

MEMORANDUM TO: John McHale  
Bridge Street Properties, LLC

FROM: Javier Millan  
Principal

Luay Aboona, PE, PTOE  
Principal

DATE: June 4, 2025

SUBJECT: Trip Generation Evaluation  
Proposed Everly Trace Residential Development  
Naperville, Illinois

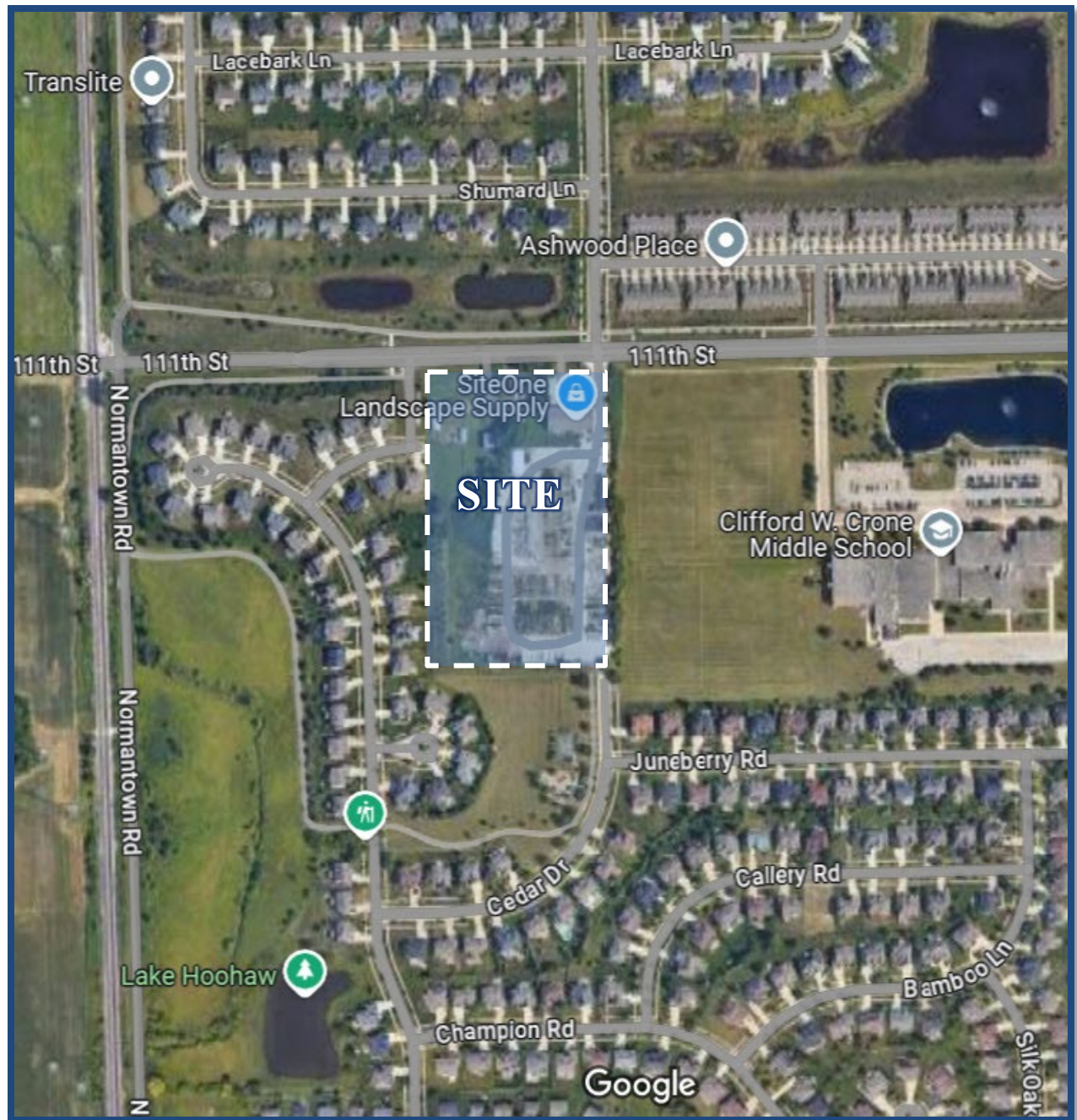
This memorandum summarizes a trip generation evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed residential development to be located on the south side of 111<sup>th</sup> Street across from Cedar Drive in Naperville, Illinois. The site is currently occupied by the Site One landscape supply business.

The plans call for redeveloping the site to provide 68 townhomes. Access will be provided on 111<sup>th</sup> Street via an access road opposite Cedar Drive and via cross-access connections with Little Leaf Road to the west and Cedar Drive to the south. **Figure 1** shows an aerial view of the site while **Figure 2** illustrates the site plan.

## Existing Traffic Conditions

*111<sup>th</sup> Street* is an east-west minor arterial roadway that provides one lane in each direction with exclusive left-turn lanes provided at all major intersections. At its unsignalized intersection with Cedar Drive/Site One access drive, 111<sup>th</sup> Street provides an exclusive left-turn lane and a shared through/right-turn lane on both approaches. 111<sup>th</sup> Street is under the jurisdiction of the City of Naperville, carries an Annual Average Daily Traffic (AADT) volume of 13,600 vehicles (IDOT 2023), and has a posted speed limit of 45 mph

*Cedar Drive* is a north-south two-lane residential road that extends from Chinaberry Lane on the north south to 111<sup>th</sup> Street. The road continues south approximately 845 feet south of 111<sup>th</sup> Street connecting to the west with Christa Drive. The road has a posted speed limit of 25 mph and is under the jurisdiction of the City of Naperville.



Aerial View of Site

Figure 1



## Development Traffic Generation

The estimates of traffic to be generated by the proposed development were based on the proposed land use and number of units and trip generation rates published by the Institute of Transportation Engineers (ITE) in its 11<sup>th</sup> Edition of the *Trip Generation Manual*. The total trips anticipated with the development for the weekday morning and evening peak hours are shown in **Table 1**.

Table 1  
DEVELOPMENT-GENERATED TRAFFIC VOLUMES

ITE Land- Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour		
		In	Out	Total	In	Out	Total
215	Single Family Attached Housing (68 units)	7	23	30	22	15	37

Based on the above, the proposed development will generate approximately one additional trip every two minutes during the weekday morning peak hour and approximately one additional trip every 100 seconds during the weekday evening peak hour.

## Traffic Evaluation

As previously indicated, the site is currently occupied by a landscape company that also provides truck deliveries of different items such as mulch, irrigation sprays, natural stone, etc. When the projected daily traffic to be generated by the proposed development taking into account the numerous ways traffic can be distributed is compared to the daily traffic along 111<sup>th</sup> Street, the development will add approximately two percent to the daily traffic experienced along 111<sup>th</sup> Street. Furthermore not all of this traffic will be new to the area as the site is currently generating traffic. As such, this minimal increase in traffic will not have a negative impact on traffic conditions in the area and along 111<sup>th</sup> Street.