



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

Village Board Workshop Procedures Statement

Visitors are most welcome to attend all meetings of the Village Board and can find copies of the Agenda on their chairs or online at www.glenellyn.org prior to the meeting. Any individual with a disability requiring a reasonable accommodation in order to participate in a meeting should contact the Village of Glen Ellyn ADA Coordinator, 630-469-5000, at least five (5) business days in advance of the next scheduled meeting. All matters on the Agenda may be discussed, amended, and acted upon.

A. Call to Order

B. Pledge of Allegiance

C. Roll Call

D. Audience Participation

1. Open:

Members of the public are welcome to speak to any item not specifically listed on tonight's agenda for up to (3) three minutes. For those items which are on tonight's agenda, the public will have the opportunity to comment at the time the item is discussed. In either case, please complete the Audience Participation form and turn it in to the Village Clerk. It is requested that, if possible, one spokesman for a group be appointed to present the views of the entire group. Speakers who are recognized are requested to step to a microphone and state their name, their topic and the group, if any, they are representing prior to addressing the Village Board. Individuals wishing to address the Board shall exercise proper decorum and respect for the proceedings and the business of the Village Board, and shall refrain from abusive demeanor and language. The practice of ceding time to other speakers shall be prohibited, except in the discretion of the presiding officer of the meeting. Public officials are not obligated to respond to questions.

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.

F. Other Items

G. Adjournment



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 03/11/19 06:00 PM
Department: Glen Ellyn Village Board
Department Head: William Holmer
Category: Discussion Item
Prepared By: William Holmer

SCHEDULED

AGENDA ITEM (ID # 3865)

DOC ID: 3865

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

Background

Village staff and the design team have held several meetings and the team is heavily involved in preconstruction activities, including engaging utility companies to design the relocation of utilities on the site. Environmental and geotechnical surveys are underway and a traffic study will be forthcoming soon.

Issues & Impacts

As the team works toward developing a guaranteed maximum price (GMP) for the project, the Board has provided direction to proceed with design of a pre-cast concrete structure with one level below grade and four levels above grade.

Preliminary designs have been shared with neighbors and the Village Board and were well received. The Board has provided direction to continue with design evolution while taking steps to reduce construction costs but preserve important visual interests in specific areas of the structure.

Design development was largely completed this week, and the team has sought bids for the pre-cast work associated with the structure. Bids were solicited in an ala carte format to allow for the ways to add/subtract from the cost of the exterior appearance based on cost of the pre-cast options. Mortenson is sifting through the bid responses this week.

Members of the design team will be present to discuss the latest design options with the associated costs for the pre-cast portion of the project. The team continues to work through logistical pieces of the project such as the placement and service of a garbage enclosure on the site. Additionally, the design of the pedestrian connection to Main Street (and possibly Duane) continues to evolve. I have attached the latest rendering of a site plan discussed this week as a visual reference.

Budget

The Village Board approved a Food and Beverage Tax which would be used to pay for bonds issued to build the parking garage.

Strategic Plan

Strategic Issue I: INFRASTRUCTURE. Invest in infrastructure to meet key needs, including downtown accessibility, Village facilities, streets, utility and technology improvements. **Action Step:** Evaluate parking garage alternatives as well as economic development partnerships that would increase parking in the downtown by October 2019.
Village Board provided further direction to proceed with plans to construct a parking garage behind the Civic

Agenda Item (ID # 3865)

Meeting of March 11, 2019

*Center by June 2020.***Action Requested**

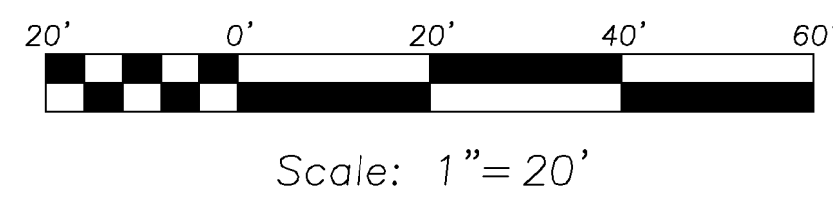
This information is being presented in an effort to update the Board on the progress of design. Staff is seeking feedback from the Board regarding the current design with the intent to return on March 18, 2019 with that feedback incorporated into a final design to present to the Board.

