

MINUTES

BOARD OR COMMISSION: Capital Improvements DATE: May 14, 2013
MEETING: Regular X Special _____ CALLED TO ORDER: 7:35 PM
QUORUM: Yes X No _____ ADJOURNED: 10:53 PM

MEMBER ATTENDANCE:

PRESENT: Chairman Colliander, Commissioners Brugh, Burton, Lindquist, O'Carroll, Pryde, Ryne and Thelen

OTHERS: Trustee Ladesic (attending at the request of the Village President, as the new Board was just seated the previous evening and the CIC liaison selection is pending), Public Works Director Julius Hansen, Professional Engineer Bob Minix

ABSENT: Commissioner Lane

AUDIENCE: Several residents interested in new sidewalk items on the regular agenda

CALL TO ORDER:

The May 14, 2013 meeting of the Capital Improvements Commission was called to order at 7:33 PM by Chairman Colliander. A quorum was present. For the benefit of the audience present, Chairman Colliander reviewed the steps to be taken at this meeting.

AUDIENCE PARTICIPATION:

None other than the new sidewalk matters.

APPROVAL OF MINUTES:

Commissioner Lindquist moved to approve the April 9, 2013 regular meeting minutes. The motion was seconded by Commissioner Burton and carried unanimously.

CONSIDERATION OF NEW SIDEWALK ON THE SOUTH SIDE OF OAK STREET BETWEEN WESTERN AND MAIN ASSOCIATED WITH PENDING STREET REHABILITATION:

P.E. Minix summarized the scope of this project. There will be underground infrastructure repairs, street rehabilitation and complete reconstruction of an alley in concrete. Forest and Euclid will be completely restructured and Oak Street will be resurfaced. The Oak Street water mains will be lined. Bids totaling between \$2.5 and \$3 million are anticipated at the May 22 bid opening. In the project, installation of sidewalk will be considered for five blocks on the south side of Oak. The goal is for this Commission to make a recommendation on sidewalk and the

Board to consider the recommendation in June if possible. At this time, the sidewalk is a contract bid item, but the Village has reserved the right to delete it if desired.

P.E. Minix explained where the potential new sidewalk on Oak would be installed in relation to the curb. There are homes very close to the property line, some as close as 10 feet. The engineer's estimate for the sidewalk is \$100,000. This is higher than normal because the planned resurfacing of Oak would not otherwise require curb and driveway restoration. The estimate for the entire project is approximately 15% over staff estimates, thus making cost a valid consideration. The sidewalk on Oak could be done outside the scope of this project. Stakeholder input included a petition from residents opposing it. Staff generally supports the new sidewalk, particularly given its proximity to schools. However, cost is a concern.

Commissioner Pryde asked about the alley. It will be concrete with minor changes in alignment. It will have an inverted crown and new storm sewers will collect sump pump and backyard water and carry it north to Elm Street. The alley north of Oak between Pleasant and Euclid was paved by the residents and is plowed by the Village. The short alley south of Oak is not plowed.

Commissioners questioned P.E. Minix about the location within the right-of-way of various sections of sidewalk, including the possible addition of retaining walls. The possibility of moving it around existing trees was also discussed.

AUDIENCE COMMENTS AND INPUT:

Audience participation was started by Missy McMaster of 495 Oak Street. She expressed concern about brick walkways from houses to the street and asked about regulations governing parking across sidewalks. Another resident mentioned he would lose 2 of 4 parking spaces with a sidewalk in place. This resident also expressed concern about storm water capacity during the recent storm.

Mark Miller of 746 Euclid Avenue noted flooding concerns at 492 Oak and 765 Euclid as a project issue. He also expressed concern that sidewalks at the curb are dangerous for children.

Pat Lowery of 435 Oak expressed concerns that sidewalks take away from the aesthetics of the neighborhood, and also about spending \$100,000 in today's economy.

Sherman Cornell of 743 Pleasant felt that a sidewalk would increase his snow removal obligations, and has landscaping that would be impacted by its construction.

At this point, Chairman Colliander explained that the Commission is on a 20-30 year plan for Village streets. At the time of repair, the infrastructure is evaluated, and also the most cost effective way to install sidewalk if there is none. The Commission tries to make recommendations that are in the best interest of the Village, and the Board of Trustees must approve any recommendation made by this Commission.

