



Agenda
Village of Glen Ellyn
Capital Improvements Commission
Regular Meeting
Tuesday, March 10, 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

February 12, 2020 Capital Improvements Commission Meeting Minutes

D. Current Project Updates

CBD Streetscape Paving Materials and Streetscape Elements

E. Trustee's Report

F. Other Business

G. Public Works Report

H. Project Report

Engineering Project Report Dated March 6, 2020

I. Adjournment



Capital Improvements Commission

535 Duane Street
Glen Ellyn, IL 60137

Meeting: 03/10/20 07:00 PM

Department: Capital Improvements Commission

Department Head: Rich Daubert

Category: Minutes

Prepared By: Rich Daubert

SCHEDULED

AGENDA ITEM (ID # 4403)

DOC ID: 4403

February 12, 2020 Capital Improvements Commission Meeting Minutes

The draft Meeting Minutes from the February 12, 2020 Capital Improvements Commission Meeting (Special Meeting) are attached for review and approval by the Capital Improvements Commission.

ATTACHMENTS:

- CIC Meeting Minutes February 12 2020 - Draft (PDF)

Village of Glen Ellyn



Minutes
 Village of Glen Ellyn
 Capital Improvement
 Special Meeting
 February 12, 2020
 7:00 PM
 Glen Ellyn Civic Center, Room 301

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

Date: February 12, 2020
Called to Order: 7:00 p.m.
Adjourned: 9:14 p.m.

MEMBER ATTENDANCE:

Michael T. Lane	Chairman	Absent
Joel Baldin	Commissioner	Present
Adam B. Biggam	Commissioner	Present
Joshua J. Cattero	Commissioner	Present
Arthur F. Foerster	Commissioner	Present
Michael M. Lindquist	Commissioner	Present
Steve Neurauder	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	Public Works Director	Present

Dave Buckley	Assistant Public Works Director	Present
Kristin Kalitowski	Civiltech Engineering	Present
Phil Hutchinson	Civiltech Engineering	Present
Katrina Balog	Muse Community & Design	Present
Jennifer Umlauf	Environmental Commission	Present
Tim Loftus	Historic Preservation Commission	Present
Carol White	Alliance of Downtown Glen Ellyn	Present

Some Additional Public Attendees As Noted On Attached Sign-In Sheet

A. CALL TO ORDER

The February 12, 2020 meeting of the Capital Improvements Commission was called to order by Chairman Pro Tem Szymanski at 7:00 PM at the Glen Ellyn Civic Center.

Professional Engineer Daubert introduces Joel Baldin as the new CIC Commissioner. Commissioner Baldin is a landscape architect who has been a Glen Ellyn resident for 11 years. He adds he is excited to be on the Commission. The CIC welcomes Joel to the Commission.

B. PUBLIC COMMENT – None

C. APPROVAL OF MINUTES FROM December 10, 2019 MEETING

MOVE TO APPROVE MINUTES from 12/10/2019

RESULT: Unanimous

MOVER: Commissioner Lindquist

SECONDER: Commissioner Foerster

D. CURRENT BUSINESS

CBD Streetscape & Utility Improvement Tree Plan: P.E. Daubert introduces Katrina Balog from Muse Community and Design. Balog reports that with the new tree plan we want to make sure the community is comfortable with this option, so we have put together an education campaign. The goal of the Tree Education Campaign will be to familiarize the public with the types and condition of existing trees in the CBD, review scope of the project and anticipated impact to existing tree population, to build support for the plan to reforest Downtown Glen Ellyn, and get the public excited about the new and improved urban forest that will be serve the Village for generations to come. MUSE Community + Design have identified the following components of the tree education campaign:

- A. Website* - The GE website will be updated with tree message, FAQs, and Official Tree Replacement Map, all relative information will be posted here.
- B. Social Media* - The social media images will drive people to the website to learn more.
- C. Op-Ed* – Invite community leaders to write an editorial in the Library newsletter and Village newsletter.
- D. Tree Tags* - Create tree tags to be placed on trees downtown. Tags would have facts and stats similar to social media messages and drive people to the website.
- E. Videos* - Muse will create short tree video clips filmed in GE. Anticipated topics will be “testimonials” e.g., Members of the Alliance, a Village representative, a business owner, and/or a resident to say why they are in favor of investing in the

urban forest. The videos will be shared on social media and posted on the downtown GE website.

F. *Tree Ornament Art Project* - Muse will purchase a 5'-8' tree and leaf ornaments to represent the new trees to be planted downtown. We will bring the tree to workshops/events in the community (including pop-up at the library) and let people decorate a leaf ornament to hang on the tree (or take home). In addition, we will have a portable pull up banner to provide an overview of the replacement plan and a post card size take home flier with information. The tree and banner will also be available for other opportunities staffed by Village staff and partners as appropriate.

G. *Tree Champions Board* - Large mounted board for "Tree Champions" will be produced to sign as a signal of support. When someone signs their name to the Grow Glen Ellyn urban forest initiative, they will get a Tree Champion pin. The signature board will be set up with the tree ornament art project at events.

H. *Fliers* - Muse will create a flier for distribution throughout the Grow Glen Ellyn tree campaign. The flier will include a rendering, information on the initiative and a link to the website.

I. *Communication* - Muse will share information at various GE events as well as reach out to various community groups and local businesses.

Balog adds by the end of the summer most people will hear and receive our message as to why we are moving forward with the agreed upon Tree Plan.

CBD Streetscape & Utility Improvement Tree Plan Options - Phil Hutchinson, Landscape Architect of Civiltech Engineering presents the Tree Plan Options (see attached presentation).

The following items were presented:

1. Elements of a Successful Streetscape
2. Decision Making Process
3. CBD Design Schedule
4. Role of Trees in Downtown Glen Ellyn
5. Characteristics of a Healthy Urban Forest - broad diversity; no more than 10% of 1 species
6. Challenges to a Healthy Urban Forest
7. Current Condition of Glen Ellyn's Urban Forest - 109 trees assessed. 66% of trees are 2 species (Honey Locust and Callery Pear). 49% are in fair/poor condition; poor growing conditions in downtown; many trees are showing signs of decline; lack of nutrients in tree pits.
8. Conflicts with Utility Improvements - Proposed utility work will involve open trenching. Trenches will impact root systems.
9. Relocation/Transplanting Trees - Some small trees can be moved but will only have a 50% survival rate and will have no warranty.
10. New Trees in Glen Ellyn will have advantages - Large root volume, irrigation system, access to soil and air, more room to grow, accelerated growth system, better tree spacing, potential to plant 100-115 more trees

11. Planning for the Future and Next Steps – Options

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.

Hutchinson adds Civiltech recommends Option A.

Commissioner Zuccherro asks what the life expectancy of the new trees is. Hutchinson replies 50-75 years. Because the new trees will have better access to soil, water and air.

Commissioner Baldin agrees with the tree plan and encourages the planting of 4” diameter trees.

Senior Civil Engineer Topor presents the current project cost estimate to help put the landscaping budget in perspective. (See attached cost estimate)

Roadway & Sidewalk Work - \$7.4M
Upgrade Sidewalk Furniture Zone and crosswalk materials – \$1.2M
Street lighting repairs and installations, conduit wiring replacement etc. \$2.2M
Site Furnishings – \$1.3M
Landscaping (Option A – 216 trees), shrubs, perennials, planters – \$2.6M
Underground Utilities – \$7.7M
Total Construction Cost – 22.4M
Phase II Design Engineering - \$1.4M
Phase III Construction \$2.4M
Current Total Cost Estimate \$26.2M

Topor adds currently our budget for the project is \$24.9M this cost estimate is 1.3M over budget. P.E. Daubert adds, the cost estimate assumes a specific number of soil cells (not all trees) which could be amended; costs could be reduced by minimizing the ornateness of the tree planters. We can offer more ornate planters on Main Street and scale back the planter ornateness on the other streets.

Commissioner Zuccherro asks with respect to the budget, can we identify what needs to be done now and what could be done later. He elaborates that surface improvements such as street furniture could be implemented over time whereas subsurface improvements such as the utility work and tree soil cells should be the priority now.

Commissioner Biggam adds we talked about residents and/or businesses funding certain aspects of this project (i.e.: trees/planters, site furnishings/benches etc.). Is that still on the table? P.E. Daubert replies yes that is still on the table. Muse could be involved in the marketing of this aspect and identify opportunities for businesses and residents to fund certain items of the landscaping project. The Environmental Commission also offered to assist with this effort.

Commissioner Zuccherro asks Balog if Muse can work with the high schools on the campaign. Balog replies yes and adds they will also have a presence at the summer reading program at the library as well. A member of the public, Anna Ball, notes that Glenbard West is currently surveying trees on their campus and this would be a good opportunity to tag onto that effort to engage students.

Commissioner Neurauter adds we should also engage the elementary schools and middle school's Parent Teacher Councils as well.

Commissioner Baldin adds he likes the presentation and agrees with Option A. He asks Muse to engage the community as much as they can because as a resident of GE, my neighbors have no idea what is going on with the CBD Streetscape Tree Plan. He adds that we should push the envelope on festoon lighting over the streets.

P.E. Daubert notes Commissioner Baldin makes a good point about engagement of the public and that it is not an uncommon challenge. He notes that a north shore community is raising similar concern that engagement of the public and even businesses for their streetscape project has been a challenge. He notes Glen is unique with good community involvement and support but strongly encourages the CIC to help get the word out about the tree plan and generally about the project.

Chairman Pro Tem Szymanski asks the public if they have any comments.

Public Comment:

Tim Loftus – Chairman of the Historic Preservation Commission – From a historic preservation standpoint we consider heritage trees to be historic. Currently there are no heritage trees in the downtown area to be concerned about. Whichever plan you chose I don't see it changing the historical nature of the downtown area as you intend to replace the trees; from a Historic Preservation Commission standpoint I think we would support either tree plan.

Julius Hansen - Public Works Director - Elaborates that we could take advantage of this opportunity to plant more historically significant, heritage tree species.

Carol White - Executive Director of the Alliance of Downtown Glen Ellyn – This is an opportunity to write our own story. Let's start a campaign that delivers short messages over the next few months. We want to deliver facts that are historically accurate and pleasantly current.

Dave Buckley – Assistant Public Works Director - We are used to tree lined streets in Glen Ellyn, but in the 1950's Glen Ellyn did not have tree lined streets. Carol White notes in response that we do need to take the residents current context into consideration, i.e. many residents do not necessarily associate with trees not being tree lined.

Resident Anna Ball notes that if there are budgetary concerns with the project, trees are not an item to cut costs on; the cost over the extended life of the trees will be negligible and the long-term benefits outweigh the current nominal costs differences in the tree plan options.

Jennifer Umlauf- Environmental Commission – The Environmental Commission met tonight and we put together a statement of support for Option A with a list caveats (i.e.: # of trees, soil cells, public engagement). We left it flexible enough to allow the designers to work within the constraints of the project.

The CIC discusses Option A. P.E. Daubert asks the CIC if they have any concerns or changes with what Civiltech has put together. He notes that 6 of the 14 trees to remain under Option A are located on north Main Street from Anthony to Pennsylvania and with the work planned in that corridor, should we be considering replacing those trees as well to have a uniform look from what is one of the most beautiful vantage points of the CBD? Commissioner Zuccherro asks what the health of those 6 trees is. Phil Hutchinson replies they too are generally in poor health. The Commission agrees that not only should those trees be replaced, but all 14 trees should be looked at more closely by the design team for further consideration of removal and replacement.

Commissioner Biggam motions to recommend reforestation of the Glen Ellyn Central Business District as part of the CBD Utility & Streetscape Improvements Project as generally outlined in Option A of the Memorandum presented to the CIC in the January 4 (2020) and February 12 (2020) Agenda Packets. It is also recommended that flexibility be allowed in the exact number of trees to be removed and trees to be planted as the project design is finalized. Commissioner Lindquist seconds the motion. Commissioners vote and the motion unanimously passes.

MOVE TO APPROVE Option A Tree Plan As Amended

RESULT: Unanimous

MOVER: Commissioner Biggam

SECONDER: Commissioner Lindquist

E. TRUSTEE'S REPORT – Trustee Thompson reports the Village passed the parking garage project last week. We still have more work to do with the easements. We had a dumpster fire at Rue. It affected M & Em's, Main Street Pub, and Rue. We do not know what started the fire.

F. OTHER BUSINESS – None

G. PUBLIC WORKS REPORT – Director Hansen reports that the Public Works received an award for the Taylor Avenue Pedestrian Tunnel. He commends the Engineering Team for their efforts in making what is a much safer passage for the high school students.

H. PROJECT REPORT – P.E. Daubert reports we are working on closing out the Taylor Avenue Pedestrian Tunnel and North Main/Park projects. We are working on designing two projects involving rehabilitation of 3.6 miles of roadways along with utility improvements. We continue to work on the Metra Train Station Project, having submitted for the ICC Grade Crossing Protection Fund grant, up to \$2M, and continuing to work with IDOT on various matters with the project. (see attached project report)

I. Adjournment – Commissioner Zuccherro motions and Commissioner Cattero seconds to adjourn the meeting. The meeting was adjourned at 9:14 p.m.

The next CIC meeting will be March 10, 2020 at 7:00 p.m.

Submitted by Elisa Pollina, Recording Secretary

Reviewed by Richard Daubert, Professional Engineer

Packet Pg. 8

Attachment: CIC Meeting Minutes February 12 2020 - Draft (4403 : February 12, 2020 Capital Improvements Commission Meeting Minutes)



Capital Improvement Commission Meeting (Special Meeting 2/12/2020)

Public Participation Sign In

Name	Address
Katrina Balog - MUSE Community Design	Katrina@musecommunitydesign.com
Art Forrester - Commissioner	
Dan Anderson	595 Duane, GE
Tim Loftus	296 WOODSTOCK
Jo Ayo	468 PENNSYLVANIA AVE
Judith Shepelak	468 Pennsylvania Ave
JENNIFER UMLAUF	miumlauf@gmail.com
Anna Ball	708 Crescent Blvd
Tami Smith - Pfeiffer	376 Marion Ave Terrace@RiteWay Custom Homes.co.
Carol White	PO BOX 511, GE 160138
Dave Breckley	Glen Fellyn Public Works



Capital Improvements Commission

535 Duane Street
Glen Ellyn, IL 60137

Meeting: 03/10/20 07:00 PM

Department: Capital Improvements Commission

Department Head: Rich Daubert

Category: Discussion Item

Prepared By: Rich Daubert

SCHEDULED

AGENDA ITEM (ID # 4404)

DOC ID: 4404

CBD Streetscape Paving Materials and Streetscape Elements

Please see the attached memorandum and associated documents concerning the Paving Materials and Streetscape Elements for the CBD Streetscape and Utility Improvements Project.

ATTACHMENTS:

- March 2020 Meeting Memo On CBD Streetscape (PDF)
- 03.10.2020 CIC_CBD Materials Presentation (PDF)
- Letter from Dan Anderson (PDF)



MEMORANDUM

TO: Capital Improvements Commission

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

DATE: March 6, 2020

RE: March 10, 2020 Meeting of the CIC – CBD Streetscape and Utility Improvements
Paving Material Options and Streetscape Elements

Introduction and Background

The paving materials were initially reviewed during the first phase of the project. At that time brick pavers, colored stamped concrete and exposed aggregate concrete were considered and initially assessed. Due to concerns with potential settling of brick pavers and maintenance requirements of stamped colored concrete; the exposed aggregate was selected for further consideration. The topic of paving materials was last visited by the Capital Improvements Commission in July of 2019. At that point staff had presented various samples of exposed aggregate and granite for tree planters as options for field mockups.

The construction contract for the mockups was approved in fall of 2019 but lengthy procurement of specialty aggregates and early winter arrival forced postponement of the installations of mockups to 2020. At the same time, the design team was asked to investigate and propose materials that would best reflect the historical nature of our downtown. Further research into the paving materials was performed while considering the community's preferences as revealed in the 2013 Streetscape Plan and Parking Study and the January 2019 Open House survey; as a product of that review, brick pavers were reintroduced as an option of paving materials.

In depth research of history and architectural precedence of Glen Ellyn's style of building materials was performed, the pros and cons of paving materials were updated based on most recent experiences, and proposed brick paving construction methods were updated. Based on this information the design team has put together options of paving materials for the project sidewalk furniture zone, which was the Village Board's preferred area of decorative paving material treatments. The attached presentation provides an overview of the background information on the selection of these options.

Objective of March CIC Meeting

The objective of this meeting is to gather input on preferred options of paving materials and type of tree planters to be used in the planned field mockups, as well as to check in and provide an opportunity to review other items that the design team is currently working on as part of the

project. The attached presentation provides an overview of these materials; it also includes some follow up to questions brought forth during the last CIC meeting regarding the tree plan with those updates to be covered if time allows.

Paving Material Options

Exposed Aggregate Concrete: A couple of options were carried forward which include Spruce Green and Red Flint aggregate as decorative aggregate components of the concrete. Included plan views show the option of Spruce Green with samples of both materials available on display at the Civic Center. This option is paired with Mesabi Black Split Faced finish granite tree planter curbs and cast-in-place concrete tree planter curbs.

Fired Clay Brick Option A: This option includes a 4" x 12" Herringbone Field blend of Antique, Dark Antique, Mulberry, Sunset, and Charcoal bricks surrounded by 4" x 8" Charcoal soldier course border. This option is paired with Mesabi Black Textured finish granite tree planter curbs or cast-in-place concrete tree planter curbs.

Fired Clay Brick Option B: This option includes a 4" x 8" Herringbone Field blend of Antique, Dark Antique, Mulberry, Sunset, and Charcoal bricks surrounded by 4" x 8" Charcoal soldier course border. This option is paired with Sunset Red Thermal finish granite tree planter curbs or cast-in-place concrete tree planter curbs.

Fired Clay Brick Option C: This option includes a 4" x 8" running Bond Field blend of Cinnamon, Tangerine and Mahogany, 4" x 4" Mulberry brick diamond accent, 8" x 8" Mahogany brick perimeter border, and 12" x 12" centerpiece Carnelian Antique D100 finish granite inserts. This option is paired with Carnelian Antique Thermal finish granite tree planter curbs or cast-in-place concrete tree planter curbs.

One of the design considerations is inclusion of small granite plaques in the sidewalks that would commemorate history of a particular building location or famous event that took place at that location. Attached is a letter from Dan Anderson from the Glen Ellyn Historical Society that provides more information on this concept.

The design team looks to narrow it down to three options that can then be installed in the field as mock ups and to provide community an opportunity to review and provide input on the preferred alternative.

Crosswalks Update

Currently, there are four crosswalk treatment options under consideration. They include Concrete, Stamped Asphalt, Methyl Methacrylate (MMA) on Concrete, and Fired Clay Brick Pavers. All options include some pros and cons as shown in the presentation. In addition to safety component and aesthetic value; crosswalks are elements that endure the most amount of exploitation by vehicular traffic, snow plowing operation and salt; while serving as walking surfaces for pedestrians and part of the pedestrian access route. The design team is still in the process of reviewing each material and will provide an update on preferred options in the future meetings.

Planter Curbs

The design team is proposing a use of either cast-in-place Concrete planters or Granite curb planters. Both options can be constructed with or without decorative railings. As outlined in the presentation, all options include pro and cons to be discussed at the meeting.

Raised Seat Wall Planters

The design team is proposing a use of raised seat wall planters at locations of large tree planters generally located near the corners and mid-block crossings. While still in the process of finalizing the details of each option, the team has put together draft elevation views of three options. Each option includes a brick wall with limestone cap and is inspired by past and present prominent buildings and other architectural features in downtown.

Street Furniture and Peacemaking Items

In addition, the design team is looking to update the CIC members, gather feedback and discuss following street furniture and placemaking items:

- Three families styles of street furniture
- Gateways
- Fire features and
- Festoon Lights and
- Flex Street Concept

The presentation includes examples of these items for discussion by the CIC.

Action Requested by the CIC

Staff respectfully requests that the CIC review the aforementioned project elements and provide initial input for preferred alternatives. Particularly, staff is looking for input on the following items:

- Preferred paving material options to be included in the mockups.
- The selection of trees planters materials in the context of their location in the CBD. The project team would be recommending the use of the more ornate planters on Main Street, Crescent Boulevard, corners, and other focal points downtown. More simplistic planters are recommended outside of those areas to still meet the project goals of dressing up the CBD but also keeping costs within reason.
- Review and any input on the aesthetic and practical value of planter railings and their inclusion as part of the project.
- Review of use of raised verses flat tree planters (paver grates) and their use in the project. Currently staff recommends a mixture of all to be further evaluated depending on location and types of trees planted.
- Review and input on preferred family style of seat wall planters.
- Review and input on preferred family style of street furniture which includes, bollards, bike racks, trash receptacles, and benches.

- Review and input on potential fire features to be included in the project. Previously shown example of fire feature was thought to be a little too modern. Design team looks to show a few examples of more traditional looking fire places for consideration.
- Any thoughts or input on festoon lighting that was installed in Shock's square last year as an example of potential location for permanent festoon lighting.
- Review and input on the concept of flex streets and its potential application on Main Street.

Attachments

PowerPoint Presentation

Letter from Dan Anderson regarding historic plaques



Civiltech Engineering, Inc.

