

GENERAL INFORMATION APPLICATION
 For Land Use and
 Development in the Village

Applicant(s)

Name Jim Neyer (petitioner/purchaser)
 Al. Neyer LLC
 Address 302 West 3rd Street, Suite 800
 Cincinnati, OH 45202

Property Owner(s)

Name WSMC PARNTERS, LLC, a Delaware limited
 liability company – c/o Edward Ross - JL Woode, Ltd
 Address 35 E Wacker Drive, Suite 3300
 Chicago, IL 60601

Telephone (513) 271 – 6400

Telephone (312) 363 - 6000

Telephone (_____) _____ - _____

Telephone (_____) _____ - _____

Fax () _____

Fax (_____) _____ - _____

E-mail jtneyer@neyer.com

E-mail eross@jlwoode.com

Agent/ Architect

Engineer

Name Linden Group Inc - Mike Matthys
 Address 10100 Orland Parkway
 Orland Park, IL 60467

Name Advantage Consulting Engineers
 Bill Zalewski
 Address 80 Main St #17
 Lemont, IL 60439

Telephone (708) 799 - 4400

Telephone (847) 260 - 4758

Cell (708) 642- 2255

Cell (630) 520 - 2467

Fax (708) 799 - 4434

Fax (_____) _____ - _____

If the property is in a trust, provide name, address and number of trust. Also provide name, address and percentage ownership of trust beneficiaries.

I hereby make application for the following (check as appropriate).

| | | | |
|---------------------|--------------|-----------------|--------------|
| Annexation | _____ | Map Amendment | _____ |
| Subdivision | _____ | Resubdivision | _____ |
| Planned Development | _____ | Conditional Use | <u> X </u> |
| Variation(s) | _____ | Outdoor dining | _____ |
| Other | <u> X </u> | | |

Briefly describe your request (or attach a cover letter/narrative): We are proposing a single story building of approximately 5,000 sq ft to be erected on the site. The exterior of the building will complement the Day Care that shares the parking lot. A privacy fence will be established where our technicians will walk our patients on a leash. The inside of the building will have 5 exam rooms and a "comfort suite" for clients to use with their pets for private conversations or euthanasia. There will be 2 surgical suites, 1 will be used for our Board Certified Surgeon, Dr Andrea Hayes; she has been with Boone for 25 years. The other surgical suite will be shared by our other staff Veterinarians, doing routine surgeries Monday thru Friday. We will have runs and cages for dogs and cats. Boone rarely hospitalizes overnight - we do not have overnight staff but, on occasion there might be a stabilized patient left for the evening. We will not be a boarding facility.

GENERAL INFORMATION APPLICATION (continued)

1. Common address or location of subject property: 4700 to 4720 Commonwealth Ave – Western Springs, IL

2. Legal Description (Attach additional sheet if necessary): Lots 1, 2 and Outlot "A" in Western Springs Medical Center, being a Re-subdivision of Lot 1 in Commonwealth Commercial Center, a Subdivision in the North ½ of Section 7, Township 38 North, Range 12, East of the Third Principal Meridian, as said Western Springs Medical Center is shown on the Final Plat of Subdivision for the Western Springs Medical Center recorded as Document 1225818073, in Cook County, IL.

3. Permanent Index Number: **18-07-104-024; -025 (Lot 2); -026 and -031**
18-07-103-001; -006; -007; -008; -009; -012 and -013

4. Parcel Size (sq. ft. or acres): Western Springs Center subdivision, approximately 3.4 acres; Lot 2: approximately 1.46 acres

5. Applicant is (check one):
 Property Owner Attorney Contract Purchaser * Agent Other (specify)

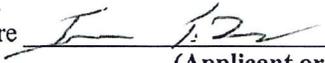
* Provide one copy of the executed sales contract or written permission from the current owner to petition the Village (attached)

6. What are the current land uses and zoning on and around the site?

| | <u>Current Zoning</u> | <u>Land Uses</u> |
|---------------|-----------------------|----------------------|
| On Site | <u>C2</u> | <u>child care</u> |
| North of Site | <u>R2</u> | <u>parks</u> |
| South of Site | <u>A</u> | <u>single family</u> |
| East of Site | <u>R2</u> | <u>single family</u> |
| West of Site | <u>R2</u> | <u>vacant</u> |

7. Describe any existing structures and the site
The site has been improved with 44 parking spaces and infrastructure. There are no building structures.

