

Village of  
Wayne, IL



**VILLAGE OF WAYNE  
VILLAGE HALL & POLICE STATION  
PLANNING STUDY**

**INTELLIGENT PLANNING • CREATIVE DESIGN • MAXIMUM VALUE**



# TOWN HALL MEETING INTRODUCTION



# TOWN HALL MEETING – JANUARY 7<sup>TH</sup>, 2023

Good morning and Thank You for attending today's Town Hall meeting. I'm Pete Connolly and together with Trustee Gary Figurski and Chief Roberts, we have been the Village team working with Williams Associates whom we hired to help and give guidance in our research to determine space needs, accessibility issues and other requirements for evaluating the best solution to address the problem we are facing with the existing Village Hall and Police Department building. We are in an old cobbled together lumber yard building that is at least 80 years old and has lasted far longer than anyone could have imagined. There are now enough serious issues with the building coupled with a questionable ability to rehab to meet current accessibility standards that it would be irresponsible not to start the process of evaluating our alternatives.

We chose Williams to help in this process as they are one of the most recognized architects of municipal buildings in the Midwest with corporate headquarters down the road in Itasca.

I want to make it clear that to date no substantive decision regarding a new Village Hall have been made by your Village Board and that no substantive decisions will be made at this Town Hall Meeting as there will be much to be digested as we move forward to the next stage, which will taking this information, researching alternatives, and analyzing budget considerations. This process will result in another Town Hall meeting to discuss these alternatives before moving forward.

We are pleased to be joined today by Mark Bushhouse, President of Williams Architects and his associate Natalie Clemens, both Mark and Natalie have been involved in all our meetings and Gary, Tim and I have been most fortunate to receive the benefit of their experience and knowledge on a first-hand basis.

To set the stage, the Village Board and those attending today are seeing this presentation at the same time. We decided on this format so more residents could attend and participate in a Town Hall meeting format than at a normal Village Board meeting and your input is important to our decision-making process. We hope the meeting will be educational and informative as to where the process is **today**, we are **not** in the **decision stage yet**, but after today's presentation we will better informed to research alternatives and analyze budget consideration in preparation for our next Town Hall meeting.

As a little bit of history, replacing the Village Hall was in the Village's Long Range Plan some 25 years ago, and items in the long-range plan are generally those whose costs we would expect to incur within the following 10 years. This stayed in the long-range plan for several years, but we eventually moved the expense to beyond 10 years as we decided that we would not realistically want to incur this type of expenditure until it was really warranted.

Well, with the need to move the Police Department out of their space due to deteriorating conditions that Gary will address momentarily, the time arrived to tackle the building issues and our future space needs.

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Here's a brief recap of Board action to date to address this issue:

The top priority was to secure temporary space for our Police Department, this was accomplished with the leasing of the building on Army Trail Road.

A second major Board effort was to research to see if there was any State grant money available to help finance a new building. Through our contacts, we were recommended for and able to apply for a grant that includes \$500,000 for building and capital improvements. The grant process has taken over a year to wrap up due to the State not being fully opened in 2021 and part of 2022, but we have just received and signed the papers needed for the grant prior to receiving the final approval from the State.

The third step was hiring Williams to help with the building need assessment.

And the fourth, is holding this Town Hall meeting.

Some people thought that asking Historic Sites if they would approve removing the “non-contributing” existing structure was an indication of the Board’s final decision on the current building – **it was not** – that approval was needed to allow Williams to consider the existing site as a potential site for a new building. Without this option, the only available site for a new building would have been on our Public Works site, and if the decision is made to proceed with a new building, it is only prudent to determine if we would have both sites available for consideration or just one of them.

I also want to note that for this part of the process, Williams was not engaged to produce renderings on the exterior of the building. The exterior will be greatly influenced by which final option is selected, together with the size and ultimate location. Clearly, if it is in the Historic District, the exterior needs to be compatible to the District.

I will now turn the meeting over to Gary, who will give you a synopsis on the issues we are facing with our existing building which will inform you on why certain options with the current building are probably limited.

