



Meeting Minutes
Village of Glen Ellyn
Capital Improvements Commission
Regular Meeting
July 11, 2023
7:00 PM
Glen Ellyn Civic Center Room 301

Board or Commission: Capital Improvements

Date: July 11, 2023

Meeting: Regular

Called to Order: 7:01 p.m.

Quorum: Yes

Adjourned: 8:46 p.m.

Member Attendance:

Steve Szymanski	Chair	Present
Joel Baldin	Commissioner	Present
Arthur Foerster	Commissioner	Absent
Orion Galey	Commissioner	Present
Michael Lindquist	Commissioner	Present
John MacDonald	Commissioner	Present
Adil Saeed	Commissioner	Present (arrived 7:32)
Jill Ziegler	Commissioner	Absent
Rocco Zuccherro	Commissioner	Present
Donna Jean Simon	Trustee Liaison	Present
Richard Daubert	Staff Liaison/Professional Engineer	Present

Also Present:

Elisa Pollina	Recording Secretary
Dave Buckley	Public Works Director

A. CALL TO ORDER

The July 11, 2023 meeting of the Capital Improvements Commission was called to order by Chairman Szymanski at 7:01 p.m. at the Glen Ellyn Civic Center.

Chairman Szymanski introduces newly appointed Commissioner John MacDonald to the CIC. Commissioner MacDonald notes he has lived in Glen Ellyn since 1983, has seven children including

three which still live in Glen Ellyn. He notes he has served on the Glenbard West Boosters and has experience in project and program management. The CIC welcomes Commissioner MacDonald.

B. PUBLIC COMMENT – None

C. APPROVAL OF MINUTES

**APPROVAL OF JUNE 13, 2023 CAPITAL IMPROVEMENTS COMMISSION
MEETING MINUTES**

**MOTION TO APPROVE MINUTES FROM JUNE 13, 2023 CAPITAL IMPROVEMENTS
COMMISSION MEETING**

MOTION BY: Commissioner Lindquist

SECOND BY: Commissioner Baldin

AYES: Szymanski, Baldin, Galey, Lindquist, MacDonald, Zuccherro (Saed not yet present at meeting)

RESULT: UNANIMOUS APPROVAL

D. CURRENT BUSINESS – None

E. TRUSTEE’S REPORT – Trustee Simon notes that she is having one-on-one meetings with Village Trustees to discuss the value engineering associated with the Metra Station Project so they are informed and are able to take action in a timely manner. Trustee Simon notes that the Board is still working on the Comprehensive Plan with a vote on the plan anticipated in August. She notes that there is a lot of sustainability initiatives included in the plan which will likely impact the CIC. She adds that last night the Village Board met to discuss the housing study. There is a need to manage and preserve some of the historical buildings in Glen Ellyn as well as restore and improve some of the buildings from the 1950’s. Commissioners Galey and Zuccherro inquired about what was reviewed and discussed concerning these matters. Trustee Simon noted there was also discussion on whether we want to keep building larger homes or restore the homes we have. The Board also discussed whether we want to keep allowing developers to purchase multiple lots as to consolidate them and build a larger home. The study also identified the need for more starter homes in Glen Ellyn. Trustee Simon noted that this study needs to be reviewed from a fundamental perspective and will be reviewed such in the future.

F. OTHER BUSINESS – Engineer Daubert reports there is a Development Project that Public Works Engineering has been involved with. PJ Murphy is working on developing 7 new homes along Hill Avenue across from the Glen Oak Country Club. The project will include reconstructing Hill Avenue to ensure appropriate stopping sight distance due to the addition of driveways on Hill Avenue. He notes that the Country Club previously installed a water main extension fronting the development and it was not installed at the correct depth. As a result, a significant stretch of the water main will need to be replaced at a lower elevation with the cost being approximately \$170,000. He notes that this will need to go before the Village Board for approval and that we need to sort out who is responsible for covering the costs of the work. He notes that there is also a conflict with communication facilities

which is delaying the construction of Hill Avenue. He notes that Hill Avenue was to be completed and reopened to traffic by early August but this will be significantly delayed due to the utility issues.

Engineer Dauber notes that we are also working on a traffic study for the intersection of Lorraine and Chesterfield. There is currently no marked and signed crosswalk of Lorraine Road at Chesterfield. It was previously removed due to past staff concerns with safety but residents are requesting its reinstatement. He notes we are taking a fresh look at this.