I hereby certify that all information contained in this application and accompanying documentation is true and correct to the best of my knowledge.

Date 07.06.2016 Signature 
(Applicant or Contract Purchaser)

Date 07.06.2016 Signature _____
(Property Owner)

**APPLICATION FOR DEVELOPMENT APPROVAL AND ZONING RELIEF;
AMENDMENT TO PUD, AND CONDITIONAL USE PERMIT**

To: Patrick R. Higgins
Village Manager
Village of Western Springs
740 Hillgrove Avenue
Western Springs, Illinois 60558

Jim Neyer (Petitioner and Contract Purchaser) submits this Application and its supporting documents to petition the Corporate Authorities for approval of certain zoning relief in order to construct an Animal Hospital/veterinarian Office of 5,000 square feet in size in accordance with a Preliminary Plan (attached hereto) on the below described property ("Property"). Based on the regulations set forth in the Village's Development Control Ordinance ("DCO"), the requested zoning relief will have to be considered by the Plan Commission and the Village Board as noted below.

Applicant: Jim Neyer (Petitioner and Contractor Purchaser)
EVP Real Estate Development
Al. Neyer LLC
302 West 3rd Street, Suite 800
Cincinnati, OH 45202

Subject Property Address: 4700 and 4720 Commonwealth Ave
Western Springs, Illinois

Legal Description:

Legal Description of the Property: Lots 1, 2 and Outlot "A" in Western Springs Medical Center, being a Resubdivision of Lot 1 in Commonwealth Commercial Center, a Subdivision in the North 1/2 of Section 7, Township 38 North, Range 12, East of the Third Principal Meridian, as said Western Springs Medical Center is shown on the Final Plat of Subdivision for the Western Springs Medical Center recorded as Document Number 1225818073, in Cook County, Illinois.

P.I.N.:
18-07-104-024; -025 (Lot 2); -026 and -031
18-07-103-001; -006; -007; -008; -009; -012 and -013

Lot Size: Approximately 3.4 acres; Lot 2 is approximately 1.46 acres.

Current Zoning District: Planned Unit Development, C-2 Commercial District

Zoning Relief Requested:

- Pursuant to Section 10-7-2(B), Section 10-3-14(M) and Section 10-8-5(D)(3) of the DCO, request for approval of a major change to an existing Conditional Use / Planned Development previously approved and

amended by the Village of Western Springs under Ordinance Number 14-2750, Ordinance Number 11-2621, Ordinance Number 08-2497, and Ordinance Number 01-2162 with regard to the Property to allow for the construction of an approximate 4,700 square foot one story, building located on Lot 2 that will house an animal hospital and veterinarian offices.

- Pursuant to Section 10-7-2(B) and Section 10-3-14(M) of the DCO, request for approval of a new conditional use permit for Lot 2, amending the existing Conditional Use / Planned Development for the Property, to construct and operate an animal hospital and veterinarian offices, which are permitted conditional uses under the applicable provisions of the C-2 Community Shopping District.
- Pursuant to Section 10-7-2(B), Section 10-3-14(M) and Section 10-8-5(D)(3) of the DCO, request for approval of amendments to the previously approved Conditions of Final Approval for Conditional Use Permit for a Planned Development of the Property to require such conditions and regulations as are reasonable in regard to the proposed animal hospital use and veterinarian office use.
- Pursuant to the applicable Sections of the DCO, request for approval of such other exceptions from the use, bulk and site design requirements contained in the DCO that are necessary to permit the construction a new building and the operation of an animal hospital and veterinarian offices on Lot 2.

I. INTRODUCTION

In addition to the narrative provided for project, per the Village Code we have answered the guidelines relating to all zoning relief required for approval. We believe that the project is worthy of approval and will become an asset to the Village. Included in these responses you will see references to our current business located at 905 55th St., Western Springs, Boone Animal Hospital.

The petitioner Jim Neyer of Al. Neyer, LLC will be the property owner/land developer and will lease to Boone Animal Hospital (Pet Partners, LLC)

Boone Animal Hospital (Pet Partners, LLC) has been a thriving business in Western Springs since 1959. They are currently located at 55th Street and Wolf Road and are hoping to relocate our Veterinary Hospital to a newly built facility at 4702 Commonwealth Avenue, Western Springs. To that end we are requesting approval for a "conditional use" to develop an Animal Hospital / Veterinarian Offices at that address.