Gary will then turn the meeting over to Mark and Natalie for their presentation.

That will be followed by questions from the Board, then question from those physically attending the meeting; if you are attending remotely, we encourage you to email Gary and myself with your questions or comments so we can benefit from your input and we will get back to you next week.

## SUBJECT: 5N430 RAILROAD ST.

After considerable due diligence, including input from the Village Building Inspector and the Village Engineer, it is not fiscally responsible to keep the current building and rehabilitate it. Listed below are some of the reasons for this conclusion.

1. Historically speaking it is considered “Non-Contributing,” which was stated in both of the recent historical surveys that were completed.
2. The foundation support for the building is minimal at best.
3. There is sloping and undersized multi-floor framing that would require removal.
4. Any encroachment on the railroad right of way of the existing building would require removal without a documented agreement to remain.
5. Any improvements would require compliance with the Illinois Accessibility code and ADA design guidelines.
6. The electrical system does not meet the current code.
7. The condition of the plumbing system is unknown beyond visible plumbing fixtures.
8. The Shared well and septic arrangement is questionable. DuPage County Health Department input would be required regardless of remodeling or new construction.
9. To determine any usability of the existing building, interior demolition work, including removal of wall and ceiling covering (i.e., drywall, paneling, etc.) would be required to visually inspect and evaluate if anything can be saved for re-use. However, interior non-structural demolition would be more costly than just scraping the building in its entirety from the site.
10. There have been multiple repairs needed over the years, some of which have been done; however, they have been band-aid type repairs in nature and don’t address the underlying issues.
11. Mold is in the police area of the building.
12. By the time we address the foundation and shell of the building, we have essentially built a new building.

# AGENDA

TEAM HERITAGE

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COMMISSION

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PROJECT UNDERSTANDING

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CONCEPTUAL PLANNING

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BUDGET & COST CONTROL

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# MEET YOUR TEAM!



