442446 Total:			53,225.00								
LRS,LLC Total:			53,225.00								
MENARDS JOLIET											
MENARDJ											
24416		6/9/2026	19.32	0.00	06/09/2026	Spring Water/Gallon Water				No	0
02-71-508-000 Testing											
24416		6/9/2026	26.46	0.00	06/09/2026	Purpose Wash/Foam Cannon				No	0
02-70-552-000 Tools/Equipment											
24416		6/9/2026	19.96	0.00	06/09/2026	Glade				No	0
02-70-529-000 Office Supplies											
24416 Total:			65.74								
26248		6/9/2026	15.37	0.00	06/09/2026	Scrub Brush/Brush set/Ice Cube Tray/Ice cube bin				No	0
02-71-552-000 Tools/Equipment											
26248		6/9/2026	20.24	0.00	06/09/2026	Water gallon/spring water				No	0
02-71-508-000 Testing											
26248 Total:			35.61								
MENARDS JOLIET Total			101.35								
METRIANALYTICAL GROUP INC											
SUBLAB											
GA6002527		6/9/2026	1,359.19	0.00	06/09/2026					No	0

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Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description					Reference			
02-70-563-000	Water Testing								
	GA6002527 Total:	1,359.19							
	METRI ANALYTICAL G	1,359.19							
METROPOLITAN INDUSTRIES INC									
METINDUS									
INV084960	6/9/2026	1,075.00	0.00	06/09/2026				No	0
02-70-517-000	Repairs - Water								
INV084960	6/9/2026	1,075.00	0.00	06/09/2026	Diagnosis PLL/AB Power Supply/Gram Controller			No	0
02-71-518-000	Repairs								
	INV084960 Total:	2,150.00							
	METROPOLITAN INDU	2,150.00							
MILLER HYDRAULIC SERVICE INC									
MILLER									
72719	6/9/2026	1,334.24	0.00	06/09/2026				No	0
01-53-536-000	Maintenance - Equipment								
	72719 Total:	1,334.24							
	MILLER HYDRAULIC SE	1,334.24							
NICOR GAS									
NICOR									
4-26	6/9/2026	116.23	0.00	06/09/2026				No	0
01-57-515-001	Utilities-Depot/FP/Rte66/AL								
4-26	6/9/2026	209.40	0.00	06/09/2026	4599230 11-66-17-1660 2 151N FRONT 3/23-4/22/26			No	0
01-57-515-001	Utilities-Depot/FP/Rte66/AL								
4-26	6/9/2026	98.15	0.00	06/09/2026	4453838 22-43-55-8455 6 111N CENTER 3/23-4/22/26			No	0
01-57-515-001	Utilities-Depot/FP/Rte66/AL								
	4-26 Total:	423.78							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description					Reference			
5-26	6/9/2026	80.21	0.00	06/09/2026				No	0
01-57-515-001	Utilities-Depot/FP/Rte66/AL			4599230	11-66-17-1660 2 15IN FRONT 4/22-5/21/26				
5-26	6/9/2026	144.51	0.00	06/09/2026				No	0
01-57-515-001	Utilities-Depot/FP/Rte66/AL			4455838	22-43-55-8455 6 11IN CENTER 4/22-5/21/26				
	5-26 Total:	224.72							
	NICOR GAS Total:	648.50							
OMEGA INDUSTRIAL SUPPLY INC									
OMEGAIND									
170001	6/9/2026	4,314.97	0.00	06/09/2026				No	0
02-70-562-101	Chemicals-Water				Grease Goblim/Devour Grease/Sludge Away/Mud updoot/ P:				
170001	6/9/2026	4,314.97	0.00	06/09/2026				No	0
02-71-562-102	Chemicals-Sewer				Grease Goblim/Devour Grease/Sludge Away/Mud updoot/ P:				
	170001 Total:	8,629.94							
OMEGA INDUSTRIAL S									
	OMEGA INDUSTRIAL S	8,629.94							
PITNEY BOWES GLOBAL FINANCIAL SERVICES LLC									
PITNEY									
1029455427	6/9/2026	120.00	0.00	06/09/2026				No	0
01-50-536-000	Maintenance-Equipment				Maintenance- equipment				
1029455427	6/9/2026	120.00	0.00	06/09/2026				No	0
01-51-536-000	Maintenance-Equipment				Maintenance- equipment				
1029455427	6/9/2026	120.00	0.00	06/09/2026				No	0
01-52-536-000	Maintenance-Equipment				Maintenance- equipment				
1029455427	6/9/2026	120.00	0.00	06/09/2026				No	0
01-53-536-000	Maintenance - Equipment				Maintenance- equipment				
1029455427	6/9/2026	120.00	0.00	06/09/2026				No	0
02-70-536-000	Maintenance - Equipment				Maintenance- equipment				
1029455427	6/9/2026	120.00	0.00	06/09/2026				No	0
02-71-536-000	Maintenance-Equipment				Maintenance- equipment				
	1029455427 Total:	720.00							

