

MINUTES

BOARD OR COMMISSION: Capital Improvements DATE: May 14, 2019

MEETING: Regular X Special _____ CALLED TO ORDER: 7:00 PM

QUORUM: Yes X No _____ ADJOURNED: 9:51 PM

MEMBER ATTENDANCE:

PRESENT: Chairman Lane (7 PM – 7:24 PM), Commissioners Biggam, Cattero, Foerster (7 PM – 8:58 PM), Lindquist, Neurauter, Szymanski, Zuccherro, Trustee Liaison Thompson

OTHERS: Public Works: Director Hansen, Professional Engineer Daubert, Senior Civil Engineer Topor; Civiltech Engineering: Kristin Kalitowski, Mike Folkening; Public: Julie Spiller, Owner of Gather & Collect, Zak Wilson

ABSENT: Commissioner Ryne

CALL TO ORDER:

The May 14, 2019 meeting of the Capital Improvements Commission, held at the Glen Ellyn Civic Center, was called to order at 7:00 PM. A quorum was present.

CHAIRMAN PRO-TEM

Commissioner Lindquist moved, and Commissioner Szymanski seconded, to nominate Commissioner Lindquist to act as Chairman Pro-Tem. The motion was approved unanimously.

AUDIENCE PARTICIPATION (non-agenda items):

There were no public comments on non-agenda items.

APPROVAL OF MINUTES:

Chairman Lane moved, and Commissioner Biggam seconded, to approve the March 12, 2019 Capital Improvements Commission Meeting Minutes. The motion was approved unanimously.

CURRENT PROJECT BUSINESS (DISCUSSION ON CBD STREETScape AND UTILITY PROJECT):

P.E. Daubert introduced the project team present for the meeting including Public Works Senior Civil Engineer Tom Topor, Civiltech Project Manager Kristin Kalitowski, and Civiltech Director Mike Folkening. Daubert noted that discussions for the evening would be presented by Senior Civil Engineer Topor and Project Manager Kalitowski with a particular focus needed on Schedule, Cost, and Streetscape Elements.

Senior Civil Engineer Topor and Project Manager Kalitowski then commenced the Power Point Presentation included within the meeting packet materials.

Discussions concerning the project schedule started the presentation with background provided on upcoming events including the Summer 2020 Frida Khalo Exhibit, forthcoming Apex 400 Mixed-Use Development, Civic Center Parking Garage and Train Station/Underpass Projects. It was noted that the schedule for the latter items (all except Frida) are in a state of flux as they work through various approvals. P.E. Daubert noted that the Village had submitted grant funding applications for the Train Station and Underpass project with the fate of the applications not certain until later this year. It was noted that if the Village was successful in securing funding, the Crescent Boulevard Improvements could be deferred to be completed in unison with the Train Station/Underpass Project.

Project Manager Kalitowski described how traffic could be impacted and maintained during the course of the project, noting the parking would likely be provided on one side of the street. Project Manager Kalitowski then delved into slides showing potential phasing for construction of the improvements with work starting as early as spring/summer of 2020 and continuing through 2022. It was noted that work on Main Street and the general schedule could be altered depending on the timing of the Apex 400 Development and Civic Center Parking Garage projects.

Trustee Liaison Thompson inquired about how access to the Fire Station (on Pennsylvania Avenue, just west of Main St.) would be maintained during construction of the improvements. Project Manager Kalitowski and P.E. Daubert noted that the work would be phased across the station driveway to Pennsylvania Avenue with the project team sensitive to working with the fire department to ensure access would be adequately maintained during construction. P.E. Daubert noted experience in reconstructing multiple Fire Station Driveways with emphasis on phasing and coordination important in the success of this effort.

Commission Neurauter inquired about the timing of utility work with the Apex 400 Development with a discussion ensuing regarding the coordination of both utility and streetscape work, as feasible, for both projects.

Commissioner Zuccherro inquired about what the winter phasing of work would look like. It was noted that the team's goal would be to ensure that the streets are temporarily patched for winter with activities in that timeframe limited to the construction of utility improvements, as weather would permit.

Commissioner Szymanski revisited previous discussions surrounding the use of incentives to further motivate contractors to complete the work as efficiently and timely as possible. It was noted that liquidated damages are primarily used to penalize contractors for not meeting project deadlines; however, incentives would be considered albeit at a substantial cost. Discussions were also had concerning consideration of working prolonged construction hours

but concerns were noted regarding nuisances to residential properties in the CBD for nighttime work.

Senior Civil Engineer Topor then presented on the current cost estimate for the Streetscape Improvements noting that some item costs had increased as the project team further reviewed the design. Items of emphasis where costs increased related to the street light poles (later discussed in detail) and site furnishings. Senior Civil Engineer Topor noted that continued design and construction engineering services are estimated as a percentage of the project costs.

