

**VILLAGE OF DOWNERS GROVE**  
**Report for the Village**  
**6/1/2021**

<b>SUBJECT:</b>	<b>SUBMITTED BY:</b>
Norfolk Sidewalk Design Alternatives	Andy Sikich Public Works Director

**SYNOPSIS**

A motion is requested to proceed with the final design of a preferred alternative for the construction of a sidewalk on Norfolk St. from Saratoga Ave. to Main St.

**STRATEGIC PLAN ALIGNMENT**

The goals for 2019-2021 include *Steward of Financial and Environmental Sustainability* and *Top Quality Infrastructure*.

**FISCAL IMPACT**

The FY21 budget includes \$200,000 for construction of this project.

**RECOMMENDATION**

Approval on the June 8, 2021 consent agenda.

**BACKGROUND**

On September 15, 2020, the Village Council considered a resident request/petition for a sidewalk on the south side of Norfolk St. from Saratoga Avenue to Carpenter Street. At that time, Council directed staff to prepare a plan for the construction of sidewalks on certain streets near District 58 schools. As a result, staff performed an analysis of sidewalks near all District 58 schools. At the [March 16, 2021](#) Village Council meeting staff created a plan. The plan calls for five sidewalk segments near four different school campuses. Staff recommended that these segments be considered as stand-alone projects over the next four years (2021-2024) and further evaluated for specific neighborhood trade-offs, such as tree removal, retaining walls, and drainage improvements. Each of these sidewalk segments are being proposed on streets where a sidewalk has been previously constructed on the opposite side of the street. As a result, in most cases there are significant neighborhood trade-offs to be considered at each location.

The first segment to be considered under this plan is in the Kingsley School neighborhood, along the south side of Norfolk Street. The original petition requested a new sidewalk from Saratoga Avenue to Carpenter Street, however staff recommends that this sidewalk be considered from Saratoga Avenue to Main Street.

On [April 13, 2021](#), Council approved a contract with V3 Companies for design services for this project. V3 subsequently prepared four alternative designs, along with the anticipated trade-offs and conceptual costs for each. On May 13, 2021, a neighborhood meeting was held where these four alternatives were presented

to the residents who would be impacted by the construction of the proposed sidewalk. A description and summary of the alternatives, and the associated trade-offs and approximate costs, is as follows.

*Standard Location (Alternative 1):* This option would place the sidewalk 1' inside the right-of-way line, which is the typical location for a sidewalk. It includes the most tree removal of all four options (an estimated 16 trees), and is the only alternative that requires removal of all mature trees along the route, but has one of the lowest relative estimated costs (\$170k). This option preserves the majority of the existing drainage system, and does not require easements.

*Carriage Walk (Alternative 2):* This option would place the sidewalk immediately adjacent to the edge of the roadway (known as a carriage walk). It includes the least tree removal of all four options (an estimated 7 trees), and preserves all healthy mature trees (one large elm is in poor condition and will be removed in all cases), but has the highest relative estimated cost (\$290k). This option does not require easements, but would require significant modifications to the drainage system.

*Standard Location and Meandering onto Private Property (Alternative 3):* This option would place the sidewalk 1' inside of the right-of-way line, except that it would meander onto private property where necessary to avoid the large, mature trees. It includes the removal of an estimated 9 trees, preserves all healthy mature trees, and has the lowest relative estimated cost (\$160k). This option preserves the majority of the existing drainage system, but would require several contiguous easements on private property.

*Standard Location and Meandering to a Carriage Walk (Alternative 4):* This option would place the sidewalk 1' inside of the right-of-way line, except that it would meander to a carriage walk where necessary to avoid the large, mature trees. It includes the removal of an estimated 9 trees, preserves all healthy mature trees, and has a relative estimated cost slightly higher than the least expensive alternatives (\$190k). This option would preserve some of the existing drainage system, but would require some drainage improvements, and would not require any easements.

<b>Alternatives</b>	<b>Anticipated Tree Removal</b>	<b>Easements Required?</b>	<b>Estimated Cost</b>
Standard Location - 1' from right-of-way line (Alt. #1)	16 trees	No	\$170k
Carriage Walk – adjacent to roadway (Alt. #2)	7 trees	No	\$290k
Standard and Meandering onto private property (Alt. #3)	9 trees	Yes	\$160k
Standard and Carriage Walk (Alt. #4)	9 trees	No	\$190k

The anticipated tree impacts and costs are conceptual in nature and subject to change upon final design. In some cases small trees may be relocated or replaced, but suitable locations to replace trees within the right-of-way will be limited.

