

CITY OF WARRENVILLE
DU PAGE COUNTY, ILLINOIS

ORDINANCE NO. 1793

**APPROVING ARTERIAL ROADWAY IMPROVEMENT AGREEMENT
FOR THE CANTERA DEVELOPMENT**

WHEREAS, the Mayor and City Council of the City of Warrenville have Determined that it is in the best interests of the City and its residents to enter into an Arterial Roadway Improvement Agreement for the Cantera Development by and between The City of Warrenville and Warrenville Development Limited Partnership, which is attached hereto and made a part hereof as Exhibit 1;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WARRENVILLE, DU PAGE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION ONE: The recitals set forth hereinabove shall be and are hereby incorporated as findings as if said recitals were fully set forth within this Section One.

SECTION TWO: The Mayor and City Council hereby approve the Arterial Roadway Improvement Agreement for the Cantera Development which is attached hereto as Exhibit 1, and the Mayor and City Clerk shall be and they are hereby authorized and directed to execute and attest said Arterial Roadway Improvement Agreement for the Cantera Development in substantially the form attached hereto.

SECTION THREE: Any policies, resolutions, ordinances or prior agreements which conflict with the provisions of this ordinance or the agreement attached hereto shall be, and they are hereby, repealed to the extent of such conflict.

Ordinance No. 1793
Approving Arterial Roadway Improvement
Agreement for the Cantera Development
Page Two

SECTION FOUR: This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

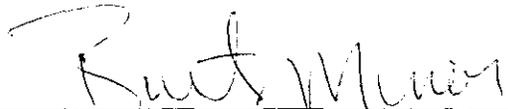
PASSED THIS 15th day of November, 1999.

AYES: Ald. Goodman, Krueger, Schultz, McGuire, Linford, Aschauer, Minor and Brummel

NAYS: None

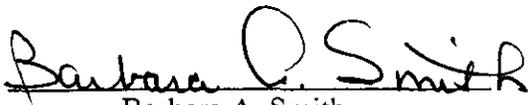
ABSENT: None

APPROVED THIS 17th day of November, 1999.



Burton Minor
Mayor Pro Tem

ATTEST:



Barbara A. Smith
City Clerk

**ARTERIAL ROADWAY IMPROVEMENT AGREEMENT
FOR THE CANTERA DEVELOPMENT**

This Arterial Roadway Improvement Agreement for the Cantera Development (the "Agreement") is made as of the 15th day of ~~November~~ 1999 by and between THE CITY OF WARRENVILLE, an Illinois municipal corporation (the "City") and WARRENVILLE DEVELOPMENT LIMITED PARTNERSHIP, an Illinois limited partnership ("WDLP").

RECITALS

A. On February 22, 1994 by Ordinance No. 1295 the City approved a General Site Plan for the Cantera development which sets forth the general guidelines for development at Cantera.

B. The General Site Plan has as one of its component documents an Exhibit C (the "Arterial Roadway Exhibit") which sets forth roadway improvements which were contemplated to be made by various parties within the Cantera Development.

C. The City and WDLP have entered into a certain Redevelopment and Financing Agreement dated as of February 1, 1994 (the "Redevelopment Agreement") wherein WDLP agreed to construct certain of the improvements set forth on the Arterial Roadway Exhibit and the City agreed that certain of WDLP's expenses of constructing such improvements would be eligible for reimbursement pursuant to tax increment financing entered into pursuant to the Redevelopment Agreement.

D. The City has requested and WDLP has agreed to supplement the Arterial Roadway Exhibit and Redevelopment Agreement to clarify the timing and phasing of the roadway improvements at Cantera which the developer has agreed to construct.

E. Whereas the City has previously adopted Ordinance No. 1734, which, in paragraph 16(ii)a. references a "Comprehensive Traffic Improvement Agreement" and in furtherance of the goals and objectives set forth in the Redevelopment Agreement, and not in derogation thereof, and pursuant to Ordinance No. 1734, the City and WDLP have agreed to memorialize a process for determining how and when specific roadway improvements within the Cantera Development are to be constructed.

NOW THEREFORE, for good and valuable consideration, the receipt of sufficiency of which are acknowledged, City and WDLP agree as follows:

1. **Recitals Incorporated.** The recitals set forth hereinabove are incorporated herein by reference.

2. **Arterial Roadway Improvement Phasing Plan.** Attached to this document as Exhibits A-1 and A-2 is a Arterial Roadway Improvement Phasing Plan (the “Arterial Roadway Improvement Phasing Plan”) which identifies the roadway improvements which must be constructed by WDLP or by the identified party and the triggers for such construction.

3. **WDLP Triggers**

(a) It is recognized on the Arterial Roadway Improvement Phasing Plan that most improvements are triggered by identified development within specific, identified Cantera Subareas. (See Exhibits A-1 and A-2).

(b) Improvements D-1, D-2, D-6, and W-6 (the “Traffic Volume Improvements”) are triggered by general “Traffic Volumes” which are generated both by Cantera traffic and by off-site (or background) traffic which travels along the various arterial roads which pass through Cantera. It is also recognized that the amount of background traffic will vary dependent on the presence or absence of regional improvements at alternate routes which presently are operating beyond their design capacity (e.g. Route 59/Tollway and Naperville Road/Tollway) and the amount of development at Cantera which will cause such background traffic to return to or seek alternate routes.

WDLP’s obligation to construct the Traffic Volume Improvements when triggered by “Traffic Volumes” shall be determined by reference to the “Cantera Growth Model” described below. In the Cantera Growth Model, the trigger for the Traffic Volume Improvements shall be met when the total critical movement traffic volume at the affected intersection (Winfield/Diehl for improvements D-1, D-2 and D-6 and Winfield/Torch for improvement W-6) is equal to or greater than 1460 based on the sum of critical movement traffic volumes from (a) occupied buildings at Cantera, plus (b) buildings at Cantera which have received or applied for final plan approval, plus (c) Original Base 2010 Offsite Traffic. “Original Base 2010 Offsite Traffic” shall mean the amount of offsite (non-Cantera) trips projected for the relevant critical movements for the year 2010 in the Traffic Planning Study, Warrenville, Illinois, dated April 1, 1992, prepared by Metro Transportation, Inc. for Warrenville Development Limited Partnership (being the traffic study which was the basis for the Arterial Roadway Exhibit) as listed on Exhibit B attached hereto and made a part hereof. The Cantera Growth Model is based on a growth rate of off-site trips which assumes stabilization and even reduction of off-site trips as Cantera growth matures and the presence of Cantera traffic causes Cantera to be a less attractive cut-through alternative for off-site traffic which will revert to using alternate routes. WDLP shall not be required to construct the Traffic Volume Improvements until such time as the required critical movement traffic volume is met as calculated by the Cantera Growth Model, notwithstanding that the actual required critical movement traffic volume may be met or exceeded by reason of actual off-site traffic exceeding the amount assumed by the Cantera Growth Model. For instance, the Arterial Roadway Improvement Phasing Plan provides that a third lane will be added to the south side of Diehl Road between the Family Golf Center entrance and the Subarea J entrance (the intersection of Winfield and Diehl) (Improvement D-2) as part of the Traffic Volume Improvements. The Original Base 2010 Offsite Traffic provides for 435 offsite critical

movements at the Winfield/Diehl location, given that the eastbound through, westbound left and southbound left critical lanes are used during the p.m. peak hour. WDLP will not be required to construct this improvement until such time as traffic originating at Cantera is accounting for 1025 or more critical movements out of the total required 1460 critical movements volume, even if the actual total critical movements volume exceeds 1460 at an earlier date because the actual off-site critical movement volume exceeds 435, the amount projected by the Original Base 2010 Offsite Traffic component of the Cantera Growth Model.

There are different components of the Traffic Volume Improvements pertaining to the Winfield/Diehl intersection which are triggered by the same Traffic Volumes for the same critical movements. Notwithstanding that multiple portions of such Traffic Volume Improvements are indicated as triggered by the same critical movements, WDLP shall be required to construct from time to time only such portion of such Traffic Volume Improvements or, with the City's traffic engineer's approval, to make other improvements (such as, without limitation, traffic signal timing adjustments), as are necessary to reduce the volume of the applicable critical movements below the trigger volume as measured using the Cantera Growth Model. For instance, if WDLP constructs dual westbound left turn lanes from Diehl Road into Subarea J at the Winfield Road Intersection (improvement D-5), that may reduce the Diehl Road/Winfield Road intersection critical movements traffic volume below the 1460 critical movement threshold level, so that WDLP will not be required to construct the third eastbound through lane improvement on Diehl Road (improvement D-2) until such time as the trigger critical movements traffic volume is again met. Determination of which improvements are necessary where multiple improvements are possible shall be made by a qualified traffic engineer retained by the City based on the following: WDLP shall submit a traffic study which recommends which improvements are necessary. The City's traffic engineer shall approve or disapprove such recommendation acting reasonably and on the basis of the Cantera Growth Model and generally accepted traffic planning principles. So long as the City's traffic engineer's approval or disapproval is reasonably made on the basis of the Cantera Growth Model and is in accord with generally accepted traffic engineering principles, such determination shall be conclusive and binding on WDLP.

