

**VILLAGE OF DOWNERS GROVE**  
 Report to the Village

<b>SUBJECT:</b>	<b>SUBMITTED BY:</b>
2001 63rd Street - Planned Unit Development Amendment, Special Use and Plat of Subdivision	Stan Popovich, AICP Director of Community Development

**SYNOPSIS**

The petitioner is seeking approval of a Planned Unit Development amendment to construct a new drug store, a Special Use for a drive-through facility, and a Plat of Subdivision to create a new out-lot for future commercial development at 2001 63<sup>rd</sup> Street.

**STRATEGIC PLAN ALIGNMENT**

The goals for 2017-2019 include *Strong and Diverse Local Economy*.

**FISCAL IMPACT**

n/a

**RECOMMENDATION**

Approval on the March 6, 2018 active agenda. The Plan Commission removed staff condition #9 and unanimously recommended approval 7:0. The Plan Commission found that the proposal is an appropriate use in the district, compatible with the Comprehensive Plan, and meets all standards of approval for a Planned Unit Development Amendment (Section 28.12.040), Special Use (Section 28.12.050) and Plat of Subdivision (Section 20.505).

Staff recommends that condition #6, which requires the building design feature be extended across the entire length of the roof-line facing Woodward Avenue, remain. Staff believes the extended design feature creates a more attractive facade facing Woodward Avenue.

**BACKGROUND**

The applicant is proposing to construct a 10,500 square foot Walgreens pharmacy at 2001 63<sup>rd</sup> Street, the southwest corner of 63rd Street and Woodward Avenue. The property is zoned B-2/PUD, General Retail Business/Planned Unit Development and encompasses existing Planned Unit Development #1. The petitioner is requesting:

- A PUD Amendment to permit the construction of a Walgreens
- A Special Use for the construction of a drive-through
- A Plat of Subdivision to create the Walgreens out-lot and a second out-lot for future development

The proposed development would include the demolition of a vacant restaurant building to make way for the convenience store and drive-through pharmacy. The petitioner is also proposing to create an additional out-lot for future commercial use. There are no immediate plans to develop the out-lot. In the interim, the existing pavement will be removed, and the entire lot will be returned to greenspace per the landscape requirements, reducing the shopping center's overall impervious surface.

A similar proposal (16-PLC-0062) was approved in August 2017, although the siting, orientation, size, and architectural design of the building has been revised (see table below for comparison).

Walgreens	Previous Proposal 16-PLC-0062	Current Proposal 17-PLC- 0041
Exterior Finish Materials	Gray EIFS with red accents	Nichiha fiber cement board (cedar, white brick, light brown block), EIFS overhang
Building Location	Western side of lot	Northeast corner
Building Size	14,500 sq ft	10,500 sq ft
Parking Spaces (required/provided)	51/66	37/43
Building Height	29.3 ft	20 ft
Shopping Center Improvements	Yes	Yes
63 <sup>rd</sup> Street Improvements	Yes	Yes
Subdivision (2 original lots)	Reconfigured	Addition of 1 out-lot

Similar to the previous approval, Walgreens final approval and occupancy is contingent on making significant improvements to the entire shopping center including facade improvements and site improvements, including the consolidation of two curb cuts onto 63rd Street into a single three-quarters access curb cut. The petitioner has started to implement some of these improvements, and is in for permit review of the at-grade site work. The occupancy of Walgreens is still contingent on implementing all of the identified site and building façade improvements under 16-PLC-0062.

#### Compliance with the Zoning Ordinance

The property is zoned B-2/PUD, General Retail Business/Planned Unit Development (#1), established in the 1970s. The proposed Walgreens development is consistent with the requirements of the Zoning Ordinance, excepting the drive-through setback minimum distance and the location of the trash enclosure / loading dock in the street yard along Woodward Avenue. Staff finds the drive-through setback reduction of 4.5 feet is acceptable considering the proposed location further improves on-site circulation and better screens the service. Staff finds that the proposed dumpster/loading dock location is acceptable because it is a corner lot with the western primary entrance practically creating a third main street yard. The proposal screens the enclosure with identical building materials that complement the overall building while also providing substantial landscaping. The proposed Walgreens and site improvements will not negatively impact the amount of remaining parking for the rest of the shopping center. The applicant's proposal is consistent with the Village's Zoning Ordinance.

#### Compliance with the Comprehensive Plan

The Comprehensive Plan designates this property as Mixed Use, and it is identified as the only catalyst site within the 63<sup>rd</sup> Street focus area plan. The proposed Walgreens development meets many of the key concepts identified in the Plan:

- Encourage commercial expansion at key intersections where it is necessary to improve commercial vitality

- Beautify and enhance landscaping at major intersections
- Enhance access and visibility
- Reduce the heat island effect through the use of light-colored building materials and shade

For this site, the Plan notes that new out-lots should be developed in conjunction with existing out-lots on this site to provide more visible and convenient shopping uses. The applicant's proposal is consistent with the Comprehensive Plan.

#### Compliance with the Subdivision Ordinance

The petitioner is proposing to create two new lots from the existing Lot 2. Lot 3 will be used for Walgreens and Lot 4 is the additional out-lot. The revised Lot 2, new Lots 3 and 4 will meet the minimum lot width and lot area requirements outlined in Section 20.301 of the Village's Subdivision Ordinance. The other two existing lots (Lot 1 and Lot 5) will remain the same size. The petitioner is providing a cross-access easement that connects the new 63<sup>rd</sup> Street access point to the northernmost access points along Belmont Road and Woodward Avenue. The easement is further extended to include the drive aisle in front of the Meadowbrook Shopping Center, and also wraps around Lot 5 to the south. This will ensure perpetual access through a non-exclusive easement for the benefit of all lots in the subdivision.

#### Engineering\Public Improvements

Post Construction Best Management Practices (PCBMPs) and detention are not required since the proposal results in a decrease in impervious area. The drainage for the site will tie into the existing stormwater system for the shopping center.

The petitioner is proposing to eliminate the dual full-access points onto 63<sup>rd</sup> Street and replace them with a single three-quarters access point. The eastbound right-turn lane will be extended at the request of DuPage County and will require land dedication. As a result of this, the petitioner may have to relocate or protect an existing Village water main. This will be determined during the permitting for the project. The traffic study found that the development's impact on the existing road network will be minimal, generating less than a two percent increase on 63<sup>rd</sup> Street traffic, with a significant number of pass-by trips. The study also concluded that the single full movement access drive will be adequate in accommodating the projected traffic and onsite vehicle deliveries.

#### Public Comment

No members of the public attended the Plan Commission meeting, and no inquiries were received about the project.

#### **ATTACHMENTS**

Ordinances

Resolution

Aerial Map

Staff Report with attachments dated February 5, 2018

Draft Minutes of the Plan Commission Hearing dated February 5, 2018

Revised east elevation

**ORDINANCE NO. \_\_\_\_\_****AN ORDINANCE AUTHORIZING AN AMENDMENT TO A SPECIAL USE  
FOR 2001 63<sup>RD</sup> STREET TO PERMIT  
A CONVENIENCE STORE WITH DRIVE-THROUGH**

WHEREAS, the Village Council adopted Ordinance No. 5640, on August 8, 2017, authorizing a Special Use for 2001 63rd Street to permit a convenience store with drive-through; and,

WHEREAS, the petitioner has submitted a petition for an amendment to the Special Use for the property located at 2001 63<sup>rd</sup> Street; and,

WHEREAS, the following described property, to wit:

LOTS 1 AND 2 IN MEADOWBROOK SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 1, 1973 AS DOCUMENT R73-5824 AND CERTIFICATES OF CORRECTION RECORDED AUGUST 24, 1976 AS DOCUMENTS R76-58800 AND R76-58801, IN DUPAGE COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART CONVEYED TO DUPAGE COUNTY DIVISION OF TRANSPORTATION BY DEEDS RECORDED SEPTEMBER 10, 1997 AS DOCUMENT NO. R97-135130 AND DOCUMENT NO. R97-135136.

Commonly known as: 2001 63<sup>rd</sup> Street, Downers Grove, IL 60516  
(PINs: 08-24-202-008, -009)

(hereinafter referred to as the "Property") is presently zoned "*B-2, General Retail Business/Planned Unit Development*" under the Comprehensive Zoning Ordinance of the Village of Downers Grove; and

WHEREAS, the owner of the Property has filed with the Plan Commission, a written petition conforming to the requirements of the Zoning Ordinance, requesting that a Special Use per Section 28.12050 of the Zoning Ordinance be granted to allow a convenience store with drive-through; and,

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers Grove, and said Plan Commission has given the required public notice, has conducted a public hearing respecting said petition on February 5, 2018 and has made its findings and recommendations, all in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and,

WHEREAS, the Plan Commission has recommended approval of the Special Use, subject to certain conditions; and,

WHEREAS, the Village Council finds that the evidence presented in support of said petition, as stated in the aforesaid findings and recommendations of the Plan Commission, is such as to establish the following:

1. That the proposed use is expressly authorized as a Special Use in the district in which it is to be located;
2. That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.
3. That the proposed use will not, in this particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Downers Grove, in DuPage County, Illinois, as follows:

SECTION 1. That the amendment to the Special Use of the Property, (Ordinance No. 5640) is hereby granted to allow a convenience store with drive-through.

SECTION 2. This approval is subject to the following conditions:

1. The Planned Unit Development, Special Use and Plat of Subdivision shall substantially conform to the staff report dated February 5, 2018; and drawings prepared by Manhard Consulting Ltd, dated 12/20/2017 and resubmitted on 01/18/2018, except as such plans may be modified to conform to the Village codes and ordinances.
2. The site improvement work for the property must be completed per the Site Improvement Exhibit, dated 11/28/16, revised plan dated 01/19/2017, and approved by Village Council on August 8, 2017 prior to the issuance of the Certificate of Occupancy for Walgreens.
3. The Walgreens building shall be equipped with an automatic fire suppression system and an automatic and manual fire alarm system.
4. A fire hydrant shall be installed, including water/fire service line on the vacant out-lot for future use.
5. A separate sign permit will be required prior to installation of any wall or monument sign.
6. The white exterior insulation and finish system (EIFS) shall be extended across the entire length of the roof-line facing Woodward Avenue.
7. The EIFS on the building shall be maintained in accordance with the Village's currently adopted edition of the International Property Maintenance Code.
8. No building permits can be issued until the Final Plat of Subdivision is recorded.

SECTION 3. The above conditions are hereby made part of the terms under which the Special Use is granted. Violation of any or all of such conditions shall be deemed a violation of the Village of

Downers Grove Zoning Ordinance, the penalty for which may include, but is not limited to, a fine and/or revocation of the Special Use granted herein.

SECTION 4. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

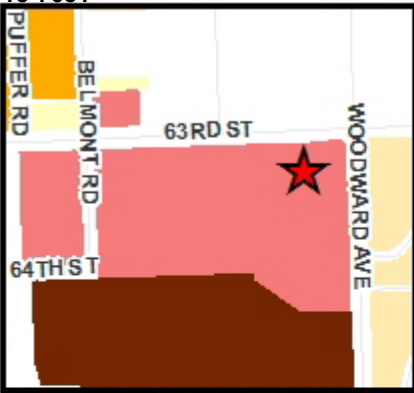
\_\_\_\_\_  
Mayor

Passed:

Published:

Attest: \_\_\_\_\_  
Village Clerk

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2001 63rd Street - Location Map



**VILLAGE OF DOWNERS GROVE  
REPORT FOR THE PLAN COMMISSION  
FEBRUARY 5, 2018 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
17-PLC-0041 2001 63 <sup>rd</sup> Street	PUD Amendment, Special Use and Plat of Subdivision	Rebecca Leitschuh, AICP Senior Planner

**REQUEST**

The petitioner is requesting approval for an amendment to Planned Unit Development #1 to allow the construction of a new Walgreens store, a Special Use to allow a drive-through pharmacy and a Plat of Subdivision at 2001 63<sup>rd</sup> Street.

**NOTICE**

The application has been filed in conformance with applicable procedural and public notice requirements.

**GENERAL INFORMATION**

**OWNER & APPLICANT:** FL Cedar, LLC  
477 Elm Place  
Highland Park, IL 60035

**PROPERTY INFORMATION**

**EXISTING ZONING:** B-2/PUD, General Retail Business/Planned Unit Development  
**EXISTING LAND USE:** Shopping Center  
**PROPERTY SIZE:** 69,753 sq ft (1.6 acres)  
**PINS:** 08-24-202-008 & -009

**SURROUNDING ZONING AND LAND USES****ZONING****FUTURE LAND USE**

<b>NORTH:</b>	R-4, Single Family Unincorporated DuPage County	Single-Family Attached
<b>SOUTH:</b>	R-6, Residential Apartment/Condo 6	Multi-Family Residential
<b>EAST:</b>	R-3, Residential Detached House 3	Single-Family Attached, Neighborhood Commercial
<b>WEST:</b>	B-2, General Retail Business	Mixed Use

**ANALYSIS****SUBMITTALS**

This report is based on the following documents, which are on file with the Department of Community Development:



1. Project Narrative
2. Plat of Survey
3. Architectural Plans
4. Engineering Plans
5. Landscape Plan
6. Photometric Plan
7. Elevations and Renderings
8. Traffic Impact Study
9. Neighborhood Meeting Summary Report
10. Plat of Subdivision

### **PROJECT DESCRIPTION**

The applicant is proposing to construct a Walgreens pharmacy at 2001 63<sup>rd</sup> Street. A similar proposal (16-PLC-0062) was approved in August 2017, although the siting, orientation, size, and architectural design of the building has been revised. The subject area involves 1.6 acres of the 18.86 acre shopping center property, located at the southwest corner of 63<sup>rd</sup> Street and Woodward Avenue. The property is zoned B-2/PUD, General Retail Business/Planned Unit Development and encompasses existing Planned Unit Development #1. The petitioner is requesting:

- A PUD Amendment to permit the construction of a Walgreens
- A Special Use for the construction of a drive-through
- A Plat of Subdivision to create the Walgreens out-lot and a second out-lot for future development

The petitioner is proposing to build a new 10,500-square-foot Walgreens building at the southwest corner of the intersection of Woodward Avenue and 63<sup>rd</sup> Street. The proposed development would include the demolition of a vacant restaurant building at this location. The project site for this new building is approximately 1.08 acres and will include a convenience store and drive-through pharmacy with 43 parking spaces.

The petitioner is also proposing to create an additional out-lot (0.52 acres) for future commercial use through the final Plat of Subdivision. There are no immediate plans to develop the out-lot. In the interim, the existing pavement will be removed, and the entire lot will be seeded per the landscape requirements, reducing the shopping center's overall impervious surface.

The drive-through facility will be located on the south side of the building with one-way only traffic allowed with appropriate signage to direct traffic. An ADA accessible path is proposed from the corner of the 63<sup>rd</sup>/Woodward intersection to the entrance of the building. Parking is provided on the western side of the building, with four rows of parking and two full-access drive aisles, and exceeds the requirements of parking per the Zoning Ordinance. There will be two ADA accessible parking spaces adjacent to the building's main entrance as required. The trash compactor, transformer, and tote enclosure are located on the east side of the building, fully enclosed by a wall matching the style of the building.

The petitioner is proposing landscaping in conformance with the Village requirements. Landscaping is provided on all four sides of the property. A total of 34 shade trees are intermixed with shrubs and ornamental grasses around the perimeter, the interior parking lot islands, and the drive aisles. Parking lot and site lighting complies with Village requirements.

The previously approved Walgreens was clad principally in an exterior insulation and finish system (EIFS). The color scheme was principally gray with some red accents. Based on previous discussions, the petitioner has revised the exterior design of the building to minimize the use of EIFS, use fiber cement

architectural panels as the principal material and provide a variety of colors and textures. The facades are broken up by a light brown (Tuscan) modern block face, a white (Chantilly Lace) smaller brick face, and a horizontal wood panel (Cedar), all made of fiber cement board. These materials are further varied with the use of a white EIFS overhang that runs along the roof line of the building on its street facing walls and main western entrance. The main entrance incorporates all of these elements, with the addition of windows and a white horizontal band, breaking the light brown block face. A sign is featured over the entrance.

The 63<sup>rd</sup> Street facing (north) elevation wraps the corners with the wood panel elements, and breaks up the expanse with windows on both corners. A vertical pier made of the small white brick panel anchors the main corner. A second building sign is proposed on the north elevation.

The Woodward Avenue (east) elevation continues to wrap the corner with wood panels, windows, and the white EIFS overhang. Staff requests a condition be made to extend the EIFS design element across the entire length of the eastern wall so as to bring greater design detail to the east elevation. A vertical pier, identical to the one on the western elevation, intersects the horizontal planes. The dumpster enclosure, while in a street yard, is designed to complement the building, incorporating the same fiber cement panel system.

The rear (south) wall has a canopy over the drive-through window, surrounded by the wood panel design. The horizontal white accent band continues from the other elevations. Roof top mechanical units will be screened from the public right-of-ways. All proposed signage for Walgreens complies with the square-footage requirements of the sign ordinance, including a single tenant monument sign at the northwest corner. The side interior wall sign, although not a location permitted by-right, is supported by staff since it identifies the main entrance.

A reference table is provided below with a quick comparison of the previously approved petition (16-PLC-0062) and the revised submittal.

<b>Walgreens</b>	<b>16-PLC-0062</b>	<b>17-PLC-0041</b>
Exterior Finish Materials	Gray EIFS with red accents	Nichiha fiber cement board (cedar, white brick, light brown block), EIFS overhang
Building Location	Western side of lot	Northeast corner
Building Size	14,500 sq ft	10,500 sq ft
Parking Spaces (required/provided)	51/66	37/43
Building Height	29.3 ft	20 ft
Shopping Center Improvements	Yes	Yes
63 <sup>rd</sup> Street Improvements	Yes	Yes
Subdivision (2 original lots)	Reconfigured	Addition of 1 out-lot

In the previous submittal to Plan Commission (16-PLC-0062), Walgreens final approval and occupancy was contingent on making significant improvements to the entire shopping center. The petitioner has started to implement some of these improvements, and is in for permit review of the at-grade site work. The occupancy of Walgreens will still be contingent on implementing all of the identified site and building façade improvements under 16-PLC-0062. These improvements include the following:

- Removal of the existing 63<sup>rd</sup> Street dual access points and replacement with a single three-quarter access point
- Façade renovations for all shopping center buildings including new EIFS facades with corner treatments, accent bands and new column enclosures.
- Installation of new curbed landscape islands within the front parking lot
- Repaired parking lot and drive aisle along 63<sup>rd</sup> Street
- Repair of rear access drive and replacement of speed bumps within the rear access drive
- Removal of rear southernmost access point to Belmont Road
- Removal of excess pavement in southwest corner of the shopping center
- Repair of low lying area in the rear of the center which leads to ponding water

#### **COMPLIANCE WITH THE COMPREHENSIVE PLAN**

The Comprehensive Plan's Future Land Use Map designates this property as Mixed Use, and it is identified as the only catalyst site within the 63<sup>rd</sup> Street focus area plan. As a Mixed Use property, the plan recommends "a mix of land uses within a contiguous geographic boundary" serving more than one purpose. The 63<sup>rd</sup> Street Focus Area Plan notes that the Village should encourage commercial expansion at key intersections where existing commercial uses exist and where it is necessary to improve their vitality. The plan also identifies the enhancement of access and visibility within nearby parcels, and to connect nearby residential areas to shopping and services through pedestrian and bicycle access. In addition, commercial developments should attempt to reduce the urban heat island effect through shading and the use of light-colored building materials; of which both elements are incorporated in this proposal.

As a catalyst site, the plan notes that Meadowbrook Shopping Center should include a mix of uses, and that the site could be redeveloped to include both residential and commercial uses. The plan does not mandate that both residential and commercial uses be a part of a redevelopment. The plan merely identifies the potential for a mix of residential and commercial if the property is no longer viable as a commercial center. The Commercial and Office Area Goal #2 includes the objectives to promote the "... redevelopment of the Meadowbrook Mall and other outdated shopping centers" and to identify and work with "...underperforming and underutilized" sites. The goal encourages the Village to enhance the economic vitality, productivity, appearance and function of commercial corridors including 63<sup>rd</sup> Street. Additionally, the 63<sup>rd</sup> Street redevelopment concept graphic identifies commercial out-lots along 63<sup>rd</sup> Street, supporting the creation of two out-lots.

The proposed redevelopment is consistent with the goals of the Comprehensive Plan.

#### **COMPLIANCE WITH ZONING ORDINANCE**

The property is zoned B-2/PUD, General Retail Business/Planned Unit Development, established in the 1970s.

The bulk requirements of the proposed Walgreens development in the B-2/PUD zoning district are summarized in the following table:

**Zoning Requirements**

<b>2001 63<sup>rd</sup> Street (Lot 3)</b>	<b>Required</b>	<b>Proposed</b>
North Setback (Street Yard – 63 <sup>rd</sup> Street) - Building	25 ft	25.32 ft
East Setback (Street Yard – Woodward Avenue) - Building	25 ft	51.5 ft
South Setback (Rear Yard) - Building	n/a	31.5 ft
West Setback (Side Yard) - Building	n/a	133.5 ft
West Setback - Parking	n/a	3.5 ft
North Setback - Parking	25 ft	27.5 ft
South Setback – Parking	n/a	8 ft
Landscaped Open Space	4,714 sf (10%)	12,256 sf (26%)
Street yard Landscaped Open Space	2,357 sf (5%)	10,163 sf (22%)
Floor Area Ratio	0.75 (max)	0.22
Building Height	35 ft (max)	20 ft
Loading Setback	50 ft	67 ft
Parking Spaces	37	43
Drive-through Stacking	3	3
Drive-through Setback	25 ft	20.5 ft

The proposed Walgreens development is consistent with the requirements of the Zoning Ordinance, excepting the drive-through setback minimum distance. However, staff finds the setback reduction of 4.5 feet is acceptable considering the proposed location of the drive-through further improves on-site circulation and better screens the service. The proposed Walgreens and site improvements will not negatively impact the amount of remaining parking for the rest of the shopping center. The applicant's proposal is consistent with the Village's Zoning Ordinance.

**COMPLIANCE WITH SUBDIVISION ORDINANCE**

The petitioner is proposing to create two new lots out of the existing Lot 2 in the shopping center. Lot 3 will be used for Walgreens and Lot 4 is the additional out-lot. The revised Lot 2, new Lot 3 and Lot 4 will meet the minimum lot width and lot area requirements outlined in Section 20.301 of the Village's Subdivision Ordinance. The other two existing lots (Lot 1 and Lot 5) will remain the same size.

<b>Meadowbrook Subdivision</b>	<b>Lot Width (req. 100 ft.)</b>	<b>Lot Depth (req. 140 ft.)</b>	<b>Lot Area (req. 10, 500 sq. ft.)</b>
Lot 2	450.16 ft	475.81 ft	225,238 sq. ft. (5.17 ac)
Lot 3	163.41 ft	285 ft	47,138 sq. ft. (1.08 ac)
Lot 4	140.37 ft	163.41 ft	22,615 sq. ft. (0.52 ac)

The petitioner is providing a cross-access easement that connects the new 63<sup>rd</sup> Street access point to the northernmost access points along Belmont Road and Woodward Avenue. The easement is further extended

to include the drive aisle in front of the Meadowbrook Shopping Center, and also wraps around Lot 5 to the south. This will ensure perpetual access through a non-exclusive easement for the benefit of all lots in the subdivision. Additionally, the petitioner is providing the required five-foot wide public utility and drainage easements along the side lot lines and the ten-foot wide public utility and drainage easements along the rear lot lines for Lots 3 and 4.

#### **ENGINEERING/PUBLIC IMPROVEMENTS**

There is a net decrease in the impervious area and therefore new stormwater detention is not required. The drainage for the site will tie into the existing stormwater system for the shopping center. The petitioner will be required to meet all Village engineering standards and comply with all applicable codes when formally submitting for a permit.

The petitioner is proposing to eliminate the dual full-access points onto 63<sup>rd</sup> Street and replace them with a single three-quarters access point. The two current 63<sup>rd</sup> Street access points are approximately 30 feet from each other. These two access points can create confusion and conflict points for both drivers entering and exiting the site and also for pedestrians walking along the 63<sup>rd</sup> Street sidewalk. In conjunction with DuPage County, the petitioner has proposed to combine these access points into a single access point. The single access will allow both eastbound and westbound 63<sup>rd</sup> Street traffic to enter the site, but will limit the exit point to a right-turn (eastbound) only. DuPage County is requiring the petitioner to dedicate land along 63<sup>rd</sup> Street to extend the turn lane going east. At time of permit, the petitioner will have to verify the location and elevation of an existing Village water main. As a result of the right-turn lane extension, the petitioner may have to relocate or protect the existing water system.

#### **TRAFFIC**

A traffic impact study for the proposed development was completed by the petitioner. The study examined the existing 63<sup>rd</sup> Street and Woodward Avenue traffic conditions and the future conditions based on the proposed development.

The study found that the proposed new store will generate new trips during the weekday evening and Saturday midday peak hours; however, this will not have a detrimental effect on the shopping center or surrounding properties given the multiple access points on the site. The total existing traffic on 63<sup>rd</sup> Street is over 27,000 vehicles per day, which will be increased by less than 2% with the proposed development. Also noted in the study is the significant number of pass-by trips. Pass-by trips are vehicles that are already using 63<sup>rd</sup> Street but will now stop at the proposed development and do not represent an increase in traffic.

The study also considers the conversion of the dual full-access points on 63<sup>rd</sup> Street to a three-quarter access, prohibiting left turns on 63<sup>rd</sup> Street, as an improvement and reduction in traffic conflict points for the property. Removing these conflict points will reduce the opportunity for crashes. The proposed development's impact on the geometry of 63<sup>rd</sup> Street should provide a safety benefit.

#### **PUBLIC SAFETY REQUIREMENTS**

The Fire Prevention Division reviewed the proposed development and determined that sufficient access to and around the site is provided for emergency vehicles. The site layout permits Fire Department apparatus the opportunity to enter and exit the site from both 63<sup>rd</sup> Street and Woodward Avenue. The building will be required to include a fire alarm and sprinkler system that meet the Village's code requirements. A fire hydrant will be required to be installed as part of this approval on the vacant lot for future use.

#### **NEIGHBORHOOD COMMENT**

Notice was provided to all property owners 250 feet or less from the property in addition to posting public

hearing notice signs and publishing the legal notice in the *Downers Grove Suburban Life*. No public comments have been received by staff.

The petitioner held a neighborhood meeting on November 28, 2017 with four current tenants in attendance. Questions were asked about construction timing, and shopping center signage and improvements. The applicant responded to each of these topics during the meeting and has provided a summary of the meeting that is attached.

### **FINDINGS OF FACT**

The petitioner is requesting a Planned Unit Development Amendment, a Special Use and a Plat of Subdivision to construct a new retail and pharmacy store at 2001 63<sup>rd</sup> Street. Staff finds that the proposal meets the standards for granting a Planned Unit Development Amendment, a Special Use and Plat of Subdivision as outlined below:

#### ***Section 28.12.040.C.6 Review and Approval Criteria***

*The decision to amend the zoning map to approve a PUD development plan and to establish a PUD overlay district are matters of legislative discretion that are not controlled by any single standard. In making recommendations and decisions regarding approval of planned unit developments, review and decision-making bodies must consider at least the following factors:*

***a. The zoning map amendment review and approval criteria of Sec. 12.030.I.***

As previously noted, the shopping center was approved as a Planned Development in the 1970s. Section 4.030.C of the Zoning Ordinance, adopted in 2014, notes that all previously approved Planned Developments were reclassified as Planned Unit Developments. As such, a rezoning is not required and this standard does not apply.

***b. Whether the proposed PUD development plan and map amendment would be consistent with the comprehensive plan and any other adopted plans for the subject area.***

The proposed project is consistent with the Comprehensive Plan. The plan identifies this area as *Mixed Use*. This property is an existing shopping center and the proposed use will be compatible with the other uses. The site is well suited to accommodate a drive-through pharmacy. The proposed development is consistent with the policy recommendation that mixed use areas provide a variety of land uses within a pedestrian accessible neighborhood. The proposed improvements will enhance the economic vitality productivity, appearance and function of the shopping center as identified in Commercial and Office Area Goal #2.

The proposed project is consistent with the Comprehensive Plan and the 63<sup>rd</sup> Street focus area plan. The project is designed in a manner that is compatible with surrounding land uses. The proposed Walgreens and both the building and site improvements to the shopping center will improve the vitality of the center. The proposed removal of two access points onto 63<sup>rd</sup> Street and the installation of a single three-quarters access point will enhance access to 63<sup>rd</sup> Street while improving safety. A second new out-lot is proposed, that is consistent with the redevelopment concept sketch while also revitalizing an aged shopping center.

The Focus Ara Plan notes a mix of uses could be provided if the property is no longer viable as a commercial center. The improvements proposed by the property owner show that the owner believes a redevelopment of the commercial space is feasible and will lead to enhanced economic vitality in the center.

This standard has been met.

- c. *Whether PUD development plan complies with the PUD overlay district provisions of Sec. 4.030.***  
The proposed project meets several of the PUD overlay district provisions and objectives as found in Section 4.030 of the Zoning Ordinance. The PUD is consistent with and helps advance the goals of the Comprehensive Plan. The development also meets the PUD overlay district provisions by providing a high quality building that is compatible with other developments along 63<sup>rd</sup> Street while providing attractive, high-quality landscaping for the Walgreens site and numerous upgrades to the property. Improvements have been proposed to improve motorized and non-motorized travel on-site such as a reduction of dual access points along 63<sup>rd</sup> Street to a single access point which increases safety along the public right-of-way and an accessible route connecting the front entrance of the building to the sidewalk. This standard has been met.
- d. *Whether the proposed development will result in public benefits that are greater than or at least equal to those that would have resulted from development under conventional zoning regulations.***  
The proposed development will result in a new convenience store and pharmacy for the neighborhood, and an additional out-lot for future commercial development, in compliance with the Comprehensive Plan. The proposed development meets many objectives of the Comprehensive Plan and furthers the vision of the Village to improve 63<sup>rd</sup> Street. The new building will enhance the aesthetics of the shopping center and 63<sup>rd</sup> Street. The public benefits include the replacement of dual access points to 63<sup>rd</sup> Street with a single three-quarters access point. This will eliminate conflicts between vehicles and vehicles and pedestrians. The building and site improvements will enhance the vitality of the shopping center and this section of 63<sup>rd</sup> Street. This standard has been met.
- e. *Whether appropriate terms and conditions have been imposed on the approval to protect the interests of surrounding property owners and residents, existing and future residents of the PUD and the general public.***  
There are several conditions noted below that will protect the interests of the surrounding neighborhood and the general public. The conditions below are being requested to ensure that the proposed development satisfies all applicable codes and requirements. The project will advance many goals and objective laid out in the current and updated Comprehensive Plan and the conditions listed below will ensure that these goals and objectives are met. Several improvements provided by the petitioner for the existing shopping center (through 16-PLC-0062) will enhance the overall property and will be an improvement for the neighborhood. This standard has been met.

#### ***Section 28.12.050.H Approval Criteria***

*No special use may be recommended for approval or approved unless the respective review or decision-making body determines that the proposed special use is constituent with and in substantial compliance with all Village Council policies and plans and that the applicant has presented evidence to support each of the following conclusions:*

- 1. *That the proposed use is expressly authorized as a Special Use in the district in which it is to be located;***  
The property is located in the B-2/PUD, General Retail Business/Planned Unit Development zoning district. Under Section 5.010 of the Zoning Ordinance, a drive-through facility is listed as an allowable Special Use in the B-2 zoning district. This standard has been met.
- 2. *That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.***  
The proposed drive through pharmacy is a desirable service to the community and will contribute to the general welfare of the Village. The drive-through pharmacy provides a convenient service to the

community. The development will cater to the local customers as desired in the existing Comprehensive Plan and will meet many goals and objectives outlined in both the current and updated Comprehensive Plan. This standard has been met.

**3. *That the proposed use will not, in the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.***

The proposed drive-through will not be detrimental to the health, safety or general welfare of persons residing in or working in the vicinity and will not be injurious to property values or improvements in the vicinity. The drive-through is located along the southern wall, away from residential properties and from adjacent public sidewalks, with ample landscaping to screen properties across the street. The location of the building will lead to other improvements including the elimination of dual access points onto 63<sup>rd</sup> Street which will create a safer driving and walking environment in this area. This standard is met.

***Section 20.301 – Plat of Subdivision***

The proposed subdivision meets the minimum lot area and width requirements of Sections 20.301 of the Subdivision Ordinance.

## **RECOMMENDATIONS**

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The proposed Planned Unit Development Amendment, Special Use for a drive through and the Plat of Subdivision for the new development in Meadowbrook Shopping Center at 2001 63<sup>rd</sup> Street is consistent with the current and updated Comprehensive Plans, the Zoning Ordinance, the Subdivision Ordinance and surrounding zoning and land use classifications. Based on the findings listed above, staff recommends the Plan Commission recommend the Village Council **approve** the requested Planned Unit Development Amendment, Special Use and Plat of Subdivision as requested in case 17-PLC-0041 subject to the following conditions:

1. The Planned Unit Development, Special Use and Plat of Subdivision shall substantially conform to the staff report; and drawings prepared by Manhard Consulting Ltd, dated 12/20/2017 and resubmitted on 01/18/2018, except as such plans may be modified to conform to the Village codes and ordinances.
2. The site improvement work for the property must be completed per the Site Improvement Exhibit, dated 11/28/16, revised plan dated 01/19/2017, and approved by Village Council in August 2017 prior to the issuance of the Certificate of Occupancy for Walgreens.
3. The Walgreens building shall be equipped with an automatic suppression system and an automatic and manual fire alarm system.
4. A fire hydrant shall be installed, including water/fire service line on the vacant out-lot for future use.
5. A separate sign permit will be required prior to installation of any wall or monument sign.
6. The white exterior insulation and finish system (EIFS) shall be extended across the entire length of the roof-line facing Woodward Avenue.
7. The EIFS on the building shall be maintained in accordance with the Village's currently adopted edition of the International Property Maintenance Code.
8. No building permits can be issued until the Final Plat of Subdivision is recorded.
9. A pedestrian connection shall be provided from Woodward Avenue across the southern property line of Lot 3.



17-PLC-0041; 2001 63<sup>rd</sup> Street  
February 5, 2018

Page 10

10. The petitioner shall provide elevations of new pavement over the water main in response to the right-turn lane extension per DuPage County. Petitioner shall protect and/or relocate existing water system if necessary.

Staff Report Approved By:



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Stanley J. Popovich, AICP  
Director of Community Development

SP; rl  
-att

December 20, 2017  
Revised: January 18, 2018

Mr. Stan Popovich  
Village of Downers Grove  
801 Burlington Avenue  
Downers Grove, IL 60515

Re: Project Summary/Narrative  
Proposed Walgreens  
SW Corner 63 Street and Woodward Avenue

Dear Mr. Popovich:

Please accept this letter as a request by FL Cedar, LLC (Owner) for approval of the application for Special Use for a Drive-Thru, Amendment to Existing PUD, and a Plat of Subdivision.

The original Petition for Plan Commission of this PUD Amendment was submitted to the Village of Downers Grove on November 29, 2016 under Village Project No. 16-PLC-0062. Upon Village review, the PUD Amendment was approved by the Village Council (Ordinance No. 5640 and 5641) on August 8, 2017. Since that time, the end user has chosen to modify the total square footage of the proposed Walgreens facility. As a result of this change, the site plan and parking configuration has been updated accordingly. Furthermore, the proposed lot configuration has been adjusted based on the revised site plan. A convenience store, pharmacy, and drive thru pharmacy will remain part of the new Petition for Plan Commission.

The project site is located at the southwest corner of 63<sup>rd</sup> Street and Woodward Avenue. The project site is approximately 1.6 acres, and it is currently occupied by an existing building. This existing building was formerly used as a restaurant. The site has frontage along the 63<sup>rd</sup> Street to the north and Woodward Avenue to the east. The south and west boundaries are abutting the existing shopping center parking lot and drive aisles. The project site has access to 63<sup>rd</sup> Street and Woodward Avenue via the existing shopping center. The site is currently zoned B-2 PD (General Retail Business Planned Development).

The Owner proposes to demolish the existing unoccupied building and construct a new 10,500 SF Walgreens store including a pharmacy drive-thru, 41 parking spaces, and associated landscaping. The Walgreens will consist of a convenience store, pharmacy, and drive thru pharmacy. The store will employ approximately 35 part-time and full-time employees that will work on various assigned shifts. The hours of operation are proposed to be 8:00 am to 10:00 pm for the store and 8:00 am to 8:00 pm for the pharmacy and the drive-thru. The Owner is proposing to combine the existing dual access points off of 63<sup>rd</sup> Street into one access point. Coordination with DuPage County Division of Transportation is ongoing.

In addition to the proposed Walgreens, the Owner is also coordinating with the Village on providing numerous upgrades to the existing shopping center including existing façade improvements, asphalt repairs to the east-west drive aisle and north parking lot, asphalt repairs and traffic calming measures to the rear drive aisle in the southern portion of the shopping center, and landscaping improvements to the shopping center parking lot. The referenced overall shopping center improvements are currently under review by the Village of Downers Grove Staff, and an ordinance approving the Amendment to Planned Unit Development (P.U.D.) was approved by the Village Council (Ordinance No. 5641) on August 8, 2017.

The proposed Walgreens is a permitted use by right in the B-2 General Retail Business district. The drive-thru requires a Special Use approval.

