

# MINUTES

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BOARD OR COMMISSION: Capital Improvements      DATE: June 9, 2015

MEETING: Regular   X        Special \_\_\_\_\_      CALLED TO ORDER: 7:07 PM

QUORUM: Yes   X        No \_\_\_\_\_      ADJOURNED: 8:40 PM

## MEMBER ATTENDANCE:

PRESENT: Chairman Colliander, Commissioners Kumar, Lane, Lindquist, Pryde and Ryne

OTHERS: Trustee Liaison (pro tem) Elliott; Public Works Director Hansen; Professional Engineer Minix

ABSENT: Commissioners Biggam, Burton and Zucchero

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## **CALL TO ORDER:**

The June 9, 2015 meeting of the Capital Improvements Commission, held at the Glen Ellyn Civic Center, was called to order at 7:07 PM by Chairman Colliander. A quorum was present.

## **AUDIENCE PARTICIPATION:**

None

## **APPROVAL OF MINUTES:**

Commissioner Lindquist moved, and Commissioner Pryde seconded, to approve the May 12, 2015 meeting minutes. The motion was approved unanimously.

## **TRUSTEE REPORT:**

Trustee Elliott said that he would be the Trustee Liaison with this Commission for the next three to four months due to recent job circumstances.

## **CONTINUING BUSINESS - DOWNTOWN STREETScape PROJECT AND DISCUSSIONS ON RECOMMENDATIONS FOR IMPLEMENTATION OF SPECIFIC PLAN ELEMENTS:**

Overview – P.E. Minix started the conversation by noting that the Commission has been charged to review and recommend the appropriate scope of work pertaining to the upcoming improvements in the Central Business District. The Village Board has set the budget for the downtown roadway rehabilitation and streetscape work at \$4.5 million for engineering and construction. With \$3 million needed for road work, that leaves \$1.5 million for streetscape improvements. The Commission has focused on five key intersections for upgrades: Main & Pennsylvania, Main & Crescent, Main & Duane, Crescent & Forest and Crescent & Park. Both sides of Main Street would be upgraded, but only the north side of Crescent would be

addressed. This 2017 proposed work is viewed as a prototype for the remaining downtown corridors. Streetscape improvements include intersection bump-outs, new curb, mid-block crosswalks and new sidewalks between intersections, brick paver strips adjacent to the curbs and street furniture.

Trees – A tree survey was performed by a consulting arborist and a copy of the report was included with the June CIC packet. There are approximately 60 trees within the planned streetscape improvements corridors. Trees are a very important element in the Village. The existing trees were planted in 1985 and now are in general decline. Replacing the trees would allow comprehensive upgrades to planting areas, soils and drainage. Replacing curb and sidewalk will place additional stress the existing trees. The existing trees prevent the placement of grates because of their size. There was general discussion concerning replacing the trees, the size, variety and possible locations of the replacements. The tree replacement budget of \$250,000 will provide for fairly substantial new trees. The arborist did not recommend specific replacement species, but stated that much greater diversity is needed.

Director Hansen said the staff recommendation is that approximately 21 out of 47 trees would be replaced, concentrating on Crescent as the Main Street trees are in better condition. Additionally, tree grates are the most desirable surface under a tree and, while expensive, are budgeted for each tree location. Commissioners discussed at length the possibility of replacing all the trees in the initial streetscape area at one time. The sizes of the current trees varies widely. Leaving a few mature trees surrounded by new ones may not be a good look for the downtown. Some of the saved trees could die in the next five years anyway. Perhaps existing smaller trees would be better candidates for saving as they would blend better with new trees.

Chairman Colliander said that there seems to be a consensus that Commissioners favor the streetscape plan as presented, but there is concern about the trees. Commissioners commented that each tree and tree location needs to be assessed, along with the advisability of a tree grate, and perhaps that could be done during the detailed design phase. Perhaps the arborist can assess the future life span of each tree, including during construction, and locate roots and potential damage as new roadway is installed. Additionally, a succession plan needs to be created for those trees kept during construction but will eventually need to be replaced.

Trustee Elliott summed up the conversation by stating that a compelling argument can be made to remove all the trees. There is money to do so, and can be replaced with species and locations for the new trees to be healthy and last a long time. However, there is merit to maintaining existing trees, keeping those likely to live through construction and thrive in the future. He also noted that permeable pavers will resonate with residents and the Board.

P.E. Minix said that he is hearing recommendations that all trees be replaced and there is a budget for that using larger size (4"-5") specimens. But review each tree to determine if it can be an exception and an asset to the overall landscape plan and not damage the new construction. He will draft a recommendation letter to the Board based on this consensus.

There was discussion as to whether Commissioners can comment on the draft recommendation letter without attending a Commission meeting. The minutes can note such an opinion was made via email or letter.

**PUBLIC WORKS REPORT:**

Director Hansen reported that there are prototypes of new street lights installed in front of the Civic Center. He would like feedback from the Commissioners. The Village wants to adapt all fixtures in the Central Business District to LEDs. There will be some grant money to assist with the cost. It also may be possible to retrofit existing fixtures and compare them to the new ones. Commissioners discussed different types of lights and how white they might be compared to the existing high pressure sodium, which are expensive but have been popular. There will be significant energy cost savings in switching to LEDs.

**PROJECT REPORT:**

Crescent Boulevard Reconstruction – P.E. Minix reported Crescent will be closed starting June 11. There will be a formal pre-construction meeting in two weeks at IDOT. The project benefits from a good plan and a good contractor in Martam Construction. He noted that AT&T needs to do some relocation work and has not been particularly responsive. However, the plan is to work around it as much as possible.

Elm-Cottage-Geneva Connectors Improvements – P.E. Minix said that decent progress continues with this project. The first asphalt layer is down on Cottage. No sod will be laid until fall, and the final course will be done all at once at the end of the project. Most of the underground work is nearly complete on Prairie. Infrastructure improvements are commencing on the connector streets. The goal is to have all roadwork done by start of school in the fall. Based on the Commission's hearing and feedback from residents, there will be no need for the Village Board to review the new sidewalk situation.

Glenwood-Arbor-Regent Improvements – Swallow Construction will be the contractor. The pre-construction conference took place May 21. Tree protection has commenced. The first couple of months will be devoted to underground improvements. The project completion date is November 1, although staff hopes it will be sooner.

In answer to Commissioners' questions, P.E. Minix said that the Village wells are tested monthly and all are in good operating order.

**ADJOURNMENT:**

Commissioner Lane moved, and Commissioner Ryne seconded adjourning the meeting. With unanimous consent, the meeting was adjourned at 8:40 PM.

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