



Agenda
Village of Glen Ellyn
Capital Improvements Commission Special Meeting
Tuesday, February 13, 2024
7:00 PM
Glen Ellyn Civic Center, Room 301

Any individual with a disability requiring a reasonable accommodation in order to participate in a meeting should contact The Village of Glen Ellyn ADA Coordinator, 630-469-5000, at least five (5) business days in advance of the next scheduled meeting. All matters on the Agenda may be discussed, amended, and acted upon.

- A. Call to Order**
- B. Public Comment**
- C. Approval of Minutes**
 - 1) Motion to approve the November 14, 2023 Capital Improvements Commission Meeting Minutes
- D. Current Business**
 - 1) 2024 Utility and Roadway Improvements Project Update and Sunnybrook Road Sidewalk Discussion
 - 2) CBD Streetscape and Utility Improvements Project Update and Crescent Glenwood Streetscape and Parking Lot Improvements
- E. Trustee Liaison's Report**
- F. Other Business**
- G. Public Works Report**
- H. Project Report**
 - 1) Engineering Project Activity Report Dated February 9, 2023
- I. Adjourn**



**Glen Ellyn Capital
Improvements Commission**
535 Duane Street
Glen Ellyn, IL 60137

Meeting 2/13/2024 7:00 PM
Department: Public Works
Department Head: Dave Buckley
Category: Minutes
Prepared By: Rich Daubert

**AGENDA ITEM (ID # 2024-
106)**

DOC ID: 2024-106

Motion to approve the November 14, 2023 Capital Improvements Commission Meeting Minutes

Statement of the Issue:

The draft meeting minutes for the November 14, 2023 Capital Improvements Commission Meeting are attached hereto for review and consideration of approval.

Analysis:

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Attachments:

1. CIC Meeting Minutes November 14 2023 - Draft

DRAFT



Meeting Minutes
Village of Glen Ellyn
Capital Improvements Commission
Regular Meeting
November 14, 2023
7:00 PM
Glen Ellyn Civic Center Room 301

Board or Commission: Capital Improvements

Date: November 14, 2023

Meeting: Regular

Called to Order: 7:01 p.m.

Quorum: Yes

Adjourned: 8:55 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 7:56)
Jill Ziegler	Commissioner	Present
Rocco Zuccherro	Commissioner	Present
Donna Jean Simon	Trustee Liaison	Absent
Richard Daubert	Staff Liaison/Professional Engineer	Present

Also Present:

Dave Buckley	Public Works Director
Elisa Pollina	Recording Secretary
Derek Peebles	Assistant Village Engineer
Grace	Glenbard West Student
Sam	Glenbard West Student

A. CALL TO ORDER

The November 14, 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.

B. PUBLIC COMMENT – None

C. APPROVAL OF MINUTES

APPROVAL OF SEPTEMBER 12, 2023 CAPITAL IMPROVEMENTS COMMISSION MEETING MINUTES

MOTION TO APPROVE MINUTES FROM SEPTEMBER 12, 2023 CAPITAL IMPROVEMENTS COMMISSION MEETING

MOTION BY: Commissioner Ziegler

SECOND BY: Commissioner MacDonald

AYES: Szymanski, Baldin, Galey, Lindquist, MacDonald, Ziegler, Zuccherro

RESULT: APPROVAL

D. CURRENT BUSINESS

1. 2024 Budget and 2024 – 2028 CIP Update – Engineer Daubert provides an update on the second 2024 Budget and 2024 CIP presentation to the Village Board at its November 6 Workshop. Daubert notes that there were some changes to the Budget and CIP that was previously presented to the CIC on September 12 with a summary as follows:

1. The CIP now includes Fire Service Revenues and Expenditures
2. Within the Capital Projects Fund, the \$5M General Obligation Bond Issuance for the downtown projects was shifted from 2025 to 2026
3. \$40K was added to the CIP for the development of the Village's ADA Transition Plan with an additional \$20K to be budgeted within the Facilities Maintenance Reserve Fund
4. The CIP now assumes a July 1, 2024 implementation of increases to the Fire, EMS, and Capital Fees within the Fire Services Fund

The Budget and CIP Presentation slides were updated to reflect the above. Additional context was also provided for the expense and funding scenarios for the Metra Station and Multimodal Access Improvements project.

Daubert notes that during the presentation to the Village Board, one trustee expressed interest in pushing some projects out. Engineer Daubert notes that he also discussed with the Village Board the continued advancement of Phase II Engineering for the Metra Station and Multimodal Access Improvements Project. He notes that Board was supportive of moving forward with the balance of Phase II Engineering. He adds that the Board formally approved the completion of Phase II Engineering at last night's Board Meeting with a 4-1 vote.

Commissioner MacDonald asks how many more budget readings there are before the budget gets approved. It was noted that there is a second reading on December 11 with a vote on both the budget and levy.

E. TRUSTEE'S REPORT – No report.

F. OTHER BUSINESS – Engineer Peebles provides an update on the CBD Streetscape and Utility Improvements Project. The following topics were reviewed with the CIC:

1. Phase 1 – Work completed this year includes Hillside Avenue reconstruction, irrigation system activation, and plantings.
2. Phase 2-3 – We are nearing completion with the underground utility work, roadway reconstruction, furniture zone, and sidewalks. Phase 2 additional work to be completed after Thanksgiving includes street furniture, limestone seatwall caps, pavement markings, lighting controllers, and project website updates. Some Phase 2 work will carryover into 2024 including lighting fixtures, surface paving, final pavement markings. Nicor continues to work on the east side of Main Street towards Park and Crescent Boulevard.
3. Schedule and Budget Status – Overall the project has utilized 49% of its budget so far. With the addition of a pay estimate in October, the overall expenditure will increase to approximately 55%.
4. A Lamp is looking to get started on next year's work in February if weather allows.
5. Crescent Glenwood Parking Lot – Improvements of the parking lot is not included in the construction contract. Now that the US Bank site will be more of the focus of the downtown, concepts are being evaluated for the parking lot. Once complete, a refined proposal will be developed and presented to the Village Board for approval of a design contract.
6. Glenwood Station Development – the precast concrete work will start after Thanksgiving. It is anticipated that they will not be ready for streetscape work until late 2024 at the soonest.

G. PUBLIC WORKS REPORT – Public Works Director Buckley provides an update on seasonal projects including leaf removal and winter preparations. A new standard operating procedure (SOP) has been implemented for salt usage. The top floor of the Civic Center Parking Garage will be closed during winter due to limited snow removal challenges and limited resources. Personnel was discussed including the preparation of an employment offer for the open Superintendent of Fleet Services position. A joint meeting was held between the Village and Park District to agree on concept designs for the Downtown Park on the US Bank Site. Another meeting is scheduled for tomorrow night to discuss and vote on the design changes for the Park. Currently, there is a \$3M - \$4M funding gap for the project.

H. PROJECT REPORT – Engineer Daubert provides an update on the following projects:

1. 2023 Utility and Roadway Improvements Project – Contractor finished the roadway paving and is working on parkway restoration/sodding. The 7-mile roadway improvement project is nearing completion.
2. Crescent Boulevard Resurfacing Project – The State has awarded the construction contract and the project is scheduled to start in March with an estimated completion time of 55 working days.
3. Train Station and Pedestrian Underpass – Phase II Engineering has been approved allowing us to shift our focus on the design of the project. We are refining the underpass location and anticipate receipt of the 10% design plans by the end of 2023.
4. The City of Wheaton and Wheaton College are exploring the redevelopment of the property on the west end of Glen Ellyn along Pennsylvania Avenue. Part of the property is in Wheaton and part is in Glen Ellyn. A residential developer has expressed interest in

the project. Considering the location of the project and utilities, it makes sense for Wheaton to oversee the project. There is interest in including Glen Ellyn parcels within the development project. Assessing the current issue of low-lying flooding on Anthony Street is a priority and we are examining ways to assist the affected residents in the context of the development of the property.

Lastly, Chairman Szymanski acknowledges Engineer Daubert's significant contributions to the Train Station Project, emphasizing the CIC's full support for his efforts. He expresses gratitude for Daubert's hard work and extends appreciation to Trustee Simon for her supportive role in the recent Village Board meeting.

- I. **ADJOURNMENT** – Commissioner MacDonald motions and Commissioner Lindquist seconds to adjourn the meeting. The motion is unanimously approved and meeting adjourned at 8:55 p.m.

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



**Glen Ellyn Capital
Improvements Commission**
535 Duane Street
Glen Ellyn, IL 60137

Meeting 2/13/2024 7:00 PM
Department: Public Works
Department Head: Dave Buckley
Category: Discussion Item
Prepared By: Steve Warner

**AGENDA ITEM (ID # 2024-
99)**

DOC ID: 2024-99

2024 Utility and Roadway Improvements Project Update and Sunnybrook Road Sidewalk Discussion

Statement of the Issue:

Please see the attached memorandum and its attachments pertaining to this agenda item.

Analysis:

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Attachments:

1. Memorandum for 2024 Utility and Roadway Improvements Update and Sunnybrook Sidewalk Discussion
2. Project Location Map - 2024 Utility and Roadway Improvements Project
3. Bemis-Sunnybrook Sidewalk Exhibit
4. Bemis-Sunnybrook Plan & Profile Sheets



MEMORANDUM

TO: Capital Improvements Commission

FROM: Rich Daubert, Professional Engineer
Steve Warner, Civil Engineer II

DATE: February 9, 2024

RE: 2024 Utility and Roadway Improvements Project Update and
Sunnybrook Sidewalk Installation Discussion

Background

The purpose of this agenda item is to provide the Capital Improvements Commission with an update for the 2024 Utility and Roadway Improvements Project and solicit feedback regarding a sidewalk installation along the west side of Sunnybrook Road as part of the project.

This project involves the rehabilitation of approximately 3.7 centerline miles of various Village streets as listed below:

- Bemis Rd: IL-53 to Sunnybrook Rd
- Carleton Ave: Hill Ave to North End
- Crest Rd: Fairview Ave to High Rd
- Fairview Ave: Main St to Park Blvd
- Forest Ave: Fairview Ave to Turner Ave
- Greenfield Ave: Ott Ave to Main St
- High Rd: Main St to Park Blvd
- Indian Dr: Roslyn Rd to Waverly Rd
- Jenna Ct: Sunnybrook Rd to West End
- Memory Ct: Indian Dr to East End
- Revere Rd: Main St to Park Blvd
- Shady Ln: Waverly Rd to East End
- Sunnybrook Rd: Bemis Rd to Jenna Ct
- Taft Ave: Park Blvd to Nicoll Way
- Van Damin Ave: Highview Ave to North End
- Waverly Rd: Scott Ave to Indian Dr

Rehabilitation on any given street will vary from a resurfacing, water main replacement, or full

roadway reconstruction including water main improvements, storm sewer improvements, and sanitary sewer repairs. Please see the attached location map for more information on scope by location. Also being contemplated as part of the project is the construction of new sidewalk where it does not currently exist along portions of Bemis Road, Sunnybrook Road, Van Damin Avenue, and Brandon Avenue.

Design engineer AECOM continues to work on the design of the 2024 Utility and Roadway Improvements Project. Staff has been meeting with AECOM weekly to discuss and provide direction on the design. Staff reviewed the plans in December and January and is completing a final round of review, prior to advertising the project for bidding in mid-February. Consistent with these reviews, streambank stabilization work is being proposed at Glen Crest Creek based on a joint field meeting between AECOM, Public Works Staff, and the Village's Stormwater Consultant, HLR. Staff has since discussed the scope of these improvements with two fronting residents and intends to draft a Letter of Understanding for execution which outlines scope, access, restoration, and maintenance of the proposed improvements.

Public Meeting for Bemis, Sunnybrook, and Jenna Area

A public meeting was held for the Bemis, Sunnybrook, and Jenna area on January 17th, 2024. The meeting's intent was to discuss the design of the improvements and solicit feedback from area residents. The meeting had at least 22 residents attend, and a variety of feedback was received. Concerns discussed included sight distance issues with various hills on Sunnybrook and Bemis (specifically for pedestrians walking in the street), truck traffic from the Glenbard Wastewater Authority, frequent accounts of speeding, stormwater issues outside of the scope of the project, and what parking restrictions would be enacted on the newly curbed roadway. In response, staff mentioned that the roadway profile would be improved, and sidewalk installation would get pedestrians off the street. Staff also clarified truck traffic volumes and their impact on roadway design, mentioned that Public Works would relay speeding concerns to the Police, explained why bigger-picture stormwater concerns are not within project scope (and Village responsibility in this case), and that parking restrictions would be looked into further.

Public Meeting for All Other Project Streets

A separate public meeting aimed at soliciting design feedback for the rest of the 2024 Utility and Roadway Improvements project streets was held on February 8th, 2024. The meeting was attended by approximately 30 residents. Staff presented the scope of work for the project, answered questions, and met in break-out sessions to review work being completed in front of resident's homes. Resident questions and concerns were relatively common and associated with water/sewer upgrades, whether or not sidewalks and driveway approaches are being replaced, how long they will be without driveway access, etc. There were some questions and concerns raised about private property drainage in the rear yards of homes on the west side of Carleton Avenue. Staff will be meeting with those residents to review their concerns.

Construction Engineering RFP and Anticipated Schedule

An RFP for Construction Engineering services was issued on January 29th, 2024, with proposals due on February 13th, 2024. Plans and specifications are anticipated to be finalized for a bid advertisement on February 16th, 2024. Bids are targeted to be opened on March 1st, 2024, with

award of both Construction and Construction Engineering contracts anticipated to be made at the March 11th, 2024 Village Board Meeting. A construction-focused public meeting will then be held in early April. As with all major Village construction projects, this meeting will aim to provide construction related details and ensure open lines of communication with residents and other interested parties. A subsequent meeting invitation and initial construction notification will be mailed in March.

