



Minutes
Village of Glen Ellyn
Special Workshop Meeting
Monday, March 11, 2019
6:00 PM
Glen Ellyn Civic Center, Room 301

A. Call to Order

Attendee Name	Title	Status	Arrived
Diane McGinley	Village President	Present	
Bill Enright	Village Trustee	Excused	
Gary Fasules	Village Trustee	Present	6:20 PM
John Kenwood	Village Trustee	Present	
Pete Ladesic	Village Trustee	Present	
Craig R. Pryde	Village Trustee	Present	
Mark Senak	Village Trustee	Remote	
John Chereskin	Village Clerk	Present	
Mark Franz	Village Manager	Present	
Greg Mathews	Village Attorney	Present	
William Holmer	Assistant Village Manager	Present	
Christina Coyle	Finance Director	Present	
Julius Hansen	Public Works Director	Present	
Staci Springer	Director	Present	
Phil Norton	Chief of Police	Present	
Kelli E. Christiansen	Commissioner	Present	

A motion was made by Trustee Pryde and seconded by Trustee Ladesic to allow Trustee Senak to participate in the meeting via phone.

Upon roll call, President McGinley and Trustees Kenwood, Ladesic and Pryde answered "aye."

B. Pledge of Allegiance

C. Roll Call

D. Audience Participation

None

E. Public Parking Garage (Assistant Village Manager Holmer) (Discussion Only)

1. Assistant Village Manager Holmer will lead a discussion regarding the public parking garage project to be located behind the Civic Center.

Assistant Village Manager Holmer presented background on the proposed parking garage and stated they will be discussing the design and progress with the parking garage. Assistant Village Manager Holmer stated they have been having regular meetings to design and refine the structure and figure out pieces such as placement of the trash enclosure. Assistant Village Manager Holmer stated they have been keeping the resident neighbors and business neighbors in the loop during ongoing discussion. Assistant Village Manager Holmer stated the design team did go out to bid,

and they sought bids for precast with a menu of options. Assistant Village Manager Holmer stated they need direction from the Village Board to see if the Board is comfortable with the design as is. Assistant Village Manager Holmer stated they are somewhat limited in structure unless they scrap the current design and go in a whole new direction.

Nathan Lingard, Project Executive with Mortenson Construction, stated they are currently working on a draft Guaranteed Maximum Price (GMP). Mr. Lingard showed an overview picture of the site plan and stated he will be reviewing the exterior garage panel alternates. Mr. Lingard stated they have planned the garage's design around the possibility of using the Methodist Church's parking lot for possible access to the parking garage. Mr. Lingard showed pictures of the proposed Lower Tier, the Ground Tier, the Second Tier and the Top Tier as well as the ramping system and explained how the ramping system and flow would work in the proposed garage.

Trustee Kenwood asked about the Ground Tier of the garage. Brad Navarro, Principal at Walker Parking Consultants, stated it is a flat bay as you go into the Ground Tier of the garage. Mr. Lingard stated there would be 281 parking stalls in this proposed garage. Trustee Kenwood referred to the Top Tier picture and asked why there was no parking on the south portion. Mr. Lingard stated this is a dead end and would be a ramp if the garage continued up another floor.

Trustee Pryde asked about the slope. Mr. Navarro stated it is a 6.6% slope. Trustee Pryde asked if the north aisle is a low slope to which Mr. Navarro stated it is.

Mr. Lingard showed an overview picture of the conceptual site plan and stated there will be concrete sidewalk access around the garage and through to Main Street. Mr. Lingard stated they are discussing two different spots for the trash enclosure to see which would be best. Mr. Lingard stated there will be a small courtyard with pedestrian access to Duane Street.

Trustee Kenwood asked about the size of the courtyard. Spencer Craig, with Eriksson Engineering Associates, stated it is approximately 40 feet by 40 feet. Trustee Kenwood asked about the thatched area by the garage. Assistant Village Manager Holmer stated this is open space access and pedestrian access as well. Assistant Village Manager Holmer stated this is open as the trash collector may need to leave the driveway to get to the trash enclosure. Assistant Village Manager Holmer stated they are not certain on how much space they have to play with yet.

Mr. Lingard updated the Village Board on the forecast to cost and stated the current estimate is slightly lower than the estimate done in January with the current forecasted cost at \$15,258,000 to \$16,688,000 which is \$592,000 to \$972,000 below the January cost estimate. Mr. Lingard stated they will continue to see where else they can get more savings.

Mr. Lingard stated there will be one elevator in the stair tower on the Duane Street side. Assistant Village Manager Holmer stated one elevator is planned as this is due to cost.

Trustee Kenwood asked why the elevator is on the Duane Street side. Assistant Village Manager Holmer stated this is predominantly due to space as it fit better on the Duane Street side and would be a tighter squeeze on the Main Street side.

Trustee Fasules entered the meeting at 6:20 p.m.

Mr. Lingard stated they have received two bids on the precast, and one more bid is still pending. Mr. Lingard stated they are letting the market drive most of the economic approach on this garage,

and they did request alternate pieces as well. Mr. Lingard stated the actual brick being embedded in the precast is the most cost effective.

Mr. Lingard showed an overview picture of the proposed garage with the four panels labeled to show the panel distribution on the exterior of the garage. Mr. Lingard stated they are doing full solid panels in places as this is required so close to property lines. Mr. Lingard showed an alternate picture and stated the alternate would only be a cost savings of approximately \$7,500.

Mr. Lingard showed the Alternate 2 picture and stated this is form liner versus thin brick which could be a potential savings of \$70,000 up front, but it will cost approximately \$50,000 every 5 to 10 years to repaint.