Mark Bushhouse  
Principal-in-Charge  
Lead Planner



Natalie Clemens  
Project Architect

## CONSULTANT TEAM





# COMMISSION







# PROJECT UNDERSTANDING

# PROJECT UNDERSTANDING





# PROJECT UNDERSTANDING

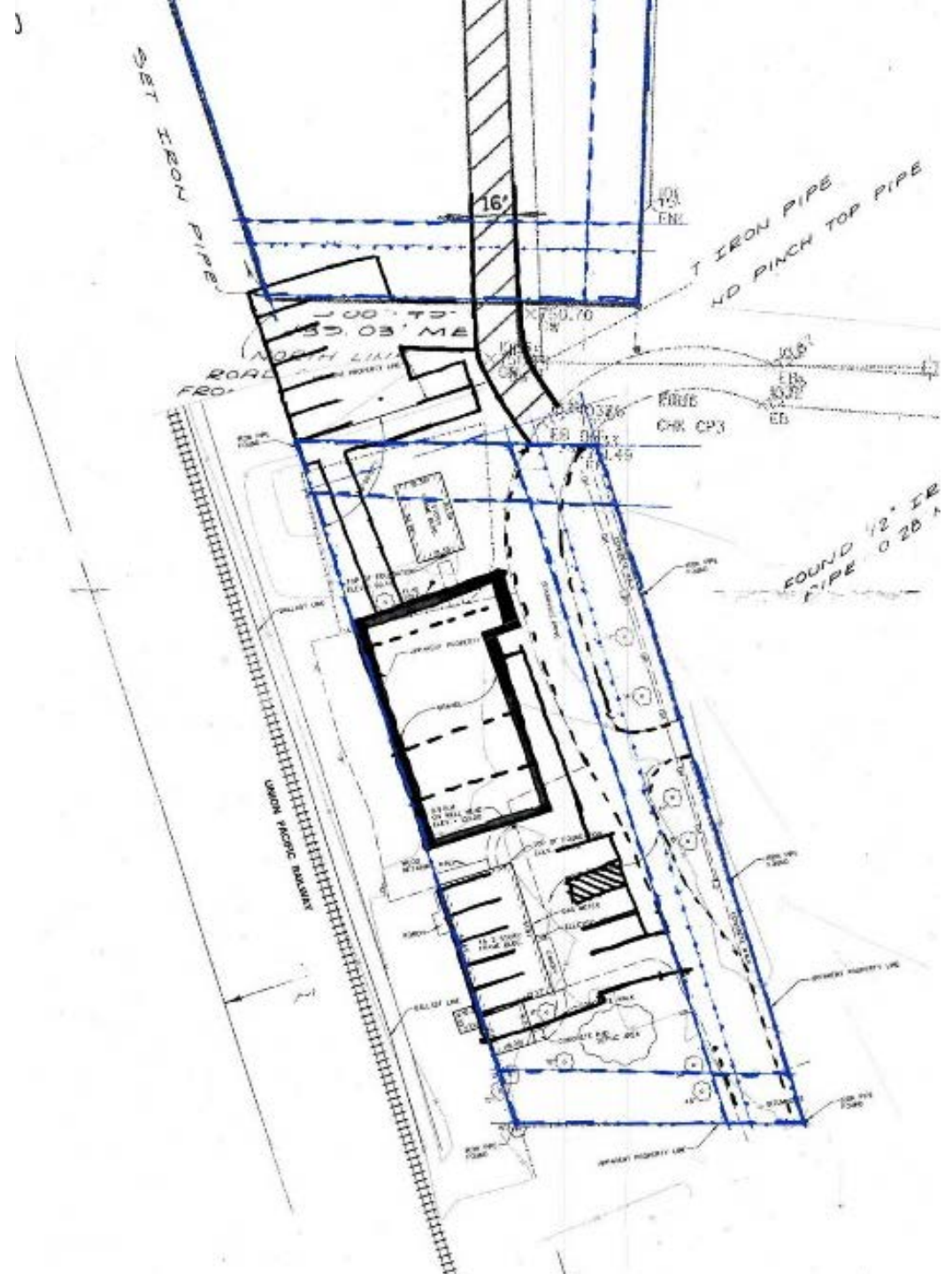
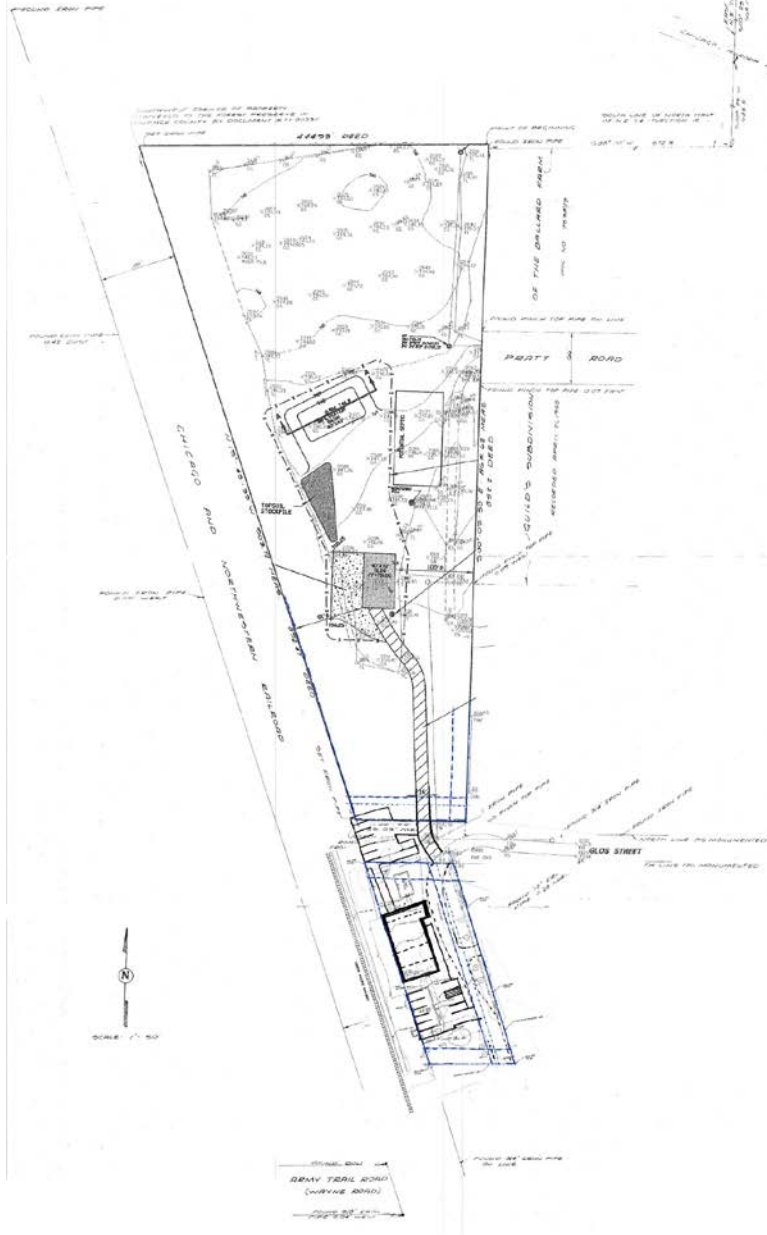






