



Meeting Minutes
Village of Glen Ellyn
Capital Improvements Commission
June 11, 2025
7:02 PM
Glen Ellyn Civic Center Room 301

Board or Commission: Capital Improvements

Date: June 11, 2025

Meeting: Regular

Called to Order: 7:02 p.m.

Quorum: Yes

Adjourned: 8:36 p.m.

Member Attendance:

Rocco Zucchero	Chair	Present
Joel Baldin	Commissioner	Present
Tom Drapinski	Commissioner	Absent
Orion Galey	Commissioner	Absent
John MacDonald	Commissioner	Present
Adil Saeed	Commissioner	Absent
David Warnick	Commissioner	Present
Jill Ziegler	Commissioner	Present
Donna Jean Simon	Trustee Liaison	Present
Richard Daubert	Staff Liaison/Professional Engineer	Present

Also Present:

Dave Buckley	Public Works Director
Elisa Pollina	Recording Secretary

A. CALL TO ORDER

The June 11, 2025 meeting of the Capital Improvements Commission was called to order by Chairman Zucchero at 7:02 p.m. at the Glen Ellyn Civic Center.

Engineer Daubert introduced the new Commissioner, David Warnick. Warnick shared that he is an attorney for ComEd, focusing on environmental cases. As a Glen Ellyn resident, he joined the commission to give back to his community. The CIC members then took a moment to introduce themselves and welcomed Warnick to the commission.

Engineer Daubert informed that Commissioner Lindquist was unable to attend the meeting but has officially stepped down from his position to fully enjoy retirement with his wife. Daubert shared that

Lindquist expressed his appreciation for the work the Commission has accomplished over the years. The CIC extended its sincere thanks to him for his longstanding dedication and service.

Commissioner Zucchero has been appointed into the role of Chair of the CIC. Engineer Daubert noted that there is currently one vacancy on the commission, and one candidate is under consideration and will be reviewed with Chairman Zucchero. Additionally, several Commissioners are approaching the end of their terms, and the Village will be reaching out to confirm their interest in continuing.

B. PUBLIC COMMENT – None

C. APPROVAL OF MINUTES

**APPROVAL OF APRIL 9, 2025 CAPITAL IMPROVEMENTS COMMISSION
MEETING MINUTES**

**MOTION TO APPROVE THE APRIL 9, 2025 CAPITAL IMPROVEMENTS COMMISSION
MEETING MINUTES**

MOTION BY: Commissioner MacDonald

SECOND BY: Commissioner Baldin

AYES: Zucchero, Baldin, MacDonald, Ziegler

ABSTAIN: Warnick (was not present at April 9, 2025 Meeting)

RESULT: APPROVAL

D. CURRENT BUSINESS

1. Metra Station and Multimodal Access Improvements Project – Warming Shelter Revisions

Engineer Daubert provided a high level update on project. He noted significant progress has been made on critical path items in the recent months. The project recently received the required cultural clearance for design approval, and Final Section 4(f) approval has also been secured.

Union Pacific (UP) required the Village to apply for a variance for the underpass, which has been approved by the railroad. The project is moving in the right direction, and Daubert is optimistic that Phase 1 design approval will hopefully be obtained within the next few months. The Village Board also approved Amendment 3 to the engineering assignment, as was recommended by the Capital Improvement Commission. The main component of Amendment 3 being the Land Acquisition efforts.

Land acquisition will continue to be a challenge. We know that UP was requesting Glen Ellyn to purchase the depot prior to allowing for demolition and lease agreements. That may or may not be supported by IDOT and Federal Highway Administration. The Village regardless needs to work through the land acquisition process with the likely real estate rights including temporary and permanent easements along with lease agreements. Following inquiries from members of the CIC, Engineer Daubert noted he feels that the most cost-effective approach would be securing a lease agreement for construction of the improvements on UP property rather than purchasing the underlying property. Upcoming meetings with IDOT will explore options, particularly given the complexities of working with a Class 1 railroad.

Engineer Daubert overviewed the 60% design cost estimate of \$46,357,700 which estimated the depot at ~\$7.5M, the underpass at ~\$17.1M, the platforms at ~\$6.3M, warming shelters at ~\$920K, and streetscape phase 4, utilities, parking lot, and plaza at ~\$14.5M.

Engineer Daubert elaborated that one specific project cost under review is the proposed warming shelters, which are currently estimated at \$919,500. The project currently proposes two 136-square-foot warming shelters which are fully enclosed and feature a full cast-in-place footing and foundation, hollow structural steel framing and roof trusses, brick-faced and cast stone faced exterior walls with brick veneer interior walls, tongue and groove roof decking with asphalt shingles, interior lighting, infrared heaters, ventilation fans, and a fire alarm system with telemetry. To reduce costs, staff is exploring eliminating the inbound warming shelter. For the outbound shelter, staff is suggesting consideration of a prefabricated alternative to the fully enclosed warming shelter. The outbound shelter would be surface-mounted, offer less shelter than the original design, but still feature the necessary components including on-demand heat. The cost savings of these measures are conservatively estimated to be north of \$500,000. Daubert presented images of the prefabricated option.