Mr. Lingard showed the Alternate 3 picture and stated they could do a reduction in panel articulation. Mr. Lingard stated the precast steps can be done with integral articulation or bolt-in articulation, and he explained the steps in the precast process. Mr. Lingard stated they are not seeing a huge cost difference with articulation versus no articulation. Mr. Lingard stated they are continuing to work with the precasters to find every amount of savings.

Trustee Kenwood asked about which levels had brick on the exterior and which levels had concrete on the exterior. Mr. Lingard stated brick would be done on the exterior of the Second Tier. Trustee Kenwood asked if Panel Pattern C could be eliminated overall to which Mr. Lingard stated they will ask about this.

Trustee Senak asked how long the life expectancy is of a structure like this. Mr. Navarro stated the guidelines state you need to design this with a life expectancy of 50 years which means you would need to start to make significant repairs to the structure at 50 years. Mr. Navarro stated there are discussions happening currently about the regular maintenance that will be needed on the garage. Trustee Senak asked about the construction schedule. Mr. Lingard stated the process would be an 8 1/2 month schedule from start to opening, and it will take 3 months to get out of the ground.

Trustee Fasules asked what the annual maintenance cost is to keep the garage in usable condition. Mr. Navarro stated he does not have the exact numbers with him, but in general, the cost is \$100 to \$150 per stall per year. Mr. Navarro stated they do recommend regular maintenance starting in Year 5.

Trustee Senak asked when a GMP would be ready. Mr. Lingard stated they are working on a draft GMP for the April 8th Village Board Meeting with the final GMP ready for the April 22nd Village Board Meeting.

President McGinley asked if the Village Board had any concerns and wanted to see any changes. President McGinley stated it was suggested to possibly eliminate Panel Pattern C and do all Panel Pattern B where B and C would currently be proposed.

Trustee Kenwood asked if steel is being used. Mr. Lingard stated they would have had steel at the stair towers, but what they are going to clad the stairs with they are going to do in precast now. Trustee Kenwood asked if they would need to use steel if the garage went up another level to which Mr. Lingard stated they would not. Mr. Navarro stated if another level was added to the garage, the footings and foundation would be bigger, the stairs would be bigger, and there would be a bigger fire rating on the elements.

Mr. Lingard stated if a garage is enclosed greatly, code requires fire sprinklers and an appropriate amount of ventilation.

Public Comments

Joe Etheridge, owner of Busy Bee Barber Shop at 417 N. Main Street, stated he is concerned about a solid wall behind his barber shop as there will be no good access to his shop or the doors, and many of his customers are senior citizens. Mr. Etheridge asked how the fire department will get in to the apartments above his shop. Mr. Etheridge asked where the Village is going to have all the people who live in the apartments park when the parking garage is being constructed.

President McGinley stated staff will be reaching out to the businesses with more details as this gets closer. President McGinley stated the Fire Department has been working with the Village on this project and will continue to do so. President McGinley stated the parking staff is working on the plans for parking, and this will be communicated as plans are finalized, and construction gets closer.

Mark Rhodes, who resides on Hillside, asked about how it will be addressed that people are not in the back area of the parking garage. Mr. Rhodes asked where the exhaust will be ventilated to.

Donna Rhodes, who resides on Hillside, thanked Assistant Village Manager Holmer who got their block together to meet with the parking garage design team. Ms. Rhodes asked to see an image of what the proposed garage will look like. Assistant Village Manager Holmer stated he will send this to them.

Katherine Simmons, with the First United Methodist Church at 424 Forest Avenue, stated their church is in discussions about providing an easement. Ms. Simmons asked about the distance from the east wall of the garage to the face of the church building. Mr. Craig stated it is approximately 30 feet in total. Mr. Navarro stated this space is due to international building code setbacks. Ms. Simmons stated they were expecting this to be closer. Assistant Village Manager Holmer stated they are trying to be cognizant of the neighbors which drove the design of the garage. Ms. Simmons asked if the bays would be open. Mr. Lingard stated the bays will be open on the Ground Tier for ventilation, and there will be planters and a knee wall in-between.

Rolland Grenow, with the First United Methodist Church, asked if there will be enough space to work between the church and the parking lot during construction.

James Bennett, with the First United Methodist Church, asked about the openings due to water and drainage.

President McGinley stated all concerns will be addressed as the Village moves forward with this project.

Mr. Etheridge asked if delivery trucks will fit. Assistant Village Manager Holmer stated trucks would not fit and they are working on this.

Dave Cilio, owner of Nobel House at 421 N. Main Street, asked about a goal start date. Village Manager Franz stated they are working on this to ensure the different construction projects in the downtown are not done all at once.

Assistant Village Manager Holmer asked for direction from the Village Board on what was

presented and the basis for design. President McGinley stated it would be good to see price options for with windows and without windows.

Trustee Kenwood stated he is concerned about only having 1 elevator. The Village Board agreed with this and asked to see a cost estimate on a possible 2nd elevator. Trustee Kenwood asked about the additional cost for another floor. Assistant Village Manager Holmer stated this would be approximately an additional \$2,000,000.

President McGinley stated the Village Board would like to see Pattern B versus Pattern C, 1 versus 2 elevators and windows versus no windows.

RESULT:	DISCUSSION ONLY
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F. Other Items

None

G. Adjournment

RESULT:	APPROVED [5 TO 0]
MOVER:	John Kenwood, Village Trustee
SECONDER:	Pete Ladesic, Village Trustee
AYES:	Fasules, Kenwood, Ladesic, Pryde, Senak
EXCUSED:	Enright
PRESENT:	McGinley

Respectfully submitted, Debbie Solomon - Recording Secretary

Reviewed and approved, John A. Chereskin - Village Clerk