



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

Board or Commission: Capital Improvements

Date: March 11, 2026

Meeting: Regular

Called to Order: 7:00 p.m.

Quorum: Yes

Adjourned: 10:08 p.m.

Member Attendance:

Rocco Zucchero	Chair	Present
Joel Baldin	Commissioner	Present
Tom Drapinski	Commissioner	Present
Orion Galey	Commissioner	Present
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:

Derek Peebles	Assistant Village Engineer
Ellen McKenna	Civil Engineer I
Elisa Pollina	Recording Secretary
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 March 11, 2026 meeting of the Capital Improvements Commission was called to order by Chair Zucchero at 7:00 p.m. at the Glen Ellyn Civic Center.

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

C. APPROVAL OF MINUTES

APPROVAL OF FEBRUARY 11, 2026 CAPITAL IMPROVEMENTS COMMISSION MEETING MINUTES AS CORRECTED

Engineer Daubert noted that there was one correction to make to the meeting minutes. It was erroneously noted in the draft minutes that Commissioner Galey had both abstained and voted aye for the “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 THE ESTIMATED AMOUNT NOT-TO-EXCEED \$60,000.” The minutes will be corrected to reflect that Commissioner Galey solely abstained from this motion.

MOTION TO APPROVE THE FEBRUARY 11, 2026 CAPITAL IMPROVEMENTS COMMISSION MEETING MINUTES AS CORRECTED

MOTION BY: Commissioner Galey

SECOND BY: Commissioner Drapinski

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

RESULT: APPROVAL

D. CURRENT BUSINESS

1. Glen Ellyn Metra Station and Multimodal Access Improvements Project – Engineering Agreement Amendment #4

Engineer Daubert provided an overview, noting that on December 10, 2025 the CIC conducted a cursory review of this matter, during which CDM Smith presented a request for \$717,906 for additional work required to complete the project design. Staff did not support the requested amount and subsequently met with CDM Smith, recommending a reduced amendment of \$312,459. CDM Smith agreed to the reduced cost.

Daubert noted that, aside from potential land acquisition unknowns, no additional consultant fees are anticipated. The item was discussed with Commissioner Galey, and the amendment would be funded through the Capital Projects Fund on a not-to-exceed basis. Daubert then asked if the Commission had any questions and noted that a recommendation was requested so the item could be brought to the Village Board. Commissioner Galey commended staff for their negotiating efforts to reduce the cost.

Commissioner McDonald motioned to recommend that the Glen Ellyn Village Board approve Amendment #4 to the Village’s agreement with CDM Smith for Phase II Engineering and Architectural Design Services for the Glen Ellyn Metra Station and Multimodal Access Improvements Project in the amount of \$312,459, to be expensed to the Capital Projects Fund. Commissioner Baldin seconded the motion. The motion was unanimously approved.

MOTION TO RECOMMEND TO THE GLEN ELLYN VILLAGE BOARD THE APPROVAL OF AMENDMENT 4 TO THE VILLAGE'S AGREEMENT WITH CDM SMITH FOR PHASE II ENGINEERING AND ARCHITECTURAL DESIGN SERVICES FOR THE GLEN ELLYN METRA STATION AND MULTIMODAL ACCESS IMPROVEMENTS PROJECT IN THE AMOUNT OF \$312,459 TO BE EXPENSED TO THE CAPITAL PROJECTS FUND.

MOTION BY: Commissioner MacDonald

SECOND BY: Commissioner Baldin

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

RESULT: APPROVAL

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

Engineer Warner provided a brief recap of the project, noting that the topic was reviewed at the last CIC Meeting.

Warner noted as a follow up to the last meeting, staff has brought back and outline of the proposed tree preservation measures to minimize potential impacts to the oak tree, including cambistat treatments, air spade excavation, selective root pruning and the use of a structural soil base under the sidewalk. Engineer Daubert added that Village Forester Max Brown and tree protection consultant Dave Coulter walked the site and assessed the tree, determining it to be healthy. They indicated the proposed mitigation efforts were appropriate and additionally recommended mulching and watering.

Engineer Warner also read an email received that day from a resident of 535 Cottage Avenue expressing strong support for closing the sidewalk gaps.

Chairman Zuccharo stated the Commission does not take these decisions lightly and appreciates the feedback provided. He noted that he personally visited the site multiple times, both during the day and at night, and emphasized his support for sidewalks from a safety perspective. He also reminded attendees that the CIC is a volunteer commission whose role is to review items, seek input from staff and subject matter experts, and provide recommendations to the Village Board. He added that Trustee Simon represents the Village Board and participates in the discussion process.

Trustee Simon added that commission members bring significant infrastructure experience and that she relies on their expertise. She noted that extensive deliberation occurs both at the commission and Village Board levels before decisions are made.