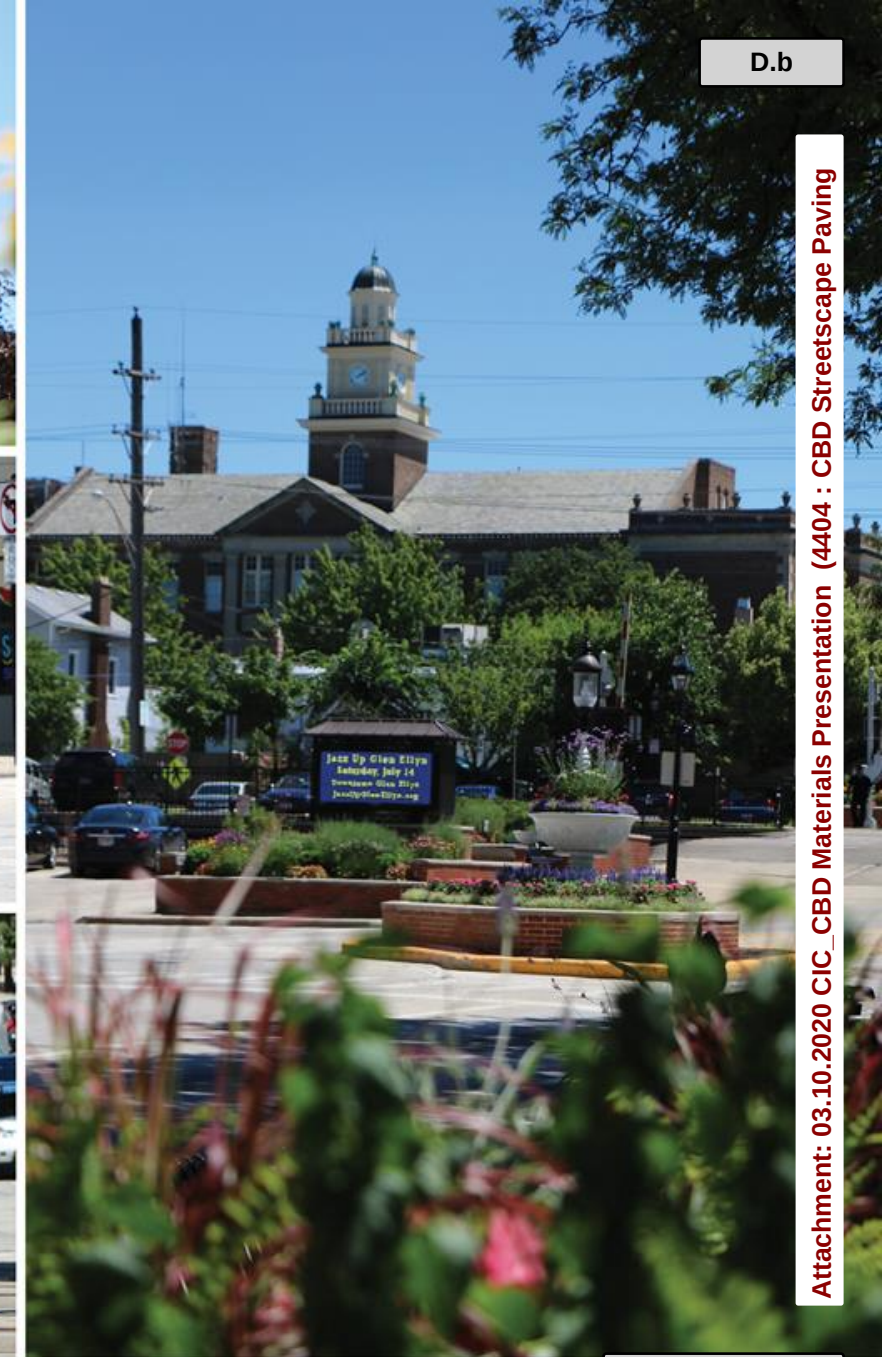
www.civiltechinc.com



Central Business District Streetscape Improvements

Village of Glen Ellyn

March 2020



D.b

Attachment: 03.10.2020 CIC_CBD Materials Presentation (4404 : CBD Streetscape Paving

Meeting Objectives

- Public Engagement / Decision Making Process
- Recap of Material Selection Process to date
- Historic Architecture in Glen Ellyn
- Precedent Streetscapes
- **Material Option: Exposed Aggregate**
- **Material Option: Fired Clay Brick Paving**
- **Recommendations / Q&A**
- Decorative Pavement Options: Plans and Renderings
- Crosswalk Material Options
- Planter Curb Materials and Railing Design
- Alternative Options to Planter Curbs
- Raised Seat Wall Concepts
- Street Furniture Options
- Placemaking Features
- Flex Street Concept and Ideas
- Large Caliper Tree Information
- Tree Soil Space – Suspended Pavement Design



Materials Decision Making Process

D.b

Technical Advisory Committee chooses 3 materials options to evaluate further

Public Works installs samples, MUSE engages the public, staff evaluates options from a technical and aesthetic point of view, CIC makes a recommendation

Staff recommends the preferred materials option to the Village Board for approval

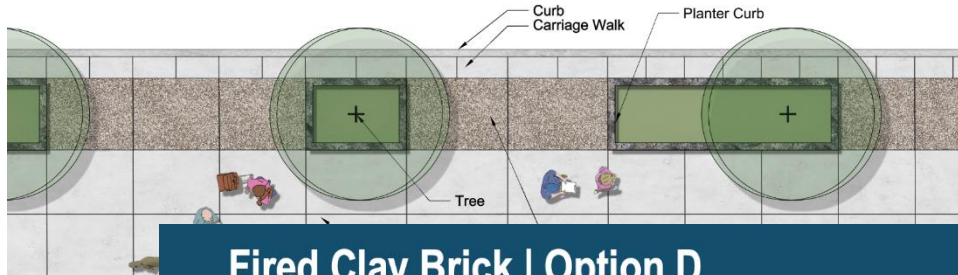
Attachment: 03.10.2020 CIC_CBD Materials Presentation (4404 : CBD Streetscape Paving



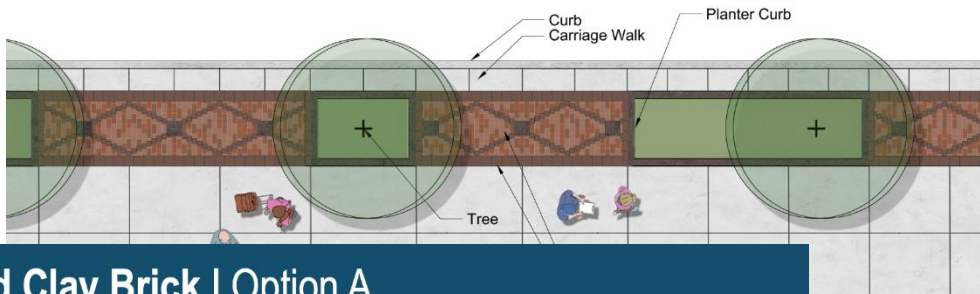
Materials Outreach Strategy

D.b

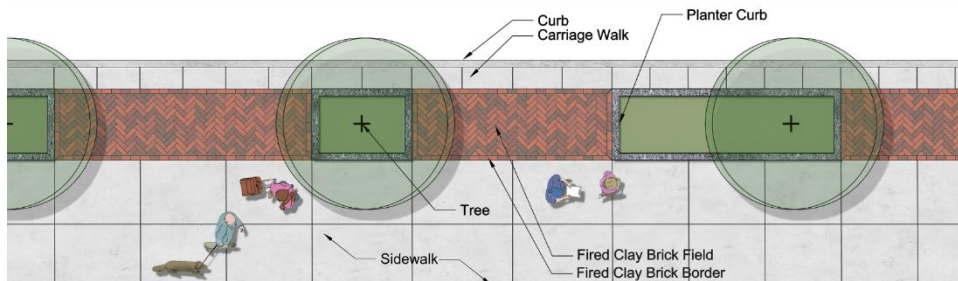
Exposed Aggregate | Option A



Fired Clay Brick | Option D



Fired Clay Brick | Option A



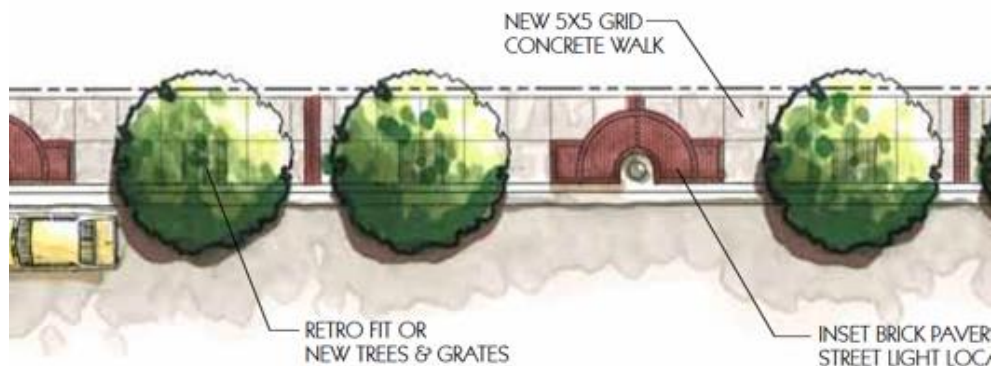
The objective is to rank the public's visual preference of the three materials options as chosen by the Technical Review Committee.

The results of the preference survey will be one of several criteria used to select the final material.

Recommendations from the 2013 Streetscape Plan



Downtown Identity Feature

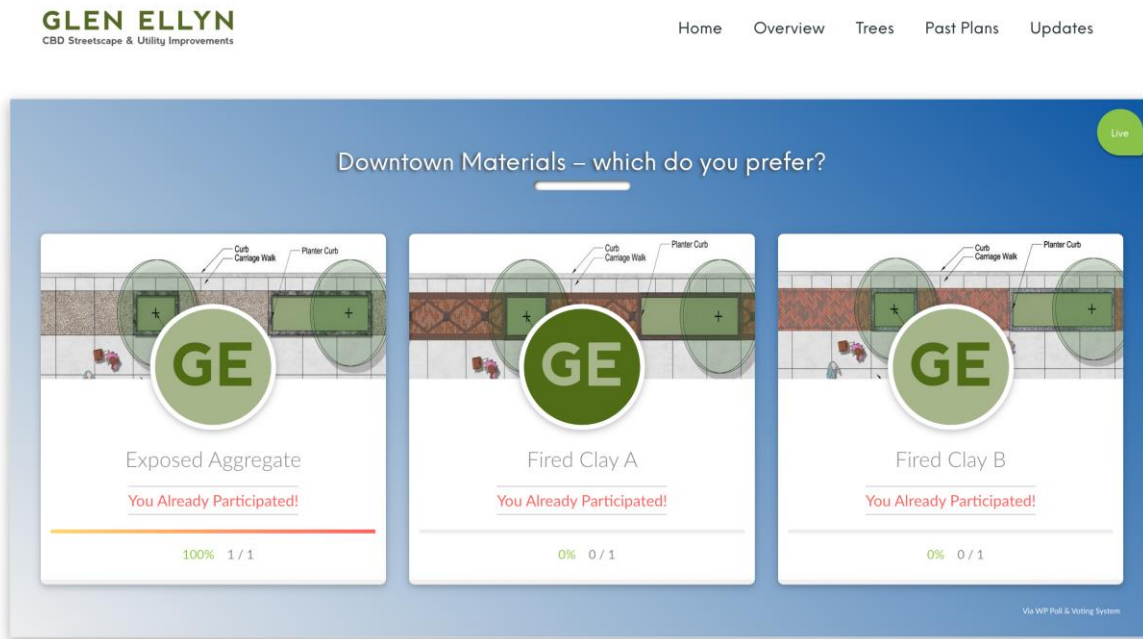


The 2013 Streetscape Plan recommends incorporating brick pavers along the street side and using a herringbone pattern for pedestrian crosswalks.

The plan calls for masonry seat walls, black ornamental benches and trash cans, and gas lamp style light fixtures.

Materials Outreach Strategy: Website voting

D.b



Muse Community + Design will create a page on the DowntownGE.com website with information on the three materials options.

The page can include a voting option where people can select the materials option they like best. Once a person votes, the current rankings will be displayed.

Attachment: 03.10.2020 CIC_CBD Materials Presentation (4404 : CBD Streetscape Paving

Materials Outreach Strategy: In-person



Muse Community + Design will bring large-format boards to each community event they attend in the spring and summer.

Members of the public will be able to place a sticker on the option they like best. After each event, Muse will tally and record the results.

Materials Outreach Strategy: Newsletters

D.b



FEBRUARY 2020 NEWSLETTER

10 Shopping Tips for Your Next Trip to Downtown Glen Ellyn

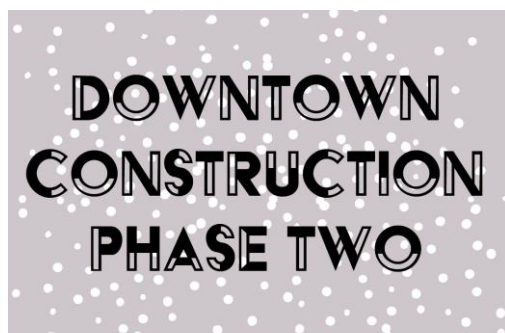
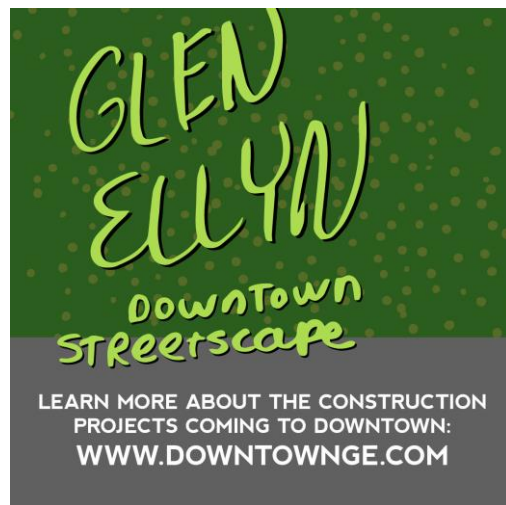
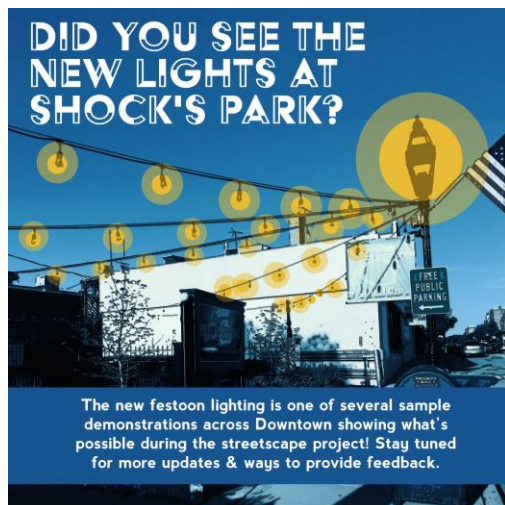


Muse Community + Design will include articles about materials options and a link to the visual preference survey in local newsletters including the Downtown Alliance, Chamber and Village.

The electronic newsletters will contain a link to the DowntownGE.com site where people can learn more and vote on their favorite materials option.

Attachment: 03.10.2020 CIC_CBD Materials Presentation (4404 : CBD Streetscape Paving

Materials Outreach Strategy: Social Media



DEMONSTRATION PROJECTS ARE COMING TO DOWNTOWN GLEN ELLYN AS PART OF STREETScape AND UTILITY IMPROVEMENTS!

LEARN MORE: DOWNTOWNGE.COM



Muse Community + Design will post photos of the materials installation for distribution on social media.

Our posts will encourage people to check out the installations and vote for their preference at DowntownGE.com

Material Selection Process

- May 2013 Streetscape Plan and Parking Study
 - Visual Preference Survey
 - 5 = highest
 - Brick recommended

Section 05 Visual Preference Survey Results

PAVING MATERIALS



88

Material Selection Process

- January 2019 Open House
 - Visual Preference Survey
 - 5 = highest

PAVER PREFERENCE RESULTS:

Attendees could also show support for three potential paving options with pros & cons and costs listed for each option. In the end, attendees largely favored the aesthetics of brick pavers, understanding that the treatment would be used largely as an accent rather than for the whole streetscapes.

**DECORATIVE
ACCENTS:**
31 VOTES

**EXPOSED
AGGREGATE:**
1 VOTE

**PLAIN
CONCRETE:**
17 VOTES

Sidewalk Pavement Options

Clay Brick (Sidewalk Accent)



Pros

Historic/timeless appearance
Durable material
Decorative aesthetic
Material will never fade

Cons

High construction cost
Requires high skilled contractors
Special snowplowing equipment
Limited color options

VOTE HERE

Exposed Aggregate Colored Concrete



Pros

Lower cost than brick
Decorative aesthetic
Unique and custom patterns
Wide range of colors/finishes
Creative opportunities

Cons

Requires high skilled contractor
Special snowplowing equipment
Color fades over time
Finishes wear off over time
Custom designs can look dated
Concrete will crack

VOTE HERE

Standard Concrete



Pros

Lowest cost option
Easiest to install correctly
Standard snowplow equipment
Unobtrusive aesthetic
Allows other elements to shine

Cons

Limited options for design
Uninspiring appearance
Concrete will crack
Concrete can spall and flake

VOTE HERE

Material Selection Process

D.b

- March 2019 Board Workshop
 - Stamped Colored Concrete
 - Slate Texture Concrete
- May – June 2019
 - Exposed aggregate is identified as a material to evaluate further



Attachment: 03.10.2020 CIC_CBD Materials Presentation (4404 : CBD Streetscape Paving

Recap of Material Selection Process to Date

Summary of direction on material selection

- Exposed Aggregate Evaluation
- Revisit the 2013 Concept Plan
- Consider Historic Features
- Revisit Use of Pavers



History of Glen Ellyn | streetscape design



Hotel Glen Ellyn, built in 1890 and destroyed by fire in 1906

- a. Conical Turrets
- b. Wrap around porches
- c. Open arches



BUY A LOT OR AN ACRE AT GLEN ELLYN

Before they get *ABOVE* your reach. \$6 to \$25 per front foot, inclusive of street improvements. There is *no other* spot in the *West* equal to this great property. Come and see and be convinced.

From the tower of *HOTEL GLEN ELLYN* you can see *Lake Michigan* and the *vast plain* upon which *Chicago* and its *suburbs* stand.

THINK OF IT!

FORTY-TWO MINUTES FROM WELLS STREET DEPOT TO GLEN ELLYN.

200 Feet Above Lake Michigan.
HILLS, FOREST, LAKE AND THE GREATEST GROUP OF MINERAL SPRINGS IN THE WORLD.

This property will *MORE* than *double* in value within *one year* and will reach \$100.00 per foot *within 30 months*. We will show you these bargains any day free of expense (no Balloons or Brass Bands).

TERMS, ONE-HALF CASH, BALANCE DECEMBER 1st, 1891.

History of Glen Ellyn | streetscape design

- Mc Chesney building – 1892
- Red Brick
- Dentil Moulding
- Toothed window hoods



- Crescent Street – 1920's Architectural Review Board:
- Tudor Revival / Old English Style
- Half timbered
- Slate Roofs
- Red/Brown brick
- Limestone details
- Wide arches



Crescent Street, 1927, Image from Chicago History Museum ICHi 39395

History of Glen Ellyn | streetscape design

Glenbard West High School: 1922

- Red Brick and Limestone
- Tudor arches
- Tudor style octagonal tower

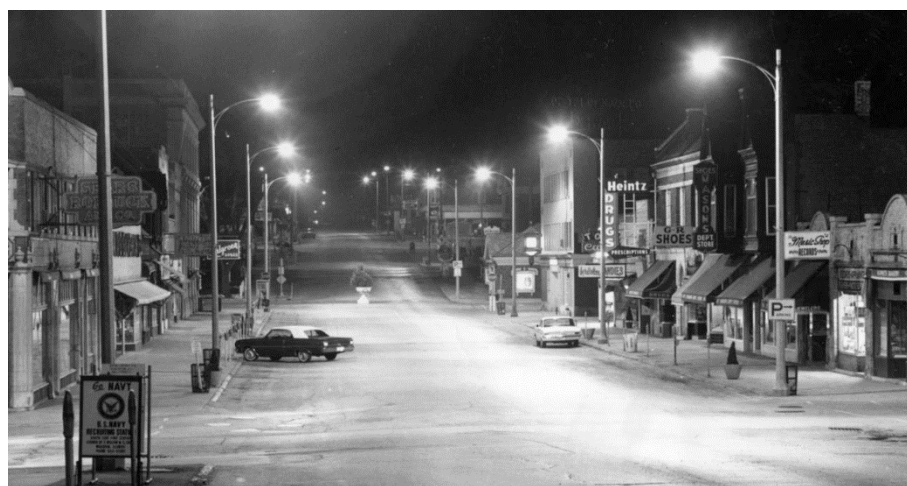


Glen Ellyn Civic Center: 1929

- Red Brick and Limestone
- Limestone quoins at corners
- Patterned brickwork



History of Glen Ellyn | streetscape design



Glen Ellyn coin from 1972

Attachment: 03.10.2020 CIC_CBD Materials Presentation (4404 : CBD Streetscape Paving

Precedent Streetscapes



River St - Batavia



Sheffield and Belden - Chicago

Precedent Streetscapes



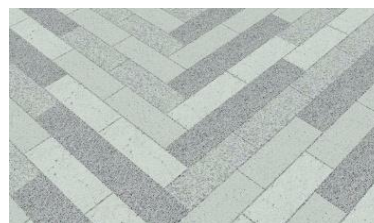
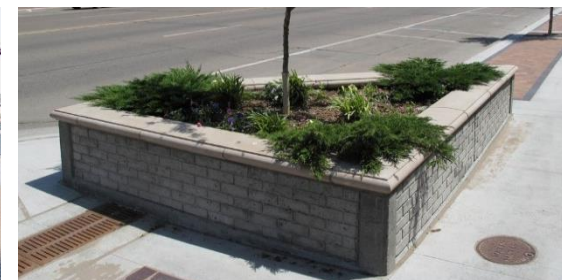
Front St - Wheaton



Old Town Main St - Algonquin

Streetscape Design Elements

- Decorative Pavement
- Curbs / Planters
- Trees
- Raised Seat Walls / Planters
- Street Furniture
- Custom street configurations for cafes, events, retail, etc



Exposed Aggregate | Pros / Cons

Pros

- Textures and colors are highly customizable
- Low installation cost relative to brick pavers (\$14 / SF)



Exposed Aggregate | Pros / Cons

Cons

- Colors and textures are very hard to recreate for future repairs
- Requires highly skilled labor to install correctly, and only one chance to get right
- Concrete slabs will crack, so scoring pattern must become a part of the design
- Extremely susceptible to damage from salt/deicing agents – requires regular sealing
- Minimal aesthetic value and benefit compared to more historic material options
- Village experienced long lead time when obtaining aggregates for Fall 2019 mock-ups



