



Agenda
Village of Glen Ellyn
Capital Improvements Commission
Regular Meeting
Tuesday, January 14, 2020
7:00 PM
Glen Ellyn Civic Center, Room 301

Individuals with disabilities who plan to attend the hearing and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting or facilities, are requested to contact the Village at least 24 hours before the meeting.

A. Call to Order

B. Public Comment (Non Agenda Items)

C. Approval of Minutes

December 10, 2019 Capital Improvements Commission Meeting Minutes

D. Current Business

CBD Streetscape and Utility Improvements Tree Plan

E. Trustee's Report

F. Other Business

G. Public Works Report

H. Project Report

Engineering Project Report Dated January 9, 2020

I. Adjournment



Capital Improvements Commission

535 Duane Street
Glen Ellyn, IL 60137

Meeting: 01/14/20 07:00 PM

Department: Capital Improvements Commission

Department Head: Rich Daubert

Category: Minutes

Prepared By: Rich Daubert

SCHEDULED

AGENDA ITEM (ID # 4307)

DOC ID: 4307

December 10, 2019 Capital Improvements Commission Meeting Minutes

The draft Meeting Minutes from the December 10, 2019 Capital Improvements Commission Meeting are attached for review and approval by the Capital Improvements Commission.

ATTACHMENTS:

- CIC Meeting Minutes December 10 2019 - Draft (PDF)

Village of Glen Ellyn



Minutes
 Village of Glen Ellyn
 Capital Improvements
 Regular Meeting
 December 10, 2019
 7:00 PM
 Glen Ellyn Civic Center, Room 301

Board or Commission: Capital Improvement
Meeting: Regular
Quorum: Yes

Date: December 10, 2019
Called to Order: 7:00 p.m.
Adjourned: 8:22 p.m.

MEMBER ATTENDANCE:

Michael T. Lane	Chairman	Present
Adam B. Biggam	Commissioner	Present
Joshua J. Cattero	Commissioner	Present
Arthur F. Foerster	Commissioner	Present
Michael M. Lindquist	Commissioner	Present
Steve Neurauter	Commissioner	Present
Steve Szymanski	Commissioner	Present
Rocco J. Zuccherro	Commissioner	Present
Richard Daubert	Professional Engineer	Present

Also Present:

Tom Topor	Sr. Civil Engineer	Present
Steve Thompson	Liaison Trustee	Present
Julius Hansen	Director of Public Works	Present

Public Present:

A. CALL TO ORDER

The December 10, 2019 meeting of the Capital Improvements Commission was called to order by Chairman Lane at 7:00 PM at the Glen Ellyn Civic Center.

B. PUBLIC COMMENT – None

C. APPROVAL OF MINUTES FROM September 10, 2019 MEETING

MOVE TO APPROVE MINUTES OF REGULAR MEETING FROM 9/10/2019

RESULT: Unanimous

MOVER: Commissioner Lindquist

SECONDER: Commissioner Szymanski

D. Announcements – None

E. CURRENT BUSINESS

1. *Procurement of Phase II Services for Metra Station and Multimodal Access Improvements Project* – Engineer Daubert reports that the Village was successful in securing \$14 million in CMAQ funding for this project. Commissioner Zucchero adds this is the 3rd highest such award given in the entire region. Engineer Daubert adds this will be a substantial improvement to Glen Ellyn. He thanks Commissioners Lindquist and Szymanski for attending the funding celebration that the village hosted on November 25th. We put together a 3 year timeframe for Engineering and we are in a good position, but need to keep the project moving forward timely. Staff recommends we start Phase II procurement. Phase II will be funded locally. We have drafted an RFP following the same general process as with Phase I procurement. Many municipalities will often go with the same firm as was used for Phase I for continuity, but we think we should keep an open mind for Phase II Engineering given for this project it will be a much different assignment. We want to make sure the CIC has time to review and give their input on the RFP. Staff wants to make sure we are transparent with this project.

Chairman Lane asks where the funding will come from. Engineer Daubert reports that it is about 2.5 million that the Village will fund out of the Capital Project Fund.

Trustee Thompson asks for an explanation of the bid meetings. Engineer Daubert states that construction bidding is different where contractors submit bid proposals in a sealed envelope. We then open all bids publicly, reading the bids aloud while also checking for completeness of proposals. Contractors are not required to attend the bid opening but they are welcome. Public Works Director Hansen adds that there is a form that everyone fills out during the bidding process.

It is a very formal process. Professional services are a bit different where costs aren't as great of a factor. We want a firm with a good fit that has good references and referrals as well as qualifications. Engineer Daubert adds for this project we could have a preproposal meeting and advertise the opportunity formally. Then those qualified firms would put in a proposal. Staff feels it would be ideal to receive around 5-7 proposals. Commissioner Zuccherro adds we want to make sure we look at the firm's capacity. Engineer Daubert adds he expects to work with 2 firms on the assignment – one for engineering and one for architecture. He adds there is time for an open advertised RFP process. The primary firm would likely be an engineering firm experienced with federally funded projects.

Engineer Daubert reviews the Proposal Evaluation Criteria Scoring Matrix for Phase II Engineering Services. All proposals will be reviewed and selected based upon factors in the RFP.

Trustee Thompson asks if you will go on site visits to see completed projects. Director Hansen adds we could but we get testimonials from references which give us a good idea on how well a firm performs as long as we ask the right questions. Chairman Lane asks the CIC for feedback on the Proposal Evaluation Criteria. The CIC likes the evaluation criteria. Commissioner Zuccherro suggested firms should be evaluated for innovation they can incorporate in the project.

Engineer Daubert adds we will interview the firms. He asks if the CIC would like to send a representative to attend interviews. Commissioner Szymanski likes that idea of a CIC rep. Engineer Daubert adds once we have a schedule, I will let you know and a CIC rep can attend. Commissioners Biggam, Cattero, and Szymanski note their interest in participating.

Commissioner Neurauter motions to recommend to Procure Phase II Engineering Services as presented and discussed. Commissioner Lindquist seconds the motion.

MOVE TO RECOMMEND TO PROCURE PHASE II ENGINEERING SERVICES FOR THE GLEN ELLYN METRA

STATION AND MULTIMODAL ACCESS IMPROVEMENTS PROJECT AS PRESENTED AND DISCUSSED.

RESULT: Unanimous

MOVER: Commissioner Neurauter

SECONDER: Commissioner Lindquist

Engineer Daubert adds once all the information is gathered, this will be brought to the CIC and Village Board. Chairman Lane asks when Phase II will start. Engineer Daubert states around the middle of next year.

F. TRUSTEE'S REPORT – Trustee Thompson reports that Apex is still in litigation.

G. OTHER BUSINESS – Engineer Daubert reports we have one CIC commissioner vacancy. He asks the CIC if they know of anyone who would be interested in this position. If so have them fill out an application. Ideally we would like 3-5 applicants to chose from. The CIC should play a role in choosing this applicant. Trustee Thompson adds we rely on this commission's expertise.

Streetscape Plan – Engineer Topor reports that at last month's meeting we met about a public outreach plan for the project. We have approximately 30 major decisions to make in a timely manner. We will hold most of the decision making and public engagement opportunities at the CIC. We will most likely see more public attendance. We will also have a technical review committee that will report to the CIC. The CIC will play a major role in this process. Civiltech is working on a tree plan to be presented at the January 14th CIC meeting.

Director Hansen adds we have a lot going on so we need to meet monthly with all the decisions we have coming up. Engineer Daubert asks the CIC to look at their calendars to see if they will be able to make the January 14th meeting.

H. Public Works Report – Director Hansen reports that we are ready for snow and have about 650 tons of salt. Salt now is \$85/ton. We are hoping for a mild winter and then we can fill the Churchill storage building with salt once the prices come down in the spring.

I. Project Report - Engineer Daubert notes the project report was included in the packet for reference (see attached report). A discussion followed regarding progress on Development Projects. Engineer Daubert noted that Raising Cane's is moving along, with its intent to open as soon as February. The Avere on Duane Apartment Building foundation work is underway. A building permit to go vertical is close to being secured.

J. Adjournment & Next Meeting – Commissioner Biggam motioned and Commissioner Foerster seconded to adjourn the meeting. The meeting was adjourned at 8:22 p.m. The next CIC meeting will be January 14, 2020 at 7:00 p.m.

Submitted by Elisa Pollina, Recording Secretary

Reviewed by Richard Daubert



Capital Improvements Commission

535 Duane Street
Glen Ellyn, IL 60137

Meeting: 01/14/20 07:00 PM

Department: Capital Improvements Commission

Department Head: Rich Daubert

Category: Discussion Item

Prepared By: Rich Daubert

SCHEDULED

AGENDA ITEM (ID # 4308)

DOC ID: 4308

CBD Streetscape and Utility Improvements Tree Plan

Please see the attached memorandum and presentation concerning the Tree Plan for the CBD Streetscape and Utility Improvements Project.

ATTACHMENTS:

- CBD Tree Plan Memo to CIC 2020 01 14 FINAL (PDF)
- CBD Tree Plan Presentation to CIC 2020 01 14 FINAL (PDF)



MEMORANDUM

TO: Capital Improvements Commission

FROM: Rich Daubert, Professional Engineer
Tom Topor, Senior Civil Engineer

DATE: January 10, 2020

RE: CIC Discussion of CBD Streetscape and Utility Improvements Project
CBD Tree Plan Options

Introduction

The upcoming Central Business District (CBD) Streetscape and Utility Improvements project will both significantly affect and provide an exciting opportunity to improve the long-term sustainability of the downtown urban forest. In the context of the planned improvements, the project team consisting of certified arborists, landscape architects and engineers reviewed the existing Village parkway trees, assessed the anticipated impacts of construction on them, considered best practices to reforest the CBD, and developed recommended tree plan options, contained herein.

Background

Trees are a vital component of Downtown Glen Ellyn, contributing to the character and fabric of the Community. The Village has benefitted from having established trees that contribute to the look, feel, and identity of the CBD. The majority of the mature trees in the CBD are believed to date back to the 1970 era and some the mid-1980s; at which point the majority of the existing trees along the most beloved stretches of Main Street and Crescent Boulevard were planted.

As the Village looks to embark on the next major and much anticipated downtown revitalization project, a thorough review of the existing downtown trees is essential to ensure that a best possible approach is selected for the sustainability and enjoyment of the CBD tree infrastructure.

In May of 2019, the project team approached the Capital Improvements Commission, Environmental Commission, and the Village Board on the topic of the future of the CBD trees in context of the planned Streetscape and Utility Improvements Project. At that time two options were put forth describing possible ways to approach the trees in the CBD. One option called for selective removal and replacement of trees based on condition and construction impacts with an attempt to save as many trees as possible. The second option called for removal and replacement of all parkway trees located in the CBD. Both options would also propose the addition of trees in

select location of the CBD where additional planting opportunities are available.

Both the CIC and Environmental Commissions discussed the options in reasonable detail with the Commissions understanding both options and suggesting continued detailed analysis and development of tree plan options moving forward.

The options were presented to the Village Board for discussion and resulted in the Board leaning towards latter option of reforesting the CBD. The Board looked forward to getting further detail on this potential tree plan, subject to further analysis by the project team.

Existing Tree Condition Survey

Summary of Existing Trees (109 Trees)

Currently there are 109 public trees located within the Central Business District. As previously stated, most of the mature trees are believed to date to the 1970s, some the mid-1980s, and have fared reasonably well in less than ideal planting and environmental conditions. However, many of the mature trees are on a steady rate of decline; 17 of 23 trees planted in the last 7 years were in replacement of existing trees. This trend is likely to continue as the trees age and continue to be exposed to the harsh urban environment.

The tree population is heavily skewed towards two species; Honeylocust (53% of Trees) and Callery Pear (13%). This lack of diversity leaves the CBD tree population vulnerable to eradication in the potential event of diseases impacting particular tree species.

A condition survey of CBD trees was completed in 2018 by the Village's forestry consultant, Dave Coulter of Osage Inc. The survey yielded that of the total of 109 trees surveyed; 49% (53 trees) were rated at poor/fair condition, 40% (44 trees) were in fair/good condition, and 11% (12 trees) in excellent condition.

