

MEMORANDUM TO: Felix Lampariello
KLM Development Group

FROM: Andrew Bowen
Consultant

Luay R. Aboona, PE, PTOE
Principal

DATE: April 10, 2019

SUBJECT: Traffic Impact Statement
Proposed Condominium and Retail Development
Western Springs, Illinois

This memorandum summarizes the results and findings of a site traffic evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed condominium and retail development that will be located at 514 Hillgrove Avenue in Western Springs, Illinois. The site, which is currently vacant, is located on the north side of Hillgrove Avenue approximately 140 feet east of Franklin Avenue. Land uses in the vicinity of the site include residential and the First United Methodist Church to the north, Field Park Elementary School to the east, and retail and medical office uses along Hillgrove Avenue. A three-track BSNF railroad runs parallel to Hillgrove Avenue opposite the site and serves the Western Springs Metra station located approximately 1,600 feet west of the proposed development. **Figure 1** shows an aerial view of the site location. The plans call for developing the site with a three-story mixed-use building that will contain eight condominium units and approximately 1,200 square feet of retail space and 14 parking spaces. Access to the parking spaces will be provided off Franklin Avenue via an existing access drive that also serves the 4341-4345 Franklin Avenue townhome building.

The purpose of this evaluation is to evaluate the trip generation characteristics of the proposed development and to evaluate the adequacy of the proposed access system.



Aerial View of Site Location

Figure 1

Existing Traffic Conditions

The following provides a detailed description of the physical characteristics of the roadways including geometry and traffic control, adjacent land uses, and average daily traffic volumes along the adjacent area roadways.

Hillgrove Avenue is an east-west major collector roadway that provides one lane in each direction. At its unsignalized intersection with Franklin Avenue, Hillgrove Avenue provides one lane in each direction. Hillgrove Avenue is under the jurisdiction of the Village of Western Springs, carries an annual average daily traffic (AADT) volume of 3,250 vehicles (Illinois Department of Transportation [IDOT] AADT 2014), and has a posted speed limit of 30 miles per hour. In the vicinity of the site, on-street diagonal and parallel parking spaces are generally provided on both sides of the roadway and are restricted during the day to two-hour parking on the north side of the roadway and four-hour or Metra permit parking only on the south side of the roadway.

Franklin Avenue is a north-south local roadway that in the vicinity of the site provides two lanes in each direction. At its unsignalized intersection with Hillgrove Avenue, Franklin Avenue terminates and provides one lane under stop sign control. Franklin Avenue is under the jurisdiction of the Village of Western Springs and has no posted speed limit. In the vicinity of the site, on-street parallel parking is generally provided on both sides of the roadway and is restricted during the day to four-hour parking.

Traffic Characteristics of the Proposed Development

The plans call for developing the site with a three-story mixed-use building that will contain eight condominium units and approximately 1,200 square feet of ground floor retail space and 14 parking spaces, of which 12 will be indoor ground floor parking spaces and two will be outdoor parking spaces. Access to the parking will be provided off Franklin Avenue via an existing access drive that also serves the 4341-4345 Franklin Avenue townhome building. Residents of the building will utilize the existing access drive connection and patrons of the retail space will utilize the public parking on Hillgrove Avenue. A copy of the site plan is included in the Appendix.

Development Traffic Generation

The estimate of vehicle traffic to be generated by the proposed development is based on the proposed land use types and sizes. The volume of traffic that will be generated for the proposed development was estimated using data published by the Institute of Transportation Engineers (ITE) in its 10th edition of the *Trip Generation Manual*. **Table 1** tabulates the vehicle trips anticipated for this development for the weekday morning and weekday evening peak hours.

Table 1

ESTIMATED PEAK HOUR DEVELOPMENT-GENERATED TRAFFIC VOLUMES

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Two-Way Trips
		In	Out	Total	In	Out	Total	
220	Multifamily Housing (8 Units)	1	3	4	3	1	4	59
820	Shopping Center (1,200 s.f.)	1	0	1	2	3	5	45
Total Trips		2	3	5	5	4	9	104

As previously mentioned, the proposed development will be located approximately 1,600 feet east of the Western Springs Metra station. The proximity of the proposed development to the station provides residents with the ability to commute/travel without the use of a vehicle. Based on information provided by the Center for Transit Oriented Development, approximately 15 percent of commuters who live within one half mile of the Western Springs Metra station utilize public transportation. It is therefore expected that as many as 15 percent of the future residents of the proposed development will utilize public transportation, further reducing the low trip generation.

Evaluation

As can be seen, the estimated peak hour traffic volumes anticipated to be generated by the proposed development will be low. Furthermore, when the estimated ADT volume to be generated by the proposed development is compared to the ADT along Hillgrove Avenue, the proposed development daily traffic will only amount to approximately three percent of the existing ADT volume. This indicates that the proposed development will have a minimal impact on area roadways and that the access will be adequate in accommodating the future traffic volumes.