Fired Clay Brick Paving | Pros and Cons

Pros

- Historic material with rich colors and textures
- Classic look that never goes out of style
- Extremely durable and low maintenance
- Fired clay brick does not fade over time
- Pavers can be re-set after repairs

Cons

- High installation costs/skills compared to cast-in-place pavement
- Limited sizes/shapes and colors
- Robust detailing and reinforcement needed to ensure a durable and stable installation



Fired Clay Brick Paving | Patterns

- Patterns can be complex or simple
- Patterns can influence the movement of people or guide the eye



Fired Clay Brick Paving | Patterns

Brick patterns from historic Glen Ellyn historical buildings



McCallister Wallace Dept. Store
on Crescent



Civic Center



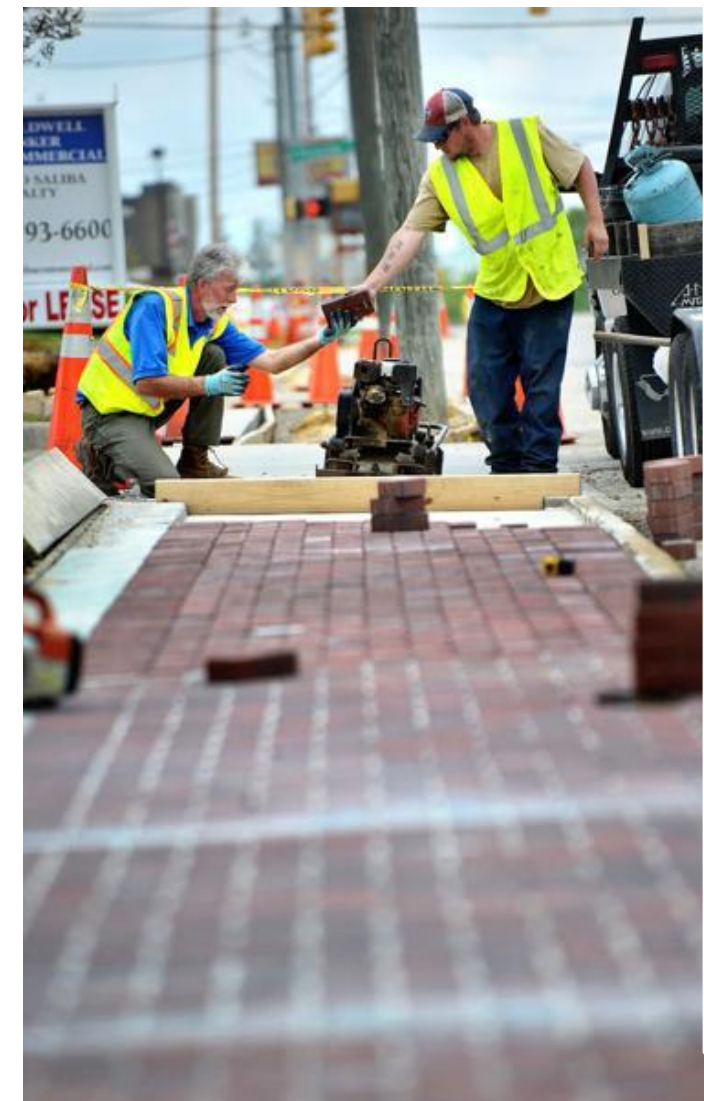
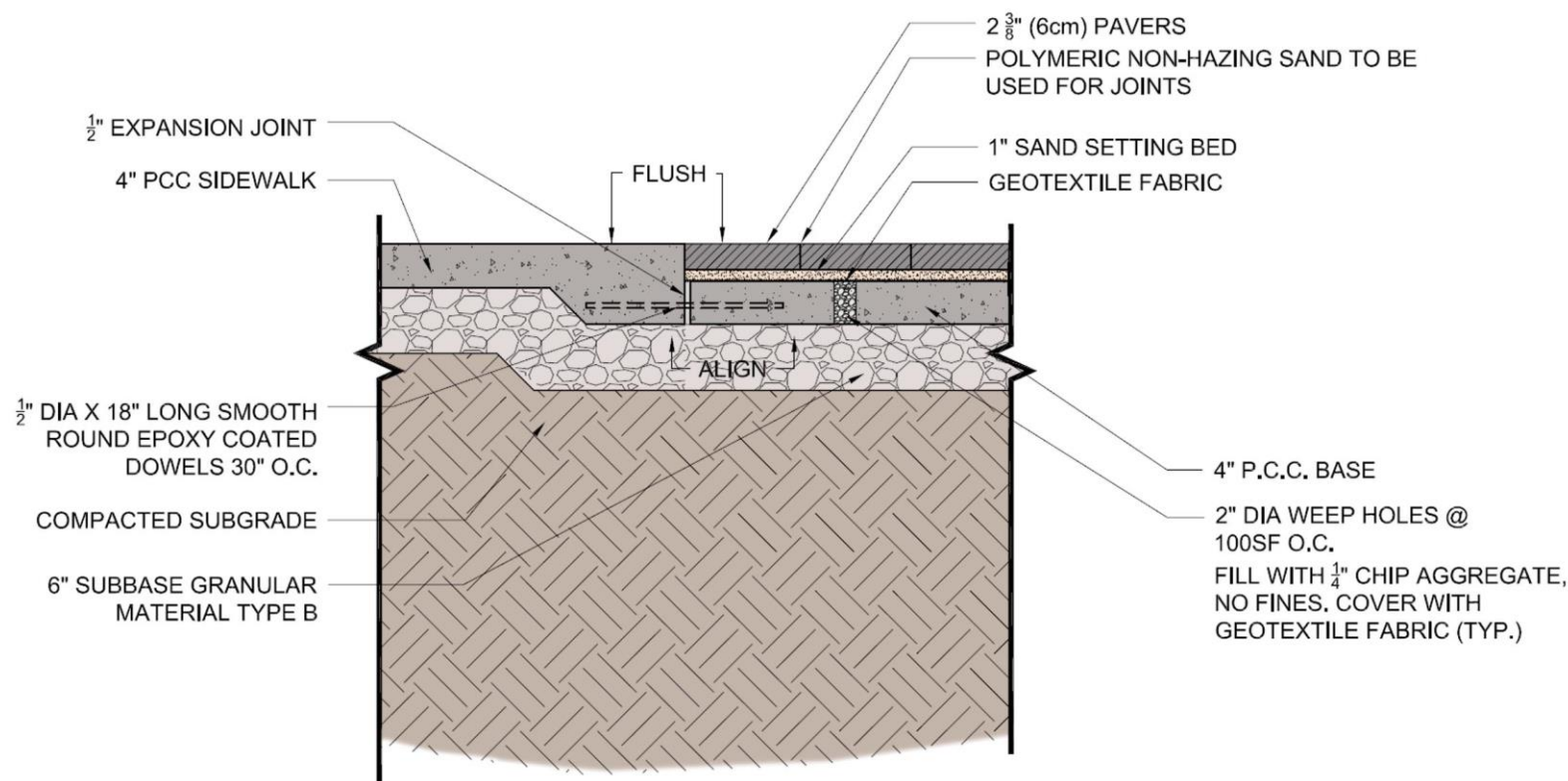
411 / 413 N. Main St.



Attachment: 03.10.2020 CIC_CBD Materials Presentation (4404 : CBD Streetscape Paving

Fired Clay Brick Paving | Construction Methods

- Concrete slab base with weep holes provides stability and drainage
- Adjacent pavements have thickened edges to accommodate dowels to prevent differential settlement
- Pavers must be surrounded by concrete to keep paver field stable



Clay Fired Brick Paving | Maintenance / Costs

- \$24 / SF construction cost (on a concrete slab)
- Will not fade
- Does not need to be sealed
- Snow removal requires rubber tipped plows or skids (for truck mounted equipment)
- Maintenance over time
 - Power washing
 - Spot repairs to cracked pavers
 - Joint sand replacement
 - Service life can last for generations



River St, Batavia during construction

Clay Fired Brick Paving | Finish



Beveled



Tumbled

Clay Fired Brick Paving | Finish

D.b



Beveled



Tumbled

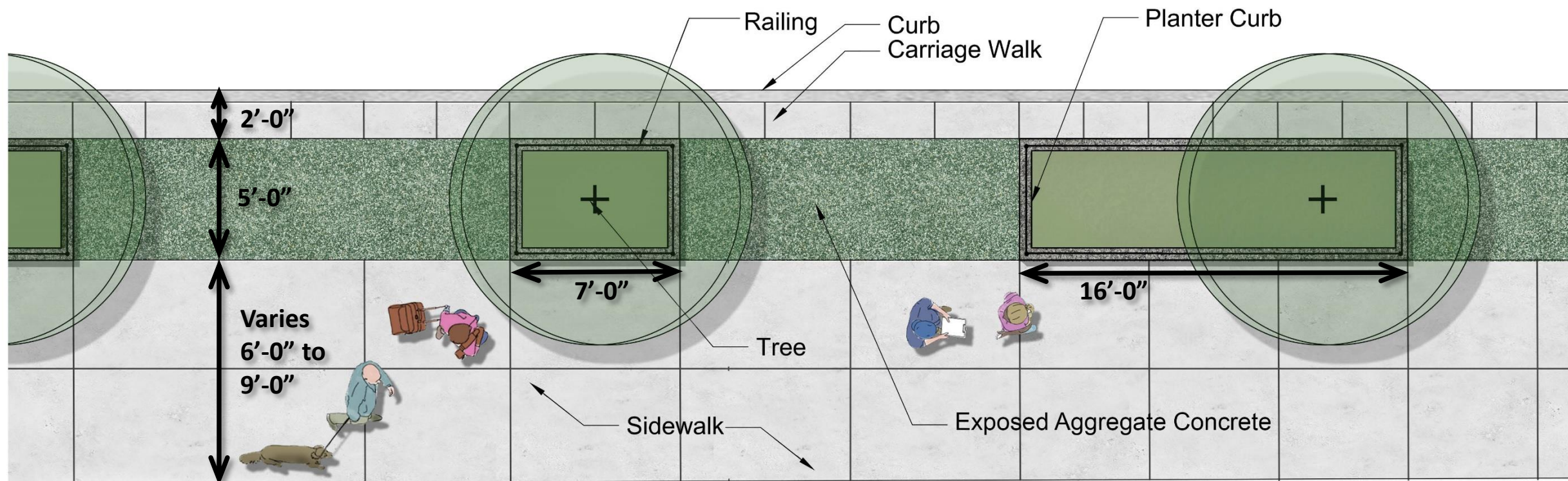
Attachment: 03.10.2020 CIC_CBD Materials Presentation (4404 : CBD Streetscape Paving

CBD Streetscape Materials | Discussion

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- Flex Street Concept and Ideas
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- Tree Soil Space – Suspended Pavement Design



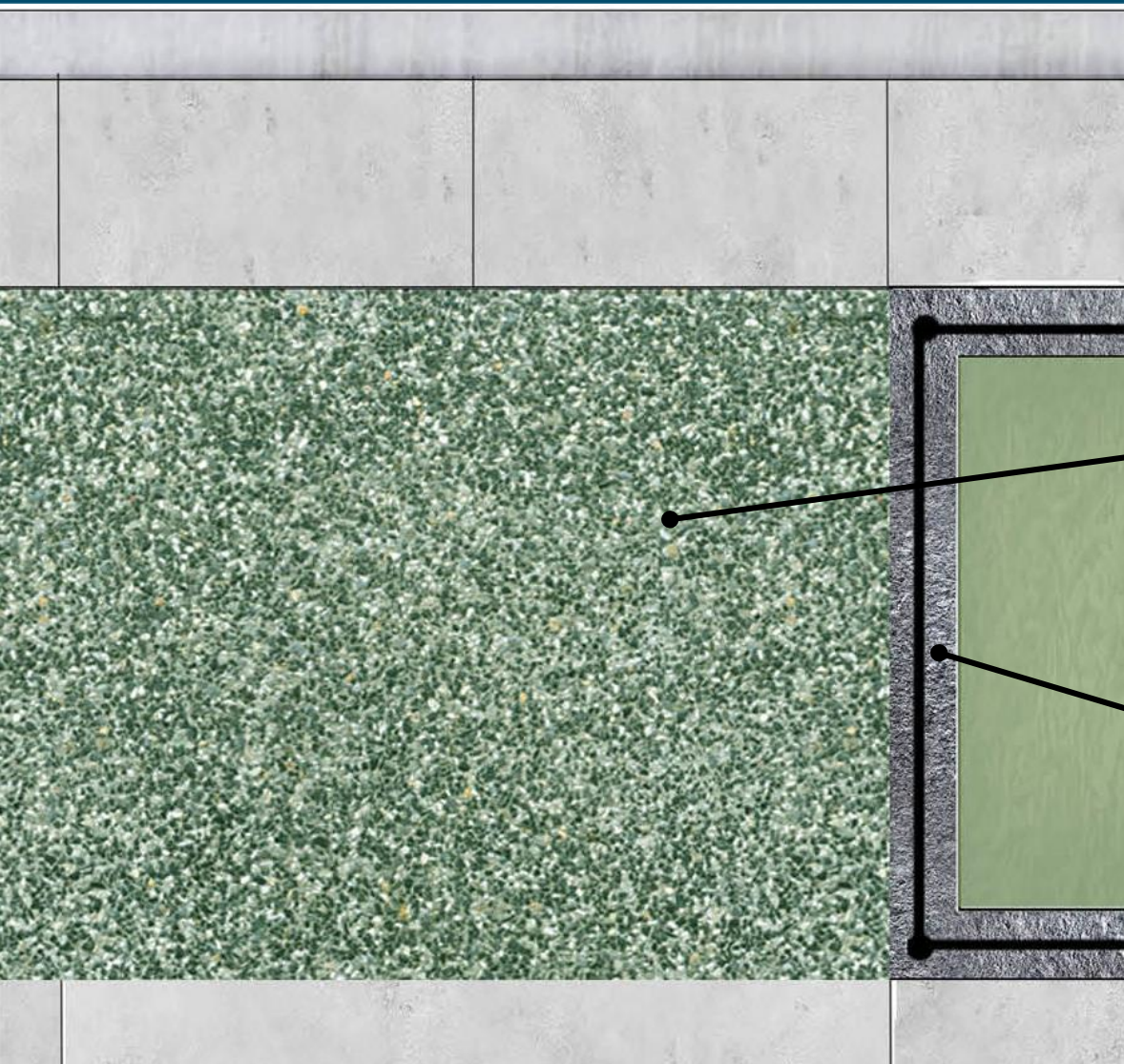
Exposed Aggregate | Plan View



Exposed Aggregate: Spruce Green

6" w. x 6" ht. Planter Curbs:
Mesabi Black Split face finish granite

Exposed Aggregate | Plan Enlargement



Exposed Aggregate: Spruce Green



6" w. x 6" ht. Planter Curbs:

Mesabi Black Split face finish granite
With Railing

Exposed Aggregate | Perspective

Exposed Aggregate:
Spruce Green

6" w. x 6" ht. Planter Curbs:
Mesabi Black split faced finish grani



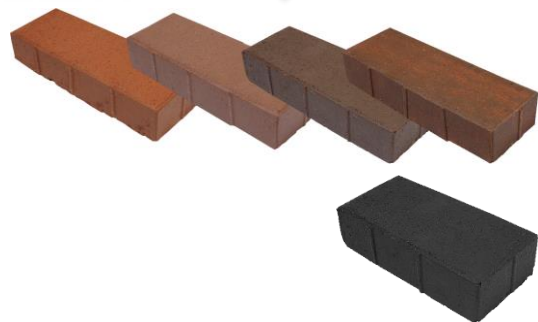
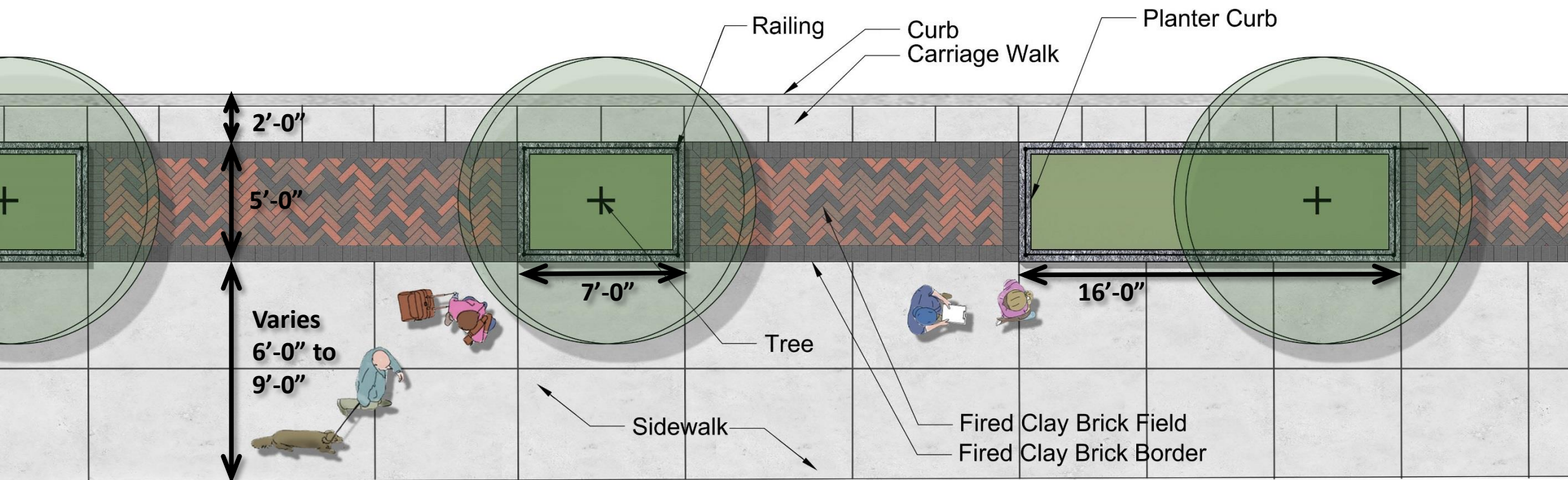
Exposed Aggregate | Perspective

Exposed Aggregate:
Spruce Green

6" w. x 6" ht. Planter Curbs:
Cast-in-place concrete



Fired Clay Brick | Option A - Plan View



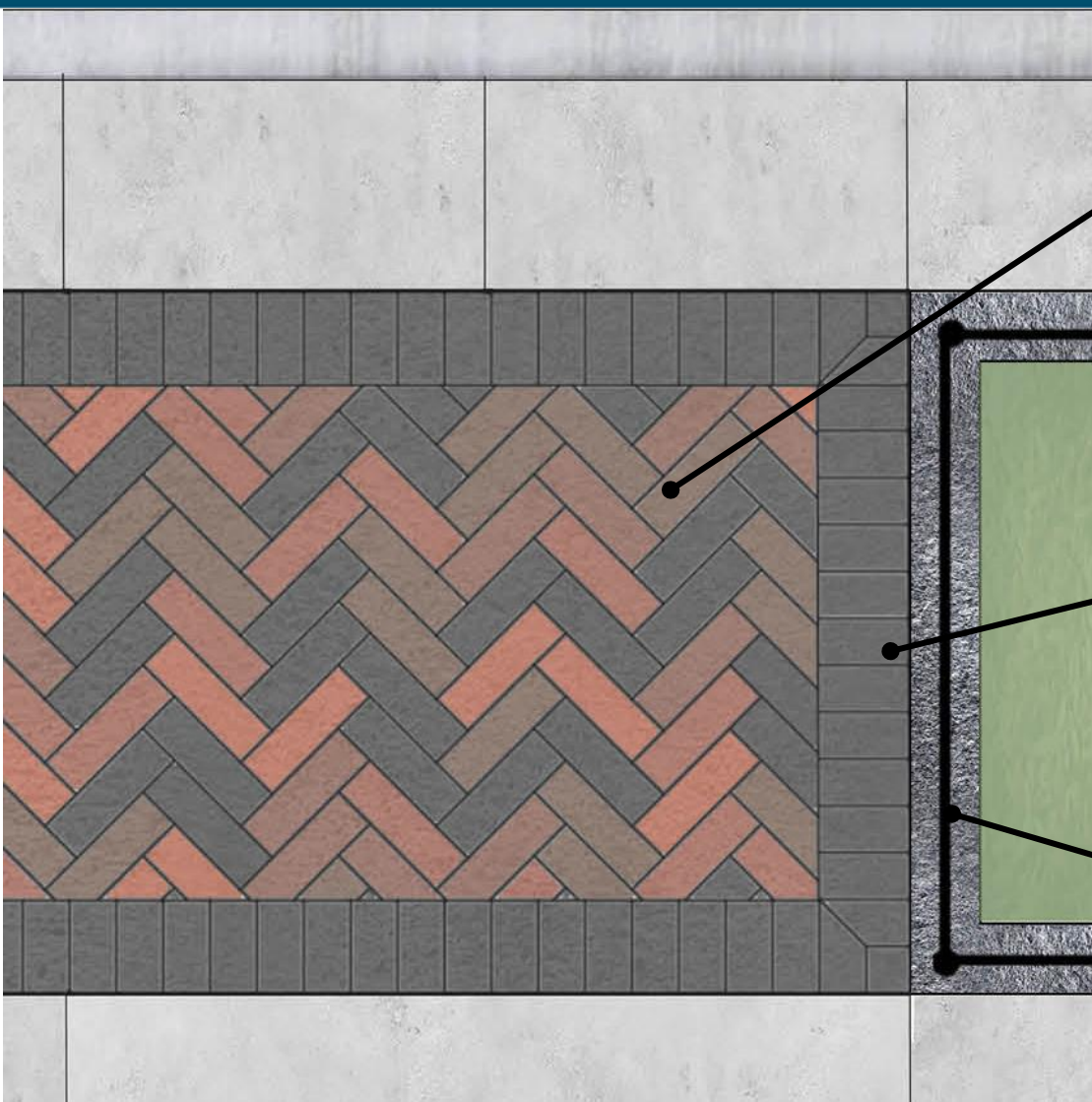
4"x12" Herringbone Field: Blend of 32 Antique, 33 Dark Antique, 34 Mulberry, 36 Sunset Red and 63 Charcoal