Sidewalk Installation on Sunnybrook Road

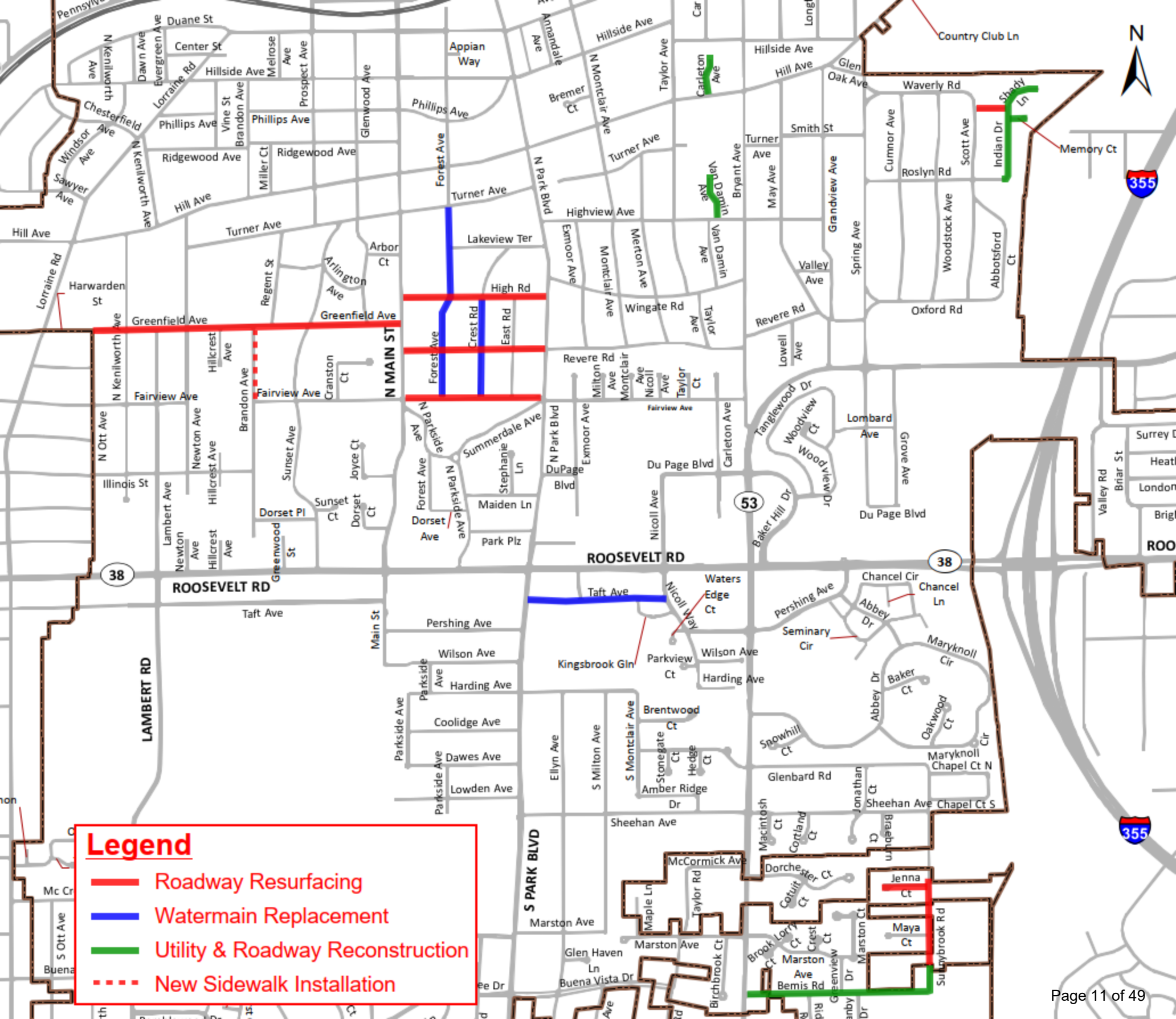
Due to several supporting comments and no explicit opposition to sidewalk installation on Bemis at the Public Meeting for the area, staff plans to proceed with installations sidewalk on Bemis as shown in the attached exhibit. Most of this support seemed to relate to safety concerns with walking in the street, especially with limited sight distance at multiple hills along Sunnybrook and Bemis. Since the meeting, staff received a phone call from a resident on Sunnybrook expressing their opposition to the sidewalk. This resident is one of three unincorporated residents that currently do not have sidewalk along their frontages on the west side of Sunnybrook (between Bemis and Sheehan). A letter was dropped off at all three residences on February 8, 2024 inviting them to attend this CIC meeting or to have their opinion relayed by staff. Staff has since discussed the improvements with the initial resident a second time. The resident expressed desire to submit their opinion in writing to staff and possibly attend the meeting.

Action Requested

Please review the materials in advance of the meeting. The updates for the 2024 Utility and Roadway Improvements Project were provided for informational purposes and as a background for discussion of the installation of sidewalk on the west side of Sunnybrook Road. Staff will also summarize any resident updates since the writing of this memorandum at the meeting.

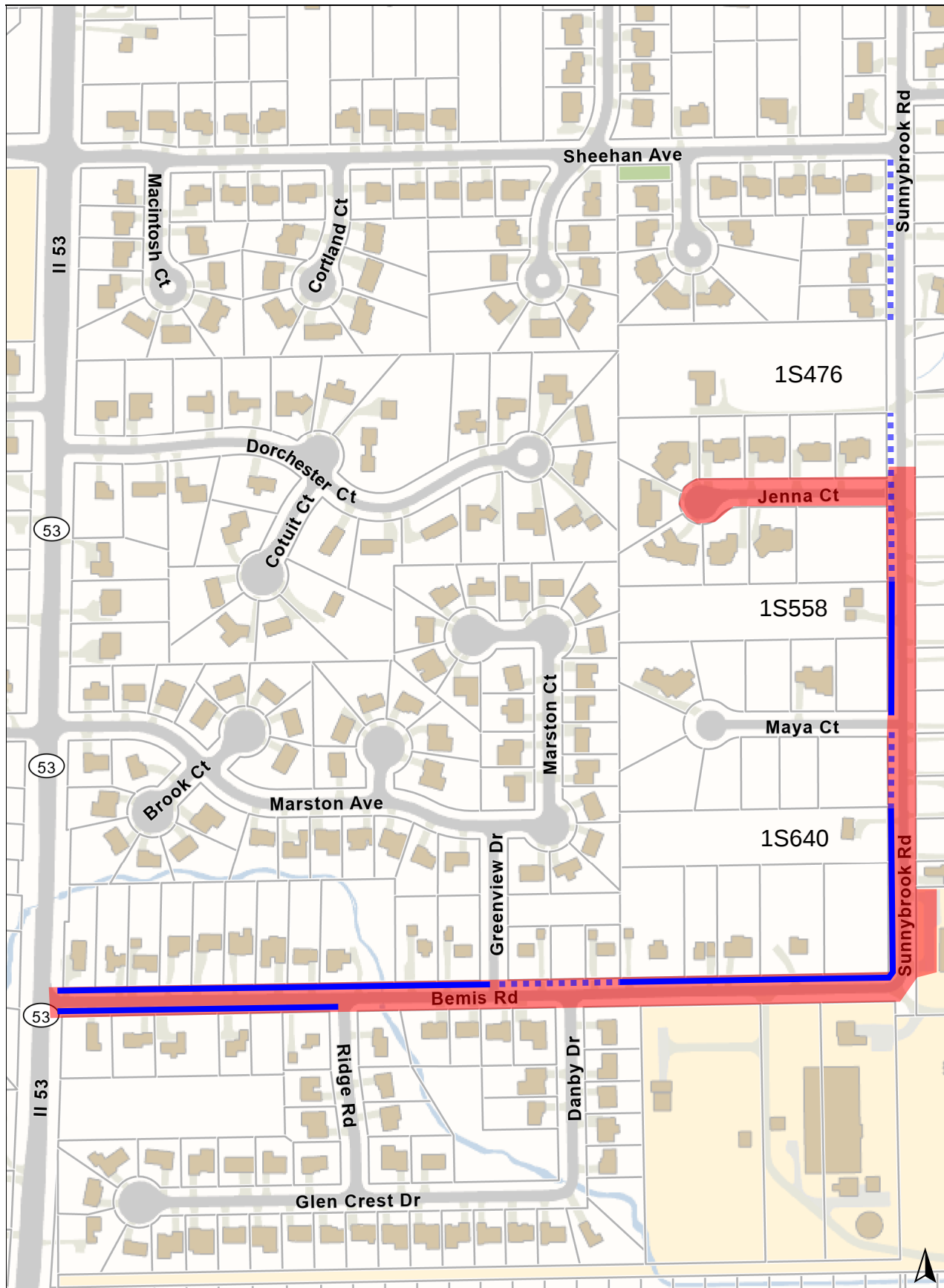
Attachments

Project Location Map – 2024 Utility and Roadway Improvements Project
Bemis-Sunnybrook Sidewalk Exhibit
Bemis-Sunnybrook Plan and Profile Sheets



Legend

- Roadway Resurfacing
- Watermain Replacement
- Utility & Roadway Reconstruction
- - - New Sidewalk Installation



Legend

- Approximate Project Limits
- Proposed Sidewalk Installation
- Existing Sidewalk

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ft

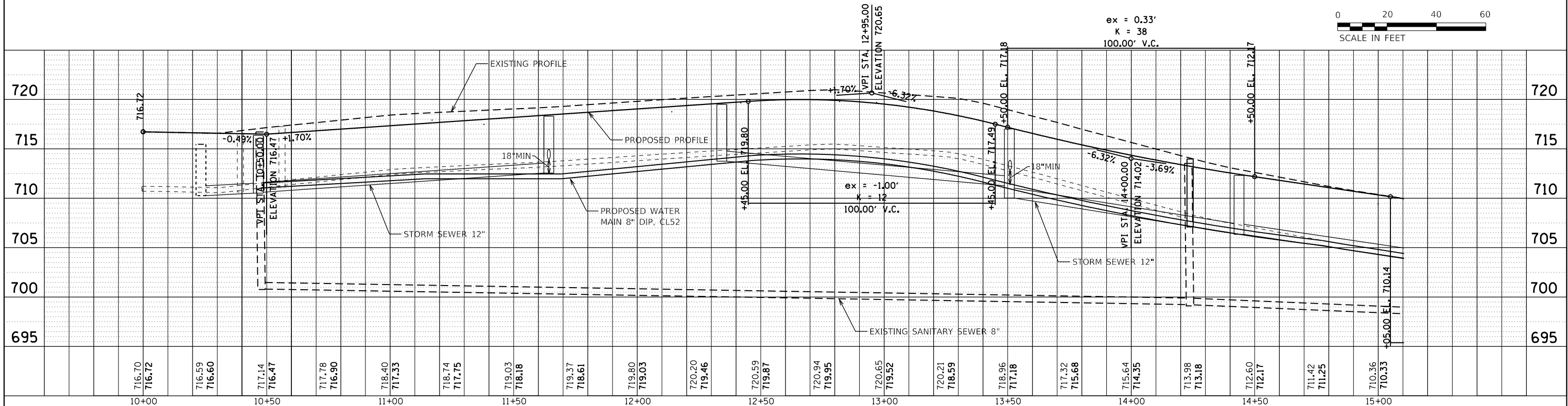
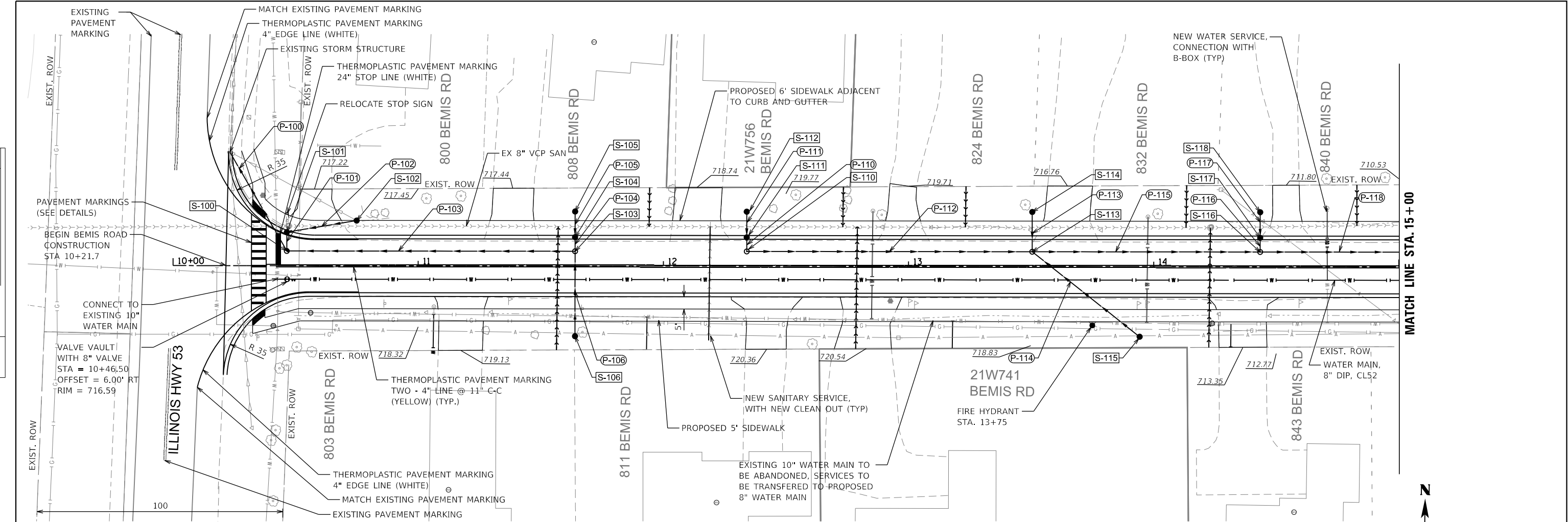
Print Date: 12/20/2023