For additional detailed information, please also refer to the submitted plans titled Proposed Walgreens, dated 12/20/2017 (Revised 01/18/18) prepared by Manhard Consulting, as well as plans, elevations and renderings dated 12/20/2017 (Revised 01/18/18) prepared by Camburas & Theodore, Ltd.

The requested Special Use Approval, Plat of Subdivision, and Amendment to Existing PUD are in conformance with the Village Municipal Code standards and the following is the evidence to support these request:

#### **Request for Special Use Approval Criteria (Section 28.12.050.H)**

No special use may be recommended for approval or approved unless the respective review or decision-making body determines that the proposed special use is consistent with and in substantial compliance with all village council policies and plans and that the applicant has presented evidence to support each of the following conclusions:

1. that the proposed use is expressly authorized as a special use in the district in which it is to be located; **The proposed use is expressly authorized as a special use in the B-2 General Retail Business district.**
2. that the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community; **The proposed use at the proposed location is necessary and desirable as it provides a convenience to the community as well as additional safety for customers of the pharmacy. Customers, as a result of the drive-thru facility, are not required to park, exit their vehicle, and walk into the store in order to get a prescription filled.**
3. that the proposed use will not, in the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity. **The proposed use will be a benefit to the health, safety, and general welfare of the community as the drive thru provides for additional safety as customers are not required to park, exit their vehicle, and walk into the store in order to get a prescription filled. The proposed use will not be injurious to property values or improvements in the vicinity as there will be a newly constructed building, new parking lot, new landscaping, and a new ADA accessible route from the building to the adjacent roadway right-of-way. These proposed improvements will be in conformance with the Village Municipal Code and standards.**

#### **Request Amendment to Existing PUD (Section 28.12.040.C.6)**

The decision to amend the zoning map to approve a PUD development plan and to establish a PUD overlay district are matters of legislative discretion that are not controlled by any single standard. In making recommendations and decisions regarding approval of planned unit developments, review and decision-making bodies must consider at least the following factors:

- a. the zoning map amendment review and approval criteria of Sec. 12.030I in the case of new Planned Unit Development proposals; **This is an existing PUD.**
- b. whether the proposed PUD development plan and map amendment would be consistent with the comprehensive plan and any other adopted plans for the subject area; **The PUD Development Plan is consistent with the comprehensive plan as this site is located within the Corridor Commercial area.**
- c. whether PUD development plan complies with the PUD overlay district provisions of Sec. 4.030; **The PUD Development plan is in conformance with the vision and goals of the comprehensive plan.**

d. whether the proposed development will result in public benefits that are greater than or at least equal to those that would have resulted from development under conventional zoning regulations; and **The public benefits are greater than those that would have resulted from the conventional zoning because of the added convenience to the community as well as additional safety for customers who are not required to park, exit their vehicle, and walk into the store in order to get a prescription filled.**

e. whether appropriate terms and conditions have been imposed on the approval to protect the interests of surrounding property owners and residents, existing and future residents of the PUD and the general public. **The proposed use is unobtrusive and does not create noise issues. The proposed use is buffered effectively by not only the natural terrain, but by both 63<sup>rd</sup> Street and Woodward Avenue to the north and east respectively.**

#### **Planned Unit Development Overlay District Provisions (Section 4.030.A.2)**

Different types of PUDs will achieve different planning goals. In general, however, PUDs should include elements that further some or all of the following objectives:

a. implementation of and consistency with the comprehensive plan and other relevant plans and policies; **The subject site is located in, and consistent with, the Corridor Commercial area.**

b. flexibility and creativity in responding to changing social, economic and market conditions allowing greater public benefits than could be achieved using conventional zoning and development regulations; **Not applicable**

c. efficient and economical provision of public facilities and services; **Not applicable**

d. variety in housing types and sizes to accommodate households of all ages, sizes, incomes and lifestyle choices; **Not applicable**

e. compact, mixed-use development patterns where residential, commercial, civic and open spaces are located in close proximity to one another; **Not applicable**

f. a coordinated transportation system that includes an inter-connected hierarchy of facilities for motorized and non-motorized travel; **The existing subject site includes cross access drive aisles for motorized travel that connect Woodward Avenue and Belmont Road without having to utilize 63<sup>rd</sup> Street. The proposed development will utilize these existing cross access drives. Additionally, the reduction of dual access points along 63<sup>rd</sup> Street to a single access point is an increase in the safety of the public. Non-motorized travel will be accommodated by the proposed accessible route from the front of the proposed building to the existing sidewalks at the southwest corner of 63<sup>rd</sup> Street and Woodward Avenue.**

g. high-quality buildings and improvements that are compatible with surrounding areas, as determined by their arrangement, massing, form, character and landscaping; **In addition to the proposed Walgreens, the Owner is also coordinating with the Village on providing numerous upgrades to the existing shopping center including existing façade improvements, asphalt repairs to the east-west drive aisle and the north parking lot area, asphalt repairs and traffic calming measures to the rear drive aisle in the southern portion of the shopping center, and additional landscaping in the existing shopping center parking lot. The referenced overall shopping center improvements are currently under review by the Village of Downers Grove.**

h. the protection and enhancement of open space amenities and natural resource features; **In addition to the proposed Walgreens landscaping and open space, the Owner is also coordinating with the Village on providing numerous landscaping improvements within the existing shopping center parking lot. The referenced overall shopping center improvements are currently under review by the Village of Downers Grove.**

i. the incorporation of sustainable development features including green infrastructure practices in landscapes and parking area, to maximize the aesthetic and water quality benefits of best practices in stormwater management; and **The proposed Walgreens landscaping and open space meets, and in some cases exceeds, the Village Municipal Code and standards.**

j. attractive, high-quality landscaping, lighting, architecture and signage, including the use of native landscaping that reflects the unique character of the village and the surrounding area. **The proposed Walgreens landscaping, open space, lighting, and signage meets the Village Municipal Code and standards and does reflect the unique character of the village. The numerous upgrades to the existing shopping center façade, parking lot, and landscaping will also provide a significant enhancement to the surrounding area. The referenced overall shopping center improvements are currently under review by the Village of Downers Grove.**

#### **Developer's Statement of Intent Section 4.030.D**

The proposed project is an amendment to an existing PUD and consists of the demolition of an existing building (former restaurant) and construction of a new 10,500 SF Walgreens store including a pharmacy drive-thru, 41 parking spaces, new site lighting, and landscaping. The project also includes numerous upgrades to the existing shopping center including existing façade improvements, asphalt repairs to the east-west drive aisle and the north parking lot area, asphalt repairs and traffic calming measures to the rear drive aisle in the southern portion of the shopping center, and additional landscaping in the shopping center parking lot.

There are many benefits to the existing shopping center, the surrounding area, and the community. Access to over the counter and prescription medication is a rudimentary need and a necessity to the community. The proposed drive-thru will be a benefit to the health, safety, and general welfare of the community as the drive thru provides for additional safety as customers are not required to park, exit their vehicle, and walk into the store in order to get a prescription filled. The reduction of dual access points along 63<sup>rd</sup> Street to a single access point is an increase in the safety of the public. The new ADA accessible route from the building to the adjacent roadway right-of-way will provide a benefit to the pedestrians along Woodward Avenue and 63<sup>rd</sup> Street. The numerous upgrades to the existing shopping center will enhance the overall appearance of the shopping center while also making the shopping center much better and safer for the community.

We appreciate the opportunity to present this project to you for approval. If you have any questions or require additional clarification, please do not hesitate to contact us at 773-571-4199.

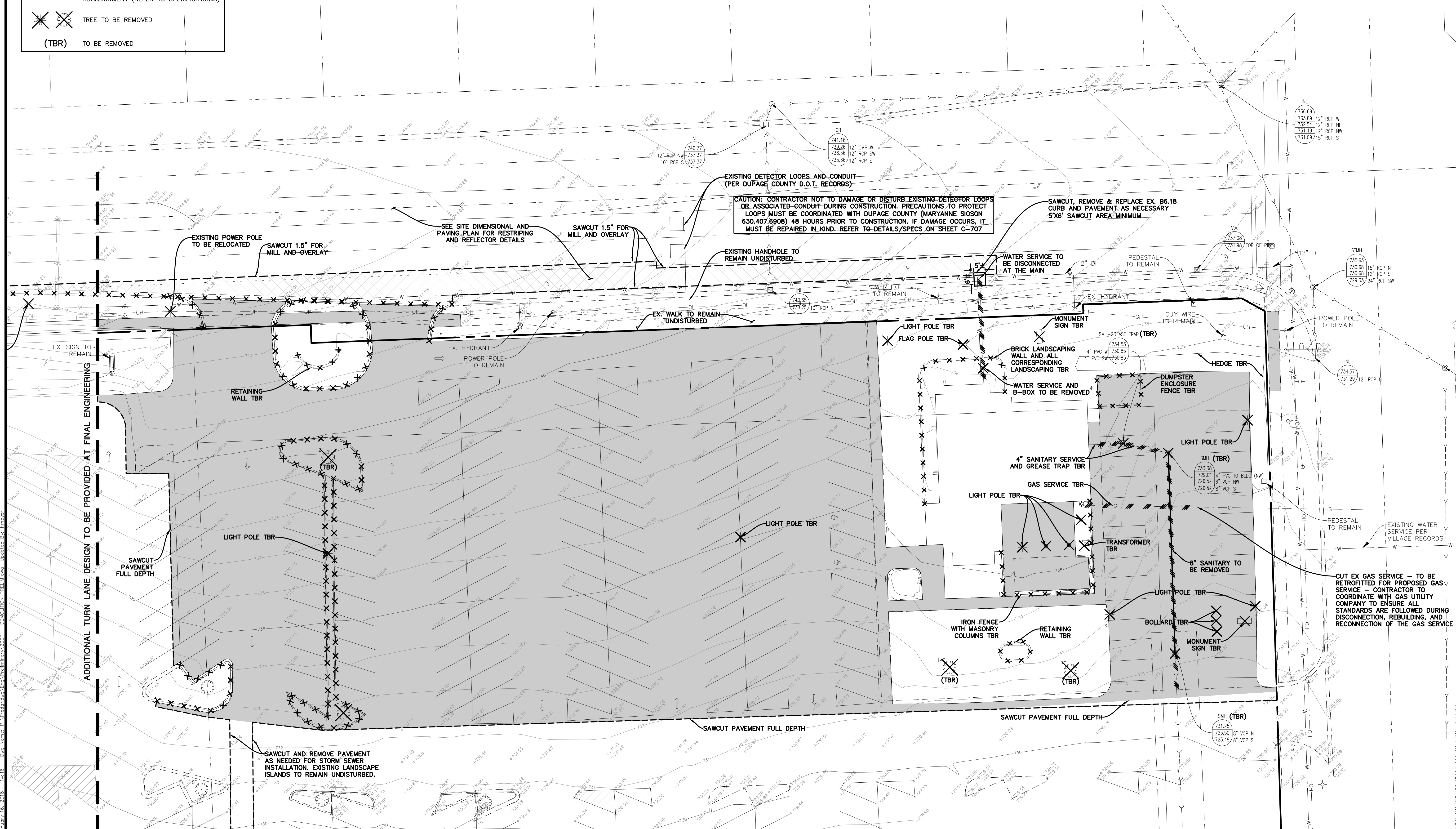
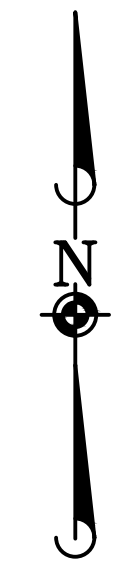
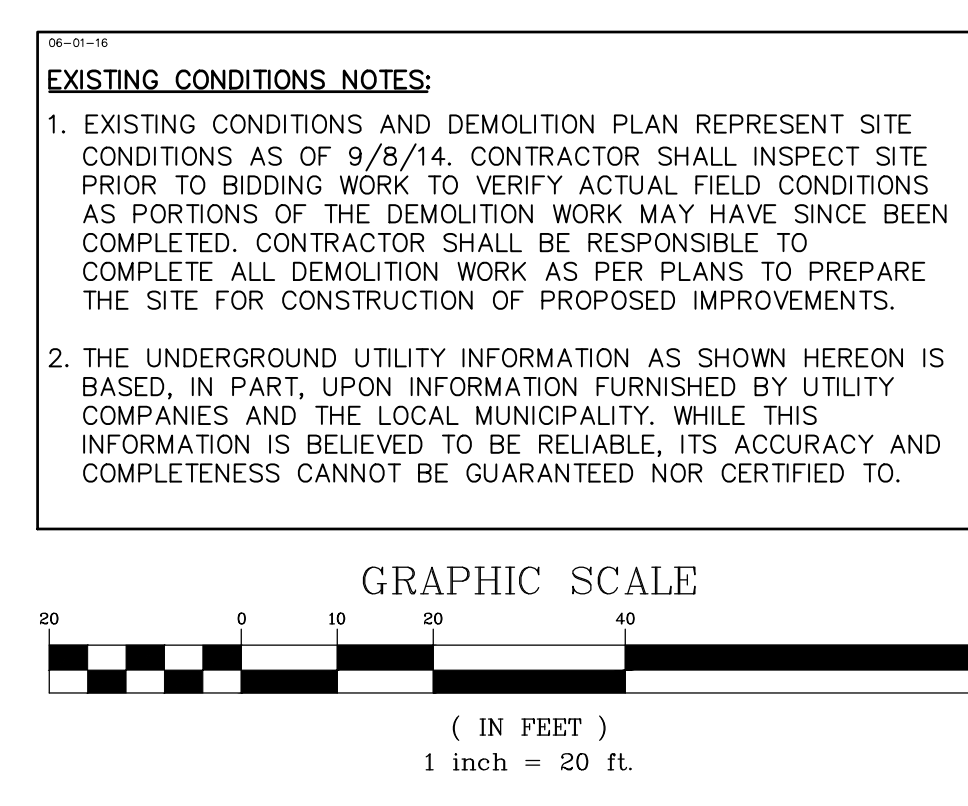
Sincerely,



Perrine Knight  
FL Cedar, LLC

DEMOLITION LEGEND	
	PAVEMENT AND BASE TO BE REMOVED
	BUILDING TO BE REMOVED
	COLD MILL ASPHALT MILL 1.5" SURFACE COURSE
--- --- ---	SAWCUT LINE
X X X	FENCE, RETAINING WALL, RAILROAD TIES, POLES, CURB AND GUTTER, ETC. TO BE REMOVED
XXX	UTILITY STRUCTURE TO BE REMOVED
/// /// ///	UTILITY LINE REMOVAL, FILL OR ABANDONMENT (REFER TO SPECIFICATIONS)
XX	TREE TO BE REMOVED
(TBR)	TO BE REMOVED

- DEMOLITION NOTES:**
- THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING FOR ALL FEES AND CHARGES.
  - SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FEATURES INDICATED TO REMAIN, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
  - PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
  - ALL EXISTING UTILITY LINES AND CONDUITS LOCATED UNDER PROPOSED BUILDINGS SHALL BE REMOVED AND PROPERLY BACKFILLED. ALL UTILITY LINES AND CONDUITS LOCATED UNDER DRIVES, ON-SITE ROADS, PARKING LOTS OR SIDEWALKS SHALL BE FILLED WITH A FLOWABLE BACKFILL AND END PLUGGED. ALL EXISTING STRUCTURES SHALL BE REMOVED. ALL EXISTING UTILITY LINES LOCATED UNDER LANDSCAPE AREAS SHALL BE LEFT IN PLACE AND PLUGGED AT ALL STRUCTURES.
  - THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL AND LAWFUL DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THESE PLANS CAN BE CONSTRUCTED. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
  - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
  - ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED SHALL BE COORDINATED BY THE CONTRACTOR WITH THE AFFECTED UTILITY COMPANY.
  - CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES.
  - CONTINUOUS ACCESS SHALL BE MAINTAINED FOR SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION.
  - VILLAGE WATER DEPARTMENT TO RECLAIM OLD WATER METER AND MTU WHEN WATER SERVICE IS DISCONNECTED.



DRAWN BY	REVISIONS	DATE	BY	DESCRIPTION

**Manhard CONSULTING LTD**

700 Bridge Park, Suite 100, Naperville, IL 60563  
 630.240.0400  
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 Construction Managers • Environmental Scientists • Landscape Architects

PROPOSED WALGREENS - PRELIMINARY  
 VILLAGE OF DOWNERS GROVE, ILLINOIS  
 EXISTING CONDITIONS AND DEMOLITION PLAN

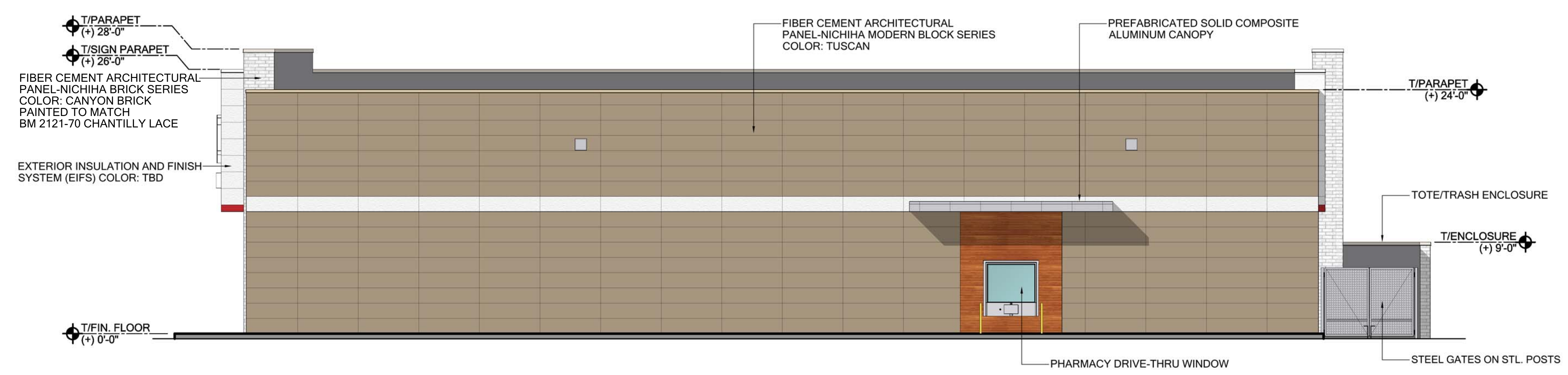
PROJ. MGR.: SMS  
 PROJ. ASSOC.: HCM  
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 DATE: 12-20-17  
 SCALE: 1"=20'

SHEET  
**C-200**  
 FREDG

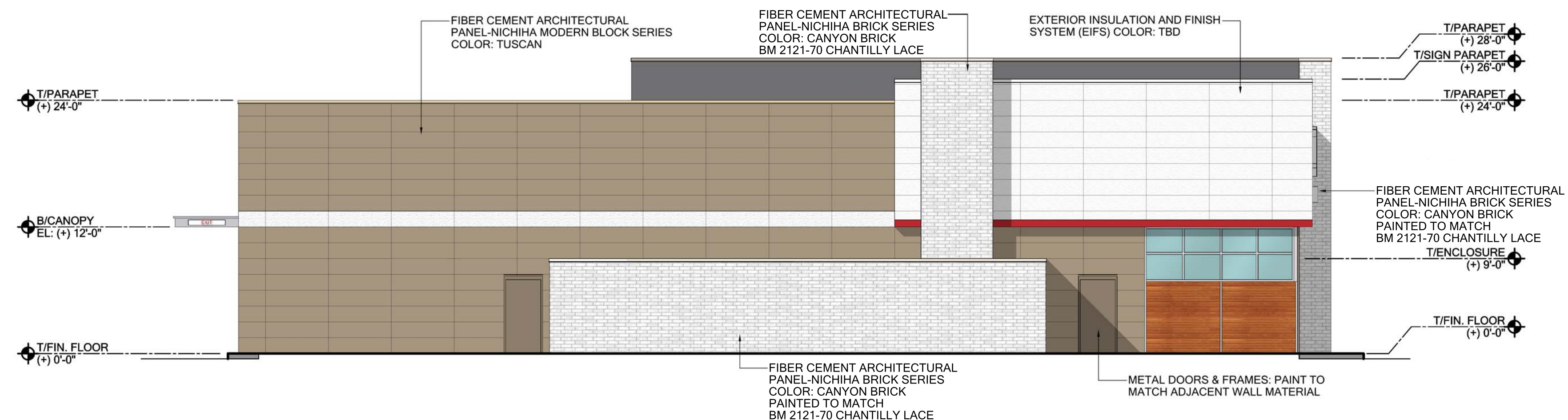
PRELIMINARY PLAN - NOT FOR CONSTRUCTION



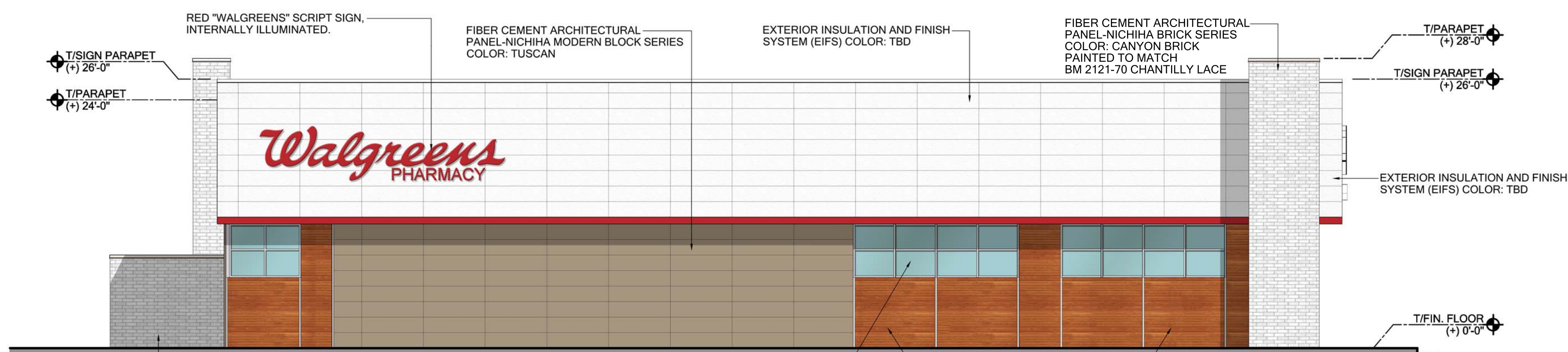
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

### SIGN SUMMARY

WEST ELEVATION	
23'-8 1/2" SCRIPT LED LETTER SET W/ SECONDARY 14" PHARMACY LED LETTER SET	124.89 S.F.
3'-6" x 2'-11 1/8" LED SUSPENDED INTERIOR TOWER SIGN	10.39 S.F.
"DRIVE-THRU" SIGN (6" x 3'-6")	1.75 S.F.
NON-ILLUM. "CLEARANCE" SIGN (5" x 4'-0")	1.64 S.F.
<b>TOTAL</b>	<b>138.67 S.F.</b>

NORTH ELEVATION	
23'-8 1/2" SCRIPT LED LETTER SET W/ SECONDARY 14" PHARMACY LED LETTER SET	124.89 S.F.
<b>TOTAL</b>	<b>124.89 S.F.</b>

EAST ELEVATION	
"EXIT" SIGN (6" x 3'-6")	1.75 S.F.
<b>TOTAL</b>	<b>1.75 S.F.</b>

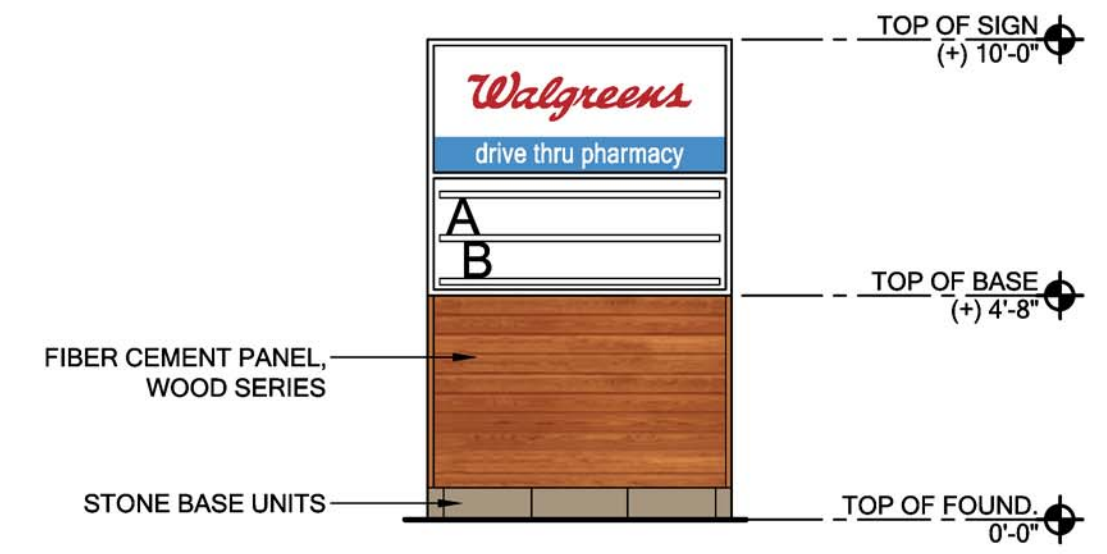
MONUMENT SIGN	
TOTAL SIGN AREA (6'-4" x 5'-4")	33.7 S.F.
<b>TOTAL</b>	<b>67.4 S.F.</b>

**WALL SIGNS:**  
THE TOTAL AREA OF WALL SIGNS AFFIXED TO A BUILDING WALL SHALL NOT EXCEED THE ALLOWABLE AREA. THE ALLOWABLE AREA IS BASED UPON THE FOLLOWING:  
(1.5 SQUARE FEET PER LINEAR FOOT OF TENANT FRONTAGE) = MAX WALL SIGNAGE ALLOWED

PARAPETS ARE SET AT A HEIGHT TO SCREEN ROOF TOP UNITS PER ZONING ORDINANCE (VODG 28.040.C)

### SIGN AREA SUMMARY

PRIMARY "WALGREENS" PANEL	17.9 S.F.
READERBOARD	15.8 S.F.
<b>TOTAL SIGN AREA: (6'-4" x 5'-4")</b>	<b>33.7 S.F.</b>



MONUMENT SIGN

REVISIONS	DATE	BY	APP
PLAN COMMISSION SUBMITTAL	12-20-17	AB	
PLAN COMMISSION SUBMITTAL	1-18-18	AB	

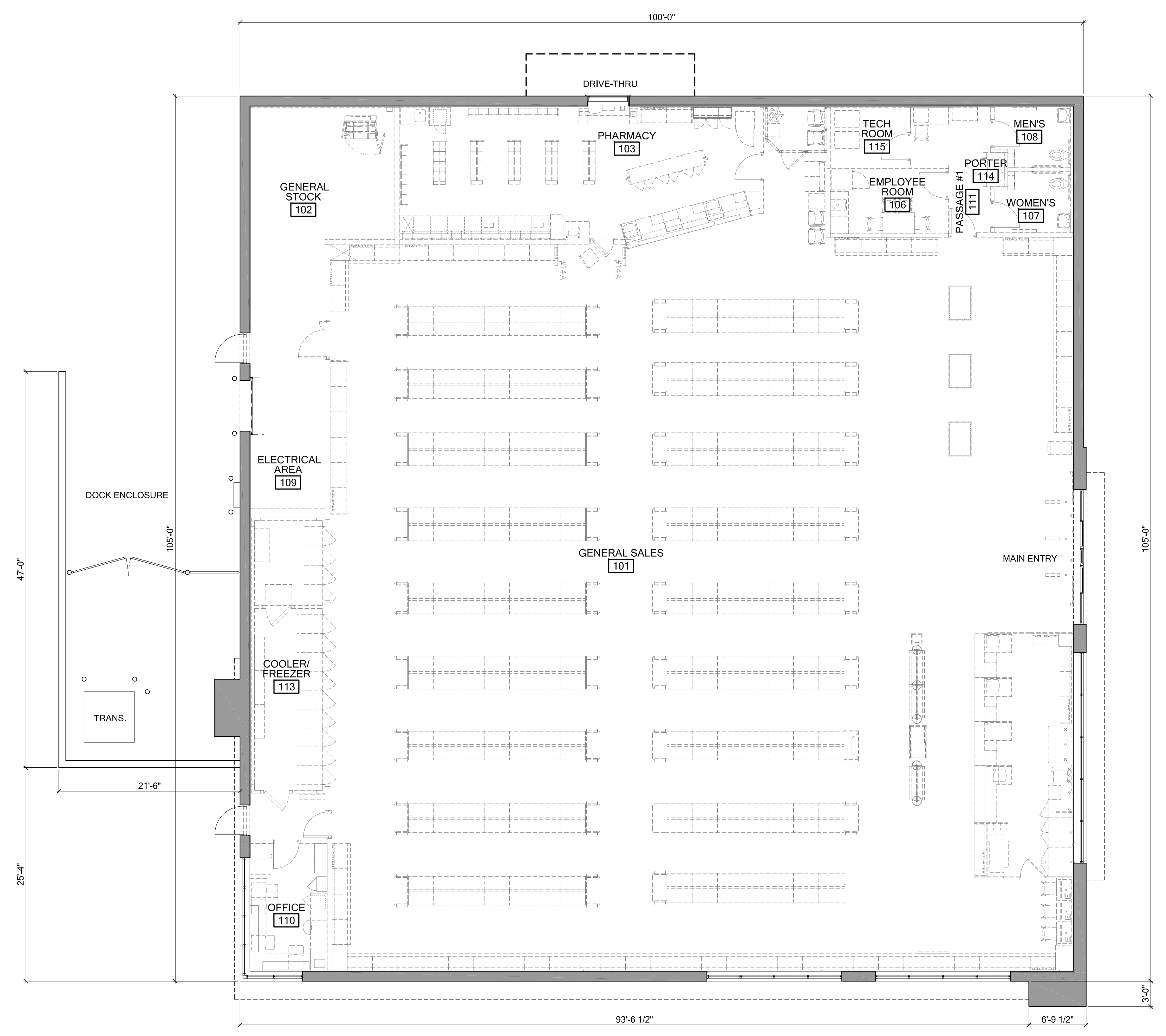
**Manhard CONSULTING LTD.**  
700 Spring Drive, Lombard, IL 60148  
PH: 630.891.8500 FAX: 630.891.8985  
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
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ARCHITECTURE | PLANNING | INTERIOR DESIGN | ENGINEERING  
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TEL: 630.788.1525 FAX: 630.788.9190  
www.camburasandtheodore.com  
est. 1949

**63RD STREET AND WOODWARD AVENUE**  
**VILLAGE OF DOWNERS GROVE, ILLINOIS**  
EXTERIOR ELEVATIONS

PROJ. MGR.:  
PROJ. ASSOC.:  
DRAWN BY: AB  
DATE: 12-20-17  
SCALE: AS NOTED

SHEET  
**A-210**



1 GENERAL FLOOR PLAN  
SCALE: 1/8" = 1'-0"



DATE	REVISIONS
12-20-17	AB PLAN COMMISSION SUBMITTAL
1-18-18	AB PLAN COMMISSION SUBMITTAL

**Manhard CONSULTING LTD.**  
 700 Springer Drive, Lombard, IL 60148 ph 830 681 8500 f 830 681 8599 manhard.com  
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 2444 E. 52ND STREET, DES PLAINES, IL 60018  
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 est. 1949

**63RD STREET AND WOODWARD AVENUE**  
**VILLAGE OF DOWNERS GROVE, ILLINOIS**  
 FLOOR PLAN

PROJ. MGR.:	
PROJ. ASSOC.:	
DRAWN BY:	AB
DATE:	12-20-17
SCALE:	AS NOTED

SHEET  
**A-111**



- SITE DIMENSIONAL AND PAVING NOTES:**
- ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
  - ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
  - ALL CURB RADII SHALL BE 3' MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
  - TIE ALL PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH 2-#6 BARS x 18" LONG DOWELED INTO EXISTING CURB.
  - BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.

- IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
- LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAY. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
- ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
- SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
- DEPRESS CURB & GUTTER AT ALL SIDEWALK AND PATH LOCATIONS FOR HANDICAP ACCESS PER FEDERAL AND STATE STANDARDS.
- THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED AT 7' HIGH, MEASURED FROM THE GROUND ELEVATION TO THE BOTTOM OF THE SIGN.
- THE STOP BAR AT 63RD STREET DRIVEWAY SHALL BE THERMOPLASTIC
- TRAFFIC SIGNS INSTALLED WITHIN THE COUNTY R.O.W. SHALL NOT BE INSTALLED WITH A CONCRETE BASE
- THERE SHALL BE NO DECORATIVE STONE, LANDSCAPING OR TREES PLANTED WITHIN THE COUNTY R.O.W.
- ALL TRAFFIC SIGNS FACING THE COUNTY HIGHWAY SHALL BE INSTALLED BY THE DUPAGE COUNTY.
- THERMOPLASTIC PAVEMENT MARKING IS REQUIRED WITHIN LIMITS OF THE ACCESS DRIVEWAY AND IN THE 63RD ST. COUNTY RIGHT OF WAY.
- ALL EXISTING SIDEWALK DAMAGED IN THE 63RD ST. COUNTY RIGHT OF WAY SHALL BE REPLACED IN LIKE KIND.