Trees Recommended For Removal Based On Existing Condition (40 Trees)

Based on the survey, 40 of the 109 trees are recommended to be removed and replaced, based strictly on condition alone. 26 of these trees are honey locusts. Various factor may have contributed to the decline of these trees. Most common factors being limited room for roots to grow, poor soil conditions, and the generally harsh urban environment. Removal of the 40 trees said to be in poor/fair condition during the streetscape project makes sense from both planning and financial perspectives, as these trees would need to be replaced in the near future at a cost and effort much higher than if done during the streetscape project. Additional costs associated with retaining these trees throughout the duration of construction includes employing protecting measures and working around the trees. Staff feels a very conservative and rough order of magnitude cost estimate to work around a given tree to save it during construction, install streetscape elements, and subsequently deal with the future removal and reinstallation of a tree and restoration of streetscape elements would be \$10,000 per tree, in today's dollars. The remaining 69 trees (109 total – 40 to be removed due to current condition = 69 remaining) were left to be evaluated further for construction impacts and compatibility with the proposed improvements.

Evaluation of Construction Impacts and Compatibility With Proposed Improvements**Trees Impacted By Underground Utility Improvements (17 Trees)**

These impacts were reviewed by determining where the proposed underground utilities will be installed in relation to the existing trees. While the sewer and water mains will primarily be located in the street, a number of water and sewer services slated to be replaced during the project will directly impact 17 trees. These are locations where existing water and/or sewer services being replaced are either directly under or in very close proximity to a tree. Of the 17 trees directly impacted by utility lines, 7 are small enough to potentially be removed and replanted in alternative locations with 10 not being viable candidates for relocation.

Trees Impacted By General Construction/Incompatibility With Proposed Improvements (38 Trees)

The remaining 52 trees (109 Total – 40 Removed For Condition – 17 Removed/Relocated For Utilities = 52 Remaining Trees) were broken down into two categories:

1. Trees on the perimeter of the project where the proposed improvements are less invasive and the trees are likely to survive construction (14 trees, 4 of which are Honey Locusts).
2. Trees needing further evaluation to determine if they are compatible with the proposed streetscape and roadway geometry and impact of excavation in close proximity to the trees (38 trees, 24 of which are Honey Locusts with 12 of the Honey Locusts In Poor Condition).

The 38 remaining trees were further evaluated for condition and conflicts with the proposed geometric roadway alignments, adverse impact of utility digs adjacent to the trees, impact of curb and sidewalk replacement, and installation of curb planters around the trees. With all 38 trees being impacted by either changes to proposed geometry, variations in sidewalk elevation around the trees, installation of raised planters around the trees and adjacent utility digs requiring significant root pruning, 13 of the 38 trees identified as being in poor/fair condition were deemed highly unlikely to survive construction.

While subject to further detailed evaluation, the remaining 25 trees will be significantly impacted by geometric changes, sidewalk/curb construction and proximity to the underground work. The anticipated impact to the existing root structure of these trees is believed to be severe enough that if these trees survive construction, their health and remaining lifespan would be significantly impacted. While it still may be possible to retain these trees during construction, it cannot be guaranteed that the trees will survive after the construction is completed. Another factor to consider is that remaining trees are primarily located along Main Street and Crescent Boulevard where variations in tree sizes between a few remaining mature trees and the majority of new trees may not necessarily provide an ideal aesthetic look to the overall streetscape; and, some trees are positioned such that they will reduce the usable width of the sidewalks. Additionally, attempts to preserve trees during construction, potentially subsequently remove them should they not survive construction, and retrofit new suspended pavement systems thereafter, have financial and convenience/disturbance impacts that should be considered from a high-level perspective. Again as noted previously, a very conservative rough order of magnitude cost estimate to work around a tree but subsequently remove it and reforest thereafter, is on the order of \$10,000 per tree.

New Tree Planting Considerations

A typical retrofit dense urban tree planting space consists of a small open landscape planting area surrounded by pavement. Without special considerations, these conditions are not ideal for new trees to grow in and become healthy and mature specimens. As part of the streetscape improvements, the team is proposing use of a suspended pavement system which provides support for the sidewalks adjacent to the tree and is filled with high-quality uncompacted soil to allow the tree roots to grow and expand without limitations. In addition, all trees in the core area of the CBD would be protected from de-icing agents by curbing, be irrigated, and have proper drainage; all important components that support new tree growth and sustainability.

The new trees would also have an improved species diversity. According to the arborist manual an optimal species variety consists of no more than 10% of any one given tree species. Deliberately varying the species this way provides perseverance of tree population in an event of future blight of any one tree species.

New trees will also allow for an optimum placement and location of trees as it relates to the proposed geometric plans, layout of parking spaces, business entries, street lighting units, etcetera.

The proposed CBD tree plan will include planting new trees on streets that currently do not have any trees in the public right-of-way. These streets include entire block sections of Pennsylvania Avenue, Duane Street, Glenwood Avenue, and Forest Avenue. This was possible to accomplish by revising the existing street geometry, allowing for wider sidewalks and more space for trees to be planted.

Recommended Tree Plan Options

Based on the evaluation and review of each tree in the CBD to date, the project team has put forth two high-level options for addressing the current trees in the context of the streetscape project.

Option A: Replace 95 of 109 existing trees within the CBD as part of this project.

Option B: Replace 70 of 109 trees within the CBD as part of this project. Attempt to work around 25 existing trees, and plan for future replacement of them.

Figure 1. Summarizes the two options on the next page.

Figure 1 – Summary of Tree Plan Options

	Option A	Option B
All Existing Trees	109	109
Remove due to health and condition	40	40
Remove due to conflicts with underground utilities	17*	17*
Trees on perimeter of the project to remain	14	14
Remove due to condition and construction impact	13	13
Remove due to construction impact	25**	-
Attempt to work around and plan for future replacement	-	25**
Total trees to be removed	95	70
Total trees to remain for future replacement	14	39
Total of new trees where there are no trees now	100-115	100-115
Estimated number of trees after the improvements are completed	185-225	185-225

*7 trees could be potentially transplanted to a different location in the Village

** subject to continued evaluation

We understand that both options include removal of the majority of the trees in the downtown and replacement with newer trees which will significantly alter the landscape of the downtown and may result with various responses from the public. The project team is prepared to initiate a public information campaign that will provide this information to allow the citizens of Glen Ellyn to review the issue, familiarize themselves with options of the plan and allow for comments and feedback.

Action Requested

Staff respectfully requests a discussion of the Tree Plan Options with the Capital Improvements Commission. Phil Hutchinson, Landscape Architect of Civiltech Engineering will be leading this discussion with project team members Kristin Kalitowski of Civiltech Engineering and Staff Senior Civil Engineer Tom Topor of Public Works.

Attachments

Presentation



Civiltech Engineering, Inc.

