

**AGENDA
REGULAR MEETING OF
THE PRESIDENT AND THE BOARD OF TRUSTEES
THE VILLAGE OF WAYNE
5N430 Railroad Street - Wayne, Illinois 60184**

Tuesday, February 3, 2026

7:30pm

Link to Join Webinar

<https://us06web.zoom.us/j/85036473381>

I. Pledge of Allegiance

II. Call to Order - Roll Call

III. Public Comment - (please limit your comments to three minutes)

Speakers may submit written comments in lieu of verbal comments by emailing them to clerk@villageofwayne.org not later than noon the day preceding the day of the meeting. The Clerk shall deliver written comments to the Board President and Trustee. The President may acknowledge receipt of them during open meetings without reading them verbatim. Though not required by OMA, anyone wishing to make public comments without attending the meeting in person may do so through the Village's zoom platform by clicking the raise hand icon.

The Public Comment section is intended to give the public an opportunity to present a comment or opinion to the Board of Trustees. It is not intended to be a time for questions and answers or debate on political issues. Discussion between speakers and other members of the audience will not be permitted. For questions, please email members of the Board directly and a Board member or staff will respond directly. Public Comment should be limited to this portion of the agenda and the public should not interrupt the Board during the remainder of the meeting. Should a member of the public become disruptive or interrupt another speaker they will be warned once, and if the disruption continues, removed from the meeting.

IV. Approval of Remote Attendance for Trustee

IX. C. Finance – Pete Connolly

- 1. Architect's Presentation – Stephen Nelson, CEO, Larson & Darby Group
Project Architect – Overview, Process, Questions from Board**

V. Reports of Boards, Commissions, Staff, and Action Items

- A. Plan Commission**
- B. Zoning Board of Appeals**
- C. Engineering**
- D. Park Commission**

VI. Consent Agenda

- A. Minutes January 20, 2026 – Open & Closed Session**

VII. Items Removed from Consent Agenda

VIII. Ordinances and Resolutions

IX. Reports of Officers and Action Items

- A. Clerk's Report – Patti Engstrom**
- B. Treasurer's Report – Howard Levine**

- C. President's Report – Eileen Phipps
- D. Village Attorney's Report – David Freeman
 - 1. Closed Session Section 2©(21) of Open Meetings Act
 - Item F. Discussion Semi-Annual Review of Closed Minutes

X. Appointments – Village Commissions and Committees – President Phipps

XI. Reports of Trustees and Action Items

- A. Public Safety – Pete Connolly
- B. Public Works – Mike Dimitroff
- C. Finance – Pete Connolly
- D. Administration – Karen Kaluzsa
- E. Development/Historic and Rural Preservation – Ed Hull
- F. Building & Zoning – Ed Hull
- G. Parks – Emily Miller
- H. Technology – Guy Bevente

XII. Old Business

XIII. Closed Session

- A. Pending, Imminent or Probable Litigation – Open Meetings Act, 5 ILCS 120/2 (c) (11)
Open Meetings Act, 5 ILCS 120/2 (c) (1)B
- B. Appointment, Employment and Compensation of Village Employees–Open Meetings Act,
5 ILCS 120/2 (c)(1)
- C. Purchase or Lease of Real Property – Open Meetings Act, 5 ILCS 120/2 (c) (6)
- D. The Setting of a Price for Sale or Lease of Village Property, 5 ILCS 120/2 (c) (6)
- E. Security Procedures, Personnel, Equipment in Response to Threat of Potential
Danger to Employees, Staff, Public or Public Property, 5 ILCS 120/2 (c) (8)
- F. Discussion of Closed Minutes for Purposes of Approval or Semi-Annual Review,
5 ILCS 120/2 (c) (21)
- G. The Selection of a Person to Fill Public Office, 5 ILCS 120/2 (c) (3)

Viewing the meeting via the Zoom webinar is offered as a convenience to the public but is not legally required. Access may be interrupted due to technical difficulties and, in the event the Village is unable to block public viewing when the Board enters a Closed Session, viewers will be removed from the Zoom meeting.