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

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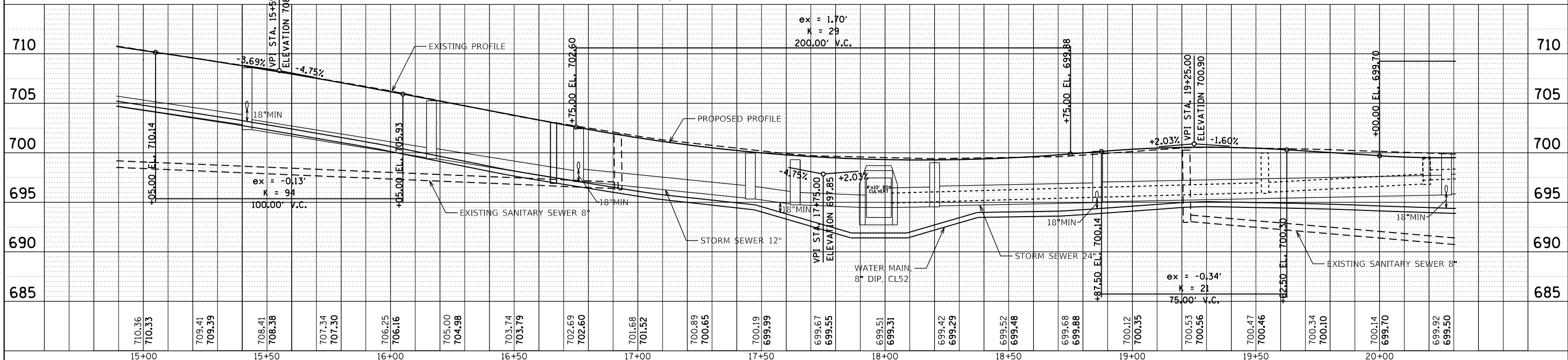
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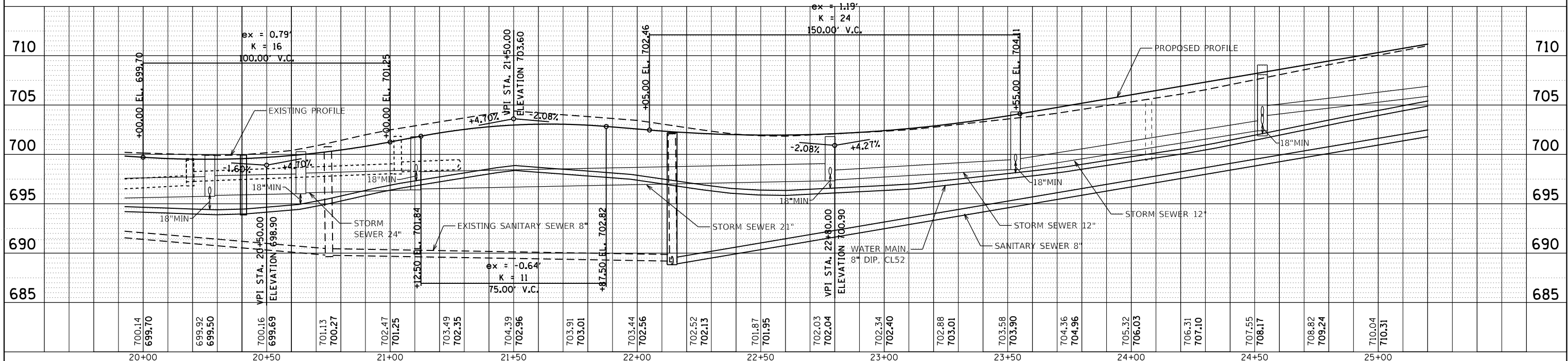
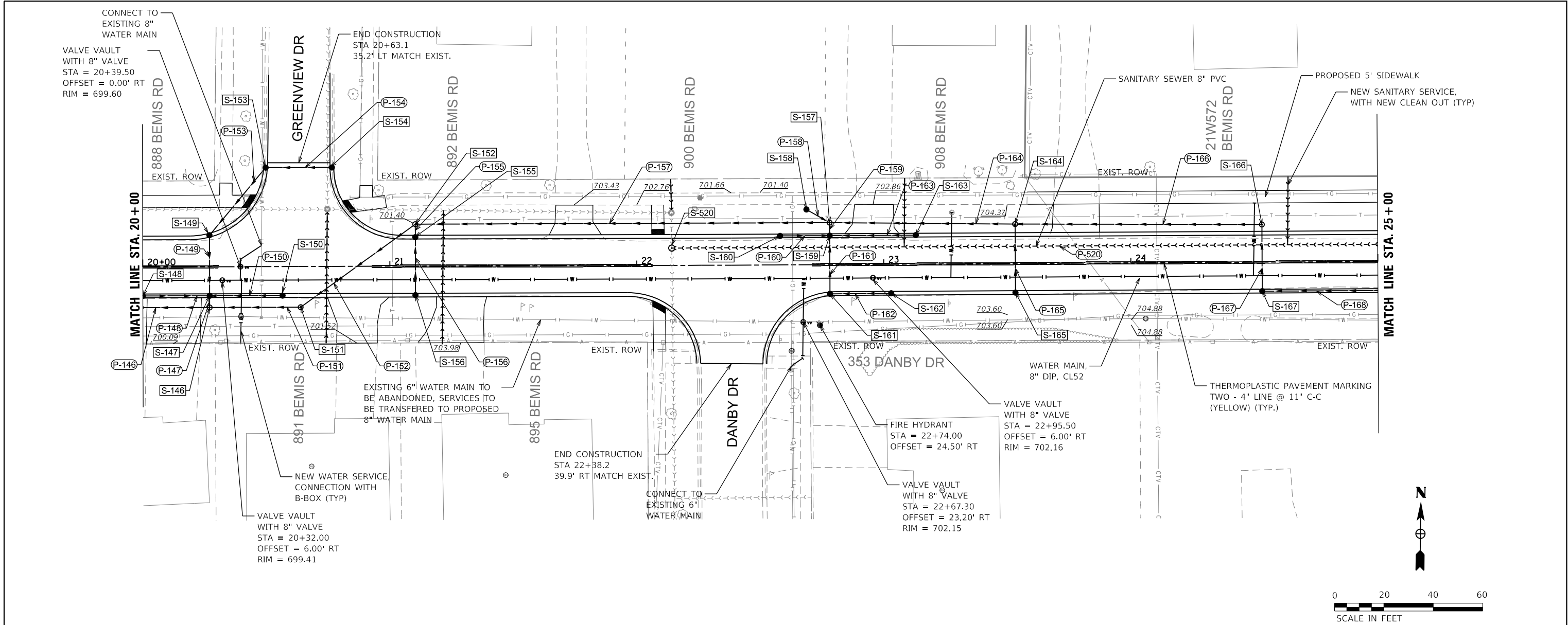


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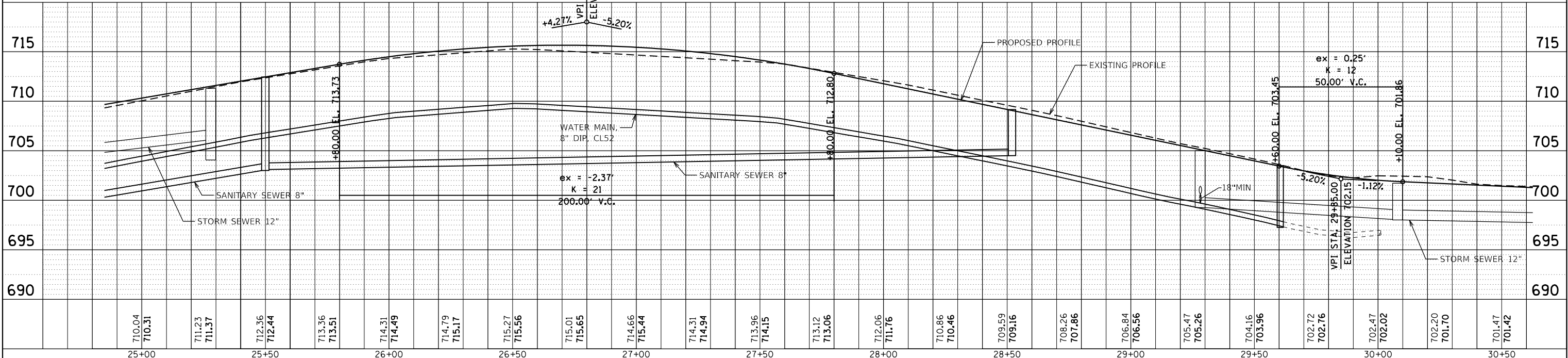


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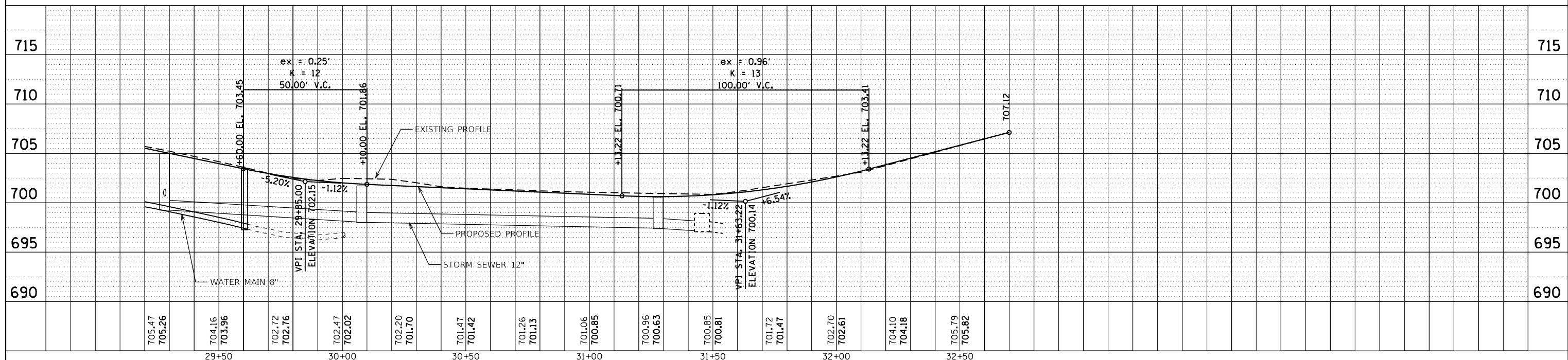
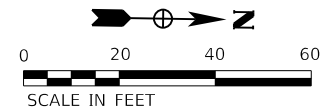
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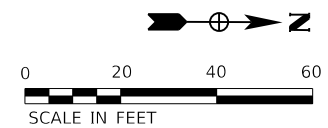
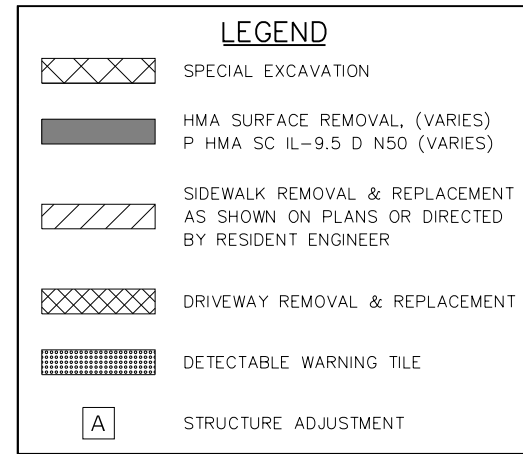


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SUITE 350
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TEL. 312-373-7700

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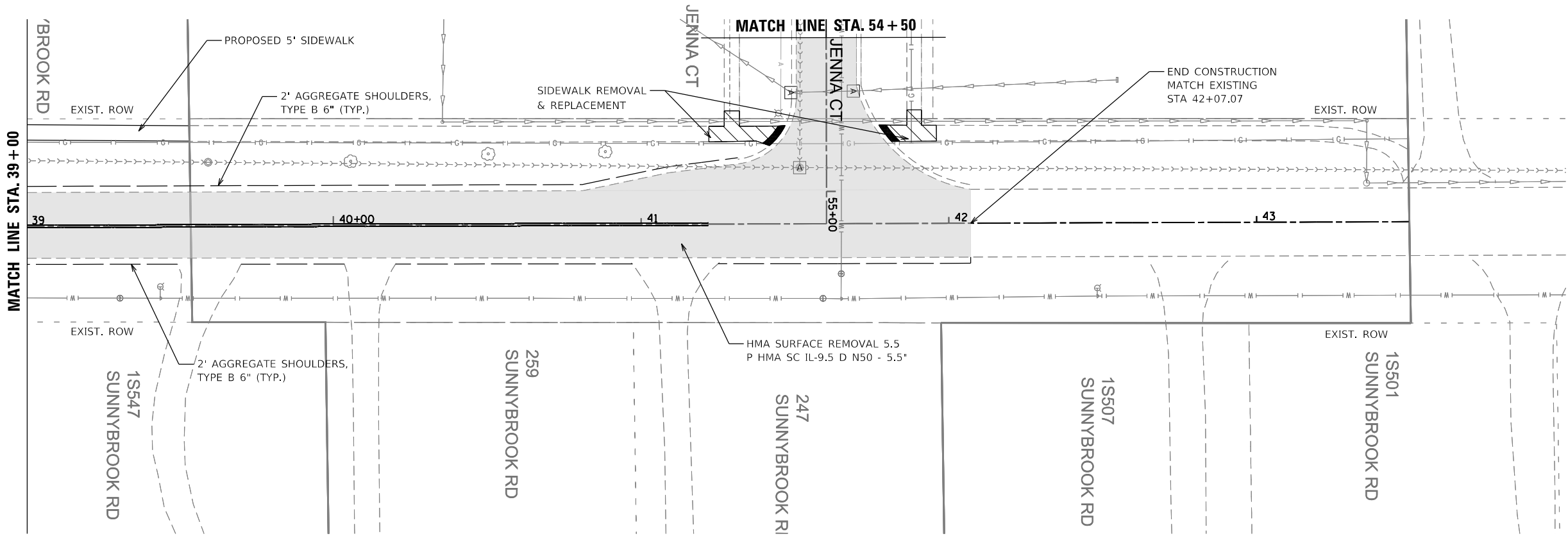
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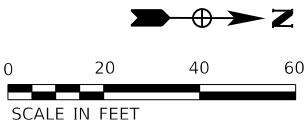
VILLAGE OF GLEN ELLYN, ILLINOIS
2024
UTILITY AND ROADWAY IMPROVEMENTS

SUNNYBROOK ROAD
PLAN

DATE: 1/29/2024
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SHEET 46 OF 202



LEGEND	
	SPECIAL EXCAVATION
	HMA SURFACE REMOVAL, (VARIES) P HMA SC IL-9.5 D N50 (VARIES)
	SIDEWALK REMOVAL & REPLACEMENT AS SHOWN ON PLANS OR DIRECTED BY RESIDENT ENGINEER
	DRIVEWAY REMOVAL & REPLACEMENT
	DETECTABLE WARNING TILE
	STRUCTURE ADJUSTMENT





**Glen Ellyn Capital
Improvements Commission**
535 Duane Street
Glen Ellyn, IL 60137

Meeting 2/13/2024 7:00 PM
Department: Public Works
Department Head: Dave Buckley
Category: Discussion Item
Prepared By: Derek Peebles

**AGENDA ITEM (ID # 2024-
109)**

DOC ID: 2024-109

CBD Streetscape and Utility Improvements Project Update and Crescent Glenwood Streetscape and Parking Lot Improvements

Statement of the Issue:

The area of the Crescent-Glenwood parking lot was excluded from the Phase 2-3 Streetscaping design and bid package as a result of uncertainty about the future use of the parking lot at the time of the design. As a result, design was never completed for the median area between Crescent Boulevard and the parking lot. Similarly, design was never completed for the parking lot itself, which was last reconstructed in 1957 per available records.

