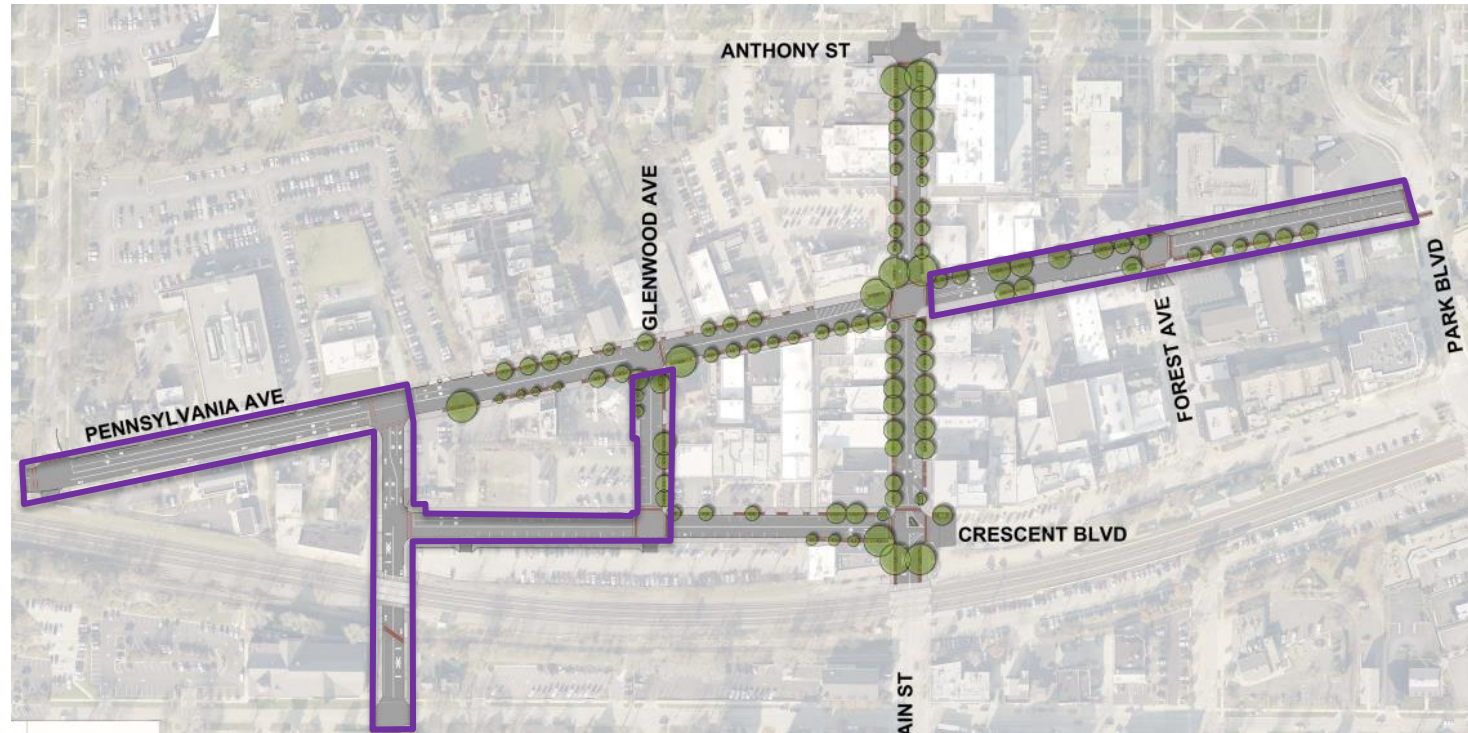


# VILLAGE OF GLEN ELLYN CBD STREETScape AND UTILITY IMPROVEMENTS - PHASE 3



Project Informational Meeting  
Wednesday, February 14, 2024 at 8:30 AM



# Meeting Goals

- Introduce Key Project Staff
- Review Scope of Work
- Review Project Impacts
- Discuss Project Concerns



# Project Team

## Village of Glen Ellyn

Derek Peebles  
Assistant Village Engineer

Meredith Hannah  
Economic Development Coordinator

## BLA, Inc. (Construction Engineer)

Resident Engineer: Clay Keller  
Construction Engineer: John McHugh  
Public Information Representative: Ashley Newton

## A Lamp Concrete Contractors (Contractor)

Project Manager: Anthony Iacullo  
Project Superintendent: Dino Marzuli



# Key Contact Information

## Village of Glen Ellyn

Derek Peebles, Asst Village Engr      630-689-7832 (cell)  
[dpeebles@glenellyn.org](mailto:dpeebles@glenellyn.org)

Public Works Department      630-469-6756 (main office)

## BLA, Inc.\*

Clay Keller, Resident Engineer      630-936-9456 (cell)  
[pkeller@bla-inc.com](mailto:pkeller@bla-inc.com)

*\*For time-sensitive construction related inquiries, the project Resident Engineer can typically provide the most-up-to-date and timely response since he is most often on-site.*

*However, the Village and the consultant Resident Engineer work as a team and are in regular daily communication. Therefore, a call or email to either will work.*



# Project Location Map



- **Phase 1** – Largely completed in 2022
- **Phase 2** – Largely completed in 2023
- **Phase 3** – To be constructed in 2024

Remaining streets proposed to be completed as part of proposed downtown train station and underpass project