OVERALL PARKING DATA			
	EXISTING		PROPOSED
SHOPPING CENTER	774 SPACES	SHOPPING CENTER	651 SPACES
ROUNDHEAD'S PIZZA	21 SPACES	WALGREENS	43 SPACES
TOTAL	795 SPACES	TOTAL	694 SPACES

SITE DATA	
TOTAL PROPERTY AREA	1.60 ACRES
LOT 4 (OUTLOT) AREA	0.52 ACRES
LOT 3 (WALGREENS) AREA	1.08 ACRES
PARKING PROVIDED	43 SPACES
HANDICAP PROVIDED	2 SPACES

- SIGN LEGEND**
- R1-1 STOP SIGN
  - R7-8 HANDICAP PARKING SIGN
  - FIRE LANE - NO PARKING SIGN
  - R5-1 DO NOT ENTER
  - R6-25 ONE WAY
  - R3-5R RIGHT TURN ONLY

- PAVEMENT LEGEND**
- STANDARD DUTY PAVEMENT**  
 1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50  
 2 1/4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50  
 8" AGGREGATE BASE COURSE, TYPE B
- HEAVY DUTY PAVEMENT**  
 2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50  
 3" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50  
 10" AGGREGATE BASE COURSE, TYPE B
- WALGREENS CONCRETE PAVEMENT**  
 6 1/2" PORTLAND CEMENT CONCRETE PAVEMENT W/ 6 X 6 W1.4 WWF  
 6" COMPACTED AGGREGATE BASE, TYPE B
- DUPAGE COUNTY D.O.T. DRIVEWAY APRON CONCRETE**  
 1 1/2" BITUMINOUS CONCRETE SURFACE COURSE  
 1 1/2" BITUMINOUS CONCRETE BINDER COURSE  
 6" BITUMINOUS CONCRETE BASE MATERIAL (B.A.M.)  
 8" CA-6 (GRADE 8) COMPACTED GRAVEL SUB-BASE
- THICKENED SIDEWALK AND MEDIAN CONCRETE PAVEMENT**  
 8" PORTLAND CEMENT CONCRETE PAVEMENT W/ 6 X 6 W1.4 WWF  
 8" CA-6 (GRADE 8) COMPACTED GRAVEL SUB-BASE
- CONCRETE SIDEWALK**  
 5" PORTLAND CEMENT CONCRETE PAVEMENT W/ 6 X 6 W1.4 WWF  
 4" COMPACTED AGGREGATE BASE, TYPE B
- B6.12 CONCRETE CURB & GUTTER**
- REVERSE PITCH B6.12 CONCRETE CURB & GUTTER**

**BENCHMARK:**

SOURCE BENCHMARK 1:  
 DUPAGE COUNTY 2006 GEODETIC SURVEY MONUMENT 0214, PID DK3151, DESCRIBED AS BRASS DISK LOCATED IN THE CONCRETE BASE OF A LIGHT POLE LOCATED 21' SOUTH OF THE CENTERLINE OF 71ST STREET AND 70' WEST OF THE CENTERLINE OF BINDER ROAD.  
 ELEVATION=774.53 NAVD 88

SOURCE BENCHMARK 2:  
 DUPAGE COUNTY 2006 GEODETIC SURVEY MONUMENT, PID MF1251, DESCRIBED AS TOP OF A STEEL ROD LOCATED IN PVC SLEEVE WITH BERTSEN LID, LOCATED 145' SOUTH OF THE CENTERLINE OF 63RD STREET AND 42' WEST OF CENTERLINE OF DUNHAM ROAD.  
 ELEVATION=745.59 NAVD 88

SITE BENCHMARK 1:  
 TAG BOLT OF FIRST FIRE HYDRANT WEST OF WOODWARD AVENUE ON THE SOUTH SIDE OF 63RD STREET.  
 ELEVATION=738.96 NAVD 88

SITE BENCHMARK 2:  
 TAG BOLT OF SECOND HYDRANT WEST OF WOODWARD AVENUE ON THE SOUTH SIDE OF 63RD STREET.  
 ELEVATION=744.51 NAVD 88

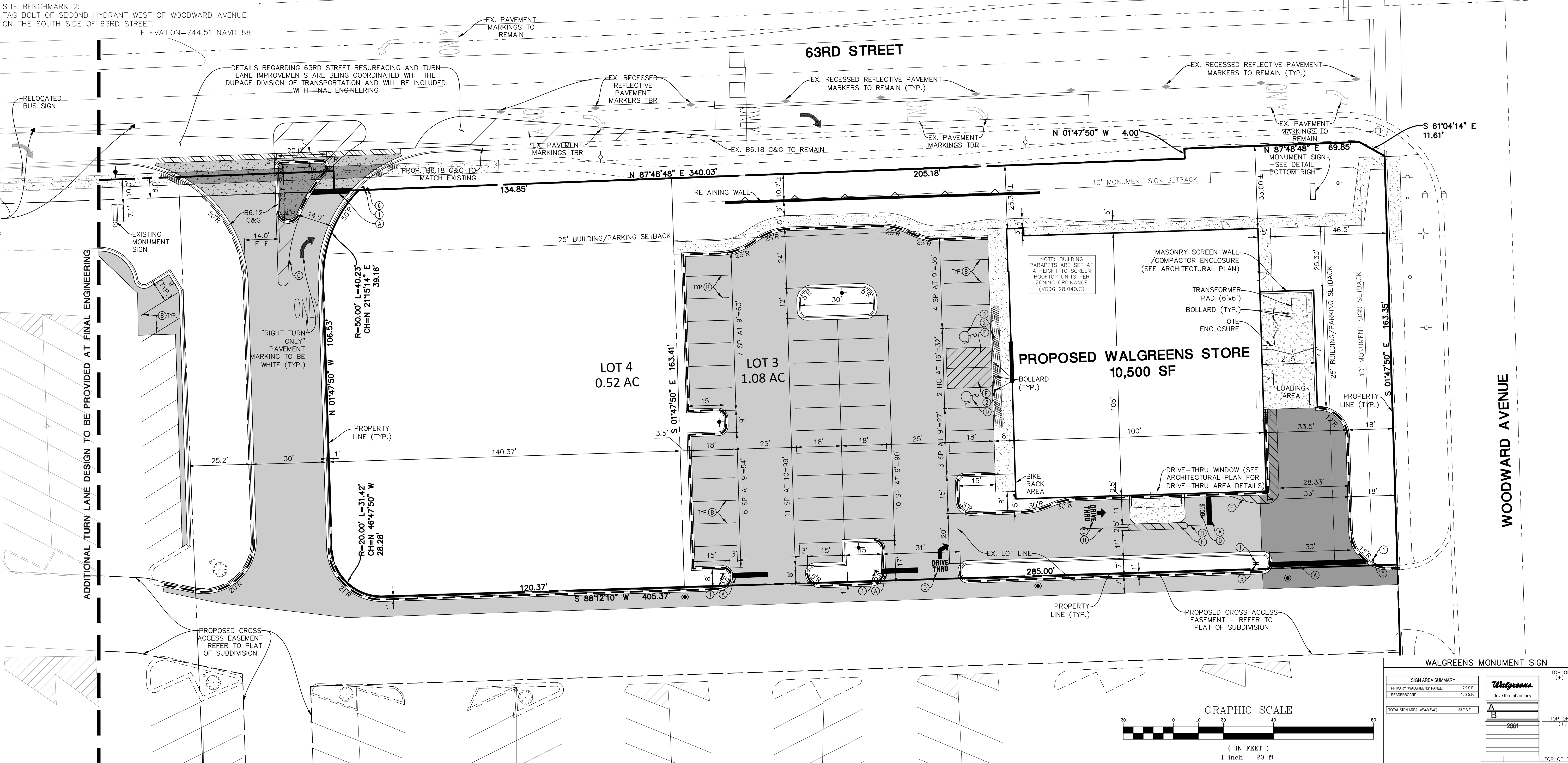
**Project Name:** 63RD STREET AND WOODWARD AVENUE  
**Address:** 2001 63rd Street  
**PIN:** 08-24-202-009  
**Zoning District:** B-2  
**Existing Use:** Commercial Restaurant (Roundhead's Pub)  
**Proposed Use:** Commercial Retail (Walgreens)  
**Petition Type:** Planned Unit Development / Special Use Permit  
**Deviations:** Proposed Drive - Thru (Authorized Special Use in Zone B-2)

Requirement	Factor	Required	Proposed/Existing	Meets Req.?	Difference
Lot Frontage	Minimum	-	125.04' (Lot 4) - 454.01' (Lot 3)	-	-
Lot Area	Minimum	-	22,615 SF (Lot 4) - 47,138 SF (Lot 3)	-	-
Lot Width	Minimum	-	140.37' (Lot 4) - 285.00' (Lot 3)	-	-
Street Yard	Minimum	25'	25.32	Yes	+0.32'
Rear Yard	Minimum	-	-	-	-
Side Yard	Minimum	-	-	Yes	-
Height	Maximum	35'	29' 4"	Yes	-5' 8"
Open Space	Minimum	10%	24% (Lot 3)	Yes	+14%
FAR	Maximum	0.75	0.22 (Lot 3)	Yes	-0.53
Parking	Minimum	3.5 Spaces per 1,000 sq ft (37)	4.1 Spaces per 1,000 sq ft (43)	Yes	+6 spaces
Donations*	Minimum	-	-	-	-

- PAVEMENT MARKING LEGEND**
- 24" WHITE STOP BAR
  - 4" YELLOW LINE
  - 6" SOLID WHITE
  - LETTERS AND SYMBOLS PAVEMENT MARKINGS
  - 6" WHITE - 2' DASH 6' SKIP
  - 4" YELLOW DIAGONAL AT 45° SPACED 2' O.C. W/ 4" YELLOW BORDER
  - 12" YELLOW DIAGONAL AT 45° (3 SPACED EVENLY) W/ DOUBLE 4" YELLOW (11" O.C.) BORDER

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF SIDEWALKS, SIDEWALK SCORING, BENCHES, BIKE RACKS, FLAG POLES, ETC., DIMENSIONS OF VESTIBULE, RAMPS AND TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS

CONTROL POINT FOR LAYOUT OF ALL PROPOSED IMPROVEMENTS IS THE SOUTHEAST PROPERTY CORNER BUILDING AND PARKING TO BE PARALLEL AND PERPENDICULAR TO EAST PROPERTY LINE UNLESS OTHERWISE NOTED.



**WALGREENS MONUMENT SIGN**

SIGN AREA SUMMARY	
PRIMARY WALGREENS PANEL	17.9 S.F.
READERBOARD	15.8 S.F.
TOTAL SIGN AREA (6'-0" x 4')	33.7 S.F.

**GRAPHIC SCALE**  
 ( IN FEET )  
 1 inch = 20 ft.

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 Website: www.manhard.com  
 Services: Surveying • Planning • Urban-Residential Engineers • Water & Wastewater Engineers • Civil Engineers • Surveyors • Environmental Scientists • Environmental Engineers • Environmental Planners • Construction Managers • Landscape Architects

DATE: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 PROJECT: \_\_\_\_\_  
 SHEET: \_\_\_\_\_  
 SCALE: \_\_\_\_\_

**PROPOSED WALGREENS - PRELIMINARY**  
**VILLAGE OF DOWNERS GROVE, ILLINOIS**  
**SITE DIMENSIONAL AND PAVING PLAN**

PROJ. MGR.: SMS  
 PROJ. ASSOC.: HCM  
 DRAWN BY: HCM  
 DATE: 12-20-17  
 SCALE: 1"=20'  
 SHEET: C-300  
 FREDG

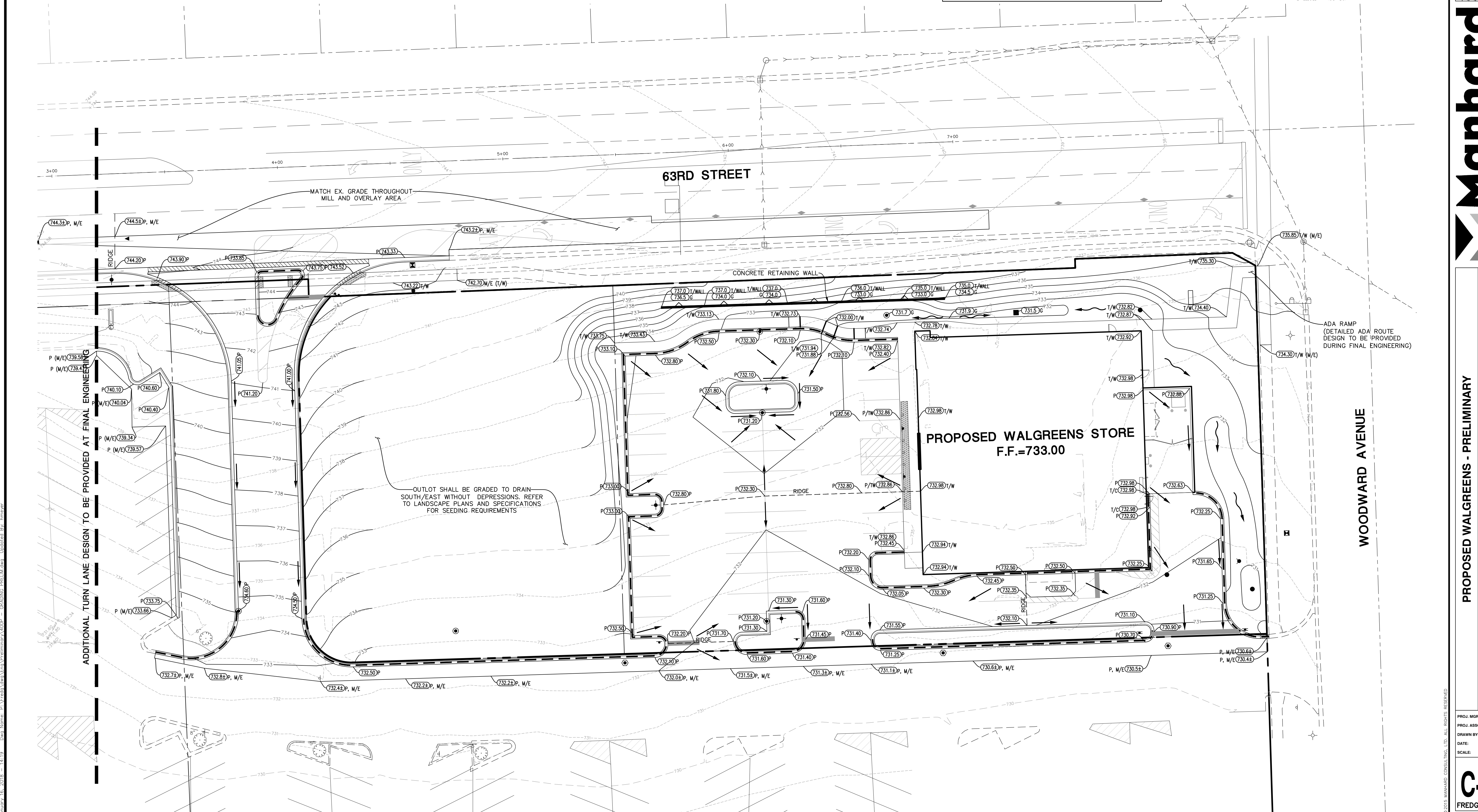
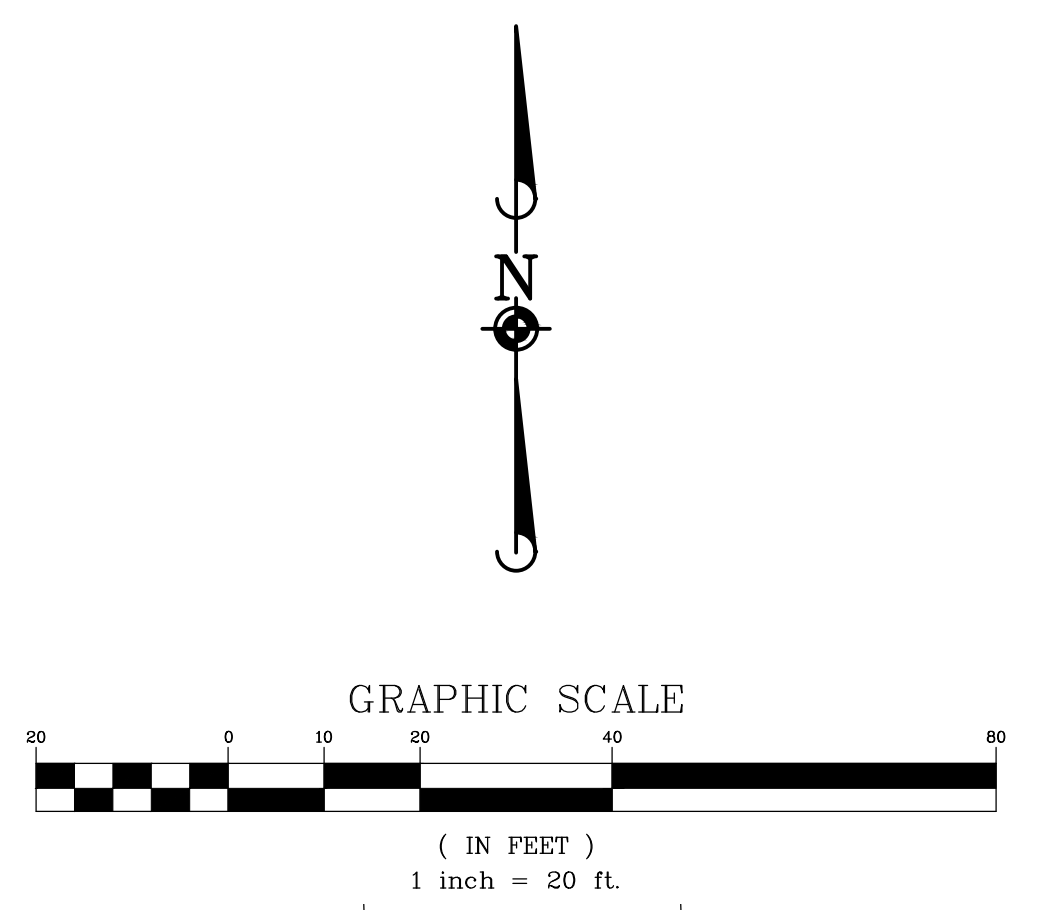
PRELIMINARY PLAN - NOT FOR CONSTRUCTION

- GRADING NOTES:**
1. RETAINING WALL DESIGN TO BE PROVIDED BY OTHERS.
  2. PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
  3. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% OR LESS.
  4. MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
  5. CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.
  6. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
  7. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
  8. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
  9. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
  10. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MANHARD CONSULTING LTD ON MARCH 15, 2015. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
  11. TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 2H:1V UNLESS OTHERWISE NOTED.

- VILLAGE OF DOWNERS GROVE:**  
**GENERAL NOTES:**
- A FINAL GRADING SURVEY IS REQUIRED AT THE COMPLETION OF THE PROJECT, INCLUDING AN ELECTRONIC COPY. IT SHALL INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING ITEMS:
- SUMP PUMP DISCHARGE LOCATION, DISCHARGE PATH, AND THE LOCATION, SIZE, AND MATERIAL OF ANY ASSOCIATED PIPING. (SUMP PUMP DISCHARGE SHALL BE AT LEAST 20 FEET FROM THE DOWNSREAM PROPERTY LINE)
  - DOWNSPOUT LOCATION, DISCHARGE PATH, AND THE LOCATION, SIZE, AND MATERIAL OF ANY ASSOCIATED PIPING. (DOWNSPOUT DISCHARGE SHALL BE AT LEAST 20 FEET FROM THE DOWNSREAM PROPERTY LINE)
  - TOP OF FOUNDATION ELEVATIONS OF ALL NEW STRUCTURES
  - SPOT GRADES ADJACENT TO THE FOUNDATIONS OF ALL NEW STRUCTURES
  - ALL NEW IMPERVIOUS AREAS INCLUDING THOSE MADE OF CONCRETE, ASPHALT, AND BRICK
  - STOOPS OUTSIDE OF DOORWAYS
  - WINDOW WELL LOCATIONS, ELEVATIONS, AND ADJACENT GRADE
  - UPDATED CALCULATIONS OF THE AS-BUILT IMPERVIOUS AREAS, TABULATED TO SHOW THE NET INCREASE IN IMPERVIOUS AREA. (ANY INCREASE IN IMPERVIOUS AREA FROM THE PROPOSED WILL RESULT IN AN ADDITIONAL FEE)

**GRADING PLAN LEGEND**

- PROPOSED 1 FOOT CONTOURS
- PROPOSED SPOT ELEVATION
- PROPOSED FINISHED FLOOR ELEVATION
- PROPOSED GRADE AT FOUNDATION
- PROPOSED PAVEMENT ELEVATION
- PROPOSED TOP OF CURB
- PROPOSED TOP OF WALK
- PROPOSED TOP OF WALL
- MEET EXISTING
- PROPOSED GROUND GRADE OR GROUND AT BASE OF RETAINING WALL
- PROPOSED DITCH OR SWALE
- PROPOSED DIRECTION OF FLOW
- OVERFLOW RELIEF SWALE
- PROPOSED RIDGE LINE
- PROPOSED DEPTH OF PONDING
- RETAINING WALL
- PROPOSED SWALE LOW POINT
- PROPOSED SWALE SUMMIT

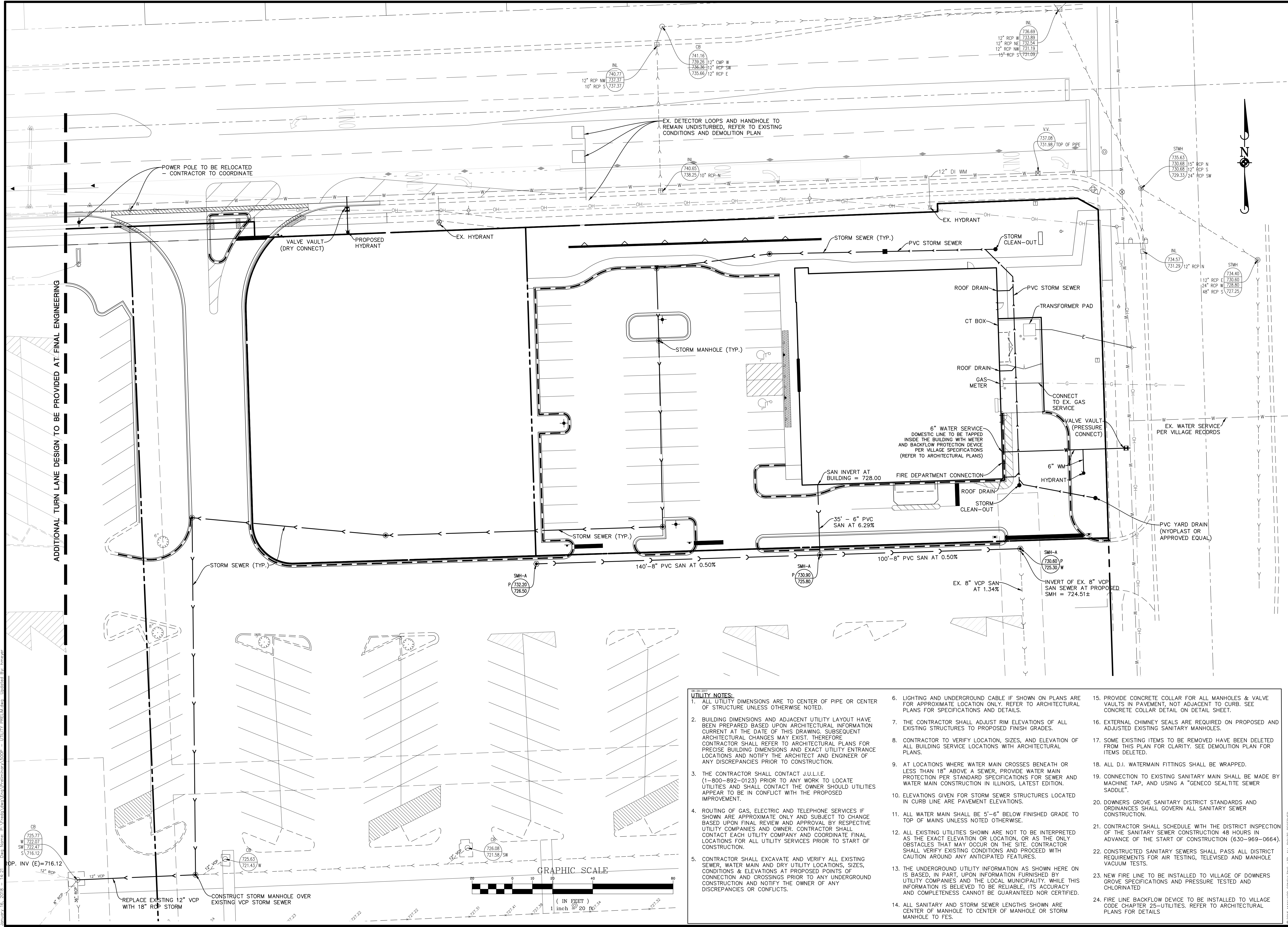


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**PROPOSED WALGREENS - PRELIMINARY**  
**VILLAGE OF DOWNERS GROVE, ILLINOIS**  
**GRADING PLAN**

PROJ MGR: SMS  
 PROJ ASSOC: HCM  
 DRAWN BY: SWL  
 DATE: 12-20-17  
 SCALE: 1"=20'  
 SHEET  
**C-400**  
 FREDG



ADDITIONAL TURN LANE DESIGN TO BE PROVIDED AT FINAL ENGINEERING

POWER POLE TO BE RELOCATED - CONTRACTOR TO COORDINATE

EX. DETECTOR LOOPS AND HANDHOLE TO REMAIN UNDISTURBED, REFER TO EXISTING CONDITIONS AND DEMOLITION PLAN

VALVE VAULT (DRY CONNECT)

PROPOSED HYDRANT

EX. HYDRANT

STORM SEWER (TYP.)

PVC STORM SEWER

STORM CLEAN-OUT

EX. HYDRANT

ROOF DRAIN

PVC STORM SEWER

TRANSFORMER PAD

ROOF DRAIN

GAS METER

CONNECT TO EX. GAS SERVICE

VALVE VAULT (PRESSURE CONNECT)

EX. WATER SERVICE PER VILLAGE RECORDS

6" WATER SERVICE DOMESTIC LINE TO BE TAPPED INSIDE THE BUILDING WITH METER AND BACKFLOW PROTECTION DEVICE PER VILLAGE SPECIFICATIONS (REFER TO ARCHITECTURAL PLANS)

SAN INVERT AT BUILDING = 728.00

FIRE DEPARTMENT CONNECTION

ROOF DRAIN

STORM CLEAN-OUT

HYDRANT

6" WM

PVC YARD DRAIN (NYOPLAST OR APPROVED EQUAL)

STORM SEWER (TYP.)

STORM SEWER (TYP.)

140'-8" PVC SAN AT 0.50%

100'-8" PVC SAN AT 0.50%

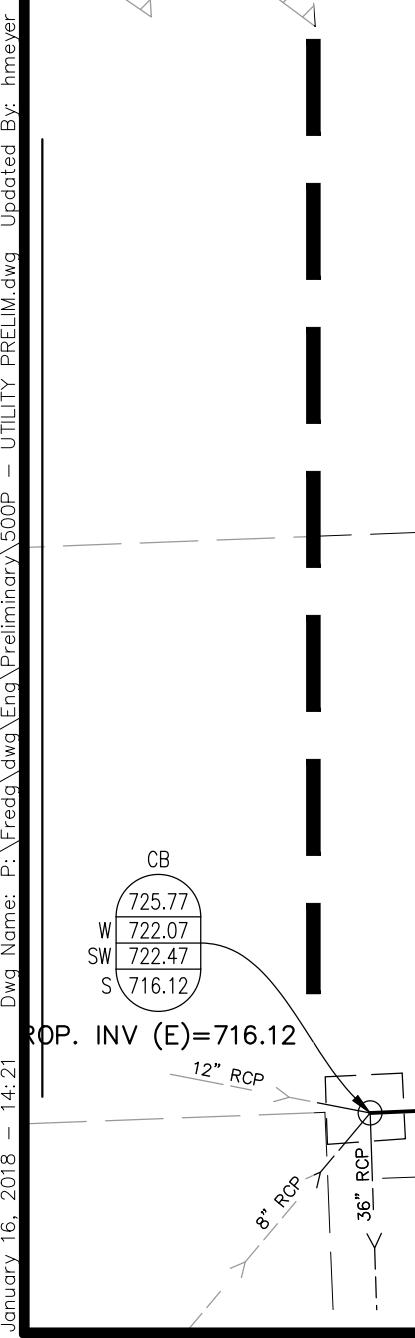
EX. 8" VCP SAN AT 1.34%

INVERT OF EX. 8" VCP SAN SEWER AT PROPOSED SMH = 724.51±

SMH-A P 732.20 726.50

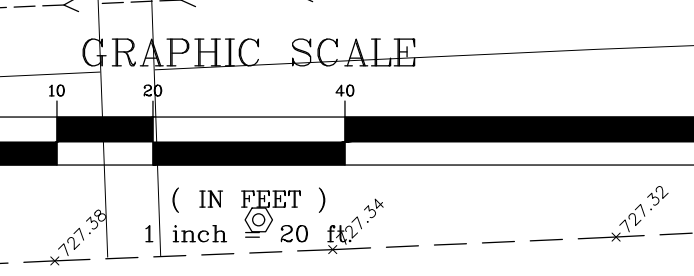
SMH-A P 730.90 726.30

SMH-A P 730.60 726.30



REPLACE EXISTING 12" VCP WITH 18" RCP STORM

CONSTRUCT STORM MANHOLE OVER EXISTING VCP STORM SEWER



- UTILITY NOTES:**
- ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
  - BUILDING DIMENSIONS AND ADJACENT UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
  - THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
  - ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES IF SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
  - CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER, WATER MAIN AND DRY UTILITY LOCATIONS, SIZES, CONDITIONS & ELEVATIONS AT PROPOSED POINTS OF CONNECTION AND CROSSINGS PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
  - LIGHTING AND UNDERGROUND CABLE IF SHOWN ON PLANS ARE FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS AND DETAILS.
  - THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.
  - CONTRACTOR TO VERIFY LOCATION, SIZES, AND ELEVATION OF ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL PLANS.
  - AT LOCATIONS WHERE WATER MAIN CROSSES BENEATH OR LESS THAN 18" ABOVE A SEWER, PROVIDE WATER MAIN PROTECTION PER STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.
  - ELEVATIONS GIVEN FOR STORM SEWER STRUCTURES LOCATED IN CURB LINE ARE PAVEMENT ELEVATIONS.
  - ALL WATER MAIN SHALL BE 5'-6" BELOW FINISHED GRADE TO TOP OF MAINS UNLESS NOTED OTHERWISE.
  - ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT ELEVATION OR LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
  - THE UNDERGROUND UTILITY INFORMATION AS SHOWN HERE ON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED.
  - ALL SANITARY AND STORM SEWER LENGTHS SHOWN ARE CENTER OF MANHOLE TO CENTER OF MANHOLE OR STORM MANHOLE TO FES.
  - PROVIDE CONCRETE COLLAR FOR ALL MANHOLES & VALVE VAULTS IN PAVEMENT, NOT ADJACENT TO CURB. SEE CONCRETE COLLAR DETAIL ON DETAIL SHEET.
  - EXTERNAL CHIMNEY SEALS ARE REQUIRED ON PROPOSED AND ADJUSTED EXISTING SANITARY MANHOLES.
  - SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
  - ALL D.I. WATERMAIN FITTINGS SHALL BE WRAPPED.
  - CONNECTION TO EXISTING SANITARY MAIN SHALL BE MADE BY MACHINE TAP, AND USING A "GENECO SEALTITE SEWER SADDLE".
  - DOWNERS GROVE SANITARY DISTRICT STANDARDS AND ORDINANCES SHALL GOVERN ALL SANITARY SEWER CONSTRUCTION.
  - CONTRACTOR SHALL SCHEDULE WITH THE DISTRICT INSPECTION OF THE SANITARY SEWER CONSTRUCTION 48 HOURS IN ADVANCE OF THE START OF CONSTRUCTION (630-969-0664).
  - CONSTRUCTED SANITARY SEWERS SHALL PASS ALL DISTRICT REQUIREMENTS FOR AIR TESTING, TELEVIEWED AND MANHOLE VACUUM TESTS.
  - NEW FIRE LINE TO BE INSTALLED TO VILLAGE OF DOWNERS GROVE SPECIFICATIONS AND PRESSURE TESTED AND CHLORINATED
  - FIRE LINE BACKFLOW DEVICE TO BE INSTALLED TO VILLAGE CODE CHAPTER 25-UTILITIES. REFER TO ARCHITECTURAL PLANS FOR DETAILS

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PROPOSED WALGREENS - PRELIMINARY  
 VILLAGE OF DOWNERS GROVE, ILLINOIS  
 UTILITY PLAN

DATE: 12-20-17  
 SCALE: 1"=20'  
 SHEET  
**C-500**  
 FREDG

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Key	Quantity	Common Name	Botanical Name	Size	Comments
<b>Canopy Trees</b>					
ACFR	9	AUTUMN BLAZE MAPLE	Acer freemani	2.5" BB	
GIBI	9	GINKGO (MALE)	Ginkgo biloba 'Autumn Gold'	2.5" BB	
GLTI	7	SKYLINE HONEYLOCUST	Gleditsia tricanthos inermis	2.5" BB	
QRU	9	RED OAK	Quercus rubra	2.5" BB	
<b>Deciduous Shrubs</b>					
COSA	5	ARCTIC SUN DOGWOOD	Cornus sanguinea 'Cato'	36" HT	
HYLL	13	LITTLE LIME HYDRANGEA	Hydrangea 'Little Lime'	36" HT	
ROSK	15	KNOCKOUT SHRUB ROSE	Rosa 'Knockout'	36" HT	
SYMB	15	BLOOMERANG LILAC	Syringa 'Bloomerang Purple Lilac'	36" HT	
<b>Evergreen Shrubs</b>					
JUCK	29	KALLAY COMPACT JUNIPER	Juniperus chinensis 'Kallay'	36" HT	
<b>Ornamental Grasses</b>					
CALK	26	FEATHER REED GRASS	Calamagrostis acutiflora 'Karl Forrester'	#1	
MISP	26	PURPLE MAIDEN GRASS	Miscanthus sinsensis 'Purpurascens'	#1	
PEAH	18	DWARF FOUNTAIN GRASS	Pennisetum alopecuroides 'Hamel'	#1	
<b>Groundcovers</b>					
GERR	24	ROZANNE GERANIUM	Geranium 'Rozanne'	#1	Planted 30" O.C.

Note: 4" of shredded bark mulch in all beds unless otherwise noted

**Landscaped Open Space Table**

Requirement: 10% of lot to be landscaped open space. At least 50% of the landscaped open space must be located in the street yard.

	Area	%
Lot 3 Impervious Surface	34,882 sf	74%
Lot 3 Landscaped Open Space	12,256 sf	26%
Lot 3 Area	47,138 sf	100%
Lot 3 Street Yard Open Space	10,163 sf	83%
Lot 3 Non-Street Yard Open Space	2,093 sf	17%
Lot 3 Landscaped Open Space	17,471 sf	100%

**LEGEND**

- .plp Parking Lot Perimeter
- .pli Parking Lot Islands
- .si Signage Landscaping
- .scr Screening Landscaping

**TURF GRASS**  
\*SOD PER WALGREENS SPECS

**Village of Downers Grove Required Landscaping**

**PARKING LOT PERIMETER (.plp)**

Requirement: When a parking lot is located across the street from a residential zoning district, parking lot perimeter landscaping must be provided along 100% of the street frontage. When across from a nonresidential zoning district, landscaping must be provided along at least 75% of the parking lot perimeter. Shade trees to be provided at a rate of at least one tree per 30 lf of street frontage. Parkway trees may be counted.

63rd Street: 235 LF @100% landscaping and 8 trees (incl. bldg)

East & West Sides: 139 LF (Each side) @ 50% landscaping and 5 trees each side

**On Plan - 18 canopy trees total (plus 4 additional at entrance)  
63rd Street = 100% screening  
E & W Sides = 50% screening**

**PARKING LOT ISLANDS (.pli)**

At least one shade tree must be provided for each 150 sf of landscape island. Islands must be located at the end of each parking row and between every 20 spaces.

At least 50% of every landscape island and landscape divider median must be planted with live plant material, such as perennials, ground cover, shrubs, or turf grass to a maximum height of 30 inches at maturity.

**Required - 11 shade trees in islands, 50% coverage with live plant material (1650 sf of islands)  
On Plan - 11 shade trees in islands, more than 50% coverage with live plant material**

**SIGNAGE LANDSCAPING**

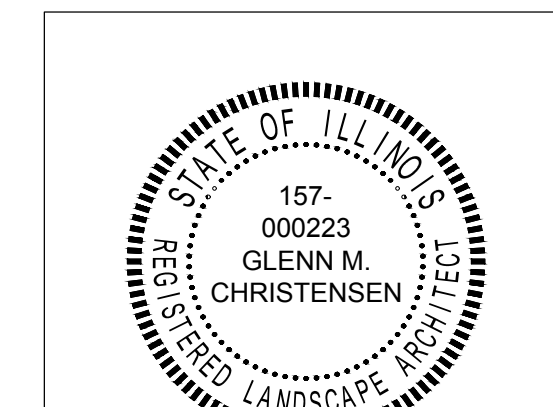
The base of all monument signs must be landscaped. Signs must be surrounded by a landscaped area of at least 3 ft.in width.

**On Plan - Meets ordinance**

**SCREENING LANDSCAPING**

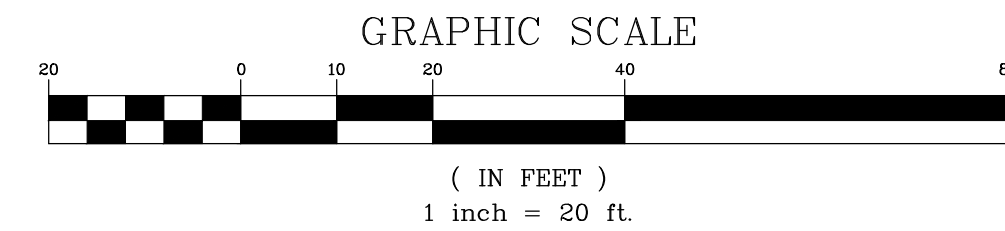
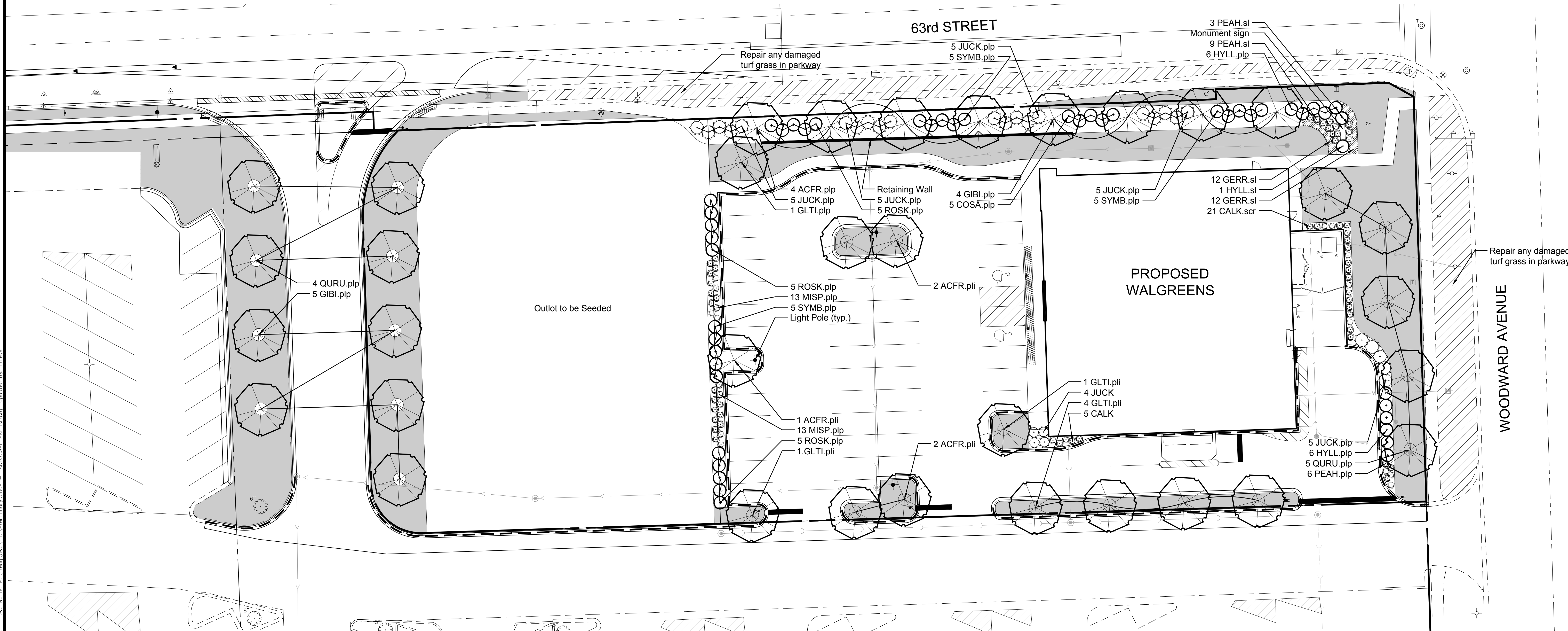
Screening of refuse areas must be screened with a wall or other screening material providing at least 80% direct visual screening at least 6' in height.

