



Memorandum

TO: Joe Taylor
Compasspoint Development LLC

FROM: Stephen B. Corcoran, P.E., PTOE
Director of Traffic Engineering

DATE: November 28, 2023

RE: Mylo Arlington Heights Apartments
Site Plan Changes
Arlington Heights, Illinois

This memorandum summarizes the recent changes to the apartment project on Eastman Street and it's impact on the traffic and parking study results. The most recent traffic study is dated August 1st. 2023.

Traffic

As a result of the site plan changes, the number of apartments decrease from 136 to 135 units and the restaurant space from 1,885 square feet to 1,878 square feet. The impact on site generated traffic volumes from these changes is less than a half a vehicular trip per hour. The trip estimates in the August study would not materially change as well as the conclusion that the area roadways can accommodate the project. **Table 1** summarizes the trip generation volumes.

Table 1
Proposed Site Trip Generation Estimates

Use	ITE LUC	Size	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Apartments	221	135 units	12	38	50	32	21	53
Restaurant	931	1,878 sq. ft.	1	1	2	12	7	19
Total			13	39	52	44	28	72

Parking

The parking requirements for the project were revised based on the Village of Arlington Zoning Code. The resulting zoning code requirement is 146 spaces (see **Table 2**). The requirement is lower due to the reduction of one unit and converting two 2-bedrooms to two 1-bedroom units.

Table 2
Arlington Heights Zoning Code Requirements

Use	Size	Zoning Code Requirement	Unit %	Required Parking	Provided Parking
Apartment	46 – Studio units	1.0 spaces per 1-bedroom unit	35%	46	167
	69 1-bedroom units		49%	69	
	20 2-bedroom units	1.25 spaces per 2-bedroom unit	16%	25	
Restaurant	1,170 square feet public seating area	1 space per 200 square feet of public seating area		6	17
Total Spaces				146	184

The proposed site plan still provides the same number of parking spaces, 184, as the 136 unit plan for one less unit or three less bedrooms. The parking spaces for the apartments and restaurant exceeds the requirement by two additional spaces.

Parking Recommendation

The residential parking demand for the development was based on the previously mentioned sources on a per unit and per bedroom basis. **Table 3** summarizes the parking sources from the original study and the parking demand based on 135 units. The proposed parking supply exceed the Village Zoning Code requirements by 27 spaces (19%), the census vehicle ownership data, and the surveyed data of similar units. One hundred and sixty-seven residential spaces will more than adequately serve the needs of the residential portion of the development.

Table 3
Apartment Parking Summary

Parking Data	Apartment Spaces for 135 units	Spaces per unit	Spaces per Bedroom
Census Data – Village wide	178	1.32	0.76
Local Apartment Data	176	1.30	0.93
Eastman Proposed Parking Supply	167	1.24	1.08
Arlington 425 Data	162	1.20	0.85
Institute of Transportation Engineers	161	1.19	1.08
Census – Downtown	159	1.18	0.71
Zoning Code Requirement	140	1.04	0.90

Conclusion

The small reduction in the number of apartments and restaurant space will have no impact on the August 1, 2023 traffic and parking study results.