# Project Location Map



## Phase 3 Construction (2024)

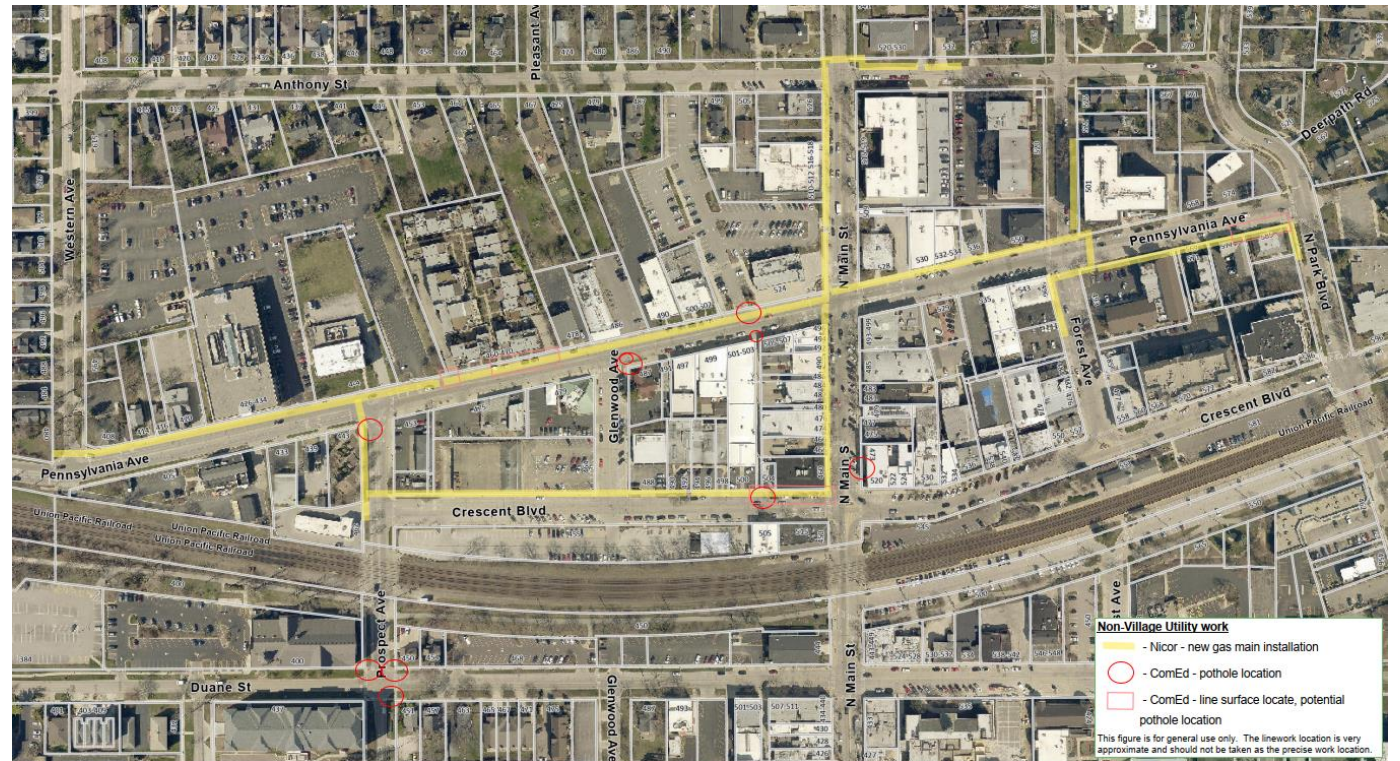
- **Pennsylvania Avenue (west):**  
Western Ave to Prospect Ave
- **Pennsylvania Avenue (east):**  
Main St to Park Blvd
- **Prospect Avenue:**  
Duane St to Pennsylvania Ave
- **Crescent Boulevard:**  
Glenwood Ave to Pennsylvania Ave





# Private Utility Adjustments

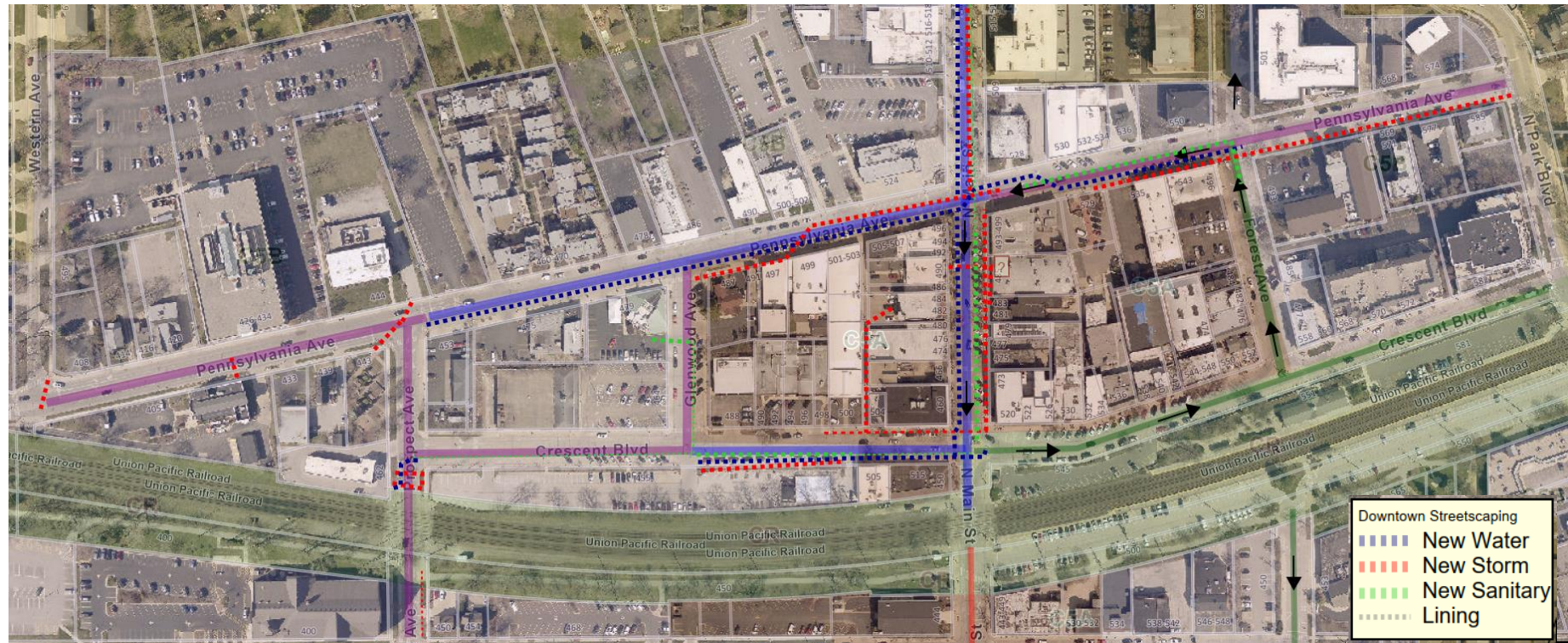
- Majority of private utility adjustments performed in 2023, including the Nicor gas main replacement
  - Nicor will be back to perform limited remaining restoration work in the spring
- Some more minor private utility adjustments may still be needed coincident with this year's streetscaping construction
- Generally low-impact compared to 2023





# Village Utility Improvements

- Sanitary Sewer
- Storm Sewer and underdrain system
- Watermain
- Streetlight system
- Tree/Plantings Irrigation system



This exhibit is a rough representation of the major utility improvements from the plan set.