Mike Lanaghan of 424 Oak Street asked about the construction schedule. P.E. Minix said that it would probably start on Oak in mid-June.

Mark Miller asked for information on an alley shared by three or four residents. P.E. Minix said that it is Village property. The Commissioners expressed the opinion that there seemed to be no reason why the Village could not plow the alley.

CIC QUESTIONS TO STAFF:

Commissioners asked for clarification on the width of the Village right-of-way and setbacks of some homes from the curb and/or the right-of way.

CIC DELIBERATIONS:

Commissioner Thelen said that it seemed that the sidewalk could be installed with reasonable efficiency. Some issues raised indicate keeping it closer to the street and away from homes.

Commissioner Pryde sees the sidewalk as a good long term improvement. It is a financial investment that will benefit residents yet to come. He also favors moving the sidewalk closer to the curb rather than closer to the homes.

Commissioner Brugh gave the new Hawthorne Blvd. sidewalk as an example of where most people are happy with sidewalks once installed, and noted that a potential home purchaser will be glad there is a sidewalk.

Chairman Colliander applies the standard of whether or not a new sidewalk will improve the area. He has not been aware of any resident complaining of reduced property values after a sidewalk installation. He would like to see it as close to the curb as possible, although avoiding trees worth saving, concluding that he is in favor of it, but as close to the street as possible rather than no sidewalk at all or under a resident's window.

Commissioner Ryne said that, in general, he would like to see them installed, and that the staff plan accommodates the houses for the most part. However, he made note of the residents' concerns about speeding cars in the area.

Commissioner Lindquist is in favor of the sidewalk and preferred the alignment nearer the curb.

Commissioner O'Carroll noted that the Village benefits from a staff that is very thorough and, historically, makes very few poor decisions. Change is always difficult, but at the end of the day sidewalks are a positive change for the street, the community and residents.

Commissioner Burton supports the proposed sidewalk, but is concerned about the cost of installation now as opposed to in conjunction with later nearby projects. There was general discussion concerning the schedule for this and future years for nearby projects, and the scope of those projects.

Chairman Colliander asked about bad soils. P.E. Minix said that there will not be a problem on Oak, but there is concern on Euclid and that has been anticipated in the engineer's estimate. Both projects will be bid out by the time the Board considers the Commission's recommendations, and that there also will be another Commission meeting before the Board meeting in June. There was general discussion concerning the schedule and the financials.

Commissioner Thelen made the following motion:

"The Commission recommends that sidewalk be installed on the south side of Oak Street between Western and Main with emphasis on keeping the sidewalk closer to the street away from homes, but not sacrificing trees where possible. This recommendation will be revisited based on budget concerns as identified by staff."

Chairman Colliander seconded the motion and it passed unanimously.

CONSIDERATION OF NEW SIDEWALK ON THE EAST SIDE OF BRANDON BETWEEN RIDGEWOOD AND HILLSIDE ASSOCIATED WITH PENDING STREET REHABILITATION:

VILLAGE STAFF REPORT:

P.E. Minix reviewed the scope of the 2013 Street Improvements Project, which includes work on five different street segments. As part of the project, extensive underground and roadway work is proposed on Brandon between Hill and Hillside. Two blocks on the east side of Brandon between Ridgewood and Hillside do not have sidewalks and new sidewalk is proposed for installation with the project. The current plan pushes the proposed sidewalk closer to the curb to avoid existing landscaping and stairs, but far enough off it to avoid utility poles. There is already a robust sidewalk system in the area with nearby destinations including the library, St. Petronille's and the CBD. With the major work planned on Brandon this year, now is the time to install new sidewalk if it is to be done. If there is a choice between this sidewalk and the Oak Street sidewalk for 2013, staff clearly prefers the Brandon sidewalk because of the timing. The cost is estimated to be approximately \$25,000 for 600 feet of sidewalk plus retaining wall installation for a total of approximately \$50,000. The wall is to buttress the existing lawn and will be a landscaping wall. There will be a level platform where steps intersect with the sidewalk. There was discussion concerning the possibility of using arms on the utility poles to allow moving the poles without moving the lines themselves. It was noted that homes are setback 10 feet or closer in some cases from the Village right-of-way.