Several residents and community members then provided feedback on the proposed project. Environmental Commission Chairperson Truitt thanked the engineering team and stated that the proposed plan reflects best practices. She shared that she consulted with several arborists who agreed that, while mitigation measures are appropriate, there is still potential for impact to the trees, including possible exposure to pathogens. She also noted that one of the trees that could be affected is located on private property and is not included in the proposed mitigation plan, though the project could still potentially weaken that tree.

Several residents in attendance expressed opposition to the sidewalk construction, citing concerns about the potential loss or decline of the tree and the resulting impact on stormwater management. Other residents spoke in favor of the project, emphasizing improved safety for children walking to school and for pedestrians traveling to and from downtown. (See attached emails and statements.)

Chairman Zucchero then asked the Capital Improvement Commission for comments. Commissioners Warnick and Drapinski noted that subject matter experts had evaluated the situation and emphasized that sidewalks improve safety, particularly for children, which they viewed as paramount. Commissioner McDonald stated the decision ultimately comes down to balancing the preservation of the tree with public safety, and he indicated he was leaning toward prioritizing safety.

Commissioner Galey noted that the road was reconstructed in 2004 and that deeper cuts were made at that time, yet the trees survived. He expressed confidence that, with the mitigation measures being proposed, the trees would continue to survive and voiced support for the sidewalk. Commissioner Baldin acknowledged both the value of heritage trees and the benefits of the sidewalk.

Chairman Zucchero stated the decision was not easy and emphasized the importance of considering the broader goals of connectivity and safety. He expressed appreciation for staff's work and support for the proposed plan, adding that construction should occur during the appropriate season. He also noted that the sidewalk would connect downtown to Main Street and support the Village's walkability goals. Commissioner Ziegler stated that, as an urban planner, she found the decision challenging and suggested a partial sidewalk as a potential alternative.

After extensive discussion amongst the CIC, Chairman Zucchero motioned to recommend that the Village Board approve construction of a sidewalk on south Cottage Avenue from Main Street to Forest Avenue, as planned, including the tree protection and preservation measures specified in the March 11 agenda packet. Commissioner Warnick seconded the motion. The motion unanimously passed.

MOTION TO RECOMMEND TO THE GLEN ELLYN VILLAGE BOARD THE CONSTRUCTION OF SIDEWALK ON THE SOUTH SIDE OF COTTAGE AVENUE FROM MAIN STREET TO FOREST AVENUE WITH THE TREE PRESERVATION MEASURES SPECIFIED IN THE MARCH 11 CAPITAL IMPROVEMENTS COMMISSION PACKET.

MOTION BY: Commissioner Zucchero

SECOND BY: Commissioner Warnick

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

RESULT: APPROVAL

3. Cottage Avenue Parking Lane (in front of First Presbyterian)

Engineer Warner provided an overview of the project, noting that the Village received a request from First Presbyterian Church to consider a parking lane to help alleviate traffic concerns during school pick-up and drop-off times. The proposed lane was incorporated into the project plans so potential improvements and associated impacts could be discussed with adjacent residents.

A public outreach meeting was held on December 11, where feedback included concerns about queuing and engine idling during school pick-up. Several residents at the CIC meeting also expressed opposition to the project, citing the potential loss of green space and trees, lights shining into nearby homes, reinforcement of engine idling, and concerns that parking on both sides of the street could increase congestion.

Engineer Warner stated that staff is seeking a recommendation from the Capital Improvements Commission on whether the Village should proceed with installing a parking lane on the south side of Cottage Avenue, just west of Main Street, in front of First Presbyterian Church. This block of Cottage Avenue is scheduled for reconstruction as part of the Village's 2026 Utility and Roadway Improvements Project.

The CIC weighed in on the project. Commissioner Baldin stated that the street is narrow and that adding a third lane of traffic would not be supported. Commissioner Galey noted that nearby residents do not appear to have issues and indicated he was not in favor of the proposal. Commissioner Ziegler commented that the improvement could encourage undesirable behavior and would not address the underlying issue. Commissioner Drapinski stated that the turning radius for the entrance into the Church Parking Lot is tight and suggested exploring alternative options. Commissioner Warnick added that residents have expressed opposition and indicated he was not in favor of the project.

- E. TRUSTEE'S REPORT** – Trustee Simon noted that numerous Capital Improvement funding items were recently approved by the Village Board including the speed limit adjustment study. She thanked the CIC for their work on these items. Trustee Simon noted that there are ongoing challenges with e-bikes along with pending new State legislation on e-bike regulations.
- F. OTHER BUSINESS** – None
- G. PUBLIC WORKS REPORT** – Public Works Director Hubsby provided an update, noting that the Village was selected to be featured in an upcoming APWA article. The piece will highlight several of the Village's recent initiatives to improve snow operations and is expected to be published within the next one to two months.
- H. PROJECT REPORT** – Engineer Daubert shared the report with the CIC and invited commissioners to reach out with any questions.
- I. ADJOURNMENT** – Commissioner MacDonald motioned and Commissioner Warnick seconded to adjourn the meeting. The motion was unanimously approved, and meeting adjourned at 10:08 p.m.

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