# Sanitary Sewer Improvements

- Sanitary Sewer Main Replacement
  - Pennsylvania btwn Main and Forest
  - Replacement of Services throughout project area
- Sewer Main and Services lining
  - Prospect and Crescent
  - Main lining completed in January



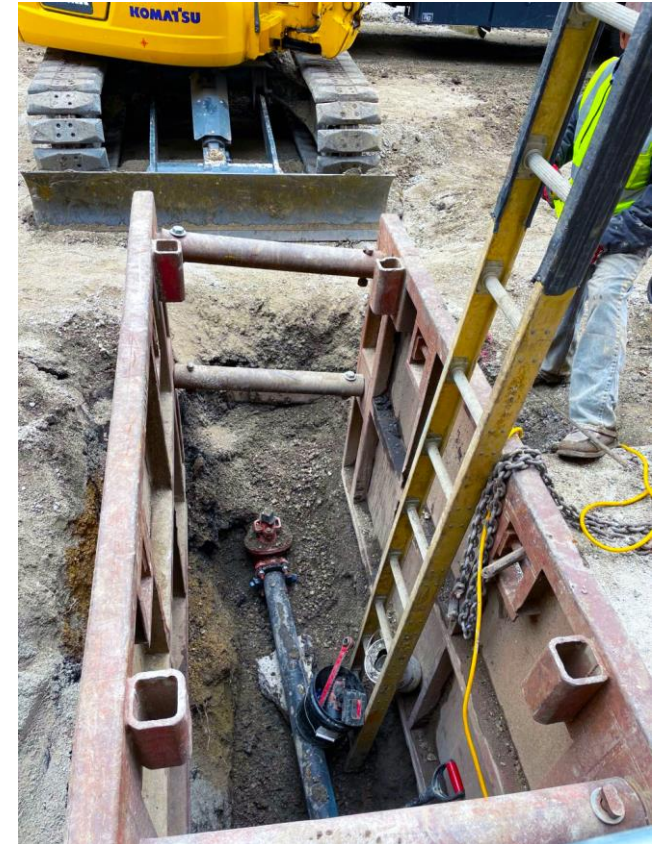
# Storm Sewer Improvements

- Storm Sewer Mains
  - Replacement and new storm sewer on Pennsylvania btwn Main and Park
  - Installation of new Inlets, Catch Basins
- Storm Sewer Services
  - Installation of select Storm Sewer Services



# Water Main Improvements

- Water Mains
  - Replacement of ~100-Year-Old Cast Iron Main on Pennsylvania (Main to Forest) with new Ductile Iron Pipe
  - Installation of New Valves
  - Installation of New Fire Hydrants
- Water Services
  - Replacement of Water Services From Main to Shut-Off or Building face

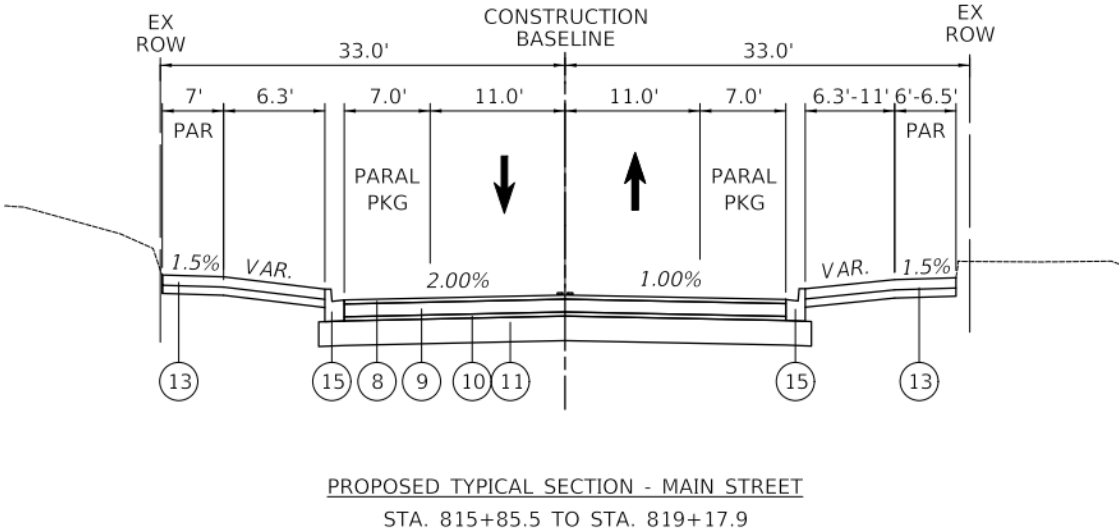




# Roadway Rehabilitation

- Removal of All Roadway Pavement\*
- Construction of New Roadway Sub-Base
- Installation of New Barrier Curb & Gutter
- Paving of Asphalt Pavement Base
- Paving of Asphalt Surface Course

\*Pennsylvania west of Prospect is to be resurfaced rather than fully reconstructed