4"x8" Soldier Course Border:
63 Charcoal



6" w. x 6" ht. Planter Curbs:
Mesabi Black Thermal finish granite

Fired Clay Brick | Option A - Plan Enlargement



4"x12" Herringbone Field: Blend of 32 Antique, 33 Dark Antique, 34 Mulberry, 36 Sunset Red and 63 Charcoal



4"x8" Soldier Course Border:
63 Charcoal



6" w. x 6" ht. Planter Curbs:
Mesabi Black Thermal finish granite

Fired Clay Brick | Option A - Perspective

4"x12" Herringbone Field: Blend of 32 Antique, 33 Dark Antique, 34 Mulberry, 36 Sunset Red and 63 Charcoal

4"x8" Soldier Course Border: 63 Charcoal

6" w. x 6" ht. Planter Curbs: Mesabi Black Thermal finish granite



Fired Clay Brick | Option A - Perspective

4"x12" Herringbone Field: Blend of 32 Antique, 33 Dark Antique, 34 Mulberry, 36 Sunset Red and 63 Charcoal

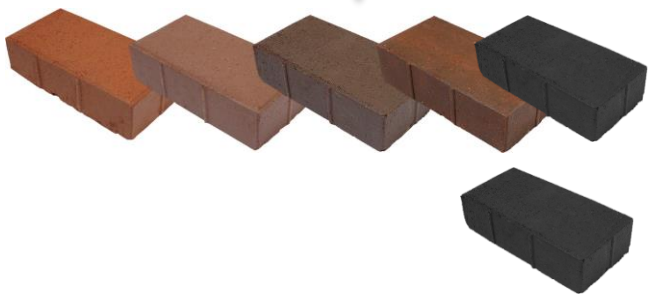
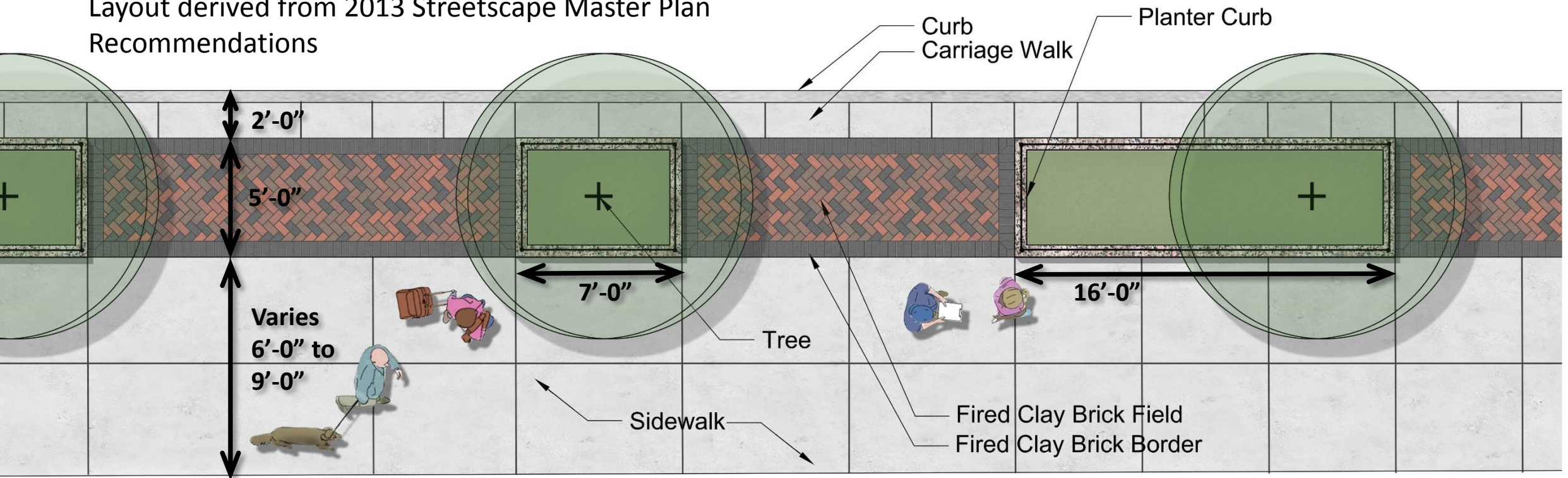
4"x8" Soldier Course Border: 63 Charcoal

6" w. x 6" ht. Planter Curbs: Cast-in-place concrete



Fired Clay Brick | Option B - Plan View

Layout derived from 2013 Streetscape Master Plan Recommendations



4"x8" Herringbone Field: Blend of 32 Antique, 33 Dark Antique, 34 Mulberry, 36 Sunset Red and 63 Charcoal

4"x8" Sailor Course Border:
63 Charcoal



6" w. x 6" ht. Planter Curbs:
Sunset Red Granite with Thermal Finish

Attachment: 03.10.2020 CIC_CBD Materials Presentation (4404 : CBD Streetscape Paving

Fired Clay Brick | Option B - Plan Enlargement

D.b

Layout derived from 2013 Streetscape Master Plan Recommendations



4"x8" Herringbone Field: Blend of 32 Antique, 33 Dark Antique, 34 Mulberry, 36 Sunset Red and 63 Charcoal



4"x8" Soldier Course Border:
63 Charcoal



6" w. x 6" ht. Planter Curbs:
Sunset Red - Thermal

Attachment: 03.10.2020 CIC_CBD Materials Presentation (4404 : CBD Streetscape Paving

Fired Clay Brick | Option B – Perspective

4"x8" Herringbone Field: Blend of 33
Antique, 33 Dark Antique, 34
Mulberry, 36 Sunset Red and 63
Charcoal

4"x8" Soldier Course Border:
63 Charcoal

6" w. x 6" ht. Planter Curbs:
Sunset Red granite
Thermal finish



Fired Clay Brick | Option B – Perspective

4"x8" Herringbone Field: Blend of 33 Dark Antique, 34 Mulberry, 36 Sunset Red and 63 Charcoal

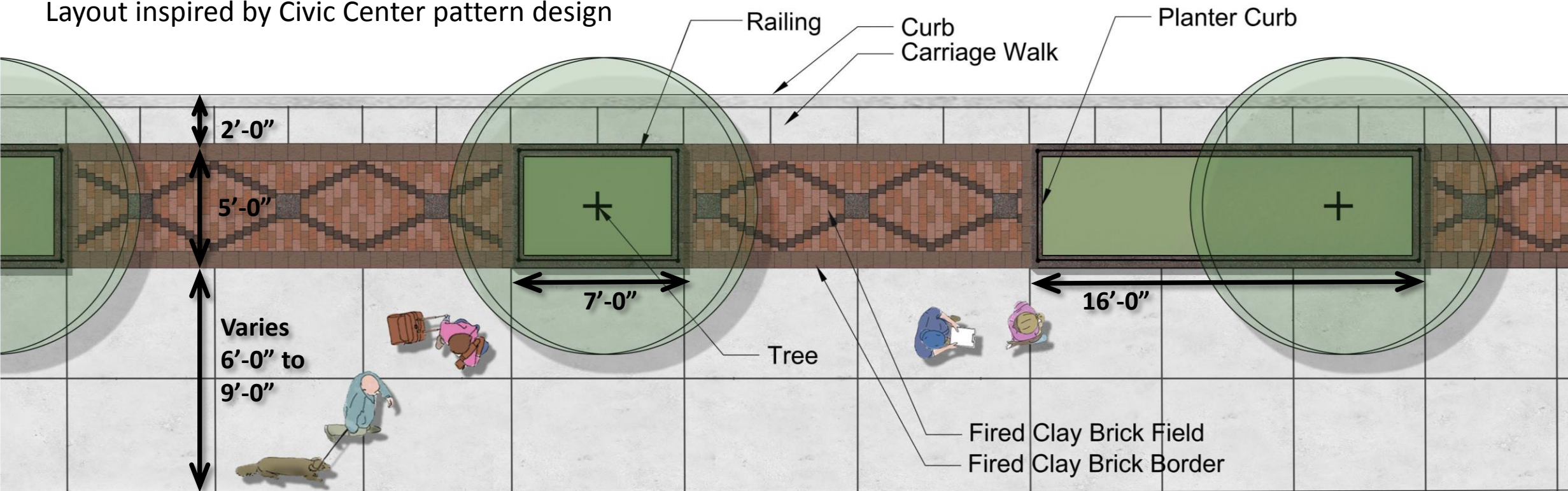
4"x8" Soldier Course Border:
63 Charcoal

6" w. x 6" ht. Planter Curbs:
Cast-in-place concrete



Fired Clay Brick | Option C – Plan View

Layout inspired by Civic Center pattern design



4"x8" Running Bond Field: Blend of 42 Cinnamon, 43 Tangerine and 44 Mahogany

4"x4" Diamond Accent: 34 Mulberry

8"x8" Perimeter Border: 44 Mahogany

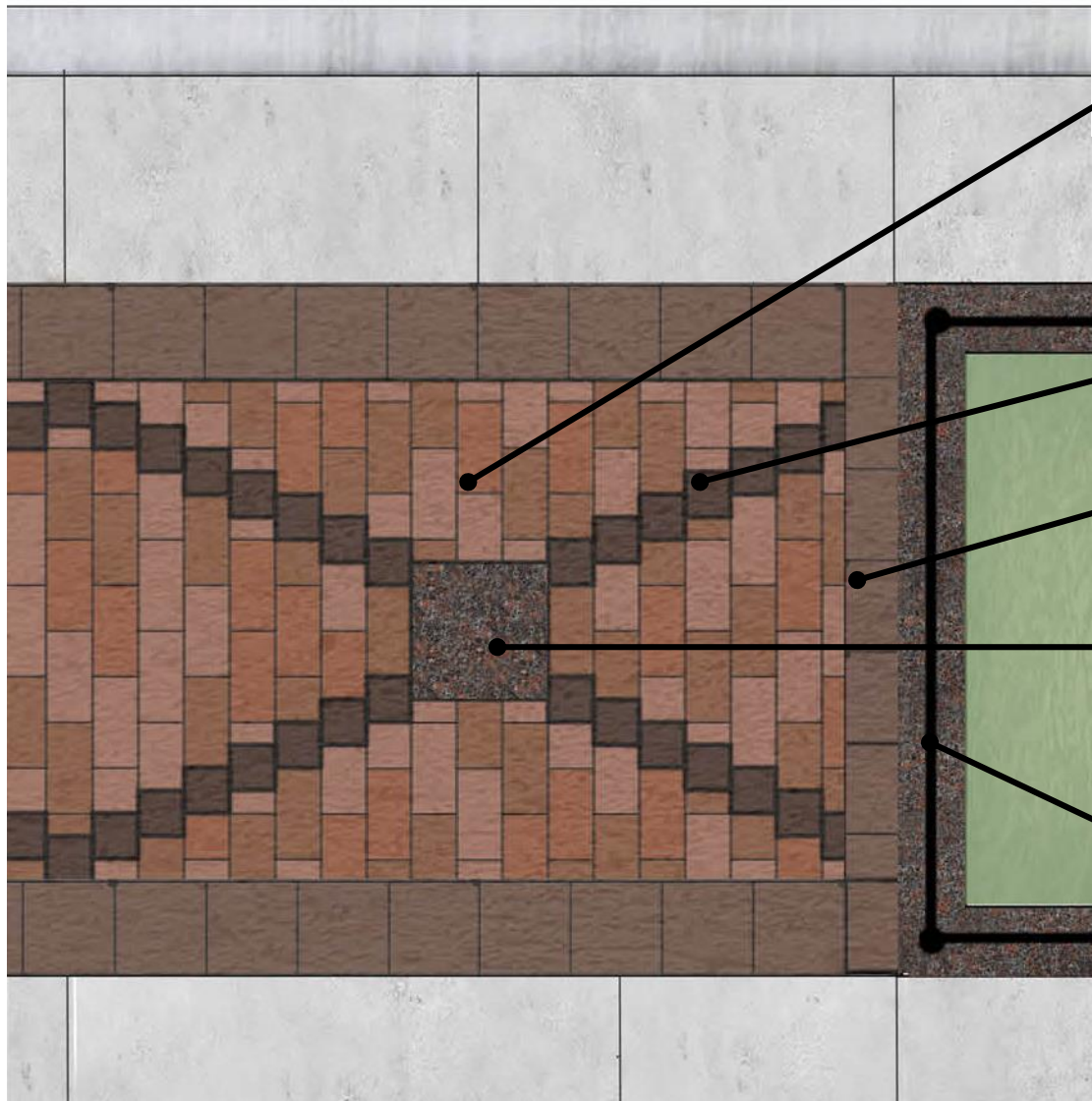


12"x12" Centerpiece:
Carnelian Antique Granite with D100 Finish

6" w. x 6" ht. Planter Curbs:
Carnelian Antique Granite with Therm. Finish

Fired Clay Brick | Option C – Plan Enlargement

D.b



4"x8" Running Bond Field: Blend of 42 Cinnamon, 43 Tangerine and 44 Mahogany

4"x4" Diamond Accent: 34 Mulberry

8"x8" Perimeter Border: 44 Mahogany



12"x12" Centerpiece:
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Fired Clay Brick | Option C – Perspective

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4"x4" Diamond Accent: 34 Mulberry

8"x8" Perimeter Border: 44 Mahogany

12"x12" Centerpiece:
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6" w. x 6" ht. Planter Curbs:
Carnelian Antique Granite with Therm. Finish



Fired Clay Brick | Option C – Perspective

4"x8" Running Bond Field: Blend of 42 Cinnamon, 43 Tangerine and 44 Mahogany

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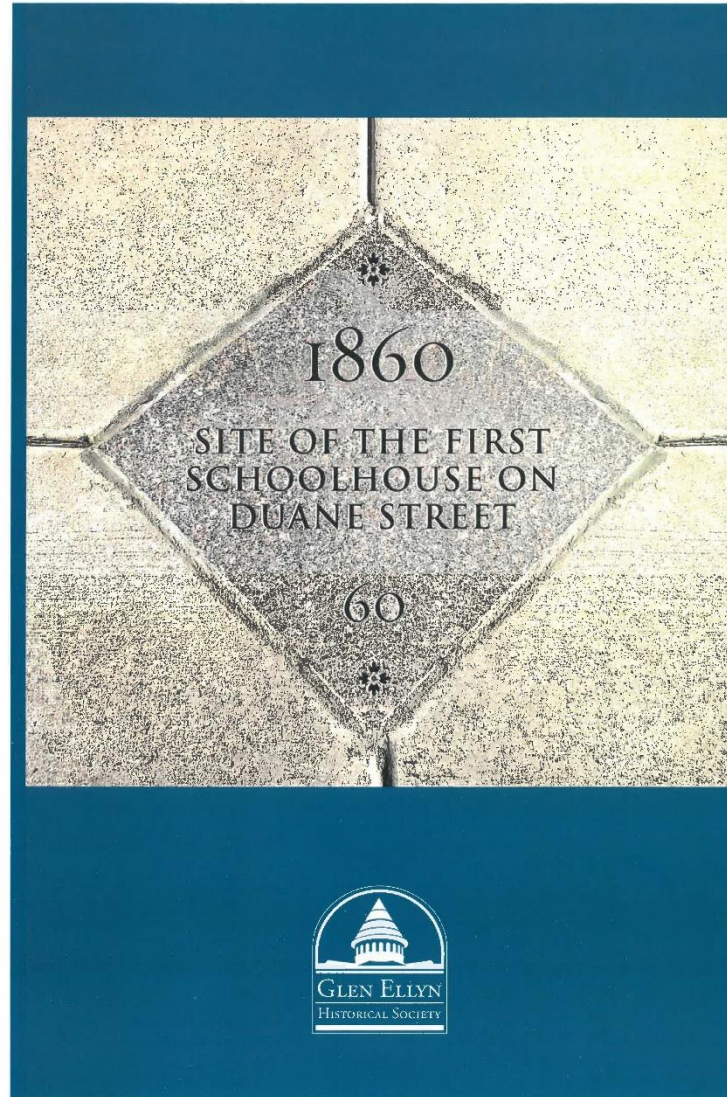
12"x12" Centerpiece:
Carnelian Antique Granite with D100 Finish

6" w. x 6" ht. Planter Curbs:
Cast-in-place concrete



Historic Plaques

D.b



Attachment: 03.10.2020 CIC_CBD Materials Presentation (4404 : CBD Streetscape Paving

Crosswalks | Decorative Material Options

Concrete

- Low cost
- Long service life
- Simple and functional
- Higher replacement cost
- Low decorative aesthetic value

Stamped Asphalt

- Medium cost
- Adds color and look of brick
- Easy to replace – low cost
- Wears quickly – 5 year lifespan

Methyl Methacrylate (MMA)

- High cost (on concrete)
- No - Low Maintenance
- Adds bright color and can be customized
- Non-slip surface
- More durable than thermoplastic paint – 10 year lifespan

Fired Clay Brick

- Highest cost (similar to MM)
- High maintenance
- High decorative aesthetic value
- Historic Material
- Long wearing/durable surface material – 30+ years



Concrete



Stamped Asphalt



Methyl Methacrylate (MMA)

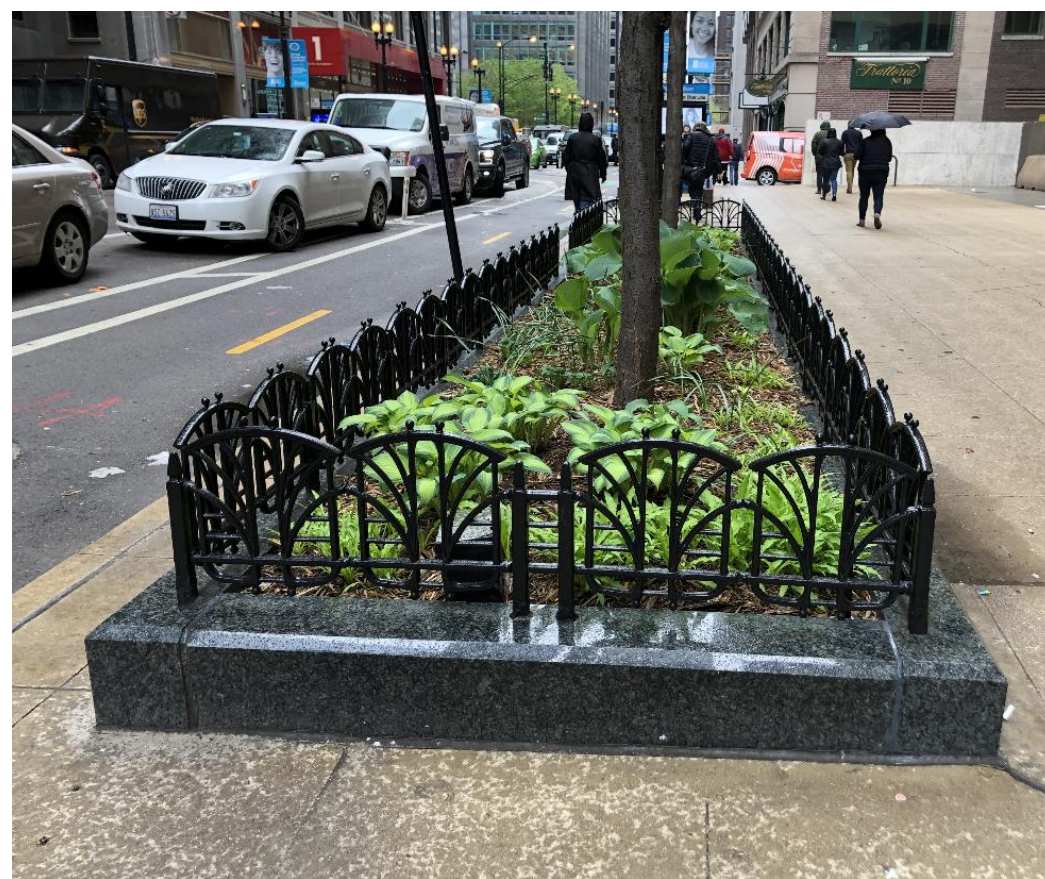


Fired Clay Brick

Planting Curb and Railing Design



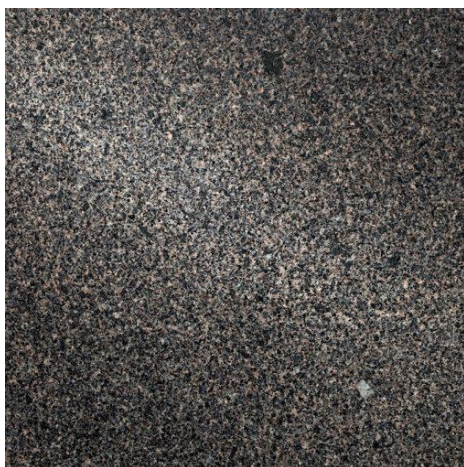
Granite planter curb - Batavia



Granite planter curb with custom railing - Chicago

Planter Curb Material: Granite Finish Options

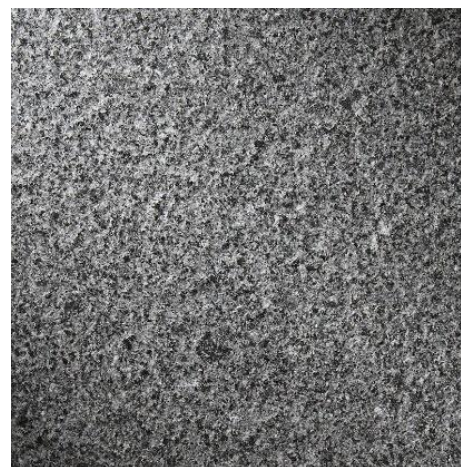
- Surface treatments can dramatically change the texture of stone, which can greatly affect color
- Polished surfaces are more susceptible to damage



