

MEMORANDUM TO: Tom Lowe  
First Equity Group

FROM: Luay Aboona, PE, PTOE  
Principal

Michael A. Werthmann, PE, PTOE  
Principal

DATE: January 21, 2021

SUBJECT: Impact on Wille Street South of Evergreen Avenue  
Prospect Place Mixed-Use Development  
Mount Prospect, Illinois

This memorandum report summarizes the impact of the proposed Prospect Place mixed-use development on Wille Street south of Evergreen Avenue. Based on the following, it is anticipated that the proposed development will have a limited impact on the operation of Wille Street south of Evergreen Avenue:

- The proposed mixed-use development is projected to generate a relatively low volume of total traffic. This is due in part due to the location of the site in the downtown area and its proximity to the downtown commercial uses and amenities and the public transportation serving the downtown area.
- The proposed mixed-use development will be replacing an existing 18,800 square-foot commercial development that is currently generating traffic. As such, the traffic generated by the proposed development will not be all new traffic to the roadway system.
- Given the grid system serving the downtown area, access to the site is provided via a number of routes. As such, only a portion of the development-generated traffic is projected to traverse Wille Street south of Evergreen Avenue, further reducing the volume of development-generated traffic projected to use Wille Street.
- Previous residential intersection traffic control studies conducted by KLOA, Inc. for the Village of Mount Prospect show that Wille Street south of Evergreen Avenue had a daily, two-way traffic volume of less than 500 vehicles. According to *Residential Streets*<sup>1</sup>, local residential roads typically have a daily volume between 400 and 1,500 vehicles. As such, the daily traffic volume on Wille Street south of Evergreen Avenue is at the lower end of the traffic volume range for local residential roads and is lower than the daily traffic volumes on many local residential roads in Mount Prospect.
- Wille Street is currently operating well below the carrying capacity of a two-lane local road. As such, it has sufficient reserve capacity to accommodate the limited additional traffic that may be generated by the proposed mixed-use development.

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<sup>1</sup> *Residential Streets*, Third Edition, 2001 was developed by the National Association of Home Builders (NAHB), the American Society of Civil Engineers (ASCE), the Institute of Transportation Engineers (ITE), and the Urban Land Institute (ULI)