- LEGEND**
- ⑥ PROPOSED HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50, 2"
  - ⑦ PROPOSED HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50, 2 3/4"
  - ⑧ PROPOSED HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50, 2" (PAID FOR AS "HOT-MIX ASPHALT PAVEMENT (FULL DEPTH), 8-1/4")
  - ⑨ PROPOSED HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50, 6-1/4" (PAID FOR AS "HOT-MIX ASPHALT PAVEMENT (FULL DEPTH), 8-1/4")
  - ⑩ PROPOSED AGGREGATE BASE COURSE, TYPE B 2"
  - ⑪ PROPOSED AGGREGATE SUBGRADE IMPROVEMENT 12" AND PROPOSED GEOTECHNICAL FABRIC FOR GROUND STABILIZATION
  - ⑫ PROPOSED PORTLAND CEMENT CONCRETE PAVEMENT, 8" (JOINTED)
  - ⑬ PROPOSED PCC SIDEWALK, 5 INCH (PCC SIDEWALK, 6 INCH THROUGH RESIDENTIAL DRIVEWAYS, PCC SIDEWALK, 8 INCH THROUGH COMMERCIAL DRIVEWAYS) (AGGREGATE BASE COURSE, TYPE B 4"-COST INCIDENTAL TO PCC SIDEWALK)
  - ⑭ PROPOSED SODDING, SPECIAL
  - ⑮ PROPOSED COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.12
- PAR DENOTES PEDESTRIAN ACCESS ROUTE

# Streetscape Work

- Core CBD Streetscaping
  - Brick Pavers on Concrete Base
  - Soil Cells, Granite planters, seat walls
  - Benches, bike racks, trash receptacles
  - New trees and plants
  - New street lighting
  - Historic plaques
- Remaining CBD areas will have reconstruction of sidewalk where needed and new street lighting



# Improved Urban Forest

- Existing trees in poor condition and declining health. Not likely to survive construction.
- Project will result in an increase in overall number of trees in the downtown. Phase 2-3 includes planting of 101 trees, an increase of 32 trees.
- To be replaced in accordance with modern best practices based upon decades of lessons learned
- Ensures Downtown Glen Ellyn will continue to be a destination for residents and visitors for generations to come

**With the potential exception of Crescent-Glenwood parking lot area, tree removals were all completed last year.**



**AN IMPROVED AND HEALTHY  
URBAN FOREST IS COMING TO  
DOWNTOWN GLEN ELLYN!**





# New trees in Glen Ellyn will have big advantages

- Suspended Pavement Design
  - Larger root volume
  - Access to uncompacted soil and air
  - Addresses sidewalk heaving issues
- Irrigation Systems – access to water
- Protection from de-icing agents (raised planters)
- Wider sidewalks = more room for trees to grow
- Mix of species = greater resistance to effects of disease



# General Order of Construction

- Five-minute animation produced in advance of the Phase 1 streetscaping construction
- Same general progression applies to Phase 2-3
  - Underground utility work (mains and services)
  - Roadway pavement and curb and gutter removed
  - New curb and gutter poured
  - Roadway base and binder course installed
  - Soil cells and light pole foundations installed
  - Sidewalks installed
  - Streetscaping elements and trees installed
- Sidewalks and access to businesses remain open throughout

## Learn How Streets are Reconstructed





**Underground Utility Work**

- Private utility relocation
- Water main
- Sanitary sewer
- Storm sewer
- All lateral services



**Roadway Reconstruction**

- Structure adjustment
- Roadway excavation
- String lining
- Stone placement
- Curb and gutter installation
- Carriage walk installation
- Fine grading
- Asphalt binder course



**Furniture Zone Underground**

- Seat walls
- Light pole foundations
- Soil cells and underdrain
- Electrical underground
- Sprinkler underground



**Sidewalk (storefront side)**

- Old sidewalk removal
- New sidewalk installation



**Furniture Zone Completion**

- Light Pole installation
- Furniture zone concrete
- Granite curb planters
- Brick paver installation
- Trees and plantings





# Overall Construction Sequencing

- There will not be a need to work around Nicor or other significant private utility work during Phase 3
- However, there is still significant complexity working in the downtown context and there will be significant coordination in the areas around the Glenwood Station development.
- Dual aims are to support downtown stakeholders throughout the construction process while keeping construction moving steadily to completion
- Keeping construction moving will require fluidity in the construction activities, adapting to inevitable constraints that arise.