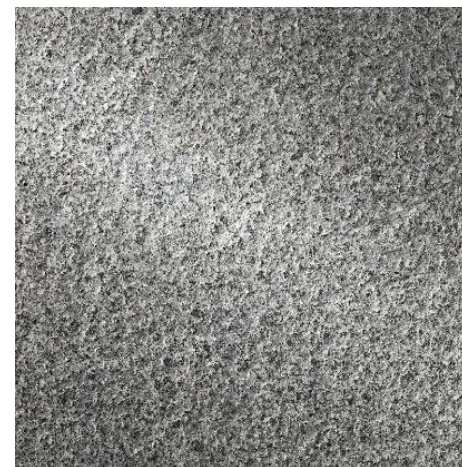
Polished



Diamond 100



Diamond 10



Thermal



Split

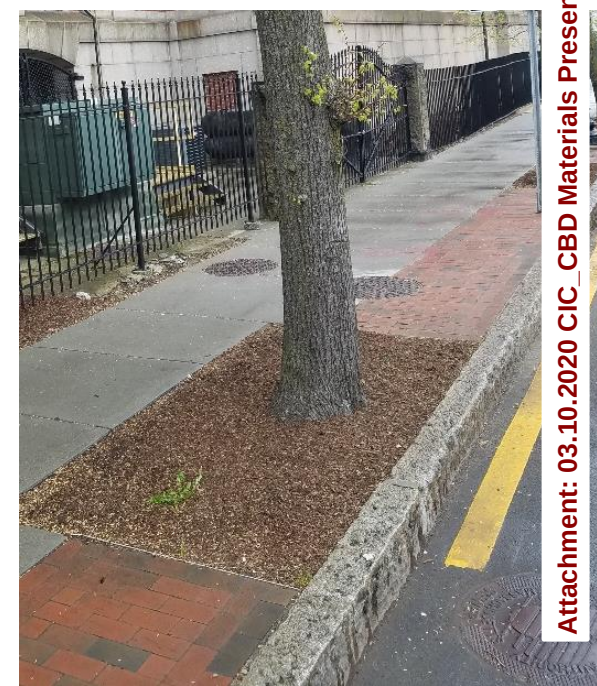
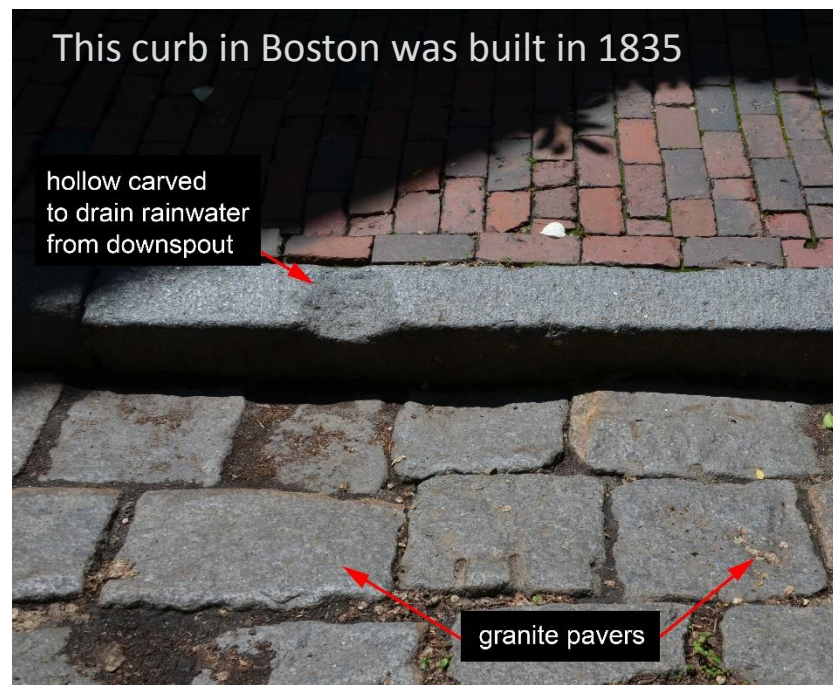
Planter Curb Material | Granite

Pros

- Durable – granite curbs in Washington DC and Boston have been in use for generations
- Classic, elegant aesthetic that communicates a feeling of permanence
- Very low maintenance

Cons

- Expensive material - \$70/LF for a 6" curb



Planter Curb Material | Cast-in-place Concrete

Pros

- Low cost - \$25/LF for a 6" curb
- Simple and functional
- Can look very nice if installed correctly
- No maintenance



Cons

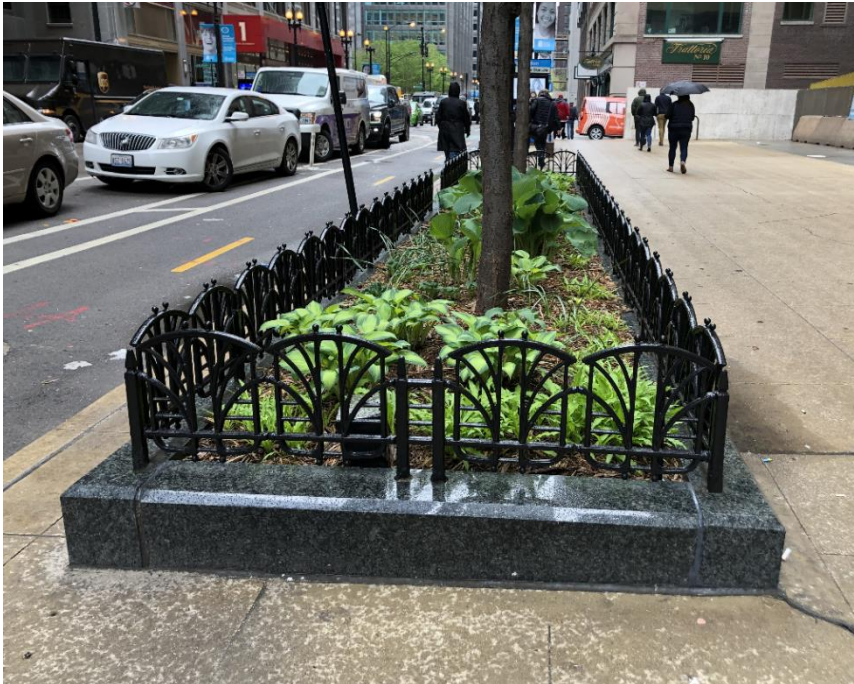
- Quality is dependent on installer's experience
- Minimal aesthetic value
- Cracking can be hard to control
- Corners can be damaged and chipped



Planter Curb Railings

Pros

- Customizable designs provide opportunity for unique features
- Protects trees and plants from foot traffic and pets
- Provides visual cues to prevent pedestrians from tripping over curbs



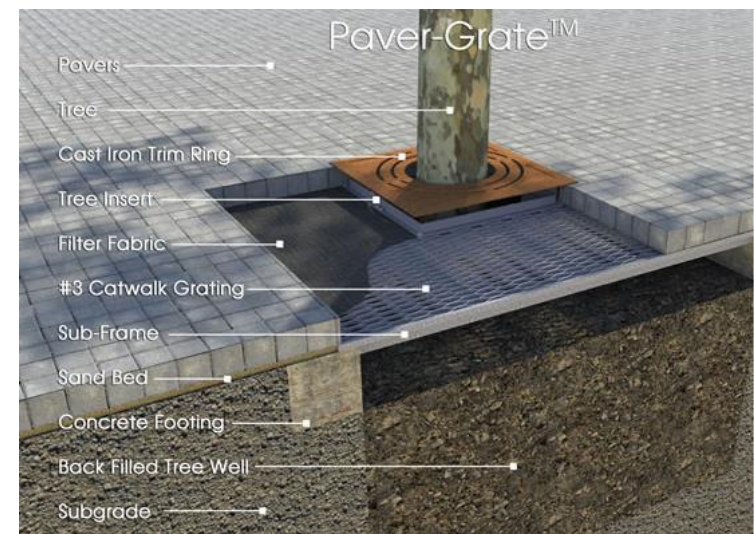
Cons

- Expense - \$40 to \$70 per linear foot
- Metal will need occasional maintenance and touch-up to prevent corrosion



Additional Options Beyond Planter Curbs

- Below: Examples of Paver Grates used with Suspended Pavement systems
- Detailing would be needed to limit stormwater runoff into openings
 - Spring flushing with irrigation system to remove salt
 - Infiltration from roadway could be included – with shut off system to prevent infiltration in winter.



Wheaton, IL



Navy Pier, Chicago



Madison, WI

CBD Streetscape Materials | Discussion

- Public Engagement / Decision Making Process
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- Tree Soil Space – Suspended Pavement Design



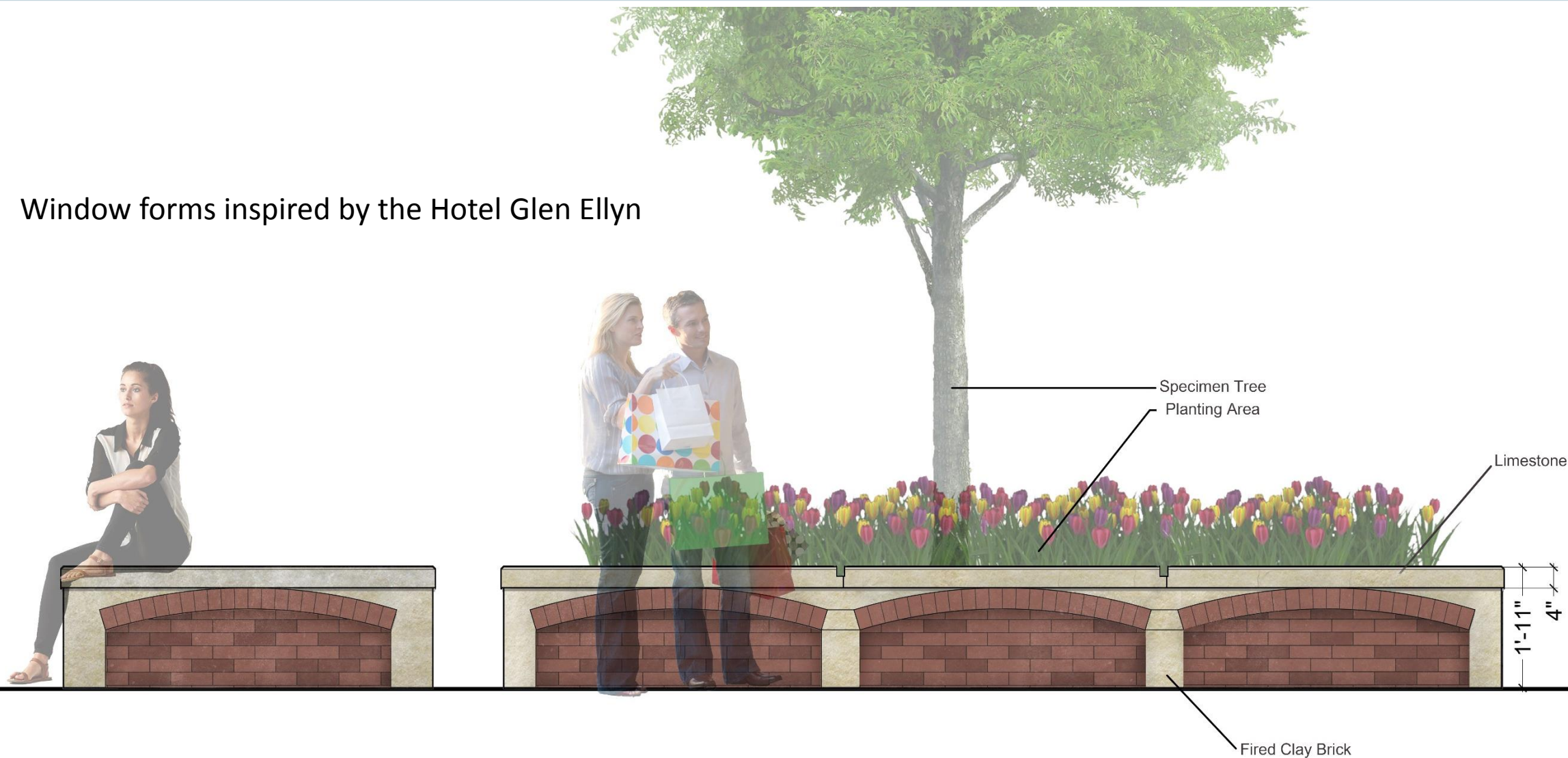
Raised seat wall planters | Historic Precedents

- Limestone and brick materials
- Low and long arch shapes
- Corner details
- Medallions from Civic Center



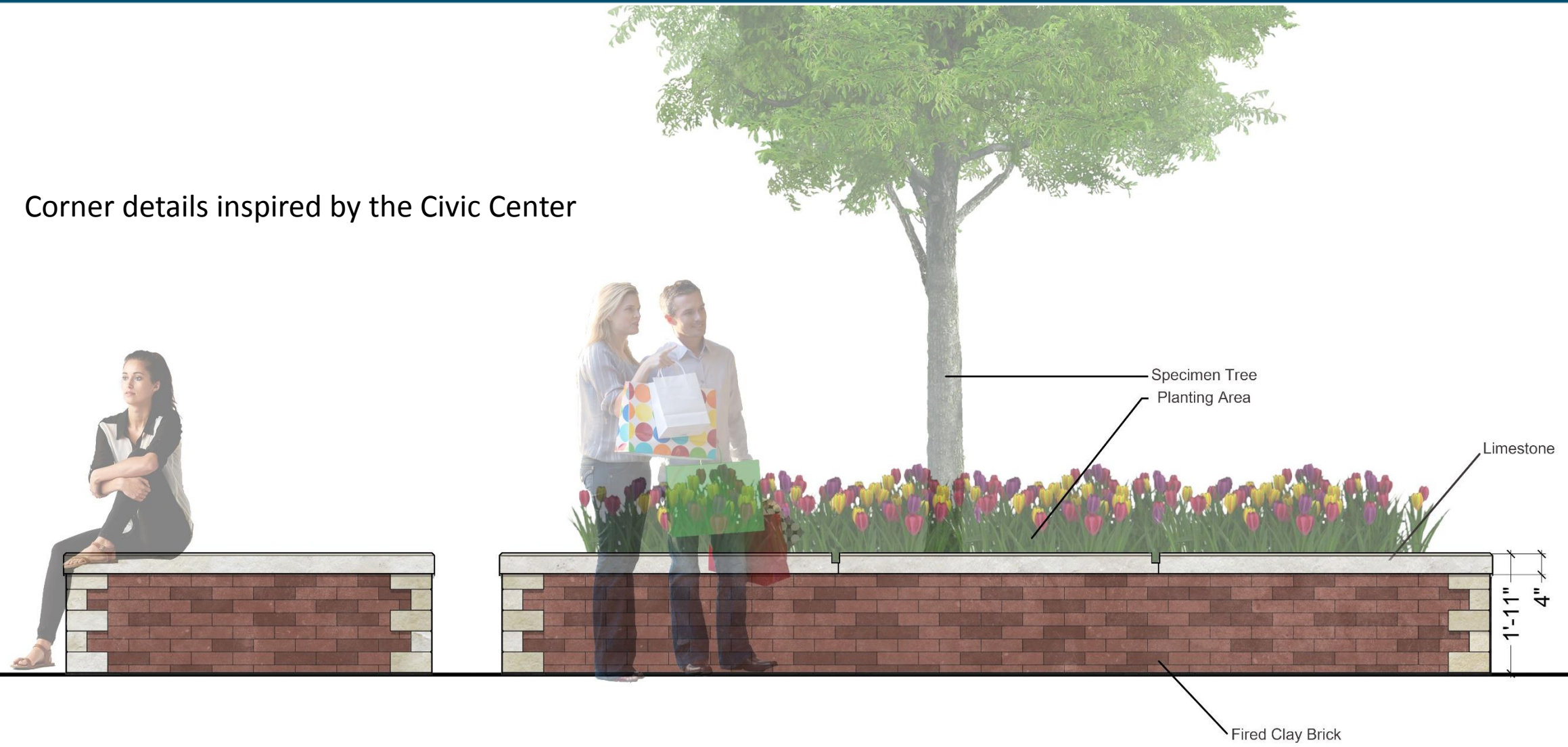
Raised seat walls planters | Concept A

Window forms inspired by the Hotel Glen Ellyn



Raised seat walls planters | Concept B

Corner details inspired by the Civic Center

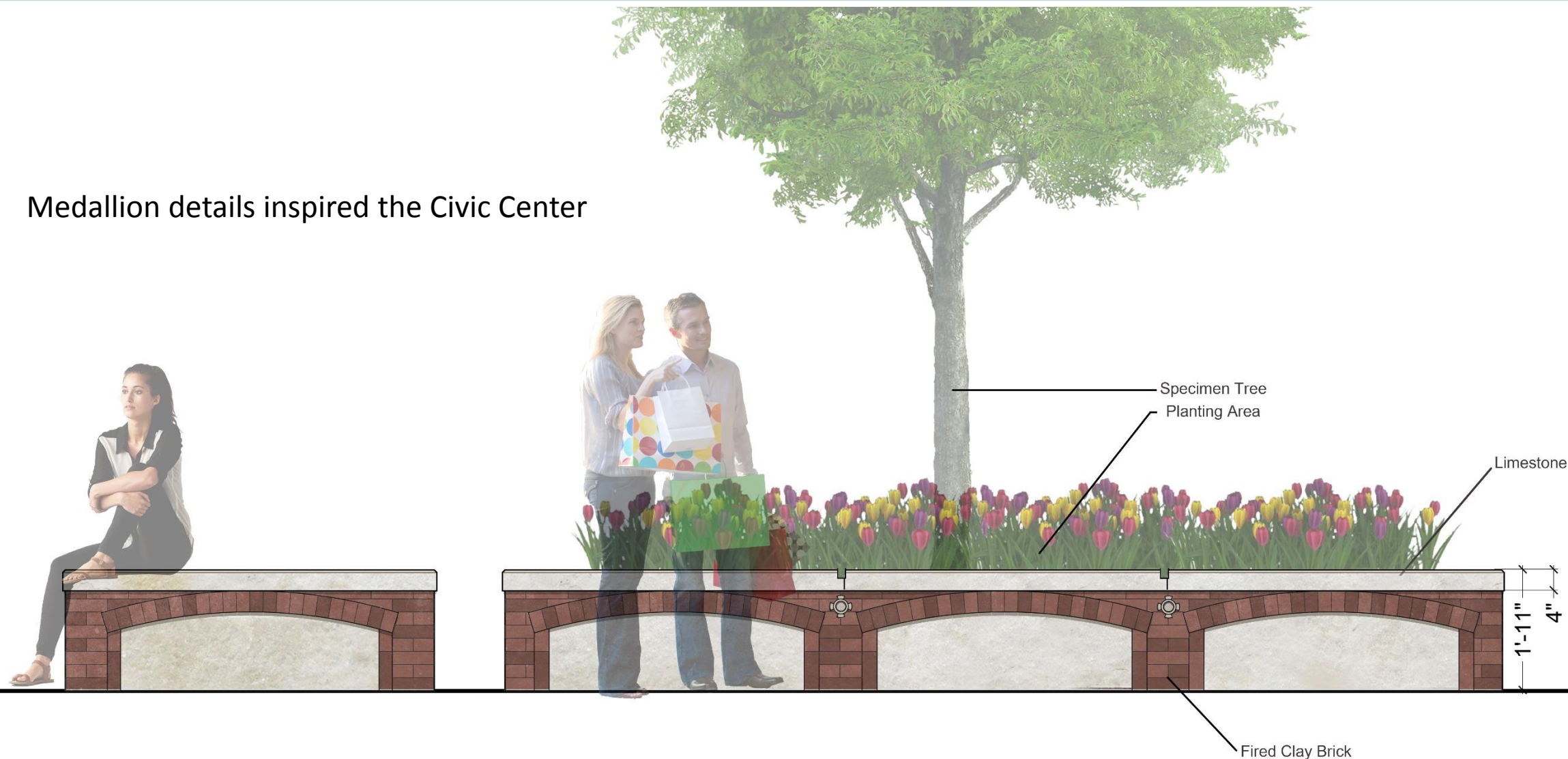


Attachment: 03.10.2020 CIC_CBD Materials Presentation (4404 : CBD Streetscape Paving

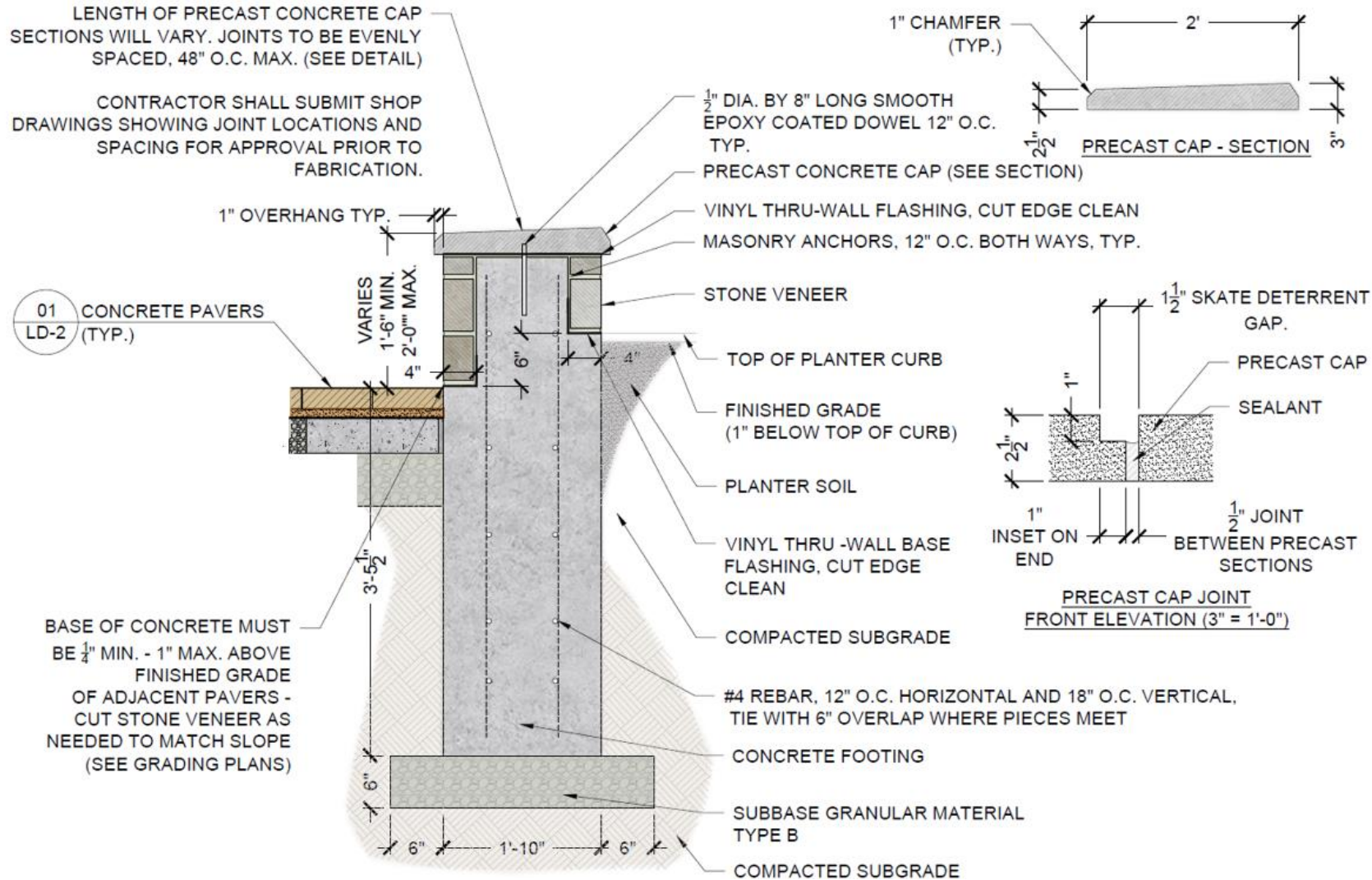


Raised seat walls planters | Concept C

Medallion details inspired the Civic Center



Raised seat wall planters | Details



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Street Furniture | Family Option A



Reliance Foundry
R-7539 Bollard



DuMor
U-Rack



DuMor
148 Receptacle



Victor Stanley Bench
(Existing Style)

Street Furniture | Family Option B



Ironsmith
9023 Bollard



Custom
Bike Rack



DuMor
Receptacle 17*



DuMor
Bench 94

*This trash receptacle was the highest rated site furniture image in the 2013 Streetscape visual preference survey with 164 responses.