www.civiltechinc.com



Central Business District Streetscape Improvements

Village of Glen Ellyn

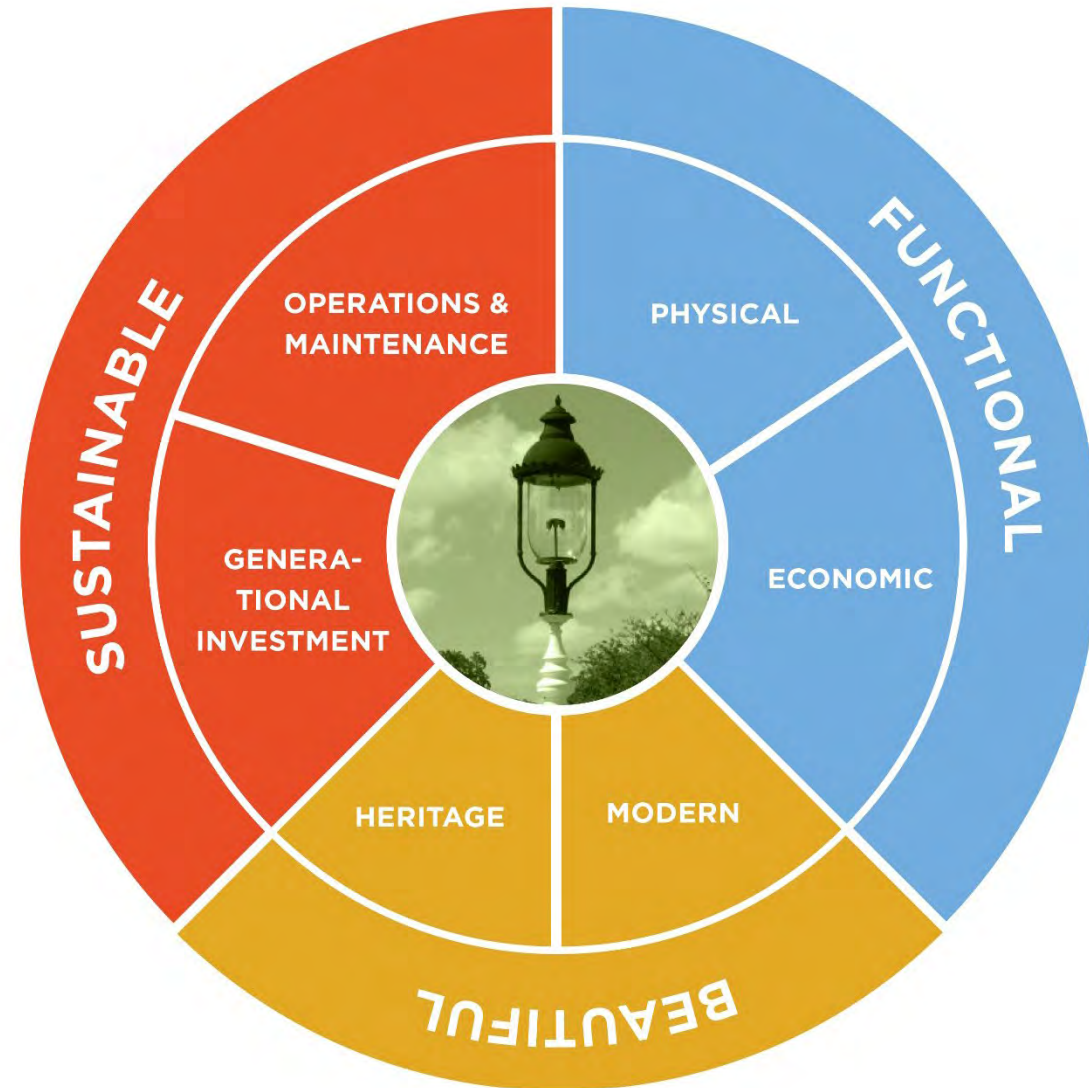
January 14, 2020



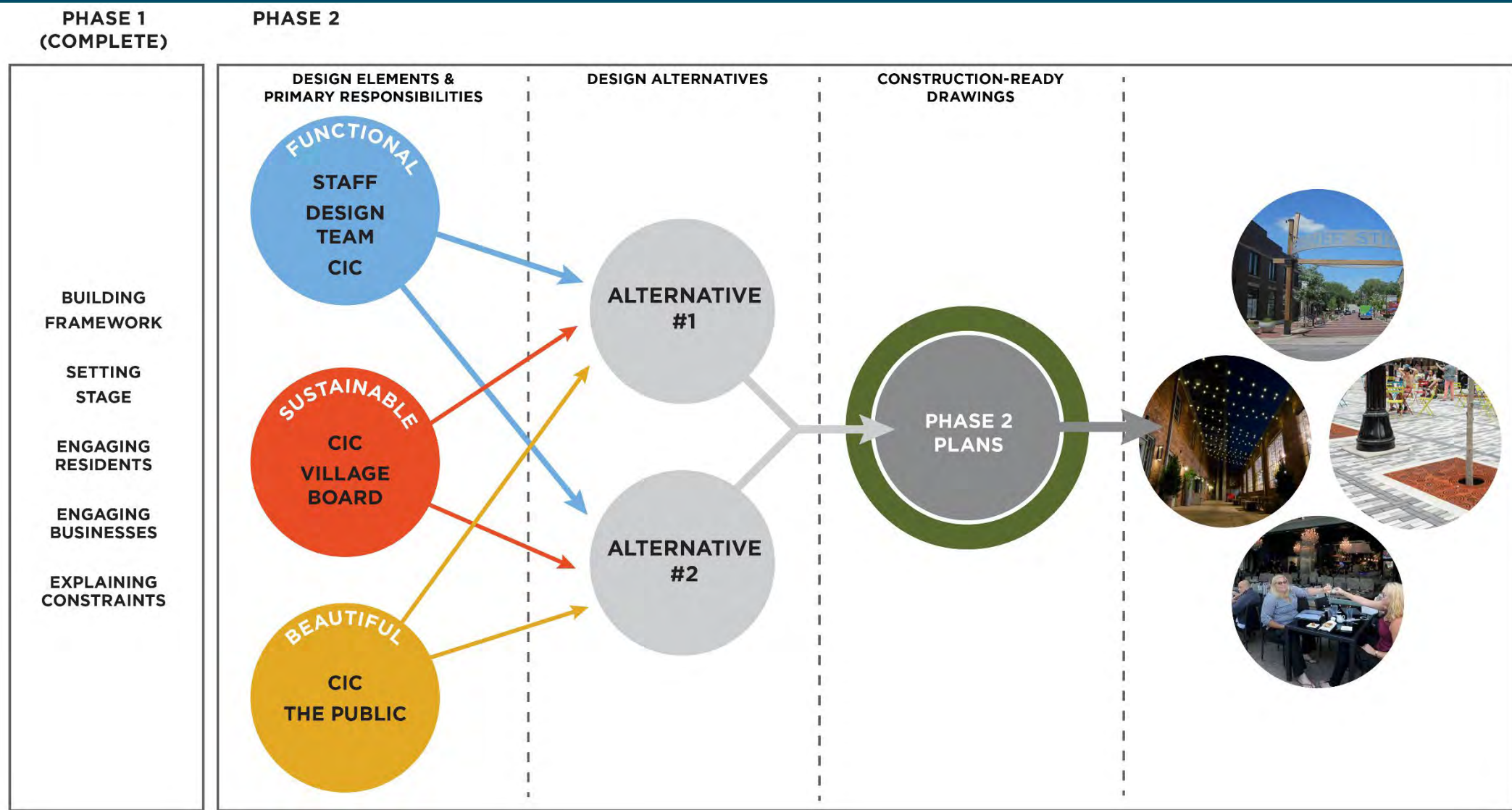
D.b

Attachment: CBD Tree Plan Presentation to CIC 2020 01 14 FINAL (4308 : CBD Streetscape

Elements of a Successful Streetscape Design



CBD Streetscape Decision-Making Process



Attachment: CBD Tree Plan Presentation to CIC 2020 01 14 FINAL (4308 : CBD Streetscape

CBD Streetscape Design Schedule

Jan 14, 2020 CIC Meeting

- Project re-introduction
- Urban Forest

Late January, 2020

- Environmental Commission Meeting
- Launch Urban Forest public education campaign

Feb 11, 2020 CIC Meeting

- Urban Forest Review
- Event Spaces

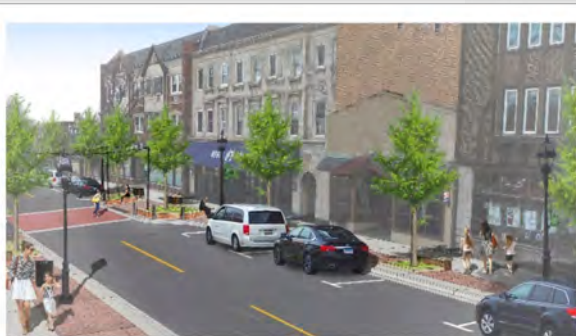
Mid to Late February, 2020

- Technical Review of materials selection
- Business community input on construction, public space use, trees

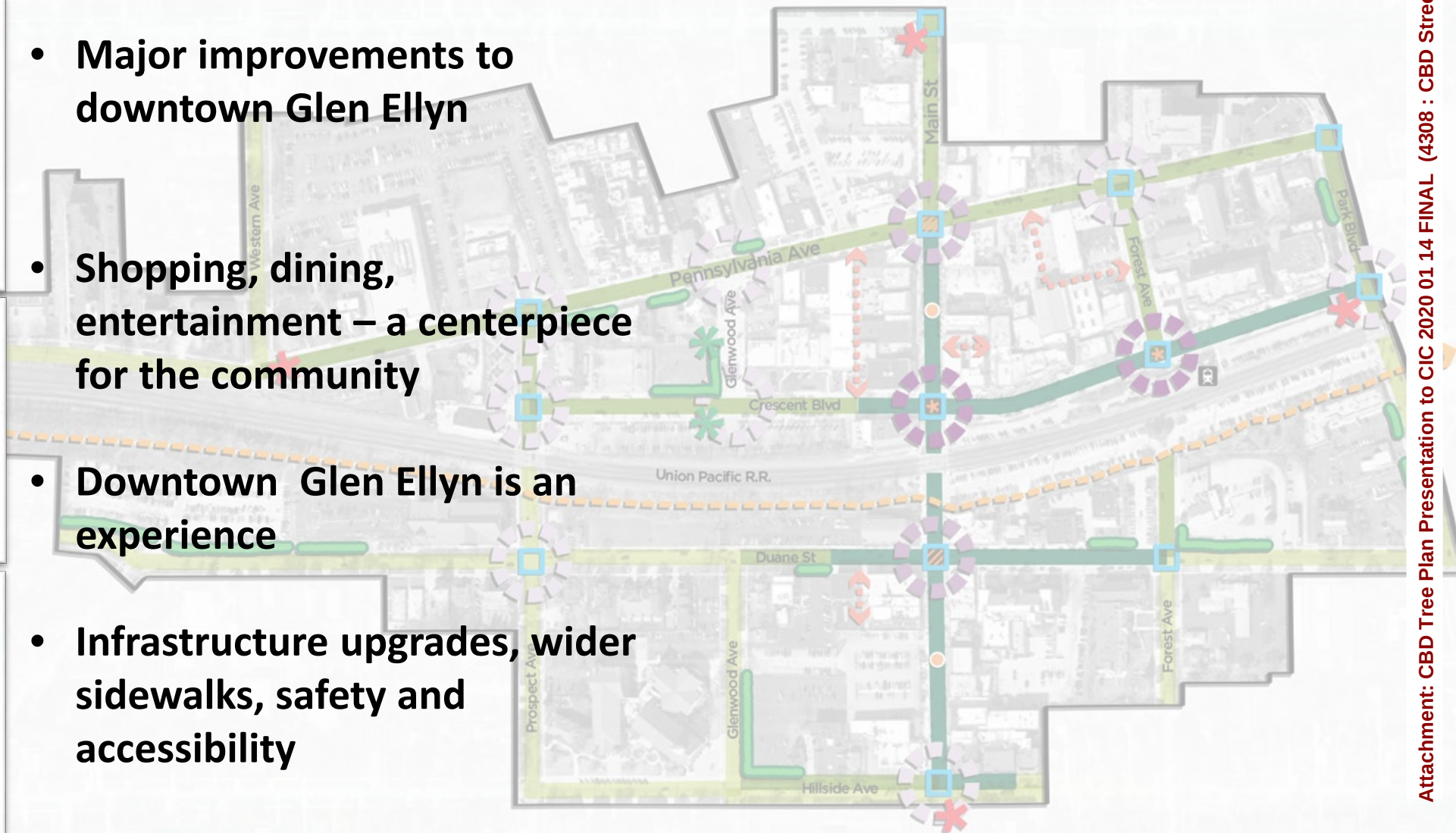
March 10, 2020 CIC Meeting

- Two Design Alternates for streetscape
- Event Space

CBD Streetscape Improvements



- Major improvements to downtown Glen Ellyn
- Shopping, dining, entertainment – a centerpiece for the community
- Downtown Glen Ellyn is an experience
- Infrastructure upgrades, wider sidewalks, safety and accessibility



The role of trees in downtown Glen Ellyn



- Trees are infrastructure – they perform essential functions
- Trees are part of the historic character and fabric of the downtown and larger community
- Trees provide aesthetic and psychological benefits
- Trees are good for retail business

“Today’s shoppers are pursuing places that offer social, memorable experiences. Trees help create place and connect to deeply felt preferences and appreciations that people have for nature. The urban forest can be an important part of the vibrant, satisfying places that shoppers enjoy.” – K.L. Wolf, PhD – University of Washington

Characteristics of a Healthy Urban Forest



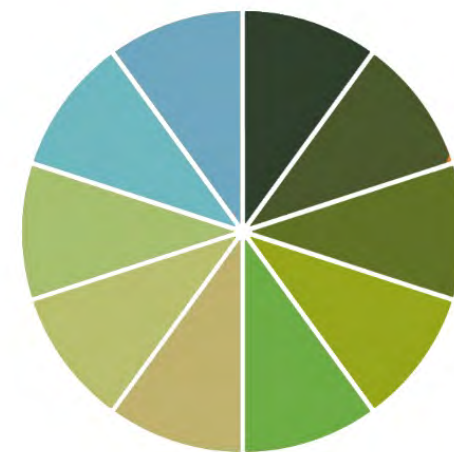
- Diverse species mix
- Access to soil, air and water
- Large robust shade canopies
- Strong tree limbs— less danger of dropping unexpectedly during storms



- Urban trees are part of an overall ecosystem and provide numerous benefits such as
 - Evapotranspiration
 - Reduced stormwater runoff
 - Reduced urban heat island effect
 - CO2 absorption

Challenges to a Healthy Urban Forest

- Every generation has a blight that affects a particular species of street trees.
- A healthy urban forest will have no more than 10% of any one species. When the next disease, drought or invasive bug invasion occurs, the loss of one species will not dramatically change the street character.