Commissioner MacDonald inquired about alternative roof designs, and Commissioner Baldin asked if the initial shelter design could simply be scaled back. MacDonald noted the importance of the roof matching the style of the main station and expressed comfort with the proposed glass panels. Trustee Simon also agreed.

Daubert also clarified that the warming shelters were initially intended to serve as temporary station during construction. An alternative temporary station may be necessary during construction on the inbound side. Other cost-saving opportunities are also being explored, such as replacing the \$140,000 terrazzo flooring with polished concrete.

Regarding the platform, the current estimate of \$6.3 million is considered high. Daubert believes the cost can be brought below \$4 million based on force account estimates by UP. Chairman Zucchero asked whether platform work could begin sooner to avoid cost escalations and potential funding risks. Daubert noted concerns with the portion of the platform near the underpass being compromised by construction but that this can be further evaluated as the project nears construction.

Commissioner Baldin raised a question about potential impacts to federal funding. Daubert responded that federal funding remains secure at this time, though \$3 million in community funding is currently in question. However, the staff continues to pursue additional funding sources. The state recently announced \$400 million in available infrastructure funding, providing another possible source that the Village will pursue.

Daubert emphasized the importance of completing the design phase as the next key step.

In summary, the Commissioners expressed their support of the warming shelter revisions/cost-savings proposal that staff is pursuing with the warming shelters. Staff will continue to work with CDM Smith on the matter in consideration of the Commission feedback.

E. TRUSTEE'S REPORT – Trustee Simon shared several updates, noting that the Village Board recently approved multiple items recommended by the Capital Improvement Commission. One key topic being revisited is the use of e-bikes. A new ordinance has been enacted with restrictions placed on bikes, e-bikes, and micromobility devices. During the discussion, Commissioner Baldin expressed concern that the ordinance may be too restrictive and suggested that an educational component should be included as part of the solution. In response, Trustee Simon explained that the Village must align with state regulations and cannot enact ordinances that are less restrictive than what the state mandates.

Trustee Simon also noted that an ADA survey of Glen Ellyn's sidewalk network has been conducted, and the Village is currently awaiting the results.

F. OTHER BUSINESS – None

G. PUBLIC WORKS REPORT – Public Works Director Buckley provided several updates. The department is continuing lead water service line replacements in coordination with roadway projects and is actively pursuing funding for this 10–12-year initiative. A facility assessment is underway for public works, along with plans for a space needs analysis.

Preparations are also being made for winter, including securing salt contracts. Crews are still in the process of removing holiday lights from trees. With tree planting and event season now underway, Public Works teams are fully engaged in seasonal operations.

Director Buckley also noted that the meridian barriers on Duane and Hill are now available to enhance pedestrian and event safety, and the Village is looking to purchase an additional nine barriers.

Finally, the Fourth of July parade will return to downtown this year. “No Parking” signs will be posted several days in advance to notify the public.

H. PROJECT REPORT – Engineer Daubert provided updates on several ongoing projects: Motor Fuel Tax Funded Resurfacing Project: Phase 1 is nearing completion, with paving finalized on Evergreen, Newton, Cottage, Anthony, and storm sewer on Kenilworth. Most of the work in this area is now complete, with the remaining items expected to be finished by mid-August.

2025 Utility & Roadway Project: The contractor is currently working on sanitary sewer replacements, lead service line replacements, and additional sewer improvements. All work is targeted for completion by November 15.

Streetscape Project: Alamp has completed the punch list items with the exception being some concrete issues on Pennsylvania and Main Street, along with necessary brick repairs. In collaboration with the Environmental Commission, staff is also re-evaluating native plantings in the planters. Some selected plants have not thrived, and alternative, more sustainable options are being considered.

Roosevelt Road Project: Traffic control measures have been installed, and a lane closure is in place; however, no physical work has started yet. The delay is due to pending state approvals, and staff is actively following up.

Crescent/Glenwood Parking Lot: Staff is aiming to release the project for bid later this month, with the goal of presenting it to the Village Board for consideration of approval shortly thereafter.

Traffic Signal Modernization: Contractors have begun work by deploying traffic monitoring cameras. The first bid package is expected to be ready by fall. Given the long lead times for materials, early bidding is a priority.

- I. ADJOURNMENT** – Commissioner MacDonald motioned and Commissioner Baldin seconded to adjourn the meeting. The motion is unanimously approved, and meeting adjourned at 8:36 p.m.

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