Staff received feedback from the residents in attendance, and has communicated with other residents who could not attend the meeting. Just over half of the households on the two-block stretch of Norfolk have provided input. In general, the preferred alternative among the residents who live between Saratoga and

Carpenter was to preserve the mature trees through the use of a carriage walk, with three households preferring Alternative #4 and two households preferring Alternative #2.

Three of the seven residents on the block between Carpenter and Main attended the meeting. None were in favor of any sidewalk on their block, regardless of the placement.

None of the residents who attended the meeting or who have contacted staff are at this time, willing to dedicate an easement to allow the sidewalk to be placed on private property. Without unanimous granting of contiguous easements from several properties on each block, Alternative 3 is not feasible.

If directed by Village Council, staff will work with the engineering consultant to complete the final design of the project based on the chosen alternative, and will obtain bids for construction. The lowest responsive bid will then be presented to the Village Council for final approval. It is anticipated that the construction contract will be presented to the Village Council for approval in August 2021, with construction to occur in the fall of 2021.

## **ATTACHMENTS**

Alternative Concept Plans

# D58 Sidewalk Plan Kingsley Neighborhood

Village Council

June 1, 2021



# Background

- Residents submitted a petition for a sidewalk on the south side of Norfolk from Saratoga to Carpenter
- Village Council considered request on Sept. 15, 2020
- Village Council directed staff to prepare a plan for the construction of sidewalks near D58 schools



# D58 Sidewalk Construction Plan

- Staff evaluated many potential sidewalk segments and developed a proposed four-year plan
- Plan includes five segments at four schools
  - Consider as stand-alone projects
  - Each segment should be further evaluated for specific neighborhood trade-offs
  - Construct over next four years (2021 – 2024)
- D58 staff support this plan



# D58 Sidewalk Construction Plan

- First segment: Kingsley Neighborhood
- Install sidewalk on south side of Norfolk St from Saratoga Ave to Main St in 2021





# Kingsley Elementary School



2/18/2021

# Decision Making Process

- Neighborhood trade-offs will be required in each location
- Council to select a preferred alternative
- Design will be finalized based on the chosen alternative and bids will be received for Village Council consideration



# Right-of-Way



# Sidewalk Design

- Right-of-Way
- Tree impacts
- Topography
- Drainage features
- ADA Compliance
- Utility conflicts
- Connectivity
- Limit meandering



# Neighborhood Trade-Offs

- Right-of-way vs. private easements
- Tree preservation
- Modifications to existing drainage system



# Standard (Alternative #1)

- **1' OFF PROPERTY LINE**
- Distance from road edge  $\approx$  15'
- Anticipated tree removal = 16 trees
- Impact to drainage system: minimal
- Easements not required
- Estimated cost = \$170k





# Alternative #1



# Alternative #1

# Alternative #2 (Carriage Walk)

- **ALONG ROAD EDGE (CARRIAGE WALK)**
- Anticipated tree removal = 7 trees
- Impact to drainage system: significant
- Easements not required
- Concrete gutter
- Estimated cost = \$290k