Ideal Biodiversity



Asian Longhorned Beetle



Oak Wilt Disease



Emerald Ash Borer



Chestnut Blight of 1950

Current Conditions of Glen Ellyn Urban Forest

● = 109 Existing trees

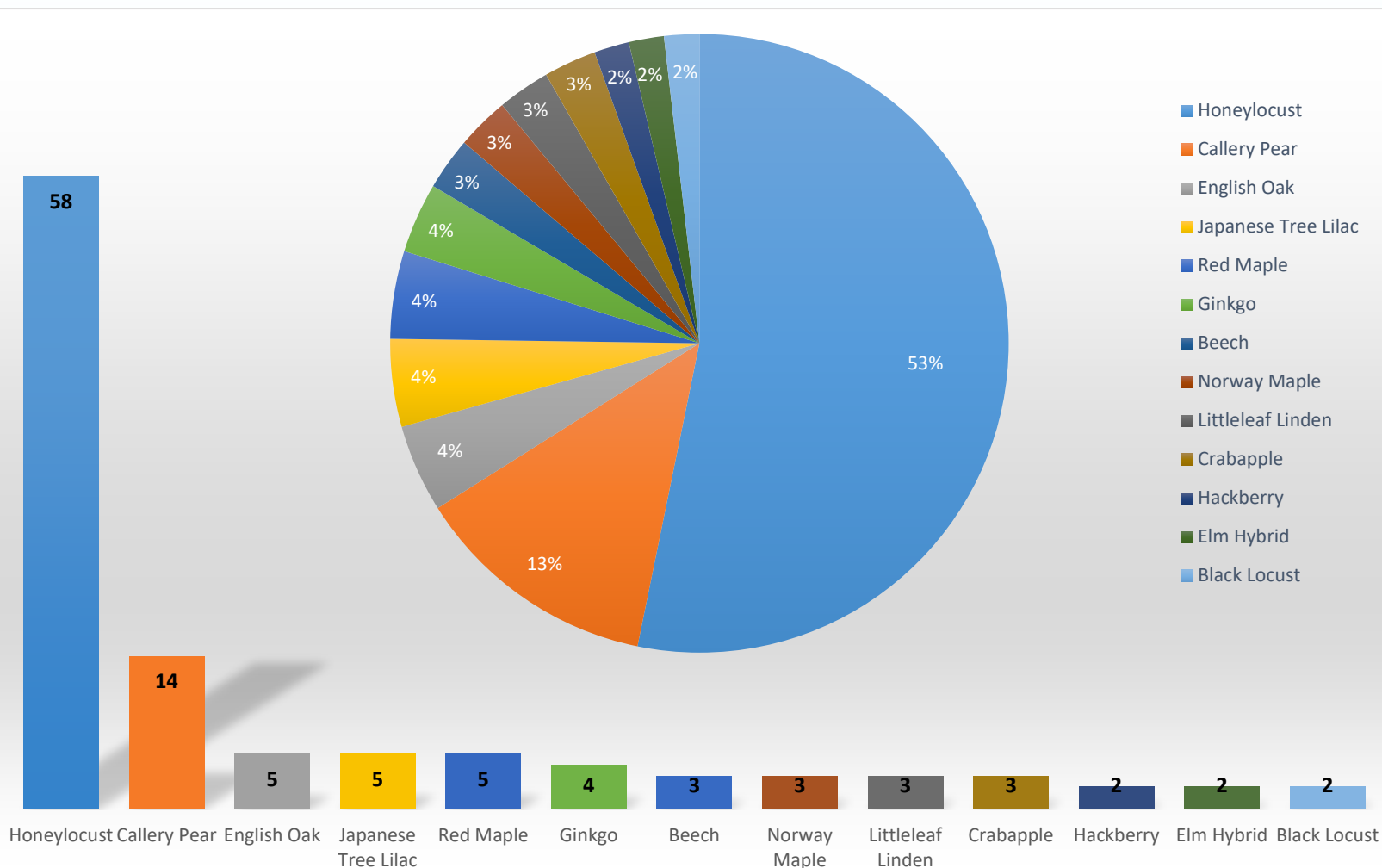


2015 – 2020 Glen Ellyn CBD Tree Assessment

A total of 109 trees evaluated

- Size
- Species
- Condition
- Recommendations for removal and replacement

Current Conditions of Glen Ellyn Urban Forest



- 109 trees evaluated
- Species mix is heavily skewed

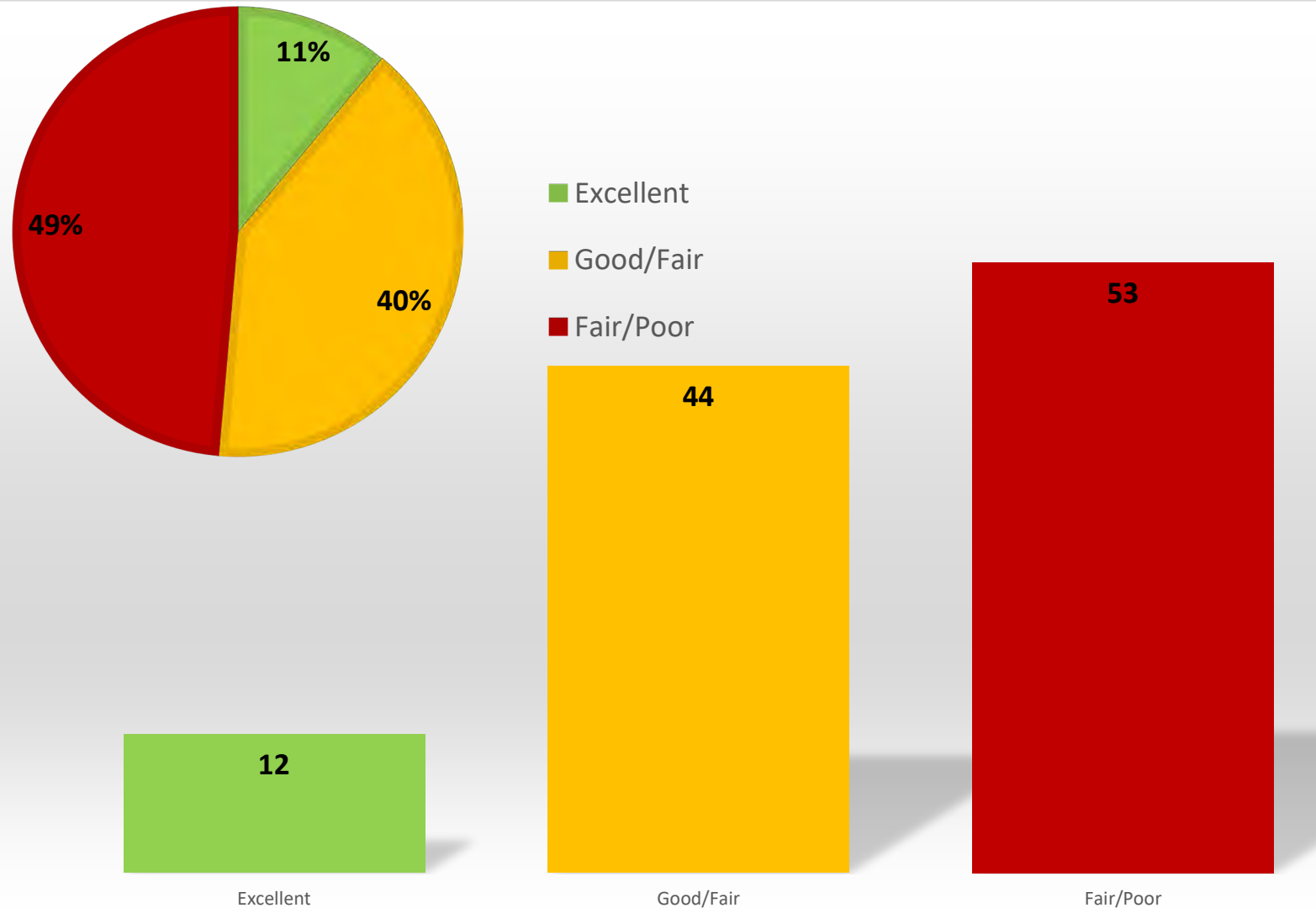
66% of trees are two species

53% of existing trees are Honeylocust

13% of existing trees are Callery Pear*

** Callery Pear has invasive traits and may be listed on official invasive species lists in the near future. This tree is also susceptible to gray mold and wood rots and may be targeted by insects such as the Eastern tent caterpillar. Callery Pear is weak wooded and susceptible to ice storm damage. - Morton Arboretum*

Current Conditions of Glen Ellyn Urban Forest



- 109 trees evaluated
- Species mix is heavily skewed
- Condition Rating

49% of trees are in Fair to Poor Condition

Current Conditions of Glen Ellyn Urban Forest



- Limited room for root systems – relatively small tree pits
- Compromised growing conditions - Lack of access to soil, water and air
- Large mature trees are showing evidence of decline
- CBD trees are reaching the limits of their useful landscape value
- Construction impacts to existing root systems

Current Conditions of Glen Ellyn Urban Forest

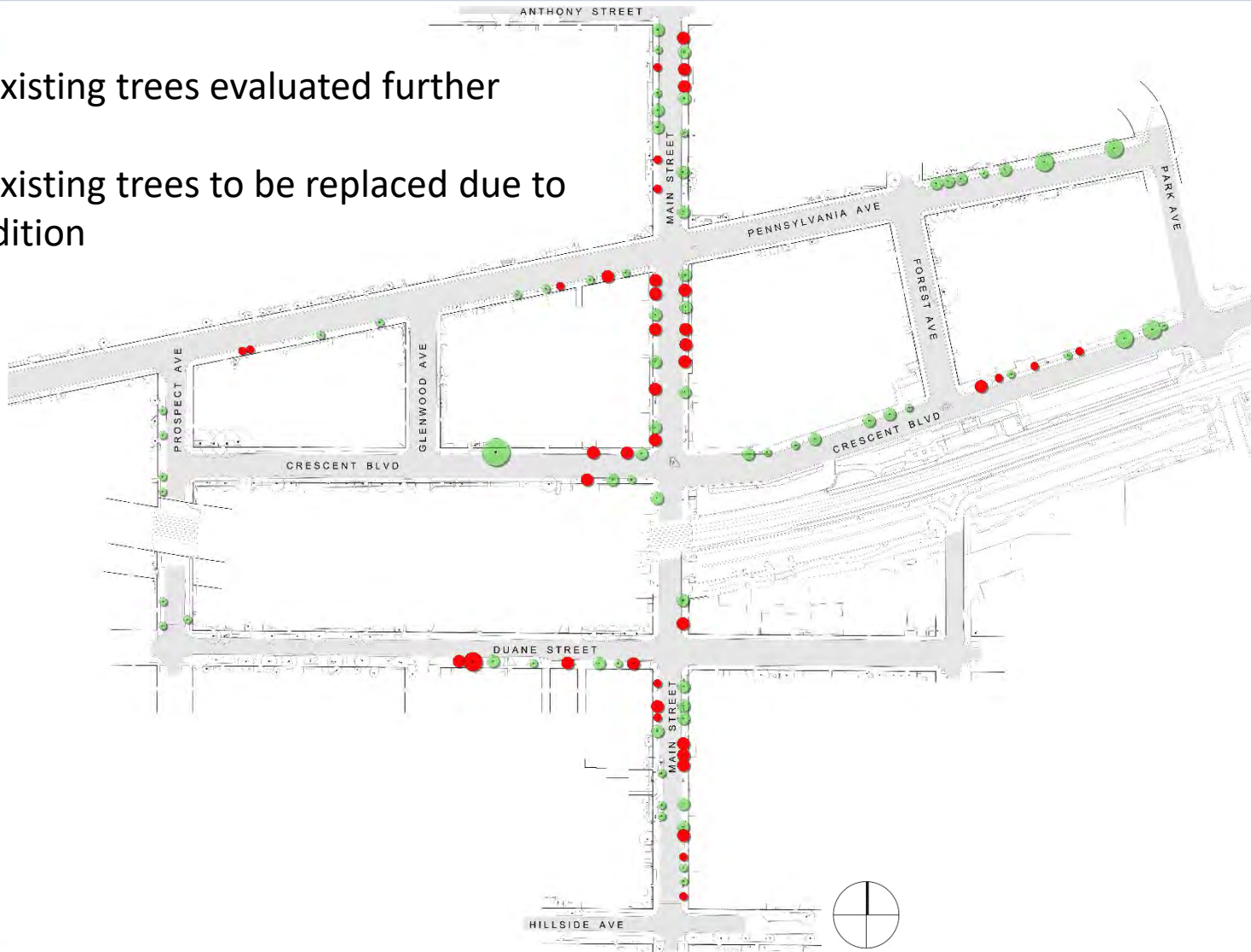
- 109 Existing trees evaluated



- Species mix is heavily skewed
- Trees are in poor condition and declining health
- Growing conditions are poor

