

Minutes
Village of Glen Ellyn
Capital Improvements
Regular Meeting
December 8, 2020
7:00 PM
Glen Ellyn Civic Center, Conference Call

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

Date: December 8, 2020
Called to Order: 7:01 p.m.
Adjourned: 8:54 p.m.

MEMBER ATTENDANCE:

Steve Szymanski	Chairman	Present
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 Neurauter	Commissioner	Present
Rocco J. Zuccherro	Commissioner	Present
Richard Daubert	Professional Engineer	Present

Also Present:

Tom Topor	Sr. Civil Engineer	Present
Steve Warner	Civil Engineer	Present
Steve Thompson	Liaison Trustee	Present
Julius Hansen	Public Works Director	Present
Dave Buckley	Assistant Public Works Director	
		Present

Public Present:

[illegible]

A. CALL TO ORDER

The **December 8, 2020** meeting of the Capital Improvements Commission was called to order by Chairman Szymanski at **7:01 PM** at the Glen Ellyn Civic Center via conference call.

B. PUBLIC COMMENT – None

C. APPROVAL OF MINUTES FROM OCTOBER 13, 2020 MEETING

MOVE TO APPROVE MINUTES from 10/13/2020

RESULT: Unanimous

MOVER: Commissioner Lindquist

SECONDER: Commissioner Biggam

D. CURRENT BUSINESS

1. *Glen Ellyn Metra Station and Multimodal Access Improvements Project Briefing on Section 106/4f Process* - Engineer Daubert reports that the first item of business is an update on the Metra Station. Chairman Szymanski suggested we revisit this with the CIC. This agenda item was presented to the Village Board. During IDOT's environmental review process, IDOT staff flagged the potential historic eligibility of the existing train station. IDOT, along with the State Historic Preservation Officer (SHPO), determined the station to be eligible for the National Historic Registry based on its age and its Mid Century Colonial Revival style and its importance to the development of our nation's railways. As a result, this then triggered the requirement of a more detailed analysis of the building itself and any impacts to the North and South Historic Districts. As part of the process we will send letters to all parties that may have potential effect and input to this process. The following parties (Landmark Illinois, Northern Illinois Historic League, DuPage County Historical Society, Citizens for Glen Ellyn Preservation, Glen Ellyn Historical Society, Glen Ellyn Historic Preservation Commission and Next Stop Coffee Shop) will receive a letter inviting them to participate as a consulting party in the Section 106 process. We recently met with IDOT and FWH and outlined what the coming events would be and provided a chart that outlined our tasks (see attached). We hope to stay true to the schedule with IDOT.

Engineer Daubert asks the CIC if they have any questions. Commissioner Zucchero asks if we have gotten any feedback from HPC. Engineer Daubert replies yes we did receive support from them to do this project and we are committed to the project and will continue to get their feedback as we work through the design.

Commissioner Zucchero asks what criteria deemed it eligible for National Historic Registry. Engineer Daubert replies it was the mid-century building style, elements such as limestone and the building's age that deemed it eligible and significant.

Commissioner Neurauter asks what can be done for Next Stop Coffee shop because they will be impacted. Engineer Daubert states he has been in touch with the owner. She is excited and on board with this project and she would like to get involved. She knows her business will be displaced, so we will help to accommodate this through a formal process. We have engaged them and once we get more formally involved we can work further with them once we receive IDOT's approval. Chairman Szymanski thanks Engineer Daubert for the update.

2. *CBD Streetscape and Utility Improvements – Schedule, Mockup Survey Feedback to Date, Updated Draft Plans*- Engineer Topor reports we met with the Village Board last night and we would like to update the CIC on a few items. The current project cost estimate is \$27.8 million. The bulk of the project cost is roadway and underground utility work.

Plan Updates: Engineer Topor reports the following updates to the plan have been made: fountains, fireplaces and parklets removed, 235 total trees with 35' spacing, brick pavers in the carriage walk behind the curb (this was determined upon reviewing the mockups), extended streetscape elements into more of the CBD based on comments received, additional water main and storm sewer based on additional studies, includes streets projected to be part of the Train Station project for consistency (Duane east of Main, Crescent east of Main & Forest).

In addition to the plan updates we also have other engineering opportunities where we can scale back on. They are as follows:

Review street furniture quantity. Current plan based on current Main Street.

Village can purchase/install on their own to save on contractor markup/labor cost.

Reduce or eliminate the brick pavers in the carriage walks

Reduce the amount of granite vs concrete planters

Remove the ornamental railings from some or all planters

Remove decorative bollards

Reduce number of plantings in planters

Scale back on suspended pavement/soil cells.

We want to hear back from the Board on these items.

Engineer Daubert reports on the Construction Schedule. In terms of evaluating the schedule, several factors have been taken into consideration. They are as follows: Schedule Factors: Frida Kahlo Exhibit • Civic Center Garage Development • Apex 400 Development • Glenwood Station Development • Train Station and Underpass Project. We want to make sure we have as much parking available in the downtown before we start the project.

Traffic Factors - Maintain at least one direction of travel when possible • Maintain one side of on-street parking to extent possible • Keep 2 of 3 CBD railroad crossings at any time. Given the above factors, from a staff perspective our streets

really need repairs; we want to start the project sooner rather than later.

Engineer Daubert reports we presented the following construction schedule to the Board last night:

2021 Duane Street between Prospect and Main. Street work involved is reconstruction;

2022-Pennsylvania & North Main street

2023-Glenwood Station

2024-26 Forest & Train Station/Underpass

The board was split on the schedule and specifically the advancement of work in 2021 due to businesses recovering from the pandemic. We are reaching out to the Downtown alliance for support. One of the business owners expressed that we are falling behind Wheaton and customers will go their in lieu of Glen Ellyn; it was also noted that many businesses updated their property with the hopes of this project improving the downtown.

