



Minutes
Village of Glen Ellyn
Regular Workshop Meeting
Monday, May 20, 2019
7:00 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	Present	
Gary Fasules	Village Trustee	Present	
Craig R. Pryde	Village Trustee	Present	
Kelli E. Christiansen	Village Trustee	Present	
Steve Thompson	Village Trustee	Present	
Mark Senak	Village Trustee	Present	
John Chereskin	Village Clerk	Absent	
Mark Franz	Village Manager	Present	
Greg Mathews	Village Attorney	Excused	
William Holmer	Assistant Village Manager	Excused	
Christina Coyle	Finance Director	Excused	
Julius Hansen	Public Works Director	Present	
Staci Springer	Director	Excused	
Phil Norton	Chief of Police	Present	
Lori Thomas	Assistant Finance Director	Present	
Rich Daubert	Professional Engineer	Present	
Tom Topor	Senior Civil Engineer	Present	

B. Pledge of Allegiance

C. Roll Call

D. Audience Participation

1. Open:

None

E. Baker Hill Access Improvements (Presented by Professional Engineer Daubert) (Discussion Only)

1. Professional Engineer Rich Daubert will provide an overview and update on the Baker Hill Shopping Plaza Access Improvements Project.

Professional Engineer Daubert presented background on the Baker Hill Access Improvements and stated the Baker Hill Shopping Plaza is on the northeast corner of Roosevelt Road and Baker Hill Drive. Professional Engineer Daubert showed an overview of the site and stated this proposed project is for improving access to the shopping plaza from Roosevelt Road. Professional Engineer Daubert stated the owners of the shopping plaza have asked the Village for several years to improve access to the plaza, and the coming of Pete's Market to the plaza later this year is putting this in the

forefront now. Professional Engineer Daubert showed an overview of the existing conditions and then a picture of the concept drawing and stated a ¾ access has been approved by the state so vehicles going eastbound on Roosevelt Road can make a left-hand turn into the plaza as well as vehicles going westbound on Roosevelt can make a left-hand turn onto Pershing. Professional Engineer Daubert stated IDOT has approved this concept, and the Village will release the project for competitive bidding at the end of this month. Professional Engineer Daubert stated they hope to start construction as soon as possible and have this completed by the end of August. Professional Engineer Daubert stated the current cost estimate for construction and Phase III engineering is approximately \$500,000.

Trustee Fasules asked if anyone from the Village has watched the traffic during the day at this location as there can be a back-up of vehicles. Trustee Christiansen asked if there would be a back-up into the driving lane. Professional Engineer Daubert stated the proposed turn lane is generous and meets the state standards for this. There was a discussion regarding possible U-turns being done, the median to be installed, IDOT's criteria for a traffic light and the signage for Baker Hill.

Trustee Senak asked about the budget for this as this was supposed to be a part of the bond issue. Village Manager Franz stated the bond funds will go into the Capital Improvements Fund, and Capital Improvements will fund the project. Trustee Senak asked about the cost estimate difference. Professional Engineer Daubert stated they budgeted \$700,000 for the project as they did not know what IDOT would want with this; however, now that they have a closer cost estimate as they are working through the project.

Trustee Senak asked what the cost estimate would be if the westbound turn lane onto Pershing was eliminated as the original plan was only access to Baker Hill. Village Manager Franz stated the discussions regarding this access pre-date this Village Board, and the Village has been looking at this since Alex Demos was the Village President. Village Manager Franz stated they went through the process on this which took 2 years with the state, and they can revisit not doing the westbound turn lane, but this could hurt the timing. Professional Engineer Daubert stated they would need to discuss this with IDOT to see what reservations they might have and then go through the plan process again. Professional Engineer Daubert stated he estimates the project would still be approximately \$320,000 if not more even without the westbound turn lane. There was a discussion regarding this, and the consensus of the Village Board is for staff to move forward with the bidding on this.

George Tenée, who resides at 382 Amy Court, stated the plan now requires the merging of traffic, and he is concerned about possible accidents. Mr. Tenée asked if the shopping plaza is paying taxes to Glen Ellyn. Village Manager Franz stated the shopping plaza does pay property taxes and sales taxes to Glen Ellyn.

