



NEW LENOX

**MINUTES OF THE REGULAR MEETING OF THE  
NEW LENOX BOARD OF TRUSTEES**

**New Lenox Village Hall,  
One Veterans Parkway  
Monday, January 12th, 2026  
#26-01**

**CALL TO ORDER**

The Regular Meeting of the New Lenox Village Board of Trustees was called to order at 7:00p.m. by Mayor Baldermann in the Council Chambers of the New Lenox Village Hall.

**PLEDGE OF ALLEGIANCE**

Daisy Troop #76177 led the meeting in the Pledge of Allegiance

**ROLL CALL**

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

Trustees Wilson, Gugliuzza, Scalise, Madsen, Reiser, Christopherson and Mayor Baldermann

**QUORUM**

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

**OTHER OFFICIALS IN ATTENDANCE**

Also, in attendance were the Village Administrator Kurt Carroll, Village Clerk Laura Zilinskas, Community Development Director/Assistant Village Administrator Robin Ellis, Finance Director Kim Auchstetter, Director Public Works Mark Brow, Community Engagement Director Beth Alderson, General Manager Crossroads Scott Brost and Attorney Chris Spesia,

**CONSENT AGENDA**

Motion to approve the **4 Items on the #26-01 Consent Agenda** was made by Trustee Madsen and seconded by Trustee Wilson

- A - Minutes of the Regular Meeting – December 8, 2025
- B - Minutes of the Regular Meeting – December 15, 2025
- C - Raffle License for 2026 – St. Jude Church & School
- D - Raffle License for 2026 – Lincolnway Special Recreation

Upon roll call, the vote was:

- AYES:**                    7                    Trustees Wilson, Madsen, Gugliuzza, Scalise, Reiser, Christopherson and Mayor Baldermann
- ABSTAIN:**            2                    Item B – Trustees Gugliuzza & Scalise
- NAYS:**                    0
- ABSENT:**                0

The motion carried.

**RECOGNITION – New Lenox Football Association Cheer Team**

Mayor Baldermann, on behalf of the Village Board, recognized the NL Football Cheer Team for their accomplishments.

**ORDER OF BUSINESS**

**Consideration for Approval of a Request for Preliminary and Final Plat - Cherry Hill Triangle**

Ms. Ellis reported Northern Builders is requesting approval of a preliminary and final plat to be known as Cherry Hill Triangle consisting of a (3) lot subdivision located at the southwest corner of Gougar Road and Spencer Road. Lot 1 is in for site plan approval for Automan and a 30-acre lot (Lot 2) for future industrial development. Then on the west end of the property is a storm water detention facility. The Plan Commission reviewed this final plat and recommended approval and also Staff comments have been addressed. As a reminder in the Annexation Agreement for this parcel the site plan does not have to come before the Village Board for approval.

There were no comments or questions at this time.

Motion to approve the request was made by Trustee Scalise and seconded by Trustee Wilson

Upon roll call, the vote was:

- AYES:**                    7                    Trustees Wilson, Madsen, Gugliuzza, Scalise, Reiser, Christopherson and Mayor Baldermann
- ABSTAIN:**            0
- NAYS:**                    0
- ABSENT:**                0

The motion carried.

**Request for Site Plan Approval, Building Code Waivers and Plat of Easement / Vacation – Teerling Lakes Amenity Center**

Ms. Ellis reported this site plan and accompanying plans is for a proposed 10,572-square foot Amenity Center (clubhouse) in Teerling Lakes which serves the 55 and older. The landscaping will be done in compliance with what was attached to the Annexation Agreement. The building materials are a mix of 2-inch thick stone veneer on the bottom and Hardy Board siding. Because this is technically a commercial building it would have to comply with our masonry requirement but the Annexation Agreement for this portion allowed relief from all of our masonry requirements so Staff does not have any objections to this. Lastly, the Annexation Agreement indicates that no portions of any improvements of this particular sight can encroach into any existing easements. There is a large outdoor covered porch that would encroach about 5-feet into an existing easement so as part of this approval they will grant us a 5-foot easement.

The petitioner thanked the Village Board for their continued support for this project. He had nothing else to add at this time.

No comments or questions from the Village Board.

