

May 19, 2020

Mr. Nate Wynsma
Vice President
Lexington Homes
1731 Marcey Street
Chicago, Illinois 60614

Re: Prospect Pointe
999/1001 Oak Avenue
Prospect Heights, Illinois

Dear Nate:

Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) has reviewed the City's comments in its April 6, 2020 letter regarding the Traffic Impact Study (TIS) prepared by KLOA, Inc. for the above-referenced development. Below are our responses to the comments.

Traffic Impact Study Comments:

- 42. The KLOA, Inc. Traffic Impact Study (TIS) dated March 25, 2020 follows guidelines established by the Institute of Transportation Engineers (ITE). We concur with the KLOA description of existing conditions.**

Noted.

- 43. Provide the crash history at the intersections serving the site. Have the narrow streets in the neighborhood contributed to any particular type of crash?**

The updated TIS includes the crash analysis for the most recent available five years (2014 to 2018) for the intersections of Elmhurst Road with Hintz Road, Elmhurst Road with Prospect Drive, Elmhurst Road with Drake Terrace, Hintz Road with Maple Lane, and Maple Lane with Eleanor Drive.

No crashes were reported at any of the intersections of Elmhurst Road with Prospect Drive, Hintz Road with Maple Lane, and Maple Lane with Eleanor Drive over the five-year period and only one turning crash was reported at the intersection of Elmhurst Road with Drake Terrace over the five-year period.

- 44. We generally concur with the KLOA traffic analyses, including the: a) traffic generations, b) trip distribution, c) traffic assignments, and d) capacity analyses results. However, is the Year 2026 too soon for the 5-year no-build traffic assignment? This suggests that site demolition, utility construction, and all 69 townhomes will be constructed and occupied by the end of 2021.**

The design year was adjusted to reflect projected completion and occupancy of the development in 2023.

- 45. We concur that no intersection improvements are required to specifically accommodate site traffic. We also concur that the northbound left turn prohibition on Oak Avenue and Drake Terrace should be removed. This will help alleviate the need for any more site traffic to travel through the adjacent neighborhood than is oriented there.**

Noted.

- 46. The TIS should include traffic and parking demand generated by the athletic/recreational field south of the development.**

The updated TIS includes the traffic and parking demand generated by the athletic/recreational field south of the development.

- 47. An exhibit should be prepared that compares the previous uses' traffic generations with the proposed townhomes.**

The TIS includes a trip generation comparison table between the previous uses' traffic generations and the proposed townhomes.

If you have any questions or require additional information, please let me know.

Sincerely,



Luay R. Aboona, PE, PTOE
Principal