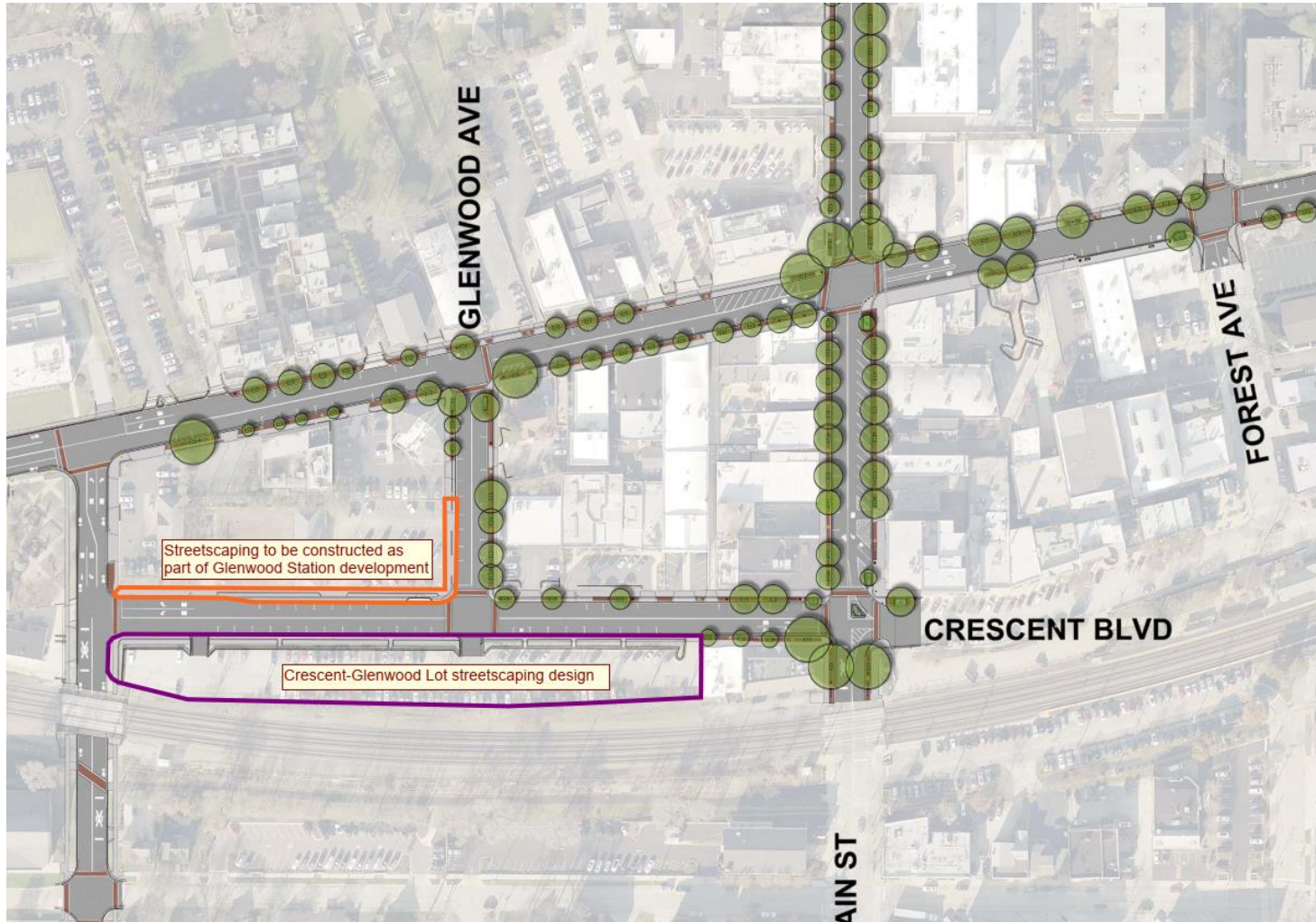
# Glenwood Station Development

- Former site of McChesney & Miller Grocery Store
- Proposed 86 apartment units with 1,500 square feet of retail at ground floor
- Construction occurring coincident with Phase 2-3 streetscaping





# Crescent-Glenwood Parking Lot

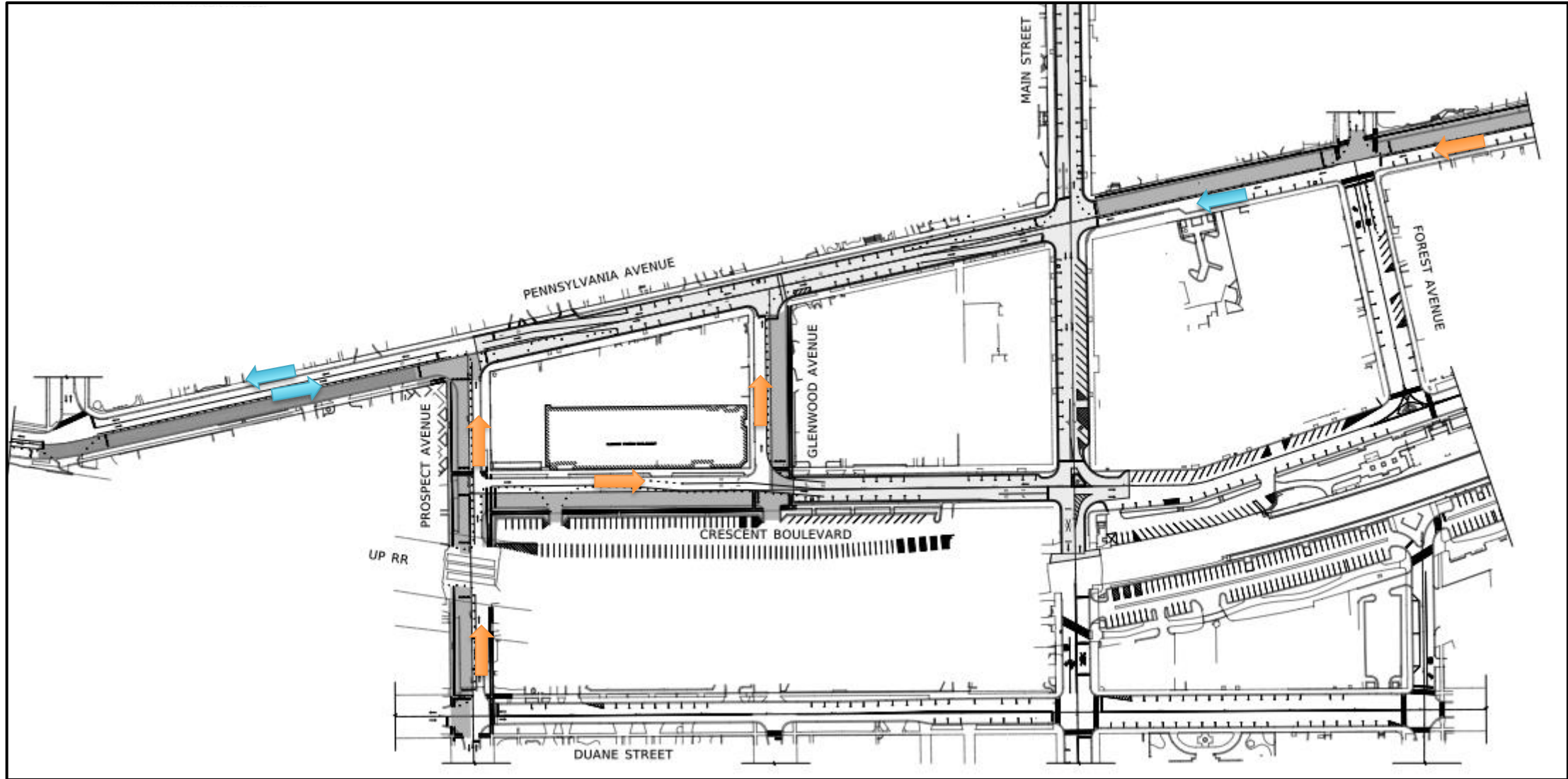


- Phase 2-3 streetscaping plans only include Crescent Blvd roadway reconstruction
- No design for sidewalk or planted median area
- Concept exhibit created by design consultant
- If approved, aim would be to complete design this spring and go to bid for construction this year.
- Potential efficiencies by having work be ready at tail end of Phase 3 construction this year.