(c) Other improvements listed on the Arterial Road Improvements Phasing Plan are triggered when "warrants are met". It is understood that such trigger is based on State of Illinois and DuPage County warrant analysis procedures and sound traffic engineering judgement to determine whether any of the triggers for such improvements are met. The traffic volumes used in the warrant analysis shall be obtained from the most recent traffic counts at the individual locations. Additional traffic from proposed developments in Cantera which have received or applied for final plan approval may be added to the existing traffic counts, if this is acceptable to DuPage County.

4. **County Improvements.** While improvements to widen Winfield Road to six lanes (the "Winfield Widening") and certain intersection improvements (improvements W/W-1, W-3, W-4, W-9 and F-9 respectively) (collectively the "County Improvements") were identified on the Arterial Roadway Exhibit, the Redevelopment Agreement (at Section 5 and Exhibit D) does not include the County Improvements as part of the roadway improvements to be constructed by WDLP.

Notwithstanding the foregoing, it is recognized that certain lane and intersection improvements on Winfield Road are the responsibility of WDLP since they are triggered in large part by development at Cantera rather than off-site traffic. The Arterial Roadway Improvement Phasing Plan identifies which portions of the improvements on Winfield Road are WDLP's responsibility, and which portions of the improvements on Winfield Road are DuPage County's responsibility. WDLP agrees to seek to cause DuPage County to construct the County Improvements as soon as possible, and upon request the City will support WDLP's efforts by contacting County officials, joining into letters or applications and the like, provided that such support does not impose any financial obligations on the City and is consistent with generally accepted traffic engineering principles. WDLP agrees to return impact fee credits to DuPage County for credit against WDLP's account in a dollar amount equal to the cost of any portion of the County Improvements undertaken by DuPage County. Such return shall be made at such time as DuPage County awards a construction contract for such work and such work actually commences. The amount to be returned shall be based on the amount of the construction contract or on such other basis as WDLP and DuPage County may agree.

5. **Monitoring.** WDLP shall annually on or before November 15 in each calendar year (beginning with calendar year 1999) furnish to the City a traffic impact study prepared at WDLP's expense by a qualified traffic engineer selected by WDLP and approved by the City. City acknowledges that Metro Transportation, Inc., is approved, but the City reserves the right to require a substitute qualified traffic engineer. Such study shall examine the then existing traffic volumes of the critical movements which would trigger the Traffic Volume Improvements and, to the extent requested by the City Engineer based on then-existing traffic conditions, such study shall also review the need for improvements identified on the Arterial Road Improvement Phasing Plan which are triggered by warrants. In any case, traffic counts shall be taken at each location for then-currently proposed building improvements and at each of the four signalized intersections on Winfield Road, from Diehl Road to Ferry Road. The analysis of traffic counts on Winfield Road will provide information on the need for improvements to Winfield Road. Such study shall apply the Cantera Growth Model or the DuPage County warrant analysis procedures (as applicable) to determine whether any of the triggers for such improvements are met. It is understood that the City may additionally require a traffic study at WDLP's or the lot developer's expense from time to time in connection with new developments at Cantera to determine if the combination of the most recent traffic counts and traffic from the new developments will cause the trigger for the Traffic Volume Improvements or the warrants (as applicable) to be met.

6. **Posting of Security.** As noted above, the Arterial Roadway Improvement Phasing Plan identifies certain specific improvements which are triggered by identified development in certain identified subareas (the "Development Specific Improvements"). The Arterial Roadway Improvement Phasing Plan also identifies the Traffic Volume Improvements which are triggered by general "Traffic Volumes" and other improvements triggered when "warrants are met" (the "General Improvements"). The Warrenville Subdivision Code provides for the posting of security for subdivision improvements including improvements of the nature of those set forth in the Arterial Roadway Improvement Phasing Plan. With respect to such security, the City and WDLP agree as follows:

(a) The security for Development Specific Improvements shall be posted at the time of and as a condition to the issuance of a building permit for the development which triggers the Development Specific Improvements.

(b) The security for the General Improvements shall be posted not later than six months after such time as the annual traffic impact study or a development specific study referred to in Section 5 finds that the trigger for such improvement is met. WDLP agrees that during such six month period it shall cause the triggered improvement to be designed and shall cause plans for the triggered improvement and an engineer's estimate of improvement costs to be submitted to the City for its review and approval, all of which shall be at WDLP's expense. The deposit of security shall be based on the approved engineer's estimate of costs, except to the extent actual bids for the work are then available. As noted above, where multiple improvements are triggered by critical movement traffic volumes, it is possible that less than all of such improvements or alternate improvements will be sufficient to reduce the critical movement traffic volume below trigger levels. In each such event WDLP shall be required to post security only in the amount of the improvements which are required to be constructed as determined by Section 3(b) above.

(c) Once security is posted for any roadway improvements shown on the Arterial Roadway Improvement Phasing Plan, and subject to weather conditions, including construction season limitations, other force majeure events and the condition of meeting necessary state and county warrants and other approvals, such improvements shall be diligently pursued to completion as promptly as practicable by WDLP or its designee, provided that ultimate responsibility for completion of such improvements shall at all times remain with WDLP except to the extent that Exhibit A-1 allocates the responsibility to a third party. Development Specific Improvements shall be completed as a condition to a certificate of occupancy for the development which triggered such improvements, except where necessary warrants are not yet available or where the City Engineer otherwise agrees.

7. **TIF Agreement.** This Agreement is intended to support and further the purposes of the Redevelopment Agreement and the Arterial Roadway Exhibit by supplementing such items to identify with more specificity the phasing of the improvements required to be constructed by WDLP therein. Nothing herein shall modify the TIF Allocation and Developer Allocation set forth on Exhibit D to the Redevelopment Agreement. Nothing in this Agreement shall restrict WDLP or any other party who may assume such work from seeking other funding for or participation in the improvements set forth on the Arterial Roadway Improvement Phasing Plan, including State or County or other governmental funding or participation, or contributions or participation from parties developing land benefitted by such improvements. The City upon request will support WDLP's efforts to secure funding from State, County or other governmental sources by contacting the appropriate governmental officials, joining into letters or applications, and the like, provided that such support does not impose any financial obligations on the City and is consistent with generally accepted traffic engineering principles.

8. **Successors and Assigns.** This agreement shall benefit and bind the parties hereto and their successors and assigns subject to the terms of the Redevelopment Agreement, including Section 26(L) thereof. This agreement shall not be assigned, except in accordance with the provisions of the Redevelopment Agreement.

9. **Miscellaneous.** This Agreement constitutes the Comprehensive Roadway Improvement Agreement referred to in paragraph 16 of Ordinance No. 1734, and the City and WDLP agree that this Agreement satisfies the requirements of such ordinance. WDLP acknowledges and agrees that all prior preliminary plan development approvals granted to WDLP are subject to this Agreement and that any future preliminary or final plan development approvals requested by WDLP shall likewise be subject to this Agreement.

10. **Conflicts.** This Agreement is in furtherance of the goals, objectives and purposes of the Redevelopment Agreement and nothing contained herein shall modify, amend or repeal any provision of that Agreement and in the event of a conflict between this Agreement and the Redevelopment Agreement, the Redevelopment Agreement shall control.

11. **Term.** The Term of this Agreement shall be the term of the Redevelopment Agreement.

This Agreement is made as of the date first stated above.

CITY OF WARRENVILLE,
an Illinois municipal corporation

By: *William M. Lusk*
Mayor

ATTEST

By: *Barbara C. Smith*
City Clerk

WARRENVILLE DEVELOPMENT
LIMITED PARTNERSHIP,
an Illinois limited partnership

By: Amprop Illinois I Limited Partnership, an
Illinois limited partnership, its general partner

By: Amprop, Inc., its general partner

By: *Johani Kelley*
Its: *Vice President*
Jones Lang La Salle
Agent
for WDLP

DIEHL ROAD IMPROVEMENTS

<u>Improvement</u>	<u>Trigger</u>	<u>Respons</u>
D-1 Westbound 3rd through lane and related signal modifications	Traffic Volumes	WDLP
D-2 Eastbound 3rd through lane and related signal modifications	Traffic Volumes	WDLP
D-3 Entrance improvements and westbound left turn lane(s)	Redevelopment of Subarea I.	WDLP/
D-8 Traffic signal modifications	D-3 Improvements	WDLP/
D-4 Eastbound right turn lane	Development of Subarea J	WDLP/
D-5 Entrance improvements and westbound left turn lane(s)	Development of Subarea J.	WDLP/
D-9 Traffic signal modifications	D-5 Improvements	WDLP/
D-6 Extend eastbound left turn storage	Traffic Volumes	WDLP
D-7 Full intersection and eastbound left turn lane	Request for full intersection.	AMC30
D-7 Traffic Signal	Warrants are met.	AMC 3
D-10 Traffic Signal	Warrants are met.	WDLP
D-12 Restripe for dual left turn lanes	Traffic Volumes	WDLP
D-11 Traffic signal	Warrants are met	WDLP
D-13 Restripe for dual left turn lanes	Traffic Volumes	WDLP