Motion to approve the site plan, code waivers and plat of easement was made by Trustee Madsen and seconded by Trustee Gugliuzza

Upon roll call, the vote was:

- AYES:**                     7                     Trustees Wilson, Madsen, Gugliuzza, Scalise, Reiser, Christopherson and Mayor Baldermann
- ABSTAIN:**               0
- NAYS:**                     0
- ABSENT:**                 0

The motion carried.

**Consideration of an Ordinance Granting an Amendment to a Special Use for Preliminary & Final P.U.D. Plat – Avant Gardens – 1st Read**

Ms. Ellis reported the original P.U.D was approved for this special event center. At that time there was an 1,880 square-foot enclosed glass patio to the east side of the property. Because of the timing it will take to get the patio fabricated and installed they are proposing to change the patio to open air with a 6-foot tall masonry fenced in area with a fireplace. Because the patio is being switched to an unenclosed patio

Staff felt it was a major change that should go to the Plan Commission and Village Board for approval. Ms. Ellis went on to report the ordinance in packet establishes the hours of operation from 10:00a.m. to 11:00p.m. unless the Liquor License requires something else. There can be no outdoor speakers, entertainment, live music or cannot be rented out separately from an event that is taking place inside. Subject to those conditions, Staff is presenting the ordinance for first read.

Blake Caldwell, petitioner, addressed the Village Board saying the engineering for the patio is taking longer than it should. The plan is to enclose the patio in the future but for now they would like to complete the building so they would like to switch the patio to open air for the time being.

Mayor Baldermann stated he is not thrilled with the open air patio. If the petitioner says it's going to take additional months in order to get the patio enclosed, we don't want to hold up the project that is already taking a long time but we would want an end date for the patio to be what was originally proposed.

Trustee Reiser asked in the future if they are going to move forward with installing the glass enclosure will they be building on top of the masonry fence or is that going to be removed.

Mr. Caldwell stated they would remove just a couple of feet and the glass would go on top of it.

Trustee Reiser asked if this will then be an additional expense being incurred having to build the fence then having to demolish a portion of it.

Mr. Caldwell said a slight bit of additional expense but nothing drastic.

Trustee Gugliuzza stated if it is not able to be rented outside of what is happening inside, the what is the intended use for this space, a smoking gathering area?

Mr. Caldwell said it would be more than that, it would be a nice area for pictures, another gathering area and if people want to smoke.

Mayor Baldermann asked how long will it take for the developer to enclose the patio if that was the original intension.

Mr. Caldwell said to get the finished drawings it could take up to a year to have everything completed.

Trustee Madsen said he would like the petitioner to lock in a date for the completion.

Mayor Baldermann said the building looks beautiful but the construction has taken longer than expected. He asked the petitioner how long the building has been under construction.

Mr. Caldwell said he believes a year.

Mayor Baldermann asked when the building was originally designed, wasn't the construction of the patio taken into account. If the building has been under construction for a year, wasn't that long enough to get the design, steel and glass for the completion of the patio at the same time as the building.

Mr. Caldwell said the engineering took longer than anticipated.

Trustee Reiser said he finds it odd that they are putting a lot of additional funds into a full masonry 6-foot high fence and fireplace. He feels the request is coming from a different place. With his construction background he does not see how this would take so long especially since the building has been under construction for a year. Trustee Reiser added if the Village Board is going to approve the amendment there needs to be a timeline on the completion of the construction.

Mayor Baldermann asked the petitioner how much more time will it take to complete the building and apply for occupancy. Reminding the Mr. Caldwell that the ordinance says they can only have 50% occupancy until the stop light on Route 30 and Veteran's Parkway is installed.

Mr. Caldwell stated the end of May or beginning of June, 2026.

Mayor Baldermann stated he wants to be supportive of the project but he would like a timeline of when the original enclosed patio will be constructed. He reiterated they are only able to use half the building capacity until the stop light is up at the intersection of Route 30 and Veteran's Parkway.

Trustee Wilson stated he is not a huge fan of the patio not being enclosed, especially since the patio where people may be drinking and smoking backs up to the the Fireman's Park where there are children playing.

Mayor Baldermann said he would like to give the petitioner some direction, a period of time.