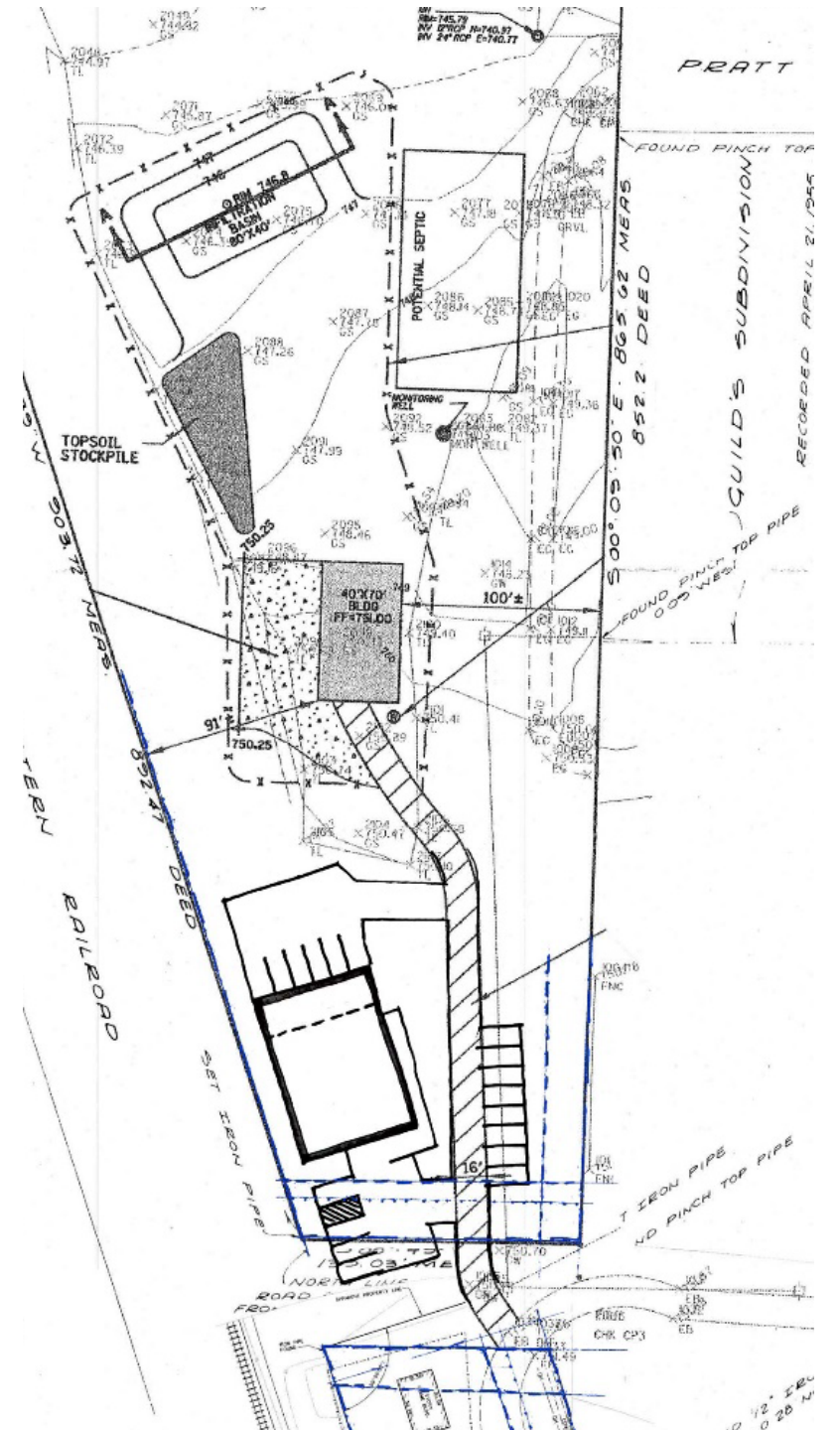