# Alternative #2



# Alternative #2



# Alternative #2

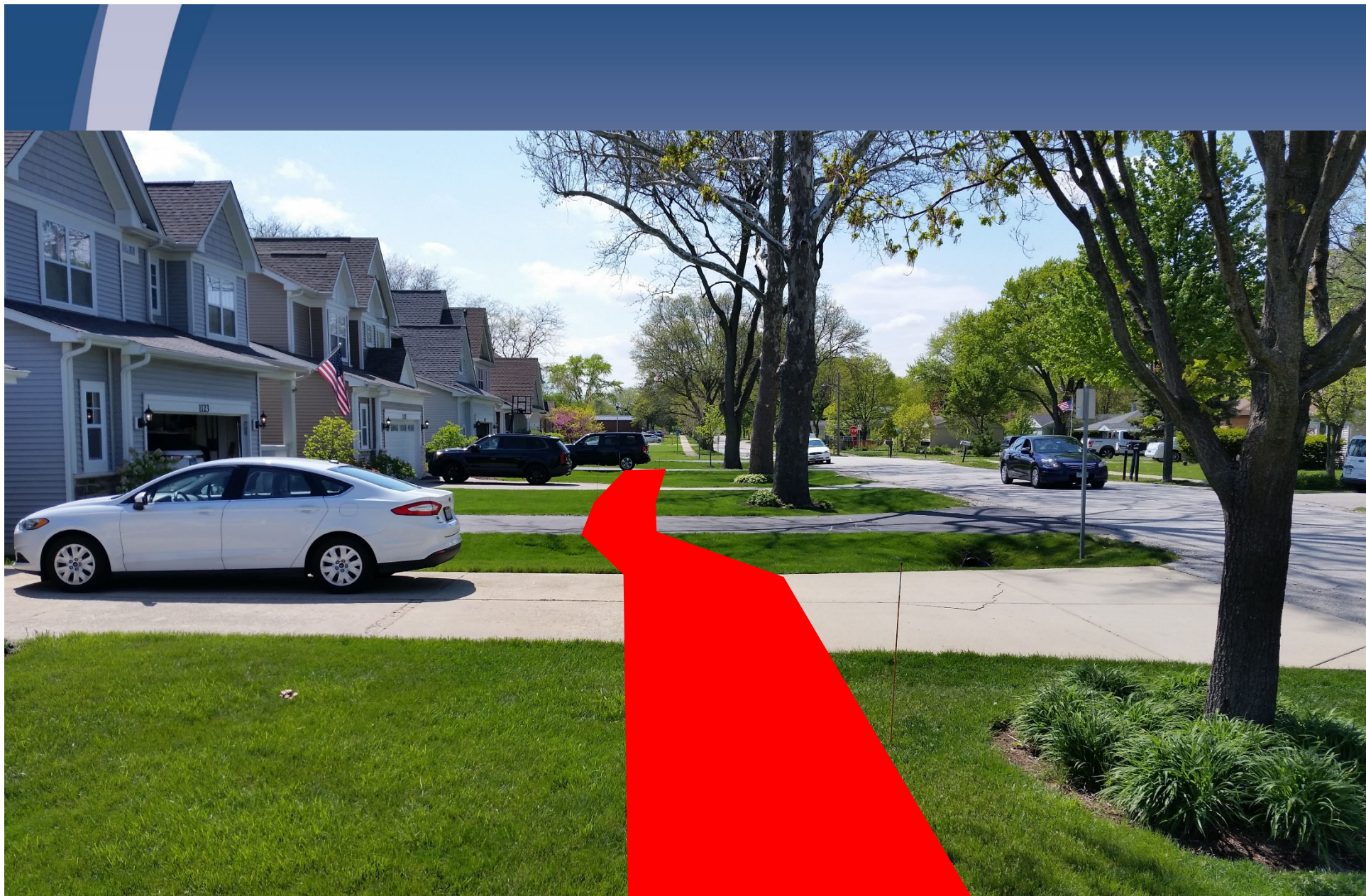
# Alternative #3 (Std./Private)

- **1' OFF PROPERTY LINE – MEANDER ONTO PRIVATE PROPERTY**
- Distance from road edge  $\approx$  15'+
- Anticipated tree removal = 9 trees
- Impact to drainage system: minimal
- Easements will be required
- Estimated cost = \$160k





# Alternative #3



# Alternative #3



# Alternative #3



# Alternative #3

# Alternative #4 (Std./Carriage)

- **1' OFF PROPERTY LINE – MEANDER TO CARRIAGE WALK**
- Distance from road edge = varies
- Anticipated tree removal = 9 trees
- Impact to drainage system: moderate
- Easements not required
- Concrete gutter (select locations)
- Estimated cost = \$190k





# Alternative #4



# Alternative #4



# Alternative #4

# Summary of Alternatives

Standard (Alt. #1)



Alt. #2 (Carriage)



Alt. #3 (Std./Private)



Alt. #4 (Std./Carriage)



# Summary of Alternatives

	<b>Anticipated Tree Removal</b>	<b>Easements Required?</b>	<b>Estimated Cost</b>
Standard (Alt. #1)	16 trees	No	\$170k
Alt. #2 (Carriage)	7 trees	No	\$290k
Alt. #3 (Std./Private)	9 trees	Yes	\$160k
Alt. #4 (Std./Carriage)	9 trees	No	\$190k