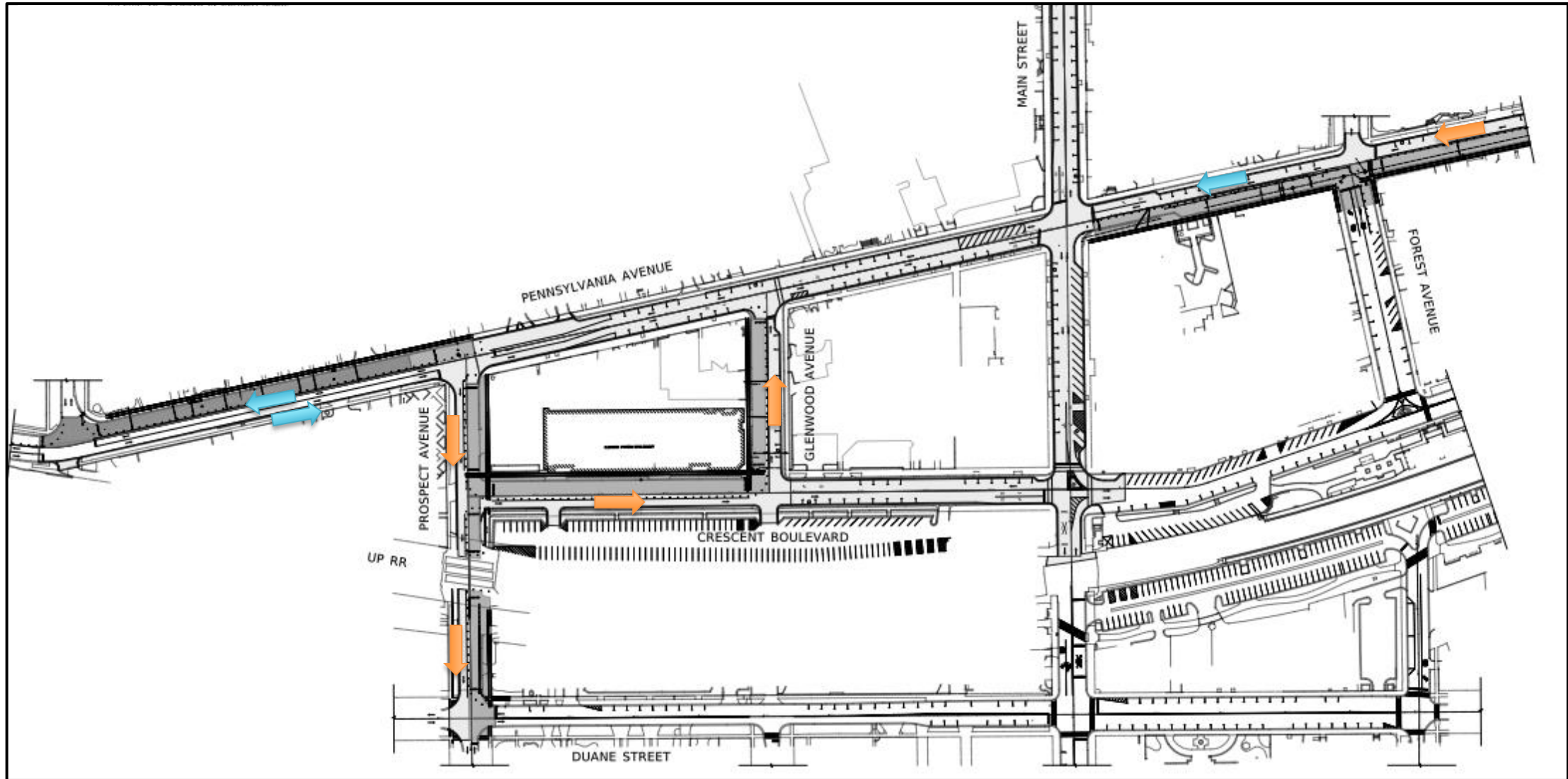




# Design Plan Construction Sequencing - Stage #1



# Design Plan Construction Sequencing - Stage #2



# Sample Detour Exhibit

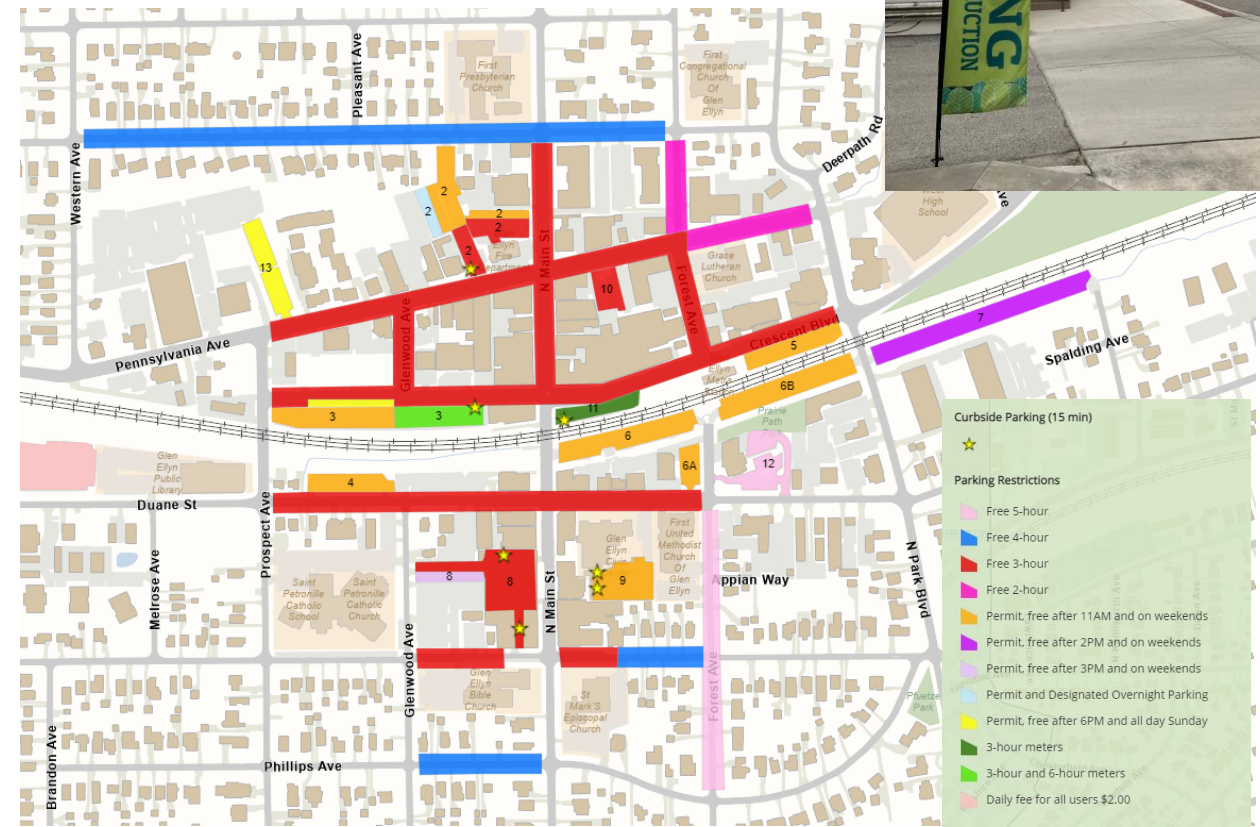
- Detour Signage will be installed for the various stages
- Detour changes will be communicated through the Weekly Project Updates (Teams, email, website)