**On Plan - Screening wall and landscaping; meets ordinance**



**SEAL**  
Glenn M Christensen, ASLA, RLA  
Illinois Registered Landscape Architect # 157-000223

*Glenn M. Christensen*



DRAWN BY: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 01-18-18 REVISED PER CLIENT, VILLAGE, AND D.O.T. REVIEW HCM

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**PROPOSED WALGREENS - PRELIMINARY**  
**VILLAGE OF DOWNERS GROVE, ILLINOIS**  
**LANDSCAPE PLAN**

PROJ. MGR.: SMS  
 PROJ. ASSOC.: HCM  
 DRAWN BY: MN  
 DATE: 12-20-17  
 SCALE: 1"=20'  
 SHEET  
**C-600**  
 FREDG

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**PRELIMINARY PLAN - NOT FOR CONSTRUCTION**

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	1	Lithonia Lighting	DSX1 LED P2 40K BLC MVOLT	DSX1 LED P2 40K BLC MVOLT	LED	1	DSX1_LED_P2_40K_B LC_MVOLT.ies	7293	0.95	70
	B	1	Lithonia Lighting	DSX1 LED P2 40K T4M MVOLT	DSX1 LED P2 40K T4M MVOLT	LED	1	DSX1_LED_P2_40K_T 4M_MVOLT.ies	8707	0.95	70
	C	1	Lithonia Lighting	DSX1 LED P2 40K T1S MVOLT HS	DSX1 LED P2 40K T1S MVOLT with houselid shield	LED	1	DSX1_LED_P2_40K_T 1S_MVOLT_HS.ies	7663	0.95	140
	D	5	Lithonia Lighting	DSXW1 LED 10C 350 40K ASYDF MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE ASYDF OPTIC, 4000K, @ 350mA.	LED	1	DSXW1_LED_10C_35 0_40K_ASYDF_MVOLT .ies	1354	0.95	13.3

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone Entire Area	+	0.0 fc	1.1 fc	0.0 fc	N/A	N/A
Calc Zone Parking Area only	X	1.7 fc	5.8 fc	0.1 fc	58.0:1	17.0:1
Calc Zone Property Line	□	0.0 fc	0.1 fc	0.0 fc	N/A	N/A

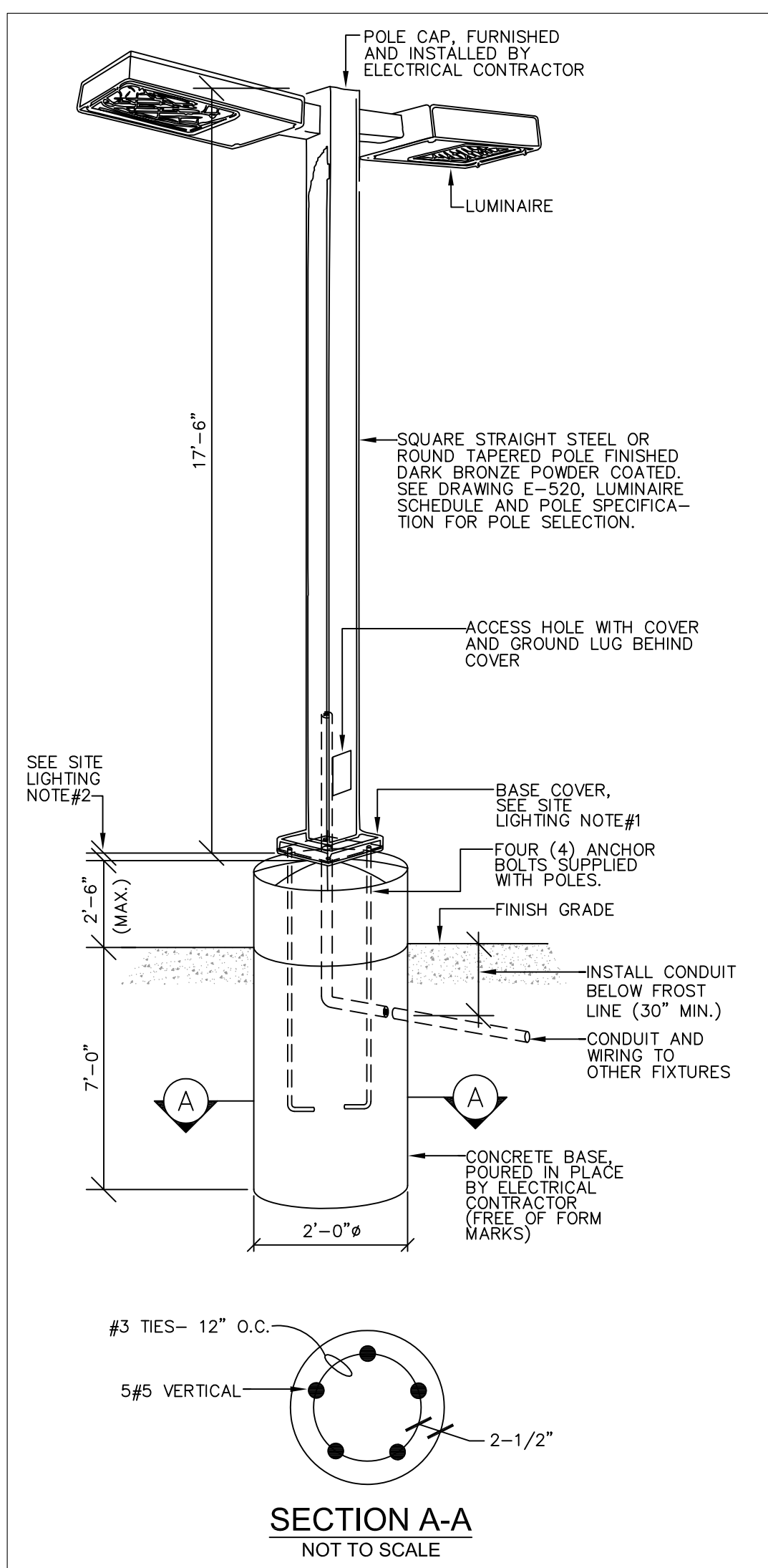
No.	Label	X	Y	MH	Orientation	Tilt	X	Y	Z
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1	B	287.30	184.00	20.00	90.00	0.00	288.45	184.00	0.00
1	C	334.20	229.70	20.00	180.00	0.00			
1	D	503.50	236.40	20.00	90.00	0.00	503.50	236.40	0.00
2	D	503.50	197.60	20.00	90.00	0.00	503.50	197.60	0.00
3	D	503.10	160.40	20.00	90.00	0.00	503.10	160.40	0.00
4	D	406.70	143.80	20.00	180.00	0.00	406.70	143.80	0.00
5	D	490.00	143.90	20.00	180.00	0.00	490.00	143.90	0.00

**PHOTOMETRIC NOTE**

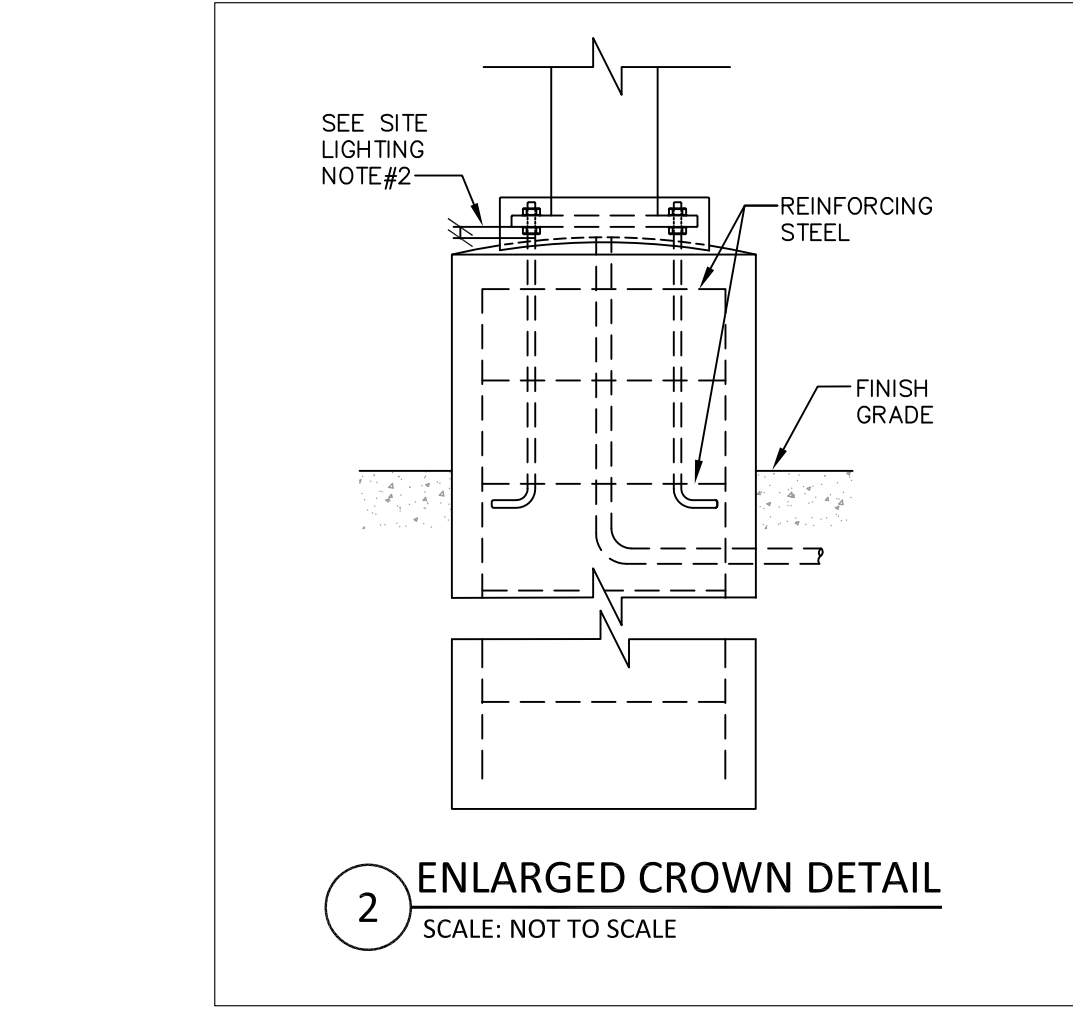
1. READINGS SHOWN ARE BASED ON A TOTAL LLF AS SHOWN AT GRADE. DATA REFERENCES THE EXTRAPOLATED PERFORMANCE PROJECTIONS IN A 25% AMBIENT BASED ON 10,000 HRS OF LED TESTING (PER IESNA LM-80-08 AND PROJECTED PER IESNA TM-21-11)
2. PLEASE REFER TO THE "LUMINAIRE LOCATIONS" TABLE FOR MOUNTING HEIGHTS.
3. PRODUCT INFORMATION CAN BE OBTAINED AT WWW.LITHONIA.COM OR THROUGH YOUR LOCAL AGENCY.
4. CALCULATIONS INCLUDE THE 3.5' RETAINING WALL.

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**2 LIGHTING STANDARD ELEVATION**  
SCALE: NOT TO SCALE

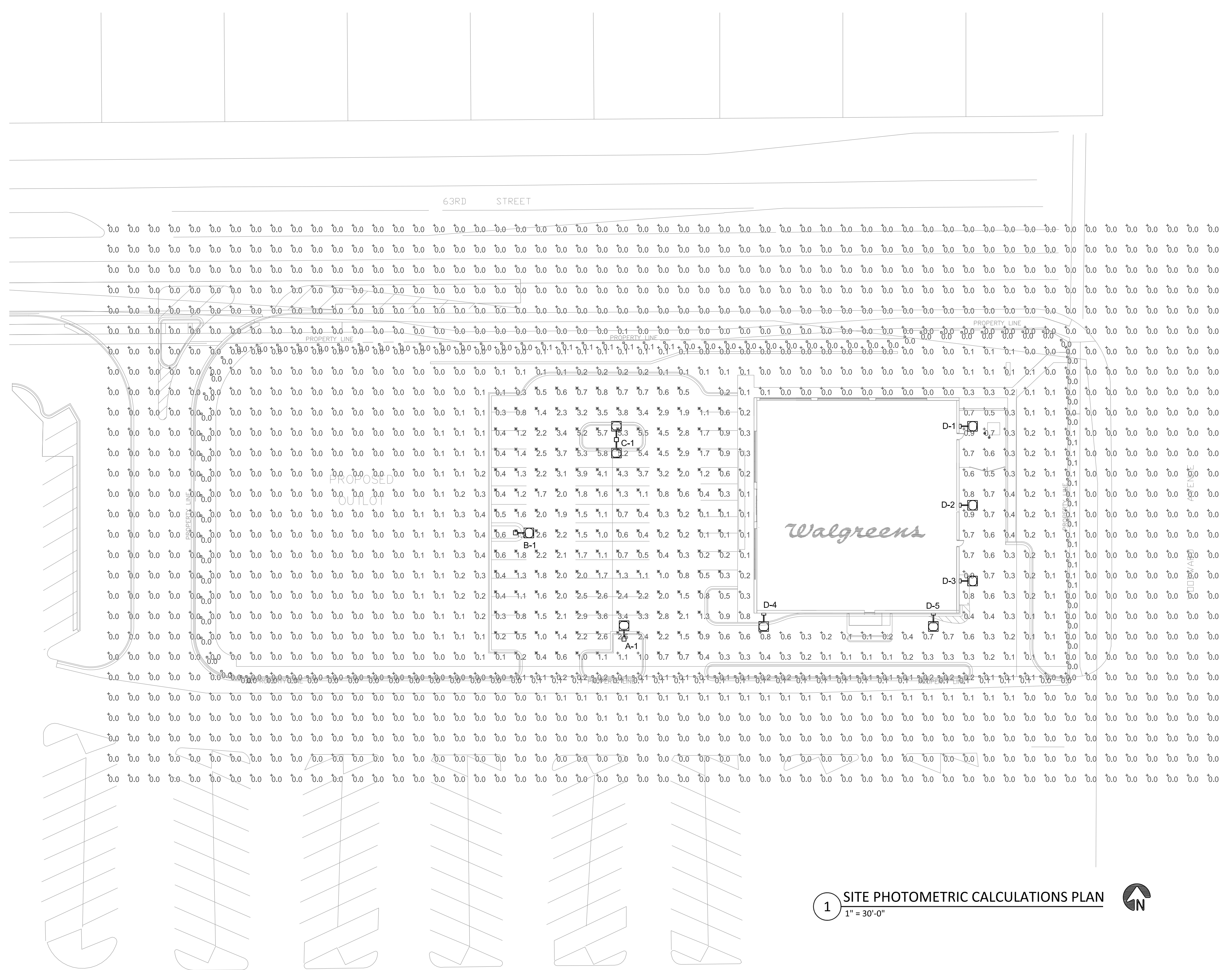


**SITE LIGHTING INSTALLATION INSTRUCTIONS (A2, B & B2)**

1. LOCATE LUMINAIRE ON THE DRAWING; AND VERIFY LUMINAIRE CATALOG NUMBER AND DIRECTION OF ARROW.
2. PRIOR TO LUMINAIRE INSTALLATION, VERIFY THAT THE LUMINAIRE CATALOG NUMBER MATCHES THE CATALOG NUMBER SHOWN ON THE DRAWING.

**NOTES**

1. PROVIDE CROWN ON TOP OF CONCRETE BASE TO COMPLETELY SHED WATER.
2. 1/2" (MIN) AIR-GAP SPACE BETWEEN TOP OF CONCRETE CROWN AND BOTTOM OF POLE BASE PLATE FOR VENTILATION.
3. THE POLE FOUNDATION DIMENSIONS SHOWN HEREON SIMPLY REPRESENT THE MINIMUM ACCEPTABLE DIMENSIONS; ACTUAL DIMENSIONS FOR EACH SITE SHALL BE SPECIFIED BY THE ENGINEER OF RECORD. THE POLE FOUNDATION SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER WITH EXPERIENCE IN LIGHT POLE BASE DESIGN AND WIND LOADS. SITE SPECIFIC SOIL PARAMETERS FROM THE GEOTECHNICAL REPORT SHALL BE USED AS INPUTS TO THE DESIGN.



**1 SITE PHOTOMETRIC CALCULATIONS PLAN**  
1" = 30'-0"

DATE	BY	DESCRIPTION
12/20/17	AB	PLAN COMMISSION SUBMITTAL
1-10-18	AB	PLAN COMMISSION SUBMITTAL

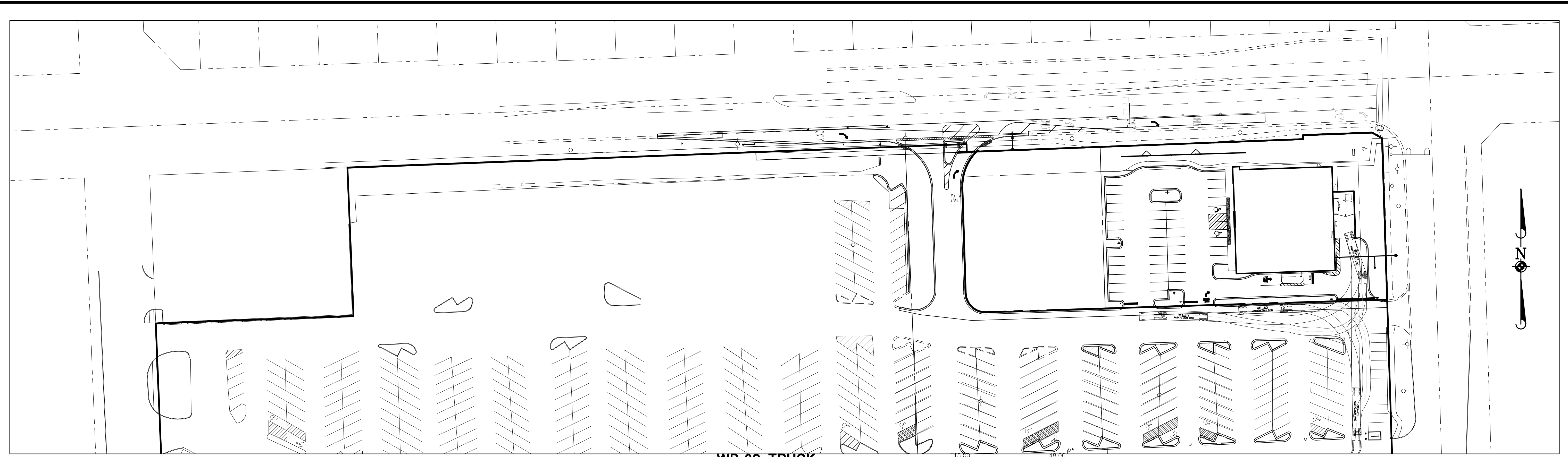
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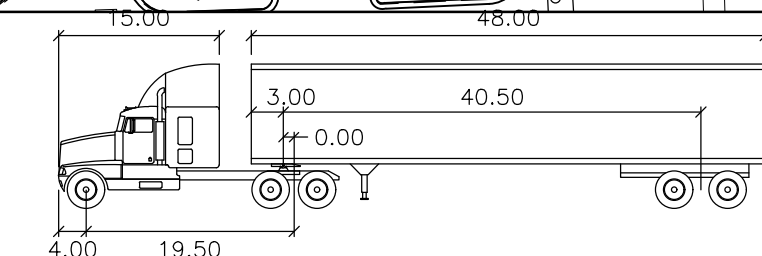
**63RD STREET AND WOODWARD AVENUE**  
**VILLAGE OF DOWNERS GROVE, ILLINOIS**  
 SITE PHOTOMETRIC CALCULATIONS & DETAILS

PROJ. MGR:	
PROJ. ASSOC.:	
DRAWN BY:	AB
DATE:	12-20-17
SCALE:	AS NOTED

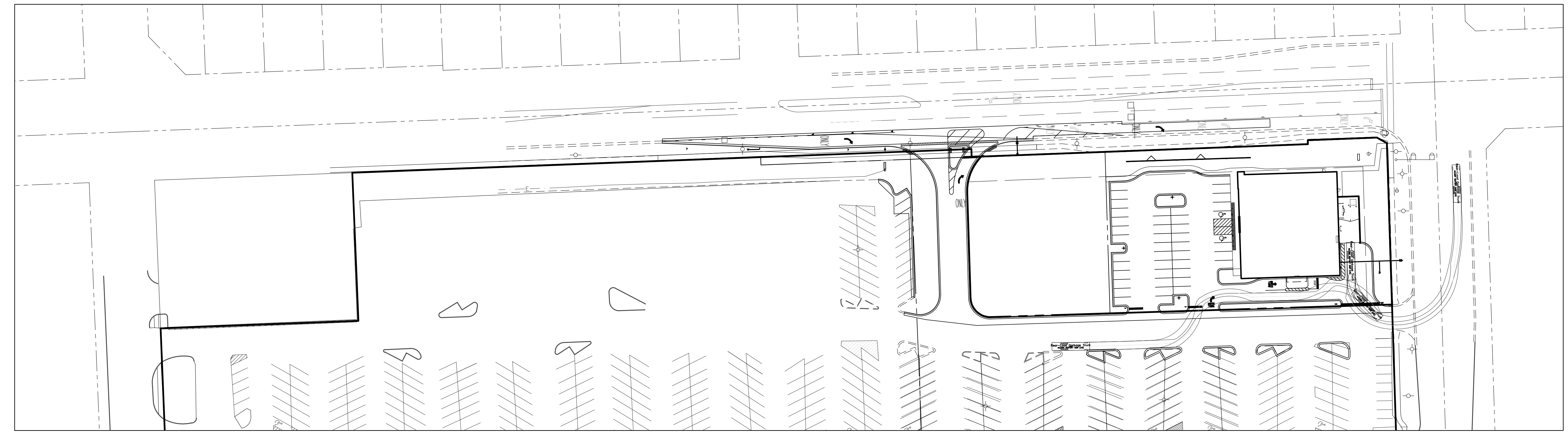
December 20, 2017 - 15:40 - Dwg Name: P:\res\p\dwg\Final Drawings\Exhibits\REVISED SITEPLAN.dwg - Updated By: hmc



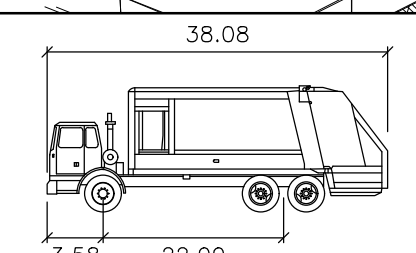
WB-62 TRUCK



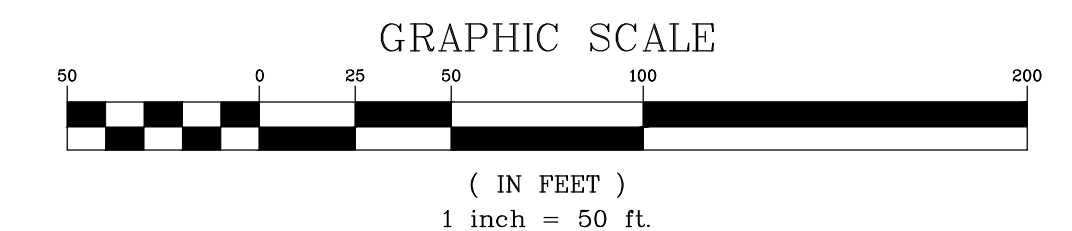
WB-62		feet	
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Tractor Track	: 8.50	Steering Angle	: 28.4
Trailer Track	: 8.50	Articulating Angle	: 70.0



REAR-LOAD GARBAGE TRUCK



Rear-Load Garbage Truck		feet	
Width	: 8.00		
Track	: 8.00		
Lock to Lock Time	: 6.0		
Steering Angle	: 27.4		



DATE	REVISIONS	DRAWN BY
		HCM

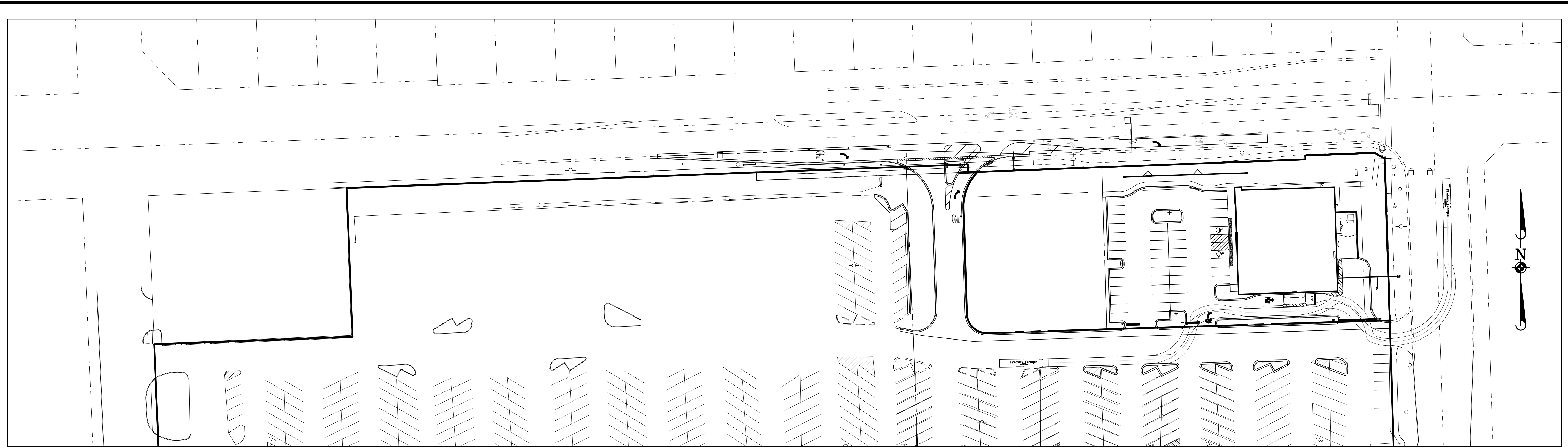
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**WALGREENS**  
**VILLAGE OF DOWNERS GROVE**  
**AUTOTURN EXHIBIT**

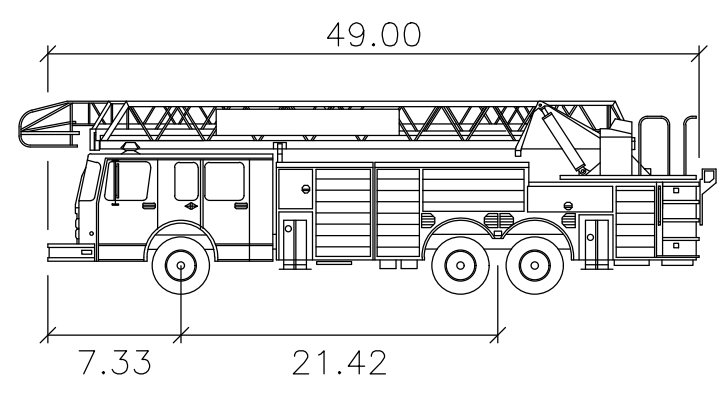
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 PROJ. ASSOC.: HCM  
 DRAWN BY: HCM  
 DATE: 12-20-17  
 SCALE: 1" = 50'

SHEET  
**1** OF **2**  
 FREDG

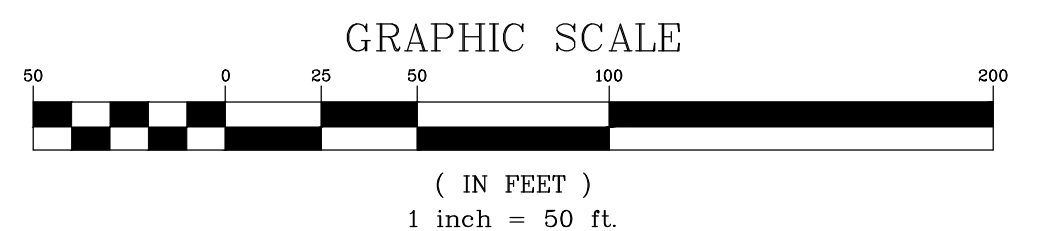
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AERIAL FIRE TRUCK



- Firetruck Example
- Width : 8.00
  - Track : 8.00
  - Lock to Lock Time : 6.0
  - Steering Angle : 32.6



DATE	REVISIONS	DRAWN BY
		HCM

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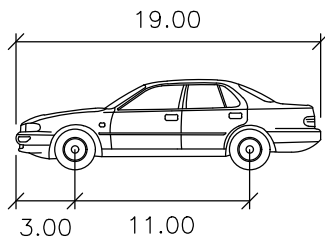
**WALGREENS**  
**VILLAGE OF DOWNERS GROVE**  
**AUTOTURN EXHIBIT**

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 PROJ. ASSOC.: SW  
 DRAWN BY: HCM  
 DATE: 12-20-17  
 SCALE: 1" = 50'

SHEET  
**2** OF **2**  
 FREDG

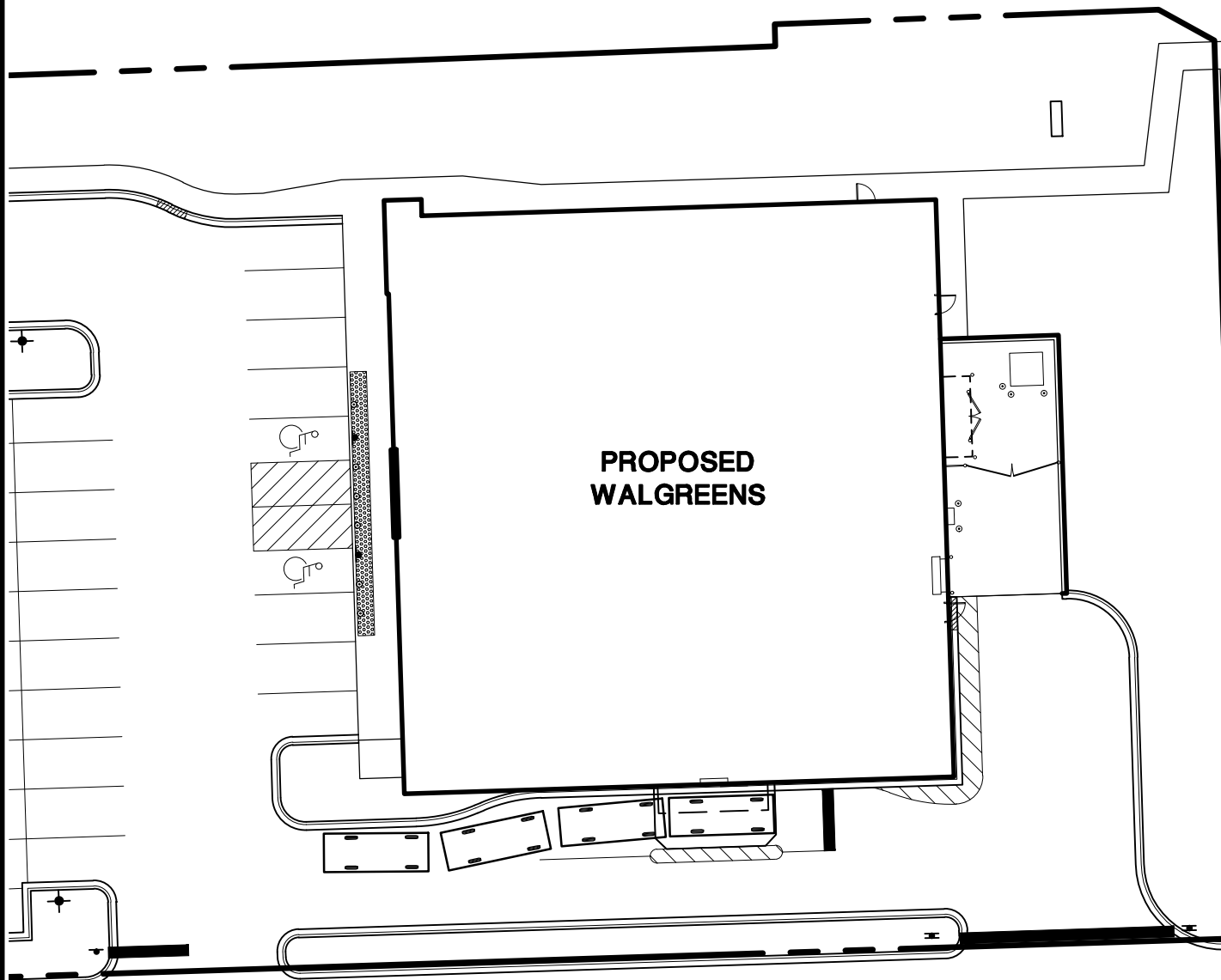
December 20, 2017 - 10:40 - Dwg Name: P:\FredG\Draws\Final Drawings\Exhibits\FredG\Autoturn Exhibit REVISED SITEPLAN.dwg - Updated By: hmcxer

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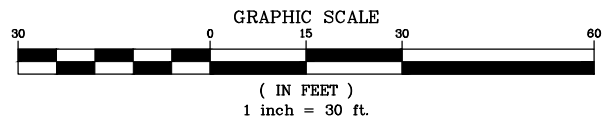


P feet

Width : 7.00  
 Track : 6.00  
 Lock to Lock Time : 6.0  
 Steering Angle : 31.6



**PROPOSED  
WALGREENS**



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<b>WALGREENS</b>	
<b>VILLAGE OF DOWNERS GROVE</b>	
<b>DRIVE THRU STACKING EXHIBIT</b>	
PROJ. MGR.: <u>SMS</u>	SHEET
DRAWN BY: <u>HCM</u>	<b>EXHIBIT 1</b>
DATE: <u>01/29/17</u>	<b>FREDG</b>
SCALE: <u>1"=30'</u>	

Dwg Name: P:\Fredg\dwg\Eng\Final Drawings\Exhibits Eng\DriveThruStacking Exhibit New.dwg Updated By: hmeyer 14:46





9575 West Higgins Road, Suite 400 | Rosemont, Illinois 60018  
p: 847-518-9990 | f: 847-518-9987

MEMORANDUM TO: Mitchell P Kahn  
Frontline Real Estate Partners, LLC

FROM: Javier Millan  
Senior Consultant

Luay Aboona, PE  
Principal

DATE: December 15, 2017

SUBJECT: Trip Generation Comparison  
Revised Walgreens Development Plan  
Downers Grove, Illinois

This memorandum provides a comparison of the estimated traffic to be generated by the (1) approved plan and (2) current proposed plan for the Walgreens Drive-Through Pharmacy store to be located in the southwest corner of the intersection of 63<sup>rd</sup> Street with Woodward Avenue within the Meadowbrook shopping center in Downers Grove, Illinois. The approved development plan included an approximate 14,500 square-foot Walgreens pharmacy with drive-through facility. As currently proposed, the development plan calls for a smaller Walgreens of approximately 10,500 square feet to be located on the east end of the parcel. The west end of the parcel will be developed by others at a later time. Access to the Walgreens pharmacy will continue to be provided via the existing access drives serving the Meadowbrook shopping center.

The number of peak hour vehicle trips estimated to be generated by the approved development plan and the current proposed development plan were based on trip data for land use code 881 (Pharmacy/Drugstore w/Drive-Through) published by the Institute of Transportation Engineers (ITE) in its *Trip Generation Manual*, 9<sup>th</sup> Edition. **Table 1** shows the traffic estimated to be generated by the approved development plan and the current proposed development plan. With the reduction in size, it can be seen that the current proposed development plan is estimated to generate less traffic than the approved development plan. As such, the findings and conclusions of the original traffic impact evaluation dated February 2, 2017 remain.

