

## Chapter Award Nomination Information Form

Please type this information exactly as requested. It will be cut and pasted into a database.

### Award Information

<b>Award Category Submitted:</b>	Public Works Project of the Year: Transportation – Projects Less than \$ 5 million
<b>Nominee:</b> <small>(as printed on plaque or used in press release)</small>	Village of Long Grove
<b>Title of Project:</b> <small>(if applicable)</small>	Archer Road and Parking Lot Reconstruction
<b>150 word summary of award application highlights (for press release):</b>	<p>ESI Consultants was retained by the Village of Long Grove to engineer parking, pedestrian and traffic solutions to access the historic and quaint Downtown Shopping District of Long Grove. The re-engineering of this area included the creation of a new road and pedestrian paths (which enhance circulation and improve mobility) and the reconstruction of Archer parking lot. These environmentally sensitive designs enhance the unique charm of Long Grove and expand pedestrian and vehicle access, while also preserving the historic character. Key issues included utility corridors, drainage improvements, enhanced streetscapes, and incorporation of innovative design elements such as permeable pavement, energy efficient lighting and bio-swales.</p> <p>This project required coordination with numerous private and public organizations to facilitate the unified design for the urban renewal with enhanced green space adjacent to the shopping district. It serves as an example project for future redevelopment to continue enhancing the economic vitality of the region.</p>
<b>Contact Full Name:</b> <small>(this must be the awardee)</small>	Design & Construction Engineering
Salutation (Mr., Mrs., Ms.)	Mr.
First Name	Joseph
Last Name	Chiczewski
Job Title	President
Company/Agency	ESI Consultants, Ltd.
Address1	1979 N. Mill Street, Suite 100
City	Naperville, Illinois
Postal Code	60563
<b>Contact email:</b>	<a href="mailto:jchiczewski@esiconsultantsltd.com">jchiczewski@esiconsultantsltd.com</a>
<b>Contact Phone:</b>	630-420-1700 / cell: 708-846-3623
<b>Secondary Contact:</b> <small>(for courtesy notification of award only – all official contact will be with the awardee)</small>	<p>Mr. David Lothspeich Village Manager Village of Long Grove 3110 RFD Long Grove, IL 60047</p>
Name	
Agency/Company	
Address	
City, State Zip	
<b>Secondary Contact email:</b>	<a href="mailto:lothsd@longgrove.net">lothsd@longgrove.net</a>
<b>Secondary Contact Phone:</b>	(847) 634-9440