Trustee Thompson stated it would be good to get a protected left-turn on green at the stoplight at Roosevelt Road and Baker Hill Drive.

RESULT:	DISCUSSION ONLY
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F. Central Business District (CBD) Design and Streetscape Update (Presented by Senior Civil Engineer Topor) (Discussion Only)

1. Senior Civil Engineer Tom Topor will lead a discussion on the Central Business District Street and Streetscape Utility Project.

Professional Engineer Topor stated they would be discussing on the CBD Design and Streetscape plans and possible construction schedule.

Kristin Kalitowski, Project Manager with Civiltech, reviewed the schedule factors for this project which include the Frida Kahlo exhibit at COD in summer 2020, the Apex 400 Development, the Civic Center Parking Garage Development and the Train Station and Underpass Project. Ms. Kalitowski reviewed the parking factors.

Ms. Kalitowski stated the first stage of the Utility Construction would be done in Spring/Summer 2020 before the Frida Kahlo exhibition begins. Trustee Senak stated he is not in favor of doing this work before the exhibit or during the exhibit due to the increased number of visitors to the Village as he is concerned about the perception of the Village. Ms. Kalitowski stated the utility work will be broken up into 3 phases with the first phase in Spring/Summer 2020, the second phase in Fall 2020 and the third phrase in Spring 2021. Ms. Kalitowski stated the Roadway and Streetscape Construction will be broken into stages as well with the first phase in Spring/Summer 2021, the second phase in Summer/Fall 2021 and the third phase in Spring 2022. President McGinley asked about the impact if the Spring/Summer 2020 work was delayed so this work would coincide with the Fall 2020 work. Ms. Kalitowski stated this would be harder on the downtown. There was a discussion regarding the first stage proposed in Spring/Summer 2020.

Trustee Fasules stated they should do this work as fast as possible and suggested doing all 3 phases at once. Professional Engineer Daubert stated they could look at this, but residents may not be able to get around the CBD well, and they will have live water connections with this. There was a discussion regarding the access to the businesses, parking and surface paving. Trustee Senak stated they need to discuss this proposed project and schedule with the Chamber of Commerce, the Downtown Alliance and the College of DuPage (COD). President McGinley stated she has talked to COD, and they are fine with this.

Public Works Director Hansen stated this construction schedule was the most cost-effective for engineering. Public Works Director Hansen stated the proposed work in Spring/Summer 2020 may possibly be after the exhibit as they cannot guarantee the weather, and they will need to go back to the engineers to see about the schedule. Trustee Senak asked for them to quantify what a delay of a year would cost. President McGinley stated she would like to see the financial impact of moving this. Village Manager Franz stated they will work on an Alternate B that would start in 2021.

Trustee Pryde asked about a projection of revenues made by the Village during the exhibit as this is important too. Trustee Pryde stated they should look at a schedule that compresses the project, but also ensure they look at how people will get through the downtown.

Professional Engineer Topor reviewed the cost estimate for the project which is currently at \$16.6 million and includes the Roadway and Sidewalk work, the upgrade to the Sidewalk and Crosswalk areas, the Street Lighting repairs and installation, Site Furnishings, Landscaping and Phase II and Phase III Engineering.

Professional Engineer Topor reviewed the lighting improvements and stated the recommendation is to replace all the light poles. Professional Engineer Topor reviewed the cost difference between rehabbing the current poles and buying new poles which is an approximate \$100,000 difference. The consensus of the Village Board is to go with the new light poles.

Professional Engineer Topor reviewed the Streetscape Elements Costs, and there was a discussion regarding possible Streetscape Elements.

Phil Hutchison, landscape architect with Civiltech, showed a picture of the existing conditions at Main Street and Pennsylvania Avenue and then showed a rendering of the proposed streetscape and elements at this intersection. Mr. Hutchison reviewed paving options, tree planters and festoon lighting. Mr. Hutchison showed a picture of the existing conditions on Main Street between Duane Street and Hillside Avenue and then showed a rendering of the proposed streetscape and elements. Mr. Hutchison reviewed angled parking planters, parklet spaces and site furnishings. Mr. Hutchison stated there are 4 color palette options as they did 4 different blends of colors that go with the downtown buildings.

