



Meeting Minutes
Village of Glen Ellyn
Capital Improvements Commission
Regular Meeting
May 10, 2022
7:00 PM
Glen Ellyn Civic Center Room 301

Board or Commission: Capital Improvements

Date: May 10, 2022

Meeting: Regular

Called to Order: 7:01 p.m.

Quorum: Yes

Adjourned: 8:45 p.m.

Member Attendance:

Steve Szymanski	Chairman	Present
Joel Baldin	Commissioner	Present
Adam B. Biggam	Commissioner	Absent
Joshua J. Cattero	Commissioner	Present
Arthur F. Foerster	Commissioner	Absent
Michael M. Lindquist	Commissioner	Present
Steve Neurauter	Commissioner	Absent
Jill Ziegler	Commissioner	Present
Rocco J. Zucchero	Commissioner	Present
Bill Payne	Trustee Liaison	Absent
Richard Daubert	Staff Liaison/Professional Engineer	Present

Also Present:

Dave Buckley	Public Works Director
Tom Topor	Senior Civil Engineer
Elisa Pollina	Recording Secretary

A. CALL TO ORDER

The May 10, 2022 Meeting of the Capital Improvements Commission was called to order by Chairman Szymanski at 7:01 PM at the Glen Ellyn Civic Center.

Engineer Daubert states Commissioner Neurauter has resigned from the commission. We thank him for his service. We are actively looking for another commissioner.

B. PUBLIC COMMENT – None

C. APPROVAL OF MINUTES

**APPROVAL OF MARCH 8, 2022 CAPITAL IMPROVEMENTS COMMISSION
MEETING MINUTES**

MOTION TO APPROVE MINUTES FROM APRIL 12, 2022 CAPITAL IMPROVEMENTS
COMMISSION MEETING

MOTION BY: Commissioner Baldin

SECOND BY: Commissioner Lindquist

RESULT: UNANIMOUS APPROVAL

D. CURRENT BUSINESS

1. CBD Streetscape and Utility Improvement Projects – Engineer Daubert reports Engineer Topor will provide an update on the CBD Streetscape, he and Clay Keller are doing a great job with the community and public outreach. Engineer Topor reports the project is going well. We hold open houses every Thursday to update the public on the project. We have not received any negative feedback at these meetings. There are some concerns that we have heard from businesses with respect to truck deliveries and parking from the Apex project. The police department has been made aware. These are legitimate concerns and we are looking for space on Duane to allow for drop offs.

Engineer Topor reviews the presentation with the CIC. The following topics were presented and discussed:

Schedule & Budget Status – Engineer Topor reports the project started 8 weeks ago. Tree removal was March 14. Sanitary improvement work was complete in March. We increased the size of water main on Main Street from 8” to 10”. We completed fire hydrant replacements and storm sewers. New gas services were installed on Duane. Engineer Daubert adds, all gas mains and service replacements were paid for by Nicor. Engineer Topor adds we feel we are on schedule. However, AT&T is lowering the ducts on Main Street and this may slow us down a bit. They started last week and this will take 2-3 weeks to finish. We feel we can make up this time with the hope to open up Main Street at the end of July. The construction budget is currently \$100,000 under our 5.7 million budget; utilizing \$100,000 of our \$200,000 contingency. We will continue to monitor our costs. Utilities are where the biggest unknowns are with the project.

Hillside Avenue Utility Undergrounding – We are close to receiving a cost estimate on the utility undergrounding. Once received we will bring it before the board as soon as May 23.

Design for project Phases 2 & 3 – We have decided to combine both phases. We met with Civil Tech to go over the scope of the project and what could be done better. We came up with the design schedule and are looking over preliminary plans. We should receive the preliminary utility plans at

end of June. The goal is to complete final design by the end of October. Bidding can begin end of November early December. Engineer Daubert adds we want to get this project out for bid as early as we can.

Glenwood Station Development- Demolition of the former grocery building will start on May 23. Building construction to start later this year. Site plan will incorporate all streetscape elements.

Engineer Daubert adds there is a lot Engineer Topor is juggling to keep the project moving forward. He is doing a great job and we are fortunate to have him on our team and we thank him for his commitment.

- E. TRUSTEE'S REPORT** – Trustee Payne reports the potential developer of the U.S. Bank site has backed out of the project. We are now looking to make this a green space. The owner of the U.S. Bank site is willing to consider other options. The Ad hoc committee for the hotel property on Roosevelt Road is considering options for this site. There is debate on earmarking the property for affordable housing. The committee will come up with five potential options for this location and we will decide from there. An additional option up for debate is to sell the property and let the developers come in with their ideas. The Village Board is also working towards finalizing the comprehensive plan.
- F. OTHER BUSINESS** – Commissioner Cattero reports we have another election cycle coming in Glen Ellyn. We have 3 village trustees coming up for election. The nominating committee would like to have at least 6 candidates on the ballot. We have had great nominees in the past. If you know of anyone who would like to run please let us know. The nominating committee will have our first meeting in May. We will meet every other week as we get closer to the election. We would like to get a diverse group of nominees. He asks the Commission to help get the word out.
- G. PUBLIC WORKS REPORT** – Public Works Director Buckley reports we celebrated Arbor Day on April 29th by planting a tree at Waverly and Spring. Next week we will be celebrating National Public Works week. We received the IEPA Gold Level Water Ambassador Award; only 9 communities in the state received this award. We continue to work on filling our 4 open positions; we also have a couple retirements coming up that we will need to fill as well.
- H. PROJECT REPORT** – Engineer Daubert reports on several projects including the Park Boulevard/Sheehan Avenue traffic signal improvements noting that we are awaiting for equipment from Home Towne Electric, the Park Boulevard Water Main Replacement Project, Crescent Boulevard resurfacing project, Metra Station and Pedestrian Underpass Project. He also notes that there is an elevator project that will be going on at the Civic Center, all commission meetings will be moved to the Glen Ellyn Police Station until the project is completed.
- I. ADJOURNMENT** –Commissioner Zuccherro motions and Commissioner Ziegler seconds to adjourn the meeting. The meeting adjourned at 8:45 p.m.

Submitted by Elisa Pollina, Recording Secretary

Reviewed by Richard Daubert, Professional Engineer