Ms. Ellis said practically speaking, if it's one year or two years out, she is not 100% confident that we will have all of the approvals and complete the improvements from the state for the light. If the Board's consensus is that patio can't be used until the light is operational it's kind of a mood point.

Mayor Baldermann said he doesn't want the patio to be used until it's enclosed with the exception of a specific timeline, but then at the end of the timeline if it's not enclosed then it can no longer be used.

Trustee Reiser added once the masonry fences it up, they may have to rethink the whole enclosure. It might add to the timeline.

Mayor Baldermann asked if the masonry fence was already built.

Ms. Ellis said the foundation has been poured.

Trustee Gugliuzza said if the intention is to construct the enclosed patio regardless, why spend all of the time and money building the masonry fence to then have to remove some of the wall to add the steel and glass. She asked Mr. Caldwell if they are trying to cut costs and eliminate this portion of the project.

Mr. Caldwell stated no, that is not the intended purpose. It is just the time for the engineering to get everything so it just made more sense for us to have an open patio for now.

Mayor Baldermann asked if the purpose of the enclosed patio was for taking pictures?

Mr. Caldwell said another purpose for the enclosed area was another event space that can be rented but, in the agreement, it says the space can't be rented if it is open.

Ms. Ellis noted approved in the plans are (2) smaller patios that are not enclosed on the north and south side of the building. so, there is outdoor areas that have been already approved and would not be changed.

Mayor Baldermann asked the petitioner if the Village Board is not inclined to approve this amendment, then what would his options be.

Mr. Caldwell said nothing.

Trustee Reiser asked if the foundation that was installed is for the glass structure or for the masonry fenced patio.

Mr. Caldwell said the foundation is based around either.

Mayor Baldermann asked the Village Board if they are inclined to approved the structure that he is proposing. He stated he is not inclined to approve the amendment.

The Village Board concurred.

Mayor Baldermann said if there is anything else he can work with Staff.

**Consideration for Approval of a Resolution #26-01 Authorizing a Renewal Agreement – Sports Key – Crossroads Sports Complex**

Mr. Brost reported this is a two-year renewal agreement with SportsKey for the continued licensing and operation of the online facility management and booking platform at the Wintrust Crossroads Sports Complex.

No comments or questions at this time.

Motion to approve the resolution was made by Trustee Christopherson and seconded by Trustee Scalise

Upon roll call, the vote was:

<b>AYES:</b>	<u>7</u>	Trustees Wilson, Madsen, Gugliuzza, Scalise, Reiser, Christopherson and Mayor Baldermann
<b>ABSTAIN:</b>	<u>0</u>	
<b>NAYS:</b>	<u>0</u>	
<b>ABSENT:</b>	<u>0</u>	

The motion carried.

**Consideration for Approval of a Purchase – Crane Exhibit – KidsWork Children’s Museum**

Ms. Alderson reported staff is seeking Village Board approval to purchase a new crane to replace the existing exhibit in the Under Construction area of the museum. The cost to replace the exhibit is \$23,692.91. KidsWork Children’s Museum was awarded a \$20,000 grant from Dimension Energy in December of 2025. With the \$20,000 grant, the Village would need to cover the remaining \$3,692.91.

Ms. Alderson stated Dimension Energy has a \$20,000 grant to give to STEM related programming and organizations in New Lenox for many years to come. We have been working with them to help spread the word about their programs and organization.

Mayor Baldermann added things that would normally come out of our tax payer budget will be coming from this grant and our only obligation is to let the residents know that Dimension Energy is out there and is a legitimate company.

Trustee Reiser said this is a great program and asked if we are in good shape with the other exhibits. Is there anything coming up that will need to be replaced.

Mayor Baldermann said we always want to keep the exhibits fresh so we may have some upgrades. When we have the opportunity for grants or sponsorships that specifically need to go towards the museum, we may do upgrades.

Trustee Wilson asked if there is a way to design the new exhibit so that the breakable parts are easy to fix.

Ms. Alderson stated this is a better design than the one we have. She went on to say she had spoken with other museums with this exhibit and they all said it works great and have no complaints.