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Account Number							Reference			
	PITNEY BOWES GLOBA	720.00								
Police Law Institute PLI 15722	6/9/2026	1,615.00	0.00	06/09/2026	1 year Subscription Illinois Monthly				No	0
01-52-507-000 Traveling & Training										
15722 Total:		1,615.00								
Police Law Institute Total:		1,615.00								
RADAR MAN INC RADARMAN 6959	6/9/2026	685.00	0.00	06/09/2026	Radar certifications/stalker star screws				No	0
01-52-536-000 Maintenance-Equipment										
6959 Total:		685.00								
RADAR MAN INC Total:		685.00								
ROBINSON ENGINEERING ROBENGIN 26050213	6/9/2026	16,373.00	0.00	06/09/2026	27-R004901 Contract Roadway Design				No	0
01-50-510-000 Fees - Engineering										
26050213 Total:		16,373.00								
26050215	6/9/2026	3,362.75	0.00	06/09/2026	19-R011002 Braidwood WTP/WWTP				No	0
02-70-510-000 Fees - Engineering										
26050215 Total:		3,362.75								
26050216	6/9/2026	1,481.50	0.00	06/09/2026	21-R011002 BRW Route 53 Truck Parking				No	0
01-50-510-000 Fees - Engineering										
26050216 Total:		1,481.50								

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Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Description	Task Label	Type	PO #	Close PO	Line #
Account Number							Reference			
26050217	6/9/2026	245.25	0.00	06/09/2026					No	0
01-50-510-000 Fees - Engineering					22-R011001 BRW D'Orazio Development					
26050217 Total:		245.25								
26050218	6/9/2026	967.50	0.00	06/09/2026					No	0
01-50-510-000 Fees - Engineering					22-R011003 988 N Division St					
26050218 Total:		967.50								
26050219	6/9/2026	1,736.75	0.00	06/09/2026					No	0
01-51-510-000 Fees - Engineering					24-R011002 Gas station-Ridegway Petrol					
26050219 Total:		1,736.75								
26050220	6/9/2026	137.75	0.00	06/09/2026					No	0
01-50-510-000 Fees - Engineering					24-R011006 Comet Self Storage					
26050220 Total:		137.75								
26050221	6/9/2026	1,502.75	0.00	06/09/2026					No	0
02-70-510-000 Fees - Engineering					24-R058204 Generator Relocation-Replacement at WTP/SI					
26050221 Total:		1,502.75								
26050222	6/9/2026	322.50	0.00	06/09/2026					No	0
01-51-510-000 Fees - Engineering					25-R011002 Townes of Braidwood/Phase 2 and 2A					
26050222 Total:		322.50								
26050223	6/9/2026	104.50	0.00	06/09/2026					No	0
01-51-510-000 Fees - Engineering					25-R011003 Ultimate Rides Parking lot					
26050223 Total:		104.50								
26050224	6/9/2026	1,051.50	0.00	06/09/2026					No	0
01-51-510-000 Fees - Engineering					25-R011004 Camping World 2025 Parking lot Expansion					
26050224 Total:		1,051.50								
26050225	6/9/2026	514.00	0.00	06/09/2026					No	0
01-50-510-000 Fees - Engineering					25-R011005 Grant and Funding Opportunities					
26050225 Total:		514.00								

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Account Number	Description		Reference						
26050226	6/9/2026	514.00	0.00	06/09/2026				No	0
01-53-510-000 Fees - Engineering		1,642.75		25-R039604 2025 Road Program CE					
26050227	6/9/2026	1,642.75	0.00	06/09/2026				No	0
01-51-510-000 Fees - Engineering		8,093.00		25-R0929 Planning Services					
26050228	6/9/2026	1,920.50	0.00	06/09/2026				No	0
01-50-510-000 Fees - Engineering		7,232.75		25-R1066 GIS-Mapping Updates					
26050229	6/9/2026	1,920.50	0.00	06/09/2026				No	0
01-50-510-000 Fees - Engineering		7,232.75		26-R0110 Engineering 2026					
26050230	6/9/2026	2,354.00	0.00	06/09/2026				No	0
01-50-510-000 Fees - Engineering		2,354.00		26-R011001 Hickory Self Storage					
26050231	6/9/2026	514.00	0.00	06/09/2026				No	0
01-53-511-001 Fees - Legal		514.00		26-R011002 BRW Traffic Study					
26050232	6/9/2026	20,900.00	0.00	06/09/2026				No	0
02-70-510-000 Fees - Engineering		20,900.00		26-R0495 BRW-2026 San/ Sewer Flow Monitoring					
26050233	6/9/2026	7,740.25	0.00	06/09/2026				No	0
16-50-620-007 OSLAD		7,740.25		26-R0517 Town Center Park Design					