Detailed discussions were had concerning paving materials with Commissioner Cattero noting that brick pavers were previously identified as a preferred alternative by both members of the CIC and public. It was noted by the Project Team that there are pros and cons to the materials which the Village Board was sensitive to; particularly as it relates to the potential settlement of pavers and ongoing maintenance was a concern of the Board; hence direction was given to consider other materials such as stamped concrete or exposed aggregate. It was noted that discussions on materials would continue later in the presentation.

Commission Szymanski suggested ideas to offer the public to financially contribute towards some of the streetscape items such as benches, fire places, pavers, and etcetera. The idea was well supported by the Commission.

Senior Civil Engineer Topor wrapped up discussions on current project costs by reviewing the utility related improvement items.

The Civiltech team then presented rendering for the streetscape improvements showing key intersections and project elements such as tree planters, fire places, festoon lighting, and mid-block crossings.

A detailed discussion was had concerning tree planter options including seating and costs. Ms. Julie Spiller gave input as it relates to tree planters and seating noting the importance of providing more seating by shops, which may in turn draw more customers to stores. Commissioner Biggam suggested that a mixture of tree planters (simple without seating to more ornate with seating) would be good to consider to meet actual needs throughout the CBD while also balancing project costs.

Festoon lighting was discussed in some detail. Commissioner Foerster had inquired about the positioning of poles required for such lighting. There was some concern noted by both the CIC and Project team regarding the corridor looking too busy and congested with poles. P.E. Daubert noted concerns about determining where to put lighting through the businesses should we consider continuous lighting along Main Street, as depicted in the presentation. Trustee Liaison Thompson noted that it would be difficult to achieve equity and that perhaps

the Village would consider allowing businesses to take the lead in providing lighting as they desired with the Village focusing on the installation of lighting in more common areas.

The group reviewed Outdoor Fireplaces, with members of the CIC noting some concerns regarding the costs to maintain the fireplaces over time, how they might be used during the summer months. Director Hansen noted that they are more for ambiance than heating function and that the Village could consider a variety of operating parameters. Commissioners expressed interest in incorporating water features in lieu of fireplaces.

The Main and Crescent intersection was reviewed for geometric changes and aesthetic treatments. Preference was noted for keeping the decorative paving materials in the furniture zone. Ms. Julie Spiller had inquired about how the bump outs, specifically the northeast corner of Main and Crescent, would affect the ability for larger vehicles to navigate the intersection. It was noted that turning templates were overlaid onto the drawings to ensure that the intersections would not be made worse in terms of accommodating trucks. It was also noted that the renderings, particularly the vehicles within them, were not to scale. A discussion was also had concerning how the southbound right turn lane for Main Street (to westbound Crescent) was being eliminated based on a traffic study determining that the turn lane provides little benefit.

Angled parking planters were reviewed along with other streetscape opportunities such as parklets.

Lighting Improvements, including a newer development in relation to replacing poles and project costs followed. Due to challenges with the existing poles, the CIC was in support of replacing the street light poles. Commissioner Szymanski suggested the project team review the viability being green and recycling/salvaging the poles being replaced.

Director Hansen led a detailed discussion on potential Tree Plans for the CBD with consideration of removing all existing trees and re-foresting the CBD. It was noted as good idea in terms of forethought for the future but likely subject to concerns by the public. Commissioner Cattero noted concerns with removing all trees noting that efforts should be made to save what trees can be saved and offer the public the opportunity to transplant those trees which cannot. This idea was also supported by Commissioner Lindquist. Director Hansen and P.E. Daubert noted concerns with transplanting trees due to the proximity of utilities. Director Hansen and P.E. Daubert noted that until we work further through Phase II, we don't know the exact number of trees that will be directly impacted by utility work but that other excavating in the CBD would make salvaging the trees a challenge. A discussion ensued regarding reaching out the Environmental Commission for their input and direction on the matter with the CIC ultimately concurring that a closer look at the project impacts in Phase II will help the team better grasp if reforestation is imminent based on the needed improvements. Commissioner Zuccherro noted that both options need to be considered as the project moves forward.

Daubert suggested that given the detailed discussions and time of evening, the group could consider cutting off its discussion of the streetscape project at this time with discussions to continue at the next meeting of the CIC. The CIC supported this suggestion.

TRUSTEE REPORT:

None.

OTHER BUSINESS:

None.

PUBLIC WORKS REPORT:

None.

PROJECT REPORT:

P.E. Daubert noted that given the time, the report was provided and if there were any questions he would be happy to answer them.

ADJOURNMENT:

Commissioner Biggam moved to adjourn the meeting, seconded by Commissioner Cattero. With unanimous consent, the meeting was adjourned at 9:51PM.

Prepared and Reviewed by Rich Daubert, Professional Engineer