Dr. Ernest Boone opened our doors to the community of Western Springs in 1959. He practiced with four exam rooms until the mid-1970's when he sold his practice and the building that housed it to two veterinarians, Dr. James Pass and Dr. Kathy Fauth who continue to own the building at 905 55th Street. In 2006 Dr. Pass and Dr. Fauth sold the practice to Pet Partners,

LLC located in Wilton, New York. Pet Partners, LLC will be the lessee to the Petitioner/Contractor Purchaser Al. Neyer, LLC.

Boone has enjoyed steady growth over the past 10 years. We currently serve almost 2,500 clients with nearly 3,200 pets! We are open Monday, Tuesday and Thursday 8:00 am- 7:00 pm, Wednesday and Friday 8:00 am- 6:00 pm and Saturdays 8:00 am– noon. We are closed on Sunday. Boone sees on average 100 clients per week for both wellness and illness exams and perform about 20 surgeries in a week's time. Our business has outgrown our current location and the building itself is physically and functionally obsolete for our use.

Although we have enjoyed almost 60 years in our current location, the time has come for us to find a new home. Our clients are primarily residents of the area and it is important to us to stay close to them. 4720 Commonwealth Avenue will allow us to remain close to our clients and patients and enjoy a larger state of the art facility to accommodate our expanding animal care practice. Our hours of operation will remain about the same. We do not intend to extend our hours into the evening or take after hour or night time emergencies.

The inside of the building will have 5 exam rooms and a "comfort suite" for clients to use with their pets for private conversations or euthanasia. There will be 2 surgical suites, 1 will be used for our Board Certified Surgeon, Dr. Andrea Hayes, she has been with Boone for 25 years. The other surgical suite will be shared by our other staff Veterinarians, doing routine surgeries Monday through Friday. We will have runs and cages for dogs and cats. Boone rarely hospitalizes overnight we do not have overnight staff but, on occasion there might be a stabilized patient left for the evening. We will not be a boarding facility or provide dog day care or other kennel service. Boone prides itself on being a good neighbor, we have never had a noise complaint and we currently have a family living on the second floor above us along with adjacent Townhomes. The treatment room will be spacious and updated allowing for better service to our patients. There will also be offices for the doctors and manager. Lastly an outdoor area will be located on the west side of the building facing the conservation area and Flg Creek and will be fenced in with an eight foot solid pvc. When this area is utilized Dogs will always be attended with supervision.

The Petitioner/Applicant, Jim Neyer is the contract purchaser of the property located at 4700 Commonwealth Avenue. The Property is a partially improved lot that is part of a Planned Unit Development known as "Bright Horizons at Western Springs". Mr. Neyer entered into a contract with the property owner in order to submit this petition.

The Property is currently Lot 2 of 2 as part of the Western Springs Medical Center, a planned unit development based off of C-2 Zoning. The PUD includes Bright Horizons Day Care on Lot 1 to the north and it is surrounded by: (a) "Spring Rock Park" to the North, zoned R-2, (b) Single family housing to the east which is zoned R-2, (c) single family housing which is zoned A to the south, and (d) Flag Creek Conservation area to the west.

Mr. Neyer intends to build an animal hospital on the Property that will be architecturally compatible with the adjacent Bright Horizon's child care facility and the surrounding residential neighborhood. The proposed building has been designed to have rooflines, coloring, lighting, exterior building materials, windows and grounds that are compatible with the surrounding land uses. Existing parking is adequate to support the propose Animal Hospital/Veterinary Office use. The previously developed parking lot provides 42 spaces dedicated to our site. Our proposed use only requires 19. The management of stormwater on the property is addressed through the use of underground storm pipes routed to a detention area thus limiting the potential

for negative impacts on adjoining properties. Mr. Neyer is aware that a possible condition of approval could include a revocation of the conditional use permit allowing the Animal Hospital if it should cease to operate. In this case, any future use would be required to petition the Village Board for a new conditional use permit.