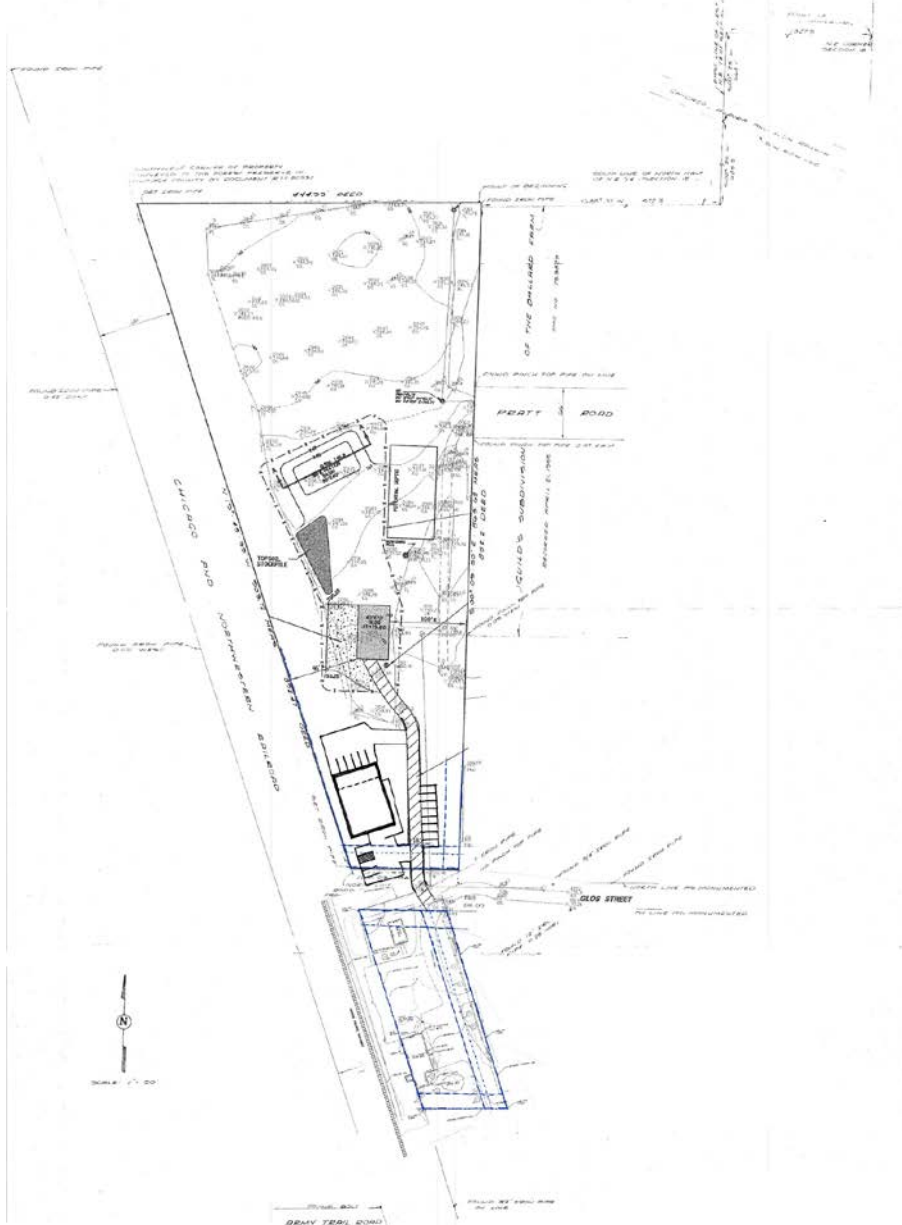
# CONCEPTUAL PLANNING

