



Potential Mitigation and Impacts based on a 2-Leg CFI at Randall Road and Algonquin Road

Option ³	Description	New Pavement (sq yd)	New Pavement Cost (\$135/sq yd)	Reconstructed Pavement (sq yd)	Reconstructed Pavement Cost (\$110/sq yd)	Pavement to be removed (sq yd)	Pavement Removal Cost (\$13/sq yd)	ROW (acres)	ROW Cost (\$950K/acre)	Parking (Impacted) ¹	Parking Damages (\$500/space)	Parking (Added)	Environmental Concerns	Drainage Impacts (sq yd) (increase in impervious surface area) ²	Estimated Cost	Potential Issues
Northeast Quadrant (LITH)																
L1	Crystal Lake Road connection to Dominicks	604	\$ 81,540	5426	\$ 596,860		\$ -	0	\$ -	0	\$ -	0		604	\$ 678,400	Connection does not provide direct access into Dominicks parking area. Sub-standard Horizontal Curvature (65' Radius) near NE corner of Dominicks. Parking lot connections located too closely to Algonquin access point. Inadequate storage length for left-out movement at access point. Potential grading issues.
L7 ⁴	Ace Hardware full access to Acorn	1591	\$ 214,785	951	\$ 104,610			0.43	\$ 408,500	17	\$ 8,500	17		1,591	\$ 736,395	Loss of parking for Mega Cleaners/Tuffy Autos. Potential for parking lot relocation. Safety concerns for unsignalized full access. Potential grading issues.
Northwest Quadrant (LITH)																
L4 (C)	N/S Connector through Morettis Parking Lot	1171	\$ 158,085	16	\$ 1,760		\$ -	0	\$ -	24	\$ 12,000	0		1,171	\$ 171,845	Loss of Parking for Morettis, potential parking variance required. Impacts to proposed development in Vacant Lot. Potential grading issues.
L6	Full Access point Connector Road	2781	\$ 375,435	1540	\$ 169,400			0.31	\$ 294,500	42	\$ 21,000	42		2,781	\$ 860,335	Loss of parking for Surgery Center; however, there is potential for relocating the parking lot. Concern for circulation at Main Entrance of Surgery Center. Safety concern with unsignalized full access (i.e. lack of storage in median for opposing left and thru movements from developments). Inadequate storage length for left-out movement at access point.
Southwest Quadrant (Algonquin)																
A1	N/S Access Road from SW6	510	\$ 68,850	1694	\$ 186,340		\$ -	0.32	\$ 304,000	0	\$ -	0	ROW Impacts, safety	510	\$ 559,190	Unsignalized Full Access poses safety issues. Inadequate storage length for left-in movement off of Algonquin. Inadequate storage length for left-out movement at access point.
A2	E/W Connector Road	52	\$ 7,020	1203	\$ 132,330		\$ -	0	\$ -	0	\$ -	0	Safety	52	\$ 139,350	
A5	N/S Frontage Road from Bunker Hill (near Ruby Tuesday) to SW2 Randall Access Point	0	\$ -	8881	\$ 976,910		\$ -	0.43	\$ 408,500	151	\$ 75,500	0	Safety	0	\$ 1,460,910	Parking loss for Meijer, potential parking variance required
A8 ⁴	Health Care Connector to Bunker Hill Drive Access Road	917	\$ 123,795	0	\$ -			0.33	\$ 313,500	0	\$ -	0		917	\$ 437,295	May require some site reconfiguration for Sherman Family Health Care. New roadway will divide existing parcel.
Southeast Quadrant (Algonquin)																
A7	Crystal Lake Road connection to Stonegate	1812	\$ 244,620	3276	\$ 360,360		\$ -	0	\$ -	17	\$ 8,500	0	Arbor Hills Nature Preserve; Wetlands/water quality	1812	\$ 613,480	Potential Impact to Detention and Arbor Hills Nature Preserve. Nature Preserve is not located in the INPC directory. Removal of certain access points to Crystal Lake Road. Would require removal of small building adjacent to Jewel/Osco. Parking loss to building south of Fradillo's, potential parking variance required

Notes

- The parking space impacts are based on an estimated damage value per space, premium parking damages may be higher per space.
- Note, the increase in impervious areas are based on grassy areas that will be paved; however, it does not account for areas where pavement could potentially be changed to a grassy area because the design of those areas are not final.
- Options are concepts and will require more detailed design
- Options L7 and A8 are still under development