



Meeting Minutes
Village of Glen Ellyn
Capital Improvements Commission
February 11, 2026
7:00 PM
Glen Ellyn Civic Center Room 301

Board or Commission: Capital Improvements

Date: February 11, 2026

Meeting: Regular

Called to Order: 7:03 p.m.

Quorum: Yes

Adjourned: 9:58 p.m.

Member Attendance:

Rocco Zucchero	Chair	Present
Joel Baldin	Commissioner	Present
Tom Drapinski	Commissioner	Present (7:04 p.m.)
Orion Galey	Commissioner	Present
John MacDonald	Commissioner	Present
Adil Saeed	Commissioner	Present (7:15 p.m.)
David Warnick	Commissioner	Present
Jill Ziegler	Commissioner	Absent
Donna Jean Simon	Trustee Liaison	Present
Richard Daubert	Staff Liaison/Professional Engineer	Present

Also Present:

Derek Peebles	Assistant Village Engineer
Ellen McKenna	Civil Engineer I
John Hubsy	Public Works Director
Steve Warner	Civil Engineer II

Attendance not taken for members of the public that were present at the meeting.

A. CALL TO ORDER

The February 11, 2026 meeting of the Capital Improvements Commission was called to order by Chair Zucchero at 7:03 p.m. at the Glen Ellyn Civic Center.

B. PUBLIC COMMENT – None regarding items not on the agenda.

C. APPROVAL OF MINUTES

APPROVAL OF DECEMBER 10, 2025 CAPITAL IMPROVEMENTS COMMISSION MEETING MINUTES

MOTION TO APPROVE THE DECEMBER 10, 2025 CAPITAL IMPROVEMENTS COMMISSION MEETING MINUTES

MOTION BY: Commissioner MacDonald

SECOND BY: Commissioner Warnick

AYES: Baldin, Drapinski, Galey, MacDonald, Warnick, Zucchero

RESULT: APPROVAL

(Commissioner Saeed was I appreciate not present for approval of minutes)

D. CURRENT BUSINESS

1. Cottage Avenue Sidewalk (Main Street to Forest Avenue)

Civil Engineer II Warner gave a presentation on this agenda item. The presentation included background information on the Village's approach towards evaluating sidewalk gaps for potential construction as part of roadway rehabilitation projects with the topic tailored to roadway improvements planned for Cottage Avenue (Main to Forest) in 2026. The design of potential new sidewalk for the south side of Cottage Avenue (Main to Forest) was overviewed including an engineering plan view depiction of the sidewalk alignment, narrative on the sidewalk width, an overview of work requirements including 3 tree removals, fire hydrant relocation, driveway approach replacement, relocation of signs, and an approximate cost of \$42,200. Also covered was the public outreach including notification letter with an invitation to a December 11, 2025 public information meeting on the overall 2026 Utility and Roadway Improvements Project. Feedback received at the December public meeting on the potential sidewalk was overviewed including both opposition of the sidewalk construction due to tree removals/tree impacts as well as support for the sidewalk to provide access to Main Street and Forest Avenue from a mid-block residence. Advancement of the topic to the Capital Improvements Commission Meeting was also reviewed. Additional factors for consideration were overviewed by Engineer Warner including opinions of fronting residents, actions that the Village could take to minimize tree impacts, and a theoretical situation where sidewalk could be constructed mid-block with some staff concerns noted on this approach. Warner wrapped up the presentation by reading two emails which provided both opposition to the sidewalk as well as support for the sidewalk. Members of the public in attendance at the meeting were then given the opportunity to provide their feedback on the sidewalk.

Jay Dirkmaat of 552 Forest Avenue indicated that he has a petition with 23 signatures representing 15 homes in opposition to the construction of the sidewalk. He indicated that the vast majority of residents are not in favor of the sidewalk. Three categories of concern were noted by Mr. Dirkmaat as follows:

1. Personal Reasons: He does not like the idea of sidewalk along his historic plaque home. The home is close to the street with limited setback. The home was here before the Cottage

Avenue Road was here with the action of the Village placing Cottage Avenue close to his home. He loves the parkway apple trees which will be removed with the project. He added that there is an invisible (underground) dog fence and underground drain where the sidewalk is proposed. Security concerns were noted with the proximity of the sidewalk to his home. Mr. Dirkmaat noted he has large windows and a bedroom along the proposed sidewalk side of the home.