Street Furniture | Family Option C

D.b



Horse Tie Up
Bollard



Reliance Foundry
R-8238 Bike Rack



Canterbury Designs
Model 103
Receptacle



Victor Stanley Bench
(Existing Style)

Attachment: 03.10.2020 CIC_CBD Materials Presentation (4404 : CBD Streetscape Paving



Street Furniture | Current Wayfinding Signage

D.b



Attachment: 03.10.2020 CIC_CBD Materials Presentation (4404 : CBD Streetscape Paving



Street Furniture | Proposed Lightpole

D.b



Attachment: 03.10.2020 CIC_CBD Materials Presentation (4404 : CBD Streetscape Paving

Street Furniture | Existing Lightpole



Street Furniture | Big Belly Solar Compactors

Big Belly solar powered trash and recycling compactors have been successful in Glen Ellyn and reduce the amount of trash pickups and waste.

We will keep these in their current locations and look for opportunities to better incorporate them into the streetscape design.

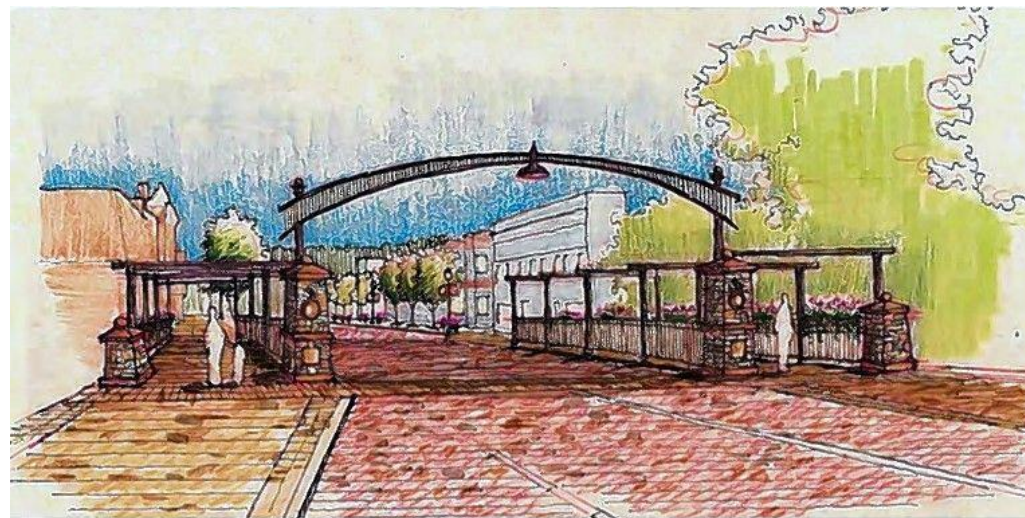


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Placemaking Items | Gateways



Gateways convey a sense of place, and a sense of arrival.

They can be a unique and highly “instagrammable” feature in a downtown.

Placemaking Items | Fire Features

D.b

Attachment: 03.10.2020 CIC_CBD Materials Presentation (4404 : CBD Streetscape Paving



Wheaton, IL



Geneva, IL

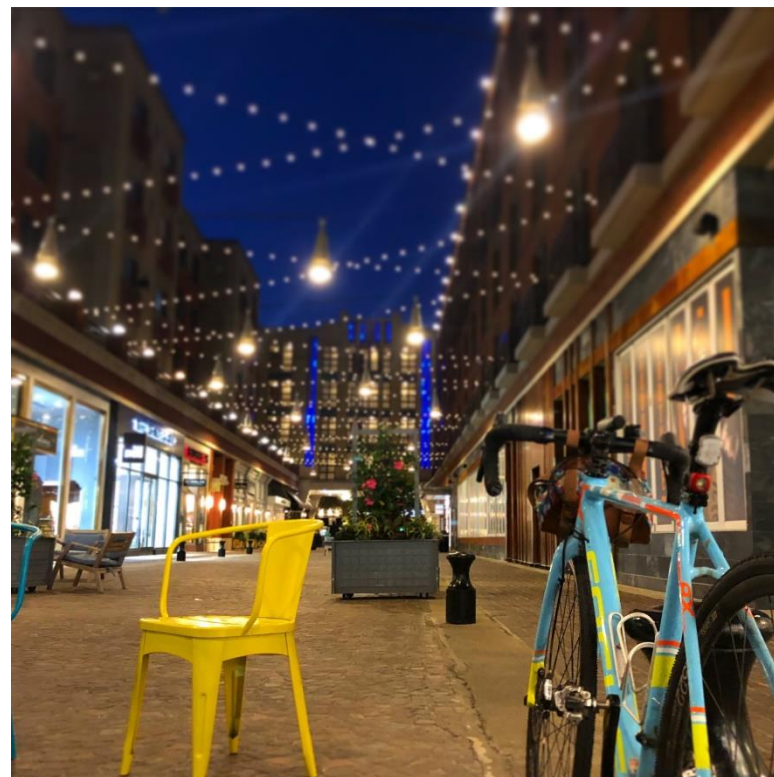


Algonquin, IL

Placemaking Items | Festoon Lighting



Evanston, IL



Bethesda, MD



Glen Ellyn, IL

Streetscape Elements | Flex Street Concept

D.b



Dundas Place – London, Ontario



Batavia River Street

Attachment: 03.10.2020 CIC_CBD Materials Presentation (4404 : CBD Streetscape Paving

Streetscape Elements | Flex Street Concept

D.b



Concept for York St - Elmhurst

Attachment: 03.10.2020 CIC_CBD Materials Presentation (4404 : CBD Streetscape Paving

Streetscape Elements | Flex Street Concept



Livermore, CA



Redwood City, CA

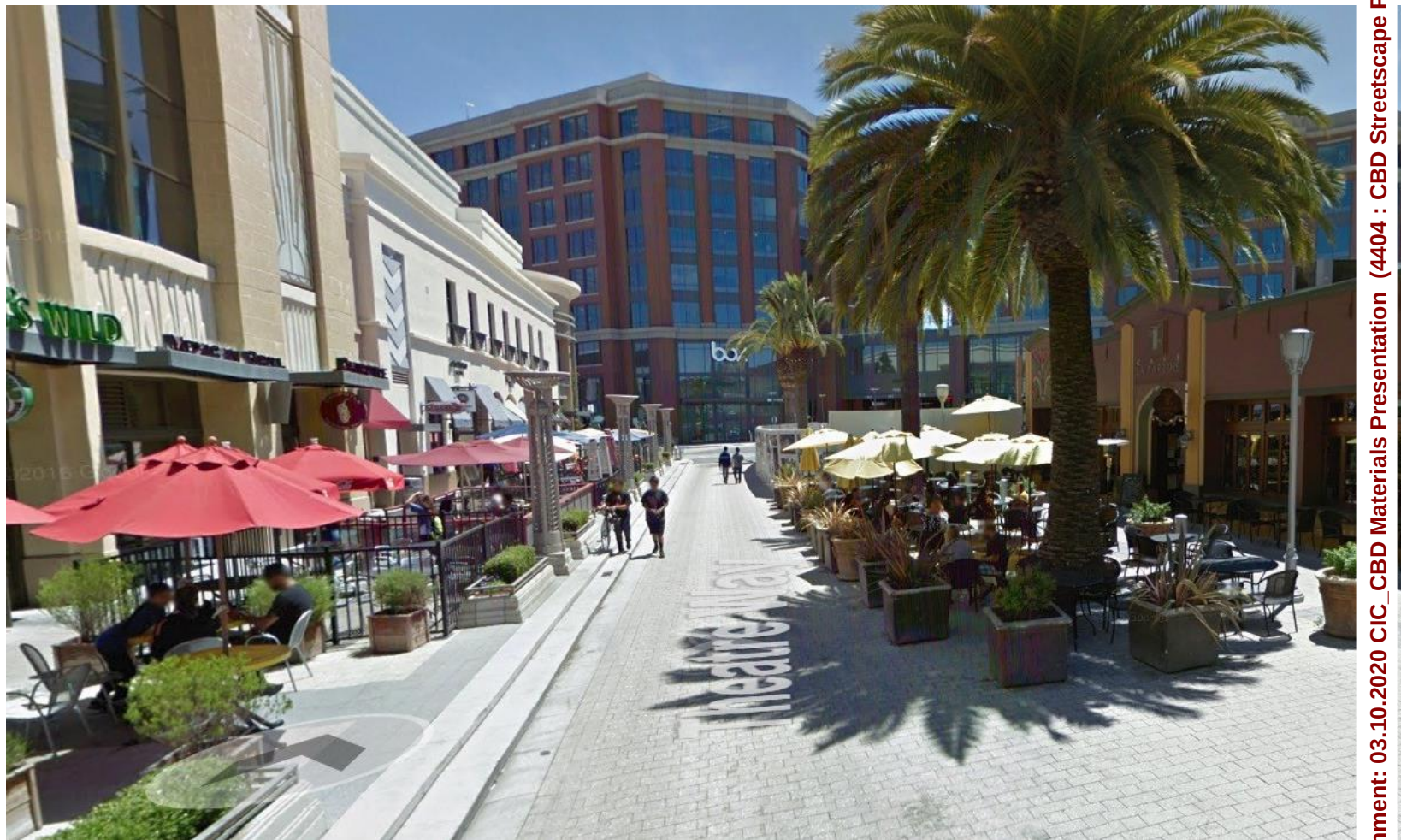
Streetscape Elements | Flex Street Concept



Street furniture placed to define spaces

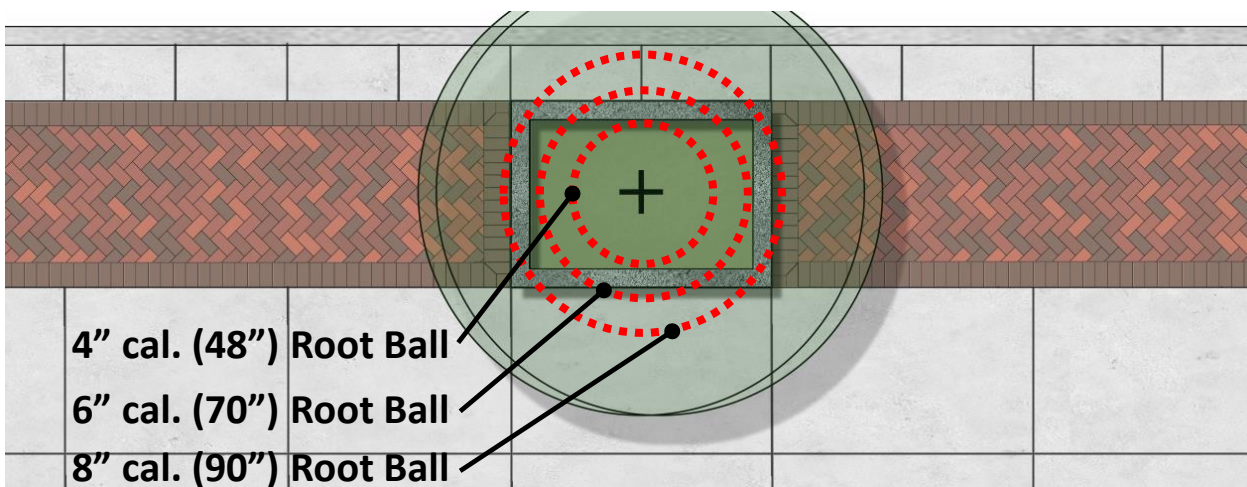
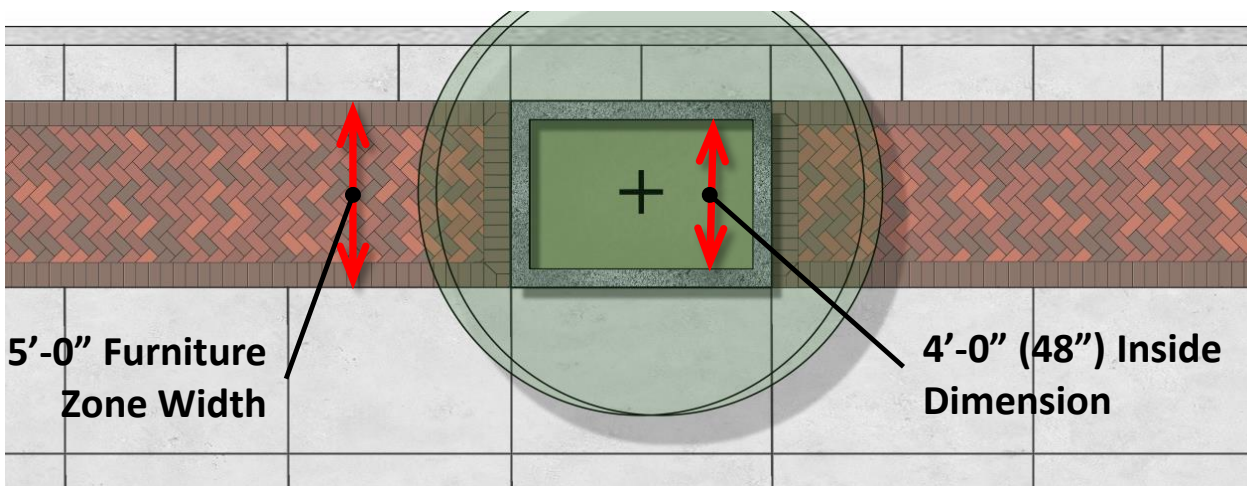


MMA used to create patterns across roadway



A traffic calmed space with permanent and movable furniture that can be configured to the needs of events or specific businesses.

Streetscape Elements | Large Caliper Trees



- 3" cal. tree: 32" to 36" root ball diameter
- 4" cal. tree: 42" to 48" root ball diameter
- 6" cal. tree: 60" to 70" root ball diameter
- 8" cal. tree: 80" to 90" root ball diameter

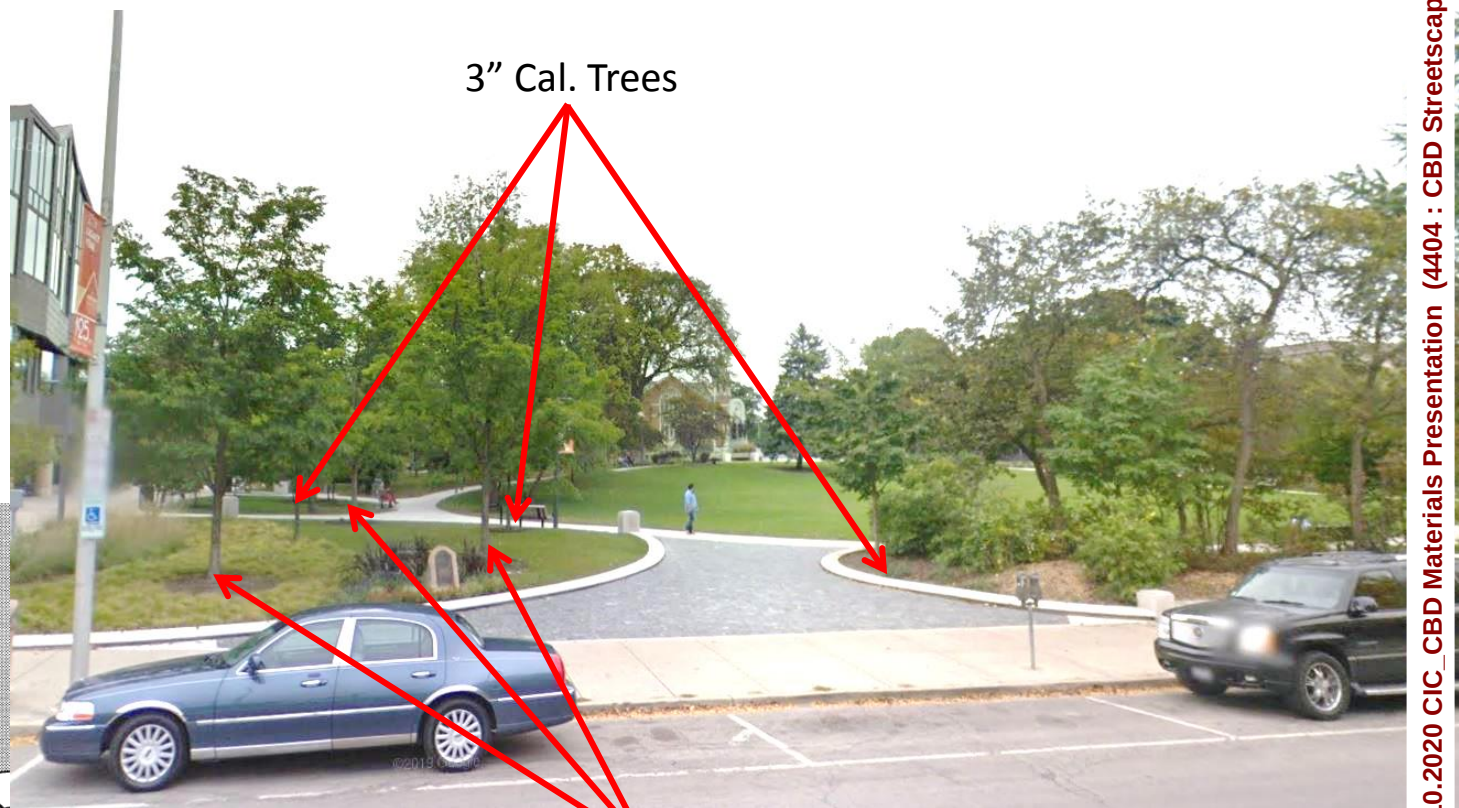
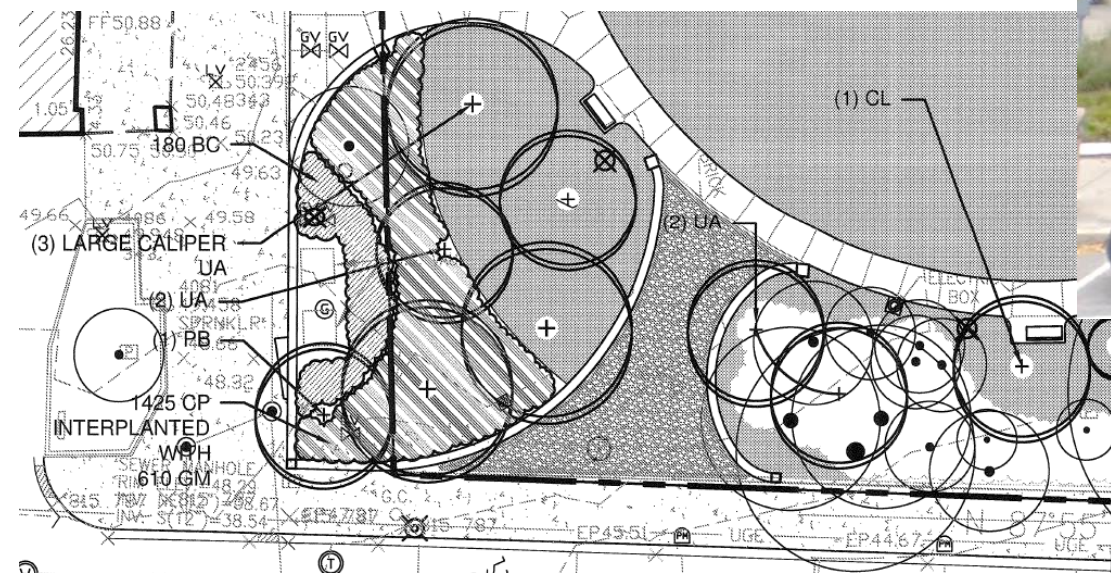


Streetscape Elements | Large Caliper Trees

Case Study: Scoville Park – Oak Park, IL

(3) 8" caliper Accolade Elms were supplied by Kaneville Tree Farms and installed in spring of 2013.

(3) 3" cal. Accolade Elms were installed alongside them at the same time.



