

April 17, 2025

Mitch Zaveduk
Director of Development
Dream Clean Car Wash
400 N. Milwaukee Avenue
Wheeling, Illinois 60090

Re: Proposed Starbucks/Dream Clean Development
Warrenville, Illinois

Dear Mitch:

Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) has received Kimley-Horn's comments regarding the above-referenced development in the March 10, 2025 memorandum and offers the following responses.

Traffic Impact Study Review

- 1. The traffic impact study reflects an automatic car wash with 20 vacuum stalls (Lot 3) and a 2,050 square-foot Starbucks coffee shop on Lot 2. No assumptions were included for Lot 1. Note that the site plan reflects a 2,242 square-foot Starbucks. The traffic study should be updated for consistency; however, no material changes to the analysis are anticipated.**

The most current site plan indicates a 2,050 square-foot Starbucks. The car wash will provide 19 vacuum stalls and Lot 1 was assumed to be developed with a 10,000 square foot office building. Please see revised traffic impact study.

- 2. Please review the site boundaries included in the exhibits – it appears Lot 1 was included in the traffic study; however, the traffic study was prepared for development proposed on Lot 2 and Lot 3 only.**

Noted. See the revised traffic impact study.

- 3. Page 10 and Page 29 – the narrative indicates the right-in/right-out driveway is approximately 505 west of IL Route 59, which is measured from centerline-to-centerline. For consistency with the IGA between the City of Warrenville and City of Aurora, please add a reference to the spacing distance as measured from the west right-of-way line of IL Route 59.**

Noted. Please see revised traffic impact study.

4. **Site trip generation was estimated using data presented in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition. We concur with the trip generation methodology with additional information requested below.**
 - a. **The traffic study indicated 70% of trips generated by the coffee should with drive-through window are diverted from the existing traffic on the roadway network per ITE survey data. The ITE *Trip Generation Manual* does not provide pass-by data for LUC 937, Coffee Shop with Drive-Through Window. Please clarify the pass-by trip assumption applied to this land use.**

Based on a review of the ITE Trip Generation Manual, 11th Edition the average pass-by rate for a coffee/donut shop with drive-through window and no indoor seating (LUC 938) is 90 percent. While the proposed land use will provide indoor seating, it is worth noting that pass-by is a function of convenience and it is independent of indoor seating or no indoor seating. It is important to note that this land use is driven by existing traffic and that is one of the main reasons why these type of land uses desire to be on high volume roads where the majority of the movements are typically right-in/right-out movements. The 70 percent pass-by reduction is based on previous work that KLOA, Inc. has conducted over the past 20 years for different coffee shops with drive-throughs and has been accepted by the Illinois Department of Transportation as well as the DuPage County Division of Transportation and many municipalities.

5. **Background traffic projections were developed using a 0.94 percent annual growth rate obtained from CMAP. Site traffic assumptions were not developed for Lot 1. Based on proximity to the site, development assumptions should be considered based on parcel size and zoning.**

Lot 1 has been assumed to be developed with a 10,000 square foot general office building. Please see the revised traffic impact study.

6. **Page 21 – clarify the existing conditions analysis was prepared for Year 2025; counts were conducted in January 2025.**

This was a typo and has been corrected in the revised traffic impact study to reflect Year 2025.

7. **Page 26 – correct the future year analysis was completed for Year 2031; text references Year 2030.**

This was a typo and has been corrected in the revised traffic impact study to reflect Year 2031.

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8. **We generally concur with the analysis and recommendations presented in the traffic impact study.**
- a. **Please specify existing and projected queues for the southbound approach of Barkley Avenue at Butterfield Road, which is projected to operate at LOS F in the weekday peak hours.**
 - b. **Specify projected outbound queues at the site access driveways in order to evaluate onsite circulation.**

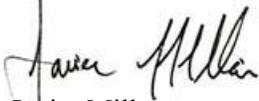
Noted. Please see revised traffic impact study.

9. **Please provide the technical appendices in the next submittal.**

All of the technical appendices were included in the original traffic study and are also included in the revised traffic impact study.

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

Sincerely,



Javier Millan
Principal

Enc.