2. Mr. Dirkmaat moved on to the second category of concern being from a community perspective, there's no need for the sidewalk. Mr. Dirkmaat noted that today he only counted 5 people walking along the street. Does need outweigh the detriments? Parking is on the north side of the street, with him elaborating that vehicles would be driving along the south side of the street and adjacent to the sidewalk along the back of the curb. Plowing of snow onto the sidewalk would render the sidewalk not usable for 5 months out of the year. Many don't want disruption to the corner and the landscaping along Cottage Avenue including the parkway crabapple trees fronting his home. Drainage concerns were noted due to the loss of trees which soak up water as well as the additional impermeable area created by the sidewalk. Many streets do not have sidewalk such as Muirwood, Park, Clifton, Linden; i.e. this is not necessarily abnormal. Mr. Dirkmaat noted he would like to see the tax dollars spent elsewhere.
3. Environmental concerns were noted as the third category of concern by Mr. Dirkmat. Concern was noted about the sidewalk construction causing irreversible damage to a 250 to 300 year old Burr Oak parkway tree which has historic and environmental significance. He emphasized that the Village has taken significant measures over the years to preserve the tree. Excavation within the critical root zone will damage the tree roots. The tree is still under stress due to loss of a large limb. He has engaged with 12 to 15 tree experts and their opinions are that the sidewalk would compromise the tree. Reference was made to the Village Code policy to maintain and preserve trees. He expressed that the sidewalk improvements should not be made at the expense of cultural heritage and history. Mr. Dirkmaat noted that many initiatives over the last 5 years have frustrated residents including the large building on Main Street and High School Addition. He noted that this is an easy win for the Village in terms of protecting this tree.

Tim Obrien of 536 Cottage shared his feedback on the sidewalk. He noted that he observes this tree from his home and recalled when the tree lost a large limb. He shared concerns with the sidewalk construction impacting the tree. He noted that oaks are very sensitive and shared his observation of signs at the Arboretum to not walk on the roots of an old oak tree.

Karen Moyles of 563 Forest shared her opposition to the sidewalk. Of particular concern from her viewpoint was wrong way vehicles turning from southbound Forest Avenue to westbound Cottage Avenue towards Main Street with her seeing potential situations where a turning vehicle could strike a pedestrian on the sidewalk.

Resident of 551 Forest Avenue noted that they don't like walking on sidewalk along the back of the curb and would continue to use the sidewalk on the north side of Cottage Avenue.

Bob Moore of 549 Main Street noted concerns with the sidewalk construction impacting landscaping and drainage. A discussion ensued on how garbage and recycling containers would be placed. Engineer Daubert noted that they would be placed at the end of the driveway/on the sidewalk. Pedestrians would be required to walk around them.

Megan Keating of 493 Cottage Avenue noted that she shares a fence with (lives adjacent to) First Presbyterian Church. They are 4th generation with three small children. Mrs. Keating noted safety concerns with the intersection of Main and Cottage and asked about what it takes to get a stop sign at the intersection (for the Main Street approaches to Cottage Avenue). Engineer Daubert noted that the Village would review this and that there are specific warrants that need to be met for a stop sign including sight distance, crash history, traffic volumes, and other factors.

Bill Dusz of 562 Forest noted that he was heartbroken to see the Burr Oak Tree lose a large limb in the past. He noted that he is the Halloween Home and that nobody turns down Cottage Avenue and that he could see the money (for the sidewalk construction) being spent elsewhere.

Mary MacDonald of 564 Main Street was previously in support of the construction of the sidewalk. However, now hearing the tree impacts she feels differently and is not as supportive for the sidewalk. She did note that she feels for the residents at 535 Cottage Avenue (whom would benefit from and are in support of the sidewalk).

Dylan Thorpe of 532 Cottage Avenue noted that he's been here since 2022 but the house has been in the family since the 1960s. He expressed his care about preservation but he would like to see the sidewalk constructed for the benefit of children, pedestrian activity, and connectivity to the downtown. He noted that the resident across the street which wants the sidewalk is likely not here tonight due to high tensions at the public meeting. He expressed disagreement with prior statements made about there being limited traffic and pedestrian activity on Cottage Avenue and felt that the sidewalk would be used. Mr. Thorpe noted that while we are a city of trees, we are also family friendly and that he would appreciate the construction of the sidewalk.

Karen Dusz of 562 Forest noted that she is really opposed to the sidewalk. When she moved into the area, there were 27 kids and nobody suffered (due to the lack of the sidewalk).

Christy Derry of 540 Forest Avenue expressed concerns with getting a lot more water due to the construction of the sidewalk. She noted that there is a stream of water which washes out the landscaping.