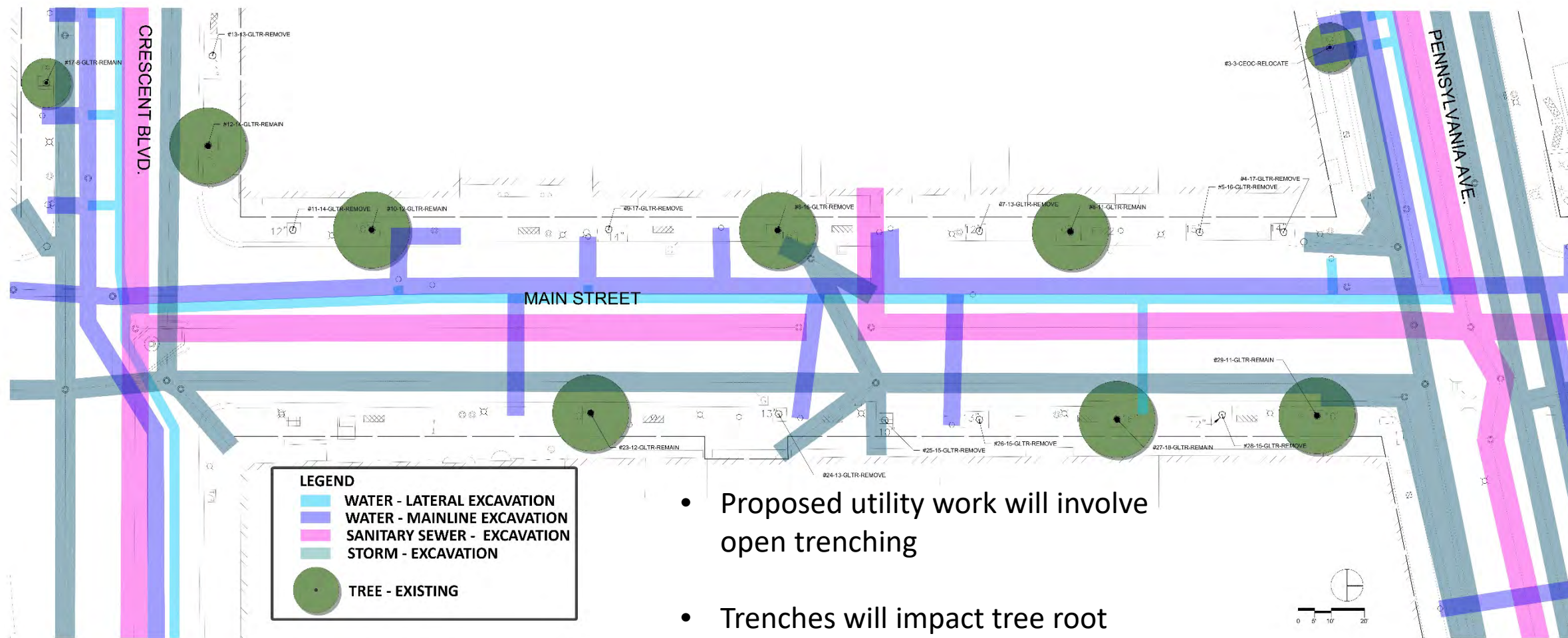
Current Conditions of Glen Ellyn Urban Forest

- 69 Existing trees evaluated further
- 40 Existing trees to be replaced due to condition



- Species mix is heavily skewed
- Trees are in poor condition and declining health
- Growing conditions are poor
- Recommendation from Osage Inc. to replace 40 of 109 trees due to health/condition and inability to survive construction

Conflicts with Utility Improvements



- Proposed utility work will involve open trenching
- Trenches will impact tree root systems

Relocating Smaller Trees



Some small trees can be moved, but it is expensive and the trees have low survival rates.

Transplanted trees will not have a warranty.



Steps to transplant small trees:

- 1) Prune the roots with a spade, 1' deep, 3 – 6 months before transplanting
- 2) Transplant in Early Spring or Fall
- 3) Water 3-4 days before digging
- 4) Ensure a 1' diameter rootball for every inch of Tree Caliper, such that a 4" Caliper tree has a 4'x4'x4' root ball
- 5) Trench around the root ball to 2', cut under the roots, tip the soil to one side. Wrap burlap around the soil and secure with twine. Move the tree by the root ball
- 6) Replant the tree immediately. Dig a hole that is 2-3x the width of the tree's root ball. Lower tree into hole, place soil into hole, filling to original grade. Keep soil moist for 3 months.

Utility Conflicts - Relocating Smaller Trees

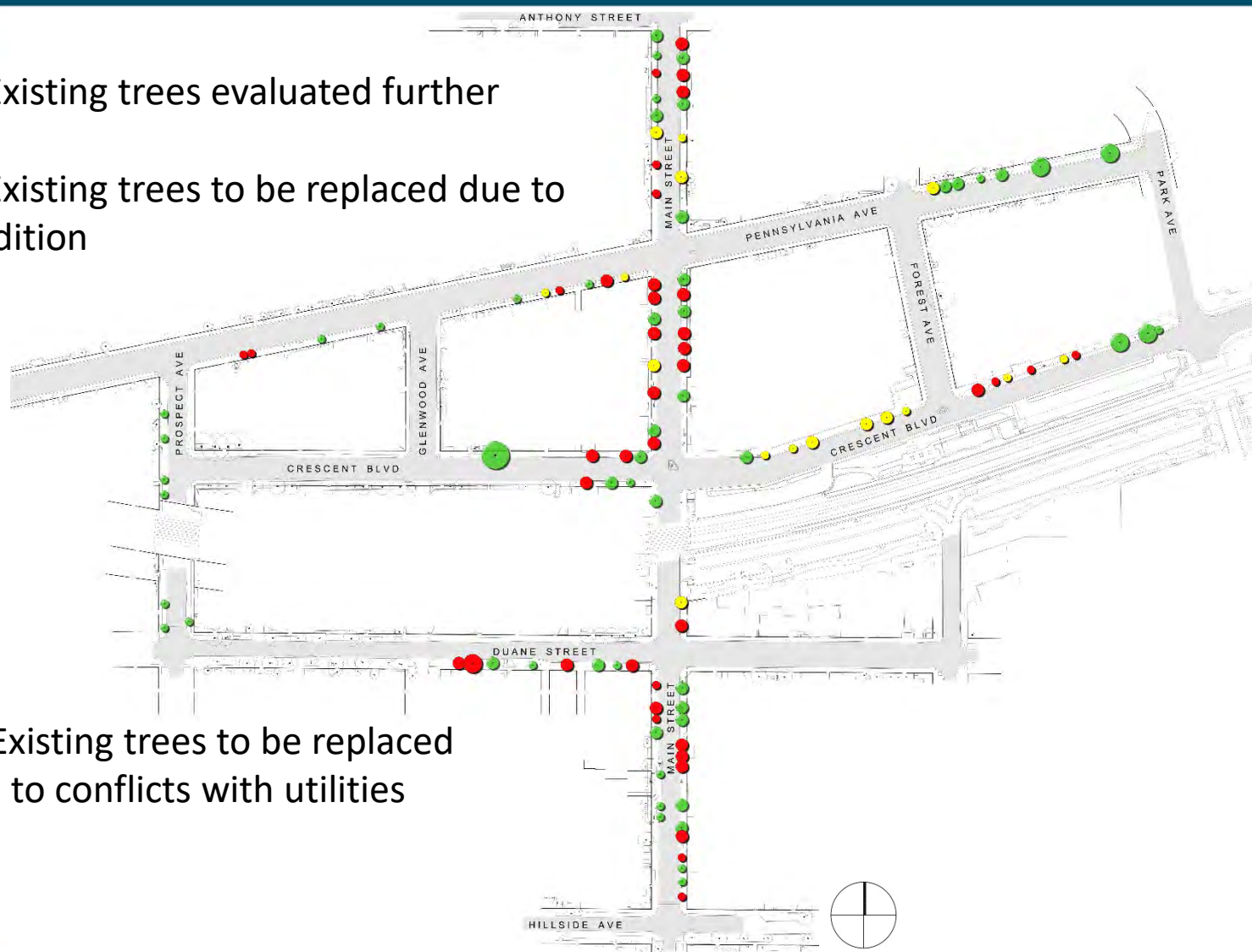
Tree #	Species	Size (cal)	Most recent condition	Notes
3	CEOC	3	Excellent	New Tree
8	GLTR	16	Good/Fair	Girdling roots
22	GLTR	12	Good/Fair	
31	GLTR	13	Good/Fair	
33	SYRE	2	Excellent	Planted 2016.
34	SYRE	2	Excellent	Planted 2016.
35	PYCA	15	Fair/Poor	Girdling roots, decay in trunk.
36	PYCA	20	Good/Fair	544a entry. Girdling roots, included bark.
37	PYCA	20	Good/Fair	Girdling roots, decay in trunk.
38	SYRE	2	Excellent	Planted 2016.
41	SYRE	2	Excellent	Planted 2016.
44	QURO	2	Fair/Poor	Not a good candidate for relocation
54	TICO	16	Good/Fair	
91	ACPL	13	Fair/Poor	Thin crown.
95	CEOC	3	Good/Fair	
105	MASP	3	Good/Fair	
107	GLTR	10	Good/Fair	

17 existing trees are in direct conflict with proposed utilities

- 7 trees are potential candidates for relocation
- 10 of these trees are not candidates for relocation due to size, health, species or condition

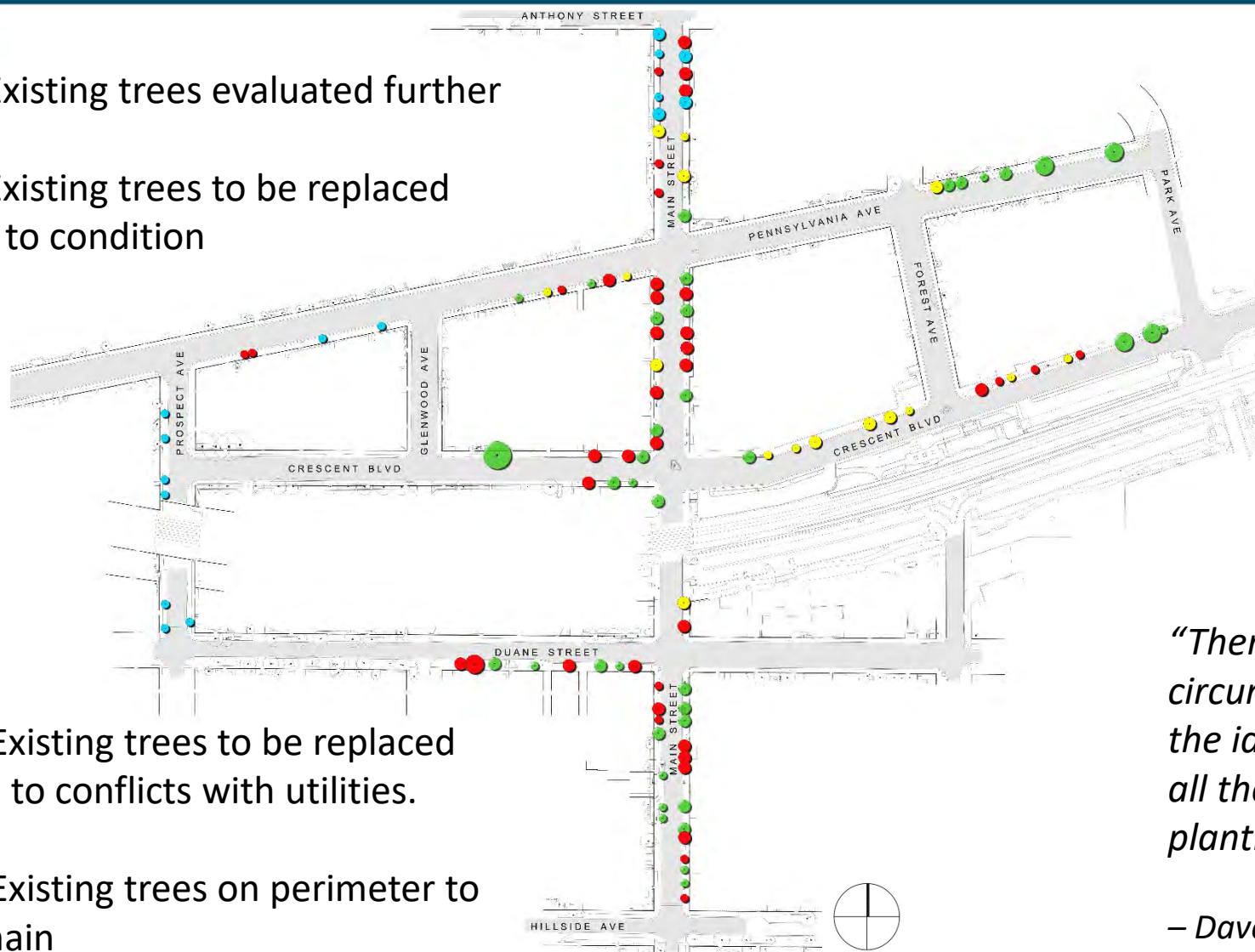
CBD Streetscape Project Impacts

- 52 Existing trees evaluated further
- 40 Existing trees to be replaced due to condition
- 17 Existing trees to be replaced due to conflicts with utilities