SITE OPTION 1 – EXISTING SITE



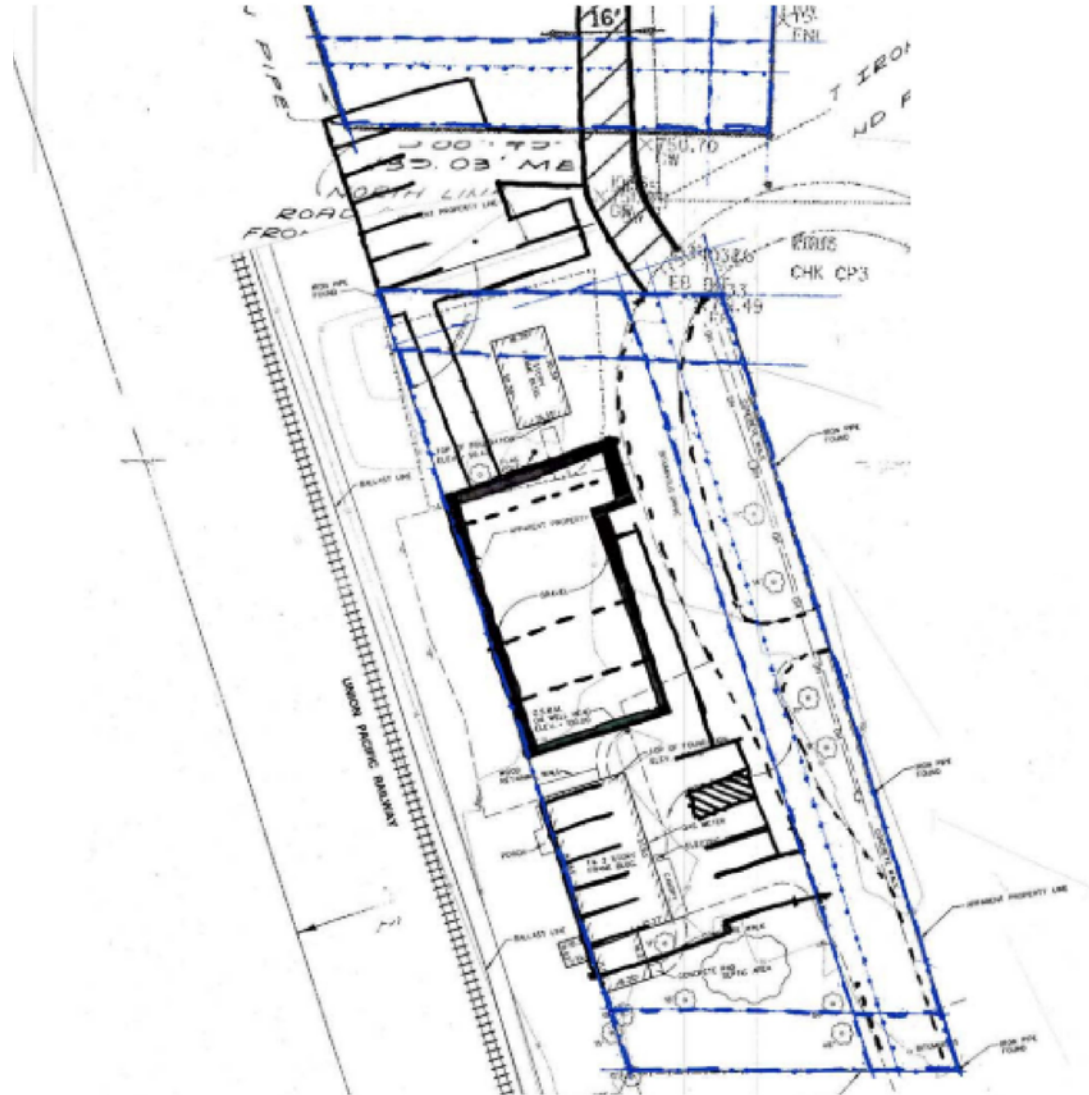


# SITE OPTION 2 – PUBLIC WORKS SITE

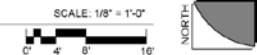




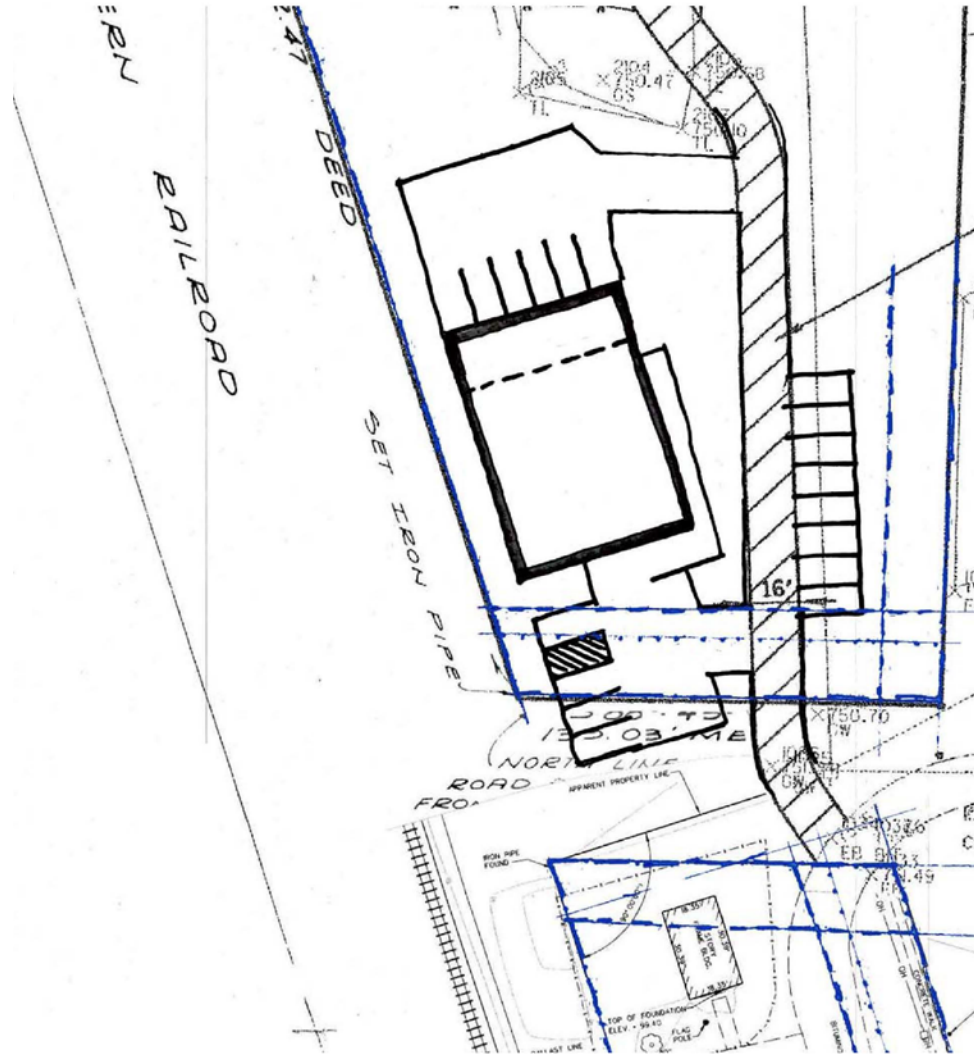
# BUILDING OPTION 1 – EXISTING SITE



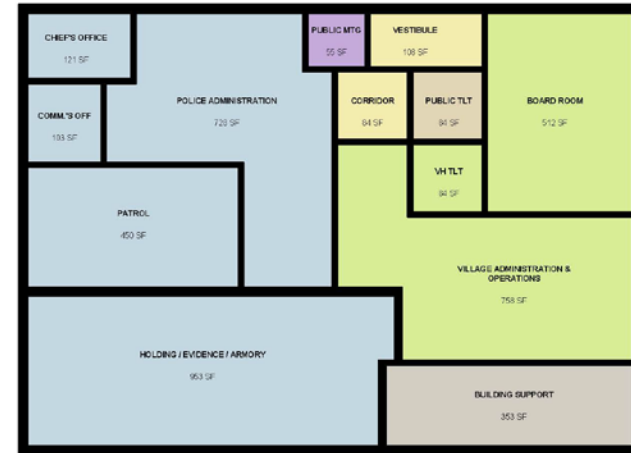
FLOOR PLAN - SITE A - OPTION 1



# BUILDING OPTION 2 – PUBLIC WORKS SITE



FLOOR PLAN - SITE B - OPTION 1





# BUDGET & COST CONTROL



# BUILDING OPTION 2 – PUBLIC WORKS SITE

| Description of Expenditure   | Target Conceptual Budget |                    |
|--|--------------------------|--------------------|
|  | Option 1A                | Option 1B          |
| <b>Construction Budget</b>   |                          |                    |
| <b>Building Construction Cost -</b>  | \$1,629,400              | \$1,634,800        |
| - New Building Residential Type Construction 5,000 SF                                | In Above                 | In Above           |
| - Concrete frost wall and slab on grade, no basement                                 | In Above                 | In Above           |
| - Wood Stud partition framing and wood truss roof structure                          | In Above                 | In Above           |
| - Wood siding exterior skin  | In Above                 | In Above           |
| - Village Hall Area A-2,412 SF - B-2,374 SF  | In Above                 | In Above           |
| - Police Area A-2,588 SF - B-2,636 SF  | In Above                 | In Above           |