Public Works is requesting a review of a streetscaping and parking lot reconstruction concept for the Crescent-Glenwood parking lot area.

Analysis:

At the time of the Phase 2-3 streetscaping design, the Village was in the midst of reviewing development potential at two sites in the downtown: the former McChesney grocery store site (at the northwest corner of Crescent Boulevard and Glenwood Avenue) and the former US Bank site at the northeast corner of Duane Street and Forest Avenue. The redevelopment of these properties would have an impact upon the use and eventual design of the Crescent-Glenwood parking lot and streetscape. The McChesney site due to its proximity to the Crescent-Glenwood parking lot and because the empty McChesney site had been used as spillover area for events that had been held in the Crescent-Glenwood lot. And the US Bank property because there was previously a residential development proposed for the property which was ultimately not advanced; instead, the Village and Park District acquired the property for use as a central civic and event space for the downtown.

Given the uncertainty regarding these properties and their impact upon the Crescent-Glenwood area design, design was halted and the area was omitted from the Phase 2-3 bid plans.

The intent was to revisit the area once decisions had been made regarding the two properties. At this time, the final use of each of the properties is known. The McChesney site is now under construction with a five-story residential apartment building. And the US Bank site is now acquired and in design for the envisioned downtown civic and event space. As a result, Public Works has been working with the streetscape design consultant (Civiltech) on a concept plan for the Crescent-Glenwood parking lot area.

Crescent-Glenwood Concept

There were two major considerations that came into play with creation of the concept exhibit. First

was the existing, irregular layout of the parking lot spaces, with inconsistent aisle widths and a combination of perpendicular and diagonal parking. The second was the reduced need for the Crescent-Glenwood parking lot as a primary event space in the downtown.

To the second consideration, with the development of the Glenwood Station apartment building, the empty McChesney lot is no longer available as complementary event space. In addition, since the Glenwood Station access driveways for the building parking are both located along Crescent Boulevard, there is no longer the opportunity to close Crescent Boulevard for events. Adding to this, the former US Bank site is now envisioned to serve as a primary off-street location for downtown events.

Given the above, the draft concept plan for the Crescent-Glenwood area calls for standardizing the drive aisle width and parking spaces in the lot, and repurposing the irregular space into the median area to allow for greater area for pedestrian and beautification of the lot. The latter being consistent with the recently adopted Comprehensive Plan recommendations for improving the aesthetics of parking lots. Consistent with the Village Code requirements, internal landscaped islands are also proposed.

Budget Impact:

Completion of the engineering design based upon the concept is estimated to cost \$75,000. The full cost of engineering and construction is estimated to be approximately \$2.7 million. There is currently projected to be approximately \$200,000 in remaining funds from the Phase 1 and Phase 2-3 streetscape and utility improvements contracts upon completion in 2024. In addition, \$500,000 is currently budgeted for the work. Leaving approximately \$2 million in funding to be identified for completion of the streetscaping in this area.

Contribution to Strategic Plan

Action Requested:

Public Works is seeking feedback from the Capital Improvements Commission on the proposed concept toward the goal of approving a proposal to proceed with engineering design of the Crescent-Glenwood Streetscape and Parking Lot Improvements.

Attachments:

1. 02.13.24 CIC - Pkg Lot and Budget Presentation

VILLAGE OF GLEN ELLYN

CENTRAL BUSINESS DISTRICT STREETSCAPE AND UTILITY IMPROVEMENTS PROJECT

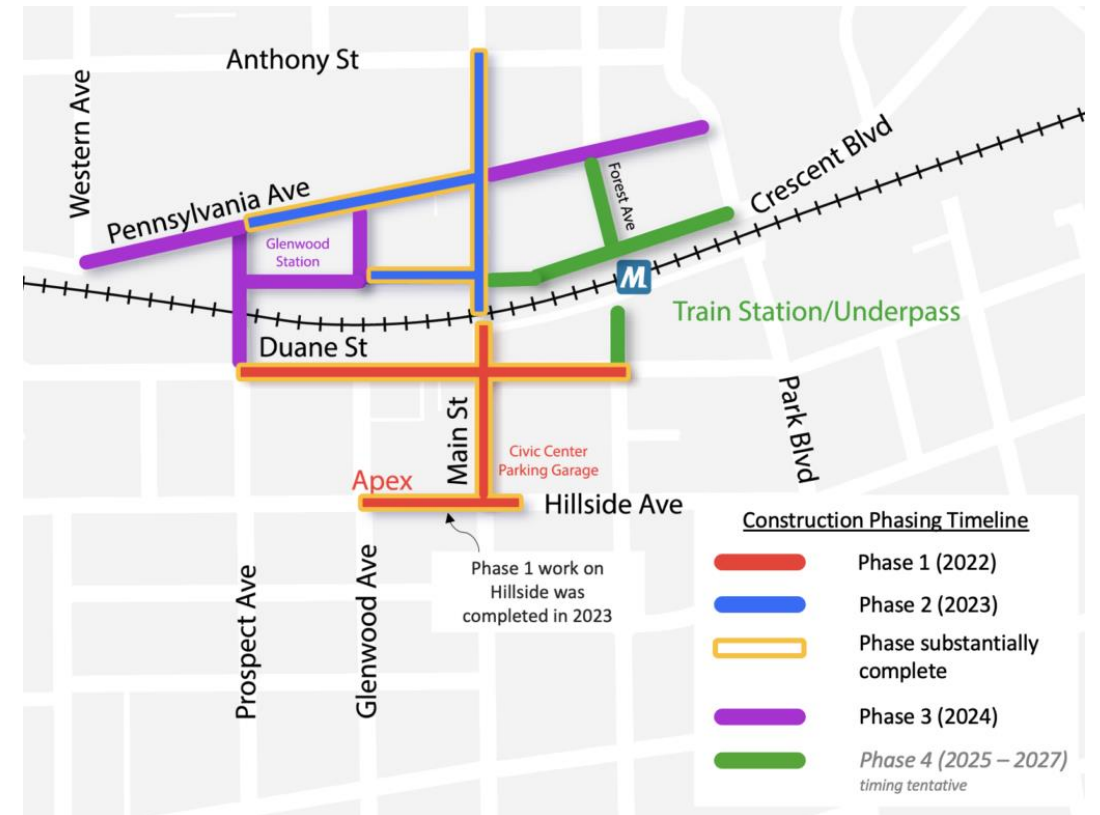
UPDATE TO CAPITAL IMPROVEMENTS COMMISSION

February 13, 2024



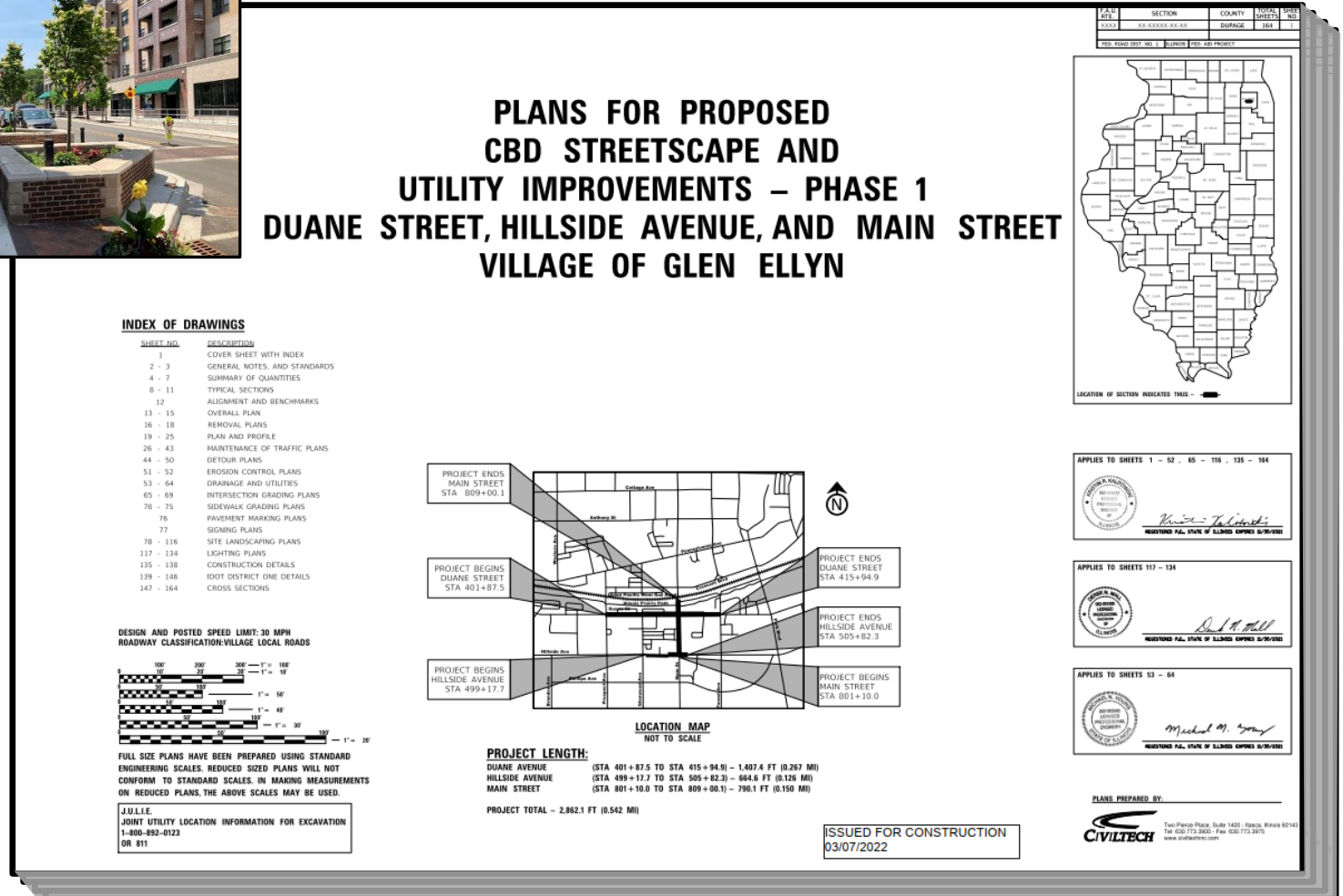
Presentation Overview

- Overall Streetscaping Budget Update
- Crescent-Glenwood Parking Lot
- Phase 3 Construction Schedule



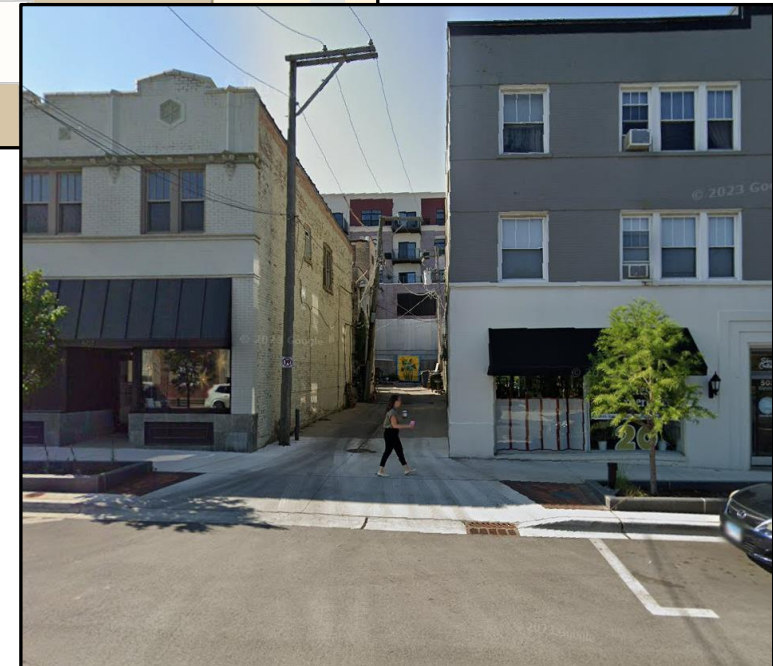
Streetscaping Budget Update – Phase 1

- Remaining Budget: ~\$66,000
- Takes into account remaining 2023 elements
 - 501 Hillside curb adjustment and railing
 - Alley drainage improvements



Phase 1 – Alley Sewer Improvements

- Alley sanitary sewer was to have been lined as part of original design
- More detailed investigation during construction revealed condition was too poor to allow for lining
- Sanitary sewer now proposed to be replaced. Connections of roof downspouts to storm sewer is also proposed to improve drainage and reducing icing in the alley.
- Very constrained work area
- Estimated \$180,000 for utility work and restoration of the alley concrete surface.
- Coordinating with A Lamp on potential to complete work under Phase 1 contract