Table 2  
EXISTING AND ESTIMATED TRAFFIC VOLUMES – PROPOSED WALGREENS

Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Saturday Midday Peak Hour			Daily Two-Way Traffic
		In	Out	Total	In	Out	Total	In	Out	Total	Total
<b>Approved Development Plan</b>											
881	Pharmacy/Drugstore w/ Drive-Through (14,500 s.f.)	26	24	50	72	72	144	59	61	120	1,406
	<i>Pass-By Trip Reduction (50%):</i>	<u>-13</u>	<u>-12</u>	<u>-25</u>	<u>-36</u>	<u>-36</u>	<u>-72</u>	<u>-30</u>	<u>-30</u>	<u>-60</u>	<u>-702</u>
<b>Total New Trips Generated:</b>		13	12	25	36	36	72	29	31	60	704
<b>Current Proposed Development Plan</b>											
881	Pharmacy/Drugstore w/ Drive-Through (10,500 s.f.)	19	17	36	52	52	104	42	44	86	1,018
	<i>Pass-By Trip Reduction (50%):</i>	<u>-10</u>	<u>-8</u>	<u>-18</u>	<u>-26</u>	<u>-26</u>	<u>-52</u>	<u>-21</u>	<u>-22</u>	<u>-43</u>	<u>-509</u>
<b>Total New Trips Generated:</b>		9	9	18	26	26	52	21	22	43	509
<b>Difference</b>		-4	-3	-7	-10	-10	-20	-8	-9	-17	-195



9575 West Higgins Road, Suite 400 | Rosemont, Illinois 60018  
p: 847-518-9990 | f: 847-518-9987

MEMORANDUM TO: Mitchell P. Kahn  
Frontline Real Estate Partners, LLC

FROM: Javier Milan  
Senior Consultant

Luay R. Aboona, PE  
Principal

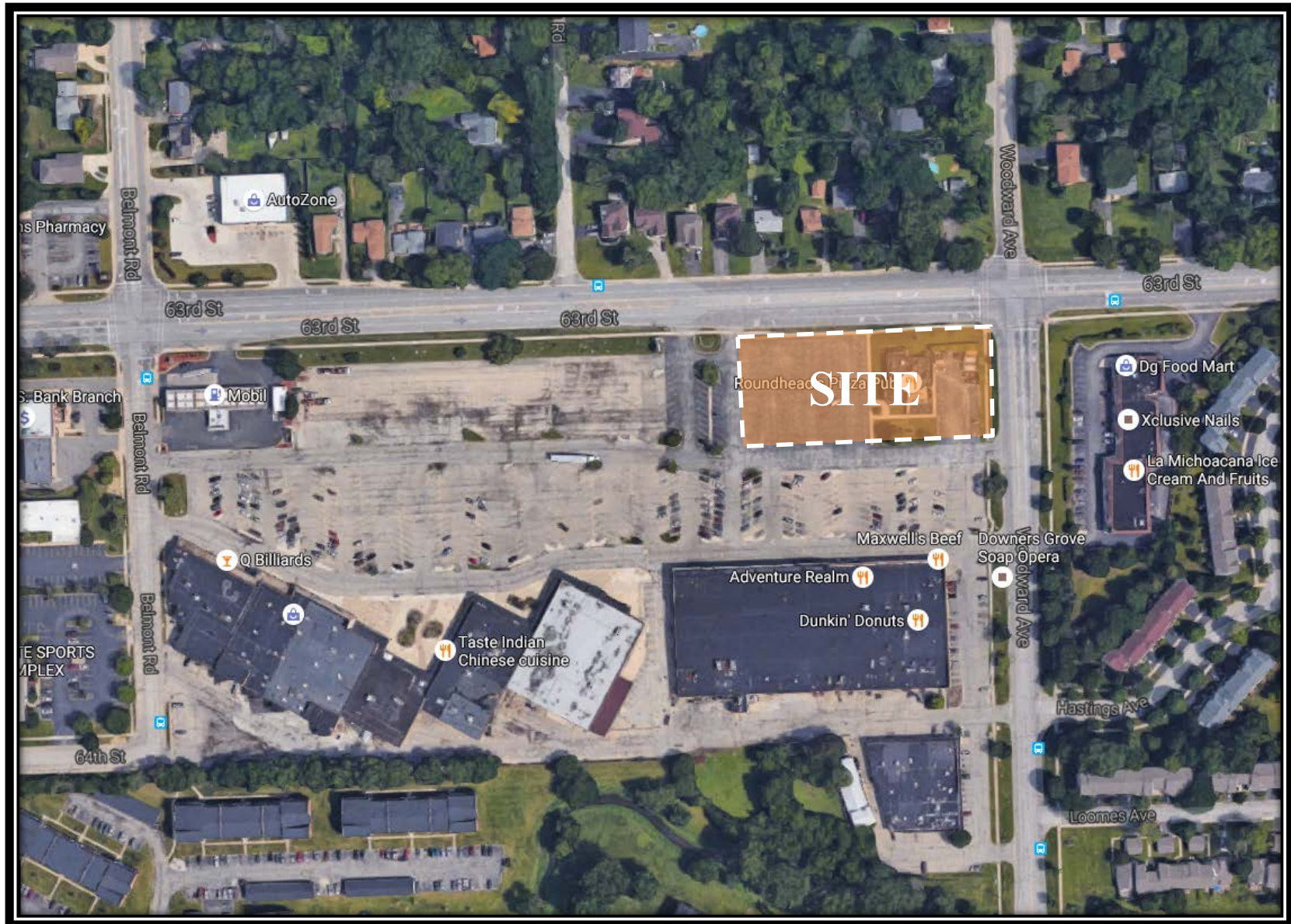
DATE: February 2, 2017

SUBJECT: Traffic Impact Evaluation  
Proposed Walgreens Drive-Through Pharmacy Store  
Downers Grove, Illinois

This memorandum summarizes the results of a traffic impact evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed Walgreens Drive-Through Pharmacy Store in Downers Grove, Illinois. The plans call for relocating the existing Walgreens store in the northwest corner of the intersection of 63<sup>rd</sup> Street with Belmont Avenue to the southwest corner of the intersection of 63<sup>rd</sup> Street with Woodward Avenue. The proposed location, which is currently occupied by Roundhead's Pizza Pub, is located within the Meadowbrook shopping center. **Figure 1** shows an aerial view of the site area.

The purpose of this evaluation is to address concerns raised regarding existing traffic operations at the intersection of 63<sup>rd</sup> Street with Woodward Avenue, which include the following:

- Queueing and delays experienced by traffic on Woodward Avenue
- The impact of the additional traffic that the proposed Walgreens development will generate
- The projected increase in traffic on Woodward Avenue north of 63<sup>rd</sup> Street



Aerial View of Site Location

Figure 1

## Existing Roadways

The existing roadways and traffic control characteristics of the adjacent roadways are described below.

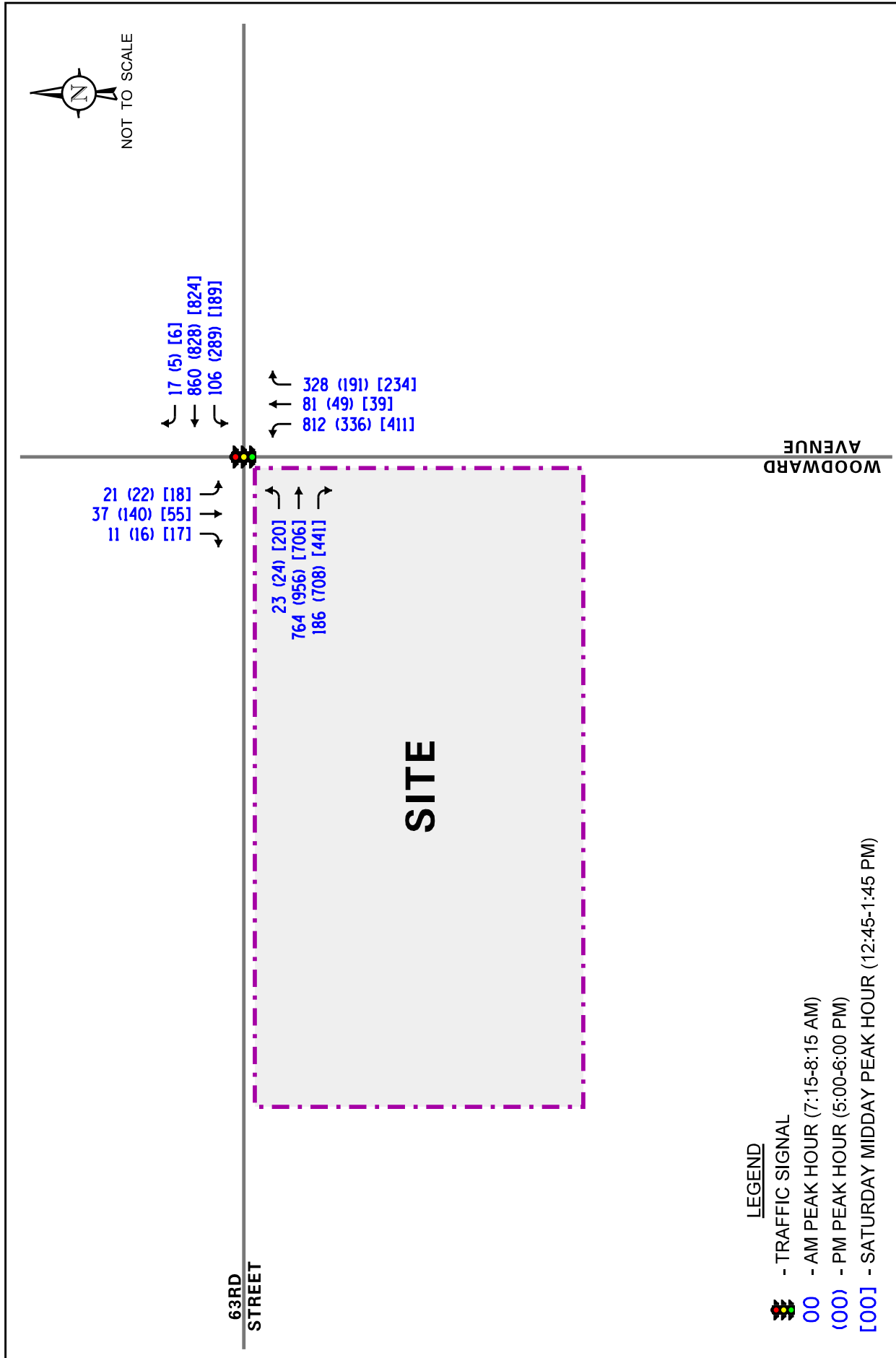
*63<sup>rd</sup> Street (DuPage County Route 38)* is an east-west roadway with a five-lane cross section that in the vicinity of the site provides two lanes in each direction divided by a striped median. At its signalized intersection with Woodward Avenue, 63<sup>rd</sup> Street provides an exclusive left-turn lane, two exclusive through lanes, and an exclusive right-turn lane on the eastbound approach and an exclusive left-turn lane, an exclusive through lane, and a shared through/right-turn lane on the westbound approach. Standard style crosswalks are provided on all legs of the intersection along with pedestrian signals. 63<sup>rd</sup> Street is under the jurisdiction of the DuPage County Division of Transportation (DuDOT) and has a posted speed limit of 40 miles per hour (mph).

*Woodward Avenue* is a north-south roadway that provides one lane in each direction north of 63<sup>rd</sup> Street and two lanes in each direction south of 63<sup>rd</sup> Street. At its signalized intersection with 63<sup>rd</sup> Street, Woodward Avenue provides a shared left-turn/through lane and a shared through/right-turn lane on the southbound approach and an exclusive left-turn lane, a shared left-turn/through lane, and an exclusive right-turn lane on the northbound approach. Woodward Avenue is under the jurisdiction of Lisle Township and Downers Grove Township north of 63<sup>rd</sup> street and the Village of Downers Grove south of 63<sup>rd</sup> Street. Woodward Avenue has a posted speed limit of 25 mph north of 63<sup>rd</sup> Street increasing to 30 mph south of 63<sup>rd</sup> Street. Through traffic and trucks over eight tons are prohibited on Woodward Avenue via signage north of 63<sup>rd</sup> Street.

## Existing Traffic Volumes

In order to determine current traffic conditions at the intersection of 63<sup>rd</sup> Street with Woodward Avenue, KLOA, Inc. conducted peak period traffic counts on Saturday, January 21, 2017 and on Tuesday, January 24, 2017 during the weekday morning (7:00 A.M. to 9:00 A.M.) and weekday evening (2:30 P.M. to 6:00 P.M.) peak periods and on Saturday January 21, 2017 during the midday (12:00 P.M. to 2:00 P.M.) peak period. The results of the traffic counts showed that the weekday morning peak hour of traffic occurs from 7:15 A.M. to 8:15 A.M., the weekday evening peak hour of traffic occurs from 4:00 P.M. to 5:00 P.M., and the Saturday midday peak hour of traffic occurs from 12:45 P.M. to 1:45 P.M. **Figure 2** illustrates the existing peak hour traffic volumes. Summaries of the traffic counts can be found in the Appendix.

In addition, the results of the traffic counts were compared with counts previously conducted by DuDOT in 2014 and were found to be generally consistent. It should also be noted that the traffic counts were conducted while the nearby Indian Trail Elementary School was in session and school-related traffic was included in the traffic counts. A review of the traffic counts showed that approximately 30 percent more traffic traveled through the intersection of 63<sup>rd</sup> Street with Woodward Avenue during the evening peak hour (5:00 P.M. to 6:00 P.M.) than during the afternoon peak hour (2:30 P.M. to 3:30 P.M.) when the school ends. As such, the higher evening traffic volumes were utilized in the evaluation.



**KLOA**  
Job No: 16-297

TITLE: Existing Traffic Volumes

PROJECT: Proposed Walgreens Development Downers Grove, Illinois

Figure: 2

## Traffic Operations of the 63<sup>rd</sup> Street/Woodward Avenue Intersection

The intersection of 63<sup>rd</sup> Street with Woodward Avenue is under traffic signal control with split phasing for the northbound and southbound approaches. This intersection is part of a coordinated system on 63<sup>rd</sup> Street that extends from Main Street to the east to Leonard Avenue to the west. The intersection of 63<sup>rd</sup> Street with Woodward Avenue is fully actuated on all approaches and provides protected/permissive left-turn phases on the eastbound and westbound approaches and right-turn overlap phases on the eastbound and northbound approaches. A sign facing southbound on Woodward Avenue north of 63<sup>rd</sup> Street prohibits non-local traffic on Woodward Avenue. However, no such signs are provided on Woodward Avenue at its intersection with Maple Avenue or on 61<sup>st</sup> Street or 59<sup>th</sup> Street at their respective intersections with Belmont Avenue. As such, cut-through traffic is only prohibited from traveling northbound on Woodward Avenue, not southbound.

Capacity analyses were conducted at the intersection under existing conditions utilizing the existing signal timings and phasing. The results of the capacity analyses expressed in terms of Level of Service (LOS) and average delays are summarized in **Table 1**. As can be seen, the intersection overall operates at an acceptable LOS C during all three peak hours. However, the northbound and southbound approaches operate at LOS D/E which is primarily due to the limited green time allocated to these approaches, the split phase, and the high volume of traffic on northbound Woodward Avenue.

The results of the capacity analyses were also confirmed by the following observations that were made of existing conditions:

- Morning Peak Hour
  - Traffic queues on northbound Woodward Avenue were consistently observed to extend between Hastings Avenue and Loomes Avenue for approximately 30 to 60 seconds; however, the queues cleared the intersection most of the time with each green phase.
  - Traffic queues on southbound Woodward Avenue were observed to consist of a maximum of four to eight vehicles each cycle and cleared the intersection with each green phase.
- Evening Peak Hour
  - Traffic queues on southbound Woodward Avenue were observed to consistently extend past the shared left-turn/through lane storage length and taper with combined lane queues of approximately 10 to 16 vehicles per cycle.
  - A significant portion of traffic traveling on Woodward Avenue north of 63<sup>rd</sup> Street during the peak hours was observed to be cut-through traffic traveling to/from Belmont Avenue to the west and Maple Avenue from the north.

- Based on the previous observation, the sign prohibiting non-local traffic on northbound Woodward Avenue north of 63<sup>rd</sup> Street is not being adhered to.
- Additional signage prohibiting cut-through traffic needs to be posted at 59<sup>th</sup> Street, 61<sup>st</sup> Street, and Maple Avenue.

The following is a summary of the reasons for the long delays and queues experienced at this intersection:

- The north-south split phasing nature of the intersection is the primary cause for the intersection's poor level of service, extensive queueing, and significant delay.
  - The split phasing at this intersection is required because of the striping on the south leg to accommodate the high volume of northbound left-turn movements and the limitation of sufficient right-of-way to geometrically improve the intersection to accommodate the existing traffic volumes without split phasing.
  - The northbound and southbound phases are allocated a proportionate amount of green time based on their respective traffic volumes which results in a minimal amount of green time for the southbound phase (approximately 8, 15, and 13 seconds during the weekday morning, weekday evening, and Saturday midday peak hours, respectively), thus resulting in the delays on the approach.
- The cause for the high volume of northbound left-turn movements on Woodward Avenue and the high volume of eastbound right-turn movements on 63<sup>rd</sup> Street is the result of how the area roadways are configured.
  - As previously mentioned, Woodward Avenue north of 63<sup>rd</sup> Street is restricted to local traffic only and does not allow vehicles over eight tons.
  - Vehicles traveling on Woodward Avenue that desire to continue to travel northbound must turn left onto westbound 63<sup>rd</sup> Street and then turn right onto northbound Belmont Street approximately one-quarter mile to the west of Woodward Avenue.
  - These two north-south streets act as non-continuous arterial roadways. Instead of being continuous or directly connected, traffic must travel on 63<sup>rd</sup> Street to continue to travel either north or south via Woodward or Belmont Avenue.



Table 1  
 CAPACITY ANALYSIS RESULTS – 63<sup>RD</sup> STREET WITH WOODWARD AVENUE – SIGNALIZED

	Peak Hour	Eastbound			Westbound			Northbound			Southbound			Overall
		L	T	R	L	T	R	L	T	R	L	T	R	
Existing Conditions	Weekday Morning Peak Hour	C 22.8	C 23.0	A 6.3	C 21.6	C 22.7	C 23.0	E 60.1	E 59.5	D 37.3	E 62.1		E 61.8	C – 34.4
		B – 19.8			C – 22.7			D – 53.8			E – 61.9			
	Weekday Evening Peak Hour	B 13.8	B 12.9	B 17.0	B 14.7	A 7.4	A 7.5	E 60.7	E 64.6	D 44.5	E 69.3		E 67.0	C – 22.4
		B – 14.6			A – 9.3			E – 56.7			E – 68.2			
	Saturday Midday Peak Hour	B 14.2	B 13.4	B 10.7	B 13.1	B 11.1	B 11.2	D 47.7	D 47.3	D 37.8	D 51.7		D 51.6	C – 20.6
		B – 12.4			B – 11.5			D – 44.2			D – 51.7			

## Development Traffic Generation

The traffic to be generated by the proposed development was estimated using trip data published by the Institute of Transportation Engineers (ITE) in its *Trip Generation Manual*, 9<sup>th</sup> Edition. The trip rates were applied for the weekday morning and evening peak hours and on a daily basis for a Pharmacy/Drugstore with Drive-Through Window (Land-Use Code 881). In addition, the traffic currently generated by the existing Walgreens was observed and the resulting trip generation was compared with the ITE estimates. **Table 2** shows the trip generation comparison, which indicates that the estimated trips are very similar. It is important to note that surveys conducted by ITE have shown that up to 50 percent of trips made to pharmacy/drugstores with drive-through are diverted from the existing traffic on the roadway system. Such diverted trips are referred to as pass-by traffic. As such, a 50 percent pass-by reduction was applied to the trip generation estimates of the proposed development.

It is also important to note that the proposed Walgreens is a relocation of the existing Walgreens store located approximately one block west of the site. As such, the majority of its traffic is already traversing the intersection of 63<sup>rd</sup> Street with Woodward Avenue and as a result is not expected to add a significant amount of new traffic to the intersection, with its current operations expected to remain largely unchanged. However, in order to provide a conservative analysis, the traffic that will be generated by the proposed Walgreens was assumed to all be new to the area roadways.

In order to project Year 2018 conditions, existing traffic volumes on 63<sup>rd</sup> Street and Woodward Avenue were increased by one percent based on projections provided by the Chicago Metropolitan Agency for Planning (CMAP). In addition, traffic to be generated by the proposed development was assigned to the roadways as determined from the traffic counts. The assignment of traffic was determined as follows:

- 40 percent traveling to and from the west on 63<sup>rd</sup> Street
- 30 percent traveling to and from the east on 63<sup>rd</sup> Street
- 30 percent traveling to and from the south on Woodward Avenue
- Five percent traveling to and from the north of Woodward Avenue

The Year 2018 projected conditions for the intersection of 63<sup>rd</sup> Street with Woodward Avenue were analyzed. **Table 3** summarizes the intersection's LOS and delay for Year 2018 projected conditions during the peak hours.

Table 2  
EXISTING AND ESTIMATED TRAFFIC VOLUMES – PROPOSED WALGREENS

Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Saturday Midday Peak Hour			Daily Two-Way Traffic
		In	Out	Total	In	Out	Total	In	Out	Total	Total
	Existing Walgreens Traffic	12	7	19	65	77	142	58	59	117	N/A
881	Pharmacy/Drugstore w/ Drive-Through (14,500 s.f.)	26	24	50	72	72	144	59	61	120	1,406
	<i>Pass-By Trip Reduction (50%):</i>	<u>-13</u>	<u>-12</u>	<u>-25</u>	<u>-36</u>	<u>-36</u>	<u>-72</u>	<u>-30</u>	<u>-30</u>	<u>-60</u>	<u>702</u>
	<b>Total New Trips Generated:</b>	13	12	25	36	36	72	29	31	60	704

Table 3  
CAPACITY ANALYSIS RESULTS – 63<sup>RD</sup> STREET WITH WOODWARD AVENUE – SIGNALIZED

	Peak Hour	Eastbound			Westbound			Northbound			Southbound			Overall
		L	T	R	L	T	R	L	T	R	L	T	R	
Projected Conditions	Weekday Morning Peak Hour	C 23.1	C 23.4	A 6.3	C 21.9	C 23.1	C 23.4	E 60.7	E 60.4	D 37.2	E 62.1		E 61.8	C – 34.8
		C – 20.2			C – 23.1			D – 54.3			E – 62.0			
	Weekday Evening Peak Hour	B 14.1	B 13.4	B 17.4	B 15.4	A 7.7	A 7.8	E 60.4	E 65.0	D 44.1	E 69.2		E 67.0	C – 22.7
		B – 15.1			A – 9.7			E – 56.6			E – 68.2			
	Saturday Midday Peak Hour	B 14.4	B 13.6	B 10.8	B 13.3	B 11.3	B 11.4	D 47.8	D 47.5	D 37.6	D 51.8		D 51.6	C – 20.8
		B – 12.6			B – 11.7			D – 44.2			D – 51.7			
LOS – Level of Service Delay is measured in seconds.														

As can be seen, the intersection is expected to continue to operate at an overall LOS C during the weekday morning, weekday evening, and Saturday midday peak hours with an increase in overall delay during each of the peak hours of one second or less. Similarly, the increase in delay of the southbound approach as a result of the increase in traffic will be minimal (less than one second). As such, the proposed development will have a minimal impact on the operation of the intersection.

## Potential Intersection and Roadway Improvements

While the proposed relocation of Walgreens will have a negligible impact on the intersection, the following improvements to the intersection and/or roadways could be considered:

- In order to reduce cut through traffic and reduce queues on southbound Woodward Avenue, signs prohibiting non-local traffic should be placed on Woodward Avenue just south of Maple Avenue and on 61<sup>st</sup> Street and 59<sup>th</sup> Street just east of Belmont Avenue.
- In order to reduce delays on Woodward Avenue, additional green time could be allocated to the northbound and/or southbound movements.
  - Preliminary analysis showed that providing an additional five seconds of green time for the southbound approach during the evening peak hour would reduce delay for all southbound movements by approximately five to six seconds.
  - However, this will increase the overall intersection delay by approximately seven seconds during the evening peak hour.
  - It is important to note that reducing delay for the southbound approach may encourage additional cut-through traffic on Woodward Avenue.
  - Any change to signal timing will require DuDOT review and may not be approved due to its impact on 63<sup>rd</sup> Street traffic and the interconnect system.

## Conclusion

Based on the preceding evaluation, the following conclusions are made:

- The proposed Walgreens is a relocation of the existing store located at the northwest corner of the intersection of 63<sup>rd</sup> Street with Belmont Avenue.
- The signalized intersection of 63<sup>rd</sup> Street with Woodward Avenue currently operates as a split phase intersection causing queues and delays on both the northbound and southbound approaches.
- Despite these delays, queues were generally observed to clear the intersection with each green phase.
- Cut-through traffic is utilizing Woodward Avenue to travel to/from Belmont Avenue to the west and Maple Avenue from the north.
- The proposed Walgreens will not add a significant amount of new traffic to 63<sup>rd</sup> Street or Woodward Avenue and, as such, will have a minimal impact on the operations of the intersection of 63<sup>rd</sup> Street with Woodward Avenue.
- A minimal amount of traffic generated by the proposed development will travel to/from the north on Woodward Avenue.
- Signs prohibiting cut-through traffic should be placed on Woodward Avenue just south of Maple Avenue and on 61<sup>st</sup> Street and 59<sup>th</sup> Street just east of Belmont Avenue to reduce the traffic volumes of Woodward Avenue north of 63<sup>rd</sup> Street.
- Traffic delays on the southbound approach of Woodward Avenue may be reduced by allocating additional green time which may cause increases in overall intersection delays. Such modifications would be subject to DuDOT review.

# Appendix

Traffic Count Summary Sheets  
Level of Service Criteria  
Capacity Analysis Summary Sheets

# **Traffic Count Summary Sheets**





Kenig Lindgren O'Hara Aboona, Inc.  
 9575 W. Higgins Rd., Suite 400  
 Rosemont, Illinois, United States 60018  
 (847)518-9990

Count Name: 63rd Street with Woodward Avenue  
 Site Code:  
 Start Date: 01/21/2017  
 Page No: 1

### Turning Movement Data

Start Time	63rd Street Eastbound						63rd Street Westbound						Woodward Avenue Northbound						Woodward Avenue Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
12:00 PM	0	1	161	120	0	282	0	50	175	2	0	227	0	89	9	65	0	163	0	1	22	3	1	26	698
12:15 PM	0	6	169	111	0	286	0	56	192	2	0	250	0	95	13	46	0	154	0	1	20	5	0	26	716
12:30 PM	0	5	197	111	0	313	0	61	170	4	0	235	0	100	11	60	2	171	0	2	18	4	0	24	743
12:45 PM	0	3	159	94	0	256	0	55	205	1	0	261	0	116	12	60	0	188	0	5	20	2	0	27	732
Hourly Total	0	15	686	436	0	1137	0	222	742	9	0	973	0	400	45	231	2	676	0	9	80	14	1	103	2889
1:00 PM	0	8	196	117	0	321	0	42	195	1	0	238	0	85	9	56	0	150	0	5	6	9	0	20	729
1:15 PM	0	2	178	104	0	284	0	46	202	2	0	250	0	102	10	51	1	163	0	4	16	1	0	21	718
1:30 PM	0	7	175	126	0	308	0	46	222	2	0	270	0	108	8	67	1	183	0	4	13	5	0	22	783
1:45 PM	0	1	191	107	1	299	0	47	150	2	0	199	0	98	7	65	0	170	0	3	6	4	0	13	681
Hourly Total	0	18	740	454	1	1212	0	181	769	7	0	957	0	393	34	239	2	666	0	16	41	19	0	76	2911
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7:00 AM	0	1	179	37	0	217	0	16	212	2	0	230	0	194	9	50	0	253	0	0	7	1	0	8	708
7:15 AM	0	3	191	40	0	234	0	15	193	0	0	208	0	218	17	72	0	307	0	3	5	2	0	10	759
7:30 AM	0	7	194	55	0	256	0	26	232	2	0	260	0	213	26	85	0	324	0	3	14	4	0	21	861
7:45 AM	0	9	204	43	0	256	0	43	235	9	0	287	0	212	29	97	0	338	0	9	2	2	0	13	894
Hourly Total	0	20	768	175	0	963	0	100	872	13	0	985	0	837	81	304	0	1222	0	15	28	9	0	52	3222
8:00 AM	0	4	175	48	0	227	0	22	200	6	0	228	0	169	9	74	0	252	0	6	16	3	1	25	732
8:15 AM	0	9	149	51	0	209	0	40	212	1	0	253	0	141	14	53	0	208	0	5	10	4	1	19	689
8:30 AM	0	2	167	41	0	210	0	44	209	3	1	256	0	111	14	46	1	171	0	2	10	4	0	16	653
8:45 AM	0	3	156	54	0	213	0	24	180	0	0	204	0	112	4	35	0	151	0	1	11	2	0	14	582
Hourly Total	0	18	647	194	0	859	0	130	801	10	1	941	0	533	41	208	1	782	0	14	47	13	2	74	2656
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2:30 PM	0	5	149	104	0	258	0	51	167	2	0	220	0	71	9	50	0	130	0	1	11	2	0	14	622
2:45 PM	0	4	164	103	0	271	0	52	138	2	0	192	0	79	21	64	0	164	0	2	11	4	0	17	644
Hourly Total	0	9	313	207	0	529	0	103	305	4	0	412	0	150	30	114	0	294	0	3	22	6	0	31	1266
3:00 PM	0	5	145	112	0	262	0	65	139	7	0	211	0	68	11	40	0	119	0	4	20	4	2	28	620
3:15 PM	0	3	198	109	0	310	0	47	146	5	0	198	0	77	10	43	0	130	0	5	19	0	0	24	662
3:30 PM	0	4	185	129	0	318	0	67	194	4	1	265	0	87	8	68	0	163	0	2	20	1	1	23	769
3:45 PM	0	3	213	144	0	360	0	69	226	1	1	296	0	91	7	49	0	147	0	2	30	4	0	36	839
Hourly Total	0	15	741	494	0	1250	0	248	705	17	2	970	0	323	36	200	0	559	0	13	89	9	3	111	2890
4:00 PM	0	4	223	157	1	384	0	49	239	0	0	288	0	92	5	45	0	142	0	3	23	3	2	29	843
4:15 PM	0	3	234	157	0	394	0	69	157	1	0	227	0	102	6	43	0	151	0	0	26	3	0	29	801
4:30 PM	0	2	242	166	0	410	0	75	218	1	0	294	0	78	11	47	1	136	0	4	36	3	0	43	883
4:45 PM	0	2	220	146	0	368	0	63	211	1	0	275	0	90	10	43	0	143	0	0	16	6	0	22	808
Hourly Total	0	11	919	626	1	1556	0	256	825	3	0	1084	0	362	32	178	1	572	0	7	101	15	2	123	3335
5:00 PM	0	8	228	158	0	394	0	66	226	2	0	294	0	69	12	49	0	130	0	9	29	3	0	41	859
5:15 PM	0	6	238	178	0	422	0	95	197	1	0	293	0	96	13	50	0	159	0	5	42	0	0	47	921

5:30 PM	0	2	251	202	0	455	0	66	202	0	0	268	0	75	11	41	0	127	0	5	39	5	0	49	899
5:45 PM	0	8	239	168	0	415	0	62	203	2	0	267	0	96	13	51	0	160	0	3	30	8	0	41	883
Hourly Total	0	24	956	706	0	1686	0	289	828	5	0	1122	0	336	49	191	0	576	0	22	140	16	0	178	3562
Grand Total	0	130	5770	3292	2	9192	0	1529	5847	68	3	7444	0	3334	348	1665	6	5347	0	99	548	101	8	748	22731
Approach %	0.0	1.4	62.8	35.8	-	-	0.0	20.5	78.5	0.9	-	-	0.0	62.4	6.5	31.1	-	-	0.0	13.2	73.3	13.5	-	-	-
Total %	0.0	0.6	25.4	14.5	-	40.4	0.0	6.7	25.7	0.3	-	32.7	0.0	14.7	1.5	7.3	-	23.5	0.0	0.4	2.4	0.4	-	3.3	-
Lights	0	129	5601	3255	-	8985	0	1494	5682	64	-	7240	0	3292	339	1625	-	5256	0	93	537	97	-	727	22208
% Lights	-	99.2	97.1	98.9	-	97.7	-	97.7	97.2	94.1	-	97.3	-	98.7	97.4	97.6	-	98.3	-	93.9	98.0	96.0	-	97.2	97.7
Buses	0	0	112	27	-	139	0	18	83	2	-	103	0	22	6	35	-	63	0	4	10	2	-	16	321
% Buses	-	0.0	1.9	0.8	-	1.5	-	1.2	1.4	2.9	-	1.4	-	0.7	1.7	2.1	-	1.2	-	4.0	1.8	2.0	-	2.1	1.4
Single-Unit Trucks	0	1	50	9	-	60	0	16	66	2	-	84	0	15	1	5	-	21	0	2	1	1	-	4	169
% Single-Unit Trucks	-	0.8	0.9	0.3	-	0.7	-	1.0	1.1	2.9	-	1.1	-	0.4	0.3	0.3	-	0.4	-	2.0	0.2	1.0	-	0.5	0.7
Articulated Trucks	0	0	7	1	-	8	0	1	16	0	-	17	0	5	0	0	-	5	0	0	0	1	-	1	31
% Articulated Trucks	-	0.0	0.1	0.0	-	0.1	-	0.1	0.3	0.0	-	0.2	-	0.1	0.0	0.0	-	0.1	-	0.0	0.0	1.0	-	0.1	0.1
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	2	0	-	2	0	0	0	0	-	0	2
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.6	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	2	-	-	-	-	3	-	-	-	-	-	-	6	-	-	-	-	-	8	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	100.0	-	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-



Kenig Lindgren O'Hara Aboona, Inc.  
9575 W. Higgins Rd., Suite 400

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(847)518-9990

Count Name: 63rd Street with Woodward Avenue  
Site Code:  
Start Date: 01/21/2017  
Page No: 4

### Turning Movement Peak Hour Data (12:45 PM)

Start Time	63rd Street Eastbound						63rd Street Westbound						Woodward Avenue Northbound						Woodward Avenue Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
12:45 PM	0	3	159	94	0	256	0	55	205	1	0	261	0	116	12	60	0	188	0	5	20	2	0	27	732
1:00 PM	0	8	196	117	0	321	0	42	195	1	0	238	0	85	9	56	0	150	0	5	6	9	0	20	729
1:15 PM	0	2	178	104	0	284	0	46	202	2	0	250	0	102	10	51	1	163	0	4	16	1	0	21	718
1:30 PM	0	7	175	126	0	308	0	46	222	2	0	270	0	108	8	67	1	183	0	4	13	5	0	22	783
<b>Total</b>	0	20	708	441	0	1169	0	189	824	6	0	1019	0	411	39	234	2	684	0	18	55	17	0	90	2962
Approach %	0.0	1.7	60.6	37.7	-	-	0.0	18.5	80.9	0.6	-	-	0.0	60.1	5.7	34.2	-	-	0.0	20.0	61.1	18.9	-	-	-
Total %	0.0	0.7	23.9	14.9	-	39.5	0.0	6.4	27.8	0.2	-	34.4	0.0	13.9	1.3	7.9	-	23.1	0.0	0.6	1.9	0.6	-	3.0	-
PHF	0.000	0.625	0.903	0.875	-	0.910	0.000	0.859	0.928	0.750	-	0.944	0.000	0.886	0.813	0.873	-	0.910	0.000	0.900	0.688	0.472	-	0.833	0.946
Lights	0	19	701	439	-	1159	0	188	810	6	-	1004	0	411	38	234	-	683	0	17	55	17	-	89	2935
% Lights	-	95.0	99.0	99.5	-	99.1	-	99.5	98.3	100.0	-	98.5	-	100.0	97.4	100.0	-	99.9	-	94.4	100.0	100.0	-	98.9	99.1
Buses	0	0	4	0	-	4	0	1	8	0	-	9	0	0	0	0	-	0	0	1	0	0	-	1	14
% Buses	-	0.0	0.6	0.0	-	0.3	-	0.5	1.0	0.0	-	0.9	-	0.0	0.0	0.0	-	0.0	-	5.6	0.0	0.0	-	1.1	0.5
Single-Unit Trucks	0	1	3	2	-	6	0	0	5	0	-	5	0	0	0	0	-	0	0	0	0	0	-	0	11
% Single-Unit Trucks	-	5.0	0.4	0.5	-	0.5	-	0.0	0.6	0.0	-	0.5	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.4
Articulated Trucks	0	0	0	0	-	0	0	0	1	0	-	1	0	0	0	0	-	0	0	0	0	0	-	0	1
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.1	0.0	-	0.1	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	0	0	0	0	-	0	1
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	2.6	0.0	-	0.1	-	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	2	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-



Kenig Lindgren O'Hara Aboona, Inc.  
 9575 W. Higgins Rd., Suite 400  
 Rosemont, Illinois, United States 60018  
 (847)518-9990

Count Name: 63rd Street with Woodward  
 Avenue  
 Site Code:  
 Start Date: 01/21/2017  
 Page No: 6

### Turning Movement Peak Hour Data (7:15 AM)

Start Time	63rd Street Eastbound						63rd Street Westbound						Woodward Avenue Northbound						Woodward Avenue Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
7:15 AM	0	3	191	40	0	234	0	15	193	0	0	208	0	218	17	72	0	307	0	3	5	2	0	10	759
7:30 AM	0	7	194	55	0	256	0	26	232	2	0	260	0	213	26	85	0	324	0	3	14	4	0	21	861
7:45 AM	0	9	204	43	0	256	0	43	235	9	0	287	0	212	29	97	0	338	0	9	2	2	0	13	894
8:00 AM	0	4	175	48	0	227	0	22	200	6	0	228	0	169	9	74	0	252	0	6	16	3	1	25	732
Total	0	23	764	186	0	973	0	106	860	17	0	983	0	812	81	328	0	1221	0	21	37	11	1	69	3246
Approach %	0.0	2.4	78.5	19.1	-	-	0.0	10.8	87.5	1.7	-	-	0.0	66.5	6.6	26.9	-	-	0.0	30.4	53.6	15.9	-	-	-
Total %	0.0	0.7	23.5	5.7	-	30.0	0.0	3.3	26.5	0.5	-	30.3	0.0	25.0	2.5	10.1	-	37.6	0.0	0.6	1.1	0.3	-	2.1	-
PHF	0.000	0.639	0.936	0.845	-	0.950	0.000	0.616	0.915	0.472	-	0.856	0.000	0.931	0.698	0.845	-	0.903	0.000	0.583	0.578	0.688	-	0.690	0.908
Lights	0	23	734	176	-	933	0	104	826	16	-	946	0	798	77	315	-	1190	0	20	37	11	-	68	3137
% Lights	-	100.0	96.1	94.6	-	95.9	-	98.1	96.0	94.1	-	96.2	-	98.3	95.1	96.0	-	97.5	-	95.2	100.0	100.0	-	98.6	96.6
Buses	0	0	21	8	-	29	0	2	12	0	-	14	0	10	4	12	-	26	0	1	0	0	-	1	70
% Buses	-	0.0	2.7	4.3	-	3.0	-	1.9	1.4	0.0	-	1.4	-	1.2	4.9	3.7	-	2.1	-	4.8	0.0	0.0	-	1.4	2.2
Single-Unit Trucks	0	0	7	2	-	9	0	0	15	1	-	16	0	4	0	1	-	5	0	0	0	0	-	0	30
% Single-Unit Trucks	-	0.0	0.9	1.1	-	0.9	-	0.0	1.7	5.9	-	1.6	-	0.5	0.0	0.3	-	0.4	-	0.0	0.0	0.0	-	0.0	0.9
Articulated Trucks	0	0	2	0	-	2	0	0	7	0	-	7	0	0	0	0	-	0	0	0	0	0	-	0	9
% Articulated Trucks	-	0.0	0.3	0.0	-	0.2	-	0.0	0.8	0.0	-	0.7	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.3
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	1	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-