Parking Evaluation

As proposed, the site will be served by 14 off-street parking spaces. Based on the Village of Western Springs Village Code, the proposed development will not be required to provide off-street parking as it is located within the Village center (Zone C1). However, the development will provide parking for residents and will meet typical Village requirements that state multi-family residential buildings should provide 1.5 space per residential unit for a total of 12 parking spaces. Further, based on the parking rates published in the ITE *Parking Generation Manual*, 5th Edition for Land-Use Code 220, multifamily housing (low-rise) developments experience an 85th percentile peak parking demand of 1.52 vehicles per unit. As such, the development would need to provide 13 parking spaces, which will be accommodated by the proposed off-street parking. As such, the proposed development provides adequate parking to accommodate the parking needs of the future residents.

As previously mentioned, all parking demand by the the retail space within the development can be accommodated by the existing on-street parking in the vicinity of the site. A copy of the Western Springs Downtown Parking Map showing on-street parking restrictions is included in the Appendix.

Conclusion

Based on the proposed development plan and the preceding evaluation, the following conclusions and recommendations are made:

- The proposed mixed-use development will be a low traffic generator and will have a minimal impact on traffic operation of the roadway system.
- The proposed access for the 14 parking spaces will be adequate in accommodating site traffic.
- The proposed 14 off-street parking spaces in conjunction with the existing on-street parking will be adequate in accommodating the parking demand of the future residents.

Appendix



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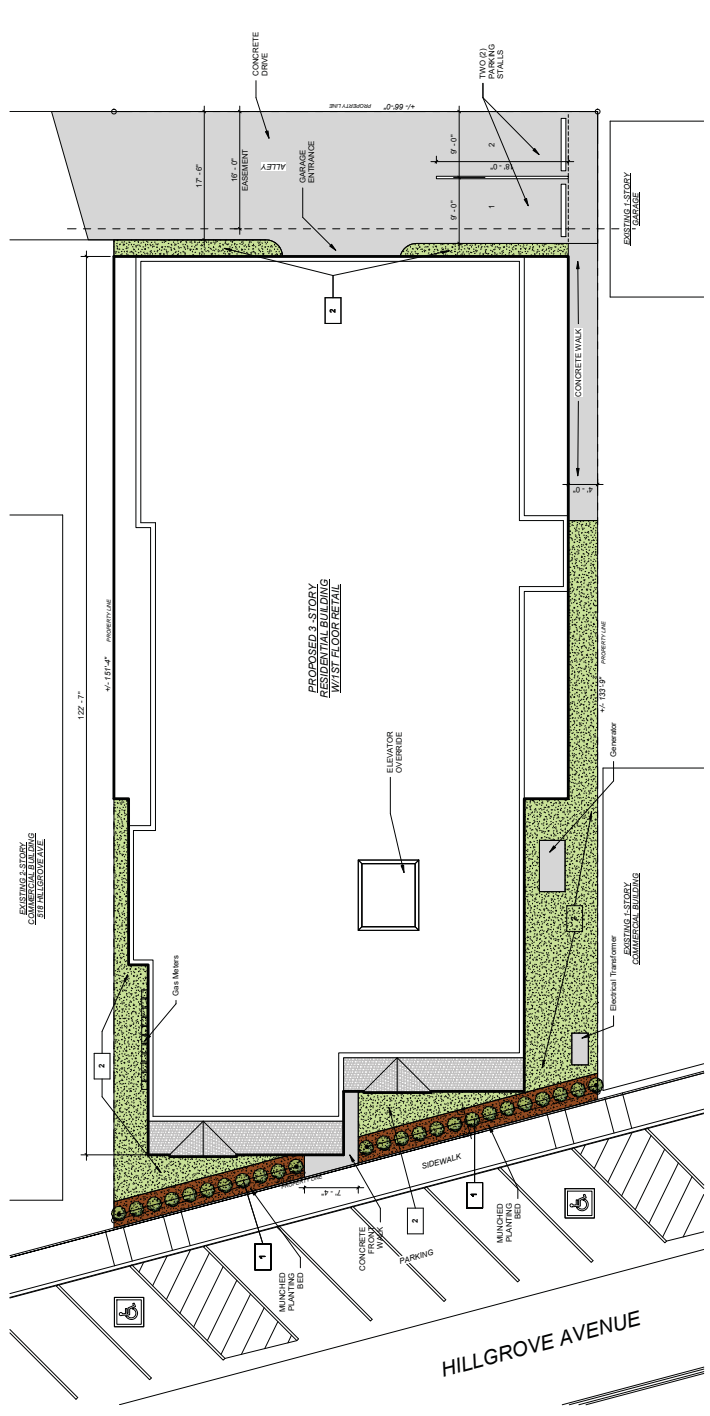
New Residential
 Development
 514 Hillgrove Avenue
 Western Springs, IL 60558

FOR PLANNING ONLY

NO.	Description	Date
3	CONDITIONAL USE	03/29/19

Project architect/engineer: Checker
 VES project number: 180408
 sheet size:

LANDSCAPE PLAN
 sheet number: A010
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① Landscape Plan
 1/8" = 1'-0"

Type	DESCRIPTION	QUANTITY
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1	Green Velvet Boxwood	25
2	Tall Fescue Turf Grass	5

Western Springs Downtown Parking



Type of Parking

- \$3/Day
- Permit Only
- Public
- Private
- Business
- Public Park
- School



April 2008