XIV. Closed Minutes Determination

XV. New Business

- A. Pederson Properties, Rt. 25 IGA

XVI. Adjournment

Note: Any person who has a disability requiring a reasonable accommodation to participate in this meeting should contact ADA Compliance Officer Mon-Thurs 8:00am–12:00pm Village of Wayne, 5N430 Railroad Street, P.O. Box 532, Wayne, IL 60184, or call (630) 584-3090. Requests for a qualified interpreter require five (5) working days' advance notice.

UPDATE ON BUILDING AND ARCHITECTURAL SEARCH RESULTS

As previously reported, we have been systematically collecting data regarding the costs associated with new construction for a police department/village hall, as well as evaluating the advantages of repurposing existing Village owned real estate on Army Trail Road. The following bullet points summarize recent and upcoming projects from the past two years in the region:

- Woodridge Police Department: Completed March 2024, 32,000 SF, \$15,000,000, \$468.75 per SF.
- South Elgin Public Safety Center: Completed November 2024, 30,000 SF, \$17,546,487, \$584.88 per SF.
- Lake in the Hills Police Department: Scheduled completion Winter 2025, 39,574 SF, \$23,700,000, \$598.88 per SF.
- Schaumburg Police Department: Scheduled to begin in 2027, 146,000 SF, \$110,000,000, \$753.42 per SF.
- Geneva Police Department: Scheduled to commence in 2027, base building at 45,000 SF, \$38,500,000, \$855.55 per SF; with an additional 7,700 SF for indoor range and parking, total construction costs increase to \$47,500,000, \$901.33 per SF.

While there is less comprehensive information available regarding projects focused on repurposing buildings, interest in this approach is growing. For instance, the City of Yorkville repurposed a 43,000 SF professional office building in 2023 for their City Hall and Police Department at a cost of \$10,500,000 (\$244 per SF). The City Administrator noted that the combined cost of acquisition and renovation amounted to half the estimated expense of constructing a new facility. Similarly, Lake Forest acquired a 98,000 SF office building in 2024 for \$3,500,000, budgeting \$25,000,000 for conversion into a police department and other municipal uses. Their analysis indicated that adaptive reuse would yield considerable cost savings, as new construction was projected to range from \$41,600,000 to \$51,600,000. These significant savings have prompted the Village of Oak Park at their November Board meeting to authorize, if necessary, the condemnation of the US Bank building for a future police building.

This information played an integral role during our evaluation phase, which drove the recommendation at the September 16th Board meeting to proceed with selecting an architect to assess the estimated cost of repurposing the Army Trail Road property. We detailed this process in the most recent issue of the Wayne Window and are nearing its conclusion. The Selection Committee comprised the following members:

- Pete Connolly, Trustee, Chair
- Guy Benvente, Trustee – experienced in reviewing qualifications and corporate vendor selection
- Carl Groesbeck, Architect with over 30 years of architectural and commercial real estate development experience
- Greg Richard, Architect with over 30 years of experience and architect of the subject building
- Tim Roberts, Village of Wayne Chief of Police and primary building tenant

Following a thorough review, Larson & Darby Group emerged as the top-ranked firm. With a history spanning over 60 years and service to 50 municipal clients across Illinois and southern Wisconsin, the firm brings substantial expertise, including ongoing projects for the cities of Rockford and Janesville, Rockford Fire Department, St. Charles and DeKalb Park Districts, Fox River Water Reclamation District, and various municipalities, school districts, and park districts. Stephen Nelson, Principal in Charge, will serve as Project Manager and has notable experience with police station and village hall projects in Milan, Sycamore, Plainfield, Lyons, and other communities.

We are currently finalizing an Agreement for Services contract and aim to present it for Board approval at the February 17th Board meeting. Stephen Nelson has been invited to attend the February 3rd meeting to introduce Larson & Darby to the Board of Trustees and address any questions. The firm's scope encompasses all improvements to both the exterior envelope and interior requirements necessary for repurposing. Our Request for Qualifications included an estimated budget of \$1,250,000 for this phase of the project, and we anticipate receiving initial cost estimates from Larson & Darby in March. This will allow us to host a Town Hall meeting with the architectural firm, enabling us to update residents and respond to their inquiries.