Kenig Lindgren O'Hara Aboona, Inc.  
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018  
(847)518-9990

Count Name: 63rd Street with Woodward Avenue  
Site Code:  
Start Date: 01/21/2017  
Page No: 8

### Turning Movement Peak Hour Data (5:00 PM)

Start Time	63rd Street Eastbound						63rd Street Westbound						Woodward Avenue Northbound						Woodward Avenue Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
5:00 PM	0	8	228	158	0	394	0	66	226	2	0	294	0	69	12	49	0	130	0	9	29	3	0	41	859
5:15 PM	0	6	238	178	0	422	0	95	197	1	0	293	0	96	13	50	0	159	0	5	42	0	0	47	921
5:30 PM	0	2	251	202	0	455	0	66	202	0	0	268	0	75	11	41	0	127	0	5	39	5	0	49	899
5:45 PM	0	8	239	168	0	415	0	62	203	2	0	267	0	96	13	51	0	160	0	3	30	8	0	41	883
Total	0	24	956	706	0	1686	0	289	828	5	0	1122	0	336	49	191	0	576	0	22	140	16	0	178	3562
Approach %	0.0	1.4	56.7	41.9	-	-	0.0	25.8	73.8	0.4	-	-	0.0	58.3	8.5	33.2	-	-	0.0	12.4	78.7	9.0	-	-	-
Total %	0.0	0.7	26.8	19.8	-	47.3	0.0	8.1	23.2	0.1	-	31.5	0.0	9.4	1.4	5.4	-	16.2	0.0	0.6	3.9	0.4	-	5.0	-
PHF	0.000	0.750	0.952	0.874	-	0.926	0.000	0.761	0.916	0.625	-	0.954	0.000	0.875	0.942	0.936	-	0.900	0.000	0.611	0.833	0.500	-	0.908	0.967
Lights	0	24	948	706	-	1678	0	287	822	5	-	1114	0	334	48	188	-	570	0	21	140	16	-	177	3539
% Lights	-	100.0	99.2	100.0	-	99.5	-	99.3	99.3	100.0	-	99.3	-	99.4	98.0	98.4	-	99.0	-	95.5	100.0	100.0	-	99.4	99.4
Buses	0	0	3	0	-	3	0	1	1	0	-	2	0	2	0	3	-	5	0	0	0	0	-	0	10
% Buses	-	0.0	0.3	0.0	-	0.2	-	0.3	0.1	0.0	-	0.2	-	0.6	0.0	1.6	-	0.9	-	0.0	0.0	0.0	-	0.0	0.3
Single-Unit Trucks	0	0	3	0	-	3	0	1	4	0	-	5	0	0	1	0	-	1	0	1	0	0	-	1	10
% Single-Unit Trucks	-	0.0	0.3	0.0	-	0.2	-	0.3	0.5	0.0	-	0.4	-	0.0	2.0	0.0	-	0.2	-	4.5	0.0	0.0	-	0.6	0.3
Articulated Trucks	0	0	2	0	-	2	0	0	1	0	-	1	0	0	0	0	-	0	0	0	0	0	-	0	3
% Articulated Trucks	-	0.0	0.2	0.0	-	0.1	-	0.0	0.1	0.0	-	0.1	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.1
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

## **Level of Service Criteria**

- LEVEL OF SERVICE CRITERIA

<b>Signalized Intersections</b>		
Level of Service	Interpretation	Average Control Delay (seconds per vehicle)
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤10
B	Good progression, with more vehicles stopping than for Level of Service A.	>10 - 20
C	Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	>20 - 35
D	The volume-to-capacity ratio is high and either progression is ineffective or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	>35 - 55
E	Progression is unfavorable. The volume-to-capacity ratio is high and the cycle length is long. Individual cycle failures are frequent.	>55 - 80
F	The volume-to-capacity ratio is very high, progression is very poor and the cycle length is long. Most cycles fail to clear the queue.	>80.0
<b>Unsignalized Intersections</b>		
Level of Service	Average Total Delay (SEC/VEH)	
A	0 - 10	
B	> 10 - 15	
C	> 15 - 25	
D	> 25 - 35	
E	> 35 - 50	
F	> 50	

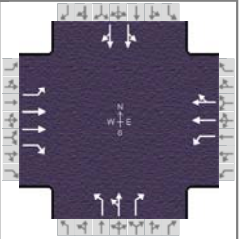
Source: *Highway Capacity Manual, 2010.*

# **Capacity Analysis Sheets**



### HCS 2010 Signalized Intersection Input Data

General Information				Intersection Information			
Agency	KLOA, Inc.			Duration, h	0.25		
Analyst	NJB		Analysis Date	1/24/2017		Area Type	Other
Jurisdiction	DuPage County		Time Period	AM		PHF	0.91
Urban Street	63rd Street		Analysis Year	2017		Analysis Period	1 > 7:00
Intersection	63rd Street with Woodw...		File Name	63rd and Woodward AMEX.xus			
Project Description	Existing AM Peak Hour						



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand (v), veh/h	23	764	186	106	860	17	812	81	328	21	37	11

Signal Information				Signal Timing (s)													
Cycle, s	130.0	Reference Phase	6														
Offset, s	0	Reference Point	Begin	Green	3.1	3.9	53.6	40.0	7.5	0.0	Yellow	3.0	0.0	4.5	4.5	4.5	0.0
Uncoordinated	No	Simult. Gap E/W	On	Red	1.0	0.0	1.5	1.5	1.5	0.0							
Force Mode	Fixed	Simult. Gap N/S	On														

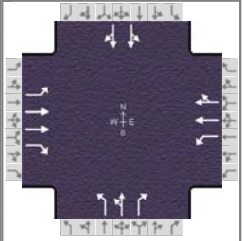
Traffic Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand (v), veh/h	23	764	186	106	860	17	812	81	328	21	37	11
Initial Queue (Q <sub>b</sub> ), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s <sub>0</sub> ), veh/h	1900	2000	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N <sub>m</sub> ), man/h		None			None			None			None	
Heavy Vehicles (P <sub>HV</sub> ), %	0	4	5	2	4		2	5	4		0	
Ped / Bike / RTOR, /h	0	0	0	0	0	0	0	0	0	0	0	0
Buses (N <sub>b</sub> ), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (AT)	3	4	3	3	4	3	3	3	3	3	3	3
Upstream Filtering (I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (W), ft	12.0	12.0	12.0	12.0	12.0		12.0	12.0	12.0		12.0	
Turn Bay Length, ft	125	0	350	340	0		305	0	180		0	
Grade (P <sub>g</sub> ), %		0			0			0			0	
Speed Limit, mi/h	40	40	40	40	40	40	30	30	30	25	25	25

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
	Maximum Green (G <sub>max</sub> ) or Phase Split, s	13.0	52.0	16.0	55.0	48.0	48.0	
Yellow Change Interval (Y), s	3.0	4.5	3.0	4.5	4.5	4.5		4.5
Red Clearance Interval (R <sub>c</sub> ), s	1.0	1.5	1.0	1.5	1.5	1.5		1.5
Minimum Green (G <sub>min</sub> ), s	3	15	3	15	3	8	3	8
Start-Up Lost Time (lt), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (e), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (PT), s	3.0	7.0	3.0	7.0	3.0	4.0	3.0	4.0
Recall Mode	Off	Min	Off	Min	Off	Off	Off	Off
Dual Entry	Yes	Yes	Yes	Yes	No	Yes	No	Yes
Walk (Walk), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Pedestrian Clearance Time (PC), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Multimodal Information	EB			WB			NB			SB		
	85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25	0	No	25	0	No
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No	0	0	No	0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

### HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information			
Agency	KLOA, Inc.			Duration, h	0.25		
Analyst	NJB	Analysis Date	1/24/2017	Area Type	Other		
Jurisdiction	DuPage County	Time Period	AM	PHF	0.91		
Urban Street	63rd Street	Analysis Year	2017	Analysis Period	1 > 7:00		
Intersection	63rd Street with Woodw...	File Name	63rd and Woodward AMEX.xus				
Project Description	Existing AM Peak Hour						



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand ( v ), veh/h	23	764	186	106	860	17	812	81	328	21	37	11

Signal Information				Signal Timing (s)								
Cycle, s	130.0	Reference Phase	6									
Offset, s	0	Reference Point	Begin									
Uncoordinated	No	Simult. Gap E/W	On									
Force Mode	Fixed	Simult. Gap N/S	On									
Green	3.1	3.9	53.6	40.0	7.5	0.0						
Yellow	3.0	0.0	4.5	4.5	4.5	0.0						
Red	1.0	0.0	1.5	1.5	1.5	0.0						

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	1.1	3.0	1.1	4.0		9.0		12.0
Phase Duration, s	7.1	59.6	10.9	63.5		46.0		13.5
Change Period, ( Y+R <sub>c</sub> ), s	4.0	6.0	4.0	6.0		6.0		6.0
Max Allow Headway ( MAH ), s	4.0	0.0	4.0	0.0		5.1		5.2
Queue Clearance Time ( g <sub>s</sub> ), s	3.0		6.8			36.4		4.7
Green Extension Time ( g <sub>e</sub> ), s	0.0	0.0	0.2	0.0		3.6		0.1
Phase Call Probability	1.00		1.00			1.00		0.94
Max Out Probability	0.00		0.03			0.97		0.90

Movement Group Results	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate ( v ), veh/h	25	840	204	116	484	480	491	491	360	40		36
Adjusted Saturation Flow Rate ( s ), veh/h/ln	1810	1831	1533	1774	1827	1814	1774	1780	1548	1846		1792
Queue Service Time ( g <sub>s</sub> ), s	1.0	19.3	5.6	4.8	21.8	22.0	34.4	34.2	25.2	2.7		2.5
Cycle Queue Clearance Time ( g <sub>c</sub> ), s	1.0	19.3	5.6	4.8	21.8	22.0	34.4	34.2	25.2	2.7		2.5
Green Ratio ( g/C )	0.44	0.41	0.72	0.48	0.44	0.44	0.31	0.31	0.36	0.06		0.06
Capacity ( c ), veh/h	250	1509	1104	322	807	802	546	548	559	106		103
Volume-to-Capacity Ratio ( X )	0.101	0.556	0.185	0.362	0.599	0.599	0.899	0.895	0.645	0.374		0.349
Back of Queue ( Q ), ft/ln ( 95 th percentile)	20.2	307.6	80	90.7	342.4	334.2	621.3	632.7	388.6	64		55.6
Back of Queue ( Q ), veh/ln ( 95 th percentile)	0.8	11.9	3.1	3.6	13.3	13.4	24.5	24.3	15.1	2.5		2.2
Queue Storage Ratio ( RQ ) ( 95 th percentile)	0.16	0.00	0.23	0.27	0.00	0.00	2.04	0.00	2.16	0.00		0.00
Uniform Delay ( d <sub>1</sub> ), s/veh	22.6	21.6	5.9	20.9	19.4	19.7	43.1	43.0	34.6	59.0		58.9
Incremental Delay ( d <sub>2</sub> ), s/veh	0.2	1.5	0.4	0.7	3.3	3.3	17.1	16.5	2.7	3.1		2.9
Initial Queue Delay ( d <sub>3</sub> ), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0
Control Delay ( d ), s/veh	22.8	23.0	6.3	21.6	22.7	23.0	60.1	59.5	37.3	62.1		61.8
Level of Service ( LOS )	C	C	A	C	C	C	E	E	D	E		E
Approach Delay, s/veh / LOS	19.8		B	22.7		C	53.8		D	61.9		E
Intersection Delay, s/veh / LOS	34.4						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.8	C	2.3	B	2.9	C	3.0	C
Bicycle LOS Score / LOS	1.4	A	1.4	A	2.7	B	0.6	A

### HCS 2010 Signalized Intersection Intermediate Values

General Information				Intersection Information			
Agency	KLOA, Inc.			Duration, h	0.25		
Analyst	NJB	Analysis Date	1/24/2017	Area Type	Other		
Jurisdiction	DuPage County		Time Period	AM	PHF	0.91	
Urban Street	63rd Street		Analysis Year	2017	Analysis Period	1 > 7:00	
Intersection	63rd Street with Woodw...		File Name	63rd and Woodward AMEX.xus			
Project Description	Existing AM Peak Hour						

Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand ( v ), veh/h	23	764	186	106	860	17	812	81	328	21	37	11

Signal Information																								
Cycle, s	130.0	Reference Phase	6	Green	3.1	3.9	53.6	40.0	7.5	0.0	Yellow	3.0	0.0	4.5	4.5	4.5	0.0	Red	1.0	0.0	1.5	1.5	1.5	0.0
Offset, s	0	Reference Point	Begin																					
Uncoordinated	No	Simult. Gap E/W	On																					
Force Mode	Fixed	Simult. Gap N/S	On																					

Saturation Flow / Delay	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f <sub>w</sub> )	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicle Adjustment Factor (f <sub>HV</sub> )	1.000	0.962	0.952	0.980	0.962	1.000	0.980	0.952	0.962	0.952	1.000	1.000
Approach Grade Adjustment Factor (f <sub>g</sub> )	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Parking Activity Adjustment Factor (f <sub>p</sub> )	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f <sub>bb</sub> )	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f <sub>a</sub> )	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor (f <sub>LU</sub> )	1.000	0.952	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f <sub>LT</sub> )	0.952	0.000		0.952	0.000		0.952	0.000		0.000	0.972	
Right-Turn Adjustment Factor (f <sub>RT</sub> )		0.000	0.847		0.993	0.993		0.000	0.847		0.937	0.943
Left-Turn Pedestrian Adjustment Factor (f <sub>LPB</sub> )	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f <sub>RPB</sub> )			1.000			1.000			1.000			1.000
Movement Saturation Flow Rate (s), veh/h	1810	3662	1533	1774	3571	71	1774	1780	1548	1071	1966	601
Proportion of Vehicles Arriving on Green (P)	0.02	0.55	0.41	0.05	0.59	0.44	0.31	0.31	0.31	0.06	0.06	0.06
Incremental Delay Factor (k)	0.11	0.50	0.50	0.11	0.50	0.50	0.40	0.40	0.24	0.15		0.15

Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t <sub>L</sub> )	4.0	6.0	4.0	6.0		6.0		6.0
Green Ratio (g/C)	0.44	0.41	0.48	0.44		0.31		0.06
Permitted Saturation Flow Rate (s <sub>p</sub> ), veh/h/ln	592	0	652	0		1774		0
Shared Saturation Flow Rate (s <sub>sh</sub> ), veh/h/ln								
Permitted Effective Green Time (g <sub>p</sub> ), s	53.6	0.0	55.5	0.0		0.0		0.0
Permitted Service Time (g <sub>u</sub> ), s	33.4	0.0	34.2	0.0		0.0		0.0
Permitted Queue Service Time (g <sub>ps</sub> ), s	0.9		4.6					
Time to First Blockage (g <sub>t</sub> ), s	0.0	0.0	0.0	0.0		0.0		0.0
Queue Service Time Before Blockage (g <sub>ts</sub> ), s								
Protected Right Saturation Flow (s <sub>R</sub> ), veh/h/ln			1533			1548		
Protected Right Effective Green Time (g <sub>R</sub> ), s			40.0			6.9		

Multimodal	EB			WB			NB			SB		
Pedestrian F <sub>w</sub> / F <sub>v</sub>	2.107	0.00	1.557	0.00	2.107	0.00	2.224	0.00				
Pedestrian F <sub>s</sub> / F <sub>delay</sub>	0.000	0.125	0.000	0.121	0.000	0.172	0.000	0.163				
Pedestrian M <sub>corner</sub> / M <sub>cw</sub>												
Bicycle c <sub>b</sub> / d <sub>b</sub>	824.44	22.46	883.88	20.24		72.19	115.11	57.73				
Bicycle F <sub>w</sub> / F <sub>v</sub>	-3.64	0.88	-3.64	0.89	-3.64	2.21	-3.64	0.06				

**--- Messages ---**

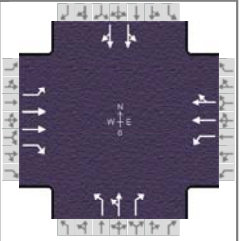
WARNING: Since queue spillover from turn lanes and spillback into upstream intersections is not accounted for in the HCM procedures, use of a simulation tool may be advised in situations where the Queue Storage Ratio exceeds 1.0.

WARNING: The shared-plus-exclusive turn lane solution is an approximation of the HCM method, because more than three lane groups cannot be accommodated. Input data for Percent Turns in Shared Lane are used to specify proportion of turning vehicles in the shared lane.

**--- Comments ---**

### HCS 2010 Signalized Intersection Input Data

General Information				Intersection Information			
Agency	KLOA, Inc.			Duration, h	0.25		
Analyst	NJB		Analysis Date	1/24/2017		Area Type	Other
Jurisdiction	DuPage County		Time Period	PM		PHF	0.97
Urban Street	63rd Street		Analysis Year	2017		Analysis Period	1 > 7:00
Intersection	63rd Street with Woodw...		File Name	63rd and Woodward PMEX.xus			
Project Description	Existing PM Peak Hour						



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand (v), veh/h	24	956	706	289	828	5	336	49	191	22	140	16

Signal Information				Signal Timing (s)									Signal Phases				
Cycle, s	130.0	Reference Phase	2														
Offset, s	0	Reference Point	Begin	Green	3.0	5.5	67.7	18.6	9.2	0.0							
Uncoordinated	No	Simult. Gap E/W	On	Yellow	3.0	3.0	4.5	4.5	4.5	0.0							
Force Mode	Fixed	Simult. Gap N/S	On	Red	1.0	1.0	1.5	1.5	1.5	0.0							

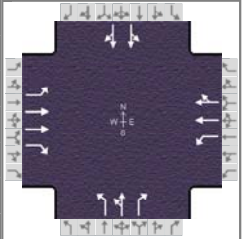
Traffic Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand (v), veh/h	24	956	706	289	828	5	336	49	191	22	140	16
Initial Queue (Q <sub>b</sub> ), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s <sub>0</sub> ), veh/h	1900	2000	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N <sub>m</sub> ), man/h		None			None			None			None	
Heavy Vehicles (P <sub>HV</sub> ), %	0	1	0	1	1		1	2	2		0	
Ped / Bike / RTOR, /h	0	0	0	0	0	0	0	0	0	0	0	0
Buses (N <sub>b</sub> ), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (AT)	3	4	3	3	4	3	3	3	3	3	3	3
Upstream Filtering (I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (W), ft	12.0	12.0	12.0	12.0	12.0		12.0	12.0	12.0		12.0	
Turn Bay Length, ft	125	0	350	340	0		305	0	180		0	
Grade (P <sub>g</sub> ), %		0			0			0			0	
Speed Limit, mi/h	40	40	40	40	40	40	30	30	30	25	25	25

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
	Maximum Green (G <sub>max</sub> ) or Phase Split, s	13.0	48.0	30.0	65.0	31.0	31.0	
Yellow Change Interval (Y), s	3.0	4.5	3.0	4.5	4.5	4.5		4.5
Red Clearance Interval (R <sub>c</sub> ), s	1.0	1.5	1.0	1.5	1.5	1.5		1.5
Minimum Green (G <sub>min</sub> ), s	3	15	3	15	3	8	3	8
Start-Up Lost Time (lt), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (e), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (PT), s	3.0	7.0	3.0	7.0	3.0	4.0	3.0	4.0
Recall Mode	Off	Min	Off	Min	Off	Off	Off	Off
Dual Entry	Yes	Yes	Yes	Yes	No	Yes	No	Yes
Walk (Walk), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Pedestrian Clearance Time (PC), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Multimodal Information	EB			WB			NB			SB		
	85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25	0	No	25	0	No
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No	0	0	No	0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

### HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information			
Agency	KLOA, Inc.			Duration, h	0.25		
Analyst	NJB	Analysis Date	1/24/2017	Area Type	Other		
Jurisdiction	DuPage County	Time Period	PM	PHF	0.97		
Urban Street	63rd Street	Analysis Year	2017	Analysis Period	1 > 7:00		
Intersection	63rd Street with Woodw...	File Name	63rd and Woodward PMEX.xus				
Project Description	Existing PM Peak Hour						



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand ( v ), veh/h	24	956	706	289	828	5	336	49	191	22	140	16

Signal Information				Signal Timing (s)								
Cycle, s	130.0	Reference Phase	2									
Offset, s	0	Reference Point	Begin									
Uncoordinated	No	Simult. Gap E/W	On									
Force Mode	Fixed	Simult. Gap N/S	On									
Green	3.0	5.5	67.7	18.6	9.2	0.0						
Yellow	3.0	3.0	4.5	4.5	4.5	0.0						
Red	1.0	1.0	1.5	1.5	1.5	0.0						

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	1.1	3.0	1.1	4.0		9.0		12.0
Phase Duration, s	7.0	73.7	16.5	83.2		24.6		15.2
Change Period, ( Y+R <sub>c</sub> ), s	4.0	6.0	4.0	6.0		6.0		6.0
Max Allow Headway ( MAH ), s	4.0	0.0	4.0	0.0		5.2		5.1
Queue Clearance Time ( g <sub>s</sub> ), s	2.8		11.5			16.3		8.5
Green Extension Time ( g <sub>e</sub> ), s	0.0	0.0	1.0	0.0		2.2		0.7
Phase Call Probability	1.00		1.00			1.00		1.00
Max Out Probability	0.00		0.00			0.45		0.01

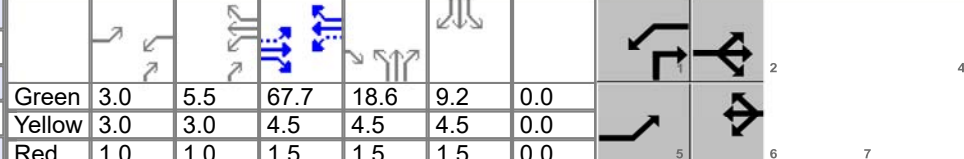
Movement Group Results	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate ( v ), veh/h	25	986	728	298	430	429	191	206	197	96		87
Adjusted Saturation Flow Rate ( s ), veh/h/ln	1810	1885	1610	1792	1881	1877	1792	1809	1579	1878		1837
Queue Service Time ( g <sub>s</sub> ), s	0.8	16.0	36.1	9.5	8.9	9.0	13.3	14.3	14.1	6.5		6.0
Cycle Queue Clearance Time ( g <sub>c</sub> ), s	0.8	16.0	36.1	9.5	8.9	9.0	13.3	14.3	14.1	6.5		6.0
Green Ratio ( g/C )	0.54	0.52	0.66	0.63	0.59	0.59	0.14	0.14	0.24	0.07		0.07
Capacity ( c ), veh/h	430	1962	1068	456	1117	1115	256	259	378	133		130
Volume-to-Capacity Ratio ( X )	0.058	0.502	0.681	0.653	0.385	0.385	0.744	0.798	0.521	0.724		0.669
Back of Queue ( Q ), ft/ln ( 95 th percentile)	15.1	236.2	464.8	169.8	142.4	142.5	269.4	298.4	244.1	164.4		140.3
Back of Queue ( Q ), veh/ln ( 95 th percentile)	0.6	9.4	18.6	6.7	5.7	5.7	10.7	11.7	9.6	6.3		5.6
Queue Storage Ratio ( RQ ) ( 95 th percentile)	0.12	0.00	1.33	0.50	0.00	0.00	0.88	0.00	1.36	0.00		0.00
Uniform Delay ( d <sub>1</sub> ), s/veh	13.7	12.0	13.4	13.1	6.4	6.5	53.4	53.9	43.0	59.1		58.9
Incremental Delay ( d <sub>2</sub> ), s/veh	0.1	0.9	3.5	1.6	1.0	1.0	7.3	10.7	1.6	10.1		8.1
Initial Queue Delay ( d <sub>3</sub> ), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0
Control Delay ( d ), s/veh	13.8	12.9	17.0	14.7	7.4	7.5	60.7	64.6	44.5	69.3		67.0
Level of Service ( LOS )	B	B	B	B	A	A	E	E	D	E		E
Approach Delay, s/veh / LOS	14.6		B	9.3		A	56.7		E	68.2		E
Intersection Delay, s/veh / LOS	22.4						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.8	C	2.3	B	2.9	C	3.0	C
Bicycle LOS Score / LOS	1.9	A	1.4	A	1.5	A	0.6	A

### HCS 2010 Signalized Intersection Intermediate Values

General Information				Intersection Information			
Agency	KLOA, Inc.			Duration, h	0.25		
Analyst	NJB	Analysis Date	1/24/2017	Area Type	Other		
Jurisdiction	DuPage County	Time Period	PM	PHF	0.97		
Urban Street	63rd Street	Analysis Year	2017	Analysis Period	1 > 7:00		
Intersection	63rd Street with Woodw...	File Name	63rd and Woodward PMEX.xus				
Project Description	Existing PM Peak Hour						

Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand ( v ), veh/h	24	956	706	289	828	5	336	49	191	22	140	16

Signal Information																								
Cycle, s	130.0	Reference Phase	2	Green	3.0	5.5	67.7	18.6	9.2	0.0	Yellow	3.0	3.0	4.5	4.5	4.5	0.0	Red	1.0	1.0	1.5	1.5	1.5	0.0
Offset, s	0	Reference Point	Begin																					
Uncoordinated	No	Simult. Gap E/W	On																					
Force Mode	Fixed	Simult. Gap N/S	On																					

Saturation Flow / Delay	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor ( $f_w$ )	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicle Adjustment Factor ( $f_{HV}$ )	1.000	0.990	1.000	0.990	0.990	1.000	0.990	0.980	0.980	0.952	1.000	1.000
Approach Grade Adjustment Factor ( $f_g$ )	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Parking Activity Adjustment Factor ( $f_p$ )	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor ( $f_{bb}$ )	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor ( $f_a$ )	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor ( $f_{LU}$ )	1.000	0.952	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor ( $f_{LT}$ )	0.952	0.000		0.952	0.000		0.952	0.000		0.000	0.988	
Right-Turn Adjustment Factor ( $f_{RT}$ )		0.000	0.847		0.998	0.998		0.000	0.847		0.966	0.967
Left-Turn Pedestrian Adjustment Factor ( $f_{LPB}$ )	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor ( $f_{RPB}$ )			1.000			1.000			1.000			1.000
Movement Saturation Flow Rate (s), veh/h	1810	3770	1610	1792	3736	23	1792	1809	1579	442	2926	348
Proportion of Vehicles Arriving on Green (P)	0.02	0.69	0.52	0.10	0.79	0.59	0.14	0.14	0.14	0.07	0.07	0.07
Incremental Delay Factor (k)	0.11	0.50	0.50	0.11	0.50	0.50	0.19	0.22	0.15	0.15		0.15

Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time ( $t_L$ )	4.0	6.0	4.0	6.0		6.0		6.0
Green Ratio (g/C)	0.54	0.52	0.63	0.59		0.14		0.07
Permitted Saturation Flow Rate ( $s_p$ ), veh/h/ln	654	0	574	0		1792		0
Shared Saturation Flow Rate ( $s_{sh}$ ), veh/h/ln								
Permitted Effective Green Time ( $g_p$ ), s	67.7	0.0	69.7	0.0		0.0		0.0
Permitted Service Time ( $g_u$ ), s	66.2	0.0	51.7	0.0		0.0		0.0
Permitted Queue Service Time ( $g_{ps}$ ), s	0.1		19.4					
Time to First Blockage ( $g_t$ ), s	0.0	0.0	0.0	0.0		0.0		0.0
Queue Service Time Before Blockage ( $g_{ts}$ ), s								
Protected Right Saturation Flow ( $s_R$ ), veh/h/ln			1610			1579		
Protected Right Effective Green Time ( $g_R$ ), s			18.6			12.5		

Multimodal	EB			WB			NB			SB		
Pedestrian $F_w / F_v$	2.107	0.00	1.557	0.00	2.107	0.00	2.224	0.00				
Pedestrian $F_s / F_{delay}$	0.000	0.108	0.000	0.095	0.000	0.172	0.000	0.161				
Pedestrian $M_{corner} / M_{cw}$												
Bicycle $c_b / d_b$	1041.02	14.94	1187.69	10.72	72.19	141.77	56.11					
Bicycle $F_w / F_v$	-3.64	1.43	-3.64	0.95	-3.64	0.98	-3.64	0.15				

**--- Messages ---**

WARNING: Since queue spillover from turn lanes and spillback into upstream intersections is not accounted for in the HCM procedures, use of a simulation tool may be advised in situations where the Queue Storage Ratio exceeds 1.0.

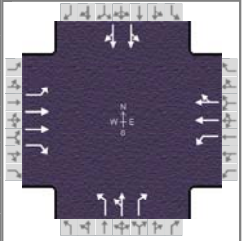
WARNING: The shared-plus-exclusive turn lane solution is an approximation of the HCM method, because more than three lane groups cannot be accommodated. Input data for Percent Turns in Shared Lane are used to specify proportion of turning vehicles in the shared lane.

**--- Comments ---**



### HCS 2010 Signalized Intersection Input Data

General Information				Intersection Information			
Agency	KLOA, Inc.			Duration, h	0.25		
Analyst	NJB		Analysis Date	1/24/2017		Area Type	Other
Jurisdiction	DuPage County		Time Period	SAT Midday		PHF	0.95
Urban Street	63rd Street		Analysis Year	2017		Analysis Period	1 > 7:00
Intersection	63rd Street with Woodw...		File Name	63rd and Woodward SATEX.xus			
Project Description	Existing SAT Midday Peak Hour						



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand (v), veh/h	20	708	441	189	824	6	411	39	234	18	55	17

Signal Information				Signal Timing (s)									Signal Phases			
Cycle, s	110.0	Reference Phase	2													
Offset, s	0	Reference Point	Begin	Green	3.0	1.5	52.1	19.8	7.6	0.0						
Uncoordinated	No	Simult. Gap E/W	On	Yellow	3.0	3.0	4.5	4.5	4.5	0.0						
Force Mode	Fixed	Simult. Gap N/S	On	Red	1.0	1.0	1.5	1.5	1.5	0.0						

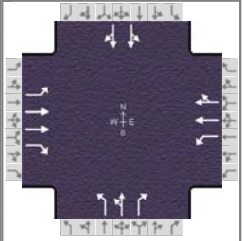
Traffic Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand (v), veh/h	20	708	441	189	824	6	411	39	234	18	55	17
Initial Queue (Q <sub>b</sub> ), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s <sub>0</sub> ), veh/h	1900	2000	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N <sub>m</sub> ), man/h		None			None			None			None	
Heavy Vehicles (P <sub>HV</sub> ), %	5	1	1	1	2		0	3	0		0	
Ped / Bike / RTOR, /h	0	0	0	0	0	0	0	0	0	0	0	0
Buses (N <sub>b</sub> ), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (AT)	3	4	3	3	4	3	3	3	3	3	3	3
Upstream Filtering (I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (W), ft	12.0	12.0	12.0	12.0	12.0		12.0	12.0	12.0		12.0	
Turn Bay Length, ft	125	0	350	340	0		305	0	180		0	
Grade (P <sub>g</sub> ), %		0			0			0			0	
Speed Limit, mi/h	40	40	40	40	40	40	30	30	30	25	25	25

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G <sub>max</sub> ) or Phase Split, s	13.0	39.0	19.0	45.0	33.0	33.0		19.0
Yellow Change Interval (Y), s	3.0	4.5	3.0	4.5	4.5	4.5		4.5
Red Clearance Interval (R <sub>c</sub> ), s	1.0	1.5	1.0	1.5	1.5	1.5		1.5
Minimum Green (G <sub>min</sub> ), s	3	15	3	15	3	8	3	8
Start-Up Lost Time (lt), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (e), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (PT), s	3.0	7.0	3.0	7.0	3.0	4.0	3.0	4.0
Recall Mode	Off	Min	Off	Min	Off	Off	Off	Off
Dual Entry	Yes	Yes	Yes	Yes	No	Yes	No	Yes
Walk (Walk), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Pedestrian Clearance Time (PC), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25	0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No	0	0	No	0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

## HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information			
Agency	KLOA, Inc.			Duration, h	0.25		
Analyst	NJB		Analysis Date	1/24/2017		Area Type	Other
Jurisdiction	DuPage County		Time Period	SAT Midday		PHF	0.95
Urban Street	63rd Street		Analysis Year	2017		Analysis Period	1 > 7:00
Intersection	63rd Street with Woodw...		File Name	63rd and Woodward SATEX.xus			
Project Description	Existing SAT Midday Peak Hour						



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand ( v ), veh/h	20	708	441	189	824	6	411	39	234	18	55	17

Signal Information				Signal Timing (s)									
Cycle, s	110.0	Reference Phase	2										
Offset, s	0	Reference Point	Begin	Green	3.0	1.5	52.1	19.8	7.6	0.0			
Uncoordinated	No	Simult. Gap E/W	On	Yellow	3.0	3.0	4.5	4.5	4.5	0.0			
Force Mode	Fixed	Simult. Gap N/S	On	Red	1.0	1.0	1.5	1.5	1.5	0.0			

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	1.1	3.0	1.1	4.0		9.0		12.0
Phase Duration, s	7.0	58.1	12.5	63.6		25.8		13.6
Change Period, ( Y+R <sub>c</sub> ), s	4.0	6.0	4.0	6.0		6.0		6.0
Max Allow Headway ( MAH ), s	4.0	0.0	4.0	0.0		5.2		5.2
Queue Clearance Time ( g <sub>s</sub> ), s	2.7		7.9			16.8		4.8
Green Extension Time ( g <sub>e</sub> ), s	0.0	0.0	0.6	0.0		3.1		0.3
Phase Call Probability	1.00		1.00			1.00		0.94
Max Out Probability	0.00		0.00			0.39		0.00

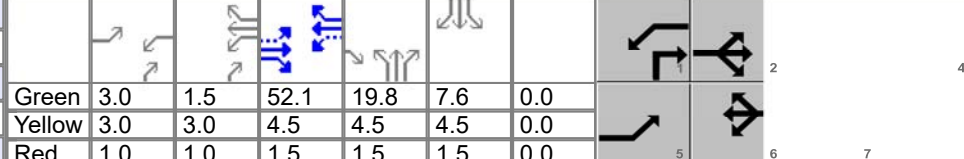
Movement Group Results	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate ( v ), veh/h	21	745	464	199	437	436	238	236	246	50		45
Adjusted Saturation Flow Rate ( s ), veh/h/ln	1723	1885	1594	1792	1863	1858	1810	1816	1610	1865		1773
Queue Service Time ( g <sub>s</sub> ), s	0.7	10.9	15.6	5.9	11.3	11.4	13.7	13.5	14.8	2.8		2.7
Cycle Queue Clearance Time ( g <sub>c</sub> ), s	0.7	10.9	15.6	5.9	11.3	11.4	13.7	13.5	14.8	2.8		2.7
Green Ratio ( g/C )	0.50	0.47	0.65	0.57	0.52	0.52	0.18	0.18	0.26	0.07		0.07
Capacity ( c ), veh/h	359	1787	1043	474	976	973	326	327	414	128		122
Volume-to-Capacity Ratio ( X )	0.059	0.417	0.445	0.420	0.448	0.448	0.730	0.721	0.595	0.389		0.369
Back of Queue ( Q ), ft/ln ( 95 th percentile)	12.1	182.5	223.2	103.1	184.8	183.2	268.1	271.3	249.7	66.9		57.5
Back of Queue ( Q ), veh/ln ( 95 th percentile)	0.5	7.2	8.9	4.1	7.3	7.3	10.7	10.6	10.0	2.6		2.3
Queue Storage Ratio ( RQ ) ( 95 th percentile)	0.10	0.00	0.64	0.30	0.00	0.00	0.88	0.00	1.39	0.00		0.00
Uniform Delay ( d <sub>1</sub> ), s/veh	14.1	12.6	9.3	12.5	9.6	9.7	42.6	42.5	35.8	49.0		48.9
Incremental Delay ( d <sub>2</sub> ), s/veh	0.1	0.7	1.4	0.6	1.5	1.5	5.1	4.8	1.9	2.7		2.6
Initial Queue Delay ( d <sub>3</sub> ), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0
Control Delay ( d ), s/veh	14.2	13.4	10.7	13.1	11.1	11.2	47.7	47.3	37.8	51.7		51.6
Level of Service ( LOS )	B	B	B	B	B	B	D	D	D	D		D
Approach Delay, s/veh / LOS	12.4		B	11.5		B	44.2		D	51.7		D
Intersection Delay, s/veh / LOS	20.6						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.8	C	2.3	B	2.9	C	3.0	C
Bicycle LOS Score / LOS	1.5	A	1.4	A	1.7	A	0.6	A

### HCS 2010 Signalized Intersection Intermediate Values

General Information				Intersection Information			
Agency	KLOA, Inc.			Duration, h	0.25		
Analyst	NJB	Analysis Date	1/24/2017	Area Type	Other		
Jurisdiction	DuPage County	Time Period	SAT Midday	PHF	0.95		
Urban Street	63rd Street	Analysis Year	2017	Analysis Period	1 > 7:00		
Intersection	63rd Street with Woodw...	File Name	63rd and Woodward SATEX.xus				
Project Description	Existing SAT Midday Peak Hour						

Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand ( v ), veh/h	20	708	441	189	824	6	411	39	234	18	55	17

Signal Information													
Cycle, s	110.0	Reference Phase	2	Green	3.0	1.5	52.1	19.8	7.6	0.0			
Offset, s	0	Reference Point	Begin	Yellow	3.0	3.0	4.5	4.5	4.5	0.0			
Uncoordinated	No	Simult. Gap E/W	On	Red	1.0	1.0	1.5	1.5	1.5	0.0			
Force Mode	Fixed	Simult. Gap N/S	On										

Saturation Flow / Delay	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor ( $f_w$ )	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicle Adjustment Factor ( $f_{HV}$ )	0.952	0.990	0.990	0.990	0.980	1.000	1.000	0.971	1.000	0.943	1.000	1.000
Approach Grade Adjustment Factor ( $f_g$ )	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Parking Activity Adjustment Factor ( $f_p$ )	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor ( $f_{bb}$ )	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor ( $f_a$ )	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor ( $f_{LU}$ )	1.000	0.952	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor ( $f_{LT}$ )	0.952	0.000		0.952	0.000		0.952	0.000		0.000	0.981	
Right-Turn Adjustment Factor ( $f_{RT}$ )		0.000	0.847		0.997	0.997		0.000	0.847		0.929	0.933
Left-Turn Pedestrian Adjustment Factor ( $f_{LPB}$ )	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor ( $f_{RPB}$ )			1.000			1.000			1.000			1.000
Movement Saturation Flow Rate (s), veh/h	1723	3770	1594	1792	3694	27	1810	1816	1610	709	2222	706
Proportion of Vehicles Arriving on Green (P)	0.03	0.63	0.47	0.08	0.70	0.52	0.18	0.18	0.18	0.07	0.07	0.07
Incremental Delay Factor (k)	0.11	0.50	0.50	0.11	0.50	0.50	0.18	0.17	0.15	0.15		0.15

Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time ( $t_L$ )	4.0	6.0	4.0	6.0		6.0		6.0
Green Ratio ( $g/C$ )	0.50	0.47	0.57	0.52		0.18		0.07
Permitted Saturation Flow Rate ( $s_p$ ), veh/h/ln	614	0	719	0		1810		0
Shared Saturation Flow Rate ( $s_{sh}$ ), veh/h/ln								
Permitted Effective Green Time ( $g_p$ ), s	52.1	0.0	54.1	0.0		0.0		0.0
Permitted Service Time ( $g_u$ ), s	44.2	0.0	41.3	0.0		0.0		0.0
Permitted Queue Service Time ( $g_{ps}$ ), s	0.3		4.9					
Time to First Blockage ( $g_t$ ), s	0.0	0.0	0.0	0.0		0.0		0.0
Queue Service Time Before Blockage ( $g_{ts}$ ), s								
Protected Right Saturation Flow ( $s_R$ ), veh/h/ln			1594			1610		
Protected Right Effective Green Time ( $g_R$ ), s			19.8			8.5		

Multimodal	EB			WB			NB			SB		
Pedestrian $F_w / F_v$	2.107	0.00	1.557	0.00	2.107	0.00	2.224	0.00				
Pedestrian $F_s / F_{delay}$	0.000	0.109	0.000	0.101	0.000	0.166	0.000	0.155				
Pedestrian $M_{corner} / M_{cw}$												
Bicycle $c_b / d_b$	947.97	15.22	1047.82	12.47	62.22	137.41	47.70					
Bicycle $F_w / F_v$	-3.64	1.02	-3.64	0.88	-3.64	1.19	-3.64	0.08				

**--- Messages ---**

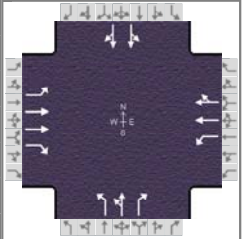
WARNING: Since queue spillover from turn lanes and spillback into upstream intersections is not accounted for in the HCM procedures, use of a simulation tool may be advised in situations where the Queue Storage Ratio exceeds 1.0.