WINFIELD ROAD IMPROVEMENTS

<u>Improvement</u>	<u>Trigger</u>	<u>Re</u>
W/W-1 Winfield/Warrenville intersection improvements and related signal modifications	DuPage County program	Du
W-1 Winfield Road SB Dual Rights @ Diehl Road Int. and Related Signal Modifications	Development of Lot F-1 (Navistar)	Du
W-2 Winfield Road - Relocated Southbound dual lefts and new through lane at Diehl Road.	Development of Subarea J.	WI
W-3 - Northbound 3rd through lane and related signal modifications and center lane improvements.	DuPage County Program	Du
W-4 - Southbound 3rd through and related signal modifications.	DuPage County Program	Du
W-5 Ferry Road - Restripe for dual left turn lanes on all approaches. - Traffic signal modifications.	A. Ordinance #1666. Part of final plans for first to develop of Lot D-2, D-3, D-4 or D-5. B. Part of final plans for Lot F-1 , Navistar Phase I	WI D- WI
W-6 Restripe for NB dual left turns @ Torch Parkway Intersection and new Traffic Signal	Traffic Volumes	WI

WINFIELD ROAD IMPROVEMENTS

<u>Improvement</u>	<u>Trigger</u>	<u>Re</u>
W-7 Torch Parkway - Southbound left turn lane and entrance to Lot D-1	Ordinance #1666. Final plans for entrance and signal shall be a part of Final Plan submittal for Lot D-1.	WI
W-8 Traffic Signal	Submit plans with Lot D-1 Final Plan Signal will be installed when warrants are met.	WI
W-9 Northbound dual left @ Westbound Toll Ramp and related signal modifications	DuPage County Program	Du

FERRY ROAD IMPROVEMENTS

<u>Improvement</u>	<u>Trigger</u>	<u>Res</u>
F-1 - Traffic Signal - Torch Parkway	Ordinance #1690. Traffic signals will be operational before an occupancy permit is granted for either the hotel or the training center.	WD
F-2 - Right and Left turn lanes and modify signals @ E/C East Entrance. Close right out from C-1	Development of Subarea C	WD
F-3 - Traffic Signal - Parcel E/C east	Warrants are met.	WD
F-4 - Restripe for dual lefts and modify signals at Parcel E/C East Entrance	Traffic Volumes	WD
F-5 - Restripe for dual lefts and modify signals on all approaches @ Ferry/Winfield Intersections	Development of F-1 (Navistar)	WD
F-6 - Traffic Signal - Parcel F/D west	Warrants are met.	WD
F-7 - Intersection Improvements at Parcel D/F East Entrance (Right and Left turn lanes)	Development of Lot D-3B or F-3	WD Sub
F-8 - Traffic Signal - Parcel F/D east	Warrants are met.	WD
F-9 - Restripe for dual lefts and modify signals on all approaches @ Ferry/Warrenville/Mill Intersection	DuPage County Program	Du

MILL STREET IMPROVEMENTS

Improvement

Trigger

M - 1 Intersection Improvements at Mill St./Bella Vista Parkway Intersection. (Right and Left turn lanes) and new Traffic Signal

Connection of Bella Vista to Mill St. (when Lot F-2 builds)

Re
WI

AMC 30
THEATERS

IMPROVEMENT D-7
AMC LT TURN LANE (IF DESIRED)

IMPROVEMENT D-1
WB 3RD LANE

GREAT LAKE

LEGEND

-  GENERAL IMPROVEMENT
-  DEVELOPMENT SPECIFIC IMPROVEMENT
-  REGIONAL IMPROVEMENT BY DUPAGE COUNTY

SUBAREA I
FAMILY GOLF CENTER
(TEMP. USE)

