

## **Staff Responses to Council Questions**

### **October 15, 2013**

#### **9. FIRST READING**

##### **A - E. 4200-4240 Lacey Road**

*What improvements to Lacey Road will be required? What will the developer do? What will the Village do? Please explain the proposed widening of Lacey Road.*

Improvements to Lacey Road along the frontage of the subject site include widening the pavement to 24 feet, constructing concrete ribbon curbs on both sides of the pavement and resurfacing the street. The Village will complete the work as part of the Community Investment Program. The Village's capital projects plan includes improvements to Lacey Road in 2014 as part of the FY14 budget. Lacey Road does not currently meet the Village's required road design standards in terms of both width and shoulder treatment. Additionally, the pavement is experiencing longitudinal cracking and some alligator cracking.

*What is the total cost of the development?*

The total cost of the development is approximately \$23 million.

*What is the estimated value of the building permit fee waiver and the sanitary sewer recapture waiver?*

The estimated value of the building permit waiver is about \$75,000.00 and the estimated value of the sanitary sewer recapture agreement is about \$45,000.

*Will the building include sound proofing?*

The building will be designed and constructed in accordance with applicable building codes. At this time, staff is unaware of any soundproofing intended to be included in the design.

*Will the Village be planting the 17 parkway trees?*

Yes. The petitioner will be responsible to pay a fee-in-lieu for the installation of parkway trees. The Village will select the parkway trees and install them once construction of the facility has taken place.

*Will sidewalks be constructed? If so, where?*

Yes. The developer will install a sidewalk along the entire length of the property on the west side of Lacey Road.

*What is Swallow Construction and how do they relate to this development?*

Swallow Construction is a separate construction business that operates at 4250 Lacey Road. Swallow is immediately south of the subject property and west of the southern half of the

subject property. It is not included within this proposed project. The Swallow property consists of two lots, the northern lot is zoned R-2 and is part of court order 93 MR 0242. The southern lot is zoned B-3 and is not bound by the court order.

*Please explain the expected traffic impact on the neighborhood. Should the SLF be restricted to southbound turns on Lacey only?*

The impact on the adjacent road network to the east will be small. Due to the close proximity of the site to Ogden Avenue the majority of traffic will use Lacey Road. The neighborhood street network to the east does not easily lend itself to cut-through traffic. The Lacey Road/Ogden Avenue intersection provides the simplest and most direct access point to Ogden Avenue and beyond. Additionally, employees typically arrive during off-peak periods.

In late 2011, the Village placed a 12,000 pound weight limit on Lacey Road north of Janet Street and on Janet Street between Lacey Road and Belle Aire Lane. These restrictions will limit all delivery vehicles to Lacey Road and Ogden Avenue.

*Is there any financial risk to the Village by issuing the tax exempt bonds?*

No, this type of bond does not create a financial risk for the Village.

### **Online Comments**

There were no online comments this week.