President McGinley stated the working group on this project recommends putting the Village's money into the elements and not pathways on the sidewalk. There was a discussion regarding the color palette options, and the Village Board consensus was to go with Option 2A along with tree planters by the angled parking.

There was a discussion regarding the use of regular concrete versus exposed aggregate. Professional Engineer Topor stated regular concrete would cost approximately \$1 million, and the exposed aggregate would cost approximately \$1.3 million. Trustee Thompson stated he would like to hear what the working group thinks on this. Samples of the exposed aggregate were passed around. President McGinley directed staff to put together samples of regular concrete, a mock-up of the aggregate and a mock-up of their choice.

Trustee Christiansen stated she prefers the Stanley bench and the black bollards, but feels the modern bike racks and trash receptacles are too much of mixing styles. Trustee Senak stated they need to create some unity. Trustee Fasules stated they need to keep with the historic elements already used in the downtown. Ms. Kalitowski stated they have been directed to reuse the benches.

President McGinley asked about the fireplaces to which the consensus of the Village Board is to not do these. President McGinley asked about the water elements, and the Trustees were split on this so President McGinley asked them to come up with some options. Public Works Director Hansen stated a water element could possibly go in the parklet by the fire station. Professional Engineer Daubert stated they can use these elements in the plaza for the train station as well.

President McGinley stated there will be continued discussion regarding trees and benches. President McGinley asked about the festoon lighting, and there was a discussion regarding this. Village Manager Franz suggested using this lighting in the

alley for the parking garage access. Trustee Christiansen suggested using this lighting in Schock Park possibly as well.

Tom Manak, who resides at 586 Crescent, stated he lives on the corner of Crescent and Park. Mr. Manak stated it will be difficult to get into their building's garage if Crescent will be one-way going westbound during the construction. Mr. Manak asked them to think about the bumpiness of exposed aggregate. Mr. Manak stated it could be hard to get the Fourth of July parade units through at Main and Crescent if this corner is narrowed more.

Julie Spiller stated they need to ensure there is access on the north side when they are doing the work on Pennsylvania. Ms. Spiller stated they will need to think where the planters are due to strollers and other things.

George Tenee, of 382 Amy Court, thanked the Village Board for their work on this. Mr. Tenee stated they should recycle the old lampposts with designs and such or sell the old lampposts with a plaque saying, "Official Glen Ellyn Lamppost."

There was a discussion regarding the metal versus brick wall for the tree planter seats. Public Works Director Hansen stated they may use both. The consensus of the Village Board is to do curb only with no benches around the trees and put traditional benches perpendicular with some of the trees. Trustee Fasules suggested if you buy a new bench then the resident gets the old bench.

President McGinley stated the working group suggested buying bricks in honor or memorial. The consensus of the Village Board is to not do the buying of the bricks.

President McGinley stated the consensus of the Village Board is no selling of the bricks, buy a new bench and get the old bench for benches that need to be shorter, do the low curbs around all trees, reuse the current benches as much as possible and make them perpendicular to the buildings and do the decorative bollards with solar lights.

Professional Engineer Topor asked about the custom pots with planters. The consensus of the Village Board is to keep this as a placeholder for now.

Trustee Senak asked about café seating to which Village Manager Franz stated the restaurants usually decide this. Trustee Senak stated it would be great to design incorporating this into the streetscape. Trustee Senak asked about the pedestrian walkway from Duane along the west side of the Civic Center. President McGinley stated they will keep discussing options on this and send this to the Capital Improvements Commission and the working group.

RESULT:	DISCUSSION ONLY
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G. Other Items

None

H. Adjournment

Motion to Adjourn

RESULT:	APPROVED [6 TO 0]
MOVER:	Steve Thompson, Village Trustee
SECONDER:	Kelli E. Christiansen, Village Trustee
AYES:	Enright, Fasules, Pryde, Christiansen, Thompson, Senak
PRESENT:	McGinley

Respectfully Submitted Debbie Solomon Recording Secretary

Reviewed and Approved, John A. Chereskin Village Clerk