IMPROVEMENT D-3
SUBAREA I ENTRANCE IMPROVEMENTS

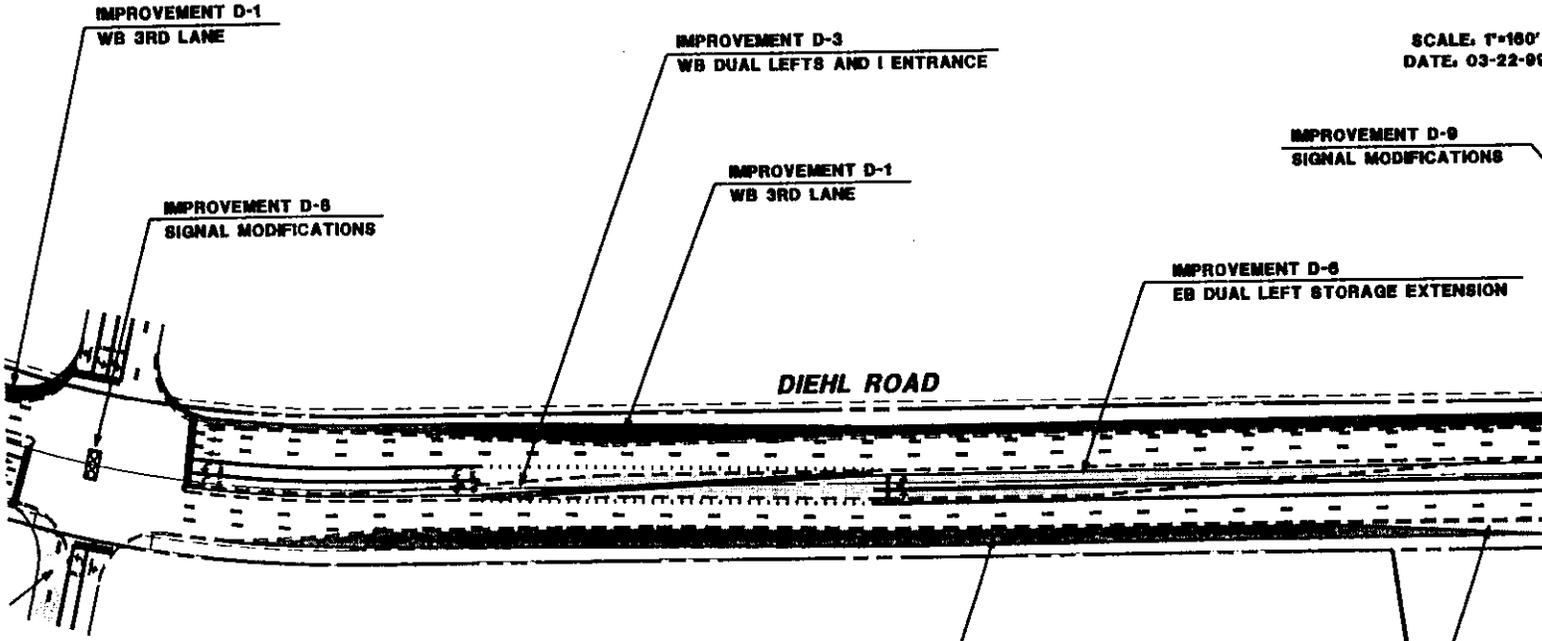
EXHIBIT A-1
ARTERIAL ROADWAY
IMPROVEMENT PHASING PLAN

SDI Engineers
CONSULTANTS LTD. Scientists
Surveyors

2000 York Road
Suite 100
Oak Brook, IL 60521
Tel: 630.571.1000
Fax: 630.571.0416

**AMC 30
THEATERS**

SCALE: 1"=160'
DATE: 03-22-09



LEGEND

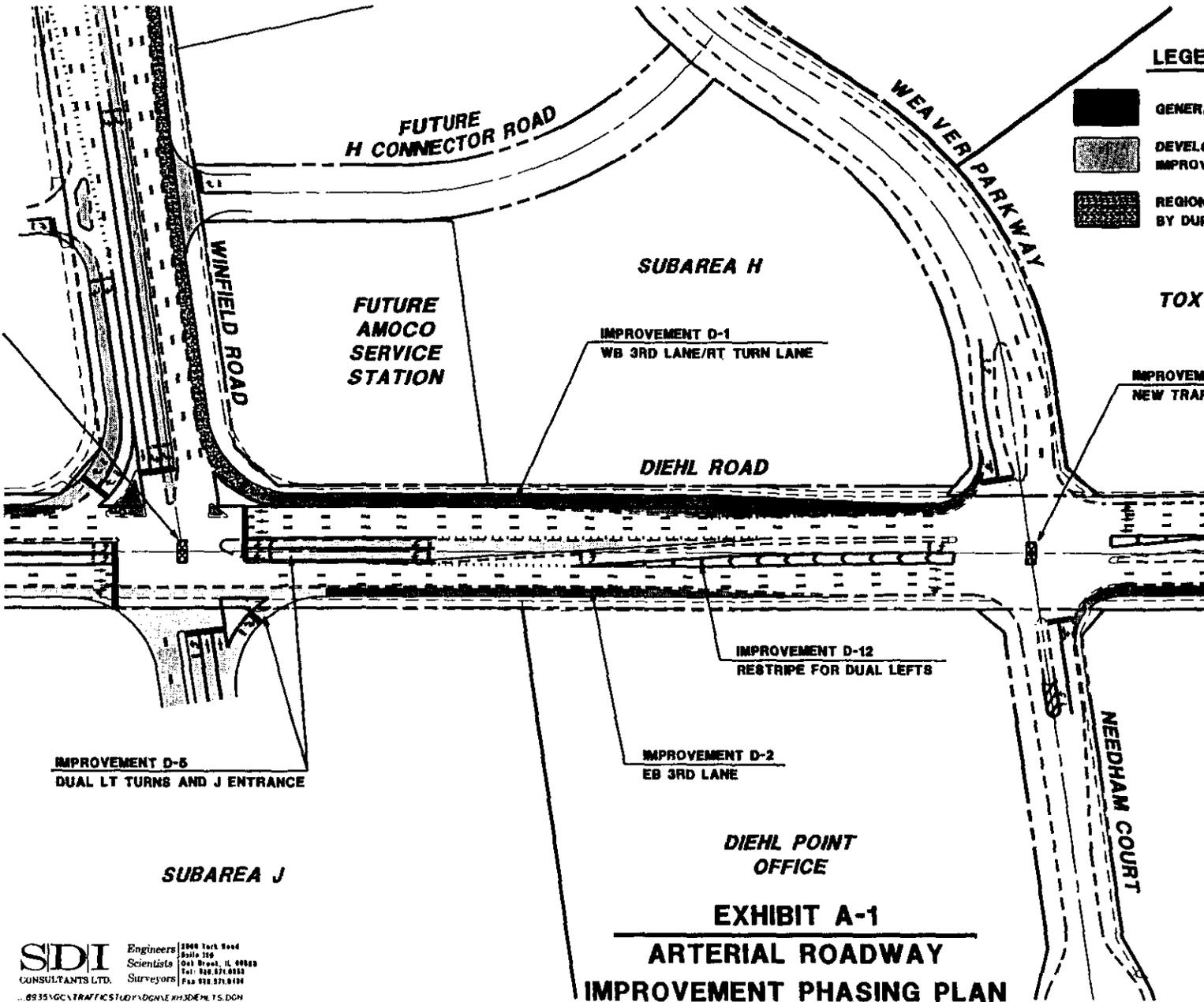
-  GENERAL IMPROVEMENT
-  DEVELOPMENT SPECIFIC IMPROVEMENT
-  REGIONAL IMPROVEMENT BY DUPAGE COUNTY

**SUBAREA I
FAMILY GOLF CENTER
(TEMP. USE)**

**EXHIBIT A-1
ARTERIAL ROADWAY
IMPROVEMENT PHASING PLAN**

SDI Engineers 2800 East Road
CONSULTANTS LTD. Scientists Oak Brook, IL 60121
Surveyors Tel: 630 371 0100
Fax: 630 371 0104

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SDI Engineers
 CONSULTANTS LTD. Scientists
 Surveyors

2800 York Road
 Suite 200
 Oak Brook, IL 60450
 Tel: 630.571.0010
 Fax: 630.571.0100

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EXHIBIT A-1
ARTERIAL ROADWAY
IMPROVEMENT PHASING PLAN

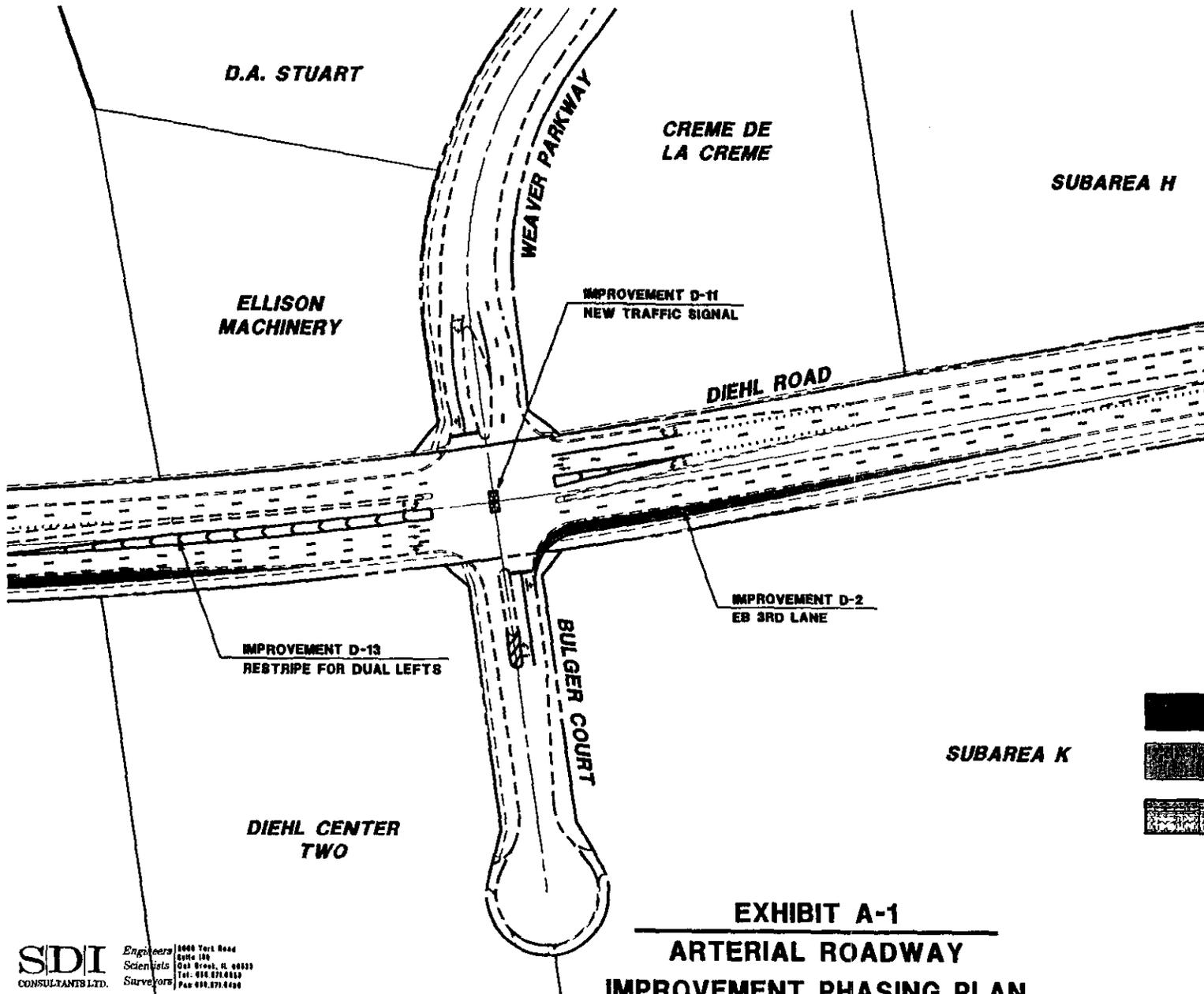


EXHIBIT A-1
ARTERIAL ROADWAY
IMPROVEMENT PHASING PLAN

SDI Engineers | 8000 York Road
 Consultants Ltd. Scientists | Suite 100
 | Oak Brook, IL 60452
 | Tel: 630.871.0820
 | Fax: 630.871.0490
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AMC 30
THEATERS

LEGEND

-  GENERAL IMPROVEMENT
-  DEVELOPMENT SPECIFIC IMPROVEMENT
-  REGIONAL IMPROVEMENT BY DUPAGE COUNTY

IMPROVEMENT W-2
SB DUAL LEFTS AND THROUGH LANE

IMPROVEMENT W-1
SB DUAL RIGHTS

DIEHL ROAD

WINFIELD ROAD

FUTURE AMOCO
SERVICE STATION

IMPROVEMENT W-3
NB 3RD LANE

AMERISUITES
HOTEL

H CONNECTOR ROAD

EXHIBIT A-1
ARTERIAL ROADWAY
IMPROVEMENT PHASING PL

SIDI
CONSULTANTS LTD.