| - Holding Cell, Evidence & Armory & Equipment  | In Above                 | In Above           |
| - Mechanical, Electrical & Low Voltage   | In Above                 | In Above           |
| <b>Site Work -</b>   | See Below                | See Below          |
| - Demolish existing structure - 1,700 SF includes capping of well and septic removal | \$25,500                 | \$25,500           |
| - Earthwork, excavation, backfill and grading  | \$75,000                 | \$100,000          |
| - New Asphalt Drive Paving - 25' wide - A-80' long B-230' long                       | \$12,210                 | \$35,200           |
| - Asphalt Paving - A-975 SY - B-935 SY   | \$43,875                 | \$42,075           |
| - Concrete Walks - A-960 SF - B-750 SF   | \$9,600                  | \$7,500            |
| - New Water Well   | \$40,000                 | \$40,000           |
| - Septic System  | In Above                 | In Above           |
| - Storm Detention & BMP's System   | \$15,000                 | \$75,000           |
| <b>Subtotal Building &amp; Site</b>  | <b>\$1,850,585</b>       | <b>\$1,960,075</b> |
| <b>10% contingency</b>   | <b>\$185,059</b>         | <b>\$196,008</b>   |
| <b>Pre-Construction, Gen. Conditions, Insurance &amp; Markups</b>                    | <b>\$203,564</b>         | <b>\$215,608</b>   |
| <b>Total Conceptual Construction Budget</b>  | <b>\$2,239,208</b>       | <b>\$2,371,691</b> |

# OPEN DISCUSSION

Q&A!

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**THANK YOU!**