Christy Truitt of the Environmental Commission inquired about whether drainage was considered. Engineer Daubert noted that the sidewalk would have cross slope on it as to drain the sidewalk towards the roadway where possible. Engineer Daubert added that we follow the DuPage County Stormwater Ordinance requirements. Discussion ensued about other matters including the possibility of planting new trees and adding screening along the back side of the sidewalk.

Heidi Dirkmaat of 552 Forest Avenue expressed concerns with the safety of sidewalk along the back of the curb.

Christy Truitt of the Environmental Commission offered her insight on the matter. She noted that in addition to the impacts of the sidewalk on the Village's burr oak tree, the oak tree at the corner (of the 552 Forest residence) would also be impacted. She expressed similar prior concerns about the loss of trees causing and referenced a location in the community on Sunset where three large cottonwoods were removed and basement flooding occurred. Another resident at the meeting noted that she was familiar with the location and that there was flooding prior to the trees being removed. Christy Truitt noted that oak trees no longer thrive in our environment and we should do everything we can to preserve them as they are priceless. She noted pending state legislation which will protect such legacy trees within one year. She noted that any damages to private trees such as from construction of the sidewalk could hold the Village financially liable for damages.

Christy Truitt referenced a regional tree initiative to preserve Oak Tree Ecosystems. She did not feel that the sidewalk could be constructed without causing significant impacts to the Burr Oak Tree as well as the tree at the corner of the residence. She noted that if the sidewalk is to be constructed, the Village should do everything it can to protect the trees.

Commissioner Zucchero noted that the CIC's job is to take all the information and make a recommendation. He asked Commissioners for their feedback.

Trustee Simon inquired about how this relates to the Village's ADA plan. Engineer Daubert noted we are currently working on the development of the ADA Transition Plan. It relates a bit more to existing sidewalk and parking infrastructure but the draft of the plan does note that the Village should consider filling in sidewalk gaps.

Commissioner Drapinski inquired about the lifespan for the burr oak tree. Commissioner MacDonald noted around 250-300 years, up to 400 years. Jay Dirkmaat of 552 Forest noted that the tree is around 250 years old. Dylan Thorpe of 532 Cottage inquired about the limbs falling and the health of the tree. Jay Dirkmaat noted that this is normal for this type of tree. Engineer Daubert noted that Village Forester Max Brown did say that the limb drops were associated with specific limb problems and not the tree's overall health. Commissioner Zucchero inquired if Village Forester Max Brown has recently looked at the tree. Engineer Daubert noted, yes and that Max feels the tree is healthy. Commissioner Warnick inquired about what Max thinks about the sidewalk construction. Engineer Daubert noted that Max does not want to see the tree impacted but understands the benefits of the sidewalk. Commissioner Warnick inquired about other locations we have ran into similar issues with sidewalk. Engineer Daubert discussed the review and construction of sidewalk along the north side of Turner Avenue (Montclair to Taylor) done in 2017 as well as locations along Crescent Boulevard east of the roundabout. Commissioner Zucchero overviewed the Turner Avenue sidewalk matter which the CIC was actually against. Similar arguments were made in opposition to the sidewalk but the sidewalk is now used constantly.

Commissioner Baldin expressed that it's not about the need for the sidewalk as much as it is about the impacts to the tree; he expressed that this is a hard decision. He inquired about the level of street work which Engineer Daubert noted is limited to resurfacing. Engineer Daubert noted that one of the challenges we run into even with resurfacing projects is the required ADA curb ramp improvements at corners. We are required to make the ramps compliant and this often involves significant lowering of the ramps which often involves excavation around corner trees. Commissioner Baldin expressed that he felt the sidewalk could be constructed without too major of impacts on the tree. He added that the hard part is that nobody knows about the tree's true health and outlook which could be from 0 to 100 years.

Commissioner MacDonald noted that trees are important and the feedback the CIC is getting is great. He noted that he moved to this community for its walkability and has a bias for sidewalks (to be constructed).

Commissioner Warnick expressed concern for trees but noted that the comparable sidewalk examples are telling. He expressed his support for the construction of the sidewalk for children and walkability.

Commissioner Galey noted that this is a tough one. The house in the middle of the block with no sidewalk access to Main and Forest was noted as an important factor. In looking at the street view, there has been past sewer installation work in the vicinity as well as a driveway near the tree. He

would lean on the Village Forester for guidance but ultimately felt that the sidewalk could be installed.

Commissioner Baldin expressed that if the sidewalk goes in, then every measure needs to be made to protect the burr oak tree and the corner tree. He noted that the crab apple trees (proposed for removal) appear to be close to the end of life and could easily be replaced. He suggested reforestation with new trees as well as consideration of keeping the existing smaller oak tree (adjacent to the driveway for 549 Main). Engineer Daubert elaborated on some of the rationale for the removal of the smaller oak tree.