# Parking During Construction

- New customer parking introduced as part of Phase 2 is being retained through Phase 3:
  - Lot #2 (Penn West) behind Fire Station – New 3-hr parking spaces
  - Lots #3 and #11 (Crescent) - 3-hr Parking Meters in Crescent lots are currently bagged
  - Additional public parking at the east side of the Duly lot along Pennsylvania, through agreement with Duly
- Permit parking occupancy continues to be closely monitored with adjustment made as needs arise. Overall sufficient parking capacity exists in downtown, but some parking requires greater walking distance.
- Generally lesser parking and parking access impacts during Phase 3. Crescent-Glenwood lot will have some impact during the roadway reconstruction.

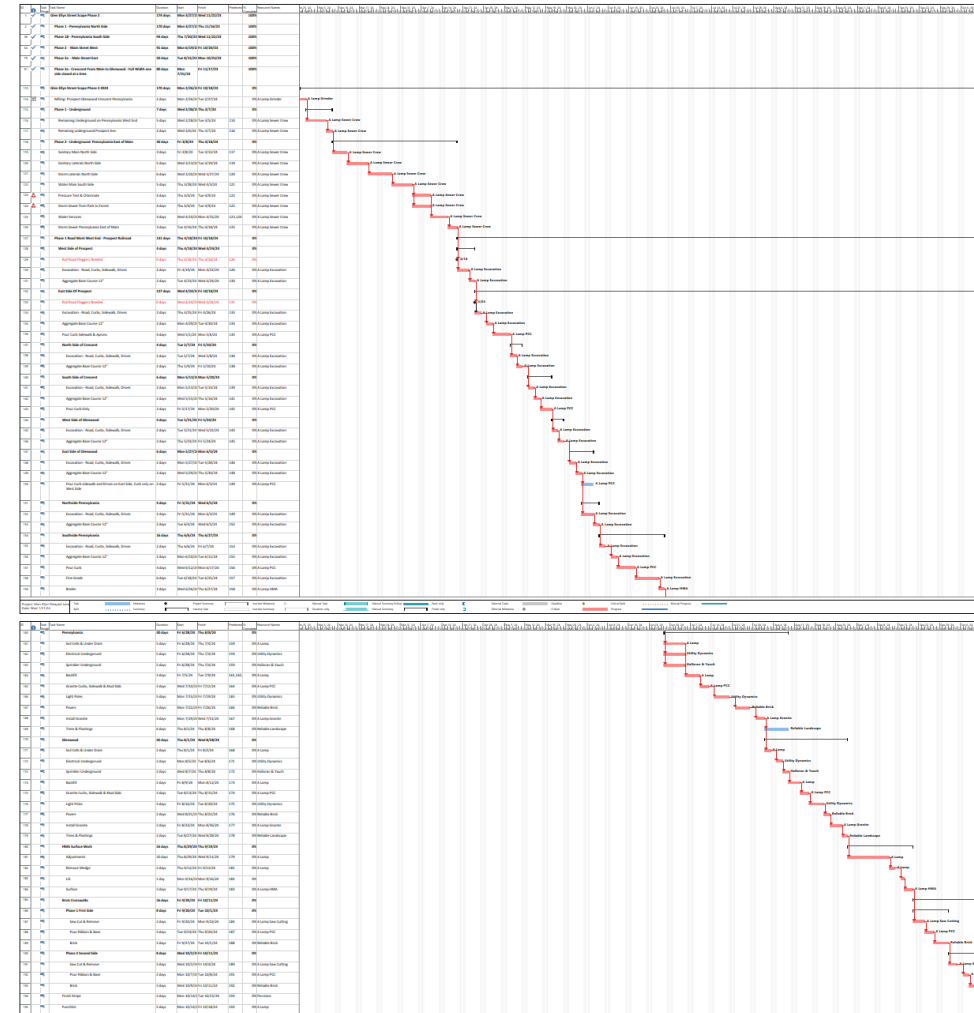


[www.glenellyn.org/Parking](http://www.glenellyn.org/Parking)



# Construction Schedule

- Contractor is planning to start underground work that last week of February
- However, locations are likely to shift from the draft schedule they delivered to the Village.
- Schedule is anticipated to be refined in the next week and will be reported out to the stakeholders email list.