II. PETITION FOR REQUESTED ZONING RELIEF

The applicant requests that zoning relief be granted for the construction of the Boone Animal Hospital on the Property:

(1) for a major change to an existing Conditional Use / Planned Development previously approved and amended by the Village of Western Springs under Ordinance Number 14-2750, Ordinance Number 11-2621, Ordinance Number 08-2497, and Ordinance Number 01-2162 with regard to the property commonly known as 4700 and 4720 Commonwealth Avenue, Western Springs, Illinois, which is more fully described below (the "Property"), to allow for the construction of an approximate 4,700 square foot one story, building located on Lot 2 of the Property that will house an animal hospital and veterinarian offices; (2) for a new conditional use permit for Lot 2, amending the existing Conditional Use / Planned Development, to construct and operate an animal hospital and veterinarian offices within the C-2 Community Shopping District, which is a permitted conditional use under Section 10-7-2(B) of the DCO; (3) to amend the previously approved Conditions of Final Approval for the existing Conditional Use Permit for a Planned Development of the Property to require such conditions and regulations as are reasonable in regard to the proposed animal hospital use and veterinarian office use; and (4) for such other exceptions from the use, bulk and site design requirements contained in the DCO that are necessary to permit the construction a new building and the operation of an animal hospital and veterinarian offices on Lot 2 as raised at the hearing.

The granting of the Conditional Use Permit will further the normal and orderly development of the area. Approval will allow the property to be developed to the benefit of the entire community.

There are adequate existing public utilities and access roads already serving the Property. The proposed development will not adversely affect the property values of the surrounding properties since the new construction will be designed to blend in and complement the surrounding residences and adjacent commercial uses. The proposed animal hospital is intended to provide a benefit to the overall Village by continuing an excellent tradition of animal care, with a long standing Western Spring's business.

The applicant requests that signage as proposed including Monument sign for Bright Horizons and Boone Animal Hospital on 47th Street be part of the approved site development recommendation.

The applicant requests any other exceptions or variations from the other use, bulk and site design requirements contained in the DCO that are necessary to permit the construction of the proposed animal hospital, but does not believe at this time that any such other zoning relief is necessary.

III. CONDITIONAL USE PERMIT STANDARDS

Pursuant to Section 10-3-14(G) of the DCO, the following Standards need to be satisfied in order for the Village Board to approve a Conditional Use Permit:

- 1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.**

The establishment, maintenance, or operation of the proposed Animal Hospital will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare. In fact, the proposed animal hospital will offer convenient and essential health services to resident's pets in the community. Boone animal hospital currently operates safely within the Village of Western Springs and has not been a detriment to the neighborhood or community.

- 2. That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located.**

The existing operation of Boone Animal Hospital at 905 55th St, Western Springs confirms that the proposed animal hospital will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located. Mr. Neyer intends to build an animal hospital on the Property that will be architecturally compatible with the adjacent Bright Horizon's child care facility and the surrounding residential neighborhood. The proposed building has been designed to have rooflines, coloring, lighting, exterior building materials, windows and grounds that are compatible with the surrounding land uses.

- 3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

The establishment of the animal hospital, will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. The adjacent properties are fully developed.

- 4. That adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided.**

Adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided to the Property by the applicant as a part of the development. The proposed land use proposes a reduction in impervious area from the 2 story office building that was approved as part of the amended planned unit development with a smaller foot print and less required parking.

- 5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.**

The PUD was originally design to sufficiently address ingress and egress. The proposed animal hospital use is appointment driven and does not have dramatic peak traffic times rather a

steady low rate flow. Refer to traffic report for more detail. The proposed land use will generate approximately 5 more trips total (in and out) during the morning peak hour and one more trip total (in and out) during the evening peak hour. Because the vehicle trip generation is nearly identical to that originally project, the impact on the adjacent roadway network will be the same as what was presented in the original traffic study.

6. **That the proposed conditional use is not contrary to the objectives of the current comprehensive plan for the Village of Western Springs.**

The construction and operation of the proposed Animal Hospital at the Property is not contrary to the objectives of the current comprehensive plan. The amendment is consistent with the Village's DCO - C2 district zoning regulations which include Animal Hospitals as a listed conditional use. Overall the comprehensive plan promotes economic development with new development that provides essential services, jobs,...

7. **That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the plan commission and approved by the village board.**

The construction and operation of the proposed animal hospital will conform to the applicable regulations of the Planned Unit Development and Western Springs DCO, except as such regulations may be modified pursuant to the recommendations of the Plan Commission and approved by the Village Board.