ATTACHMENTS:

- Rendered Landscape Plan (PDF)

PLANT SCHEDULE

CANOPY TREES	BOTANICAL NAME / COMMON NAME	COND	SIZE	QTY
CEL OCC	CELIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2.5" CAL	4
GLE I18	GLENTSIA TRACANTHOS INERMIS 'SKYLINE' / THORNLESS SKYLINE HONEYLOCUST	B & B	2.5" CAL	5
QUE FAS	QUERCUS ROBUR 'FASTIGIATA' / PYRAMIDAL ENGLISH OAK	B & B	2.5" CAL	3
TIL RED	TILIA AMERICANA 'REDMOND' / REDMOND AMERICAN LINDEN	B & B	2.5" CAL	4
EVERGREEN TREES	BOTANICAL NAME / COMMON NAME	COND	SIZE	QTY
THU SMA	THUJA OCCIDENTALIS 'SMARAGD' / EMERALD GREEN ARBORVITAE	B & B	6" HT.	16
DECIDUOUS SHRUBS	BOTANICAL NAME / COMMON NAME	COND	SIZE	QTY
COT ACU	COTONEASTER ACUTIFOLIUS / PEKING COTONEASTER	B & B	36" HT.	7
PHY N12	PHYSOCARPUS OPULIFOLIUS / NINEBARK	B & B	36" HT.	16
SPI SPI	SPIRAEA JAPONICA 'LITTLE PRINCESS' / LITTLE PRINCESS JAPANESE SPIREA	B & B	24" HT.	6
SYR MEY	SYRINGA MEYERI 'PALIBIN' / DWARF KOREAN LILAC	B & B	30" HT.	11
VIB LUS	VIBURNUM DENTATUM 'CHICAGO LUSTER' / CHICAGO LUSTER ARROWWOOD	B & B	36" HT.	16
EVERGREEN SHRUBS	BOTANICAL NAME / COMMON NAME	COND	SIZE	QTY
JUN FOR	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	B & B	24" SPREAD	16
GROUND COVERS	BOTANICAL NAME / COMMON NAME	COND	SIZE	QTY
GAI KOB	GAILLARDIA X GRANDIFLORA 'KOBOLD' / BLANKETFLOWER	CONT.	#1	47
HEM ORO	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	CONT.	#1	110
NEP WAL	NEPETA X FASSENII 'WALKERS LOW' / WALKERS LOW CATMINT	CONT.	#1	144
TUR BLU	TURF SOD BLUEGRASS / KENTUCKY BLUEGRASS	ROLLED	SOD	6,746 SF
VIN BOW	VINCA MINOR 'BOWLES BLUE' / DWARF PERIWINKLE	CONT.	QUART	567
ANNUALS	BOTANICAL NAME / COMMON NAME	COND	SIZE	QTY
PET WAV	PETUNIA X HYBRIDA 'PURPLE WAVE' TM / PETUNIA	CONT.	3" POTS	160



LANDSCAPE NOTES

1. PLANT QUALITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUALITIES.
2. ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISTURBED LEADERS, BARK ABRASION, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM.
3. ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
4. ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
5. ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
6. THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
7. ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK.
8. ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC., SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
9. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING OPERATIONS.
10. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
11. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
12. ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE, IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE VILLAGE IN WRITING.
13. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
14. ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
15. ALL PARKWAYS AND PARKING LOT ISLANDS SHALL HAVE LAWN ESTABLISHED WITH SOD AS A GROUNDCOVER, UNLESS OTHERWISE NOTED.
16. ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 4" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SEED BLANKET UNLESS OTHERWISE NOTED. BLANKET TO BE S75 OR APPROVED EQUAL.
17. THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
18. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
19. ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
20. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
21. ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
22. LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
23. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.

SITE MATERIAL SCHEDULE

ASPHALT	3,315 SF
CONCRETE TYPE I	7,552 SF
CONCRETE TYPE II	6,142 SF
CONCRETE TYPE III	6,432 SF

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

Design Builder:

Mortenson
M. A. MORTENSON COMPANY
300 Park Boulevard, Suite 100
Itasca, IL 60143
Tel: 847.581.8800
www.mortenson.com

Design Consultants:

WALKER
CONSULTANTS
Parking Consultant / Structural Engineer
2895 Greenspoint Parkway, Suite 600
Hoffman Estates, IL 60159
Tel: 847.680.0999
www.walkerconsultants.com

SHIVEHATTERY
ARCHITECTURE+ENGINEERING
Architect / MEP - FP Engineer
440 North Wells Street, Suite 320
Chicago, IL 60664
Tel: 312.324.5500
www.shive-hattery.com

ERIKSSON
ENGINEERING
ASSOCIATES, LTD.
Civil Engineering / Landscape Architecture
145 Commerce Drive, Suite A
Grayslake, IL 60030
Tel: 847.223.4804
www.eea-llc.com

VILLAGE OF GLEN ELLYN
1834

VILLAGE OF GLEN ELLYN
PUBLIC PARKING GARAGE
535 Duane Street
Glen Ellyn, IL 60137

MARK	DATE	DESCRIPTION
		REVISIONS
ISSUE:	DESIGN DEVELOPMENT	
ISSUE DATE:	02/27/2019	
PROJECT NO:	31-8445.00	
DRAWN BY:	TOB	
CHECKED BY:	SC	
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SHEET TITLE: LANDSCAPE PLAN		

J.U.L.I.E.
Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892-0123

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