8" Cal. Trees

Streetscape Elements | Large Caliper Trees

D.b

3" Cal. Trees

3" Cal. Trees

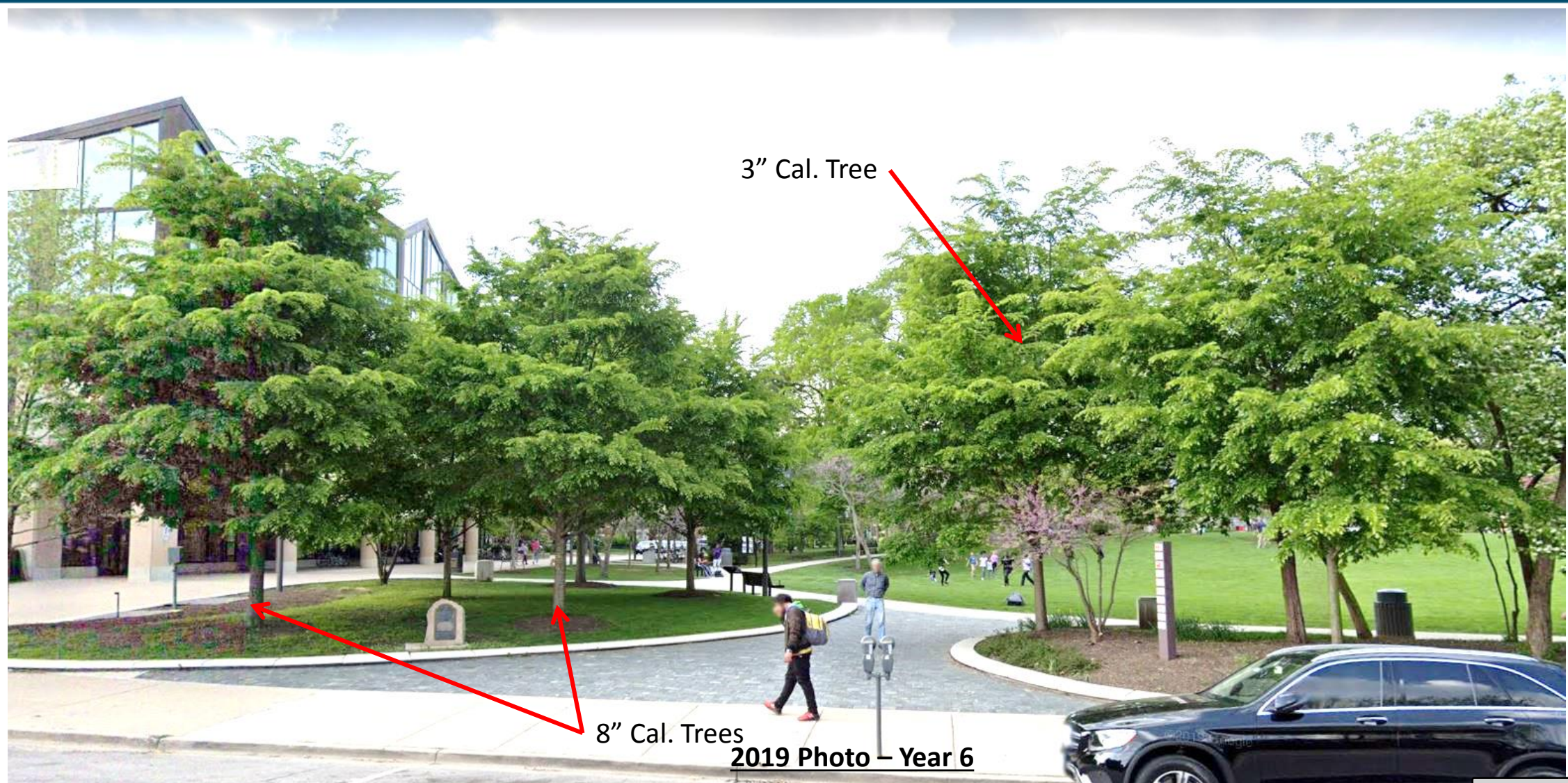
8" Cal. Trees

8" Cal. Trees

2014 Photo – year 1

Attachment: 03.10.2020 CIC_CBD Materials Presentation (4404 : CBD Streetscape Paving

Streetscape Elements | Large Caliper Trees



2019 Photo – Year 6

Attachment: 03.10.2020 CIC_CBD Materials Presentation (4404 : CBD Streetscape Paving

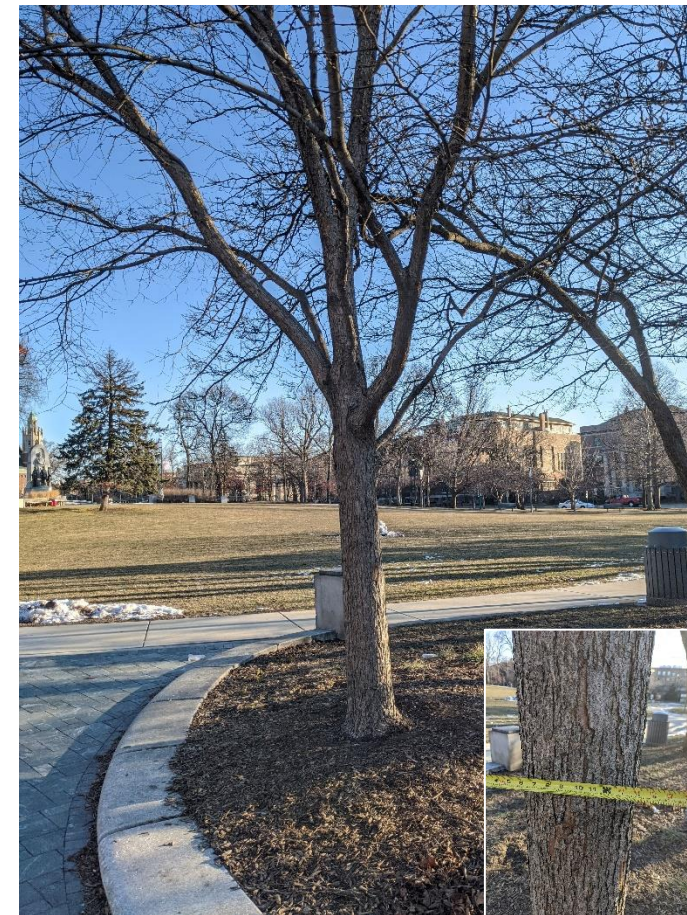
Streetscape Elements | Large Caliper Trees



3" Cal. Tree in 2013 (#4)
Now: 7" Cal



3" Cal. Tree in 2013 (#6)
Now: 6" Cal.



3" Cal. Tree in 2013 (#7)
Now: 8" Cal.

Streetscape Elements | Large Caliper Trees



8" Cal. Tree in 2013 (#2)
Now: 8" Cal



8" Cal. Tree in 2013 (#3)
Now: 8" Cal.



8" Cal. Tree in 2013 (#5)
Now: 8.5" Cal.

Streetscape Elements | Large Caliper Trees

“It’s better to plant a \$5 tree in a \$50 hole, than to plant a \$50 tree in a \$5 hole.”

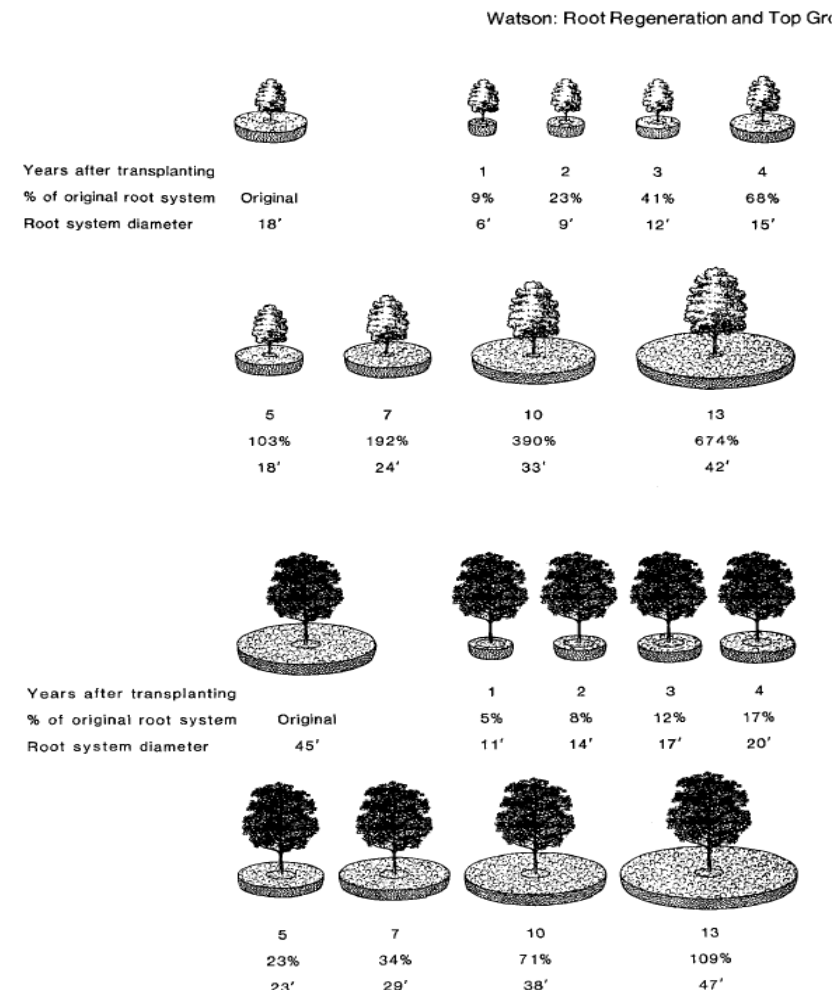
Gary Watson PhD, University of Illinois – 1985:

“Slow growth of trees over 4” dbh, following transplanting, is often a source of concern for arborists and landscape contractors. Growth of these trees is often stagnant for several years. Smaller 1” to 3” trees, transplanted at the same time, will often equal in size or surpass them before larger trees regain their pre-transplanting vigor.”

“The larger (10in DBH) tree grows very slowly for many years, while the smaller (4” DBH) tree resumes a normal rate after only a few years. Eventually, the two trees are nearly equal in size”

A 4” tree needed 5 years to grow back 100% of it’s root system. The 10” tree needed 13 years.

At year 13, the 4” tree and 10” tree have an almost identical root system diameter.



Streetscape Elements | Large Caliper Trees

Morton Arboretum:

“Research has shown that a tree can lose 80 to 95% of its root system as a result of transplanting. This causes a great deal of stress. After transplanting, the tree may form fewer and smaller leaves and grow very little. How long the stress period lasts depends on the size of the tree, its site, and the care it is given. A small tree (2-3 inch diameter), planted on a good site and given adequate water, should return to vigorous growth in 2-3 years. A poor site or inadequate care will lengthen this period.”

“Large trees take longer to recover from transplanting than small trees; approximately 1 year of recovery is needed for each inch of diameter.”

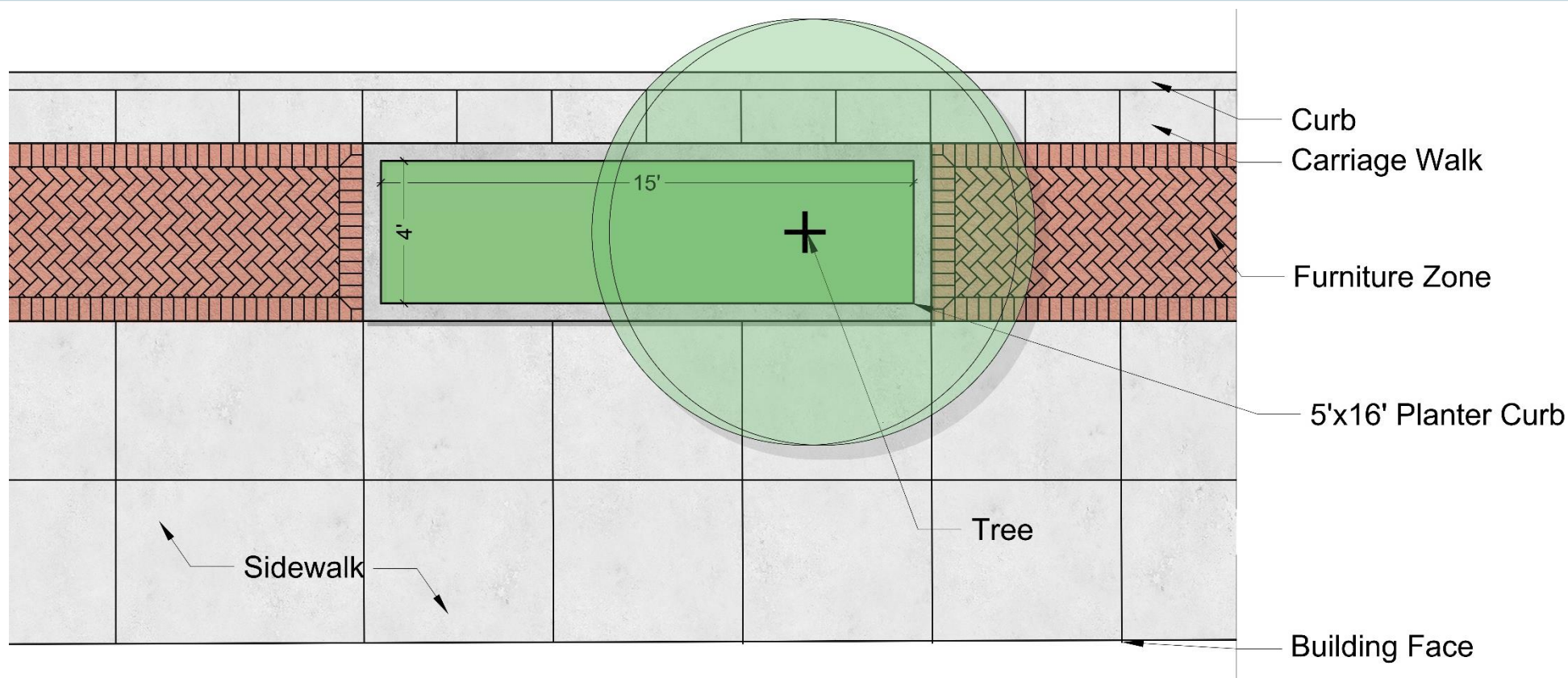
<https://www.mortonarb.org/trees-plants/tree-and-plant-advice/horticulture-care/planting-and-transplanting-trees-and-shrubs>

Suspended Pavement

- Healthy trees need a lot of soil volume
- Costs \$14 – \$18 per CY and can be made of recycled material
- Irrigation system will be included – this aspect will require maintenance

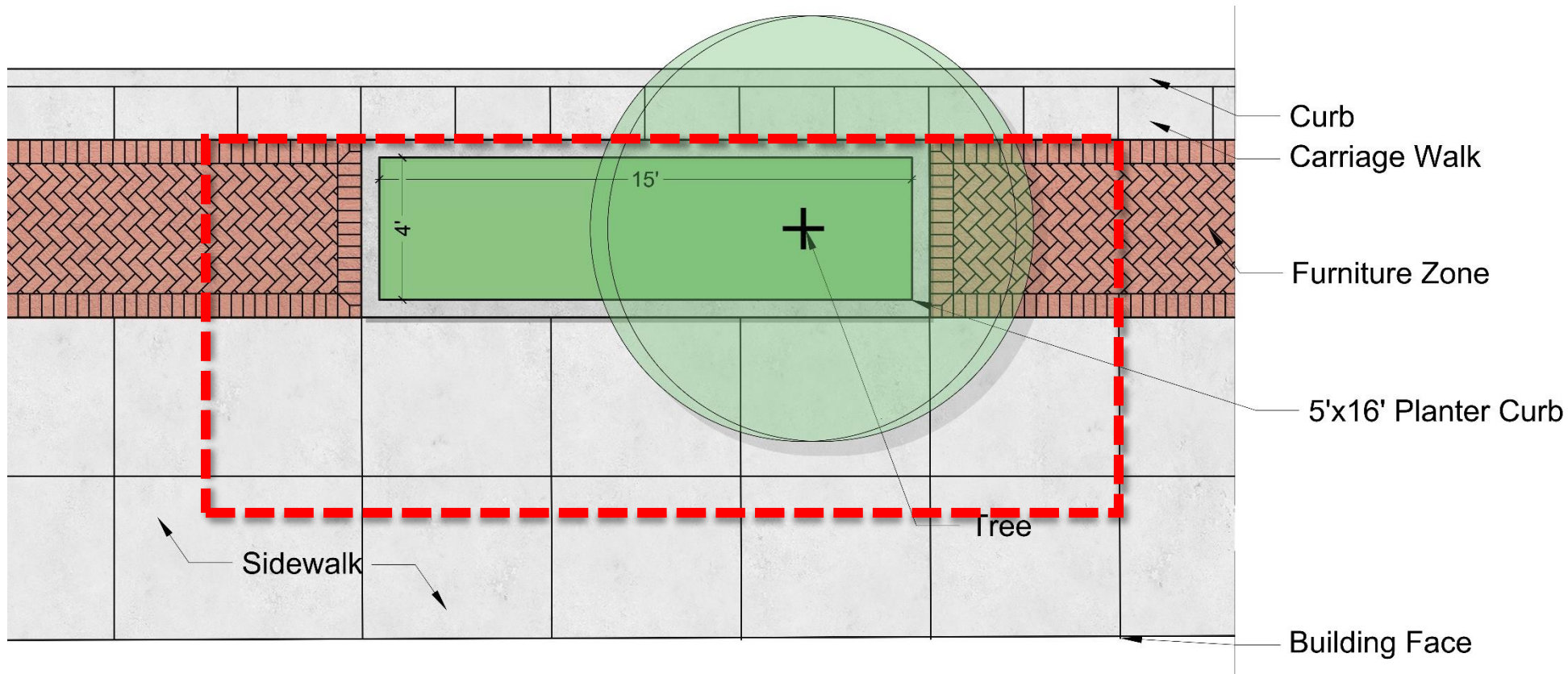


Tree Soil Space | 5' x 16' Planter



- Current conditions are approximately 5'x5' pits, assuming 4' of soil depth this provides 100 cubic feet of soil per tree.
- A 5'x16' planter (inside dimensions of 4'x15') with 4' soil depth provides 240 cubic feet of soil per tree.
- The goal is 1000cf per tree

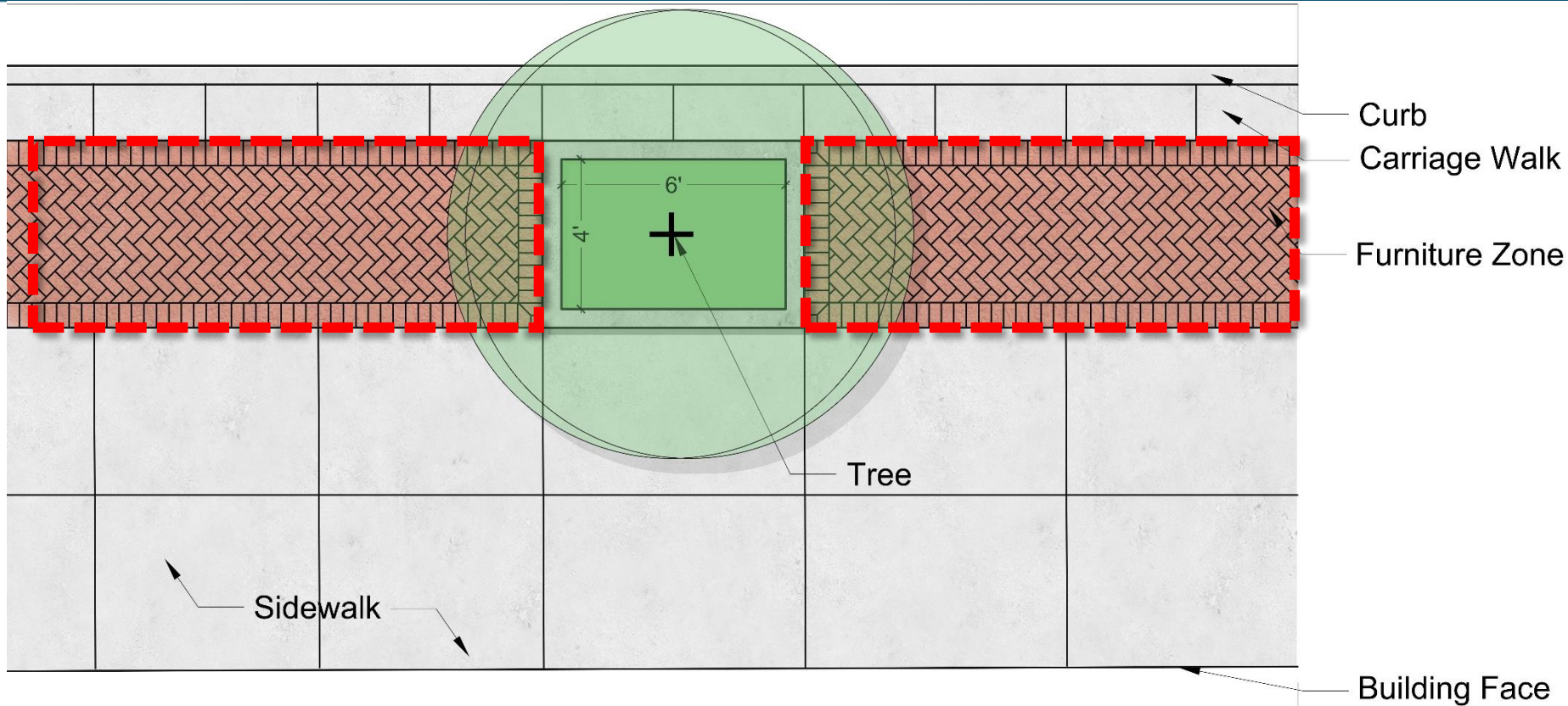
Tree Soil Space | 5' x 16' Planter



- 1000cf of soil volume per tree is a very large area. At 4' deep, this would require a 10' wide x 25' long planter.
- Planters this large are usually not possible in urban environments.