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Account Number							Reference			
26050234	6/9/2026	1,250.00	0.00	06/09/2026					No	0
01-50-510-000 Fees - Engineering				27-R0049 2027 MFT						
26050234 Total:		1,250.00								
26050287	6/9/2026	3,739.00	0.00	06/09/2026					No	0
01-53-510-000 Fees - Engineering				25-R011010 Drainage investigation						
26050287 Total:		3,739.00								
ROBINSON ENGINEERI		83,186.00								
RYAN, LLC										
RYANLLC										
833982	6/9/2026	2,835.00	0.00	06/09/2026					No	0
13-10-512-000 Services - Other Professional				Annual TIF 5/31/2026						
833982 Total:		2,835.00								
RYAN, LLC Total:		2,835.00								
Smith Painting Services										
SMITHP										
3186	6/9/2026	7,700.00	0.00	06/09/2026					No	0
01-52-535-000 Building Maintenance				Painted Complaints room/supply room/corridor/locker room						
3186 Total:		7,700.00								
3187	6/9/2026	4,900.00	0.00	06/09/2026					No	0
01-50-535-000 Maintenance - Building				Mayors Office/City Hall Meeting Room						
3187 Total:		4,900.00								
3188	6/9/2026	2,260.83	0.00	06/09/2026					No	0
01-52-535-000 Building Maintenance				Chair Rail install and painting/Police						
3188 Total:		2,260.83								

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	T-MOBILE Total:	911.21							
UNIFORMS DIRECT LLC									
UNIFDRCT	6/9/2026	20.00	0.00	06/09/2026				No	0
O1009017				Community Service Officer Patch/ R Coronelli					
01-52-506-002 Uniforms/ Union									
	O1009017 Total:	20.00							
O1009317	6/9/2026	1,965.00	0.00	06/09/2026				No	0
01-52-506-002 Uniforms/ Union				Uniform C Wolfe					
	O1009317 Total:	1,965.00							
O1009322	6/9/2026	1,965.00	0.00	06/09/2026				No	0
01-52-506-002 Uniforms/ Union				Uiiform B Norred					
	O1009322 Total:	1,965.00							
O1009323	6/9/2026	1,965.00	0.00	06/09/2026				No	0
01-52-506-002 Uniforms/ Union				Uniform N Field					
	O1009323 Total:	1,965.00							
UNIFORMS DIRECT LLC									
	O1009323 Total:	5,915.00							
US BANK									
USBANK1	6/9/2026	45.19	0.00	06/09/2026				No	0
0167. 5-26				Zazzle					
01-52-512-500 Misc - expenditures									
	0167. 5-26 Total:	45.19							
3738	6/9/2026	367.90	0.00	06/09/2026				No	0
02-70-517-000 Repairs - Water				Trojantechnologies/HYD Tube					
	3738 Total:	367.90							
3738.2	6/9/2026	254.00	0.00	06/09/2026				No	0

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Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Description	Task Label	Type	PO #	Close PO	Line #
Account Number							Reference			
02-70-517-000 Repairs - Water					Trojantechnologies/freight					
3738.2 Total:		254.00								
4457	6/9/2026	26.93	0.00	06/09/2026	Crown Awards				No	0
01-52-512-500 Misc - expenditures										
4457 Total:		26.93								
5118	6/9/2026	29.64	0.00	06/09/2026	Google				No	0
01-50-526-000 Dues/Subscriptions										
5118 Total:		29.64								
5269	6/9/2026	162.43	0.00	06/09/2026	SP Fathead				No	0
01-52-535-000 Building Maintenance										
5269 Total:		162.43								
5626	6/9/2026	38.48	0.00	06/09/2026	Diamond Gas N Wash				No	0
01-52-529-000 Supplies										
5626 Total:		38.48								
6088	6/9/2026	603.03	0.00	06/09/2026	Google Workspace				No	0
01-50-526-000 Dues/Subscriptions										
6088 Total:		603.03								
6425	6/9/2026	171.71	0.00	06/09/2026	Lettering.com				No	0
01-52-535-000 Building Maintenance										
6425 Total:		171.71								
6758	6/9/2026	72.96	0.00	06/09/2026	SP First Class Uniform				No	0
01-52-506-002 Uniforms/ Union										
6758 Total:		72.96								
6822	6/9/2026	64.99	0.00	06/09/2026	Crown Awards				No	0
01-52-512-500 Misc - expenditures										