AUDIENCE COMMENTS AND INPUT:

Carol Mykietka of 358 Brandon said that she admires the landscaping on the house across the street and that a sidewalk would detract from the aesthetics. The Village has done without this sidewalk for 40 years.

Joe Trunk of 362 Brandon noted that a new sidewalk would not affect his property, but feels it would be intrusive, and questions whether or not it is necessary.

Naomi Hirsh of 383 Brandon said that the sidewalk aesthetics would be awful. There is no traffic on Brandon and children play in the street.

David Loffing of 400 Ridgewood noted that sidewalk has been previously opposed because of the lack of value to the community. There is a full network of sidewalks now, particularly if the connections to adjacent sidewalk are upgraded as described.

John Dace of 374 Brandon expressed opposition to the proposed new sidewalk.

CIC QUESTIONS TO STAFF:

Commissioners questioned staff about the plan revisions, which, being closer to the curb, now allows for parking in resident driveways. P.E. Minix reiterated that with the complete reconstruction of Brandon, installing new sidewalk now will help provide an integrated appearance, and noted that Hawthorne looks good because it was done all at once.

CIC DELIBERATIONS:

Commissioner Thelen has not personally viewed the location, but feels it has challenges. He questioned the need for the walk and whether or not it would add to safety.

Commissioner Pryde also noted the challenges, and that he would support sidewalk installation only if the utility poles were moved and it was placed against the curb. Going closer to homes would create grading issues.

Commissioner Brugh said that while the landscaping is nice, the community would be better served with sidewalk. Staff does a good job of making it look good after installation. He is in favor.

Chairman Colliander felt opposed to the sidewalk, as it really does not provide a high level of connectivity, and noted it should be against the curb or not at all. Commissioner Pryde noted that two feet behind the curb would already be disturbed by the reconstruction, so only one additional foot would be disturbed if the sidewalk is placed against the curb. The landscape/retaining walls will be required even if the sidewalk is against the curb.

Commissioner Lindquist was in favor, and recommended a four foot wide sidewalk against the curb.

Commissioner O'Carroll asked about the reasoning for sidewalk on both sides of a street. P.E. Minix said that there are homes on both sides of a street, and that there is use and a value to sidewalks that serve each resident of the Village. That is why sidewalk is required when any new home is built. Commissioner O'Carroll noted the cost savings of installing while reconstructing the street, and echoed the sentiment of keeping it against the curb. He also noted that there is resident opposition nearly every time a new sidewalk is considered, but the Commission must consider what is good for the community and roadway design. He

recommended installing the sidewalk against the curb, but expressed concern if the cost becomes prohibitive.

Commissioner Burton expressed support for the sidewalk, noting that now is the time with the entire roadway undergoing reconstruction. He supported a carriage walk against the curb.

Commissioner Brugh made the following motion:

“The Commission recommends that a four foot wide sidewalk be installed on the east side of Brandon between Hillside and Ridgewood, keeping the sidewalk on the curb and moving utility poles where necessary. The project will be revisited based on budget concerns as identified by staff.”

The motion was seconded by Commissioner Lindquist. The motion passed with a vote of five in favor and three opposed as follows:

AYE: Brugh, Ryne, Lindquist, O’Carroll and Burton.

NAY: Thelen, Colliander and Pryde

The Commissioners discussed the budget noting that \$100,000-\$200,000 cannot be added to the budget each year indefinitely. It was suggested that the budget be discussed at the next meeting.

TRUSTEE’S REPORT:

Trustee Ladesic said that the new Village President and Trustees have been sworn in, and that Trustee Dean Clark will be the new liaison for this Commission.

OTHER BUSINESS:

There was no other business discussed.

ADJOURNMENT:

Commissioner Burton moved to adjourn the meeting. Commissioner O’Carroll seconded the motion, and it was carried unanimously. The May 14, 2013 meeting was adjourned at 10:53 PM.

Submitted by Karen Blake, Recording Secretary
Reviewed by R. Minix, Village of Glen Ellyn Public Works