Phase 1 – Alley Sewer Improvements



Streetscaping Budget Update – Phase 2-3

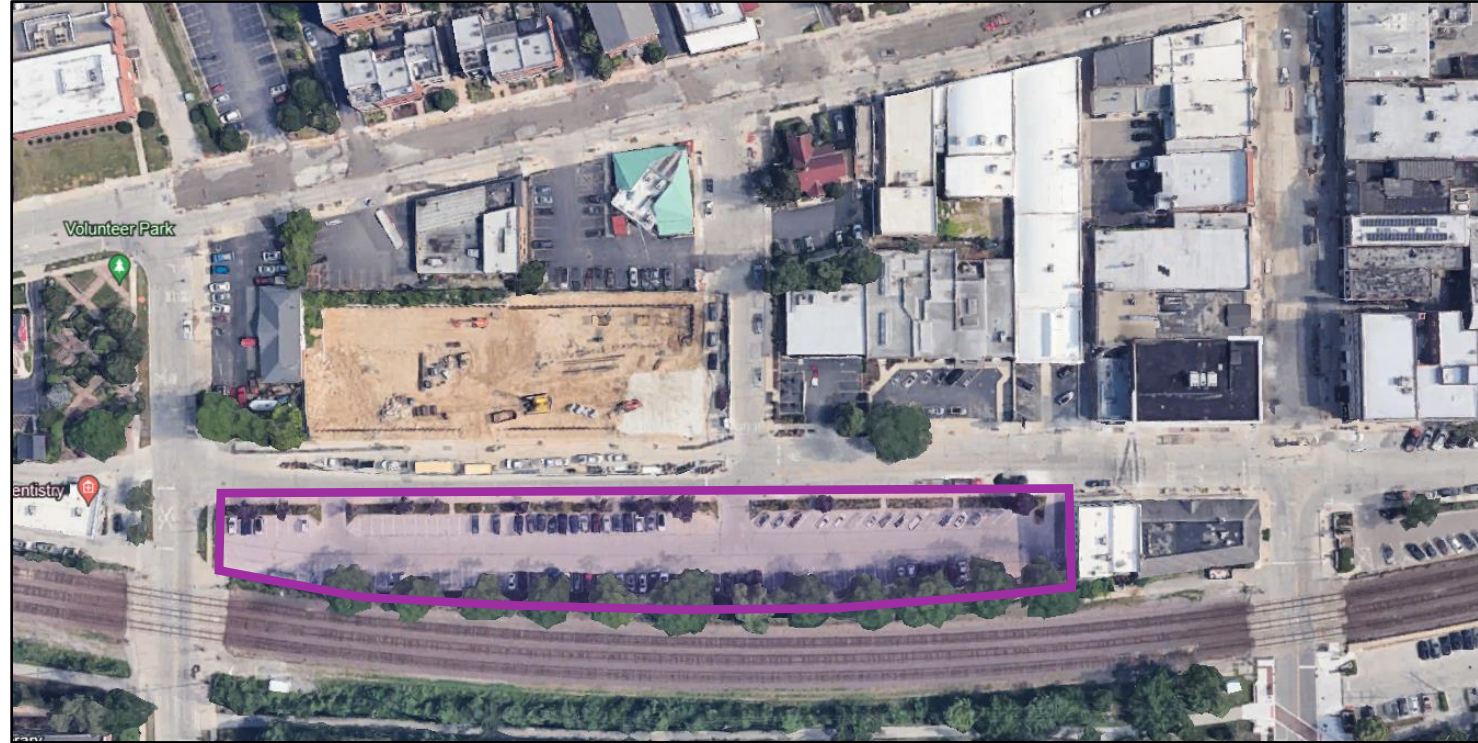
- Approximately 60% of budget expended in 2023
- Overall Phase 2-3 best estimate projection is ~\$135K under budget
- Takes into account the overtime expenses to accelerate the 2023 work

CBD SUI PHASE 2-3 - OVERALL PAYOUT TRACKING SUMMARY

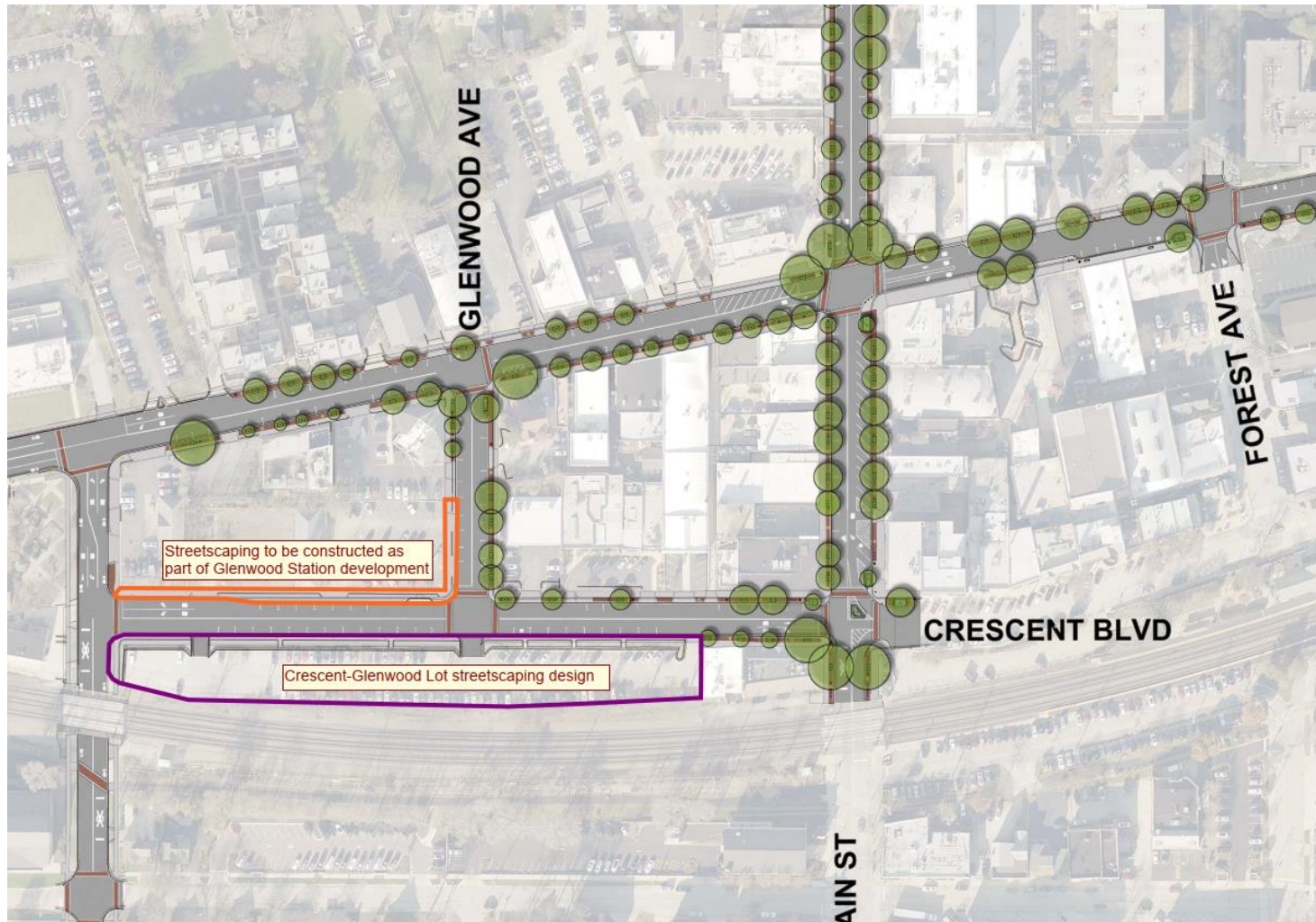
Item	Approved Amount	Billed to Date	% Billed
A Lamp Construction Contract	\$ 16,298,499	\$ 9,647,201	59.2%
BLA Construction Engineering	\$ 931,850	\$ 398,073	42.7%
BLA Advance Utility Coordination	\$ 15,663	\$ 14,355	91.7%
Huff & Huff	\$ 20,000	\$ 10,500	52.5%
MUSE	\$ 24,800	\$ 11,660	47.0%
Direct Purchases (e.g. furniture, trees)	\$ 316,631	\$ 295,080	93.2%
TOTAL:	\$ 17,607,442	\$ 10,376,869	58.9%

Crescent-Glenwood Parking Lot

- Parking lot area removed from original Phase 2-3 design and bid package
- Uncertainties regarding use of the US Bank property for residential development or future civic/event space
- US Bank property since acquired and in design for civic/event space
- Glenwood Station multi-family development since approved and under construction
- Crescent-Glenwood Parking Lot no longer to be used for event space
 - McChesney spill-over lot no longer available
 - Glenwood Station garage access drives no longer allow for Crescent Blvd closure



Crescent-Glenwood Parking Lot

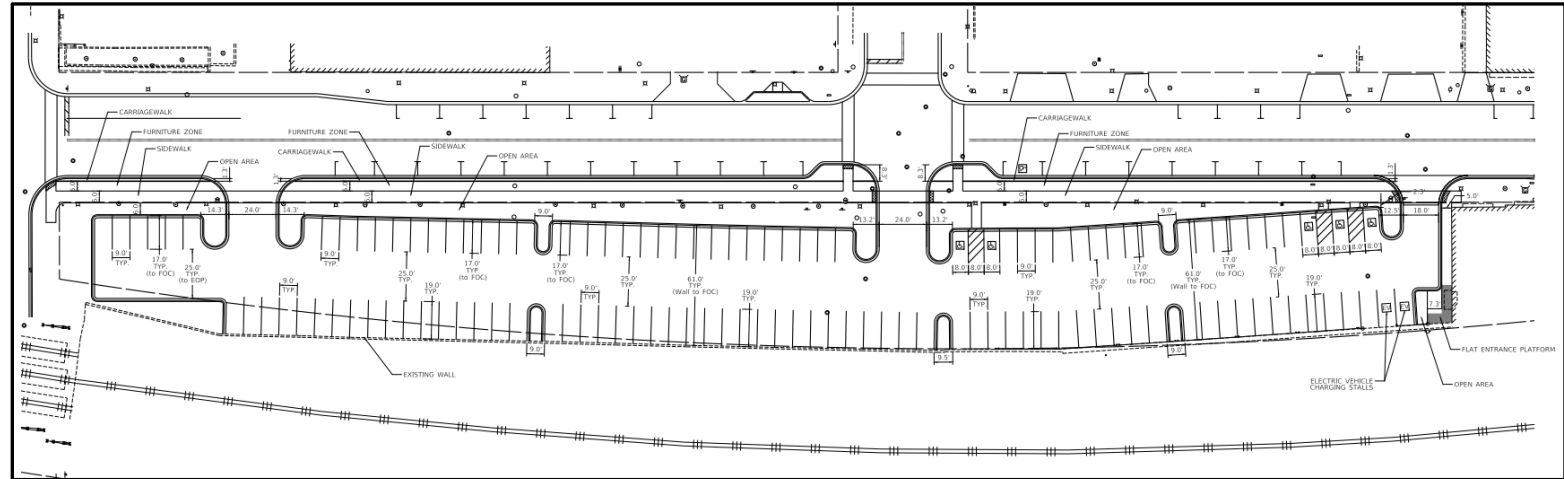


- Streetscaping plans only provide for Crescent Blvd roadway reconstruction
- No design for sidewalk or planted median area
- Concept exhibit created by design consultant
- If approved, aim would be to complete design this spring and go to bid for construction this year.
- Potential efficiencies by having work be ready at tail end of Phase 3 construction this year.

Crescent-Glenwood Parking Lot

Parking spaces concept

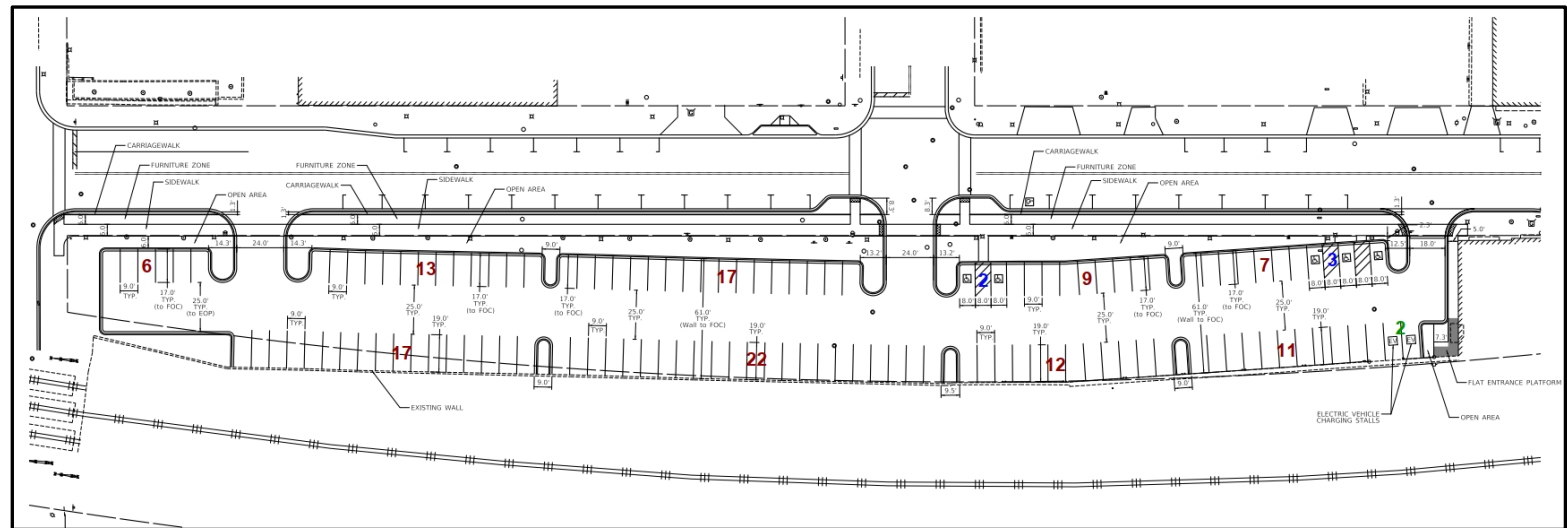
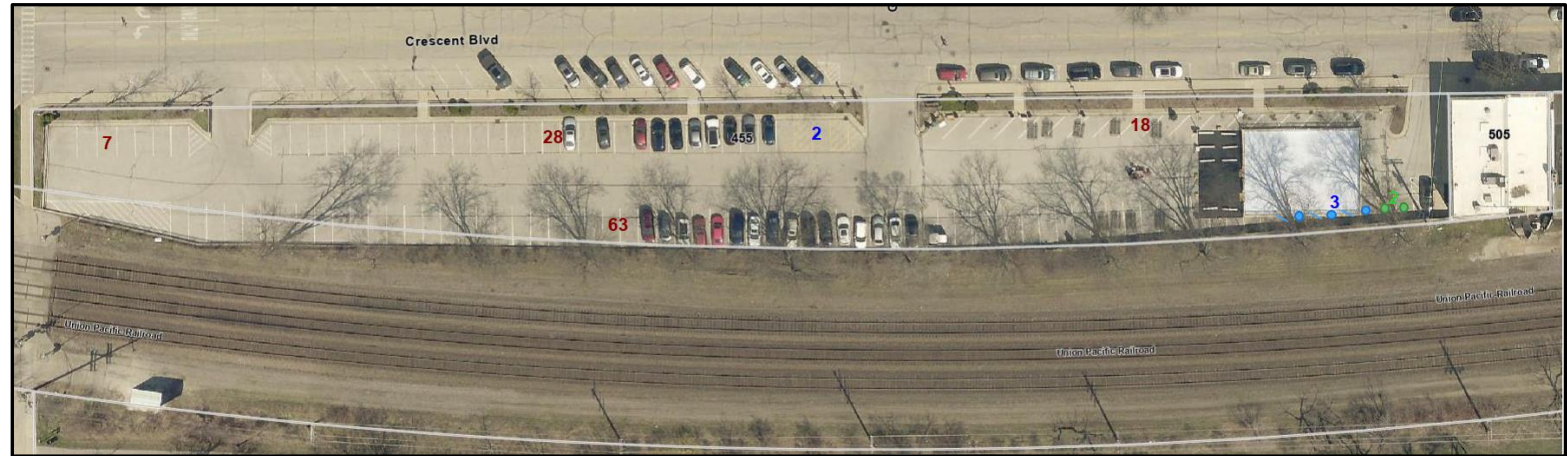
- Parking spaces and drive aisles to be standardized
- All perpendicular spaces
- Following curve of railroad retaining wall
- Unnecessary drive aisle width to be used in median area.
- Landscaping islands to be added per code