CBD Streetscape Project Impacts

- 38 Existing trees evaluated further
- 40 Existing trees to be replaced due to condition
- 17 Existing trees to be replaced due to conflicts with utilities.
- 14 Existing trees on perimeter to remain

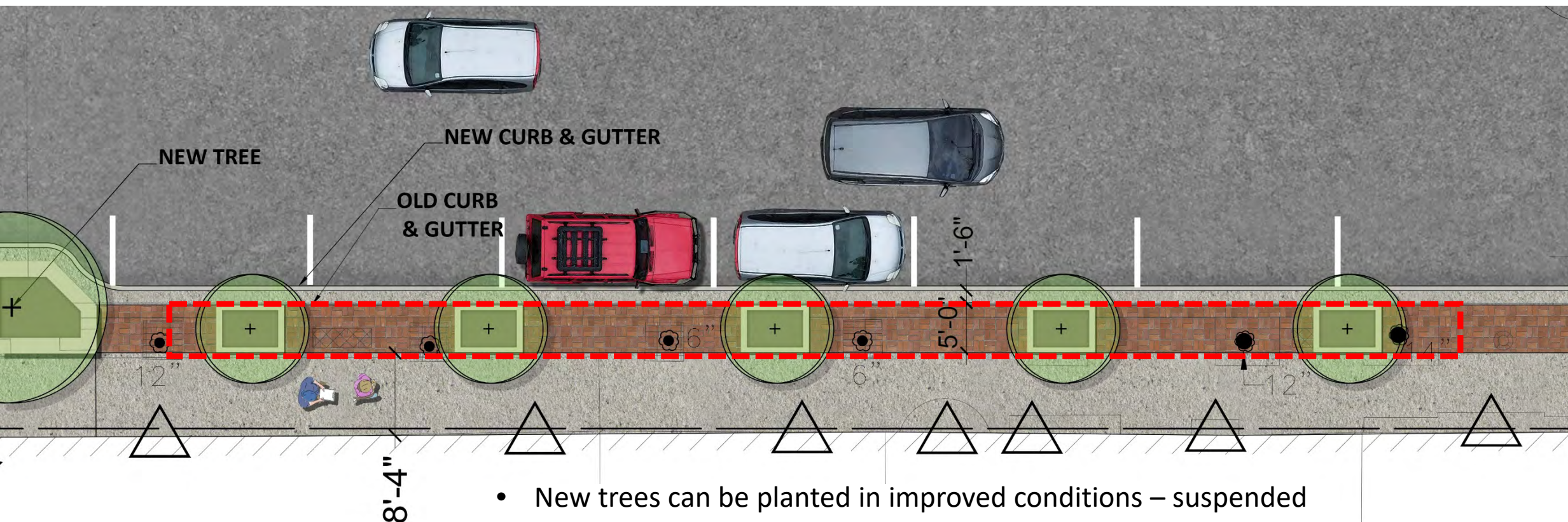


Trees that are on the perimeter of the project area where proposed geometric changes are minimal will have minimal impacts.

"There is no guarantee that a tree in these circumstances would survive the process, and the ideal course of action would be to remove all the trees and replant new trees in improved planting spaces."

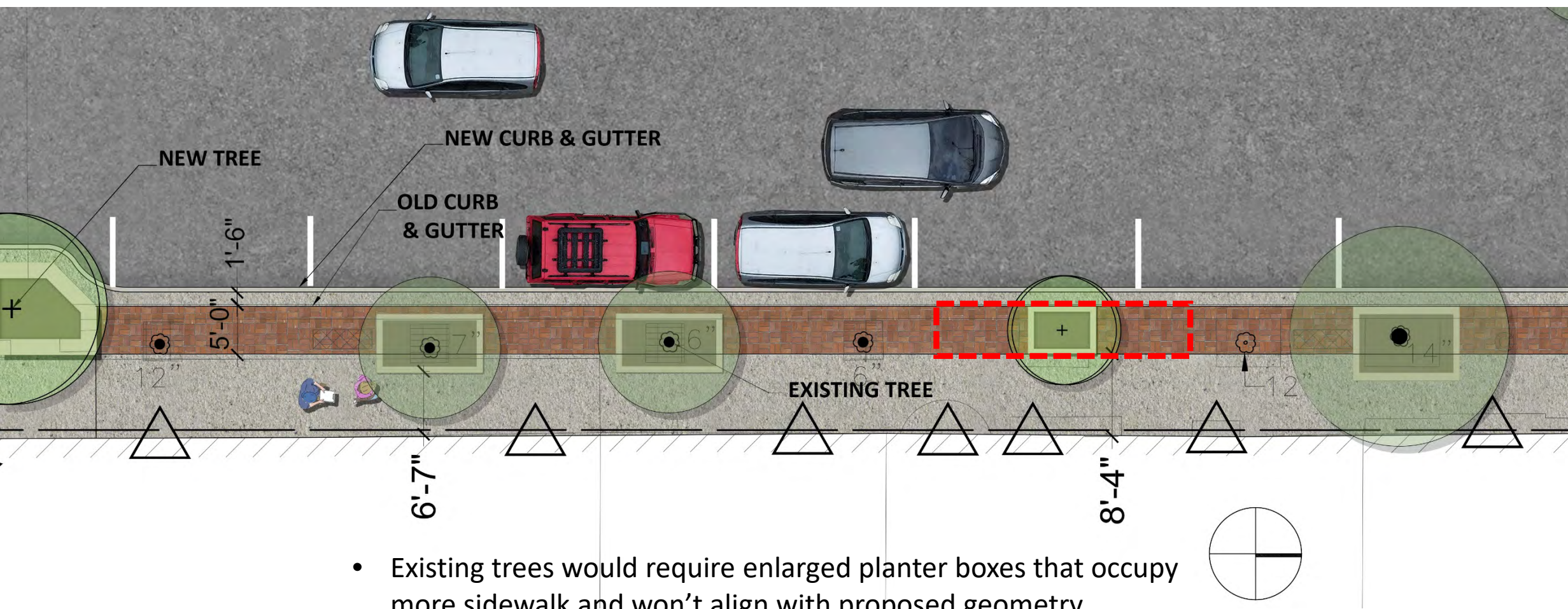
– Dave Coulter, Osage Inc.

CBD Streetscape Project – New Trees



- New trees can be planted in improved conditions – suspended pavement design
- New trees can be aligned with proposed geometric changes, and locations coordinated with parking and retail/restaurant uses

CBD Streetscape Project – New and Existing Trees

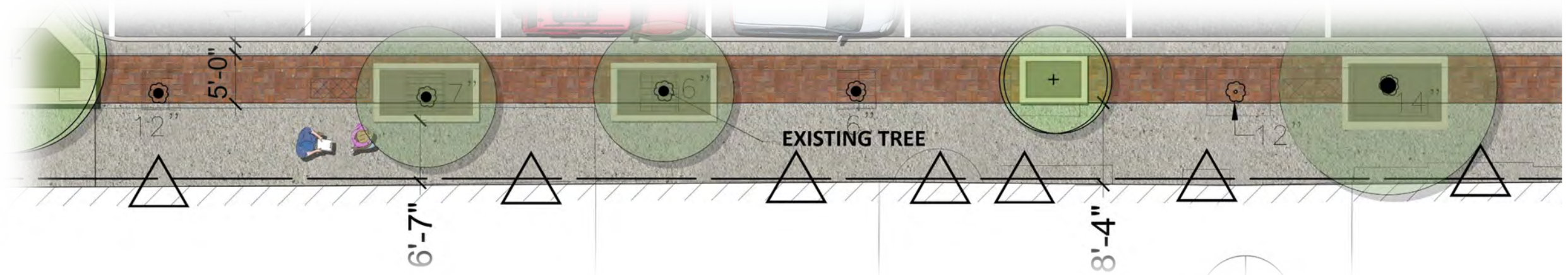


- Existing trees would require enlarged planter boxes that occupy more sidewalk and won't align with proposed geometry.
- Existing trees will remain in current poor growing conditions.

CBD Streetscape Project – New and Existing Trees

Additional costs associated with keeping existing trees:

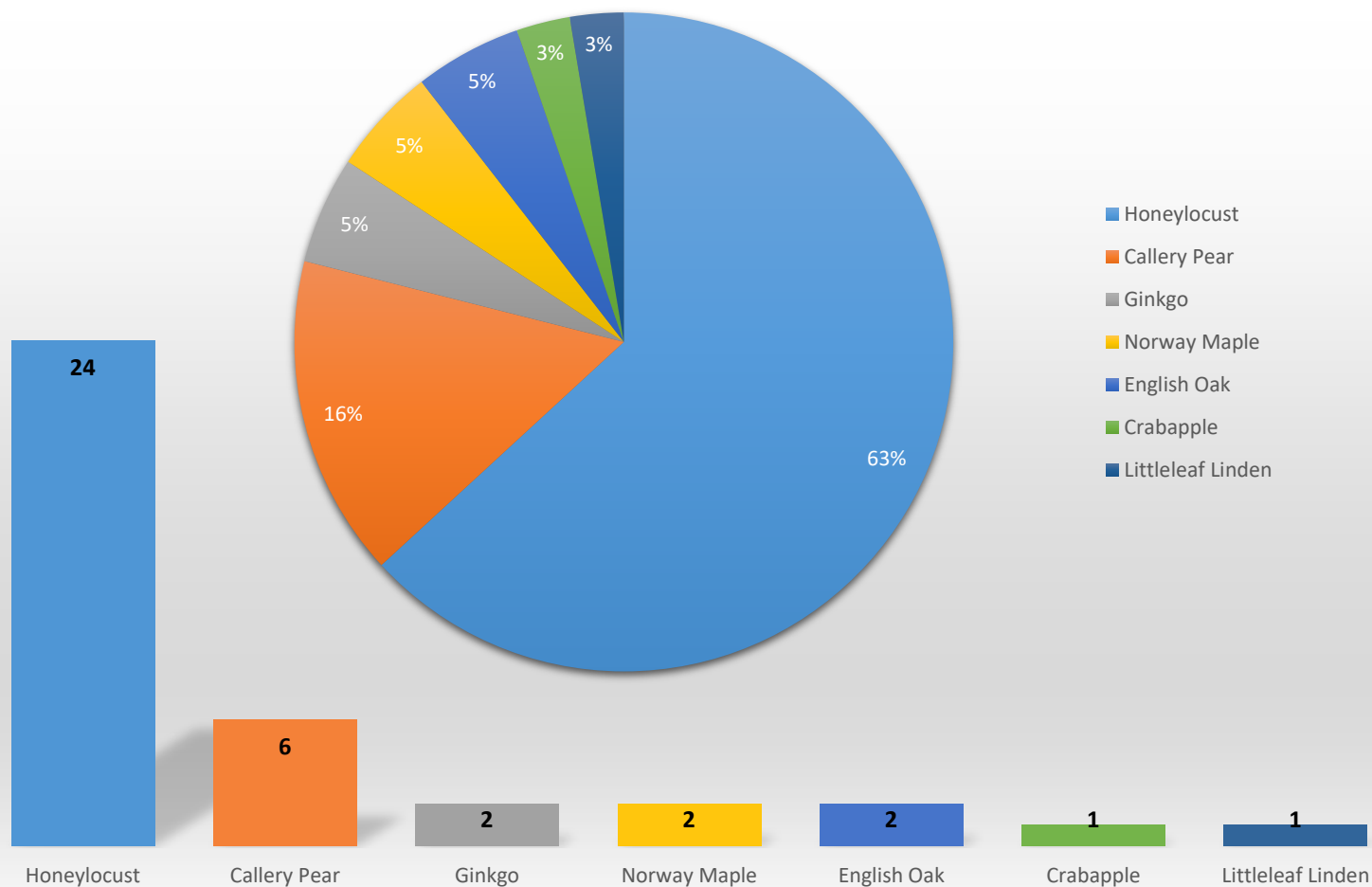
- Root pruning and evaluation of each tree during construction.
- Tree removal and stump grinding, removal of tree roots in coming years once it becomes unsafe
- Need to rebuild planter with new soil, and replace surrounding sidewalk. (Paving will not match exact)



There are no guarantees that trees will survive construction.