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Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
6822 Total:		64.99							
8525	6/9/2026	53.01	0.00	06/09/2026				No	0
01-52-512-500 Misc - expenditures				Crown Awards					
8525 Total:		53.01							
9869	6/9/2026	55.25	0.00	06/09/2026				No	0
01-50-507-000 Training				BrakeTime					
9869 Total:		55.25							
US BANK Total:		1,945.52							
USA BLUE BOOK-HD SUPPLY									
USABLUBK									
INV01051320	6/9/2026	24.13	0.00	06/09/2026				No	0
02-71-552-000 Tools/Equipment				Lift Station Log					
INV01051320	6/9/2026	58.04	0.00	06/09/2026				No	0
02-70-562-101 Chemicals-Water				Free DPD					
INV01051320	6/9/2026	261.20	0.00	06/09/2026				No	0
02-71-552-000 Tools/Equipment				Sample DIP					
INV01051320	6/9/2026	54.82	0.00	06/09/2026				No	0
02-70-562-101 Chemicals-Water				PH 4/7/10					
INV01051320	6/9/2026	294.50	0.00	06/09/2026				No	0
02-70-536-000 Maintenance - Equipment				Replacement lamp					
INV01051320	6/9/2026	223.06	0.00	06/09/2026				No	0
02-71-562-102 Chemicals-Sewer				Broth with rosolic Plastic					
INV01051320 Total:		915.75							
USA BLUE BOOK-HD SU									
VULCAN INDUSTRIES INC									
VULIDUS									
26159-19680	6/9/2026	5,600.89	0.00	06/09/2026				No	0
02-71-518-000 Repairs				Lower fixed Lamella/Lower lamella spacer/lower moving la					

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Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description		Reference						
26159-19680 Total:		5,600.89							
VULCAN INDUSTRIES I		5,600.89							
WESCOM									
WESCOM									
20260704	6/9/2026	13,233.42	0.00	06/09/2026				No	0
01-52-512-000 Dispatch services					July 2026 Dispatching Services				
20260704 Total:		13,233.42							
WESCOM Total:		13,233.42							
WEX BANK									
AMOCO									
112764342	6/9/2026	605.00	0.00	06/09/2026				No	0
01-52-542-003 Fuel - Gasoline					Fuel 4/26-5/25/26 Police				
112764342	6/9/2026	215.00	0.00	06/09/2026				No	0
01-55-542-000 Fuel - Gasoline					Fuel 4/26-5/25/26 ESDA				
112764342	6/9/2026	-56.59	0.00	06/09/2026				No	0
01-52-542-003 Fuel - Gasoline					Prior Double Payment				
112764342 Total:		763.41							
WEX BANK Total:		763.41							
WEX BANK									
CIRCLEK									
112630123	6/9/2026	176.94	0.00	06/09/2026				No	0
01-52-542-003 Fuel - Gasoline					Fuel 04/24-05/23/26 Police				
112630123 Total:		176.94							
WEX BANK Total:		176.94							

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Invoice Number	Account Number	Invoice Date	Amount	Quantity	Payment Date	Description	Task Label	Type	PO #	Close PO	Line #
WILL COUNTY ANIMAL CONTROL WCANIMAL G2601002		6/9/2026	650.00	0.00	06/09/2026	Complaint C047462 and C0009512914				No	0
G2601002 Total:			650.00								
WILL COUNTY ANIMAL			650.00								
Report Total:			625,066.51								