# Resident Input

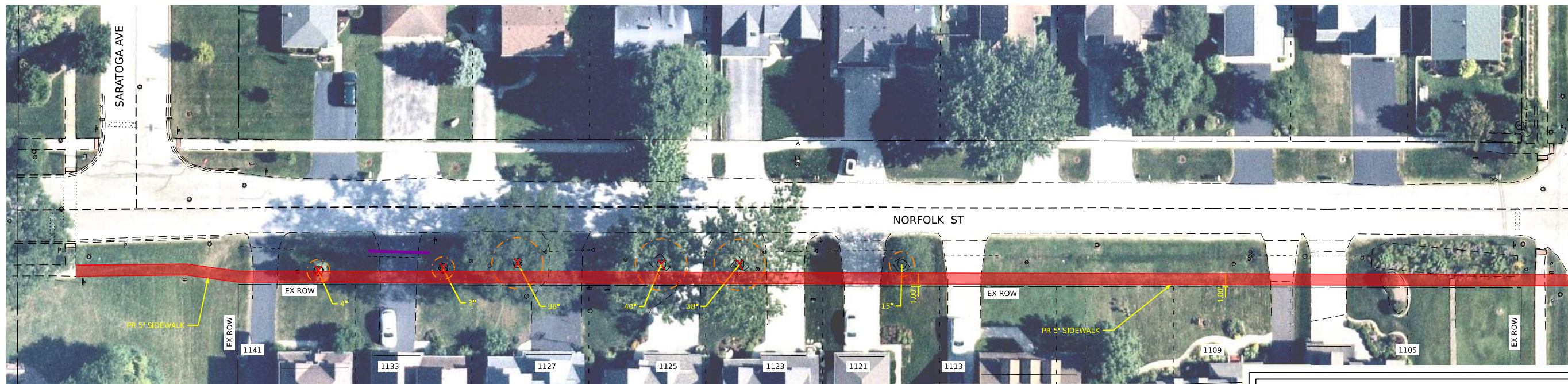
	<b>Saratoga to Carpenter</b>	<b>Carpenter to Main</b>
Total Households on Block	10 Households	7 Households
Attended Public Meeting	5 Households	3 Households
Willing to Grant Easement	0 Households	0 Households
Prefers No Sidewalk	1 Households	3 Households
Standard (Alt. #1)	0 Households	0 Households
Alt. #2 (Carriage)	2 Households	0 Households
Alt. #3 (Std./Private)	0 Households	0 Households
Alt. #4 (Std./Carriage)	3 Households	0 Households



# Schedule for Norfolk Sidewalk

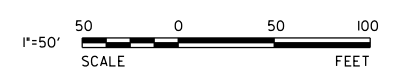
Neighborhood Meeting	May, 2021	Discuss Concept Design and Get Feedback
Preliminary Design of Sidewalk	May – June	Determine Trade-offs and Cost
<b>VC Consideration</b>	<b>June</b>	<b>1<sup>st</sup> Go/No-Go Decision</b>
Final Design and Bidding	June – July	
VC Consider Bids	August	<b>2<sup>nd</sup> Go/No-Go Decision</b>
Construction	September - October	





