

Minutes of the Regular Meeting of the Planning and Zoning Board

Monday, March 2, 2026 at 7:00 pm

Braidwood City Hall 141 W. Main St. Braidwood, IL 60408

Call to Order: The Regular meeting of the Braidwood Planning and Zoning Board was called to order at 7:00 pm by Chairman George Kocek in the Council Chambers of the Braidwood City Hall.

Pledge of Allegiance: Chairman George Kocek requested all to rise for the Pledge of Allegiance.

Roll Call: Upon Roll Call, the following officials answered "Here" or "Present."

Present: Tyler Geis, Raymond McShane, Wayne Kancler, Raymond Doogan, and George Kocek

Absent: Nick Stewart and Dave Slager

Quorum: George Kocek announced that a quorum was present, so the meeting was in order.

Also Present Were: City Management Consultant Steve Gulden and City Clerk Sarah Weaver

Public Comment: None.

Approval of Minutes: The officials were asked to review the minutes of the Planning and Zoning Board meeting of Wednesday, February 4, 2026. There being no issues on the minutes, Chairman asked for a motion to approve. Geiss made a motion, seconded by McShane to approve the minutes. Motion carried with 5 ayes; 0 nays; (Geiss, McShane, Kancler, Doogan, and Kocek)

Old Business: None.

Public Hearing: At 7:03 pm, Chairman Kocek opened the public hearing on the proposed Variance Request PIN: 02-24-07-117-001-0000, commonly known as 225 N. Hickory Street.

Fence Variance Request – 225 North Hickory Street

PIN: 02-24-07-117-001-0000

Zoning District: I-1

The Commission opened a public hearing regarding a request for a variance to permit a six (6) foot-high fence within the required front yard and corner side yard at 225 North Hickory Street, located in the I-1 zoning district.

City Consultant Manager, Steve Gulden, explained that the variance request had previously been discussed at the February 4, 2026, meeting but was not acted upon due to a jurisdictional

noticing requirement that had not been met at that time. The matter was properly noticed and included in the current meeting packet.

The property is a storage unit facility. The applicant is requesting approval to install a six-foot-high decorative aluminum fence (wrought-iron appearance) along portions of the front and side yards, where only a three-foot-high fence is otherwise permitted under I-1 zoning regulations. The fence will connect to the buildings and enclose the property for security purposes.

Staff indicated that:

- The fence design is decorative in nature.
- Landscaping is planned along the frontage.
- The improvement will enhance security and maintain an attractive appearance.
- Staff has no objections to the request and recommends approval.

The applicant, Mr. D’Orazio, was present to answer questions.

Public Comment (Public Hearing): There was no public comment.

7:06 pm. The public hearing was closed.

Commission Discussion

Commissioners noted the decorative appearance of the fence and agreed it would be an attractive addition, particularly along the Hickory Street frontage. The request was described as straightforward.

7:07 pm. Chairman asked for a motion to approve or deny the variance to permit a 6’ fence within the required front yard and corner side yard in the I-1 Zoning District. Doogan made a motion to approve, seconded Geiss. Motion carried with 5 ayes; 0 nays; (Doogan, Geiss, McShane, Kancler, and Kocek)

Next Planning and Zoning meeting TBA.

Adjournment: At 7:08 pm. a motion to adjourn was made by McShane, seconded by Doogan. Motion carried 5 ayes; 0 nays; (McShane, Doogan, Geiss, Kancler, and Kocek)