WARNING: The shared-plus-exclusive turn lane solution is an approximation of the HCM method, because more than three lane groups cannot be accommodated. Input data for Percent Turns in Shared Lane are used to specify proportion of turning vehicles in the shared lane.

**--- Comments ---**

### HCS 2010 Signalized Intersection Input Data

General Information				Intersection Information			
Agency	KLOA, Inc.			Duration, h	0.25		
Analyst	NJB		Analysis Date	1/24/2017		Area Type	Other
Jurisdiction	DuPage County		Time Period	AM		PHF	0.91
Urban Street	63rd Street		Analysis Year	2018		Analysis Period	1 > 7:00
Intersection	63rd Street with Woodw...		File Name	63rd and Woodward AMFU.xus			
Project Description	Future AM Peak Hour						



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand (v), veh/h	23	775	188	107	873	17	820	83	331	21	38	11

Signal Information				Signal Timing (s)									
Cycle, s	130.0	Reference Phase	6										
Offset, s	0	Reference Point	Begin	Green	3.1	3.9	53.3	40.2	7.5	0.0			
Uncoordinated	No	Simult. Gap E/W	On	Yellow	3.0	0.0	4.5	4.5	4.5	0.0			
Force Mode	Fixed	Simult. Gap N/S	On	Red	1.0	0.0	1.5	1.5	1.5	0.0			

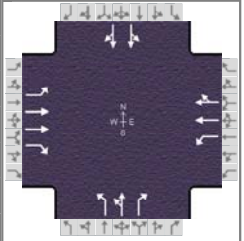
Traffic Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand (v), veh/h	23	775	188	107	873	17	820	83	331	21	38	11
Initial Queue (Q <sub>b</sub> ), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s <sub>0</sub> ), veh/h	1900	2000	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N <sub>m</sub> ), man/h		None			None			None			None	
Heavy Vehicles (P <sub>HV</sub> ), %	0	4	5	2	4		2	5	4		0	
Ped / Bike / RTOR, /h	0	0	0	0	0	0	0	0	0	0	0	0
Buses (N <sub>b</sub> ), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (AT)	3	4	3	3	4	3	3	3	3	3	3	3
Upstream Filtering (I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (W), ft	12.0	12.0	12.0	12.0	12.0		12.0	12.0	12.0		12.0	
Turn Bay Length, ft	125	0	350	340	0		305	0	180		0	
Grade (P <sub>g</sub> ), %		0			0			0			0	
Speed Limit, mi/h	40	40	40	40	40	40	30	30	30	25	25	25

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
	Maximum Green (G <sub>max</sub> ) or Phase Split, s	13.0	52.0	16.0	55.0	48.0	48.0	
Yellow Change Interval (Y), s	3.0	4.5	3.0	4.5	4.5	4.5		4.5
Red Clearance Interval (R <sub>c</sub> ), s	1.0	1.5	1.0	1.5	1.5	1.5		1.5
Minimum Green (G <sub>min</sub> ), s	3	15	3	15	3	8	3	8
Start-Up Lost Time (lt), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (e), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (PT), s	3.0	7.0	3.0	7.0	3.0	4.0	3.0	4.0
Recall Mode	Off	Min	Off	Min	Off	Off	Off	Off
Dual Entry	Yes	Yes	Yes	Yes	No	Yes	No	Yes
Walk (Walk), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Pedestrian Clearance Time (PC), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Multimodal Information	EB			WB			NB			SB		
	85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25	0	No	25	0	No
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No	0	0	No	0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

### HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information			
Agency	KLOA, Inc.			Duration, h	0.25		
Analyst	NJB	Analysis Date	1/24/2017	Area Type	Other		
Jurisdiction	DuPage County	Time Period	AM	PHF	0.91		
Urban Street	63rd Street	Analysis Year	2018	Analysis Period	1 > 7:00		
Intersection	63rd Street with Woodw...	File Name	63rd and Woodward AMFU.xus				
Project Description	Future AM Peak Hour						



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand ( v ), veh/h	23	775	188	107	873	17	820	83	331	21	38	11

Signal Information				Signal Timing (s)											
Cycle, s	130.0	Reference Phase	6												
Offset, s	0	Reference Point	Begin												
Uncoordinated	No	Simult. Gap E/W	On												
Force Mode	Fixed	Simult. Gap N/S	On												
		Green		3.1	3.9	53.3	40.2	7.5	0.0						
		Yellow		3.0	0.0	4.5	4.5	4.5	0.0						
		Red		1.0	0.0	1.5	1.5	1.5	0.0						

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	1.1	3.0	1.1	4.0		9.0		12.0
Phase Duration, s	7.1	59.3	11.0	63.2		46.2		13.5
Change Period, ( Y+R <sub>c</sub> ), s	4.0	6.0	4.0	6.0		6.0		6.0
Max Allow Headway ( MAH ), s	4.0	0.0	4.0	0.0		5.1		5.2
Queue Clearance Time ( g <sub>s</sub> ), s	3.0		6.8			36.8		4.7
Green Extension Time ( g <sub>e</sub> ), s	0.0	0.0	0.2	0.0		3.4		0.1
Phase Call Probability	1.00		1.00			1.00		0.94
Max Out Probability	0.00		0.04			1.00		1.00

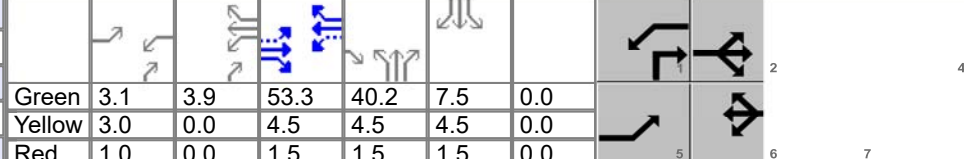
Movement Group Results	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate ( v ), veh/h	25	852	207	118	491	487	496	497	364	40		37
Adjusted Saturation Flow Rate ( s ), veh/h/ln	1810	1831	1533	1774	1827	1814	1774	1781	1548	1847		1793
Queue Service Time ( g <sub>s</sub> ), s	1.0	19.9	5.7	4.8	22.5	22.7	34.8	34.7	25.4	2.7		2.5
Cycle Queue Clearance Time ( g <sub>c</sub> ), s	1.0	19.9	5.7	4.8	22.5	22.7	34.8	34.7	25.4	2.7		2.5
Green Ratio ( g/C )	0.43	0.41	0.72	0.48	0.44	0.44	0.31	0.31	0.36	0.06		0.06
Capacity ( c ), veh/h	244	1501	1103	316	804	799	549	551	562	107		104
Volume-to-Capacity Ratio ( X )	0.103	0.567	0.187	0.372	0.610	0.610	0.903	0.902	0.647	0.379		0.353
Back of Queue ( Q ), ft/ln ( 95 th percentile)	20.2	314.9	81.1	91.9	351	343	629.4	644.5	391.5	64.9		56.4
Back of Queue ( Q ), veh/ln ( 95 th percentile)	0.8	12.2	3.1	3.6	13.6	13.7	24.8	24.8	15.2	2.5		2.3
Queue Storage Ratio ( RQ ) ( 95 th percentile)	0.16	0.00	0.23	0.27	0.00	0.00	2.06	0.00	2.17	0.00		0.00
Uniform Delay ( d <sub>1</sub> ), s/veh	22.9	21.9	5.9	21.2	19.7	20.0	43.0	43.0	34.5	59.0		58.9
Incremental Delay ( d <sub>2</sub> ), s/veh	0.2	1.6	0.4	0.7	3.4	3.5	17.7	17.4	2.8	3.1		2.9
Initial Queue Delay ( d <sub>3</sub> ), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0
Control Delay ( d ), s/veh	23.1	23.4	6.3	21.9	23.1	23.4	60.7	60.4	37.2	62.1		61.8
Level of Service ( LOS )	C	C	A	C	C	C	E	E	D	E		E
Approach Delay, s/veh / LOS	20.2		C	23.1		C	54.3		D	62.0		E
Intersection Delay, s/veh / LOS	34.8						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.8	C	2.3	B	2.9	C	3.0	C
Bicycle LOS Score / LOS	1.4	A	1.4	A	2.7	B	0.6	A

### HCS 2010 Signalized Intersection Intermediate Values

General Information				Intersection Information			
Agency	KLOA, Inc.			Duration, h	0.25		
Analyst	NJB	Analysis Date	1/24/2017	Area Type	Other		
Jurisdiction	DuPage County		Time Period	AM	PHF	0.91	
Urban Street	63rd Street		Analysis Year	2018	Analysis Period	1 > 7:00	
Intersection	63rd Street with Woodw...		File Name	63rd and Woodward AMFU.xus			
Project Description	Future AM Peak Hour						

Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand ( v ), veh/h	23	775	188	107	873	17	820	83	331	21	38	11

Signal Information														
Cycle, s	130.0	Reference Phase	6	Green	3.1	3.9	53.3	40.2	7.5	0.0				
Offset, s	0	Reference Point	Begin	Yellow	3.0	0.0	4.5	4.5	4.5	0.0				
Uncoordinated	No	Simult. Gap E/W	On	Red	1.0	0.0	1.5	1.5	1.5	0.0				
Force Mode	Fixed	Simult. Gap N/S	On											

Saturation Flow / Delay	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor ( $f_w$ )	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicle Adjustment Factor ( $f_{HV}$ )	1.000	0.962	0.952	0.980	0.962	1.000	0.980	0.952	0.962	0.952	1.000	1.000
Approach Grade Adjustment Factor ( $f_g$ )	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Parking Activity Adjustment Factor ( $f_p$ )	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor ( $f_{bb}$ )	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor ( $f_a$ )	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor ( $f_{LU}$ )	1.000	0.952	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor ( $f_{LT}$ )	0.952	0.000		0.952	0.000		0.952	0.000		0.000	0.972	
Right-Turn Adjustment Factor ( $f_{RT}$ )		0.000	0.847		0.993	0.993		0.000	0.847		0.938	0.944
Left-Turn Pedestrian Adjustment Factor ( $f_{LPB}$ )	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor ( $f_{RPB}$ )			1.000			1.000			1.000			1.000
Movement Saturation Flow Rate (s), veh/h	1810	3662	1533	1774	3572	70	1774	1781	1548	1056	1991	593
Proportion of Vehicles Arriving on Green (P)	0.02	0.55	0.41	0.05	0.59	0.44	0.31	0.31	0.31	0.06	0.06	0.06
Incremental Delay Factor (k)	0.11	0.50	0.50	0.11	0.50	0.50	0.41	0.41	0.24	0.15		0.15

Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time ( $t_L$ )	4.0	6.0	4.0	6.0		6.0		6.0
Green Ratio (g/C)	0.43	0.41	0.48	0.44		0.31		0.06
Permitted Saturation Flow Rate ( $s_p$ ), veh/h/ln	584	0	645	0		1774		0
Shared Saturation Flow Rate ( $s_{sh}$ ), veh/h/ln								
Permitted Effective Green Time ( $g_p$ ), s	53.3	0.0	55.2	0.0		0.0		0.0
Permitted Service Time ( $g_u$ ), s	32.6	0.0	33.4	0.0		0.0		0.0
Permitted Queue Service Time ( $g_{ps}$ ), s	0.9		4.9					
Time to First Blockage ( $g_t$ ), s	0.0	0.0	0.0	0.0		0.0		0.0
Queue Service Time Before Blockage ( $g_{ts}$ ), s								
Protected Right Saturation Flow ( $s_R$ ), veh/h/ln		1533				1548		
Protected Right Effective Green Time ( $g_R$ ), s		40.2				7.0		

Multimodal	EB			WB			NB			SB		
Pedestrian $F_w / F_v$	2.107	0.00	1.557	0.00	2.107	0.00	2.224	0.00				
Pedestrian $F_s / F_{delay}$	0.000	0.125	0.000	0.121	0.000	0.172	0.000	0.163				
Pedestrian $M_{corner} / M_{cw}$												
Bicycle $c_b / d_b$	820.05	22.62	880.32	20.37	72.19	115.42	57.71					
Bicycle $F_w / F_v$	-3.64	0.89	-3.64	0.90	-3.64	2.24	-3.64	0.06				

**--- Messages ---**

WARNING: Since queue spillover from turn lanes and spillback into upstream intersections is not accounted for in the HCM procedures, use of a simulation tool may be advised in situations where the Queue Storage Ratio exceeds 1.0.

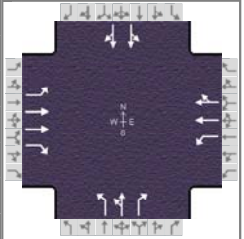
WARNING: The shared-plus-exclusive turn lane solution is an approximation of the HCM method, because more than three lane groups cannot be accommodated. Input data for Percent Turns in Shared Lane are used to specify proportion of turning vehicles in the shared lane.

**--- Comments ---**



### HCS 2010 Signalized Intersection Input Data

General Information						Intersection Information				
Agency	KLOA, Inc.					Duration, h	0.25			
Analyst	NJB		Analysis Date	1/24/2017		Area Type	Other			
Jurisdiction	DuPage County		Time Period	PM		PHF	0.97			
Urban Street	63rd Street		Analysis Year	2018		Analysis Period	1 > 7:00			
Intersection	63rd Street with Woodw...		File Name	63rd and Woodward PMFU.xus						
Project Description	Future PM Peak Hour									



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand (v), veh/h	24	977	713	292	847	5	339	52	193	22	143	16

Signal Information				Signal Timing (s)									Signal Phases			
Cycle, s	130.0	Reference Phase	2													
Offset, s	0	Reference Point	Begin	Green	3.0	5.7	67.1	18.9	9.3	0.0						
Uncoordinated	No	Simult. Gap E/W	On	Yellow	3.0	3.0	4.5	4.5	4.5	0.0						
Force Mode	Fixed	Simult. Gap N/S	On	Red	1.0	1.0	1.5	1.5	1.5	0.0						

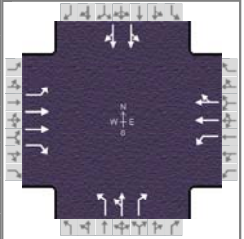
Traffic Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand (v), veh/h	24	977	713	292	847	5	339	52	193	22	143	16
Initial Queue (Q <sub>b</sub> ), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s <sub>0</sub> ), veh/h	1900	2000	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N <sub>m</sub> ), man/h		None			None			None			None	
Heavy Vehicles (P <sub>HV</sub> ), %	0	1	0	1	1		1	2	2		0	
Ped / Bike / RTOR, /h	0	0	0	0	0	0	0	0	0	0	0	0
Buses (N <sub>b</sub> ), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (AT)	3	4	3	3	4	3	3	3	3	3	3	3
Upstream Filtering (I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (W), ft	12.0	12.0	12.0	12.0	12.0		12.0	12.0	12.0		12.0	
Turn Bay Length, ft	125	0	350	340	0		305	0	180		0	
Grade (P <sub>g</sub> ), %		0			0			0			0	
Speed Limit, mi/h	40	40	40	40	40	40	30	30	30	25	25	25

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
	Maximum Green (G <sub>max</sub> ) or Phase Split, s	13.0	48.0	30.0	65.0	31.0	31.0	
Yellow Change Interval (Y), s	3.0	4.5	3.0	4.5	4.5	4.5		4.5
Red Clearance Interval (R <sub>c</sub> ), s	1.0	1.5	1.0	1.5	1.5	1.5		1.5
Minimum Green (G <sub>min</sub> ), s	3	15	3	15	3	8	3	8
Start-Up Lost Time (lt), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (e), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (PT), s	3.0	7.0	3.0	7.0	3.0	4.0	3.0	4.0
Recall Mode	Off	Min	Off	Min	Off	Off	Off	Off
Dual Entry	Yes	Yes	Yes	Yes	No	Yes	No	Yes
Walk (Walk), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Pedestrian Clearance Time (PC), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Multimodal Information	EB			WB			NB			SB		
	85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25	0	No	25	0	No
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No	0	0	No	0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

### HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information			
Agency	KLOA, Inc.			Duration, h	0.25		
Analyst	NJB	Analysis Date	1/24/2017	Area Type	Other		
Jurisdiction	DuPage County	Time Period	PM	PHF	0.97		
Urban Street	63rd Street	Analysis Year	2018	Analysis Period	1 > 7:00		
Intersection	63rd Street with Woodw...	File Name	63rd and Woodward PMFU.xus				
Project Description	Future PM Peak Hour						



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand ( v ), veh/h	24	977	713	292	847	5	339	52	193	22	143	16

Signal Information				Signal Timing (s)											
Cycle, s	130.0	Reference Phase	2												
Offset, s	0	Reference Point	Begin												
Uncoordinated	No	Simult. Gap E/W	On												
Force Mode	Fixed	Simult. Gap N/S	On												
		Green		3.0	5.7	67.1	18.9	9.3	0.0						
		Yellow		3.0	3.0	4.5	4.5	4.5	0.0						
		Red		1.0	1.0	1.5	1.5	1.5	0.0						

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	1.1	3.0	1.1	4.0		9.0		12.0
Phase Duration, s	7.0	73.1	16.7	82.8		24.9		15.3
Change Period, ( Y+R <sub>c</sub> ), s	4.0	6.0	4.0	6.0		6.0		6.0
Max Allow Headway ( MAH ), s	4.0	0.0	4.0	0.0		5.2		5.1
Queue Clearance Time ( g <sub>s</sub> ), s	2.8		11.7			16.7		8.6
Green Extension Time ( g <sub>e</sub> ), s	0.0	0.0	1.0	0.0		2.2		0.7
Phase Call Probability	1.00		1.00			1.00		1.00
Max Out Probability	0.00		0.00			0.49		0.02

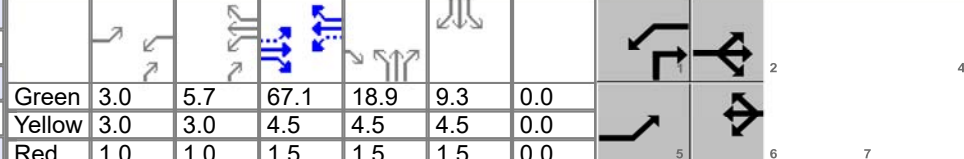
Movement Group Results	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate ( v ), veh/h	25	1007	735	301	440	439	192	211	199	98		89
Adjusted Saturation Flow Rate ( s ), veh/h/ln	1810	1885	1610	1792	1881	1877	1792	1810	1579	1878		1838
Queue Service Time ( g <sub>s</sub> ), s	0.8	16.8	37.0	9.7	9.4	9.5	13.4	14.7	14.2	6.6		6.1
Cycle Queue Clearance Time ( g <sub>c</sub> ), s	0.8	16.8	37.0	9.7	9.4	9.5	13.4	14.7	14.2	6.6		6.1
Green Ratio ( g/C )	0.54	0.52	0.66	0.63	0.59	0.59	0.15	0.15	0.24	0.07		0.07
Capacity ( c ), veh/h	420	1945	1064	448	1111	1109	260	263	384	135		132
Volume-to-Capacity Ratio ( X )	0.059	0.518	0.691	0.672	0.396	0.396	0.739	0.803	0.518	0.728		0.671
Back of Queue ( Q ), ft/ln ( 95 th percentile)	15.3	246.2	476.8	174.1	149.3	149.6	270.7	304.5	245	167.2		142.6
Back of Queue ( Q ), veh/ln ( 95 th percentile)	0.6	9.8	19.1	6.9	5.9	6.0	10.7	12.0	9.6	6.4		5.7
Queue Storage Ratio ( RQ ) ( 95 th percentile)	0.12	0.00	1.36	0.51	0.00	0.00	0.89	0.00	1.36	0.00		0.00
Uniform Delay ( d <sub>1</sub> ), s/veh	14.0	12.5	13.7	13.7	6.6	6.7	53.2	53.8	42.6	59.1		58.8
Incremental Delay ( d <sub>2</sub> ), s/veh	0.1	1.0	3.7	1.8	1.1	1.1	7.2	11.2	1.5	10.1		8.1
Initial Queue Delay ( d <sub>3</sub> ), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0
Control Delay ( d ), s/veh	14.1	13.4	17.4	15.4	7.7	7.8	60.4	65.0	44.1	69.2		67.0
Level of Service ( LOS )	B	B	B	B	A	A	E	E	D	E		E
Approach Delay, s/veh / LOS	15.1		B	9.7		A	56.6		E	68.2		E
Intersection Delay, s/veh / LOS	22.7						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.8	C	2.3	B	2.9	C	3.0	C
Bicycle LOS Score / LOS	1.9	A	1.5	A	1.5	A	0.6	A

### HCS 2010 Signalized Intersection Intermediate Values

General Information				Intersection Information			
Agency	KLOA, Inc.			Duration, h	0.25		
Analyst	NJB	Analysis Date	1/24/2017	Area Type	Other		
Jurisdiction	DuPage County	Time Period	PM	PHF	0.97		
Urban Street	63rd Street	Analysis Year	2018	Analysis Period	1 > 7:00		
Intersection	63rd Street with Woodw...	File Name	63rd and Woodward PMFU.xus				
Project Description	Future PM Peak Hour						

Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand ( v ), veh/h	24	977	713	292	847	5	339	52	193	22	143	16

Signal Information																								
Cycle, s	130.0	Reference Phase	2	Green	3.0	5.7	67.1	18.9	9.3	0.0	Yellow	3.0	3.0	4.5	4.5	4.5	0.0	Red	1.0	1.0	1.5	1.5	1.5	0.0
Offset, s	0	Reference Point	Begin																					
Uncoordinated	No	Simult. Gap E/W	On																					
Force Mode	Fixed	Simult. Gap N/S	On																					

Saturation Flow / Delay	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor ( $f_w$ )	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicle Adjustment Factor ( $f_{HV}$ )	1.000	0.990	1.000	0.990	0.990	1.000	0.990	0.980	0.980	0.952	1.000	1.000
Approach Grade Adjustment Factor ( $f_g$ )	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Parking Activity Adjustment Factor ( $f_p$ )	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor ( $f_{bb}$ )	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor ( $f_a$ )	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor ( $f_{LU}$ )	1.000	0.952	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor ( $f_{LT}$ )	0.952	0.000		0.952	0.000		0.952	0.000		0.000	0.989	
Right-Turn Adjustment Factor ( $f_{RT}$ )		0.000	0.847		0.998	0.998		0.000	0.847		0.967	0.968
Left-Turn Pedestrian Adjustment Factor ( $f_{LPB}$ )	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor ( $f_{RPB}$ )			1.000			1.000			1.000			1.000
Movement Saturation Flow Rate (s), veh/h	1810	3770	1610	1792	3736	22	1792	1810	1579	434	2940	342
Proportion of Vehicles Arriving on Green (P)	0.02	0.69	0.52	0.10	0.79	0.59	0.15	0.15	0.15	0.07	0.07	0.07
Incremental Delay Factor (k)	0.11	0.50	0.50	0.11	0.50	0.50	0.19	0.23	0.15	0.15		0.15

Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time ( $t_L$ )	4.0	6.0	4.0	6.0		6.0		6.0
Green Ratio (g/C)	0.54	0.52	0.63	0.59		0.15		0.07
Permitted Saturation Flow Rate ( $s_p$ ), veh/h/ln	642	0	563	0		1792		0
Shared Saturation Flow Rate ( $s_{sh}$ ), veh/h/ln								
Permitted Effective Green Time ( $g_p$ ), s	67.1	0.0	69.1	0.0		0.0		0.0
Permitted Service Time ( $g_u$ ), s	65.3	0.0	50.2	0.0		0.0		0.0
Permitted Queue Service Time ( $g_{ps}$ ), s	0.1		21.7					
Time to First Blockage ( $g_t$ ), s	0.0	0.0	0.0	0.0		0.0		0.0
Queue Service Time Before Blockage ( $g_{ts}$ ), s								
Protected Right Saturation Flow ( $s_R$ ), veh/h/ln			1610			1579		
Protected Right Effective Green Time ( $g_R$ ), s			18.9			12.7		

Multimodal	EB			WB			NB			SB		
Pedestrian $F_w / F_v$	2.107	0.00	1.557	0.00	2.107	0.00	2.224	0.00				
Pedestrian $F_s / F_{delay}$	0.000	0.109	0.000	0.096	0.000	0.172	0.000	0.161				
Pedestrian $M_{corner} / M_{cw}$												
Bicycle $c_b / d_b$	1031.61	15.24	1181.49	10.89	72.19	143.49	56.01					
Bicycle $F_w / F_v$	-3.64	1.46	-3.64	0.97	-3.64	0.99	-3.64	0.15				

**--- Messages ---**

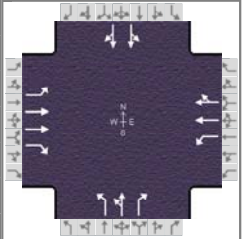
WARNING: Since queue spillover from turn lanes and spillback into upstream intersections is not accounted for in the HCM procedures, use of a simulation tool may be advised in situations where the Queue Storage Ratio exceeds 1.0.

WARNING: The shared-plus-exclusive turn lane solution is an approximation of the HCM method, because more than three lane groups cannot be accommodated. Input data for Percent Turns in Shared Lane are used to specify proportion of turning vehicles in the shared lane.

**--- Comments ---**

### HCS 2010 Signalized Intersection Input Data

General Information						Intersection Information				
Agency	KLOA, Inc.					Duration, h	0.25			
Analyst	NJB		Analysis Date	1/24/2017		Area Type	Other			
Jurisdiction	DuPage County		Time Period	SAT Midday		PHF	0.95			
Urban Street	63rd Street		Analysis Year	2018		Analysis Period	1 > 7:00			
Intersection	63rd Street with Woodw...		File Name	63rd and Woodward SATFU.xus						
Project Description	Future SAT Midday Peak Hour									



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand (v), veh/h	20	724	445	191	841	6	415	41	236	18	57	17

Signal Information				Signal Timing (s)									
Cycle, s	110.0	Reference Phase	2										
Offset, s	0	Reference Point	Begin	Green	3.0	1.6	51.9	19.9	7.6	0.0			
Uncoordinated	No	Simult. Gap E/W	On	Yellow	3.0	3.0	4.5	4.5	4.5	0.0			
Force Mode	Fixed	Simult. Gap N/S	On	Red	1.0	1.0	1.5	1.5	1.5	0.0			

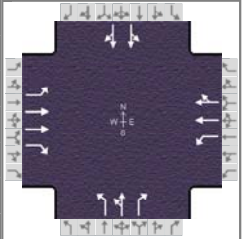
Traffic Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand (v), veh/h	20	724	445	191	841	6	415	41	236	18	57	17
Initial Queue (Q <sub>b</sub> ), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s <sub>0</sub> ), veh/h	1900	2000	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N <sub>m</sub> ), man/h		None			None			None			None	
Heavy Vehicles (P <sub>HV</sub> ), %	5	1	1	1	2		0	3	0		0	
Ped / Bike / RTOR, /h	0	0	0	0	0	0	0	0	0	0	0	0
Buses (N <sub>b</sub> ), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (AT)	3	4	3	3	4	3	3	3	3	3	3	3
Upstream Filtering (I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (W), ft	12.0	12.0	12.0	12.0	12.0		12.0	12.0	12.0		12.0	
Turn Bay Length, ft	125	0	350	340	0		305	0	180		0	
Grade (P <sub>g</sub> ), %		0			0			0			0	
Speed Limit, mi/h	40	40	40	40	40	40	30	30	30	25	25	25

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
	Maximum Green (G <sub>max</sub> ) or Phase Split, s	13.0	39.0	19.0	45.0	33.0	33.0	
Yellow Change Interval (Y), s	3.0	4.5	3.0	4.5	4.5	4.5		4.5
Red Clearance Interval (R <sub>c</sub> ), s	1.0	1.5	1.0	1.5	1.5	1.5		1.5
Minimum Green (G <sub>min</sub> ), s	3	15	3	15	3	8	3	8
Start-Up Lost Time (lt), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (e), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (PT), s	3.0	7.0	3.0	7.0	3.0	4.0	3.0	4.0
Recall Mode	Off	Min	Off	Min	Off	Off	Off	Off
Dual Entry	Yes	Yes	Yes	Yes	No	Yes	No	Yes
Walk (Walk), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Pedestrian Clearance Time (PC), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25	0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No	0	0	No	0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

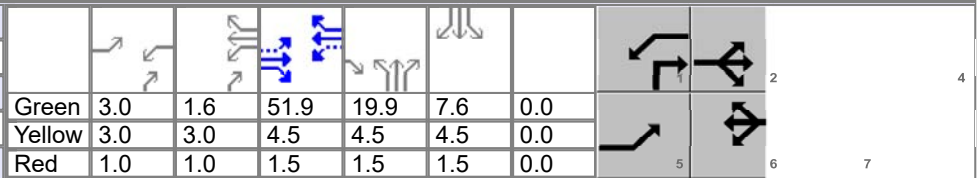
### HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information			
Agency	KLOA, Inc.			Duration, h	0.25		
Analyst	NJB	Analysis Date	1/24/2017	Area Type	Other		
Jurisdiction	DuPage County	Time Period	SAT Midday	PHF	0.95		
Urban Street	63rd Street	Analysis Year	2018	Analysis Period	1 > 7:00		
Intersection	63rd Street with Woodw...	File Name	63rd and Woodward SATFU.xus				
Project Description	Future SAT Midday Peak Hour						



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand ( v ), veh/h	20	724	445	191	841	6	415	41	236	18	57	17

Signal Information			
Cycle, s	110.0	Reference Phase	2
Offset, s	0	Reference Point	Begin
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	1.1	3.0	1.1	4.0		9.0		12.0
Phase Duration, s	7.0	57.9	12.6	63.5		25.9		13.6
Change Period, ( Y+R <sub>c</sub> ), s	4.0	6.0	4.0	6.0		6.0		6.0
Max Allow Headway ( MAH ), s	4.0	0.0	4.0	0.0		5.2		5.2
Queue Clearance Time ( g <sub>s</sub> ), s	2.7		8.0			16.9		4.9
Green Extension Time ( g <sub>e</sub> ), s	0.0	0.0	0.6	0.0		3.1		0.3
Phase Call Probability	1.00		1.00			1.00		0.95
Max Out Probability	0.00		0.00			0.40		0.00

Movement Group Results	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate ( v ), veh/h	21	762	468	201	446	445	240	240	248	51		46
Adjusted Saturation Flow Rate ( s ), veh/h/ln	1723	1885	1594	1792	1863	1858	1810	1816	1610	1865		1775
Queue Service Time ( g <sub>s</sub> ), s	0.7	11.3	15.9	6.0	11.7	11.8	13.8	13.7	14.9	2.9		2.7
Cycle Queue Clearance Time ( g <sub>c</sub> ), s	0.7	11.3	15.9	6.0	11.7	11.8	13.8	13.7	14.9	2.9		2.7
Green Ratio ( g/C )	0.50	0.47	0.65	0.57	0.52	0.52	0.18	0.18	0.26	0.07		0.07
Capacity ( c ), veh/h	352	1778	1041	467	973	971	328	329	418	129		122
Volume-to-Capacity Ratio ( X )	0.060	0.429	0.450	0.431	0.459	0.459	0.732	0.728	0.595	0.396		0.375
Back of Queue ( Q ), ft/ln ( 95 th percentile)	12.2	189.6	225.9	104.8	191	189.3	270.7	276	251	68.4		58.8
Back of Queue ( Q ), veh/ln ( 95 th percentile)	0.5	7.5	9.0	4.2	7.5	7.6	10.8	10.8	10.0	2.6		2.4
Queue Storage Ratio ( RQ ) ( 95 th percentile)	0.10	0.00	0.65	0.31	0.00	0.00	0.89	0.00	1.39	0.00		0.00
Uniform Delay ( d <sub>1</sub> ), s/veh	14.3	12.9	9.4	12.7	9.7	9.8	42.5	42.5	35.7	49.0		48.9
Incremental Delay ( d <sub>2</sub> ), s/veh	0.1	0.8	1.4	0.6	1.6	1.6	5.2	5.1	1.9	2.8		2.7
Initial Queue Delay ( d <sub>3</sub> ), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0
Control Delay ( d ), s/veh	14.4	13.6	10.8	13.3	11.3	11.4	47.8	47.5	37.6	51.8		51.6
Level of Service ( LOS )	B	B	B	B	B	B	D	D	D	D		D
Approach Delay, s/veh / LOS	12.6		B	11.7		B	44.2		D	51.7		D
Intersection Delay, s/veh / LOS	20.8						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.8	C	2.3	B	2.9	C	3.0	C
Bicycle LOS Score / LOS	1.5	A	1.4	A	1.7	A	0.6	A

### HCS 2010 Signalized Intersection Intermediate Values

General Information				Intersection Information			
Agency	KLOA, Inc.			Duration, h	0.25		
Analyst	NJB	Analysis Date	1/24/2017	Area Type	Other		
Jurisdiction	DuPage County		Time Period	SAT Midday	PHF	0.95	
Urban Street	63rd Street		Analysis Year	2018	Analysis Period	1 > 7:00	
Intersection	63rd Street with Woodw...		File Name	63rd and Woodward SATFU.xus			
Project Description	Future SAT Midday Peak Hour						

Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand ( v ), veh/h	20	724	445	191	841	6	415	41	236	18	57	17

Signal Information													
Cycle, s	110.0	Reference Phase	2										
Offset, s	0	Reference Point	Begin										
Uncoordinated	No	Simult. Gap E/W	On	Green	3.0	1.6	51.9	19.9	7.6	0.0			
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	3.0	3.0	4.5	4.5	4.5	0.0			
				Red	1.0	1.0	1.5	1.5	1.5	0.0			

Saturation Flow / Delay	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor ( $f_w$ )	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicle Adjustment Factor ( $f_{HV}$ )	0.952	0.990	0.990	0.990	0.980	1.000	1.000	0.971	1.000	0.943	1.000	1.000
Approach Grade Adjustment Factor ( $f_g$ )	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Parking Activity Adjustment Factor ( $f_p$ )	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor ( $f_{bb}$ )	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor ( $f_a$ )	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor ( $f_{LU}$ )	1.000	0.952	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor ( $f_{LT}$ )	0.952	0.000		0.952	0.000		0.952	0.000		0.000	0.982	
Right-Turn Adjustment Factor ( $f_{RT}$ )		0.000	0.847		0.997	0.997		0.000	0.847		0.931	0.934
Left-Turn Pedestrian Adjustment Factor ( $f_{LPB}$ )	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor ( $f_{RPB}$ )			1.000			1.000			1.000			1.000
Movement Saturation Flow Rate (s), veh/h	1723	3770	1594	1792	3694	26	1810	1816	1610	694	2255	692
Proportion of Vehicles Arriving on Green (P)	0.03	0.63	0.47	0.08	0.70	0.52	0.18	0.18	0.18	0.07	0.07	0.07
Incremental Delay Factor (k)	0.11	0.50	0.50	0.11	0.50	0.50	0.18	0.18	0.15	0.15		0.15

Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time ( $t_L$ )	4.0	6.0	4.0	6.0		6.0		6.0
Green Ratio ( $g/C$ )	0.50	0.47	0.57	0.52		0.18		0.07
Permitted Saturation Flow Rate ( $s_p$ ), veh/h/ln	604	0	708	0		1810		0
Shared Saturation Flow Rate ( $s_{sh}$ ), veh/h/ln								
Permitted Effective Green Time ( $g_p$ ), s	51.9	0.0	53.9	0.0		0.0		0.0
Permitted Service Time ( $g_u$ ), s	43.6	0.0	40.6	0.0		0.0		0.0
Permitted Queue Service Time ( $g_{ps}$ ), s	0.3		5.3					
Time to First Blockage ( $g_t$ ), s	0.0	0.0	0.0	0.0		0.0		0.0
Queue Service Time Before Blockage ( $g_{ts}$ ), s								
Protected Right Saturation Flow ( $s_R$ ), veh/h/ln			1594			1610		
Protected Right Effective Green Time ( $g_R$ ), s			19.9			8.6		

Multimodal	EB			WB			NB			SB		
Pedestrian $F_w / F_v$	2.107	0.00	1.557	0.00	2.107	0.00	2.224	0.00				
Pedestrian $F_s / F_{delay}$	0.000	0.110	0.000	0.101	0.000	0.166	0.000	0.155				
Pedestrian $M_{corner} / M_{cw}$												
Bicycle $c_b / d_b$	943.42	15.35	1045.00	12.54	62.22	137.91	47.68					
Bicycle $F_w / F_v$	-3.64	1.03	-3.64	0.90	-3.64	1.20	-3.64	0.08				

**--- Messages ---**

WARNING: Since queue spillover from turn lanes and spillback into upstream intersections is not accounted for in the HCM procedures, use of a simulation tool may be advised in situations where the Queue Storage Ratio exceeds 1.0.