**LEGEND**

	TREE REMOVAL		PROPOSED SIDEWALK
	TREE IMPACT AREA		POSSIBLE STORM SEWER IMPROVEMENT



# NORFOLK SIDEWALK

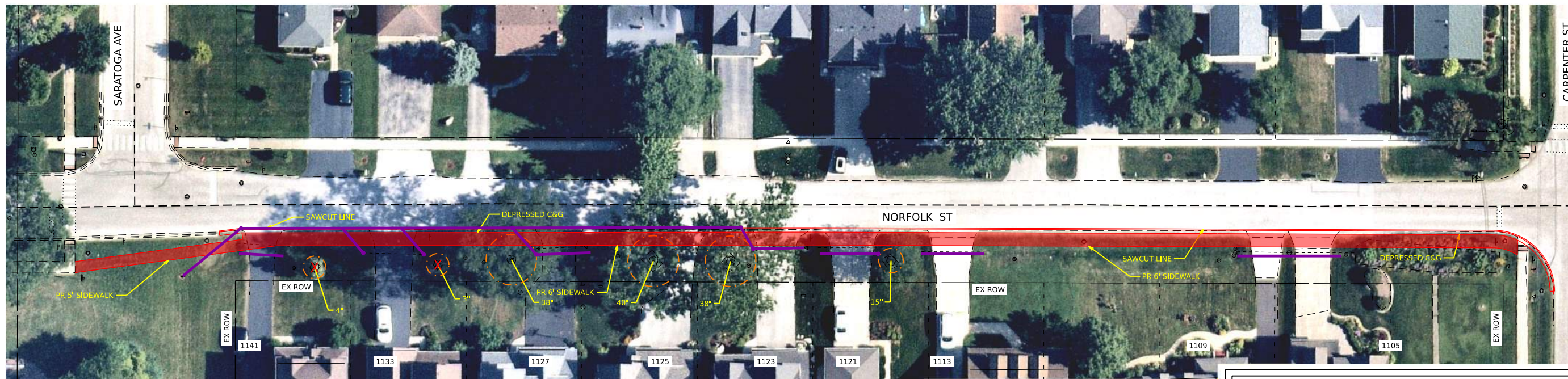
DOWNERS GROVE

ILLINOIS

# ALTERNATIVE 1

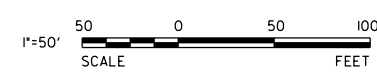
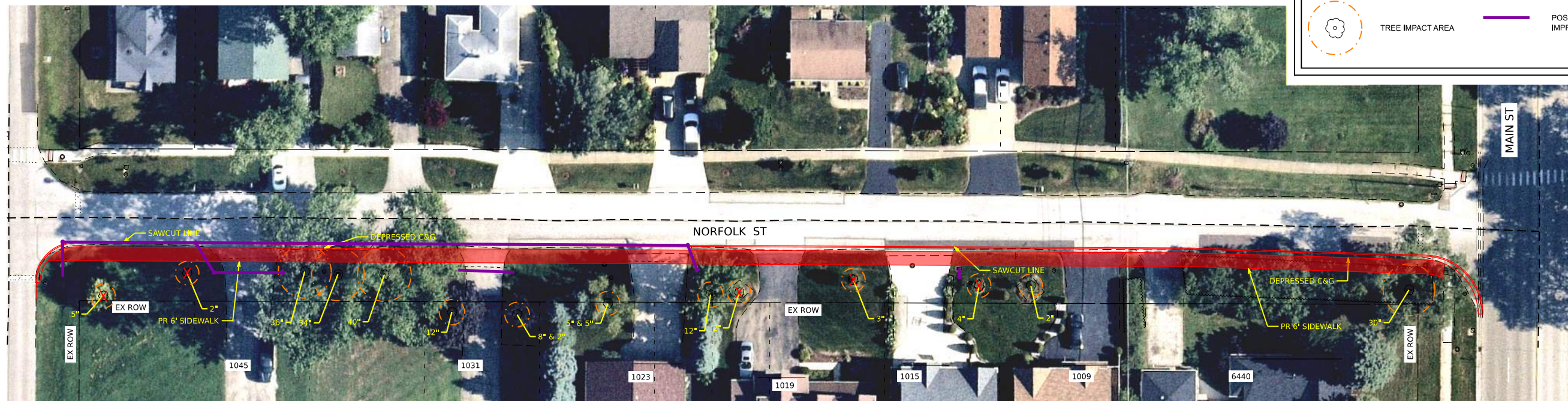
5-FOOT SIDEWALK ADJACENT TO EX ROW