IV. PLANNED UNIT DEVELOPMENT GUIDELINES

Pursuant to Section 10-8-3 of the DCO, the following guidelines have been established in order for the Village Board to evaluate the suitability of proposed planned developments:

- a. **The planned development should be compatible with the character of the underlying zoning district in which it is located.**

The amendment is consistent with the Village's DCO - C2 district zoning regulations which include Animal Hospitals as a listed conditional use.

- b. **The planned development should be consistent with the official planning policies and the Official Land Use Plan of the Village.**

The amendment is consistent with the Village's DCO - C2 district zoning regulations which include Animal Hospitals as a listed conditional use.

- c. **The planned development should preserve the value of surrounding residential area.**

The existing operation of Boone Animal Hospital at 905 55th St, Western Springs confirms that the proposed animal hospital will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located. Mr. Neyer intends to build an animal hospital on the Property that will be architecturally compatible with the adjacent Bright Horizon's child care facility and the surrounding residential neighborhood. The proposed building has been designed to have rooflines, coloring, lighting, exterior building materials, windows and grounds that are compatible with the surrounding land uses.

- d. **Any unusual physical, topographical or historical features of the site of the planned development which are of importance to the people of the area or the community should be preserved.**

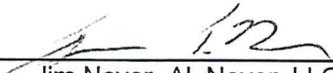
The proposed use works with-in the previously approved foot print that was established with the medical office use and requires less parking than that plan. The preservation easement boundry is being maintained in this proposal and site work will include prescribed maintenance to those areas as defined by the Village of Western Springs Planning department review.

- e. **Yards along the periphery of a planned development should be compatible with the yards of adjacent properties.**

The proposed use conforms to previously established and approved regulations for yard requirements. This project seeks no variation from these regulations.

V. CONCLUSION

Jim Neyer requests that the Corporate Authorities approve the zoning relief requested above so that an Animal Hospital can be constructed on the Property.

By: 

Jim Neyer, Al. Neyer, LLC

Date: , 2016.

EXHIBITS TO APPLICATION

Exhibits:

Exhibit "1" – Acknowledgement of Fees

Exhibit "2" – General Information Application

Exhibit "3" – Boone Animal/Pet Partners Letter

Exhibit "4" – Property Owner Release

Exhibit "5" – Traffic Report prepared by KLOA

Drawing Exhibits:

Exhibit "A" – Bright Horizons reference site plan dated: 2/14/2014

Exhibit "B" – Planned Development Plan, Western Springs Medical Center

Exhibit "C" – Land Use Plan prepared by Linden Group

Exhibit "D" – Architectural Site Plan prepared by Linden Group

Exhibit "E" - 1st Floor Plan prepared by Linden Group Architects.

Exhibit "F" - Elevations prepared by Linden Group Architects.

Exhibit "G" –Elevations prepared by Linden Group Architects.

Exhibit "H" – 3-D Perspective prepared by Linden Group Architects.

Exhibit "I" – Preliminary Engineering Plan by Advantage Engineering

Exhibit "J" –Landscape Plan prepared by prepared by EEA

Exhibit "K" –Site Lighting Photometric Plan

April 4, 2016

Mr. Martin Scott
Director of Community Development
Village of Western Springs, Illinois 60558

Re: Boone Animal Hospital conditional use/ amendment

Dear Mr. Scott,

Boone Animal Hospital has been a thriving business in Western Springs since 1959. We are currently located on 55th Street and Wolf Road. We are hoping to relocate our Veterinary Hospital to a newly built facility at 4700 Commonwealth Avenue, Western Springs. I am writing to the Village so that we may begin the process of granting Boone a conditional use permit for that address.

Please allow me to tell you a bit about Boone Animal Hospital. Dr. Ernest Boone opened our doors to the community of Western Springs in 1959. He practiced with four exam rooms until the mid-1970's when he sold his practice and the building that housed it to two veterinarians, Dr. James Pass and Dr. Kathy Fauth who continue to own the building at 905 55th Street.

In 2006 Dr. Pass and Dr. Fauth sold the practice to Pet Partners, LLC located in Wilton, New York. Drs. Pass and Fauth remain the building owners and Pet Partners is leasing the 55th St. facility from them. Dr. Pass has retired however, Dr. Fauth still works as a part-time Associate Veterinarian, we anticipate her moving to the new facility with us.