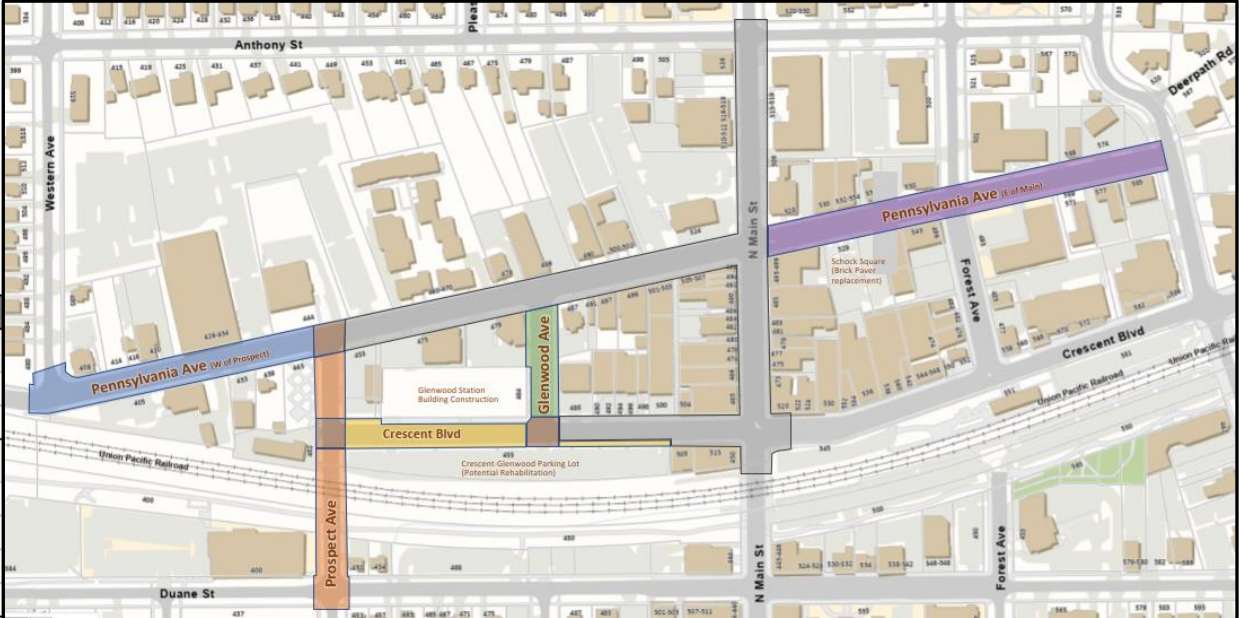


# Construction Schedule

## Glen Ellyn - CBD Streetscaping and Utility Improvements Project - Phase 3 Schedule Projection

SCHEDULE AS OF JANUARY 31, 2024. SUBJECT TO CHANGE

	February	March	April	May	June	July	August	September	October
<b>Prospect Ave</b>									
Underground Utility Work		■							
Roadway Reconstruction			W W E E						
<b>Crescent Blvd</b>									
Underground Utility Work									
Roadway Reconstruction					N S				
Furniture Zone Underground									
Furniture Zone Completion									
<b>Glenwood Ave</b>									
Underground Utility Work									
Roadway Reconstruction					W E				
Furniture Zone Underground							■ ■		
Furniture Zone Completion								■ ■	
<b>Pennsylvania Ave (West of Prospect)</b>									
Underground Utility Work		■ ■							
Sidewalk and Curb Reconstruction				■ ■ ■ ■					
<b>Pennsylvania Ave (East of Main)</b>									
Underground Utility Work		N N N/S S S							
Roadway Reconstruction					N S S S				
Furniture Zone Underground						■ ■			
Furniture Zone Completion							■ ■ ■ ■		
<b>FULL PROJECT AREA</b>									
HMA Surface Work								■ ■ ■ ■	
Brick Paver Crosswalks								1 1	2 2
Final Pavement Marking									■





# What to Expect

- Work Hours
  - M-F: 7 am – 7 pm (Note that hours may vary depending on nature of work)
  - Saturdays: 7 am – 4 pm (If needed)
- General nature of work
  - Noise
  - Dust
  - Disturbance of parkway areas
- Work completed in phases to maximize productivity



# What to Expect

- Traffic Delays
  - Unloading/Loading of trucks
  - Concrete placement
  - Asphalt Paving
  - Please use routes away from operating equipment to avoid frustration
  - Consider parking outside of construction area



# Roadway and Driveway Access

- Roadway Access
  - Signed Detours As Necessary During Complete Roadway Closures
- Driveway Access
  - Impacts from utility construction
  - Impacts from roadway construction
  - Residents and businesses will be notified prior to disruptions





# Parking

- Parking Guidelines
  - Generally, there will be no parking on streets under construction
  - Parking in off-street parking lots will be encouraged
  - Where on-street parking is allowed, park legally (vehicle facing correct direction and do not block fire hydrants)
  - Avoid parking too close to driveways



# Utility Disruptions

- Water outages
  - 4-6 hours to connect new water main to existing water main
  - 2 hours for water service transfers (once per residence/business)
  - Notification provided
  - Potential for unanticipated water main breaks and water outages
- Other Utility Outages
  - Gas Lines
    - Accidental Damage
    - Nicor will not turn your gas back on without an adult present
    - Nicor will re-light pilot lights throughout house
  - Other accidental outages possible (phone, cable, electric)
  - Sewer service should not be interrupted



# Mail and Garbage

- Mail Delivery
  - Should continue as normal, however use of post office recommended for critical mailings
- Refuse Pickup
  - Put on curbside by 6 am (residential)
  - No current changes to commercial pickups. Arrangements will be made with individual businesses where there are issues.
  - Missed pickups will be made later in the day or the following day
  - Please advise Resident Engineer should pickup be missed





# Business Notifications

- Information Transfer
  - Written notices for driveway closures and water outages will be hung on your front door and/or handed out
  - Weekly progress update Teams meeting (every Thursday at 8:30 am, Teams invite will be sent out to stakeholder email list\*)
  - Weekly email updates will be emailed to businesses and residents within the project limits\* (every Friday)
  - Weekly updates will be posted to the project website (every Friday)

\*If you haven't already been receiving these emails and want to be added to the list, please let Derek know ([dpeebles@glenellyn.org](mailto:dpeebles@glenellyn.org)).



# Businesses Responsibilities

- Please keep Resident Engineer aware of any concerns, questions, comments
- Please make Resident Engineer aware of irrigation or dog fences in public ROW
- Relocate private possessions from parkway areas (decorations, plantings)
- Encourage customers to park vehicles in Village's parking lots



# General Safety Considerations

- Exercise Caution Driving Through Site
  - Follow signage
  - Please drive slowly for the safety of workers and other residents
  - Keep back from equipment
  - No cell phone use
- Exercise Caution Walking Through Site
  - Watch for uneven surfaces
  - Keep back from excavations
  - Keep away from equipment





# End of Presentation

- Questions?
- Opportunity to review plans, ask further questions, and provide feedback to engineers

