

**Minutes of the RESCHEDULED Regular Meeting of the Braidwood Committee of the Whole
Thursday, March 12, 2026.
Braidwood City Hall 141 W. Main St., Braidwood, IL 60408**

I. Call to Order

The RESCHEDULED Regular Meeting of the Braidwood Committee of the Whole on March 12, 2026 was called to order at 6:30 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, Warren Wietting, Dale Walsh, Todd Lyons

Absent: James Mikel

Appointed Officials:

Present: City Consultant Manager Steve Gulden, Chief Eric Allen, City Clerk Sarah Weaver, and 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. Approval of Minutes

- A.** Approve Minutes of the Tuesday, February 10, 2026, Committee of the Whole Comm. Streets & Public Improvements Dale Walsh made a motion, seconded by Comm. Accounts & Finance Liz Dixon, to Approve. Motion Passed with 4 ayes; 0 nays; 0 Abstain (Liz Dixon, Warren Wietting, Dale Walsh, Todd Lyons)

V. Discussion

A. RVi-Town Center Services: Todd

The Council discussed entering into an agreement with RVi Planning & Landscape Architecture for the design and construction observation services related to the Town Center project.

Services include:

- Design of the Town Center gateway
- Pergola with seating
- Berm with evergreen screening
- Performance pavilion and event lawn
- Picnic shelter
- Game tables and bocce court amenities
- Benches and pedestrian pathways
- Stormwater detention
- Concrete vendor pads

RVi will also assist with bidding, contractor selection, and ensure compliance with the OSLAD grant requirements. Steve noted that the firm is the same design team that assisted with the original grant and conceptual design. This item will be placed on the next City Council agenda for approval.

B. Building Code Update: Steve

Building Permit Coordinator Shelly Frideres presented proposed updates to the City's building codes, moving from the 2009 Building Codes to the 2024 Building Codes.

Key updates include:

- Commercial buildings must install fire sprinkler systems unless:
 - The building is under 1,500 sq.ft.
 - Single-Story
 - Not used for sleeping
 - Not classified as hazardous
 - No basement
- Residential homes over 5,500 sq.ft. (including basements, upper floors, and attached garages) must install fire sprinklers.
- Detached garages and accessory structures:
 - 800 sq. ft. or less requires a thickened edge slab
 - Over 8000 sq. ft. requires a footing and foundation.

C. IDOT Agreement: Sean

The Council discussed a resolution and agreement with the Illinois Department of Transportation (IDOT) allowing the city to perform limited maintenance within IDOT right-of-ways.

The agreement:

- Must be renewed every two years
- Allows city crews to perform minor maintenance such as:
 - Weed removal
 - Trash pickup
 - General cleanup

Major maintenance will remain the responsibility of IDOT. The agreement will cover the years 2026 through 2028.

D. Vercelote Agreement: Bryan

City Attorney Wellner discussed a proposed agreement concerning the property located at 693 W. Main Street. The property contains a garage without a principal residential structure, which is not permitted under current zoning regulations.

The proposed agreement:

- Recognizes the structure as a legal nonconforming use because it existed prior to 2008.
- Allows the owner to:
 - Install a fence
 - Construct a concrete driveway connecting to the roadway

Conditions include;

- The structure may only be used for purposes typical of a residential garage.
- No business operations may occur on the property.

- If the property is sold or the agreement violated, the garage must either be removed or a principal structure constructed.

City staff noted that similar agreements may appear in the future for other longstanding nonconforming properties.

E. Hickory St. Variances and Site Plan: Steve

Discussion was held regarding the proposed self-storage development at 225 N. Hickory Street. The property is zoned I-1 Industrial, where self-storage facilities are permitted.

The developer is requesting two variances:

1. Setback reduction

- Required: 50 feet
- Requested 30 feet

2. Fence height

- Code limit: 3 feet
- Requested: 6-foot decorative wrought iron style fence

The Planning Commission unanimously recommended approval. City staff noted the project includes brick accents, landscaping, and overall improvements that will enhance the appearance of the area. The item will move to the City Council for final consideration.

F. Water rate: Liz

Commissioner Dixon reviewed a preliminary draft of the upcoming budget. Although the ordinance allows for a 4% annual water rate increase, the City will implement only a 2% increase this year. The adjustment will take effect May 1, 2026. An ordinance reflecting this change will be presented for approval at the March 24, 2026, City Council Meeting.

G. Selfie Wall Construction Agreement: Steve

The Council discussed a proposed Route 66-themed selfie wall as part of a beautification initiative funded by a grant secured through the Braidwood Area Healthy Community Coalition.

Key details:

- Grant funding between \$70,000 and \$80,00
- This projects estimate cost: approximately \$15,000

The project will include:

- Brick columns and base
- Decorative signage
- lighting
- Route 66 themed design

Local contractor Jeremy McPherson proposed constructing the masonry components for \$15,755, but agreed to reduce the price by \$5,560 in exchange for two future water and sewer tap permits.

Additional costs include:

- Sign fabrication: approximately \$2,000 - \$2,500

- Electrical work for lighting

The goal is to complete the project prior to the Route 66 Centennial Red Carpet Corridor event in May 2026.

H. Comet Storage Fee: Steve

Comet Storage requested a waiver of the remaining \$2,500 building permit fee.

Background:

- The city previously credited the developer \$5,013 for engineering review fees related to relocating the entrance from Walnut Street to Kennedy Road.
- The developer has already paid \$2,500 toward the permit.

Steve requested Council direction on whether to waive the remaining fee. Several Council members indicate concern since the city had already provided a fee credit. No final decision was made during the discussion.

VI. Public Comment

No public comments were offered.

VII. 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

VIII. Adjournment

Comm. Accounts & Finance Liz Dixon made a motion, seconded by Comm. Public Buildings & Property Warren Wietting, to Adjourn. Motion Passed with 4 ayes; 0 nays; 0 Abstain (Liz Dixon, Warren Wietting, Dale Walsh, Todd Lyons)

Mayor

City Clerk