Engineers
Scientists
Surveyors

2000 East Ave
Suite 100
Oak Brook, IL 60521
Tel: 630 571-0100
Fax: 630 571-0100

LEGEND

-  GENERAL IMPROVEMENT
-  DEVELOPMENT SPECIFIC IMPROVEMENT
-  REGIONAL IMPROVEMENT BY DUPAGE COUNTY

EAST-WEST TOLLWAY I-88

CORNERSTONE AT CANTERA

IMPROVEMENT W-4
SB 3RD LANE

IMPROVEMENT W-4
SB 3RD LANE

WINFIELD ROAD

IMPROVEMENT W-3
NB 3RD LANE

IMPROVEMENT
NB DUAL LEFTS

IMPROVEMENT W-3
NB 3RD LANE

EXHIBIT A-1
ARTERIAL ROADWAY
IMPROVEMENT PHASING PLAN

S|D|I Engineers 2000 York Road
Scientists 2000 110
CONSULTANTS LTD. Surveyors 5180 Bryn Mawr, N. 05222
Tel: 630.671.0200
Fax: 630.671.0400

**SUBAREA E
LOT 3**

**AMOCO
BUSINESS CENTER
PHASE I**

**IMPROVEMENT W-4
SB 3RD LANE**

**IMPROVEMENT W-6
RESTRIPE FOR DUA**

**IMPROVEMENT W-5
RESTRIPE FOR DUAL LEFTS
AND MODIFY SIGNALS
(ALSO SEE FERRY ROAD
IMPROVEMENT F-5)**

**IMPROVEMENT W-4
SB 3RD LANE**

WINFIELD ROAD

**IMPROVEMENT
NB 3RD LANE**

**IMPROVEMENT W-3
NB 3RD LANE**

**IMPROVEMENT W-5
RESTRIPE FOR DUAL LEFTS
AND MODIFY SIGNALS
(ALSO SEE FERRY ROAD
IMPROVEMENT F-5)**

LEGEND

-  GENERAL IMPROVEMENT
-  DEVELOPMENT SPECIFIC IMPROVEMENT
-  REGIONAL IMPROVEMENT BY DUPAGE COUNTY

NAVISTAR

**NOTE: WOLP TO MONITOR TRAFFIC
VOLUMES ON A YEARLY BASIS.**

FERRY ROAD

**EXHIBIT A-1
ARTERIAL ROADWAY
IMPROVEMENT PHASING PL**

SDI Engineers | 1000 York Road
CONSULTANTS LTD. Scientists | Oak Brook, IL 60521
Surveyors | Tel: 630 571-8000
Fax: 630 571-6000

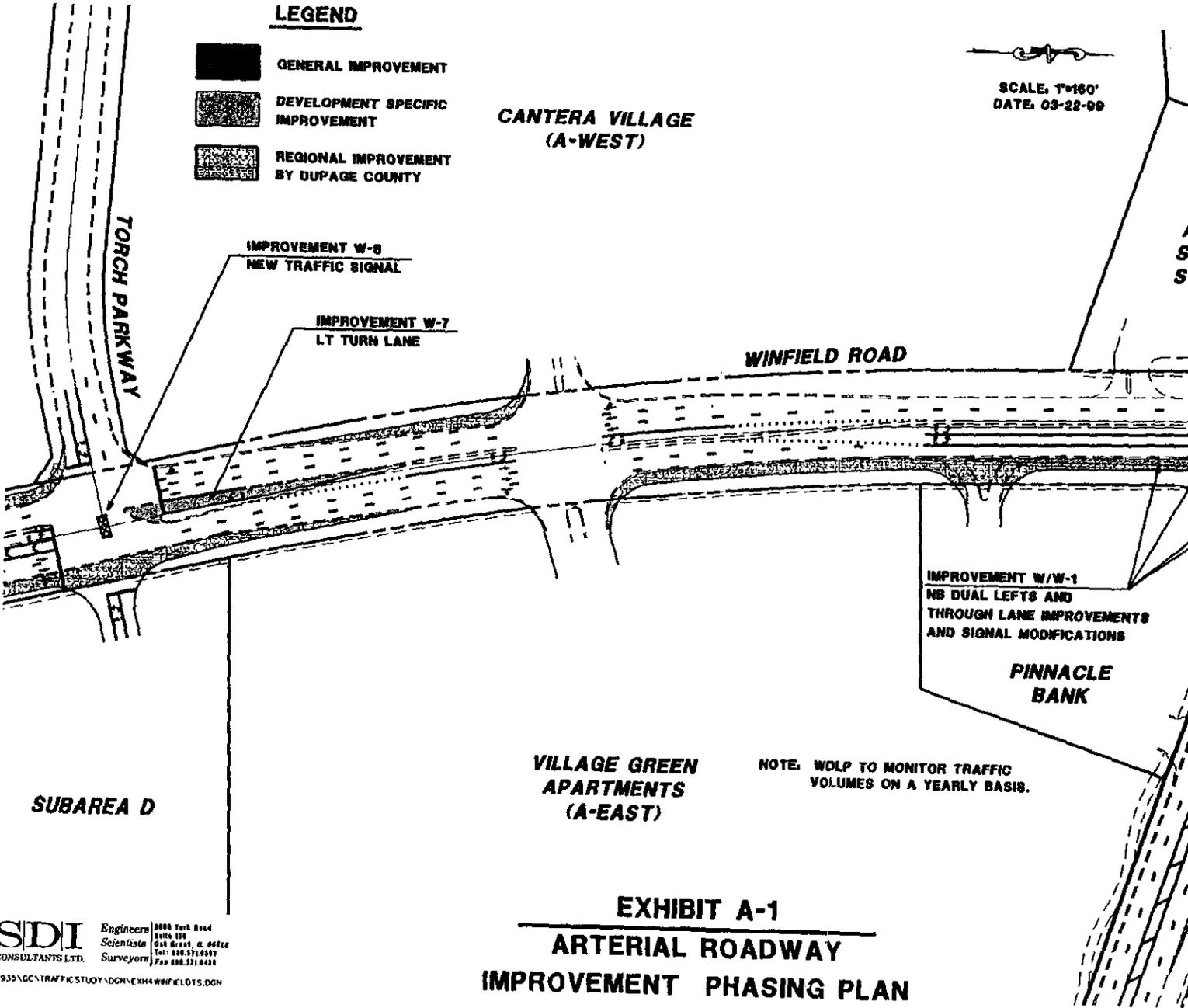
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LEGEND

-  GENERAL IMPROVEMENT
-  DEVELOPMENT SPECIFIC IMPROVEMENT
-  REGIONAL IMPROVEMENT BY DUPAGE COUNTY

SCALE: 1"=160'
DATE: 03-22-99

**CANTERA VILLAGE
(A-WEST)**



SUBAREA D

VILLAGE GREEN
APARTMENTS
(A-EAST)

NOTE: WOLP TO MONITOR TRAFFIC
VOLUMES ON A YEARLY BASIS.

IMPROVEMENT W/W-1
NB DUAL LEFTS AND
THROUGH LANE IMPROVEMENTS
AND SIGNAL MODIFICATIONS
**PINNACLE
BANK**

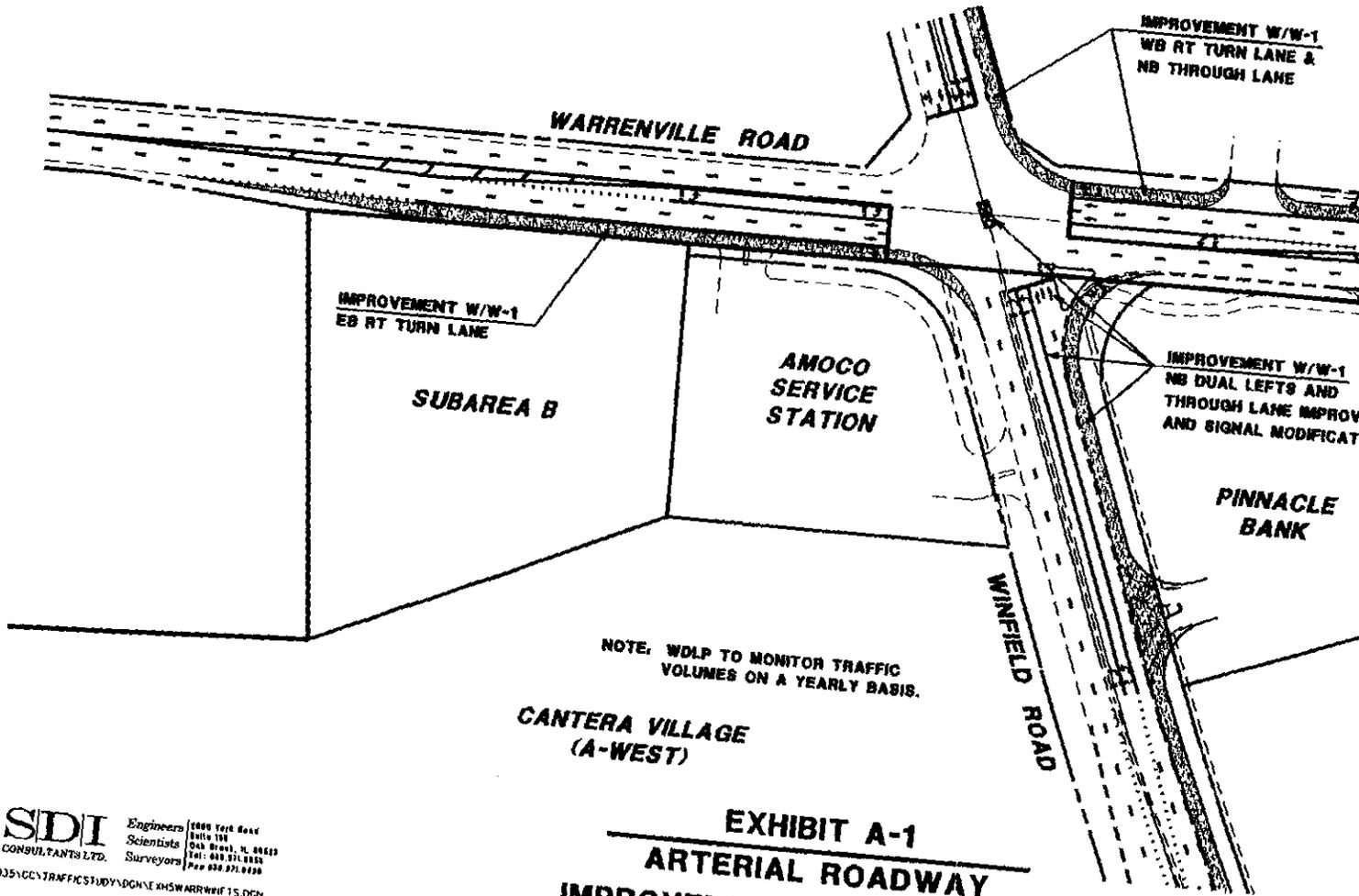
EXHIBIT A-1
ARTERIAL ROADWAY
IMPROVEMENT PHASING PLAN

SDI Engineers 8000 York Road
Scientists Suite 100
CONSULTANTS LTD. Surveyors Oak Brook, IL 60521
Tel: 630.571.0000
Fax: 630.571.0400