Crescent-Glenwood Parking Lot -Counts

Crescent-Glenwood Parking Lot - Counts

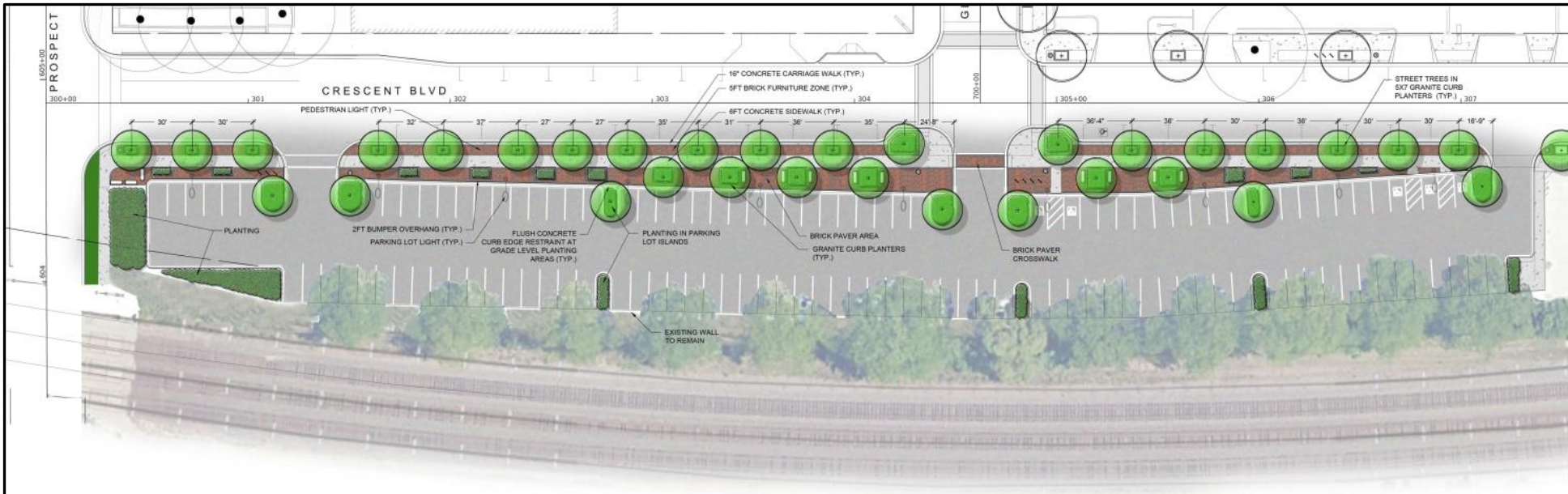
Pkg Space Type	Existing	Reconstructed
General	116	114
Accessible	5	5
Electric Vehicle	2	2
TOTAL	123	121



Crescent-Glenwood Parking Lot

Median concept

- Design consistent with other streetscaping and adjacent Glenwood Station
 - Brick pavers and granite curb planters
- Sidewalk in center of median with buffer on each side
- Improved parking lot lighting levels

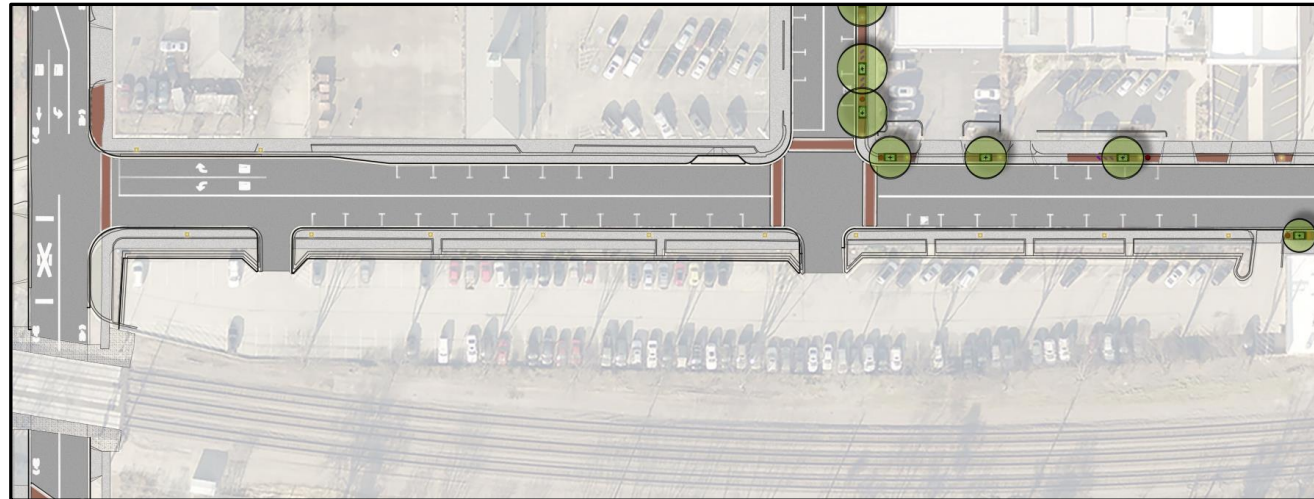


Crescent-Glenwood Parking Lot



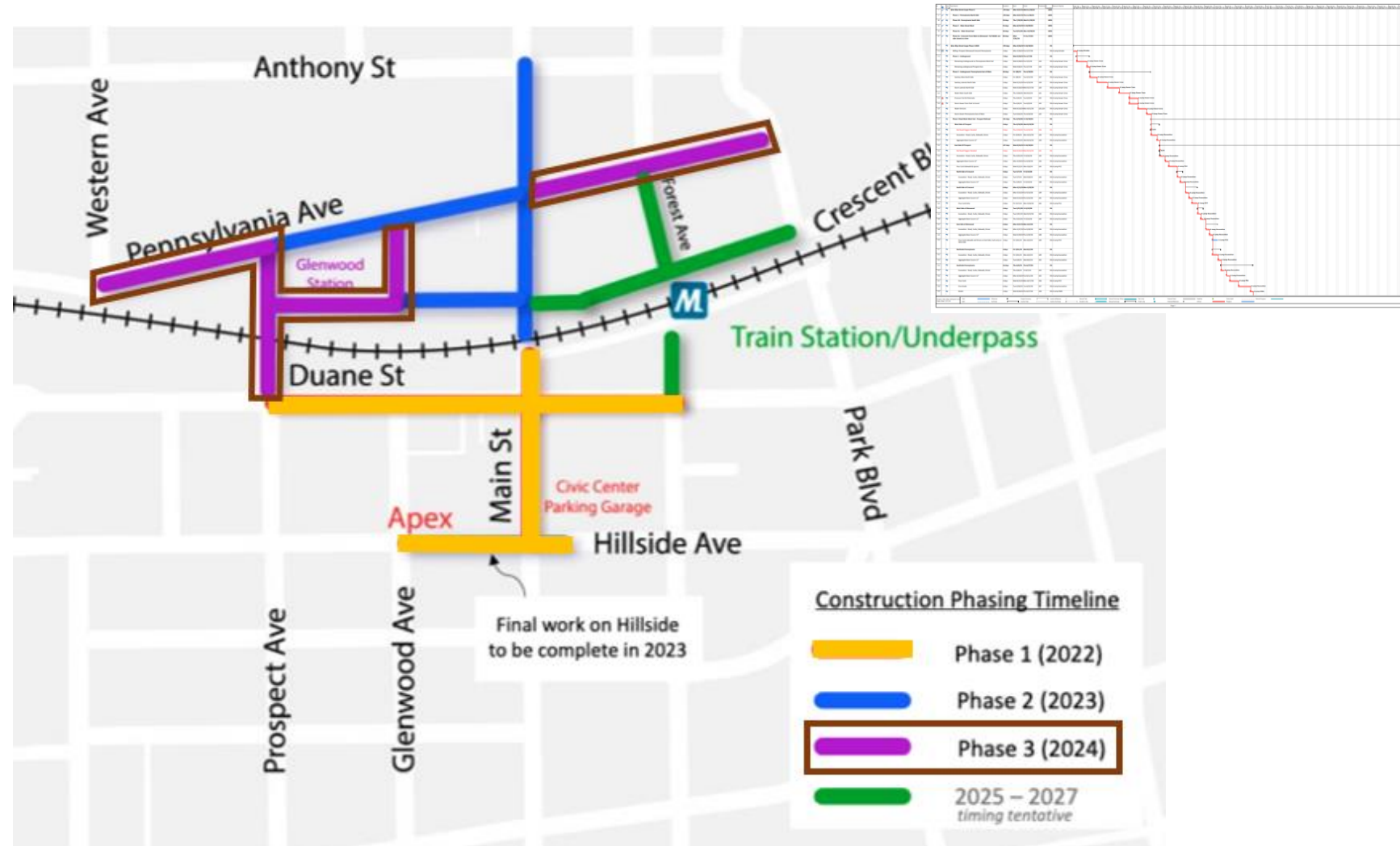
Crescent-Glenwood Parking Lot

- Total Estimated Project cost is \$2.7 million
- Project cost components:
 - \$75,000 - Design
 - \$1,081,224 - Median Streetscape Construction
 - \$525,100 - Lighting Construction
 - \$610,691 - Parking Lot Construction
 - \$195,097 - Construction Engineering
- If not advanced, there will need to be modifications to the existing Ph2-3 plans in order to restore the sidewalk along Crescent after the roadway is reconstructed.
- In addition, there will need to be a future project to resurface the parking lot



Phase 3 – Construction Schedule

- A Lamp aiming for last week in February start if weather allows
- Impacted by Glenwood Station construction
- Also relates to Crescent-Glenwood Lot Design and Bidding
- No anticipated Nicor related delays
- No anticipated supply chain issues

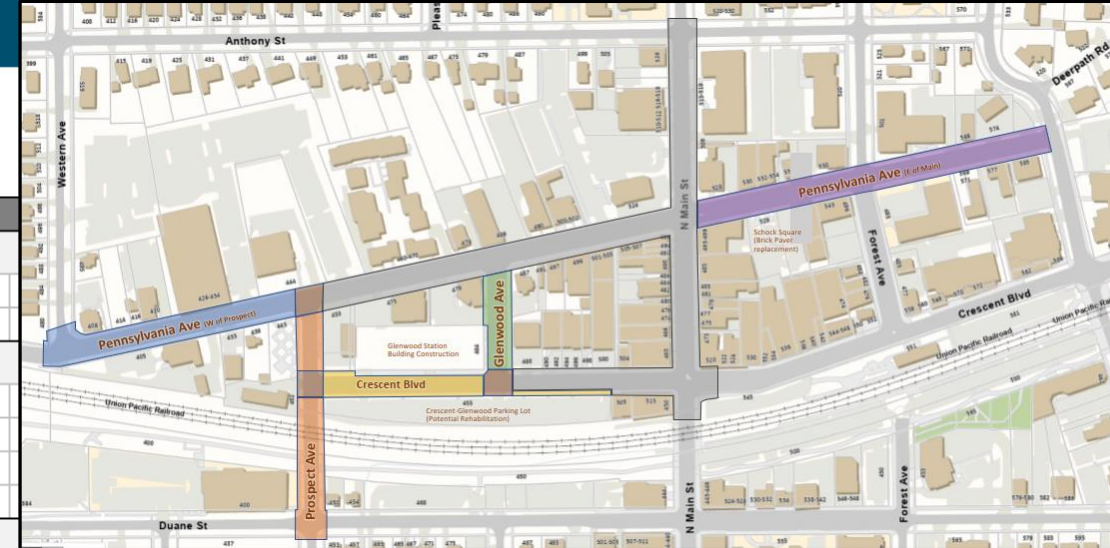


Phase 3 – Construction Schedule

Glen Ellyn - CBD Streetscaping and Utility Improvements Project - Phase 3 Schedule Projection