Commissioner Drapinski agreed with Commissioner Baldin's statements.

Commissioner Saeed noted that the sidewalk would be beneficial. While some members of the public expressed that they raised children without issues, he noted that today may be different with things such as cell phones being a major distraction. He added that we should not wait for an incident to occur to build sidewalks.

A statement was made by an attendee that the mid-block residents bought their home six years ago without sidewalk being present. Engineer Daubert noted that's a hard selling point for not building the sidewalk. Engineer Daubert recalled from his perspective that the housing market was a challenge at that time and there may have been very limited options for the residents. Engineer Daubert asked for everyone to do their best of respecting differing viewpoints on this matter and to not make this a neighbor verses neighbor issue. This is ultimately going to be a CIC recommendation and Village Board decision.

Discussion ensued on the needed timing for a decision. Engineer Daubert noted there is time. Commissioner MacDonald inquired if we could get more information from the Village Forester. Christy Truitt concurred and noted that we should trust his opinion on the matter. Engineer Daubert noted that we can also ask Osage, another arborist, for their input on the matter.

Engineer Daubert noted that staff would bring this matter back to the Capital Improvements Commission for continued review. Specific tree preservation measures recommended by the Village Forester would be provided.

2. Traffic Engineering / Speed Limit Adjustment Study Update

Assistant Village Engineer Peebles gave a presentation on the recent procurement of proposals for a traffic engineering/speed limit study. The scope of the study was briefly overviewed with a focused discussion on the duration and timing of traffic counts. Engineer Peebles noted that counts would be conducted over 3 consecutive days, Tuesday – Thursday, while school is in session. Counts would be split over two weeks. Commissioner Baldin asked about the approximate timing and looking for confirmation that we wouldn't be doing the counts in Winter. Engineer Peebles noted counts would likely occur in April. Trustee Simon inquired about the various speed limits along Park Boulevard and how that would be reviewed. Engineer Daubert noted that Park Boulevard is partly under Village jurisdiction as well as County jurisdiction and that we will coordinate with DuPage County on this matter as part of the study. Engineer Peebles noted that staff received and reviewed six proposals for the assignment. Staff ultimately deemed the best proposal to be from KLOA. Staff is continuing to negotiate final scope and fee for the assignment with KLOA. To support the agreement for the study being efficiently brought to the Village Board, the CIC made and approved "A motion to recommend the selection of KLOA

for the Village’s Traffic Engineering Speed Limit Adjustment Study with Staff to Negotiate the Final Scope and Fee In An Estimated Amount Not-To-Exceed \$60,000.”

MOTION TO RECOMMEND THE SELECTION OF KLOA FOR THE VILLAGE’S TRAFFIC ENGINEERING SPEED LIMIT ADJUSTMENT STUDY WITH STAFF TO NEGOTIATE THE FINAL SCOPE AND FEE IN AN ESTIMATED AMOUNT NOT-TO-EXCEED \$60,000.

MOTION BY: Commissioner Warnick

SECOND BY: Commissioner Saeed

AYES: Baldin, Drapinski, MacDonald, Saeed, Warnick, Zucchero

ABSTAIN: Commissioner Galey

RESULT: APPROVAL

- E. TRUSTEE’S REPORT** – Trustee Simon gave an update on recent e-bike regulation changes instituted by the Village. Trustee Simon noted that this continues to be a topic of concern. With the new updates, only those 16 and older can ride e-bikes. E-bikes cannot be operated on sidewalks, regardless of whether the motor is on or off. We cannot be less restrictive than the State. Only those 18 or older can ride e-scooters. A discussion ensued on how practical it would be for the regulations to be enforced. Trustee Simon emphasized that the goal is to give time for outreach and education, especially through the schools, before spring riding picks up.
- F. OTHER BUSINESS** – None
- G. PUBLIC WORKS REPORT** – Director Hubsy noted that we are doing well in terms of salt supply.
- H. PROJECT REPORT** – Engineer Daubert noted that we recently received favorable bids for numerous projects which will be brought to the Village Board on February 23rd. An update was provided on the Metra Station Project. Sean Casten’s support for Community Funding came through with the Village securing \$2M in funding for the project. A major focus on the project as of recent has been land Acquisition efforts including the title search, general information notice, plats and legals.
- I. ADJOURNMENT** – Commissioner MacDonald motioned and Commissioner Galey seconded to adjourn the meeting. The motion was unanimously approved, and meeting adjourned at 9:58 p.m.

Submitted and Reviewed by: Richard Daubert, Professional Engineer