Boone has enjoyed steady growth over the past 10 years. We currently serve almost 2,500 clients with nearly 3,200 pets! We are open Monday, Tuesday and Thursday 8:00 am- 7:00 pm, Wednesday and Friday 8:00 am- 6:00 pm and Saturdays 8:00 am– noon. We are closed on Sunday. Boone sees on average 100 clients per week for both wellness and illness exams and perform about 20 surgeries in a week's time. Our business has outgrown our current location and the building itself is functionally obsolete for our use. Pet Partner's 10 year lease term is up at the end of this year.

Although we have enjoyed almost 60 years in our current location, the time has come for us to find a new home. Our clients are primarily residents of the area and it is important to us to stay close to them. 4700 Commonwealth Avenue will allow us to remain close to our clients and patients and enjoy a larger state of the art facility to accommodate our expanding animal care

practice. Our hours of operation will remain about the same. We do not intend to extend our hours into the evening or take after hour or night time emergencies.

We are proposing a single story building of approximately 5,000 square feet to be erected on the site. It will be built on a slab without a basement. The exterior of the building will complement the Day Care that shares the parking lot. The exterior of the building will closely resemble the original drawing that was approved on the PUD in 2001. A privacy fence will be established where our technicians will walk our patients on a leash. At no time will dogs be left to run or gather in the yard unsupervised, this practice eliminates any barking.

The inside of the building will have 5 exam rooms and a "comfort suite" for clients to use with their pets for private conversations or euthanasia. There will be 2 surgical suites, 1 will be used for our Board Certified Surgeon, Dr. Andrea Hayes, she has been with Boone for 25 years. The other surgical suite will be shared by our other staff Veterinarians, doing routine surgeries Monday through Friday. We will have runs and cages for dogs and cats. Boone rarely hospitalizes overnight we do not have overnight staff but, on occasion there might be a stabilized patient left for the evening. We will not be a boarding facility. Boone prides itself on being a good neighbor, we have never had a noise complaint and we currently have a family living on the second floor above us. The treatment room will be spacious and updated allowing for better service to our patients. There will also be offices for the doctors and manager.

I look forward to growing Boone Animal Hospital and continuing our dedicated service to the clients and pets of Western Springs and the surrounding area. Please let me know what I can to help the process and I welcome your calls to answer any additional questions.

I thank you for your time and look forward to working with you.

Sincerely,

Brenda Smaller
Practice Manager

Boone Animal Hospital
905 55th Street
Western Springs, IL 60558
708-246-5445



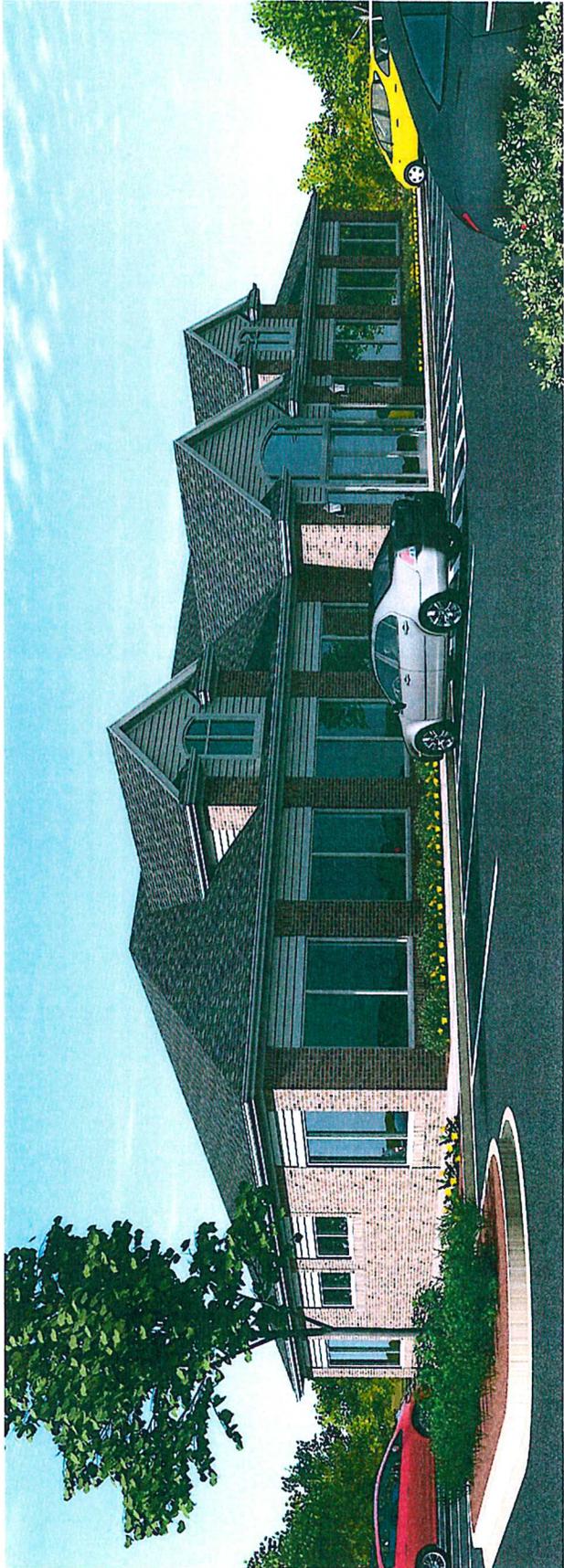
ARCHITECTURE
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LANDSCAPE ARCHITECTURE
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2000 WESTERN SPRINGS, IL 60558
P: 630.279.4400
WWW.LINDENGROUP.COM