CLIENT: 122924 City of Braidwood - City of Braidwood 1

EMPLOYEE	RATE		HOURS		EARNINGS		GROSS	TAXES	DEDUCTIONS	NET PAY
	REG	OT	REG	OT	REG	OT				
COMPANY TOTAL	2,411.25	86.75	53.50 CompU 84.00 FTO	81,254.31 4,902.90	2,007.14 CompU 126.00 FTO	100,360.10	6,068.01 SOC 1,419.14 MED 8,891.92 FITWH 4,338.12 IL	294,784.57 Roth 24,61 AFLAC Pre 465,00 BCBS 400,00 DD 75,00 DD1 3,221.33 DefComp 443,28 Dent125 92,76 HumanaLife 746,64 IMRF EE 1,149,33 IMRF EE 2 136,05 IMRF ER 209,43 IMRF ER 2 208,74 IMRF POS 529,92 LibertyAT 649,80 LibertyPre 32,00 LifeAdtl 94,00 MAP190Dues 63,00 PBF 4,094,29 PDPension 15,384,99 PoiMatch 743,20 RHFP 134,53 Union 150 97,50 Union 179 317,00 Union PBLC 620,26 UnionAdmin 109,68 V125	64,952.96 Net Pays 45	
			136.00 Hol 2.00 Hol1.5 0.75 OT Brd Mtg 10.00 OT Sp Actv 20.50 OT Train 2.00 Pager 49.00 Person 32.50 Sick 84.00 Vac	81,254.31 4,902.90	2,007.14 CompU 126.00 FTO 83.30 GTL50 Life 4,336.56 Hol 103.86 Hol1.5 30.26 OT Brd Mtg 499.20 OT Sp Actv 1,204.95 OT Train 200.00 Pager 1,423.01 Person 736.45 Sick 3,452.16 Vac	100,360.10				
						100,360.10			14,606.65	64,952.96

TAXABLE WAGES	RATE%	EMPLOYER LIABILITY
SOCER	6.20	6,068.01
MEDER	1.45	1,419.14
SOC		
MED		
FITWH		
IL		
UNEIL		
		7,487.15

ORDINANCE NO. _____

AN ORDINANCE WAIVING COMPETITIVE BIDDING AND APPROVING THE PURCHASE OF TWO 2026 GMC SIERRA 2500HD TRUCKS WITH PLOWS FROM ARNIE BAUER CHEVROLET LLC

WHEREAS, the City of Braidwood (“City”) is a duly organized and existing City created under the provisions of the laws of Illinois; and

WHEREAS, Section 2-3-8 of the Illinois Municipal Code (65 ILCS 5/2-3-8) authorizes the City to purchase property and equipment for public purposes; and

WHEREAS, due to the unique and limited inventory suitable to the City’s needs, the Corporate Authorities for the City of Braidwood have determined that it is necessary and expedient to waive the competitive bidding procedures and approve a quote from Arnie Bauer Chevrolet LLC for two trucks with snow plows each not to exceed \$63,254.43, as set forth in the quote attached hereto as Exhibit A, totaling \$126,508.86.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BRAIDWOOD AS FOLLOWS:

SECTION 1. RECITALS INCORPORATED

The recitals set forth hereinabove shall be and are hereby incorporated as findings of fact as if said recitals were fully set forth herein.

SECTION 2. AUTHORIZATION TO PURCHASE

The Corporate Authorities for the City of Braidwood hereby:

1. waives the competitive bidding procedures by at least a two-thirds (2/3) vote; and
2. approves the purchase from Arnie Bauer Chevrolet LLC two (2) 2026 GMC Sierra 2500HD 4WD Double Cab 149” Pro with Western 9’6” MVP plow, LED plow lights, and strobe lights each not to exceed \$63,254.43, as set forth in the quote attached hereto as Exhibit A for a total price of \$126,508.86; and
3. authorizes the Mayor for the City of Braidwood, or his designee, to sign any necessary paperwork the carry out the intent of this Ordinance.

SECTION 3. SEVERABILITY

If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect

SECTION 4. REPEALER

Any policy, resolution, or ordinance that conflicts with the provisions of this ordinance shall be and is hereby repealed to the extent of such conflict.

SECTION 5. EFFECTIVE DATE

This ordinance shall be in full force and effect from and after its passage, approval, publication, and filing with the City Clerk as provided by law.

PASSED this ____ day of _____, 2026 with ____ members voting aye, ____ members voting nay, the Mayor voting _____, with ____ members abstaining or passing and said vote being:

	AYE	NAY	ABSTAIN
ABSENT			

Commissioner Elizabeth Dixon	_____	_____	_____	_____
Commissioner Warren Wietting	_____	_____	_____	_____
Commissioner James Mikel	_____	_____	_____	_____
Mayor Todd Lyons	_____	_____	_____	_____
Commissioner Dale Walsh	_____	_____	_____	_____

APPROVED THIS ____ day of _____, 2026.

Mayor

ATTEST:

City Clerk

Exhibit A

Quote from Arnie Bauer Chevrolet LLC