



Campana

# The Campana

Redevelopment of a Batavia Landmark

Batavia Council Committee of the Whole - October 10, 2017



**EVERGREEN**  
Real Estate Group

**David Block, AIA AICP**  
Director of Development

# Issued raised at September 26 COW meeting

## 1. SHPO/NPS Approval

- a. Sidewalks around 'racetrack'
- b. Full build-out detention approach

## 2. Definition of amenities if full build-out is required

- a. Outdoor playing field of at least 15,000 SF
- b. Use of netting (not permanently installed) to address safety

## 3. KDOT and IDOT review

## 4. KLOA traffic study - key issues

## 5. Traffic management at west wing - drop off/pick up





### 3. KDOT Comment Letter (7/26/2017)

## Will Comply with 13 out of 15 Comments

1. Commercial Tenant List - Will Provide
2. **PACE Bus Pull Out - PACE DOES NOT WANT**
3. Tenants Remaining List - Will Provide
4. Revise Traffic Projections - Completed
5. Use of Driveways - Revised with Internal Road
6. Internal Roadway - Provided
7. Directional Distribution - Revised

### **3. KDOT Comment Letter (Cont.)**

- 8. Improvements- Turn Lanes/Crosswalk -Restriction/Providing**
- 9. Fabyan Parkway Access (Long-Term) RIRO- Restriction**
- 10. Intersection Beacon (Street Light) - Will Provide**
- 11. Access to Adjacent Property - No Easement**
- 12. ROW - Will Provide**
- 13. Internal Roadway Spacing - Provides internal connection**
- 14. Stormwater on Fabyan Parkway - Will Provide as Needed**
- 15. Sidewalk - Along Site Frontage**

# 3. IDOT Review and New Project Funding

- Signal heads at center of each lane
- Yellow flashing arrows
- Advanced warning flashers with “wig-wag light”
- “Dilemma Zone Detection System”



Illinois Department of Transportation

2300 South Dirksen Parkway / Springfield, Illinois / 62764

July 27, 2017

Mr. Carl Schoedel  
Kane County Engineer  
41W011 Burlington Road  
St. Charles, IL 60175

RECEIVED  
BUREAU OF

JUL 31 2017

LOCAL ROADS & STREETS

Dear Mr. Schoedel,

The Illinois Department of Transportation is pleased to inform you that your project has been selected for local Highway Safety Improvement Program (HSIP) funding. The project includes the placement of signal heads at the center of each lane, yellow flashing arrows, the installation of advanced warning flashers with a wig-wag light, and the installation of a Dilemma Zone Detection System at the intersection of Fabyan Parkway and Illinois Route 31. Please note the Department will not approve HSIP funding for any work completed on the IDOT legs of the intersection. This project will be identified by the Department as HSIP # 201712031. Congratulations on your **successful application**.

The federal HSIP commitment for this project will not exceed \$605,273. The deadline for this award to be federally authorized is July 1, 2020 or funds will be rescinded.

Please contact Mr. Christopher Holt, District 1 Local Roads Engineer by telephone at (847) 705-4201 to discuss program requirements and preparation of any agreements and / or contracts. Projects located within a Metropolitan Planning Organization (MPO) planning boundary are required to be listed in the local MPO's Transportation Improvement Program (TIP). Questions regarding the HSIP may be directed to Ms. Melinda Kos in the Central Bureau of Local Roads and Streets by telephone at (217) 785-5178.

All HSIP grant recipients must be registered with the State of Illinois in order to comply with the Grant Accountability and Transparency Act (GATA) 30 ILCS 708. Additional pre-award paperwork is also required, including: (1) a Notice of State Award (NOSA); and (2) a Uniform Grant Budget. The Illinois Department of Transportation will be contacting you shortly to accept or deny the terms of your NOSA. The Uniform Grant Budget Form will be sent directly to your email and must be returned to Melinda Kos at [Melinda.Kos@Illinois.gov](mailto:Melinda.Kos@Illinois.gov) by August 24, 2017. You may also send inquiries to [DOT.GATA@Illinois.gov](mailto:DOT.GATA@Illinois.gov) for further assistance.

Sincerely,

Handwritten signature of Maureen E. Kastl in black ink.

Maureen E. Kastl, P.E.  
Engineer of Local Roads and Streets

cc: Alan Ho, FHWA – Illinois Division  
Paul Lorton, IDOT – Bureau of Safety Programs and Engineering  
Christopher Holt, IDOT District 1 Local Roads Engineer  
File

## 4. KLOA Traffic Study





## **4. KLOA Review and Memo (9/25/2017)**

- ▶ Safety - Being Addressed by County**
- ▶ Directional Distribution - Counter to KDOT Comments**
- ▶ Internal Roadway - Added**
- ▶ Capacity Analyses - Revised (nominal change in results)**
- ▶ Move Rt 31 Access - Historical / Long-term**
- ▶ Parking - 38 to 95 commercial spaces (+57) for half the space**

# 5. Traffic Management at West Wing: Drop-Off/Pick-Up

► If needed, can manage pick-ups and drop-offs on opposite sides of West Wing