Download this template: <http://chicago.apwa.net/>  
Follow the 2010 awards link

# Archer Road & Parking Lot Reconstruction Village of Long Grove

## 2010 APWA Chicago Metro Chapter Award Submittal



**ESI**  
ESI CONSULTANTS, LTD  
*Excellence, Service, Integrity*

2010

# Description of Project Highlights

Project Name: Archer Road and Parking Lot Reconstruction

Category: Transportation

Division: Projects less than \$5 million

Owner: Village of Long Grove

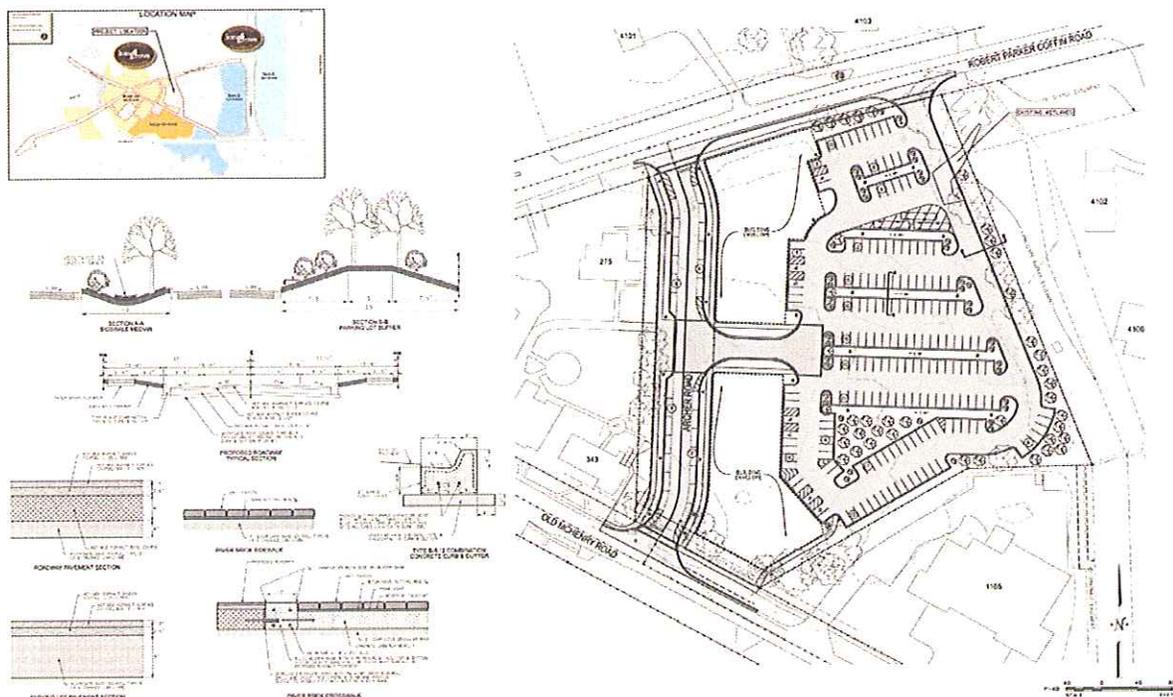
Design Firm: ESI Consultants, Ltd.

Construction Engineering Firm: ESI Consultants, Ltd.

Contractor: Curran Construction Co., Inc.

ESI Consultants was retained by Long Grove for parking and traffic solutions to access historic downtown Long Grove. The re-engineering of this area included the reconstruction of the Archer Municipal Lot along with creation of a new road and pedestrian paths in order to enhance circulation and improve mobility. These environmentally sensitive designs enhance the unique charm of Long Grove and expand pedestrian and vehicle access, while preserving the historic character. Key issues included drainage improvements, enhanced streetscapes and incorporation of innovative design elements such as permeable pavement, energy efficient lighting and bio-swales.

This project required coordination with numerous private and public organizations to facilitate the unified design for urban renewal with enhanced green space adjacent to the shopping district. It created future development sites to create more communal space for special events and provided an example project for future redevelopment to continue enhancing the economic vitality of the region.





The improvements included:

- Pavement Reconstructon
- Drainage / Stormwater Improvements
- Environmental Improvements to Water Quality
- Traffic Impact Studies
- Pedestrian Access Improvments
- Enhanced Streetscape
- Hardscape
- Energy Efficient Lighting
- Special Construciton Staging to maintain commercial access during construction
- Construction in extremely congested conditions with serveral old utillies and the existing utilities had to remain in service while the new utilities were constructed.
- Working in a downtown area with local stores remaining open during construction and other development being constructed by other contractors.
- Scheduling with festivals and parades and providing a safe work site for these major community events.

## Role of ESI Consultants, Ltd in Project

ESI Consultants was the lead consultant providing project management and the overall planning design, and construction engineering services. These items included storm water management, pavement and utility design, lighting and electrical design, review, supplemental survey, public and agency coordination, traffic impact assessments, and oversight of enhanced landscape / hardscape design.

This transportation project incorporated context sensitive design solutions by developing the needs and purpose of the project through coordination with the business community and citizens as part of the design development.

The project effectively addressed safety, mobility, and the preservation of scenic, aesthetic, historic, natural environment, and other community values in a collaborative, interdisciplinary approach.

This project incorporated various sub consultants in order to get an expert look at a particular issue or to provide a service that ESI does not currently offer. Testing Services Corporation was consulted to provide soil borings, and to inspect undercut areas in order to ensure that the new parking lot would have a solid base, and that with proper maintenance the parking lot would not require extensive work for a long time. Hitchcock Design Group was consulted to ensure that the design of this parking lot matches their vision for the Long Grove Master Plan Streetscape Standards. This project being an example of what the future walkways and streets will look like throughout downtown Long Grove. Ehorn Environmental was consulted in order to ensure compliance with the Lake County Watershed Development Ordinance, as there was a very small locally jurisdictional wetland on the site. Compass Consulting Group performed the title search, topographic and boundary survey. EJM Engineering performed all design and construction inspection related to the electrical plans.