G. PUBLIC WORKS REPORT – Public Works Director Buckley reports the 4th of July Parade was a great success. We had a new parade route this year and the feedback we received was very positive. We are filling two of the three Public Works vacancies. We have a seasonal employee filling one of the full-time positions and we extended another offer that has been accepted for a second full-time position. We still have one vacancy to fill. We are working on our budget for next year that is due in a few weeks. The Village hired a company to conduct a compensation and classification study. All job descriptions, duties and pay will be reviewed. We have been losing a lot of employees to other communities for better pay. We are hoping this study will help with retention. The IEPA visited us yesterday to review our water system and we passed their inspection.

H. PROJECT REPORT – Engineer Daubert reports on the CBD Streetscape and Utility Improvement Project. He notes that the Phase 1 work on Hillside Avenue was completed however cracks developed in concrete panels immediately adjacent to the crosswalks with the repairs are to be completed as soon as next week. He notes that much progress has been made on Phase 2 of the project. The contractor is focusing on constructing the roadway on Main Street and Pennsylvania Avenue. He notes that on the south block of Main Street, there is approximately four weeks of utility work to be completed with the south Main Street roadway construction work advancing after. Engineer Daubert reviews the updated progress schedule with the CIC noting that we anticipate we will be able to fully open Main Street to traffic and parking in late October.

Engineer Daubert notes that the Taft Avenue street lighting project completion is delayed to at least mid-September due to material issues with the street light poles.

The Crescent Boulevard resurfacing project is officially on the August 4th State Letting; however, the State has yet to post the Project Plans and Special Provisions. Staff is also waiting the final local agency agreement from the State so it can be presented to and approved by the Village Board. We are targeting July 24th for this item.

On the Hill Avenue Utility Improvements, the IEPA water main permit was issued on June 23rd with the IEPA water pollution control for the sanitary sewer improvements still outstanding along with the DuPage County Stormwater Certification. This will be a 2024 project that we need to carefully coordinate due to the work on Crescent Boulevard and Hill Avenue.

Train Stations Pedestrian Tunnel - The Value Engineering exercises were completed last month with CDM Smith working on the draft report. We should receive this report on Friday. We are working on scheduling a meeting with Metra to discuss the platforms that they should be paying for in full. Phase II Engineering track survey is completed. Next month we need to determine where we go from here from the design side and how we will work through affirming the architectural style of the new depot. Trustee Simon adds the Trustees should set some parameters before we get started. She notes that CDM Smith is looking at a potential new design that will be less expensive. Director Buckley adds

we need to be conscious of the timeline because there are funding deadlines. Metra also sets the calculation of a minimum size for the station. They won't accept it if it is not the minimum and the funding will not be available. Engineer Daubert adds the bulk of the costs are from site improvements not the station itself.

Engineer Daubert discusses the Village's recent applications for CMAQ and STP Shared Funding for the Metra Station Project. He notes that unfortunately, the Village's applications were not granted funding. Staff is pursuing due diligence with CMAP into an oddity though with respect to Elmhurst being programmed for \$8M in additional funding for its Train Station/Underpass project with Glen Ellyn actually scoring a tad higher than Elmhurst in both CMAQ and CRP. This could be due to Elmhurst being further along with their project readiness than Glen Ellyn as well as the timing of when Elmhurst will theoretically be ready for funding to be obligated. Daubert notes that with respect to the STP Shared fund, the Village's project is at the top of the contingency list. This basically means that if additional funding becomes available, Glen Ellyn's project could get funded. We have another opportunity in a year and a half to resubmit our application. We are reviewing the scoring and recommended programs but in talking to CMAP about strengthening our application for the next call, project readiness, outside funding, and cost are three areas that we could improve upon. While not the news we wanted to report, this is a good reason to review project costs and keep the design moving forward as we have a project that is scoring high in CMAQ and STP calls and right on the cusp of securing additional funding. As a reminder, we have another shot at CMAQ and STP Shared funding in 2025. Staff will continue to have discussions with CMAP to look into the 2024-2028 Program and identify if additional funding can be found for Glen Ellyn's project.

Construction Maintenance Programs – The board approved the sidewalk/concrete repairs and roadway patching. We are also doing a pilot program with new materials for the pavement markings on concrete streets.

- I. ADJOURNMENT** – Commissioner MacDonald motions and Commissioner Saed seconds to adjourn the meeting. The motion is unanimously approved and meeting adjourned at 8:46 p.m.

Submitted by Elisa Pollina, Recording Secretary
Reviewed by Richard Daubert, Professional Engineer