Replacing trees later will be more expensive, more impactful to newly installed streetscape work.
Balance of risk vs reward.

Current Conditions of 38 Trees



Tree count by Species

38 trees evaluated further

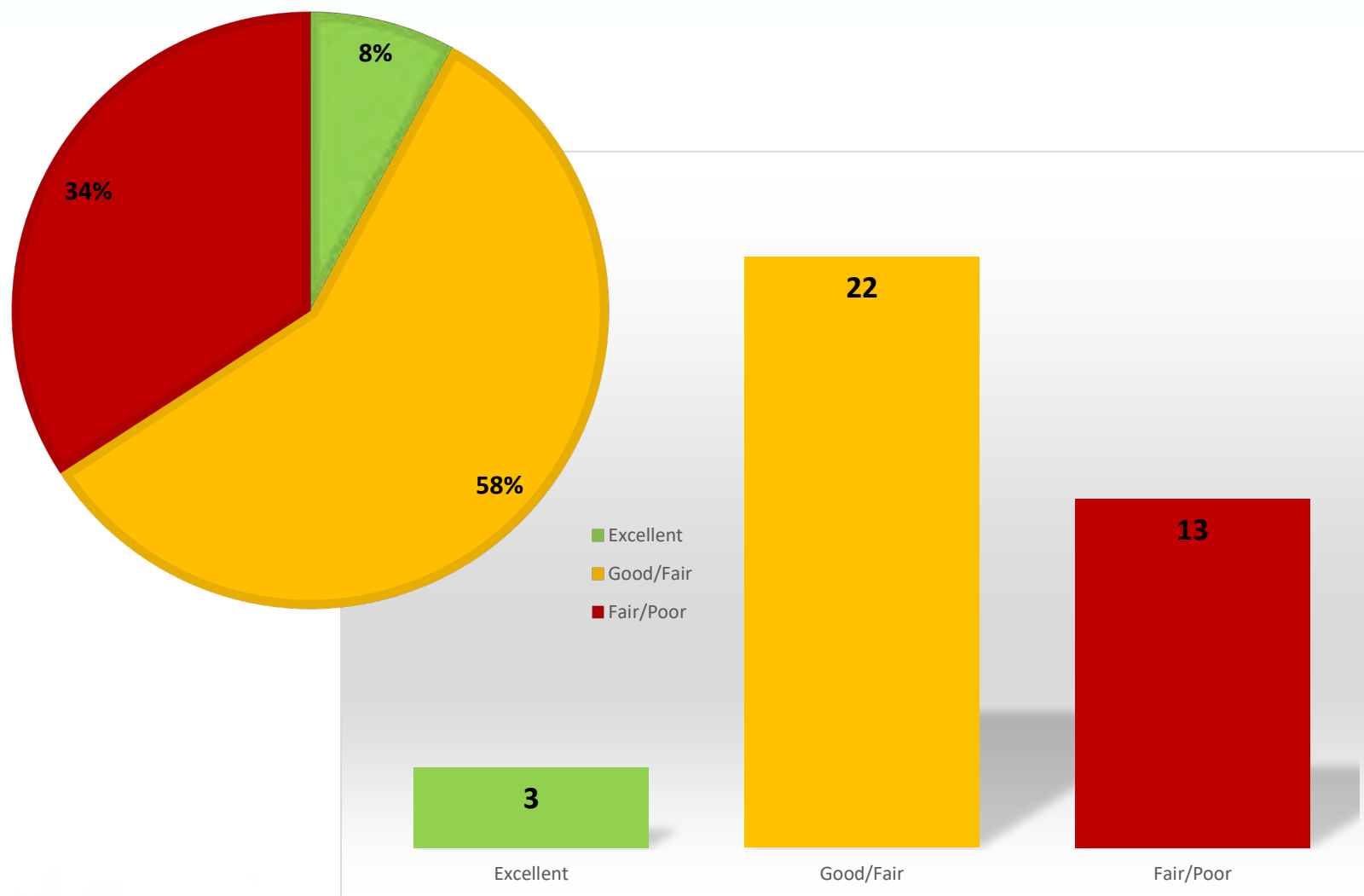
- Species mix is heavily skewed

79% of trees are two species

63% of these 38 trees are Honeylocust

16% of these 38 trees are Callery Pear*

Current Conditions of 38 Trees



38 trees evaluated further

- Species mix is heavily skewed
- 13 trees have Fair to Poor condition rating and will not survive construction
- The other 25 trees will be impacted by construction – only 3 are considered to be in “excellent” condition

“It is important to recognize that even when reasonable tree preservation methods are employed that these practices and methods can only help to mitigate – not eliminate – impact to root systems.” – Dave Coulter, Osage Inc

New trees in Glen Ellyn will have big advantages

- Suspended Pavement Design
 - Larger root volume
 - Access to uncompacted soil and air
- Irrigation Systems – access to water
- Protection from de-icing agents (raised planters)
- Wider sidewalks = more room for trees to grow



New trees in Glen Ellyn will have big advantages

EXISTING



NEW TREES



Existing trees in current conditions grow slowly and have shortened life spans. Current trees are in decline.

A new tree planted with all of the advantages highlighted will exhibit accelerated growth compared to existing trees.

NEW TREES IN FIVE YEARS



NEW TREES IN FIFTEEN YEARS



Renderings illustrate that over time, new trees with grow up fast, while existing trees will continue to decline and be replaced on an individual basis.

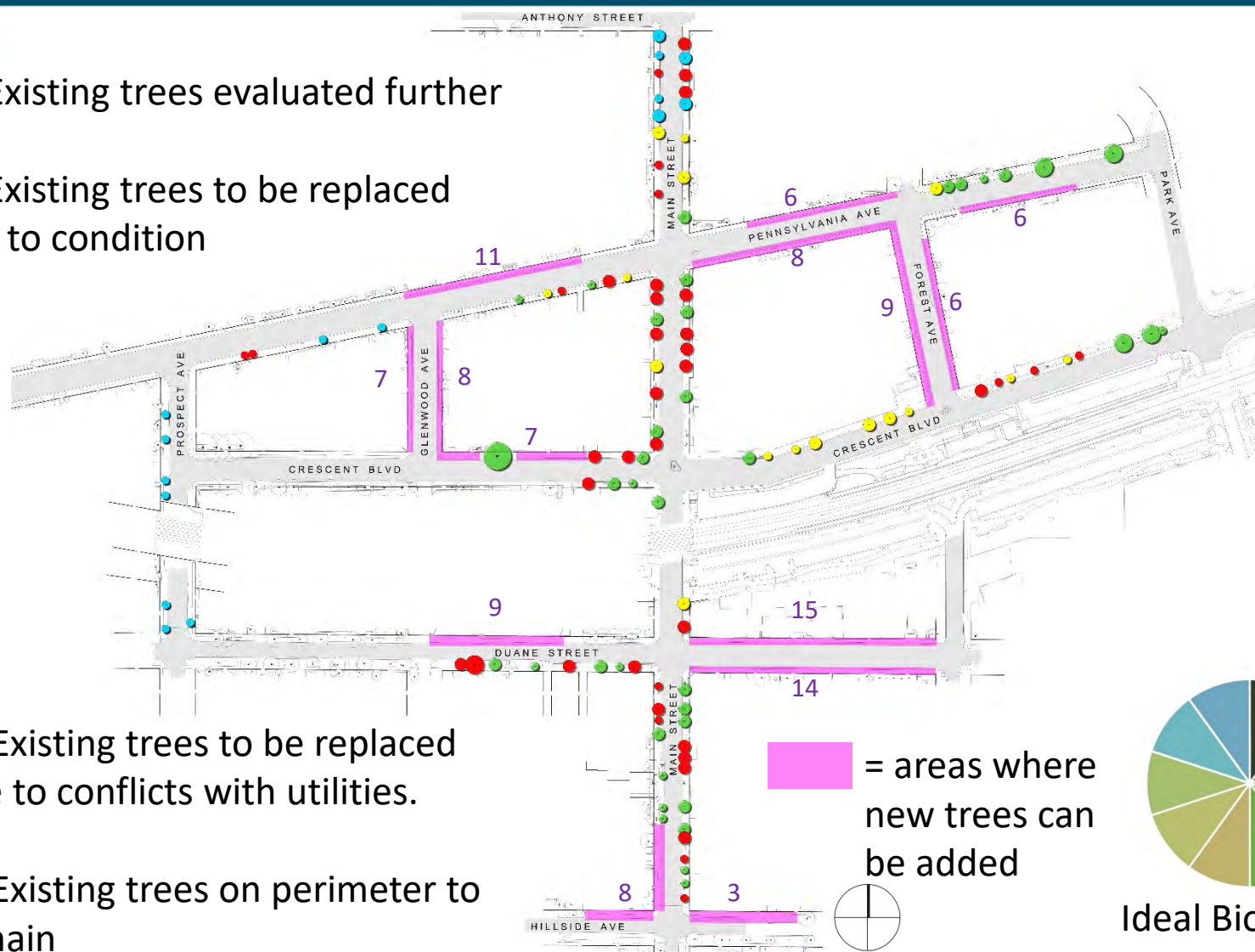
CBD Streetscape – New Tree Opportunities

38 Existing trees evaluated further

40 Existing trees to be replaced due to condition

17 Existing trees to be replaced due to conflicts with utilities.

14 Existing trees on perimeter to remain



 = areas where new trees can be added



Ideal Biodiversity

- Improved species diversity
- Alignment with new design and geometry
 - Ideal spacing between tree
 - Placement in relation to retail entrances
 - Placement in relation to parking stalls
- Accelerated growth rates due to improved conditions

100-115 additional trees with more potential for future growth and health

CBD Streetscape – New Tree Opportunities

Summary of existing trees:

- 14 of 109 existing trees are on the perimeter and will remain with minimal impacts
- 70 of 109 existing trees are in poor condition or in direct conflict with proposed utility improvements, will not survive construction and will be replaced.
- 25 existing trees are being evaluated further, will experience significant impacts during construction that will accelerate their decline. These trees can either be replaced now, or replaced in the future.

Potential for new trees:

- Add 100-115 additional trees in areas where there are no trees now
- Replace between 70 and 95 existing trees now with new trees
- Total number of trees within the CBD: Approximately 185-225

Holiday lighting

D.b

Attachment: CBD Tree Plan Presentation to CIC 2020 01 14 FINAL (4308 : CBD Streetscape



Holiday lights are currently placed in the canopies of existing trees, some of them are left up year round.

This process is hard on existing trees.

Holiday lights can be placed in the canopies of new trees that are still young, but this will have a reduced visual impact.

Alternatives to current holiday lighting



Rochester Hills, MI



Vienna, Austria



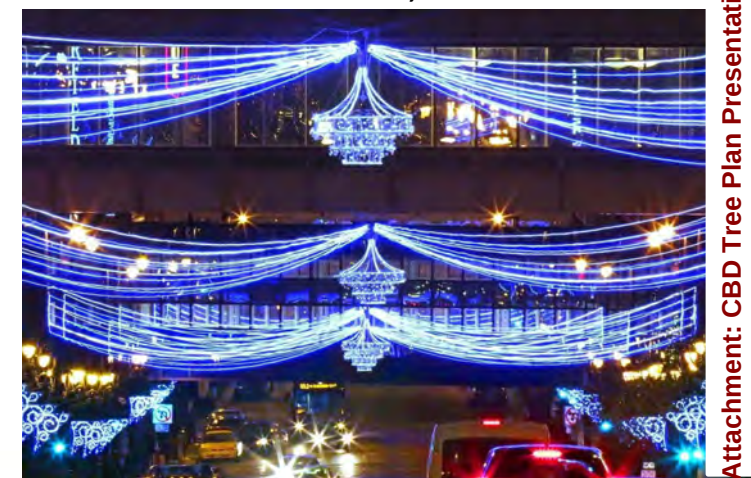
Moscow, Russia



Gatlinburg, TN



Warsaw, Poland



Milwaukee, WI

Alternatives to current holiday lighting

D.b



Attachment: CBD Tree Plan Presentation to CIC 2020 01 14 FINAL (4308 : CBD Streetscape

Planning for the Future

D.b

- CBD Streetscape project is a very large and expensive undertaking
- This is a once-in-a-generation opportunity to dramatically improve the urban forest of Glen Ellyn
- Current trees are 30+ years old and exhibiting signs of decline, growing in challenging conditions. We cannot preserve these trees, we can only delay their replacement.
- New trees in improved growing conditions with a more balanced diversity will be an investment that will pay dividends for generations to come.