All consultants committed excellent engineering to surpass the expected. The team set a new standard of excellence that provides Long Grove and its residents with the enduring value and an ageless design that they deserve.



## 1. Narrative

Anytime an existing facility is rehabilitated there are numerous stand alone issues that cumulatively add up to create a complex puzzle. After a parking evaluation, construction was staged in a manner that would allow customers to continue to use a portion of the parking area while another portion was under construction. As part of the community involvement the staging plan was modified even further to address additional issues raised by the adjoining businesses without increasing the cost to the Village.

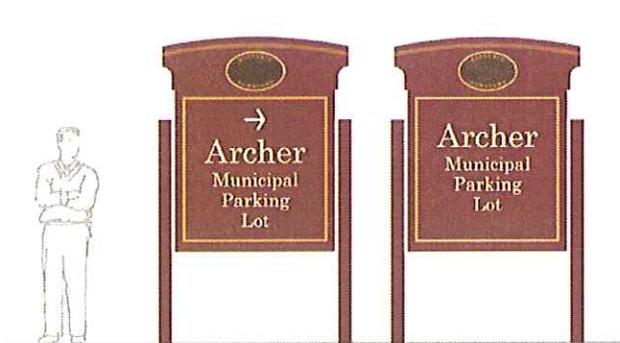
Wetland permitting, storm water design, staging, access management, working through a challenging construction season and coordinating daily functions such as garbage pick-up were all made more difficult by the confined area.

The overall project included community impact assessment techniques (community survey, task force, website, community meetings, public hearings, newsletters and weekly meetings with the Long grove Community and Business partners) to coordinate construction activity and assure that the client and community at large were informed and involved.

Various context sensitive and environmental elements were incorporated as bid alternatives and electively included or excluded depending on the cost of construction and project impacts.

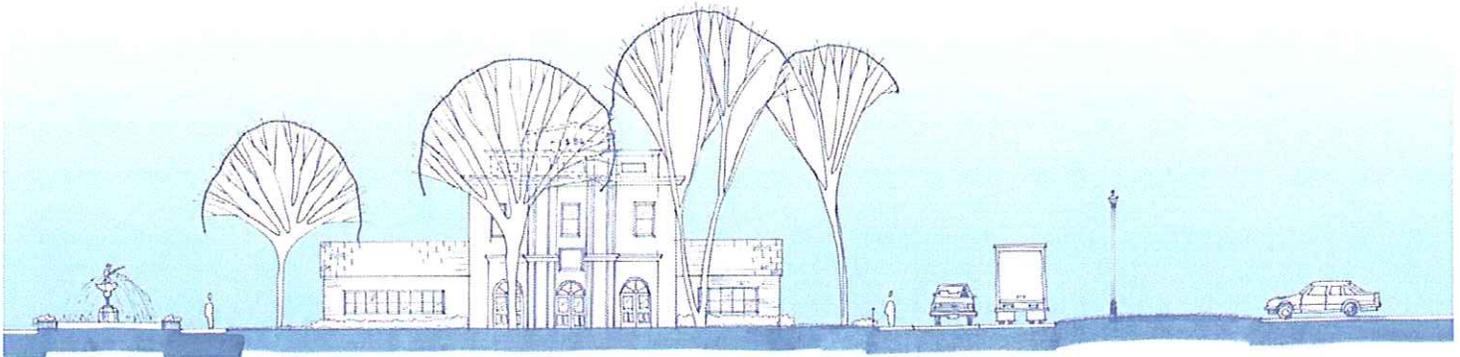
The costs for construction and engineering came in approximately 12% under the original budget / cost estimates.

The Client / Owner has been overwhelming satisfied with the design and final outcome. They call this project the “best in class” parking lot. The planning, design and bidding elements were all completed ahead of a very aggressive schedule (3 months). While the construction encountered significant weather and contractor delays, it was still able to be substantially completed in the targeted year.



