

## Steven D. Tetens

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**From:** Ed Zak [ezak@smithengineering.com]  
**Sent:** Thursday, December 22, 2005 4:34 PM  
**To:** chanw@dot.il.gov; lintnerag@dot.il.gov; zenarosarl@dot.il.gov  
**Cc:** Scott Creech; stetens@ardminproperties.com  
**Subject:** Bronk's Corners Project

Good afternoon gentlemen;

A meeting was held Thursday / December 22, 2005 at the IDOT - Region 1 offices to present and discuss a conceptual site plan for the proposed Bronk's Corners project, located in the northwest corner of IL59 and Theodore Street / Joliet, Will County.

### Attendees

Adam Lintner, Ron Zenarosa, Wayne Chan: IDOT - Region 1 Steve Tetens, ARDMIN Properties  
Scott Creech, Edward Zak: Smith Engineering (SEC)

### Discussion Items

**Site Access:** The site is envisioned to be served by a Right-In/Right-Out access drive located approximately 600' north of Theodore St. (CL-CL), the access will serve an internal road (quarter circle across southeast section of site) serving the site. A full access located approximately 1200' north of Theodore St. (CL-CL) is the proposed Main Entrance to the site and is envisioned to meet traffic signal warrants and be signalized.  
**Adjacent/Nearby access:** The east side of IL59 is undeveloped and does not have a permanent existing access along IL59; Access to the north of the site is Goodhue Ln. located approximately 800' north of the proposed Main Entrance; both east and west legs of Goodhue lane are R-I/R-O.  
**ROW:** The Bronk's Corners Project site is nearly 39 acres, the existing east property line of the site is the CL of IL59.  
**Envisioned scope of work / understanding of IDOT criteria:** It is envisioned that traffic impacts generated by the site will have an adverse affect on the existing level of service along IL59 and will necessitate operational improvements; as the IL59 corridor improvement is included in IDOT's FY2006-2011 Proposed Highway Improvement Program, it is envisioned that the IL59 improvements applicable to the Bronk's Corners project will be compatible with the Departments project.

### Concurrences

**Site Access:** The proposed access noted above appears to be acceptable to the Department. In order to support a variance to the 1/4 mile spacing from Theodore St. to the full access (1200' +/- north of Theodore), SEC will investigate the location of the north property line for the property on the east side of IL59 opposite the subject site. It appears to be aligned with Bronk's parcel and restrict the access to the location as shown.  
Additionally, the one (1) acre site located on the northside of the proposed full access is under separate ownership from the Bronk's development, further restricting the location.  
**ROW:** The Bronk's Corners project should provide 70' of ROW, measured from the CL of IL59, along the west side of IL59 consistent with the Department's Phase II plans for the corridor. Additional ROW, as required to provide a Right-turn lane to each site access, shall also be provided. ROW shall be conveyed to the State.  
The concurred to scope of work will be a widening and resurfacing of the existing facility, following the existing profile. Shoulders and open ditch are also envisioned to serve as the interim improvement preceding the reconstruction of the IL59 corridor in subsequent years by IDOT. Design variances applicable to the compatibility of the IDOT design and not

compromising public safety may be reviewed and considered as more detailed design is developed.

Improvements along Theodore Street will be coordinated with and approved by the City of Joliet. Intersection improvements at the intersection with IL59 shall be governed by IDOT requirements along IL59 and not compromise safety along Theodore St.

Next Step

SEC will prepare a Traffic Impact Study (TIS), representative of the conceptual site plan reviewed at this meeting, to IDOT, the City of Joliet and the Client for review and comment.

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