STAGE
LOUHY PARTNERS

MEDICAL OFFICE
4700 COMMONWEALTH AVE.
WESTERN SPRINGS, IL 60558

303 DRAWS DESCRIPTION
7015-0001
PROJECT NO. 015
ALUMINUM
2-5-2015
2:47
2015-11-11
PLOT: 15.00
PROJECT: 15.00
DATE: 11/11/2015
TIME: 11:11:11 AM
USER: JEFFREY.LINDEN@LINDENGROUP.COM

P-3.0
SHEET NO. 3



CONCEPTUAL ELEVATION

MEMORANDUM TO: Michael Matthys
Linden Group Architects

FROM: Javier Millan
Senior Consultant

Luay R. Aboona, PE
Principal

DATE: May 10, 2016

SUBJECT: Trip Generation Comparison Evaluation
Boone Veterinary Clinic
Western Springs, Illinois

This memorandum summarizes the results of a trip generation comparison evaluation prepared by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed Boone Veterinary Clinic to occupy Lot 2 of a site located in the southwest quadrant of the intersection of 47th Street and Commonwealth Avenue in Western Springs, Illinois. In 2014, KLOA, Inc. conducted a traffic study for the Bright Horizon daycare center to the north which also included the development of a 6,000 square-foot medical office building. The daycare center is currently operational and the new plan for Lot 2 calls for a 4,694 square-foot veterinary clinic.

The purpose of this memorandum is to identify the change in estimated vehicle trip generation as a result of a change in use and to determine if the findings in the original traffic study remain the same.

Trip Generation Estimate

The amount of traffic that will be generated by the proposed veterinary clinic was estimated using trip generation rates (Land Use Code 640) published by the Institute of Transportation Engineers (ITE) in its 9th Edition of the *Trip Generation Manual*. **Table 1** shows a comparison of the previous proposed land use for Lot 2 and the current proposed land use.

Evaluation

As shown in Table 1, the proposed land use will generate approximately five more trips total (in and out) during the morning peak hour and one more trip total (in and out) during the evening peak hour. Because the vehicle trip generation is nearly identical to that originally projected, the impact on the adjacent roadway network will be the same as what was presented in the original traffic study, and the findings and conclusions presented in the traffic study stating that the existing roadways will be adequate to accommodate the future traffic volumes are still valid.

Table 1

VEHICLE TRIP GENERATION COMPARISON OF LOT 2 DEVELOPMENT PLAN

| Land Use Plan | ITE Land Use Code | Weekday Morning Peak Hour | | | Weekday Evening Peak Hour | | |
|---|-------------------|---------------------------|-----------|-----------|---------------------------|-----------|-----------|
| | | In | Out | Total | In | Out | Total |
| Original Plan (6,000 s.f. Medical Office Building) | 720 | 11 | 3 | 14 | 6 | 15 | 21 |
| Current Plan (4,694 s.f. Veterinary Clinic) | 640 | <u>14</u> | <u>5</u> | <u>19</u> | <u>9</u> | <u>13</u> | <u>22</u> |
| Difference: | | +3 | +2 | +5 | +3 | -2 | +1 |