## 2. Environmental Considerations

In addition to simply improving pavement condition and drainage, the project enhances the overall experience and creates a more inviting human level experience as the entryway for the downtown area. Water quality improvement including limitations on run off (less impervious area) and bio-swales improve the long term quality of the environment. The offsite storm sewer was sized to incorporate future stormwater management projects. The creative addition of a new circulating road with pedestrian paths improves the efficiency of all traffic movements thus enhancing air quality while also adding economic benefits for the vitality of the business district. Creation of four out-lots on an otherwise paved “wasteland” creates long range opportunities for economic growth in an otherwise land locked area. The addition of these lots is also anticipated to enhance the success of the Tax Increment Finance District and further aid in the revitalization of the community.



## 3. Community Relations

The Village was very pro-active in its efforts to keep the community and especially the business owners in Downtown Long Grove informed. There were numerous public hearings associated with the master plan for the Downtwon Area . There was a task force established which met regularly asking for feedback from those most impacted in the area. A Villagewebsite link was created and regularly updated. The Contractor, field representative and Village staff met weekly, not only as a group, but with business owners and interested parties to understand the concerns of the those working and living within the construction area. All tried to cooperate and understand the needs of each other through this project.

Arrow boards were used to inform those using the major streets and highways of road closures and traffic delays because of the construction. The Villagehas several major and minor festivals throughout the year. None were required to be cancelled because of the construction and the contractor worked to provide a safe work area during these times.

Lastly, the Villagehad signs with renderings of the buildings throughout the area to show what the building would look like in that loction after it was constructed.

#### 4. Unusual Accomplishments

By incorporating environmentally sensitive elements in an economical fashion the project provides a higher threshold of what a parking lot means. More than simply pavement and place to store a car, this parking lot was developed using a context sensitive design that has become part of the overall visitor experience in the historic downtown business district.

Additionally, by creating 4 new lots on Village owned property, this will maximize the benefit of the Tax Increment Finance District and will be used to increase vitality of the Downtown while further enhancing the historic quality and character.



## 5. Additional Considerations

The many unique considerations meant additional research, permits and planning between private and public agencies for successful and enduring redevelopment. These included:

### Permitting Agencies

- Lake County Division of Transportation
- Lake County Stormwater Management Commission
- Lake County Soil and Water Conservation District
- Illinois Historic Preservation Agency
- US Army Corps of Engineers

### Organizations

- Long Grove Community and Business Partners
- Long Grove Fire District
- School District

### Private Owners / Developers

- Existing business owners

ESI successfully engaged the Village of Long Grove, local businesses, developers, and residents in the redevelopment process of the Archer Lot / Road Project. This project incorporated community involvement from the onset and included numerous town hall meetings, community surveys, stake holder meetings, task force meetings and input from local businesses. For Example, the construction staging plan and schedule was modified based on input from the Long Grove Community and Business Partners.

What made this project cost effective and economical? By redeveloping this historic urban core, the environment was preserved and enhanced in a cost effective manner. Improvements to flood water routing and creation of new parking and plaza areas proved to be extremely cost effective solutions by enhancing the value to the businesses while addressing the technical issues.

How closely does the final cost relate to original budget estimate? The costs of the Archer Lot / Road project are below the original budget estimates.

How does our team's solution meet the total goals of the Village of Long Grove? The goals were to address dilapidated pavement, improve stormwater management, address and enhance the environment, create renewed community vitality due to the diverse groups of residents, businesses and government organizations that have become invested in the on-going development. Long Grove will continue to reap the benefits of these unique solutions for infrastructure that serve their growing community for many decades to come. The overall project has proven to exceed expectations for enhancing the community and their goals.

Did ESI meet the time schedule for Long Grove? The schedules were aggressive and modified numerous times to address the needs of the community and the businesses. The original construction schedule was aggressive and included the completion in the summer of 2009. Various weather and contractor delays contributed to a modest delay with the project open for use in the Fall of 2009. The planning, design and bidding elements were all completed ahead of a very aggressive schedule (3 months). While the construction encountered significant weather and contractor delays, it was still able to be substantially completed in the targeted year.

