

MEMORANDUM TO: John Barry
McNaughton Development, Inc.

FROM: Javier Millan
Principal

DATE: August 2, 2021

SUBJECT: Trip Generation Comparison
Bluff Pointe Subdivision

This memorandum summarizes the results of a trip generation comparison conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the Bluff Pointe residential development Hilltop at Palatine development located on the west side of Wolf Road, north of Brook Hill Drive, in Orland Park, Illinois. The original plans call for the development of 49 single-family homes. The new plans call for the development of 25 single-family homes and 49 townhome units. The purpose of this study is to estimate and compare the trip generation between the two land-use plans and determine if the change in use will have any significant traffic impact.

Trip Generation

To estimate the amount of traffic that will be generated by the two land-use plans, trip rates published by the Institute of Transportation Engineers (ITE) in its 10th Edition of the *Trip Generation Manual* were utilized. It is important to note that when the original traffic study was prepared June 12, 2017), the latest edition of the Trip Generation Manual was the 9th Edition. Since then, the Manual has been updated with the 10th Edition and as such, the trip generation presented in this study for the original plan is slightly different from that presented in the traffic study. **Table 1** summarizes the amount of traffic that will be generated by the following two development plans:

- 49 single-family homes
- 25 single-family homes and 49 townhome units

Table 1
TRIP GENERATION COMPARISON

ITE Land- Use Code	Land Use/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Traffic Volumes
		In	Out	Total	In	Out	Total	
Original Plan								
210	Single-Family Homes (49 Homes)	10	30	40	32	19	51	539
Proposed New Plan								
210	Single-Family Homes (25 Homes)	6	17	23	17	10	27	290
220	Townhomes (49 Units)	<u>6</u>	<u>18</u>	<u>24</u>	<u>20</u>	<u>11</u>	<u>31</u>	<u>329</u>
	Total	12	35	47	37	21	58	619
	Difference	+2	+5	+7	+5	+2	+7	+80

As can be seen, the proposed new plan will generate approximately seven more total (in/out) trips during the weekday morning and evening peak hours. On a daily basis, the new plan will generate approximately 80 additional trips (approximately 15 percent more).

Conclusion

The trip generation comparison has shown that the proposed new plan will result in approximately the same trip generation as the original approved plan. The increase in the number of daily trips when compared with the original approved plan is not significant and will not have a negative impact on the area roadways. As a result, the findings and recommendations outlined in the traffic study dated June 12, 2017 are still valid and no additional geometric improvements will be necessary to accommodate the proposed new plan.