

Memorandum

To: Tom Drake, The Drake Group
From: Kelly Conolly, P.E.
Date: December 16, 2016
Re: Trip Generation Memorandum
Park Place, Glenview, IL

Sam Schwartz Consulting, LLC was retained by The Drake Group to compare the vehicular trip generation between the proposed Park Place development at 1225 Waukegan Road and the former use on the site which consisted of the Glenview Village Hall housing approximately 36,000 square feet of Village offices and services.

Proposed Site Plan

The site is located on the east side of Waukegan Road at Maclean Court. As proposed, the site will be redeveloped with 26 residential townhomes. Access to the site is proposed via a single access drive on Waukegan Road, which will be a curb cut shifted slightly north of the existing one at the north edge of the site.

Site Trip Generation

Sam Schwartz conducted a trip generation estimate for the proposed site plan and also the former Village Hall based on national trip generation surveys/rates provided in *Trip Generation*, 9th Edition, published by the Institute of Transportation Engineers (ITE). The residential and civic/office land-use assumption from the ITE Manual are, respectively, described below:

Residential Condominium/Townhouse (Land Use Code 230) – Ownership units that have at least one other owned unit within the same building structure. The number of dwelling units is used because it is easy to project and has a high correlation with average weekday vehicle trip ends. The peak hour of the generator typically coincides with the peak hour of adjacent street traffic (7:00 – 9:00 AM and 4:00 – 6:00 PM.)

Single Tenant Office Building (Land Use Code 715) – Office building that generally contains offices, meeting rooms and space for file storage of a single business. The peak hour of the generator typically coincides with the peak hour of adjacent street traffic (7:00 – 9:00 AM and 4:00 – 6:00 PM.) It should be noted that Government Office Building is, by definition, an applicable land use contained in the ITE Manual but was not used to estimate trips because of the extremely small sample size and unusually high trip rate for

Weekdays and the AM Peak Hour. The Manual notes that a government-type office building has a AM peak hour of generator coinciding the peak of the street and a PM peak hour of generator between 1:00 and 2:00 PM, as one would presume people are in and out for services and meetings.

The total trips to be generated by both the proposed and former uses is compared for the weekday morning and evening peak hours in **Table 1**, as well as the applicable Land Use Code reference.

Table 1: Estimated Trip Generation

| Land Use / Size | ITE LUC | No. of Trips | | Daily Trips |
|---|------------|-------------------|-------------------|-------------|
| | | AM Peak of Street | PM Peak of Street | |
| | | In/Out Total | In/Out Total | |
| Proposed Residential Townhomes – 26 DU | 230 | 18 | 20 | 200 |
| Former Single Tenant Office Building – 36,000 sf | 715 | 65 | 63 | 419 |

Conclusion

The proposed site plan is expected to generate about one-third less traffic during any weekday peak hour period than the former Village Hall. It is also expected to generate approximately half as much traffic over the course of a typical weekday than the Village Hall.