Tree Soil Space | 5' x 7' Planter with Suspended Pavement

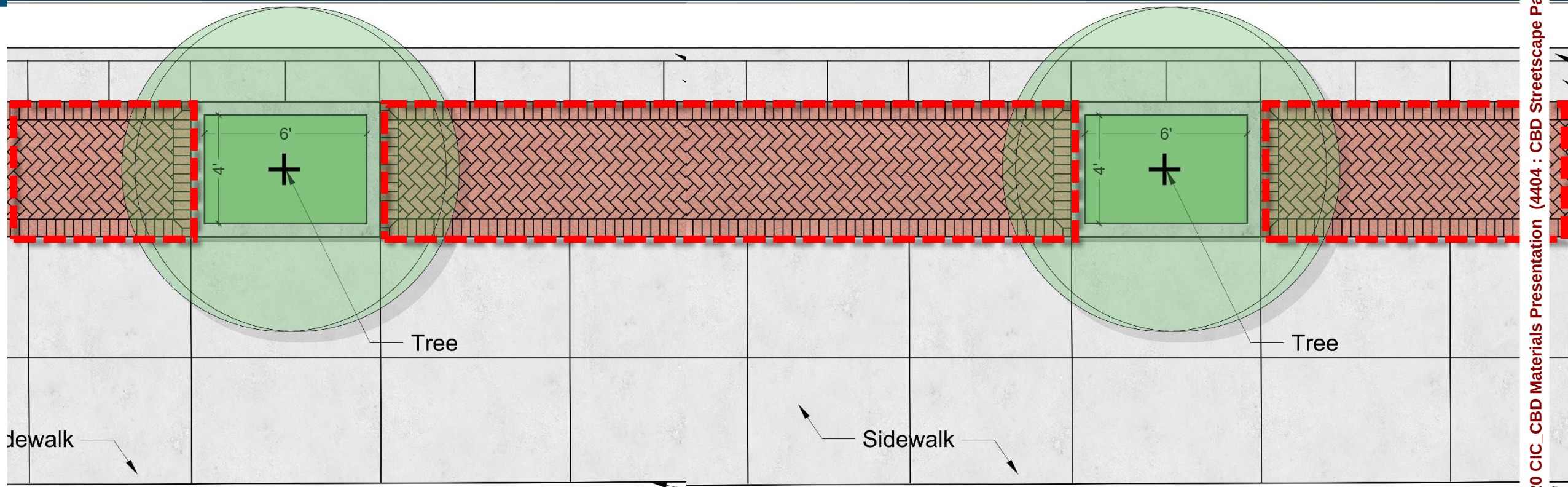
D.b



- A 5'x7' planter (inside dimensions of 4'x6') with 4' soil depth provides 96 cubic feet of soil per tree.
- Extending 2.5' depth soil cells 15' in each direction will provide 300 cubic feet of additional soil per tree.
- This results in a total of 396 cubic feet of soil volume per tree.

Tree Soil Space | 5' x 7' Planter with Suspended Pavement

D.b

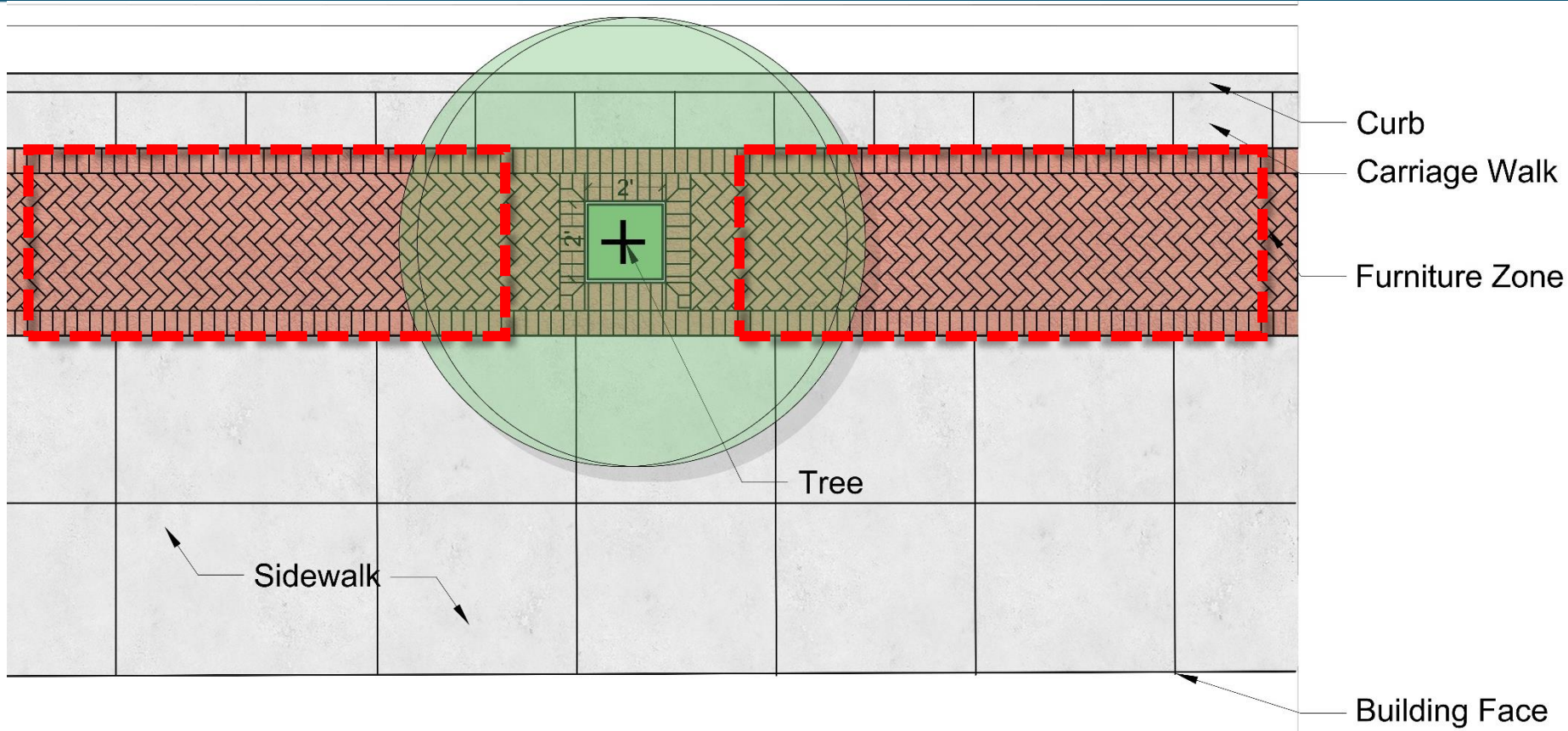


- Soil cells can be connected between trees
- Trees can “share” this combined soil volume, so with 30’ on-center spacing each tree would have access to approximately 600 cubic feet of additional soil in suspended pavement system.

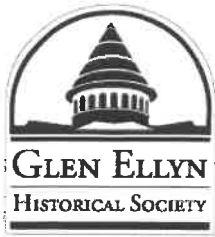
Attachment: 03.10.2020 CIC_CBD Materials Presentation (4404 : CBD Streetscape Paving

Tree Soil Space | 2' x 2' Opening with Suspended Pavement

D.b



- Since the soil volume is being provided under the pavement, it is possible for tree openings to be very small.
- “Paver Grates” are a system that provides a workable size opening (5x5) for tree installation, then pavers are installed on top of the grate leaving just a 2' square opening for the tree.



Date: February 12, 2020

To: The Capital Improvements Commission

From: Dan Anderson, Glen Ellyn Historical Society Board member

Re: A proposal for consideration

The Glen Ellyn Historical Society is all about preserving and celebrating the history of Glen Ellyn. And our downtown district obviously has a lot of history to celebrate. Some of it is evident in the buildings there, but much of it goes back farther than when a given building was constructed.

Plaquing buildings has its place, but it also has two inherent problems:

1. Eventually that building will come down, taking the plaque with it.
2. A plaque describing a historic building is only giving you the history of that building. The site where the building is located often has much more history to tell.

Given that Glen Ellyn's street scaping plan will include replacing all or most of the sidewalks in the historic district, this would be the perfect time to embrace an idea that the town of Geneva has used so effectively to call attention to the rich history of its downtown. They have incorporated small granite plaques in their sidewalks that give pedestrians a snippet of history about a given location.

In many cases, the plaque refers to the historic building currently at that location. But in other cases, the plaque describes what was there before the current building ... or even a famous event that took place at that location.

Our street scaping project gives us the opportunity to do the same thing for Glen Ellyn's historic downtown district ... at very little cost but with great benefit.

While the plaque itself would be limited in the amount of history it could provide, the Historical Society will produce a booklet providing a more complete story about each location. This creates the opportunity for self-guided walking tours of downtown.

Store owners could have pamphlets or flyers providing details about their own location.

And, of course, the Historical Society would bring all this information together into a website for the historic district that could include iconic photos from our archives.

Properly done, this project would move downtown Glen Ellyn closer to its objective of being a destination for tourists and shoppers, as well as history buffs.

2019-10-14 ... Glen Ellyn Historical Society

Celebrating Glen Ellyn's Historic Downtown District

Downtown Glen Ellyn has a fascinating history, some of it evidenced in a subtle way by the older buildings but most of it hidden from those walking through town. And that's a missed opportunity.

If the buildings could talk what a story they would tell: the movie theater that became a bakery; the livery stable that became a movie theater; the ice house that became our first auto repair shop which, in turn, became our first auto dealership ... and today is Starbucks.

The Glen Ellyn Historical Society has an idea for giving our historic downtown a voice, a way to tell its story every day for every visitor. It's not a new idea ... the quaint town of Geneva, Illinois has used it to make its historic downtown district come alive. It's not complicated. Nor will it be expensive, given that our sidewalks are to be rebuilt in the upcoming streetscaping project.

The idea is to incorporate a 12-inch, diamond-shaped stone plaque in the sidewalk in front of each notable building providing a brief history of that site. These plaques could link to a booklet and a website that would provide detailed information for those who want to know more.

The Glen Ellyn Historical Society will supply the information for the plaques and coordinate producing them. Listed below are a few potential locations for sidewalk plaques in downtown Glen Ellyn. This list focuses just on the east side of Main Street between Crescent and Pennsylvania and is not complete, both with respect to buildings that could be recognized in this block and the historic information provided here.



SE corner of Main and Pennsylvania

- 1856 Home built by Albert Janes; served as an early Glen Ellyn Post Office
- 1870s Home to the McChesney family
- 1931 – 1971 Sears Roebuck store



485 N Main

- 1931 – 1970 The F.W. Woolworth Five and Dime store
- 1979 Banyan Tree Mall



483 N. Main

- 1878 – 1892 Approximate location of McChesney Brother's first and second stores
- 1914 – 1926 Original site of the Glen Theatre
- 1930 – 2015 Flour Barrel Bakery



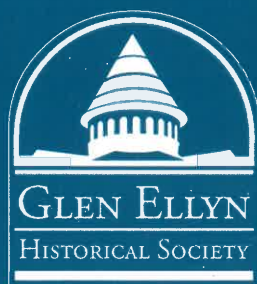
475 N. Main

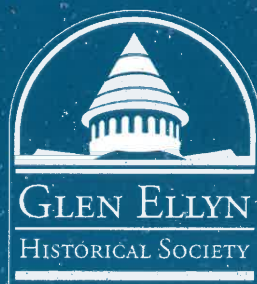
- 1892 Third location of McChesney Brother's General Store (using masonry construction after Glen Ellyn's great fire of 1891 which burned most downtown buildings)



NE Corner of Main and Crescent:

- 1852 Site of the Mansion House, Glen Ellyn's first hotel
- 1893 The Ehlers Hotel
- 1929 Glen Ellyn State Bank
- 1941 Walgreen Drug Store







Capital Improvements Commission

535 Duane Street
Glen Ellyn, IL 60137

Meeting: 03/10/20 07:00 PM

Department: Capital Improvements Commission

Department Head: Rich Daubert

Category: Report

Prepared By: Rich Daubert

SCHEDULED

AGENDA ITEM (ID # 4405)

DOC ID: 4405

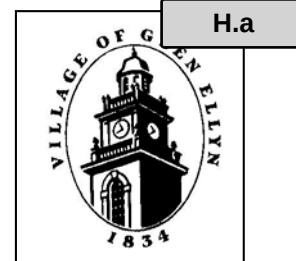
Engineering Project Report Dated March 6, 2020

Please see the attached Engineering Project Report dated March 6, 2020.

ATTACHMENTS:

- Monthly Construction Report 3-6-20 (PDF)

March 6, 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 closeout of the project anticipated in the spring when the pavement markings are given their required final inspection (and any deficiencies corrected) after one winter season.

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

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

Staff updated and finalized the project record drawings; they have been submitted to the Village's GIS team to update the Geographic Information System utility records. As a standard practice, IDOT has reviewed the material inspection documents and provided a list of missing items to provide (Report of Material Inspection Shortages). The project team is reviewing the report and will prepare a response to address the report.

TAYLOR AVENUE PEDESTRIAN TUNNEL – Contractor: "D" Construction

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

In addition to its previous APWA Suburban Branch, Project of the Year Award in the Transportation Category (<\$5M), the project recently received two additional award, first, it has been selected as the APWA Chicago Metro Chapter's Project of the Year award in the Transportation Category (<\$5M) category. Additionally, the project was recognized by the American Council of Engineering Companies with a Special Achievement Award in the Special Projects Category. Project closeout efforts .

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.

Attachment: Monthly Construction Report 3-6-20 (4405 : Engineering Project Report Dated March 6, 2020)

CRESCENT BOULEVARD RECONSTRUCTION – Contractor: Martam Construction

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

Staff has been working directly with IDOT to submit the final authorizations commemorating the final project quantities and project costs. IDOT has noted that the Village has fulfilled all duties to close the project out with IDOT's EEO Department to sign off on the project soon and the Contractor to submit one final form.

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 project design is approximately 80% complete with engineering staff awaiting final details of a potential annexation on Hill Avenue which ultimately impacts the design and proposed scope of water main utility improvements. The Village's Community Development and Legal teams are working with the property owner to finalize details relating to the potential annexation. Once the final annexation details are established, the annexation petition and associated details will be presented to the Village Board for consideration of approval; thereby allowing for the project design to advance towards completion. In the interim, staff is working with the Engineer to finalize as many items as possible.

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

(Project No. 19009)

Similar to the Hill Avenue Utility Improvements project, engineering staff is working with the Engineer to ready the project for competitive bidding; however execution of the project does hinge upon annexations which the Community Development Department is working with the property Owners to facilitate. It is tentatively anticipated that the annexations will come together in a timely enough matter to allow for the project to be constructed in 2020.

UTILITY AND ROADWAY REHABILITATION PROJECT 20001– Engineer: Engineering Resource Associates

This project, currently in the design phase, involves more extensive utility and roadway improvements along approximately 1.6 miles of streets in the central-west area of the Village. Please see attached map for reference. The project team met to discuss the scope of the project and other various design details at a design kick-off meeting held on February 17. Applicable records to assist with the design of the project (record drawings, televising videos, inspection cards, etc.) were assembled by staff and submitted to the Engineer. The topographic survey work is well underway with base sheets being prepared for the utility and roadway improvements. The project team will focus on completing the design of the improvements on Phillips, Vine, and Ridgewood to allow for a May letting of the construction contract for those streets, which would be

rehabilitated in 2020. Design of the improvements for the other roadways will follow in tandem with a later letting this year and construction of those utility and roadway improvements anticipated in 2021.

ROADWAY REHABILITATION PROJECT 20001– Engineer: Gewalt Hamilton Associates

This project, currently in the design phase, involves more limited utility (repairs) and roadway improvements (resurfacing) along approximately 2 miles of roadways generally located in southeast Glen Ellyn. Please see the attached map for reference. The Engineer has completed topographic survey work, pavement cores, and is currently preparing the plan set for the project. Preparation of the bidding and contract documents will be the next focus. The project team is targeting completion of the design work by late April to facilitate an early May letting of the construction contract. Assuming favorable bids and award of the project by the Village Board, construction is anticipated to commence in mid-June.

CENTRAL BUSINESS DISTRICT PROJECTS

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

(Project No. 16016)

Staff submitted the ICC Grade Crossing Protection Fund application by the mid-January deadline with the ICC confirming receipt. ICC will review applications and ultimately program projects in the 2021-2025 Crossing Safety Improvement Program Plan. It is anticipated that the program will be published in the spring. If selected, the Village could secure as much as \$2M in funding for the pedestrian underpass component of the project. Staff has a Federal Highway Administration Coordination meeting with IDOT on Tuesday, March 10th to discuss various project details.

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

(Project No. 15006)

Televising and review of the few remaining sections of sewer has been completed. 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 has completed initial review and development of a reforestation plan for the CBD parkway trees. The plan includes removal of at least 95 existing trees and planting approximately 200 new trees throughout the downtown. The plan has been reviewed in detail by the Capital Improvements Commission, Environmental Commission and the Village Board and will involve extensive public outreach campaign to educate the public on need to renew the downtown urban forest.

The design team has focused on preparing options for decorative paving materials and other streetscape elements and which will be discussed with the Capital Improvements Commission at its March 10th meeting.

Key items to be worked on this month include:

- Completion of downtown tree plan
- Initiated Grow Glen Ellyn tree education campaign
- Preparation of design options for paving materials
- Preparation of design options for street furniture and other streetscape elements

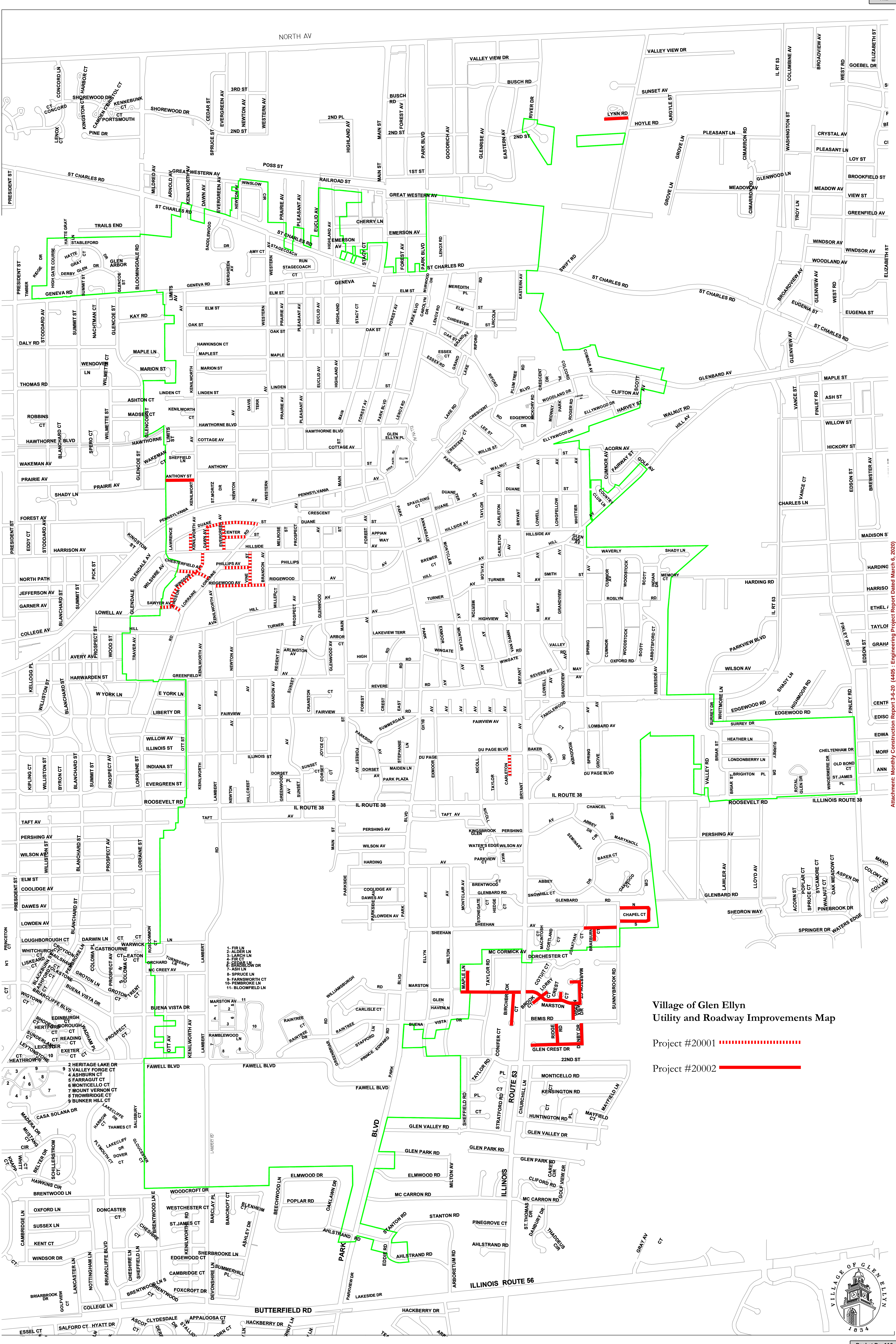
PROCUREMENT OF GOODS AND SERVICES

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 in early June.
2020 Asphalt Roadway Patching	\$210,000 (2020)	Project scope includes roadway patching throughout the Village. The contract was advertised on February 24, 2020 with bids scheduled to be opened on March 11, 2020. Construction is targeted to start in mid-June
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. Staff will begin working to recommend a Village contract to the Board at this time with the goal to advance the restriping work in June.
2020 Crack Sealing	\$30,000 (2020)	Candidate locations and quantities are being compiled in order to request three price proposals. Staff anticipates recommending the low proposal for execution by the Village Manager in early April. Construction is targeted for late spring/early summer but importantly in the absence of precipitation and hot weather which are detrimental to this activity.
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 this year's 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 with staff researching new study options for this cycle. Proposals will be requested in April.

2020 Sanitary Sewer Lining Program and 2020 Sanitary Sewer Point Repair Program	\$500,000 (2020)	Both projects are currently being bid with bid openings scheduled for the second week of March. This year's program includes approx. 11,000 feet of sewer lining and 7 point repairs 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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Village of Glen Ellyn
Utility and Roadway Improvements Map

Project #20001

Project #20002

