



Village of Manhattan

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July 31, 2020

Northpoint Development
Attn. Thomas George
3010 Highland Parkway, Suite 400
Downers Grove, IL 60515

Via email: tgeorge@northpointkc.com

Dear Mr. George,

The Village of Manhattan through its engineer, Strand Associates, has reviewed the traffic impact study for the Compass Business Park Development dated June 20, 2020. The Village of Manhattan's review was solely based on the impacts to the Manhattan Planning Area, as outlined on our Boundary Agreements with the City of Joliet and Village of Elwood, from the industrial development approved by the City of Joliet earlier this year. The Village will seek a supplement for additional study on the part of the proposed project that lies in the Manhattan Planning area.

1. The intersection at Cherry Hill Road and Brown Road does not have an east leg and traffic would have to choose to go north or south along Cherry Hill Road until they reach an east to west roadway to access US 52. A portion of this traffic may choose to use the nearest east to west roadway, which is Sweedler Road. Traffic from this development is not desired along Sweedler Road as it serves several residential areas.

Therefore, the Village requests that the Cherry Hill Road and Brown Road access point be relocated to Ridge Road and Hoff Road. Hoff Road directly serves US 52 and a connection at this point provides access to the south and east of the Village without sending traffic through the Village's residential areas or downtown. Alternatively, if an east access is required, the Cherry Hill Road and Brown Road access point should be shifted to Cherry Hill Road and Bruns Road. A southern and/or eastern access point will require the upgrade and reconstruction of roadways to accommodate site traffic.


2. The intersection of US 52 and Manhattan Road has significant right-of-way (ROW) constraints on the west leg. A cemetery is located north of the roadway and a gas station to the south. The developer should show if the proposed turn lane could be constructed within the existing ROW. If that is not possible the developer should evaluate options to route development traffic along

Hoff Road or Gougar Road to direct traffic to US 52 and points east. These intersections have more space available and could be expanded, if necessary.

3. The Study evaluated several intersections along Manhattan Road as roundabouts. The Village of Manhattan requests that intersections on Manhattan Road within the Village of Manhattan Planning area be evaluated as signalized intersections as well to evaluate the impacts of each type of improvement. Any improved intersection, either traffic signal or roundabout, should be constructed to full build-out size or be built to be expandable to the full build-out configuration. The Village should have the final decision regarding proposed intersection improvements within the Manhattan Planning Area.
4. Before the developer begins Phase B construction, it should be required to complete the following roadway improvements in the Village Planning Area if it is still indicated as required and allowed after addressing item Nos. 1 through 4:
 - a. Install a dedicated eastbound right-turn lane at US 52 and Manhattan Road and Foxford Road. Restripe the westbound approach to provide a dedicated left-turn lane and a shared through and right-turn lane.
 - b. Install a westbound right-turn lane at US 52 and North Street. This intersection appears to have significant right-of-way (ROW) constraints. Comments are based on improvements being constructed in the existing ROW. If improvements are unable to be constructed in the existing ROW, the developer should evaluate additional options to route development traffic.
5. As phases of the development are proposed beyond Phase A and Phase B, separate Traffic Impact Studies (TIS) should be required to identify the specific improvements that are required for roadways within the Village Planning Area. The Village of Manhattan should be afforded the opportunity to comment on future Traffic Impact Studies.

Please contact me with any questions on the comments above and to provide a tentative timeline on the additional information being requested for additional study.

Respectively,



Kevin Sing
Village Administrator

Cc: Kendall Jackson, City of Joliet
Jim Trizna, City of Joliet