SCHEDULE AS OF JANUARY 31, 2024. SUBJECT TO CHANGE

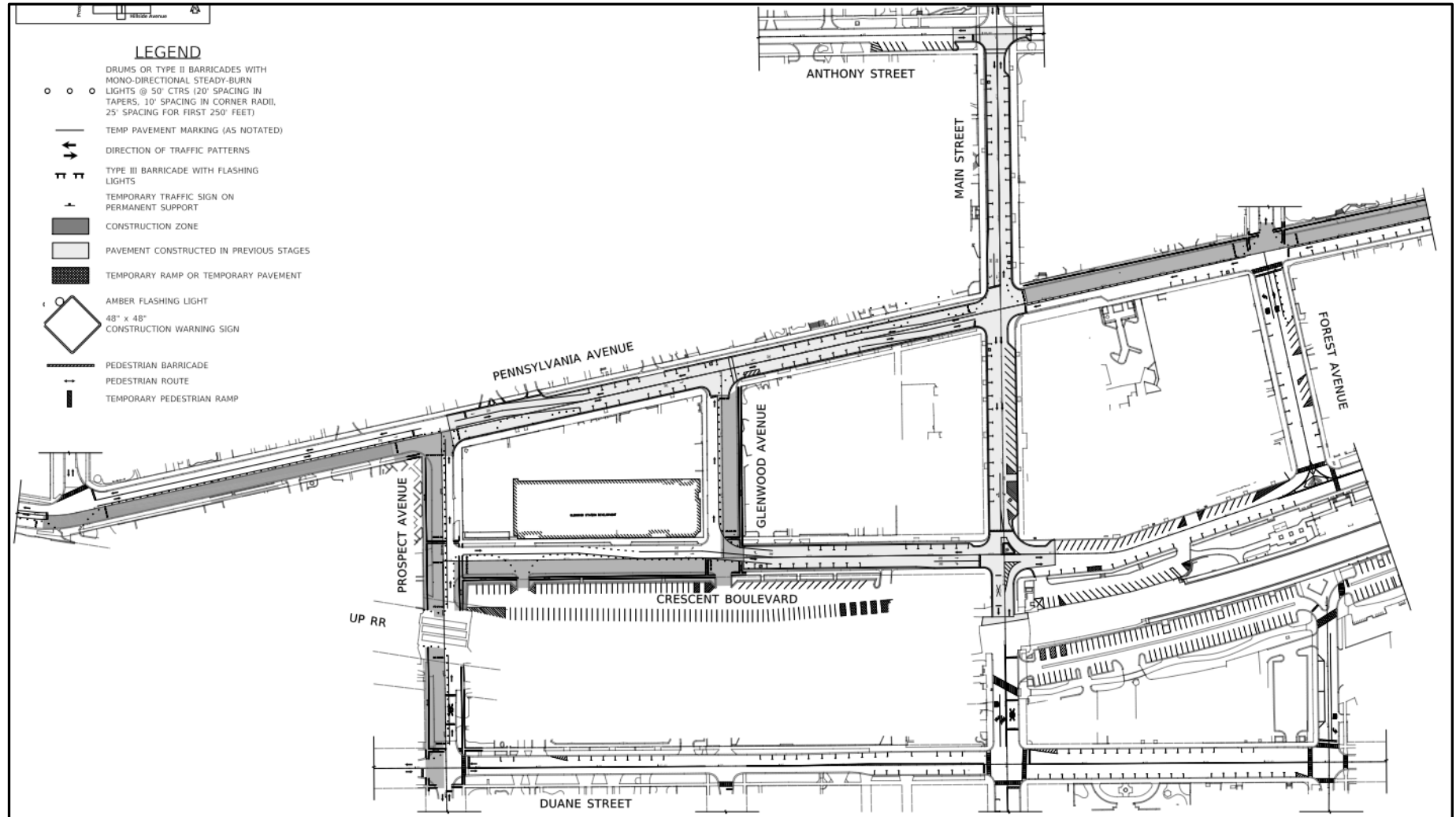
	February	March	April	May	June	July	August	September	October
Prospect Ave									
Underground Utility Work									
Roadway Reconstruction									
Crescent Blvd									
Underground Utility Work									
Roadway Reconstruction									
Furniture Zone Underground									
Furniture Zone Completion									
Glenwood Ave									
Underground Utility Work									
Roadway Reconstruction									
Furniture Zone Underground									
Furniture Zone Completion									
Pennsylvania Ave (West of Prospect)									
Underground Utility Work									
Sidewalk and Curb Reconstruction									
Pennsylvania Ave (East of Main)									
Underground Utility Work									
Roadway Reconstruction									
Furniture Zone Underground									
Furniture Zone Completion									
FULL PROJECT AREA									
HMA Surface Work									
Brick Paver Crosswalks									
Final Pavement Marking									
	February	March	April	May	June	July	August	September	October



Phase 3 – Construction Schedule

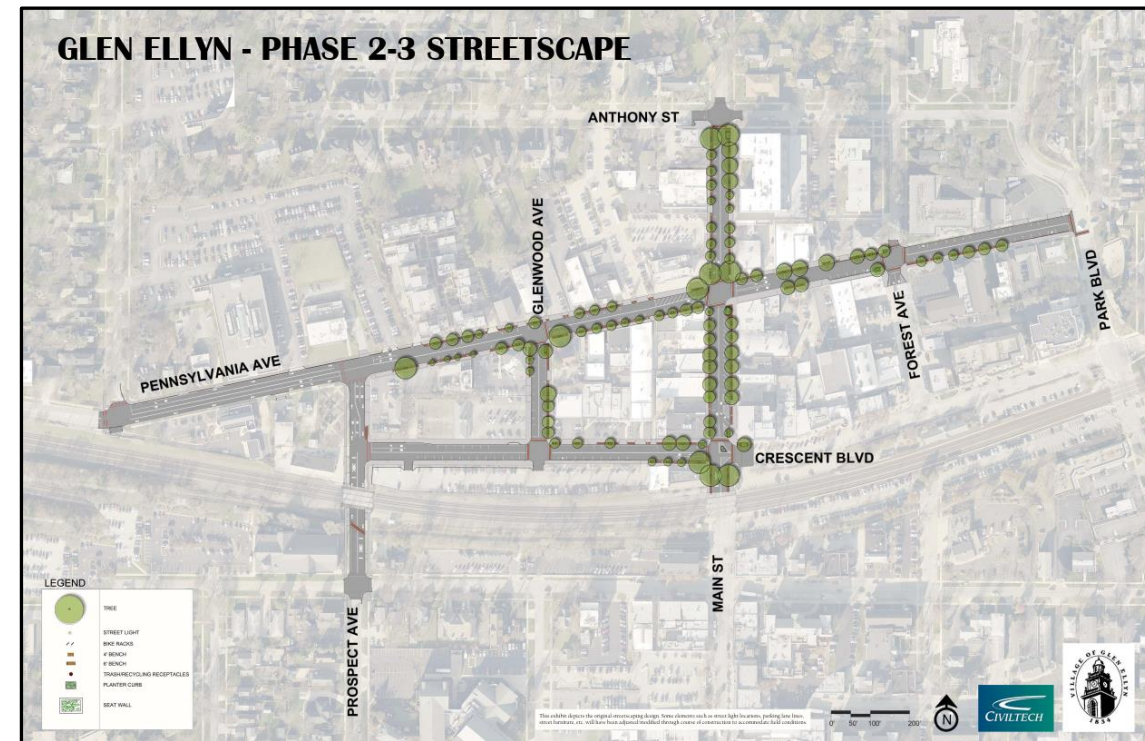
Maintenance of Traffic

- Work generally occupying half of roadway at time
- One-way flow
 - Penn east
 - Prospect Ave
 - Glenwood
 - Crescent*
- Two-way flow
 - Penn west



Phase 3 – Construction Schedule

- Phase 1 punch list items to be addressed through the construction season as the relevant crews are on-site for Phase 3 work
- Phase 2 irrigation system completion and plantings are planned for early spring. Phase 3 plantings will be in the fall.
- Final asphalt surface, brick paver crosswalks, and pavement marking for both Phase 2 and Phase 3 are to be at the end of the construction season.





**Glen Ellyn Capital
Improvements Commission**
535 Duane Street
Glen Ellyn, IL 60137

Meeting 2/13/2024 7:00 PM
Department: Public Works
Department Head: Dave Buckley
Category: Report
Prepared By: Rich Daubert

**AGENDA ITEM (ID # 2024-
107)**

DOC ID: 2024-107

Engineering Project Activity Report Dated February 9, 2023

Statement of the Issue:

The February 9, 2024 Engineering Division Project Activity Report is attached for review by the Capital Improvements Commission.

Analysis:

Budget Impact:

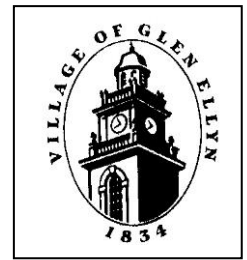
Contribution to Strategic Plan

Action Requested:

Attachments:

1. Engineering Project Report 2-9-24

February 9, 2024



ENGINEERING DIVISION PROJECT ACTIVITY REPORT

CONSTRUCTION PROJECTS IN PROGRESS

CBD STREETScape AND UTILITY IMPROVEMENTS – Phase 1 – Contractor: A Lamp Concrete Contractors

(Project No. 15006; Value of Construction Contract = \$5,704,293)

There was no substantive work on the Phase 1 streetscaping area since the last report, with the exception of the installation of handrails on the stairs within the public right-of-way in front of the Glen Ellyn Bible Church at 501 Hillside Avenue. As indicated in the earlier updates, resolution of remaining punch list items will occur this spring. Some items of note on the punch list include:

- Replacement of two sidewalk squares near Blackberry Market
- Replacement of a section of pavement, curb, and sidewalk on Hillside east of Main Street
- Final inspection of plantings and replacement of missing plantings and/or plantings that have not survived. In addition, the missing perennial plantings along the Apex 400 development are expected to be installed in accordance with the approved permit plan revisions for that development.

In addition to the punch list items, sewer and pavement improvements are being evaluated for the alley south of Duane Street, west of Main Street next spring. The improvements were not contemplated as part of the original design but were recognized as warranted based on follow up sewer televising. Staff is evaluating options to incorporate the improvements. Fortunately, Phase I of the Streetscaping Project is currently approximately \$300,000 under the Contract Award after the remainder of 2023 work; hence there is budgetary room to implement said improvements.



Newly-installed stairway railing within the public right-of-way at 501 Hillside Ave

CBD STREETSCAPE AND UTILITY IMPROVEMENTS – Phase 2-3 – Contractor: A Lamp Concrete Contractors

(Project No. 15006; Value of Construction Contract = \$16,298,499)

While the bulk of construction was suspended for the winter months, some sewer lining, scheduled as part of the Phase 3 2024 work, was accomplished in January. Specifically, a segment of 24-inch storm sewer along Prospect Avenue between Duane Street and the Union Pacific Railroad tracks was lined. And two segments of 12-inch sanitary sewer along Crescent Boulevard between Prospect Avenue and Main Street were lined. The sanitary sewer laterals are still to be lined as part of a work scope by a separate subcontractor.

We are currently working with the streetscaping contractor on the construction schedule and sequencing for this year's work. The contractor anticipates a late February start with underground work, if weather conditions permit. A Phase 3 stakeholder kick-off meeting has been scheduled for Wednesday, February 14th, 8:30-10am, at the Beer Cellar.

While we will not have the added challenge of working around Nicor contractors with next year's construction, we will need to coordinate with the Glenwood Station development to complete the Crescent Boulevard and Glenwood Avenue roadway and streetscaping work. Noting that the developer of the Glenwood Station residential building is responsible for constructing the streetscape along the building frontages, in accordance with the approved permit plans.

There will also be coordination with potential improvements to the Crescent-Glenwood parking lot. The parking lot and adjacent median area at the north were excluded from the Phase 2-3 streetscaping plans – in order to allow for more discussion about future use of the parking lot for events. This in light of the pending development of the former US Bank property at Forest/Duane which can host some events, and in light of the Glenwood Station parking garage ingress/egress points along Crescent Boulevard that will limit the ability to fully close Crescent Boulevard for events. Village staff are working with the streetscaping design consultant to finalize a concept plan for Crescent-Glenwood parking lot improvements, and intend to bring the concept, along with a full design proposal and rough construction cost estimates, to the Capital Improvements Commission on February 13th and to the Village Board in March.

As a reminder, Phase 2 work that will be completed as part of 2024 construction includes:

- Historic granite plaques installation in brick paver areas
- Irrigation system completion (driplines lowered, sprayheads installed, system activated and calibrated, etc)
- Perennials planting
- Streetlight luminaire retrofits (spider cracking and venting)
- Surface asphalt
- Brick paver crosswalks
- Final Pavement marking
- General punchlist items



Storm Sewer lining along Prospect Avenue north of Duane Street

Downtown Streetscape Project Phases



CRESCENT BOULEVARD RESURFACING PROJECT – Contractor: K-Five

(Project No. 23002; Value of Construction Contract = \$1,620,838)

This project involves the rehabilitation of Crescent Boulevard between Lake Road and approximately the east Village Limit (approximately 1.2 centerline miles) will be starting in earnest in mid-March (tentative start date of March 18). Rehabilitation will be in the form of a mill and overlay (resurfacing) of the roadway as well as sidewalk removal and replacement including bringing the sidewalk ramps up to ADA standards. Also included with the project is the construction of new sidewalk on the south side of Crescent Boulevard from Lee to Riford and on the north side of Crescent Boulevard from Crescent Drive to 950 Crescent which is approximately 385' east of Cumnor Avenue.

Staff, the consultant resident engineer, and tree protection consultant conducted a walkthrough of the proposed sidewalk installations in order to finalize the alignment, tree impacts, and tree removals.

The second project informational meeting, which is more construction specific, is scheduled for 7 p.m. on Wednesday, March 6th.

PRIVATE DEVELOPMENT PROJECTS INVOLVING SIGNIFICANT PUBLIC IMPROVEMENTS

Glen Estates Subdivision

This project involves the construction of a 7-lot single family residential subdivision on the north side of Hill Avenue between Cumnor Avenue and Golf Avenue. The project involved fully reconstructing Hill Avenue and lowering the roadway and parkways to ensure sufficient stopping sight distance for vehicles traveling along Hill Avenue and needing to stop for vehicles exiting and entering the new residential driveways on Hill Avenue.

The public improvements are largely completed except for burying an overhead communication line on Cumnor Avenue as well as the installation of sidewalk along Hill, Cumnor, and Golf. The developer is concerned with the cost of the utility undergrounding work and looking for either relief of this requirement or financial assistance from the Village. The remaining sidewalks and driveway approaches along Hill Avenue will be installed as the individual lots are developed with new homes.

Harding Glen Townhomes

This project involves the construction of a 23-unit town home development just east of the intersection of Harding Avenue and Nicoll Way (near the major intersection of Illinois Route 53 and Pershing Avenue). The project will include a 450 foot extension of Harding Avenue via the construction of a cul-de-sac. Utility improvements include sanitary sewer main extension, water main extension, storm sewer/drainage improvements, as well as dry utility gas, electric, and communication. Construction of the subdivision underground utility improvements is underway.

