



<b>Meeting Date:</b>	November 24, 2025
<b>Submitter:</b>	Daniel Ritter, AICP, Community & Economic Development Director Ronald J Wiedeman, City Engineer
<b>Department:</b>	Community & Economic Development and Engineering Department
<b>Agenda Item:</b>	Discuss and Provide Direction on the Ryan Dr. & Weber Rd. Traffic Signal Relocation and Investigating Alternative Options to Improve Safety at the Intersection of McGilvary Dr. & Weber Rd.

**Summary/Background:**

The City Council previously directed staff to explore relocating the existing signal from Ryan Drive & Weber Road, south to McGilvary Drive & Weber Road. The main issue and purpose for this direction was due to difficult turns at McGilvary Drive, which handles a lot of residential traffic from the subdivisions to the east. Specifically, the left-hand turns for residents to go south on Weber Road are difficult due to the number of lanes and turns. The difficulty in making left turns leads to delays and back-ups during peak weekday hours.

Following that direction, the City Engineer initiated discussions with Will County Division of Transportation, which has jurisdiction over Weber Road and the signal. After initial pushback, the county agreed to allow the potential relocation of the signal based on a traffic study and an approved County Variance. Based on those discussions with Will County, the city has pursued engineering designs for the signal and necessary roadway changes. The City Engineer has received an initial design and review from the county. The design is close to a final set that can be permitted and has received initial cost estimates. However, the extent of the proposed changes to the roadway geometry, signal location, private site entrances, and required 90-day temporary traffic signals at Ryan Dr. (discussed at the June 17, 2024 council meeting) has made the total cost more significant than what was initially estimated. Initial estimates to complete this work were estimated at \$750,000, with savings of around \$200,000-\$300,000 due to using some of the existing traffic signal equipment. Based on the latest detailed designs, the initial construction cost estimate is around \$1.5 million.

The proposed changes include making the existing signalized intersection at Ryan Dr into a limited-access intersection. Initially, the county had required this to be converted to a right-in/right-out only. However, after discussions with the City, they did allow left-ins as well, but would still restrict left-outs. Additionally, the medical office building and adjacent shopping center would have the right-in/right-out access on McGilvary Dr eliminated. Most traffic going to the existing office building and strip center would need to enter through the rear of the property and loop around to the front of the buildings, which will have a potential to further impact access to the existing strip center.

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Economic Development Effects:

Without the signal at Ryan Drive, access to vacant commercial lots (and vacant former bank building) along Weber Road and Renwick Road will be reduced. These lots have good visibility and high daily traffic counts at a busy intersection. The lots are located to potentially attract national commercial/retail brands that prefer visible outlots. However, these lots already have limited access through the private interior ring road and the only adjacent signalized intersection at Ryan Drive & Weber Road. Without the adjacent signalized intersection, the current commercial and development potential of the vacant lots would be negatively impacted. The interest in the vacant lots (and vacant bank site) has already been directly impacted as prospective users and developers want to know the final decision for the signal before pursuing any future contracts or investments.

Additionally, the Seasons at Crest Hill multi-family development went through a Concept Review meeting on 11/17/25 and was given positive feedback from the council to pursue a PUD at that location for a 260-unit luxury apartment community. The development would increase traffic at the signal and area as well. This development will greatly improve the economics of the existing strip center business and the development of the vacant commercial lots with an adjacent younger residential population. A signal relocation would cause concern for the developer, who sees it as a main entrance/exit to their proposed development due to the high Weber Road traffic volumes. The developer is already in the process of pursuing a traffic impact and signal warrant study that would show the need for the existing signal location. If the signal was relocated, it is staff's opinion that it would negatively affect the currently proposed development as well as the positive effects it would have on the existing and future commercial sites that surround it.

Existing Traffic Flow Effects:

Residents and visitors have the option to utilize the signal at Ryan Dr. or the unsignalized McGilvary Dr. to go south on Weber Rd. With the proposed relocation of the Ryan Dr. signal, it would push future commercial and residential traffic that is looking to go south from the Seasons at Crest Hill development, or any future development, through the existing residential neighborhood of the Remington Lakes Subdivision to the relocated traffic signal, which will produce more traffic along Ontario Street. Ontario Street and the Remington Lakes Subdivision were not designed for regular "through" traffic to navigate through, and likely to affect those residents living off it. Additionally, due to only one option to go south on Weber Rd and restrictions on the signals' timing, it may still mean long waits at peak times.

Alternative Options and County Discussion:

With the full scope, cost, and potential negative impacts of the signal relocation as noted above, staff recommend investing in alternative options to improve the situation. Staff can work with Will County DOT to investigate other changes or projects that might be less costly and still improve safety at the intersection of McGilvary Dr. and Weber Road.

**Recommended Council Action:**

Discuss and Provide Direction on the Ryan Dr. & Weber Rd. Traffic Signal Relocation and Investigating Alternative Options to Improve Safety at the Intersection of McGilvary Dr. & Weber Rd.

Attachments:

- A. Weber Rd & Ryan Dr Signal Relocate Map
- B. Preliminary Weber Rd/ McGilvary Dr Signal Relocation Geometric and Roadway Plans
- C. Initial Signal Relocation Cost Estimate (based on 2026 Construction Estimates)