September 18, 2019

Bruce Sylvester
Director of Community Development
Village of Westmont
31 West Quincy Street
Westmont, IL 60559

RE: Planning and Zoning Commission Comments
   Market Centre Planned Development
   Westmont, Illinois

Dear Mr. Sylvester:

Kimley-Horn is aware of concerns raised at the Planning and Zoning Commission on September 11, 2019, about site access and circulation for the proposed retail redevelopment at 6200 South Cass Avenue in the Village of Westmont, IL. Based on the review provided, Kimley-Horn has updated the site plan and prepared responses to the comments as detailed below.

1. A Revised Site Plan showing:
   a. Resolutions to the traffic concerns/conflicts that were discussed at the PZC meeting, including:
      i. The traffic west of/behind the multi-tenant building on Lot 3;

         Response: Please see the traffic responses included in this submittal.

      ii. Modify the circulation for all of Lot 3 to eliminate traffic conflicts;

         Response: Please see the traffic responses included in this submittal.

   b. The site/corner visibility issue at the northeast corner of the 35,000 s.f. retailer (...loading dock portion of the building) on Lot 4;
      i. Modify the northeast corner of this building to allow visibility, OR modify the drive lanes to address visibility concerns, particularly for east-bound vehicles on the north-side of the development;

         Response: Please see the traffic responses included in this submittal.

   c. A pedestrian crossing from Cass Avenue to the multi-tenant building on Lot 3;

         Response: A pedestrian crossing has been added between Lots 3 and 4.

   d. The location of a dumpster location for the 35,000 s.f. building on Lot 4;
      i. Provide a detail of the dumpster enclosure, including materials, height, etc...

         Response: The proposed dumpster location for Lot 4 has been added to the Overall Site Plan. The dimensions will be 10’ wide by 10’ deep. The materials will match the building as shown in the elevations included, with a wooden gate.
ii. A Detail showing the guard-rail on top of any retaining wall associated with the loading dock for the 35,000 s.f. tenant on Lot 4;

Response: At this point a chain-link fence is proposed between the truck-dock area and the northern drive-aisle.

2. A Traffic Study indicating that internal circulation will not create any public safety concerns;

Response: A formal traffic study was not performed, however Kimley Horn traffic staff has analyzed the site and provided the responses included in this submittal.

3. A Revised Landscape Plan showing;
   a. Additional Landscaping along the south elevation/front of the 35,000 s.f. retailer on Lot 4; and

Response: Additional open space was added at the southwest corner of the Lot 4 building.

   b. Elevation sheets specifying building materials.

Response: Building materials for Lot 4 have been included in the elevations provided.

Sincerely,

[Signature]

Andy Heinen, P.E.
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