CONSTRUCTION PROJECTS IN CLOSEOUT

2022 STREET IMPROVEMENTS PROJECT – Contractor: R.W. Dunteman

(Project No. 22002; Value of Construction Contract = \$2,880,474)

This project involved the rehabilitation of approximately 3.4 centerline miles of various streets throughout the Village of Glen Ellyn including Baker Hill Drive, Carleton Avenue, Colcord Place, Crescent Drive, DuPage Boulevard, Phillips Avenue, and the Raintree Subdivision. All work was completed in August. The Engineer and Contractor are close to agreeing to final quantities for a few remaining pay items. The project is accordingly working through the closeout process.

2023 UTILITY AND ROADWAY IMPROVEMENTS PROJECT – Contractor: R.W. Dunteman

(Project No. 23002; Value of Construction Contract = \$4,377,900)

This project involves the rehabilitation of approximately 6.85 centerline miles of streets throughout the Village of Glen Ellyn, generally located in Arboretum Estates East, Amber Ridge, Brentwood Place, Deerglen Estates, Glen Ellyn addition to Prospect Park, Glen Park Subdivision, Saddlewood, Stacy Woods, and other various streets. The contractor finished all paving the week of October 18th and completed all sodding by November 7th. Final completion, including resolving all punch list issues, was completed by November 20th. Agreement on final quantities is still pending with approximately 12 pay items under review.

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

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

Staff and the Resident Engineer have addressed all of IDOT's requests with project closeout in the court of IDOT District 1 Materials.

TAYLOR AVENUE PEDESTRIAN TUNNEL – Contractor: “D” Construction

(Project No. 15009; Value of Construction Contract = \$3,052,793)

The revised final pay estimate has been transmitted to the State for processing.

ENGINEERING PROJECTS

MULTIYEAR UTILITY AND ROADWAY IMPROVEMENTS – Engineer: AECOM

AECOM continues to work with Staff on the design of the 2024 Utility and Roadway Improvements Project. The engineering drawings and bid package are near complete with the project anticipated to be ready for competitive bidding on February 16th, 2024.

A public meeting was held for the Bemis, Sunnybrook, and Jenna area on January 17th, 2024. The meeting's intent was to discuss the design of the improvements and solicit feedback from area residents. The meeting had at least 22 residents attend, and a variety of feedback was received. Concerns discussed included sight distance issues with various hills on Sunnybrook and Bemis (specifically for pedestrians walking in the street), truck traffic from the Glenbard Wastewater Authority, frequent accounts of speeding, stormwater issues outside of the scope of the project, and what parking restrictions would be enacted on the newly curbed roadway. In response, staff mentioned that the roadway profile would be improved, and sidewalk installation would get

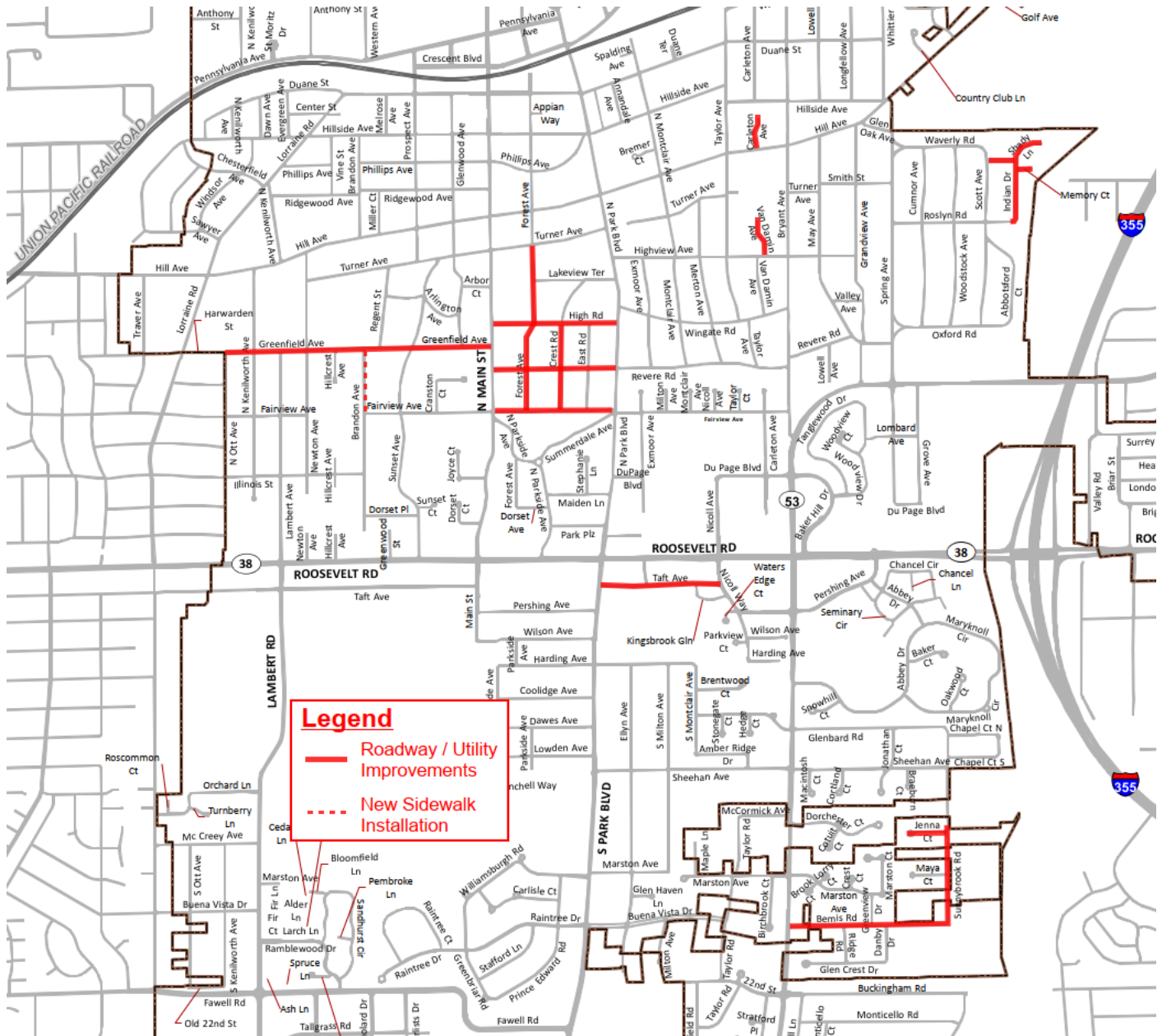
pedestrians off the street. Staff also clarified truck traffic volumes and their impact on roadway design, mentioned that Public Works would relay speeding concerns to the Police, explained why bigger-picture stormwater concerns are not within project scope (and Village responsibility in this case), and that parking restrictions would be looked into further.

A separate public meeting aimed at soliciting design feedback for the rest of the 2024 Utility and Roadway Improvements project streets was held on February 8th, 2024. The meeting was attended by approximately 30 residents. Staff presented the scope of work for the project, answered questions, and met in break-out sessions to review work being completed in front of resident's homes. Resident questions and concerns were relatively common and associated with water/sewer upgrades, whether or not sidewalks and driveway approaches are being replaced, how long they will be without driveway access, etc. There were some questions and concerns raised about private property drainage in the rear yards of homes on the west side of Carleton Avenue. Staff will be meeting with those residents to review their concerns.

An RFP for Construction Engineering services was issued on January 29th, 2024, with proposals due on February 13th, 2024. Plans and specifications are anticipated to be finalized for a bid advertisement on February 16th, 2024. Bids are targeted to be opened on March 1st, 2024, with award of both Construction and Construction Engineering contracts anticipated to be made at the March 11th, 2024 Village Board Meeting. A construction-focused public meeting will then be held in early April. This meeting will aim to provide construction related details and ensure open lines of communication with residents and other interested parties. A subsequent meeting invitation and initial construction notification will be mailed in March.

A location map is provided on the next page of this report for a reminder of streets being improved under the 2024 Utility and Roadway Improvements Project.

STP funding applications were submitted in December of 2023 for future improvement projects on Lambert Road, Riford Road, and Sheehan Avenue. Unfortunately, the projects did not score high enough to likely secure funding (applications are still under review). However, please see the update on the Metra Station and Multimodal Access Improvements Project for more optimistic news on the STP application for that project.



HILL AVENUE UTILITY IMPROVEMENTS – Engineer: *Walter E. Deuchler Associates*
(Project No. 00511)

This project involves the construction of sanitary sewer and water distribution system improvements on Hill Avenue between Golf Avenue and the East Branch of the DuPage River. The improvements will ultimately result in the Village’s water main being continuous and looped along both Hill Avenue and Crescent Boulevard. Also, this will allow the Village to serve the fronting properties on Hill Avenue with potable water service.

The IEPA water main permit was issued on June 23rd. The IEPA water pollution control permit for the sanitary sewer improvements was issued on July 10th. The Engineer resubmitted information to DuPage County for the Stormwater Certification. With the Construction Season, Budgeting Season, the Performance Review Season now winding down, staff will strive to move

this project forward in 2024. Easement documentation was prepared for the Elliot Construction property with the documents signed by the respective party. A similar easement is needed on the north side of Hill Avenue which staff will next focus its attention on.

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

(Project No. 16016)

Staff and CDM Smith continue to work on Phase II Engineering. Staff meets with the firm on a weekly basis to review project status and provide direction on design decisions. In addition, Staff and CDM Smith are meeting with Metra and Union Pacific on a monthly basis to similarly coordinate on design status and design decisions.

In terms of status, the 10% design of the Depot was received on Friday, January 26th. Staff has not yet started its formal review of the submittals but anticipates doing so the week of February 12th.

In terms of grant pursuit, Staff researched two other funding opportunities over the last several months and has submitted two additional grant applications. First, staff submitted an application for the Crescent Boulevard Roadway Improvements between Park Boulevard and Main Street. The application requested ~\$1.4M in local Surface Transportation Program funding from the DuPage Mayors and Manager's Council. The application scored very well and staff is optimistic that the funding will be secured. Staff also submitted an application to the State of Illinois which strongly supports pedestrian and roadway grade separations from railroads. The latter grant application closed on February 2, 2024 so there will be some time before news is shared on that application.

TRAFFIC SIGNAL MODERNIZATION PROJECT – Engineer: AECOM

The Engineering Division issued a Request for Proposals (RFP) in December for the review of and design of improvements to six traffic signals which are owned and maintained by the Village. This includes: Main and Elm, Taylor Avenue Underpass, Lambert and Fawell, Lambert and Tallgrass, Lambert and College, and Park and Sheehan. With the exception of the Taylor Avenue Underpass, the existing traffic signals are largely out-of-date with obsolete equipment. Traffic signal modernization has been shown to reduce traffic congestion, improve traffic signal visibility, reduce crashes, increase vehicle detection, improve energy efficiency, and reduce maintenance costs.

The scope of work outlined in the RFP consists of two, sequential assignments. The first assignment being to evaluate the current equipment and locations as to confirm the scope of improvements to be implemented. Once the first assignment is complete, a scope and fee will be developed for the design of the traffic signal improvements.

Seven (7) proposals were received and reviewed by staff with AECOM identified as the firm submitting the most favorable proposal for the first assignment. Staff is in the process of finalizing the scope of services and fee for the first assignment. It is anticipated that the approval of the first assignment will be within the Village Manager's authority.

CONSTRUCTION MAINTENANCE PROGRAMS

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	2024 Estimated Glen Ellyn Cost*	Status
2024 Sidewalk and Concrete Street Repairs	\$600,000	This annual program includes repairs to deteriorated or damaged sidewalk and concrete roadway infrastructure and the installation of new sidewalk throughout the Village. New sidewalk is proposed on the west side of Hickory Avenue (Edgewood Dr. to Crescent Blvd.) and on the east side of Brandon Avenue (Fairview to Greenfield); however, the Brandon sidewalk will be constructed under the 2024 Roadway Improvements contract. This program's bid opening is scheduled for February 14, 2024. Budget breakdown: \$150,000 Sidewalk Replacement; \$250,000 New Sidewalk Installation; and \$200,000 Concrete Patching.
2024 Utility Pavement Restoration	\$60,000	This new program will allow Public Works to use one contractor to restore Village right-of-way following in-house utility repairs instead of relying on the availability and coordination of the Village's separate concrete and asphalt contractors. The program requires the contractor to make three mobilizations throughout the construction season. The contractor must be capable of doing full-depth concrete and asphalt pavement patches, and concrete sidewalk, driveway, and curb and gutter repairs. Bids will be opened on February 14, 2024.
2024 Asphalt Roadway Patching	\$250,000	The project scope includes roadway patching throughout the Village. Locations will be determined by staff utilizing both the Village's Pavement Management System Data and field inspections. This program will be advertised on February 14 th and will have a bid opening on February 28 th .
2024 Pavement Markings	\$125,000	This annual contract is intended to be awarded to the low bidder of either the DuPage County contract or the Suburban Purchasing Cooperative contract. Target areas for new pavement markings include Lake Rd, Riford Rd., Fawell, the Taylor Ave. viaduct, and intersections that were not refreshed in 2022 or 2023.
2024 Crack Sealing	\$45,000	The 2024 program is anticipated to be procured in the spring once staff has compiled candidate locations using 2021 Pavement Condition Index (PCI) Study data. This program will be advertised on February 14 th and will have a bid opening on February 28 th .
2024 Asphalt Surface Rejuvenation	\$125,000	Candidate locations include streets that have been resurfaced one to three years prior and those paved in phases 2 and 3 of the CBD Streetscape project. Staff is awaiting pricing from a municipal partnering initiative with single source vendor, Corrective Asphalt Materials, in the hopes that the pricing will be more advantageous for the Village. Construction is anticipated to be completed in late summer.

Project	2024 Estimated Glen Ellyn Cost*	Status
2024 Sanitary Sewer Lining and Repairs	\$	The 2024 program will provide for sanitary sewer lining and repairs throughout the Village including within the Street Improvements Project Areas. The 2024 proposed budget for this program is \$500,000. Proposed locations for 2024 are currently being identified by PW staff.

*All costs are rounded to nearest dollar.

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