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LEGEND

-  GENERAL IMPROVEMENT
-  DEVELOPMENT SPECIFIC IMPROVEMENT
-  REGIONAL IMPROVEMENT BY DUPAGE COUNTY



CANTERA VILLAGE (A-WEST)

EXHIBIT A-1
ARTERIAL ROADWAY
IMPROVEMENT PHASING PLAN

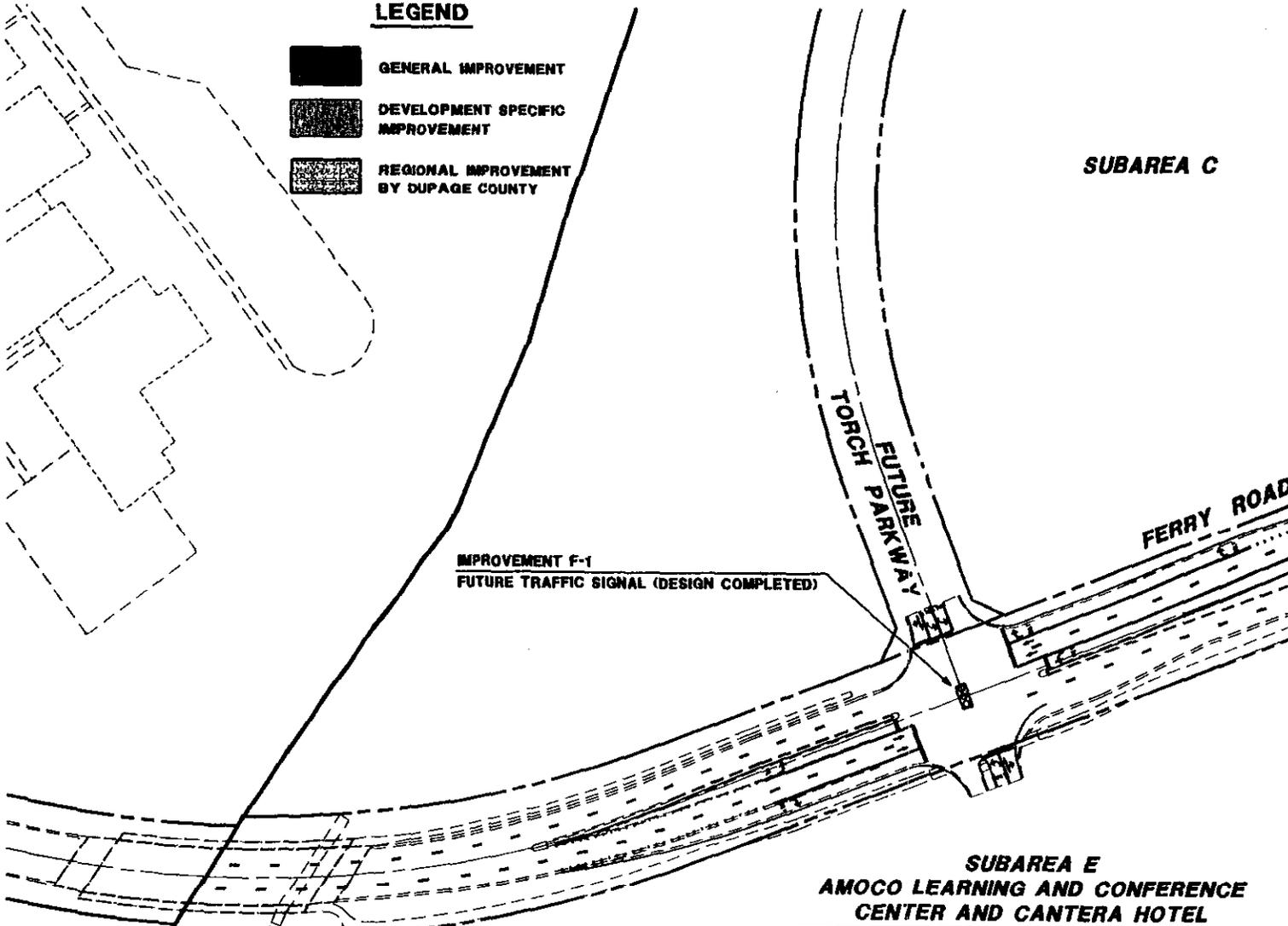
S/D/I Engineers | 6800 York Road
 CONSULTANTS LTD. Scientists | Suite 100
 Surveyors | Oak Brook, IL 60453
 Tel: 630.571.0000
 Fax: 630.571.0000

...8935\CC\TRAFFIC STUDY\DC\LE\KHS\WARRWEIF 15.DGN

LEGEND

-  GENERAL IMPROVEMENT
-  DEVELOPMENT SPECIFIC IMPROVEMENT
-  REGIONAL IMPROVEMENT BY DUPAGE COUNTY

SUBAREA C



IMPROVEMENT F-1
FUTURE TRAFFIC SIGNAL (DESIGN COMPLETED)

SUBAREA E
AMOCO LEARNING AND CONFERENCE
CENTER AND CANTERA HOTEL

EXHIBIT A-1
ARTERIAL ROADWAY
IMPROVEMENT PHASING PLAN

S/DI
CONSULTANTS LTD.

Engineers
Scientists
Surveyors
2000 York Road
Suite 210
Oak Brook, IL 60059
Tel: 630.571.8100
Fax 630.571.4100

...0935\GC\TRAFFICSTUDY\DWG\EXH\FERRY15.DWG

- LEGEND**
-  GENERAL IMPROVEMENT
 -  DEVELOPMENT SPECIFIC IMPROVEMENT
 -  REGIONAL IMPROVEMENT BY DUPAGE COUNTY

SUBAREA C

AMOCO BUSINESS CENTER PHASE I

IMPROVEMENT F-6 (ALSO SEE WINFIELD ROAD IMPROVEMENT W-6) RESTRIPE FOR DUAL LEFTS AND MODIFY SIGNALS

IMPROVEMENT F-2 CLOSING OF RIGHT OUT FROM ABC PHASE I

IMPROVEMENT F-4 RESTRIPE FOR DUAL LEFTS AND MODIFY SIGNALS

IMPROVEMENT F-2 RT AND LT TURN LANES, MODIFY SIGNALS AND CLOSING OF RIGHT OUT FROM ABC PHASE I

FERRY ROAD

IMPROVEMENT F-3 FUTURE TRAFFIC SIGNAL (DESIGN COMPLETED)

NOTE: SIGNAL MODIFICATIONS REQUIRED WHEN ENTRANCE TO SUBAREA C IS CONSTRUCTED AND/OR AFTER RESTRIPE FOR DUAL LEFTS INTO CORNERSTONE