**EXH  
1**



**LEGEND**

	TREE REMOVAL		PROPOSED SIDEWALK
	TREE IMPACT AREA		POSSIBLE STORM SEWER IMPROVEMENT



# NORFOLK SIDEWALK

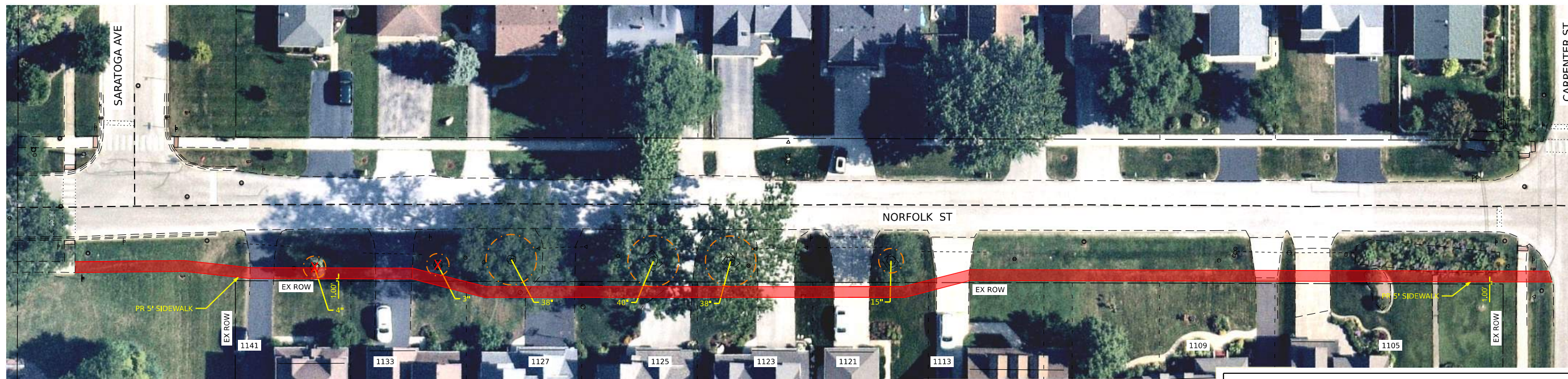
DOWNERS GROVE

ILLINOIS

# ALTERNATIVE 2

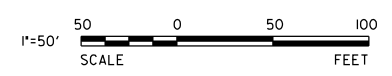
ADDED GUTTER AND 6-FOOT CARRIAGE WALK

**EXH  
2**



**LEGEND**

	TREE REMOVAL		PROPOSED SIDEWALK
	TREE IMPACT AREA		POSSIBLE STORM SEWER IMPROVEMENT



# NORFOLK SIDEWALK

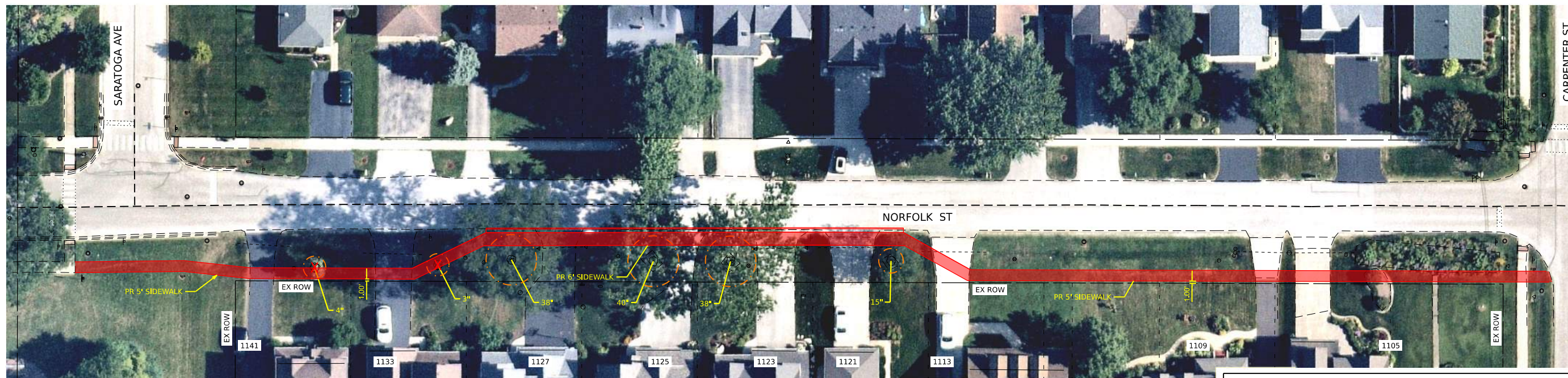
DOWNERS GROVE

ILLINOIS

# ALTERNATIVE 3

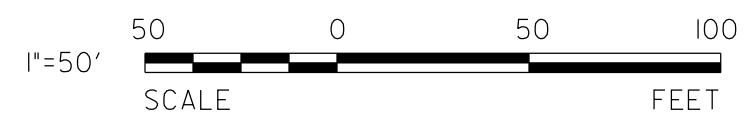
## 5-FOOT SIDEWALK WITH MEANDER

**EXH**  
**3**



**LEGEND**

- TREE REMOVAL
- TREE IMPACT AREA
- PROPOSED SIDEWALK
- POSSIBLE STORM SEWER IMPROVEMENT



# NORFOLK SIDEWALK

DOWNERS GROVE

ILLINOIS

# ALTERNATIVE 4

SIDEWALK AND CARRIAGE WALK

**EXH**  
**4**