Kristin Kalitowski from Civil Tech reports on the 2021 Construction Sequence. We took a detailed look at Main and Duane. We will do the underground work first and the roads second. There will be a full closure on Main Street for 8 weeks May-June. Duane Street – water service to be done, no permanent closures. July-September Main Street to be taken down to 1 way traffic. Duration will be about 20 weeks. Duane Street - we could keep at 2 way traffic from May-September; and one way traffic for 7 weeks starting in October. With respect to access during construction, there will be parking at the Civic Center parking garage and we will accommodate street parking where possible. Street parking options could change weekly. Sidewalks – maintain access to businesses through temporary ramps and walks. Our goal will be getting pedestrian routes back open to be able to use Main Street during the construction.

Mockups – Engineer Topor reports we are currently gathering feedback on the mockups online and on paper. Muse will put together a monthly report on the feedback received. To date we have received 210 responses. Sidewalk Material – exposed aggregate is in the lead at 36.3% (77 responses) and plain concrete in second at 32.9% (69 responses). Decorative Parkway Material - Herringbone pavers are currently in the lead at 33.4% (70 responses). Granite Tree planters are in the lead at 67.2% (141 responses). Engineer Topor asks the CIC if they have any questions. Chairman Szymanski asks if there has been any feedback from the businesses and if their opinions should weigh heavier. Engineer Topor will ask businesses for their feedback. Chairman Szymanski adds, we spoke with people in the downtown and 80% of the people were willing to give their feedback. Nine out of 10 people thought the historical markers were a nice addition to add to the project. Engineer Topor adds, we added the markers to the pavement but they could also be added to the planters if we want. Chairman Szymanski asks about lead times on items needed for the project such as trees. PW Director Hansen adds, the park district is looking at the list presented by Civiltech so we can secure the bigger trees that we want as well as the streetlight poles that tend to have longer lead times.

Updated Plans: Phil Hutchinson reports we've updated the curb geometry to maximize bump outs, tree spacing has been updated to 35', decorative pavement

has been expanded into the carriage walk, furniture zone still is 5', limits of suspended pavement which will allow additional soil volume for trees and we added additional decorative pavement up to railroad crossing near the prairie path. The historic markers location is still being decided on as well as the number of them. We are not currently showing locations of site furnishings. The next iteration will show those. Engineer Topor adds, we will continue to work on these plans and if you have any additional input please let us know. Engineer Daubert adds what we need to do next is have a discussion on public outreach results. We want to make sure where the project prices out once we finalize the plans with the decorative pavement and budget. Hutchinson adds, we are looking at potential bids in the spring. Chairman Szymanski asks if there are any questions or comments. Commissioner Baldin inquired if we are looking at installing the benches perpendicular to the furniture zone with Senior Civil Engineer Topor noting we are mocking up a narrower bench for this intent. Commissioner Baldin also noted that the value engineering items seem to be a good start if budget needs to be cut.

Trustee Thompson adds we had a workshop last night, all Trustees know we need to do the streetscape project and appreciate everyone's work. COVID has been really hard on our businesses. It will be important to get the businesses' buy in on this project. We may need to take a pause. We are hoping the Alliance and Chamber reaches out to these businesses before we start the project.

Director Hansen asks, do we reach out to each business. Trustee Thompson replies, yes. I have spoken with Dawn Smith and she is willing to reach out to all those businesses to find out their positions on this project. She currently is speaking with all the merchants on COVID relief and promotions. She already has relationships with these businesses. We want to make sure we are not harming our businesses.

Director Hansen adds, we are here to support the Village and the decisions they make. Engineer Daubert adds, the key is we need to keep moving forward on the plan so we are ready should the Village decide to advance the project in 2021.

Commissioner Cattero adds we all want to make the prudent plan and to Rich's point we want to be ready when the Village makes the call to proceed. What do you need from the CIC? Hutchinson replies, we need feedback on the plans we sent. Kalitowski asks, with respect to the engineering opportunities are there any the items you want us to prioritize and is 26.2 million ok. Engineer Daubert replies, I think we are in the ballpark with the plan and budget. This still fits within our 5 year Capital Plan. Commissioner Zuccherro adds, 2 million out of a 26.2 million project - you are still on plan. There is no need to scale back now; doing so would be shortsighted. Engineer Daubert adds, I think we will see favorable bids on this project. Trustee Thompson adds, from a Village Board standpoint we need to better understand the budget and not cut out certain items because of the underground items. I will further discuss with the other Trustees.

E. TRUSTEE'S REPORT – Trustee Thompson reports the Glenwood Station will be coming to the Village Board for approval on December 14th. We will be discussing cannabis at the next Board meeting.

The budget and tax levy are to be approved on Monday. In January we will be starting diversity and equality inclusion meetings via zoom. The village is sponsoring these meetings. We have hired an outside consultant to put together 8-10 meetings over the next 6 months. I would also like to thank Steve Szymanski and Steve Neurauter for putting their hat in the ring for Trustee. Sorry you didn't win this time but don't let that discourage you for the future.

G. OTHER BUSINESS – None.

H. PUBLIC WORKS REPORT – No report.

I. PROJECT REPORT – (See attached report) Engineer Daubert reports Steve Warner successfully managed the Cumnor Ave water and sewer main installation and service connection. There are a few items that need to be wrapped up. Congratulations to Steve. We recently completed the street resurfacing project. This project came in under budget.

J. ADJOURNMENT – Commissioner Zucchero motions and Commissioner Cattero seconds to adjourn the meeting. The meeting was adjourned at 8:54 p.m.

The next meeting is scheduled for January 12, 2021

Submitted by Elisa Pollina, Recording Secretary

Reviewed by Richard Daubert