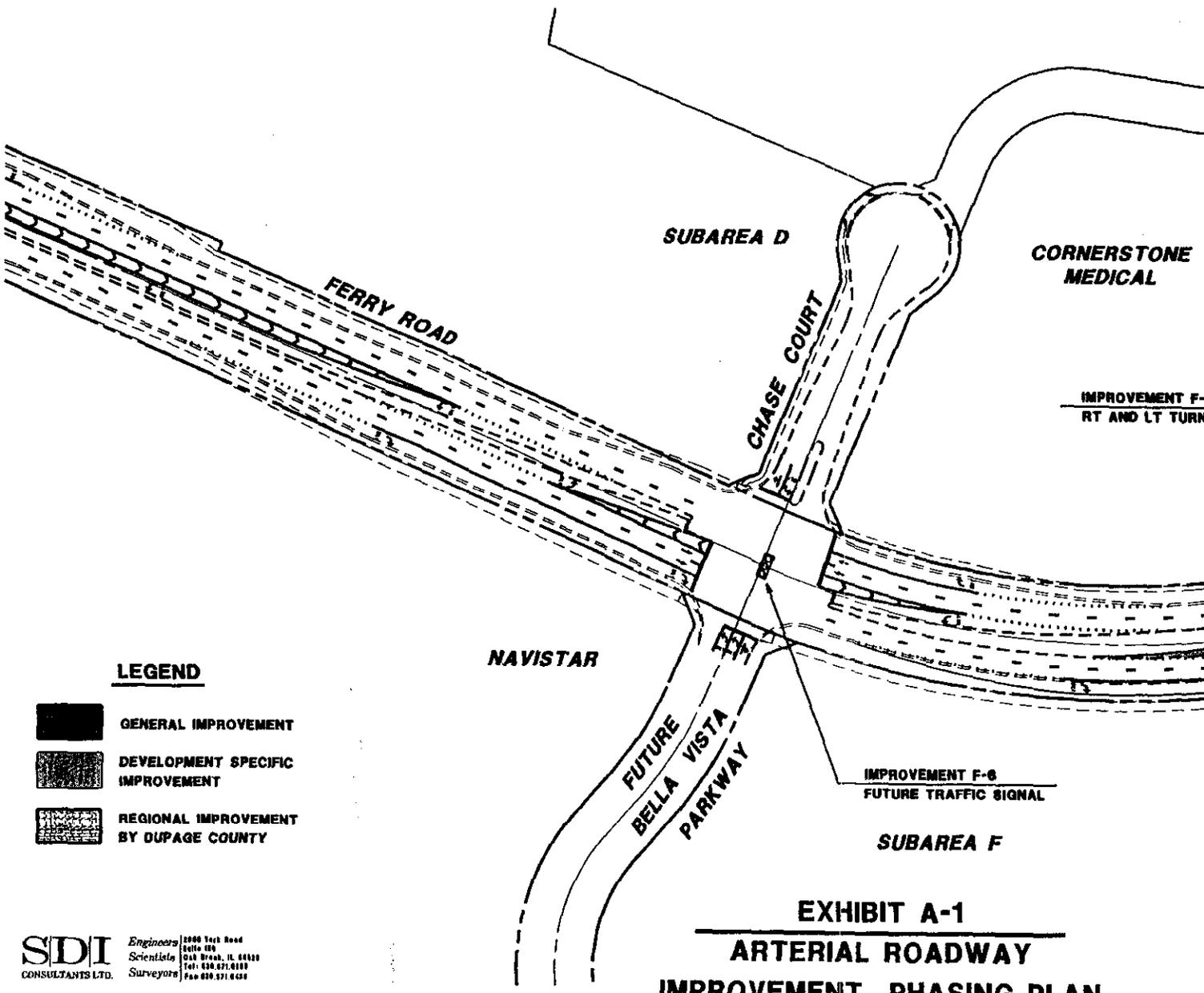
IMPROVEMENT F-5 (ALSO SEE WINFIELD ROAD IMPROVEMENT W-5) RESTRIPE FOR DUAL LEFTS AND MODIFY SIGNALS

CORNERSTONE AT CANTERA

SUBAREA E

**EXHIBIT A-1
ARTERIAL ROADWAY
IMPROVEMENT PHASING PLAN**

SIDI Engineers Scientists Surveyors
CONSULTANTS LTD.
9835-1001 TRAFFIC STUDY / 06/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/1032/1033/1034/1035/1036/1037/1038/1039/1040/1041/1042/1043/1044/1045/1046/1047/1048/1049/1050/1051/1052/1053/1054/1055/1056/1057/1058/1059/1060/1061/1062/1063/1064/1065/1066/1067/1068/1069/1070/1071/1072/1073/1074/1075/1076/1077/1078/1079/1080/1081/1082/1083/1084/1085/1086/1087/1088/1089/1090/1091/1092/1093/1094/1095/1096/1097/1098/1099/1100/1101/1102/1103/1104/1105/1106/1107/1108/1109/1110/1111/1112/1113/1114/1115/1116/1117/1118/1119/1120/1121/1122/1123/1124/1125/1126/1127/1128/1129/1130/1131/1132/1133/1134/1135/1136/1137/1138/1139/1140/1141/1142/1143/1144/1145/1146/1147/1148/1149/1150/1151/1152/1153/1154/1155/1156/1157/1158/1159/1160/1161/1162/1163/1164/1165/1166/1167/1168/1169/1170/1171/1172/1173/1174/1175/1176/1177/1178/1179/1180/1181/1182/1183/1184/1185/1186/1187/1188/1189/1190/1191/1192/1193/1194/1195/1196/1197/1198/1199/1200/1201/1202/1203/1204/1205/1206/1207/1208/1209/1210/1211/1212/1213/1214/1215/1216/1217/1218/1219/1220/1221/1222/1223/1224/1225/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LEGEND

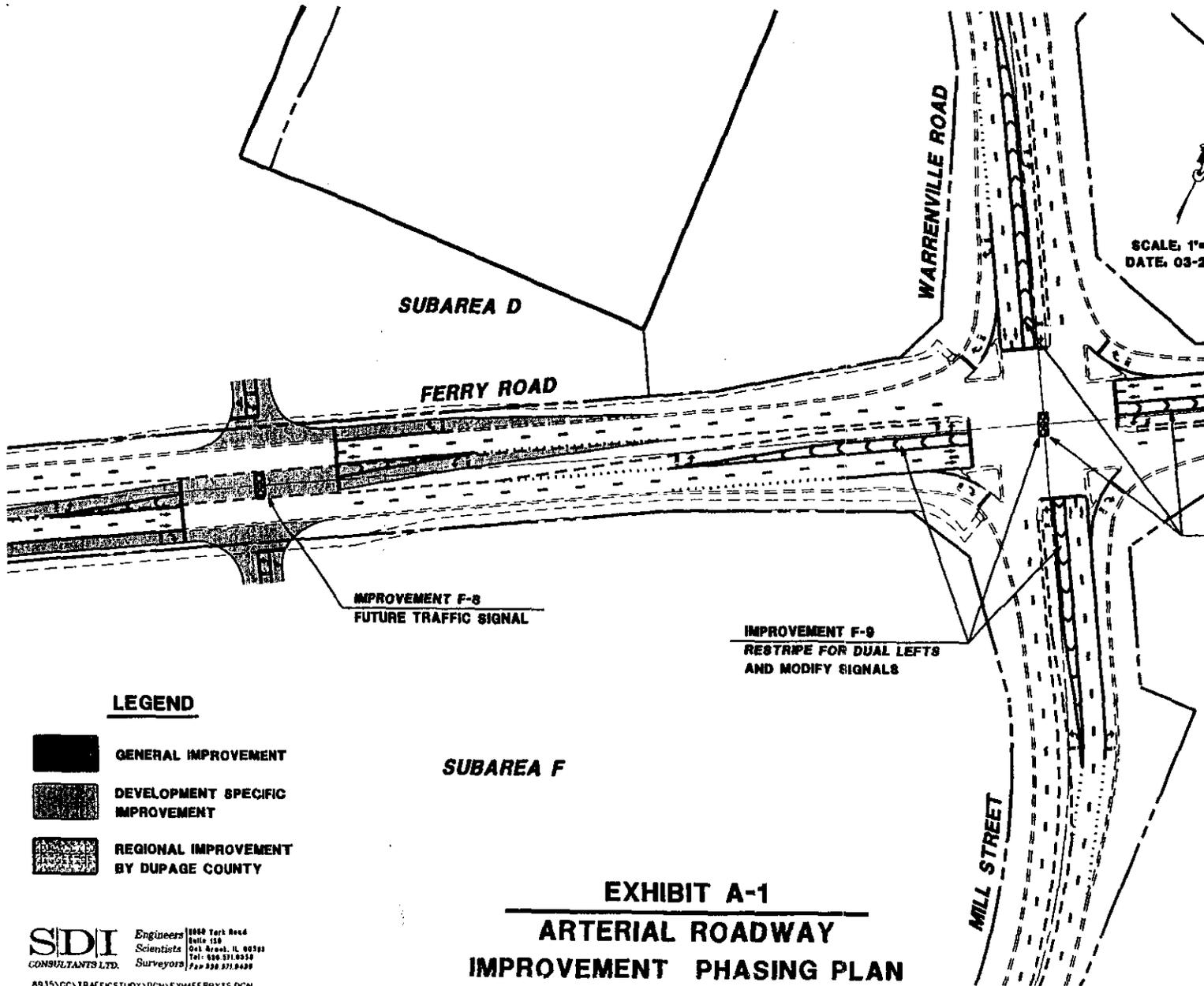
-  GENERAL IMPROVEMENT
-  DEVELOPMENT SPECIFIC IMPROVEMENT
-  REGIONAL IMPROVEMENT BY DUPAGE COUNTY

SDI *Engineers* | 2000 York Road
Scientists | Suite 200
 CONSULTANTS LTD. *Surveyors* | Oak Brook, IL 60120
 Tel: 630.571.8100
 Fax: 630.571.8100