Attachment: CBD Tree Plan Presentation to CIC 2020 01 14 FINAL (4308 : CBD Streetscape

Planning for the Future and Next Steps

Next steps for CIC and Project Team:

- Option A: Replace 95 of 109 existing trees within the CBD as part of this project. Add 100-115 new trees.
- Option B: Replace 70 of 109 trees within the CBD as part of this project. Attempt to work around 25 existing trees, and plan for future replacement of them. Add 100-115 new trees.
 - o Publish a “Tree FAQ” that summarizes concerns, challenges and recommendations
 - o Publish an official tree replacement map
 - o Develop tree and project talking points
 - o Tree videos
 - o Tree art competition / student tree project
 - o Press releases/social media/E-blasts





Capital Improvements Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 01/14/20 07:00 PM
Department: Capital Improvements Commission
Department Head: Rich Daubert
Category: Report
Prepared By: Rich Daubert

DRAFT

AGENDA ITEM (ID # 4309)

DOC ID: 4309

Engineering Project Report Dated January 9, 2020

Please see the attached Engineering Project Report dated January 9, 2020.

January 9, 2020



ENGINEERING DIVISION PROJECT ACTIVITY REPORT

CONSTRUCTION PROJECTS

SCOTT-CLIFTON-CUMNOR IMPROVEMENTS – Contractor: Chicagoland Paving

(Project No. 19007; Value of Construction Contract = \$622,405)

The project is now substantially completed. A punchlist has been issued and the contractor has addressed the majority of the items. The newly installed sod will be reviewed in the spring and a separate punchlist will be generated at that time to address any deficiencies in parkway restoration.

CONSTRUCTION PROJECTS IN CLOSE-OUT

BAKER HILL ACCESS IMPROVEMENTS – Contractor: Triggi Construction

(Project No. 16021; Value of Construction Contract = \$446,167)

The Contractor has completed the project with the Engineer now working on close-out activities.

NORTH PARK BLVD. / MAIN STREET IMPROVEMENTS – Contractor: R.W. Dunteman

(Project No. 13001; Value of Construction Contract = \$2,945,000)

The Engineer has presented final quantities to the General Contractor for concurrence. Most quantities were agreed to but one subcontractor has requested the Engineer's Daily Reports prior to agreeing to final quantities. Said reports were provided with the project team awaiting for the subcontractor to substantiate any disposition within a reasonable timeframe.

TAYLOR AVENUE PEDESTRIAN TUNNEL – Contractor: "D" Construction

(Project No. 15009; Value of Construction Contract = \$2,745,521)

Staff has been notified that the project has been selected as the American Public Works Association, Suburban Branch, Project of the Year Award in the Transportation Category, <\$5M. Staff will be attending a luncheon later this month to present on the project and receive the award. Project closeout is underway with final quantities presented to the Contractor, and most agreed to at this time. As with the North Park Boulevard/Main Street Improvements Project, the engineering team is well ready for project closeout; however the matter will take time to work through given the use of Federal funds for the project.

HILL AVENUE BRIDGE REPLACEMENT – Contractor: Dunnet Bay Construction

(Project No. 16008; Value of IDOT Contract = \$1,550,000; Glen Ellyn Share = \$160,000)

The Village has received and is processing invoices from Lombard for construction and construction engineering services for the project.

CRESCENT BOULEVARD RECONSTRUCTION – Contractor: Martam Construction

(Project No. 13002; Value of IDOT Contract = \$3,153,000; Local Share = \$1,480,000)

Closeout of the project is imminent with quantities agreed to, balancing authorization completed and approved, final pay estimate processed, and final papers completed and submitted to IDOT.

X-WALK IMPROVEMENTS AT IDOT INTERSECTIONS – Contractor: Hecker and Company

(Project No. 14007; Value of IDOT Contract = \$197,971; Local Share = \$65,000)

Staff has submitted the first reimbursement request to RTA in the amount of \$35,565.53 for their financial contribution towards the project. Staff is awaiting final invoicing from IDOT for the Village's share of the project costs. This will allow the balance of the RTA reimbursements to be secured by the Village.

ENGINEERING PROJECTS

ROOSEVELT ROAD – ROUTE 53 WATER MAIN LINING – Engineer: Baxter & Woodman

(Project No. 16015)

The acoustical testing results have been discussed with the Engineer for final design direction. In addition, staff met with a potential lining contractor to evaluate their capabilities of lining through 45-degree water main bend fittings. Staff is currently reviewing the contractors lining specifications, videos, and other project information as well as other contractors'/manufacturers' information.

HILL AVENUE UTILITY IMPROVEMENTS – Engineer: Walter E. Deuchler Associates

(Project No. 00511)

The engineer is advancing the plans and specifications to pre-final state while concurrently submitting for permits. The project team is targeting letting of the improvements in early 2020.

CUMNOR AVENUE UTILITY IMPROVEMENTS – Engineer: Walter E. Deuchler Associates

(Project No. 19009)

The engineer is advancing the plans and specifications to pre-final state while concurrently submitting for permits. The project team is targeting letting of the improvements in early 2020.

2019/2020 STREET RECONSTRUCTION PROJECT – Engineer: Pending

Staff anticipates receipt of design engineering proposals for two street rehabilitation projects on January 10th and will be subsequently evaluating the proposals to present a recommendation to the Village Board for consideration.

CENTRAL BUSINESS DISTRICT PROJECTS

TRAIN STATION / PEDESTRIAN TUNNEL – Engineer: CDM Smith/KMI Architects

(Project No. 16016)

In December, 2019, the Capital Improvements Commission provided a recommendation to procure Phase II Engineering, as summarized by staff and discussed at the CIC Meeting. CDM Smith and Staff are finalizing application materials for the Illinois Commerce Commissions Grade Crossing Protection Fund, which would provide up to \$2M in funding for the pedestrian underpass portion of the project. The application will be submitted early next week to meet the January 15th deadline.

CBD UTILITY STUDY – Engineer: RJN Group/Michels Corp.

(Project No. 15006)

Televising of the few remaining sections of sewer has been completed and RJN is in the process of reviewing of the collected data. The results will be added to the final infrastructure report on the condition of the underground storm, sanitary and water infrastructure which was received in November 2018. RJN is working on addressing staff's comments on the draft report for monitoring and modeling of sanitary sewers in the CBD. Staff is working with RJN to finalize the study and provide direction on the scope of the CBD Streetscape and Utility Improvements Project.

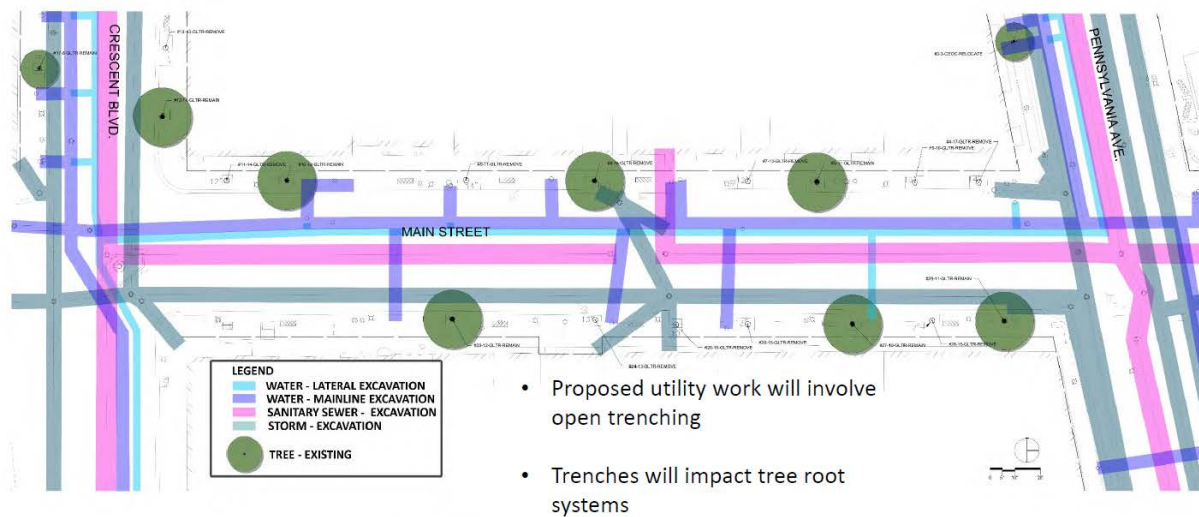
CBD UTILITY AND STREETScape IMPROVEMENTS – Engineer: Civiltech Engineering, Inc.

(Project No. 15006)

The design team continued its work on the plan for the parkway trees in the CBD. The team has reviewed tree conditions, factors impacting existing trees, preliminary tree layout, updated tree renderings, presentations and material for the tree education campaign. An updated tree plan will be discussed with the Capital Improvements Commission at its January 14th meeting.

Key items to be worked on this month include:

- Underground utility design continues
- Continue review of decorative paving materials
- Creation of additional project renderings and design concepts
- Initiate event space and downtown parklets discussions
- Completing review of preliminary roadway geometric plans



CENTRAL BUSINESS DISTRICT (CBD) STREETScape AND UTILITY IMPROVEMENTS

CIVILTECH

Presentation slide showing typical review of existing trees for conflicts with proposed underground utilities

PROCUREMENT OF GOODS AND SERVICES

Public Works seeks the best vendor prices for various annual municipal and utility maintenance and operations activities. This effort includes local bidding of projects or joint purchasing initiatives, including the Municipal Partnering Initiative (MPI), a consortium of DuPage County communities.

Project	Estimated Glen Ellyn Cost	Status
2020 Sidewalk and Concrete Street Repairs	\$796,000 (2020)	Extensive concrete roadway panel replacement is intended for this year's program. Staff is working to review candidate locations and prepare contract documents for a March bid advertisement. Construction is targeted to start as early as April.
2020 Asphalt Roadway Patching	\$210,000 (2020)	Project scope includes roadway patching throughout the Village. Staff is working to review candidate locations and prepare contract documents for a late January bid advertisement. Construction is targeted to start in the spring.
2020 Pavement Markings	\$40,000 (2020)	This contract is intended to be awarded to the 2020 low bidder of either the DuPage County contract or Suburban Purchasing Cooperative. These contracts are typically awarded or extended annually in March. Staff will begin working to recommend a Village contract to the Board at this time. Construction is targeted to start as early as May.
2020 Crack Sealing	\$30,000 (2020)	Candidate locations and quantities are being compiled in order to request three pricing proposals. Staff anticipates recommending the low proposal for execution by the Village Manager in February or March. Construction is targeted to start in the spring.
2020 Asphalt Surface Rejuvenation	\$0 (2020)	Candidate locations include streets that have been resurfaced one to three years prior. The program was completed in 2017 and 2019, with only a few streets meeting desired criteria in 2020. Staff is currently proposing to conduct this program every other year, which would involve skipping the 2020 program and instead using the funds in 2021 when a greater economy of scale can be achieved.
2020 Pavement Condition Index (PCI) Study	\$35,000 (2020)	The Village has obtained pavement condition data for all Village streets every four years since 2004. As consistent with this schedule, a 2020 study is proposed. Staff anticipates distributing a request for proposals in March.
Annual Sewer Lining	\$500,000 (2019)	Staff is in finalizing bidding and contract documents in advance of a January 2020 project letting. This year's program will include approx. 11,000 feet of sewer lining throughout the village at locations strategically selected based on the condition of existing sanitary sewer mains.
Spoil Hauling and Delivery of Aggregates	\$54,000 (2018)	KLF Enterprises

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Attachment: Monthly Construction Report 1-9-20 (4309 : Engineering Project Report Dated January 9, 2020)