Motion to approve the purchase was made by Trustee Reiser and seconded by Trustee Madsen

Upon roll call, the vote was:

<b>AYES:</b>	<u>7</u>	Trustees Wilson, Madsen, Gugliuzza, Scalise, Reiser, Christopherson and Mayor Baldermann
<b>ABSTAIN:</b>	<u>0</u>	
<b>NAYS:</b>	<u>0</u>	
<b>ABSENT:</b>	<u>0</u>	

The motion carried.

**Consideration for Approval of a Resolution #26-02 Adopting a Social Media Policy for the Village of New Lenox**

Ms. Alderson reported this request is to adopt a Social Media Policy for the Village of New Lenox. This policy will govern the use of the Village’s social media platforms and interactive websites.

No comments or questions at this time.

Motion to approve the resolution was made by Trustee Scalise and seconded by Trustee Christopherson

Upon roll call, the vote was:

<b>AYES:</b>	<u>7</u>	Trustees Wilson, Madsen, Gugliuzza, Scalise, Reiser, Christopherson and Mayor Baldermann
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**ABSTAIN:**            0

**NAYS:**                0

**ABSENT:**            0

The motion carried.

**Consideration for Approval of Proposal – Space Needs Analysis and Master Planning for Public Works Facilities – Tria Architects**

Mr. Brow reported with the amount of development throughout town, staff is seeking Village Board approval to complete a Master Plan of the space needs analysis for future Public Works facilities. Included in your packet is a proposal from Tria Architects to work with Staff to evaluate the current facilities, identifying what space needs there are, and ultimately creating a master plan. Their proposal is to not exceed \$27,750.

No comments or questions at this time.

Motion to approve the proposal was made by Trustee Scalise and seconded by Trustee Christopherson

Upon roll call, the vote was:

**AYES:**                7            Trustees Wilson, Madsen, Gugliuzza, Scalise, Reiser, Christopherson and Mayor Baldermann

**ABSTAIN:**           0

**NAYS:**                0

**ABSENT:**            0

The motion carried.

**REPORTS AND COMMUNICATION FROM VILLAGE OFFICIALS**

**MAYOR**

Mayor Baldermann announced there will not be a Council of the Whole in January.

**VILLAGE ATTORNEY**

No report.

**VILLAGE ADMINISTRATOR**

No report.

**PAYROLL & DISBURSEMENTS**

Trustee Madsen made the motion to approve our bi-monthly disbursements in the amount of \$6,469,343.40. In addition to these disbursements, approval is needed for a payroll in the amount of \$556,119.59 paid on December 26, 2025 and a payroll in the amount of \$586,832.66 paid on January 9, 2026.

Trustee Scalise seconded the motion

Upon roll call, the vote was:

<b>AYES:</b>	<u>7</u>	Trustees Wilson, Madsen, Gugliuzza, Scalise, Reiser, Christopherson and Mayor Baldermann
<b>ABSTAIN:</b>	<u>0</u>	
<b>NAYS:</b>	<u>0</u>	
<b>ABSENT:</b>	<u>0</u>	

The motion carried.

**QUESTIONS AND/OR COMMENTS FROM THE FLOOR**

There we no comments or questions from the floor.

**TRUSTEE COMMENTS****Trustee Reiser**

No comments.

**Trustee Madsen**

No comments.

**Trustee Christopherson**

No comments.

**Trustee Gugliuzza**

No comments.

**Trustee Wilson**

No comments.

**Trustee Scalise**

No comments.

**EXECUTIVE SESSION**

A motion was made by Trustee Madsen and seconded by Trustee Scalise to go into an Executive Secession for matters Land Acquisition at 7:42pm.

Upon roll call, the vote was:

**AYES:**                 7                 Trustees Wilson, Madsen, Gugliuzza, Scalise,  
Reiser, Christopherson and Mayor Baldermann

**ABSTAIN:**            0

**NAYS:**                0

**ABSENT:**             0

The motion carried.

**ADJOURNMENT**

Motion to adjourn the meeting made was by Trustee Scalise and seconded by Trustee Christopherson. Upon voice vote, the motion carried. The Regular Meeting of the Village of New Lenox Board of Trustees held on January 12, 2026 adjourned at 8:05pm.

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Laura Zilinskas, Village Clerk

APPROVED