WARNING: The shared-plus-exclusive turn lane solution is an approximation of the HCM method, because more than three lane groups cannot be accommodated. Input data for Percent Turns in Shared Lane are used to specify proportion of turning vehicles in the shared lane.

**--- Comments ---**



Summary of Neighborhood Meeting  
Meadowbrook Shopping Center, Downers Grove  
Walgreens Development  
November 28, 2017 7:00pm, Horizon Church, Meadowbrook Center

Attendance:

Owner: Perri Knight (project manager)

Residents/Tenants: No residents in attendance, 4 current tenants attended

Presentation materials included a site plan for Walgreens, a site improvement plan for overall center, renderings of Walgreens and façade, Walgreens provided statistics

Meeting began a few minutes after 7pm.

Questions related to timing of construction for façade improvements.

Answer: We are in for permit on the façade and hope to submit revised Walgreens plans for permit on 12/20. We hope to get approval from the village in February and start both WAG and facade in March.

Explained that due to the timing delay on getting the WAG approvals, WAG has renegotiated their lease/building and we are required to start the approval process over.

Questions related to roof replacements.

Answer: Unfortunately, do to the other aesthetic and ancillary improvements we are required to make, a full roof replacement is not in the budget.

Question re: Construction timing/staging

Answer: Perri committed to having another meeting with the tenants once we have approval on both projects to discuss staging for construction equipment as well as timelines for façade—e.g. starting at one end first and working our way down versus in the middle etc.

Question re: signage

Answer: Perri met with sign company who is working on proposal for entire center to unify signage with channel letters in accordance with village signage ordinances. Costs yet to be determined as is decision whether we move forward with new signage or keep the old.

FINAL PLAT

OF

MEADOWBROOK ADDITION TO DOWNERS GROVE

BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS



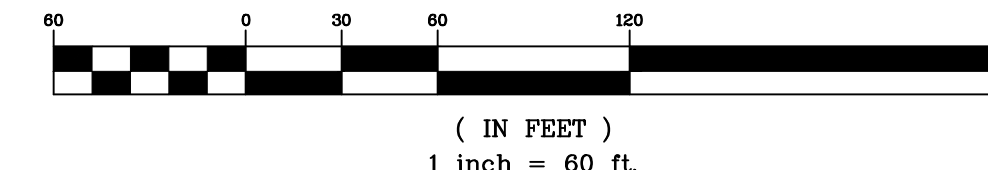
LOCATION MAP NOT TO SCALE

PIN'S

- 08-24-202-005
08-24-202-008
08-24-202-009
08-24-203-004



GRAPHIC SCALE



BASIS OF BEARINGS

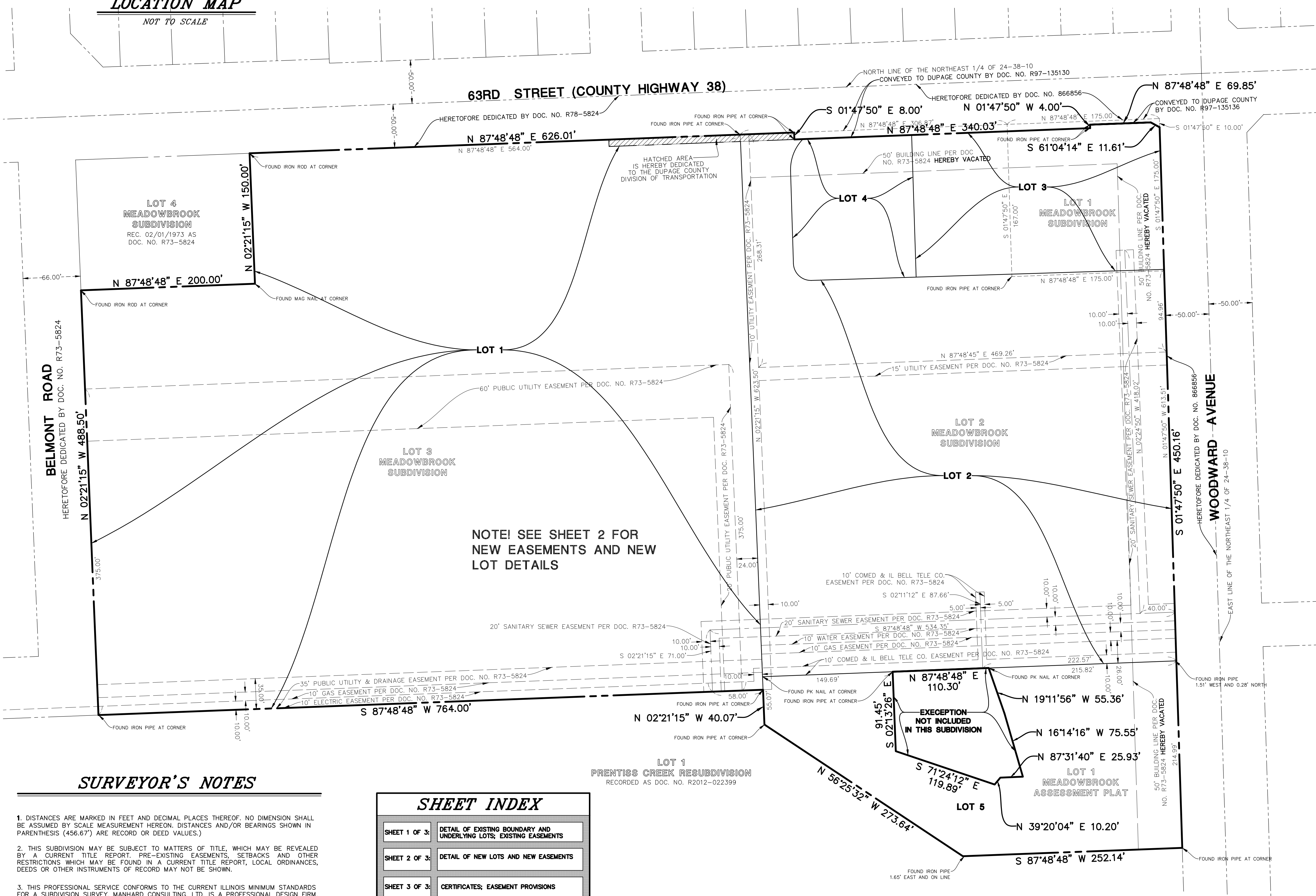
COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES...

SURVEY PREPARED FOR

FRONTLINE REAL ESTATE PARTNERS, LLC
707 SKOKIE BOULEVARD
NORTHBROOK, ILLINOIS 60062

SUBMITTED BY/RETURN TO:

THE VILLAGE OF DOWNERS GROVE
801 BURLINGTON AVENUE
DOWNERS GROVE, ILLINOIS 60515
PHONE: 630-434-5500



NOTE! SEE SHEET 2 FOR NEW EASEMENTS AND NEW LOT DETAILS

SURVEYOR'S NOTES

- 1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF...
2. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE...
3. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS...
4. 5/8" DIA. IRON RODS WILL BE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

SHEET INDEX

Table with 2 columns: SHEET NO. OF TOTAL SHEETS and DESCRIPTION. Includes entries for existing boundary, new lots/easements, and certificates/easement provisions.

REVISIONS table with columns for DATE and REVISIONS.

Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

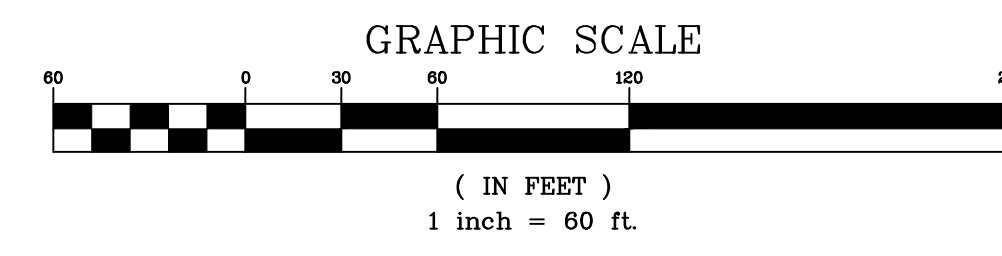
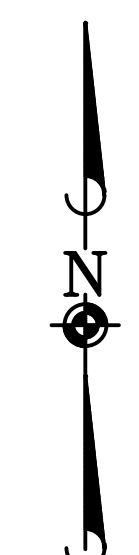
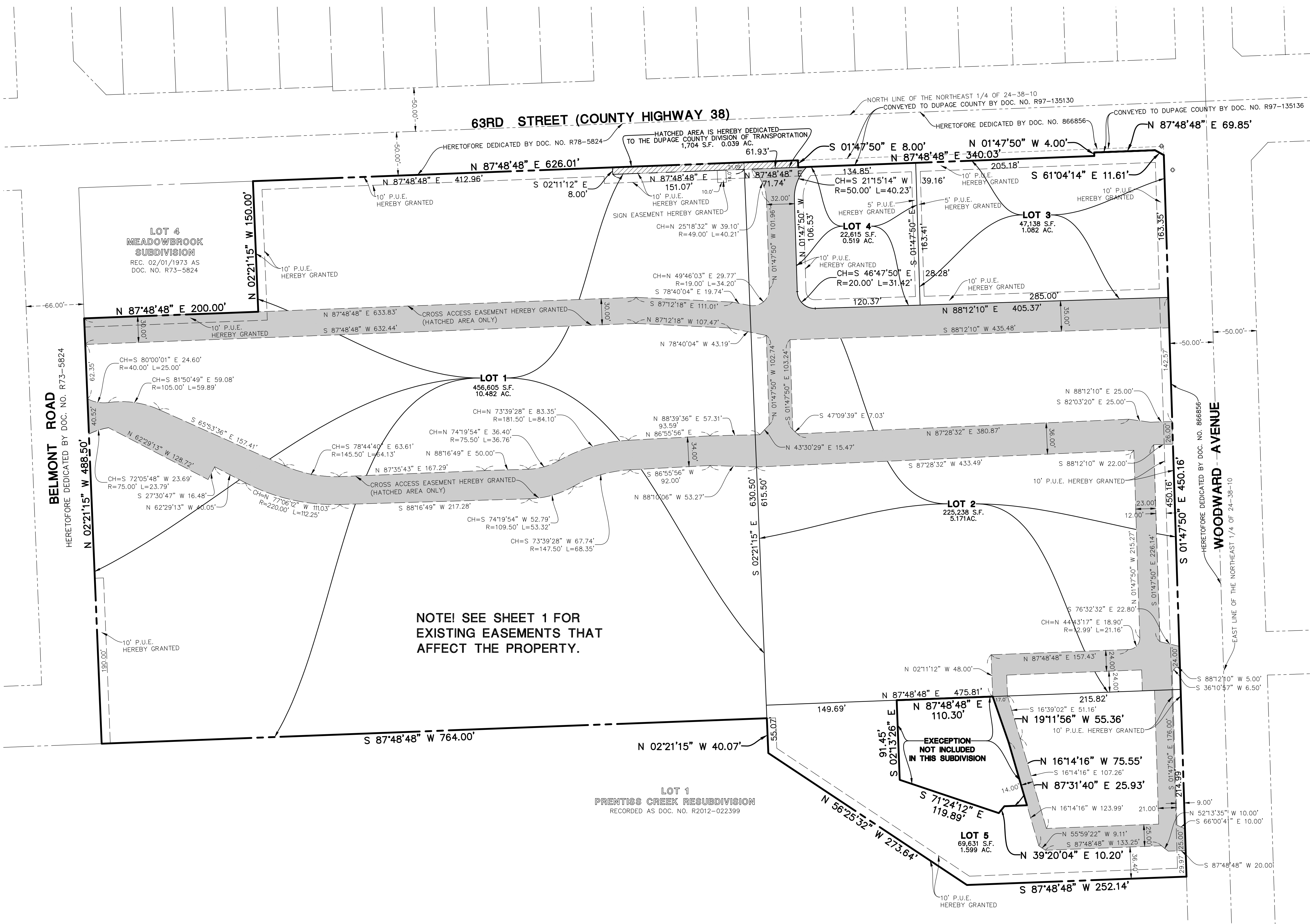
MEADOWBROOK FIRST RESUBDIVISION
DOWNERS GROVE, ILLINOIS
FINAL PLAT OF RESUBDIVISION

PROJ. MOR.: TP
PROJ. ASSOC.: WW
DRAWN BY: WW-CM
DATE: 01/18/18
SCALE: 1"=60'
SHEET 1 OF 3
FREGD

FINAL PLAT ISSUED FOR REVIEW 01/18/18

FINAL PLAT  
OF  
MEADOWBROOK ADDITION TO DOWNERS GROVE

BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 38  
NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS



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Civil Engineers • Surveyors • Wetland Assessors • Utility & Waterworks Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS

MEADOWBROOK FIRST RESUBDIVISION  
DOWNERS GROVE, ILLINOIS  
FINAL PLAT OF RESUBDIVISION

PROJ. MGR.: SAS  
PROJ. ASSOC.: WW  
DRAWN BY: WW  
DATE: 01/18/18  
SCALE: 1"=60'  
SHEET  
**2** OF **3**  
FREDD



## DRAFT PC MINUTES – 2/5/18

**17-PLC-0041: A petition seeking approval of a Planned Unit Development Amendment to construct a new convenience goods store, a Special Use for a drive-through facility, and a Plat of Subdivision. The property is zoned B-2/PUD, General Retail Business/Planned Unit Development. The property is located at the southwest corner of 63<sup>rd</sup> Street and Woodward Avenue, commonly known as 2001 63<sup>rd</sup> Street, Downers Grove, IL (PINs 08-24-202-008, -009) FL Cedar, LLC, Petitioner and Owner.**

Ms. Leitschuh said that a similar petition was before the Plan Commission in August of 2017 as Case #16-PLC-0062, and was referred to the Village Council with a positive recommendation, and subsequently approved by the Village Council. This PUD amendment would substitute some of the revised elements while maintaining the other previously established conditions including improvements to the Meadowbrook Shopping Center that are currently under review or have already been approved. This petition is focusing on the Walgreens area of the development and a new adjacent outlet. Previously approved conditions will be connected to this request as part of the PUD, unless something is rescinded.

Ms. Leitschuh displayed a plan showing the location of the proposed Walgreen's. The site has an existing vacant restaurant that will be demolished and a 10,500 square foot building will be constructed at the location. She reviewed the surrounding zoning. When the Petitioner was last before the Commission, the Comprehensive Plan was still under review; however, with the approval of the Comprehensive Plan this shopping center is now shown as mixed use for future consideration.

Ms. Leitschuh said the plan is substantially different in design from the original presentation. She provided comparison photos of the previous and present plans. This proposal creates two lots which includes a new outlet. Lot 3 will consist of 1.08 acres, Lot 4 will have 0.52 acres with a combined acreage of 1.6 acres. The shopping plaza is 18.86 acres. Lot 4 will be reserved for future commercial development. In the interim the pavement will be eliminated and that lot will be seeded to reduce the shopping center's overall impervious surface.

Regarding the Walgreen's building, it is proposed to be 10,500 square feet on Lot 3. The previous proposed building was 14,500 square feet on the western side of the lot with 66 parking spaces and a drive-thru on the western side. The loading, storage, trash area was located on the southern portion of the property. The current site plan is for a building reduced by 4,000 square feet, provides 43 parking spaces and a drive-thru located along the southern portion of the building. The loading area and trash enclosure are along the eastern wall. DuPage County said they would like a portion of the right-of-way dedicated to them because of the existence of a watermain at that location. The only nonconformities in the proposal are: the location of the storage and trash area, the setback of the drive-thru, and the pedestrian connection to Woodward Avenue. Staff noted that the location of the loading/trash area has a substantial amount of screening.

## DRAFT PC MINUTES – 2/5/18

Ms. Leitschuh displayed elevation drawings for the current site plan. The facades are broken up by a light brown modern block face, a white smaller brick face, and a horizontal wood panel, all made of fiber cement board. She reviewed other design elements for the building. She pointed out that a condition of approval was included in the staff report relative to extending the EIFS overhang along the eastern wall because of its location adjacent to a major intersection. Walgreens is allowed to have signage as proposed, as it complies with the square-footage requirements of the sign ordinance, including a single tenant monument sign at the northwestern corner.

Regarding landscaping, 26% of the property will be open space, and 22% of the property is street yard open space. Technically only 5% is required. A total of 34 shade trees will be provided, 13 within the street yard, 12 in the interior islands or dividers, and 9 within the entrance aisle. They surpass the requirements. There will be substantial screening around the main corner, the dumpster enclosure and the loading area.

Ms. Leitschuh reviewed the traffic turning radius exhibits to explain that these were reviewed by the Fire Department to assure that all access requirements have been met. The drive-thru will be one-directional with a bypass lane. All requirements for the Subdivision Ordinance are met. They are reconfiguring four lots into five lots. She displayed how the lots are impacted. There is a newly created Lot 2, Lot 3 which is the Walgreens lot, and Lot 4 which is the outlot. She explained there is a reciprocal agreement between all these properties that they shall have continuous shared access between them. There is also the standard public utility and drainage easement that will be required on Lots 3 and Lot 4.

Ms. Leitschuh reviewed the Zoning Requirements as shown on Page 5 of Staff's report dated February 5, 2018. The street yard dumpster loading area provides adequate screening using physical walls and landscape screening. The setback between the drive-thru and interior lot line does not negatively impact any one aspect of the development. Regarding a pedestrian connection, Staff recommends that a condition be included to provide a pedestrian connection from Woodward Avenue across the southern property line of lot 3.

Ms. Leitschuh stated that under the Comprehensive Plan this area is identified as a mixed use, which is new for this area. It is a mix of land uses within a continuous geographic boundary, with the 63<sup>rd</sup> Street Focus Plan encouraging commercial expansion at key intersections and improving the vitality of aging shopping centers. This is a catalyst site for reinvestment with the uses potentially being expanded to include a mix of commercial and residential, although it does not have to be. It merely provides the opportunity for that type of mix. The criteria for a Planned Unit Development are met. She noted that Staff has recommended ten conditions for consideration in evaluating approval of the petition. The special use is specifically for the drive-thru and Staff finds that the drive-thru is an appropriate use and is placed appropriately on the site.

## DRAFT PC MINUTES – 2/5/18

Ch. Rickard asked where on the site plan the pedestrian connection is located. Ms. Leitschuh showed that location.

Mr. Boyle (??) asked about the direction of the drive-thru. Ms. Leitschuh showed the travel path of the drive-thru. He asked whether there is screening at the exit onto Woodward, and Ms. Leitschuh said that they are planning dense evergreens at that exit point. Mr. Boyle asked about the shared access to the south of the buildings and whether there is a shared-access easement for the back of the property. Ms. Leitschuh said it was not part of the current proposal.

Ch. Rickard then called upon the Petitioner to make its presentation.

Perrine Knight, representing the owner said there were other members of their staff present to respond to specific questions. She reviewed their previous appearance before the Commission and Village Council. They have worked closely with Staff on the present plan before the Commission. She brought samples of the materials to be used in the construction of the building. Previous concerns about the EIFS product were addressed with a change of materials that is being widely used today in commercial construction. Many revisions were made based on Staff's recommendations for the location of the building. Ms. Knight said that the improvements to the shopping center are ready to proceed as soon as the construction of the Walgreens begins. The drive-thru location addresses concerns about lights disturbing residential areas.

Ch. Rickard asked whether the Petitioner is in agreement with Staff's condition regarding extending the EIFS, and its condition regarding the pedestrian connection. Ms. Knight said that Walgreens is in agreement with those conditions if they are required to obtain approval. She did note that the grading of the lot is very challenging and they would prefer to keep the trees if they can.

Mr. Boyle asked what the typical size is for a Walgreens and Ms. Knight replied that 10,500 square feet is their new standard store. Mr. Boyle said he thought the finishes were good and asked if this is a drastic change in materials for Walgreens.

John Bradshaw, architect for Walgreens, said this is not standard for Walgreens. He said that the entry is a new design as well because it is the most convenient spot for the handicap stalls. He said this may be the first location to introduce Walgreens' new design.

Steve Shanholtzer of Manhard Consulting responded to a question by Mr. Boyle concerning the proximity of the drive-thru, saying they added signage and a stop bar at the drive-thru and intersection for safety.

Mr. Kulovany asked about the height of the screening at the exit point. Mr. Shanholtzer said there are parkway trees required by the Ordinance. Screening is further north, so the only barrier is the curb between the access and Woodward.

## DRAFT PC MINUTES – 2/5/18

Ms. Gassen said that overall she thought the changes showed great improvements. She appreciates all the concerns that were addressed by the Petitioner. Regarding the EIFS on the east façade, she would have no problem eliminating that as a condition for approval.

Ch. Rickard said he also doesn't believe it is necessary as a condition.

Mr. Kulovany said he appreciates the petitioner changing the materials which are much more durable and built to last.

Ms. Gassen then asked about Condition #9 and the grading issue that was alluded to earlier. Mr. Shanholtzer said that 63<sup>rd</sup> street is relatively high and then the site slopes down. They wanted to get the building as high as possible for better visibility by the public. The sidewalk along Woodward which also slopes downward could never be extended to the west and still be ADA compliant. ADA requires 5% as the maximum grade. The connection would exceed that grade. The original petition showed a connection along the northeast corner for connectivity for both sidewalks. If there was future development on Outlot 4 the walk could continue west. Ms. Gassen asked if there would be two on the north side, and whether there would be a connection point to the store. Mr. Shanholtzer then used the site plan to show how the connection would occur. He described the location of private and public sidewalks, and noted the amount of grade transition. Ms. Gassen said she wasn't sure whether they should keep that condition or not, because in driving that location she could see the grade changes.

Mr. Kulovany said he had conflicting thoughts on this regarding mixing pedestrians with the vehicular traffic. He noted also that Prentiss Creek's apartment complex is just south of there, and there might be residents of that complex who would prefer to walk to Walgreens and would need that access. Mr. Shanholtzer said he has no data re foot-traffic. They want to be sure that pedestrians cross at the safest point possible. They would encourage everyone to come to the front of the store and then cross over. Ms. Knight said they have worked with Staff on this but noted that it is difficult for them to be ADA compliant with the challenges of the site. They are working with what the location presents.

Ch. Rickard did not ask for public input, as there were no members of the public present.

Ch. Rickard said that with all the parking in the shopping center, everyone is walking through drive aisles to get to buildings. He thinks people will head through the parking lot. Mr. Kulovany agrees that people would cut across the parking area.

Mr. Quirk said he doesn't expect to see anyone walking to Walgreens. He doesn't think it makes a difference where the connection is located, and he thinks it will be underutilized. They are looking at a new configuration of the drive-thru and assurance that the plan meets the standards.



## DRAFT PC MINUTES – 2/5/18

Mr. Maurer raised a question regarding semi-trailers making deliveries and he said he'd like to see how a semi-trailer can get in there without blocking the drive-thru. Ms. Knight replied that they did review that. Deliveries to Walgreens are once a week and last about an hour and a half. It is a limited window of inconvenience, but there should still be no access problem.

Ch. Rickard asked for closing comments from the Petitioner, and Ms. Knight thanked the Commission and appreciated their comments about the changes that were made.

Ch. Richard closed the public hearing.

Ch. Rickard noted that Staff feels all the standards have been met as documented in their report dated February 5, 2018. He asked if any Commissioners had a differing opinion and none did. Ch. Rickard then asked whether Conditions 6 and 9 are still thought to be necessary after previous discussion. No one expressed opposition to removing those conditions. Mr. Quirk raised a question about adding sidewalk for wheelchair people. Mr. Kulovany said he thought the shopping center would be a dangerous place to try and introduce pedestrians. He believes people will cut the corner. He is more concerned about mixing traffic and pedestrians.

Regarding improvements to the shopping center, Ms. Leitschuh said that this petition only rescinds things relevant to the specific site plan. Everything previously approved a year ago must be completed. Any changes made were related to the façade, but the Village Council made no real modifications to the plan at that time. She said the Petitioner would be held accountable to what was previously approved, including the overall improvements to the shopping center.

**Ms. Gassen moved with regard to File 17-PLC-0041 that the Plan Commission forward a positive recommendation to the Village Council to approve this request for a PUD, Special Use and Plat of Subdivision subject to the conditions listed on Page 9 and 10 of Staff's February 5, 2018 report, with the exception of condition 6 related to the extension of the EIFS along the Woodward side, and condition 9 concerning the pedestrian connection from Woodward Avenue across the southern property line of lot 3. Mr. Quirk seconded the Motion.**

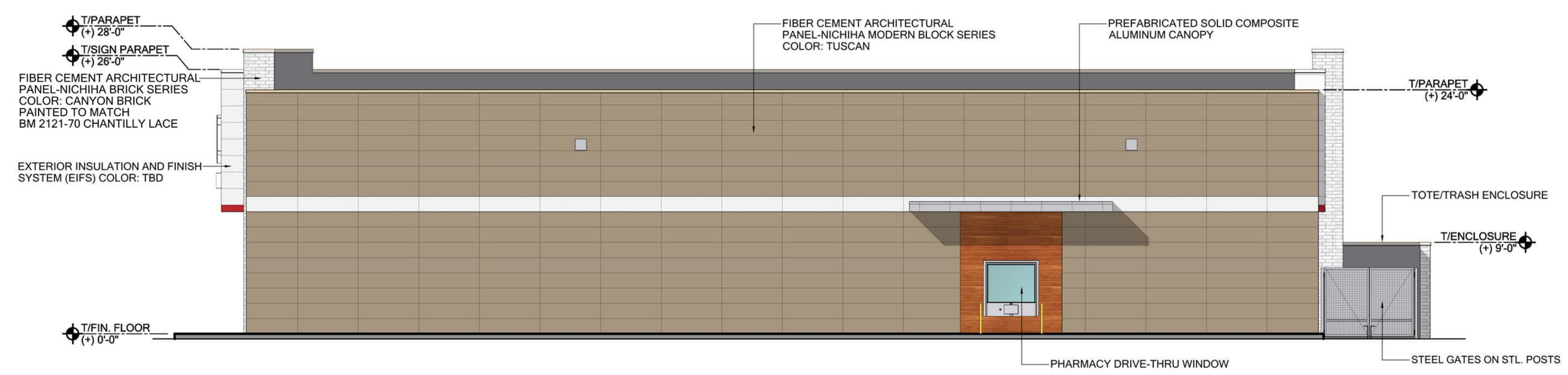
**AYES: Ms. Gassen, Mr. Quirk, Mr. Boyle, Mr. Kulovany, Mr. Maurer,  
Ms. Rollins, Ch. Rickard**

**NAYS: None**

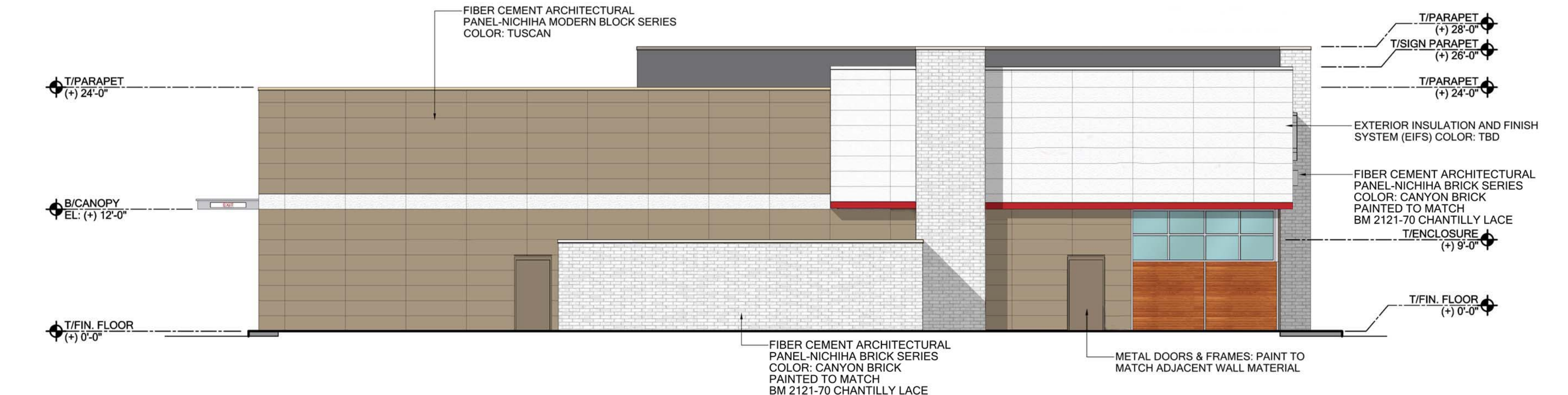
**The Motion passed unanimously.**



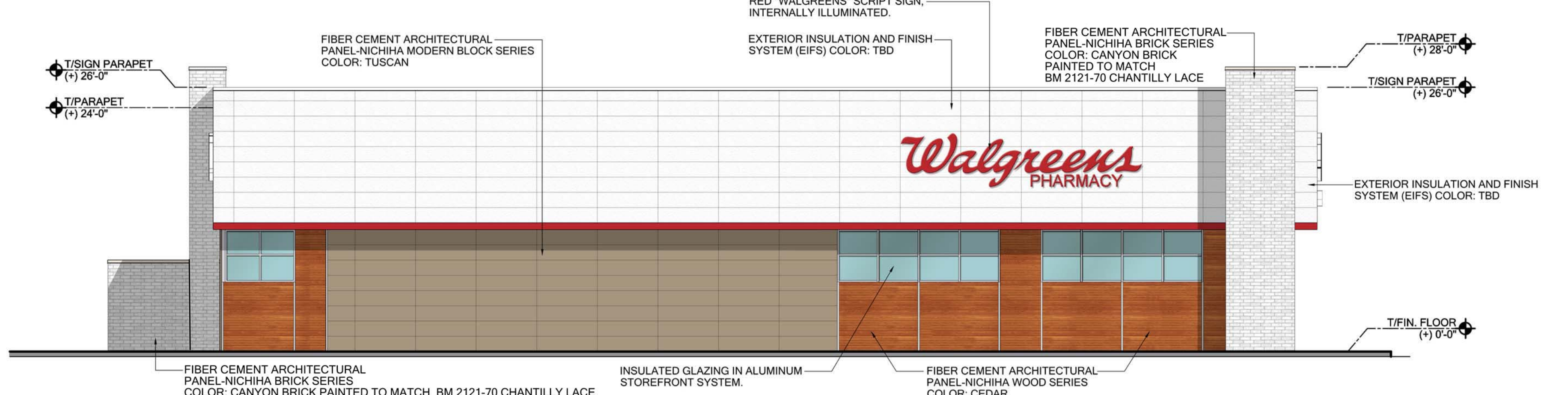
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

### SIGN SUMMARY

WEST ELEVATION	
23'-8 1/2" SCRIPT LED LETTER SET W/ SECONDARY 14" "PHARMACY" LED LETTER SET	124.89 S.F.
3'-6" x 2'-11 1/8" LED SUSPENDED INTERIOR TOWER SIGN	10.39 S.F.
"DRIVE-THRU" SIGN (6" x 3'-6")	1.75 S.F.
NON-ILLUM. "CLEARANCE" SIGN (5" x 4'-0")	1.64 S.F.
<b>TOTAL</b>	<b>138.67 S.F.</b>

NORTH ELEVATION	
23'-8 1/2" SCRIPT LED LETTER SET W/ SECONDARY 14" "PHARMACY" LED LETTER SET	124.89 S.F.
<b>TOTAL</b>	<b>124.89 S.F.</b>

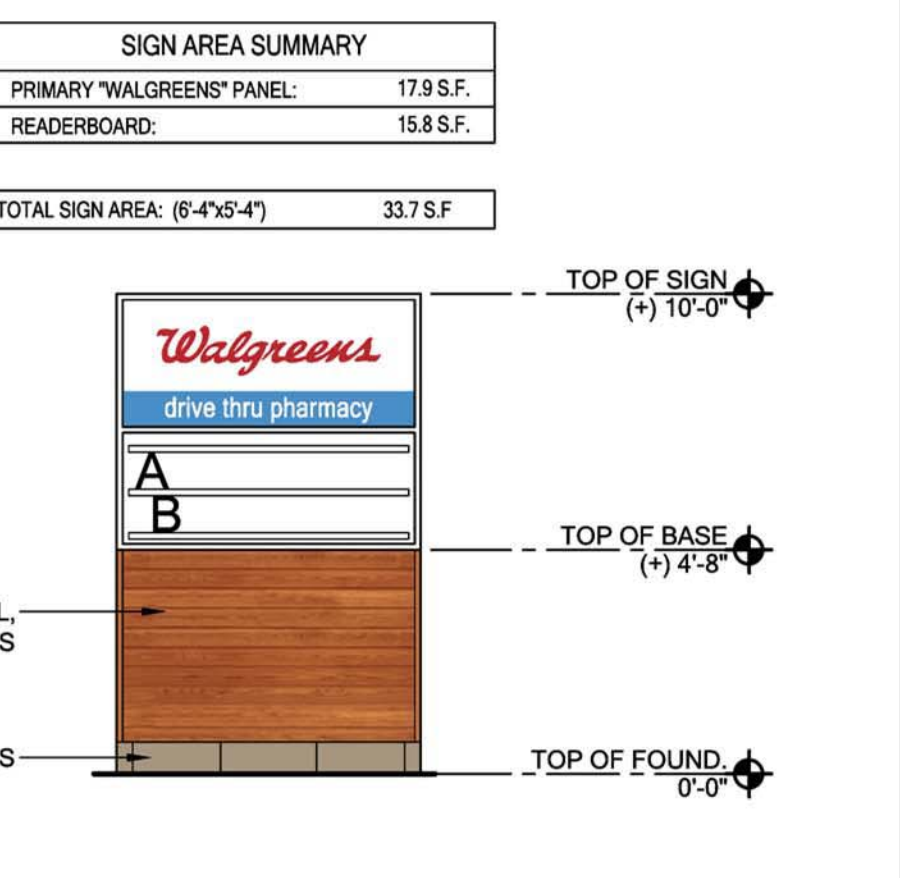
  

EAST ELEVATION	
23'-8 1/2" SCRIPT LED LETTER SET W/ SECONDARY 14" "PHARMACY" LED LETTER SET	124.89 S.F.
"EXIT" SIGN (6" x 3'-6")	1.75 S.F.
<b>TOTAL</b>	<b>126.64 S.F.</b>

MONUMENT SIGN	
TOTAL SIGN AREA (6'-4" x 5'-4")	33.7 S.F.
<b>TOTAL</b>	<b>67.4 S.F.</b>

**WALL SIGNS:**  
THE TOTAL AREA OF WALL SIGNS AFFIXED TO A BUILDING WALL SHALL NOT EXCEED THE ALLOWABLE AREA. THE ALLOWABLE AREA IS BASED UPON THE FOLLOWING:  
(1.5 SQUARE FEET PER LINEAR FOOT OF TENANT FRONTAGE) = MAX WALL SIGNAGE ALLOWED



MONUMENT SIGN

REVISION	DATE	BY	APP'D
AB	12-20-17		

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**VILLAGE OF DOWNERS GROVE, ILLINOIS**  
EXTERIOR ELEVATIONS

PROJ. MGR.:  
PROJ. ASSOC.:  
DRAWN BY: AB  
DATE: 12-20-17  
SCALE: AS NOTED

SHEET  
**A-210**