...0935\GC\TRAFFIC STUDY\DGN\EXHIBIT A-1\FERRY.DGN

EXHIBIT A-1
ARTERIAL ROADWAY
IMPROVEMENT PHASING PLAN

SCALE: 1"=40'
DATE: 03-20-00



SUBAREA D

WARRENVILLE ROAD

FERRY ROAD

IMPROVEMENT F-8
FUTURE TRAFFIC SIGNAL

IMPROVEMENT F-9
RESTRIPE FOR DUAL LEFTS
AND MODIFY SIGNALS

MILL STREET

SUBAREA F

LEGEND

-  GENERAL IMPROVEMENT
-  DEVELOPMENT SPECIFIC IMPROVEMENT
-  REGIONAL IMPROVEMENT BY DUPAGE COUNTY

EXHIBIT A-1
ARTERIAL ROADWAY
IMPROVEMENT PHASING PLAN

SDI Engineers 10040 York Road
 CONSULTANTS LTD. Scientists Suite 110 Oak Brook, IL 60521
 Surveyors Tel: 630.571.0300 Fax: 630.571.0400

...8935\GDN\TRAFFIC STUDY\DN\EXHIBIT A-1\FERRY15.DGN

LEGEND

-  GENERAL IMPROVEMENT
-  DEVELOPMENT SPECIFIC IMPROVEMENT
-  REGIONAL IMPROVEMENT BY DUPAGE COUNTY

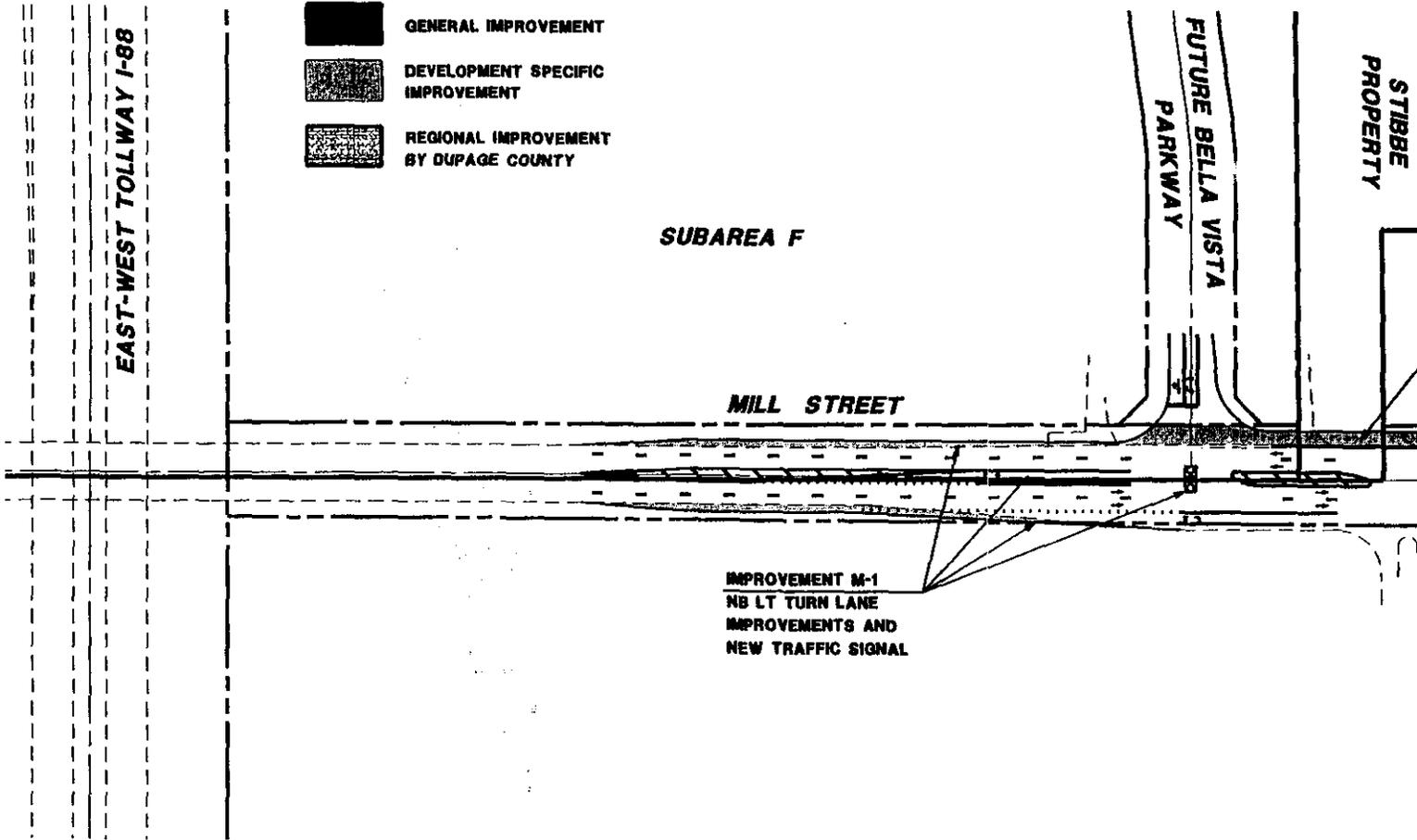


EXHIBIT A-1
ARTERIAL ROADWAY
IMPROVEMENT PHASING PLAN

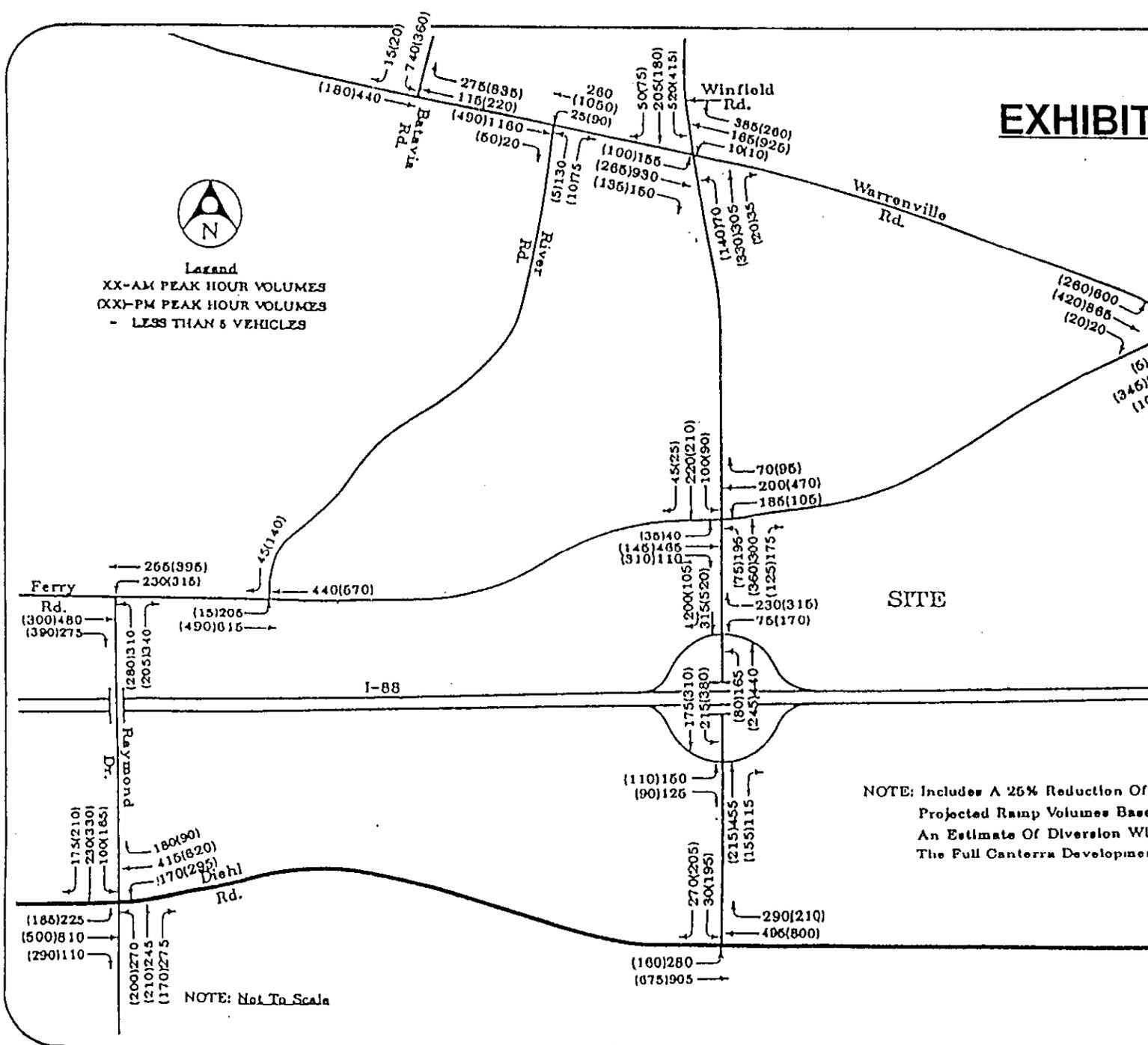
S/D/I Engineers | 8888 York Road
CONSULTANTS LTD. Scientists | Oak Brook, IL 60521
Surveyors | Tel: 630.874.8800
Fax: 630.871.8428

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EXHIBIT



Legend
 XX-AM PEAK HOUR VOLUMES
 (XX)-PM PEAK HOUR VOLUMES
 - LESS THAN 5 VEHICLES



TITLE:

BASE TRAFFIC-YEAR 2010