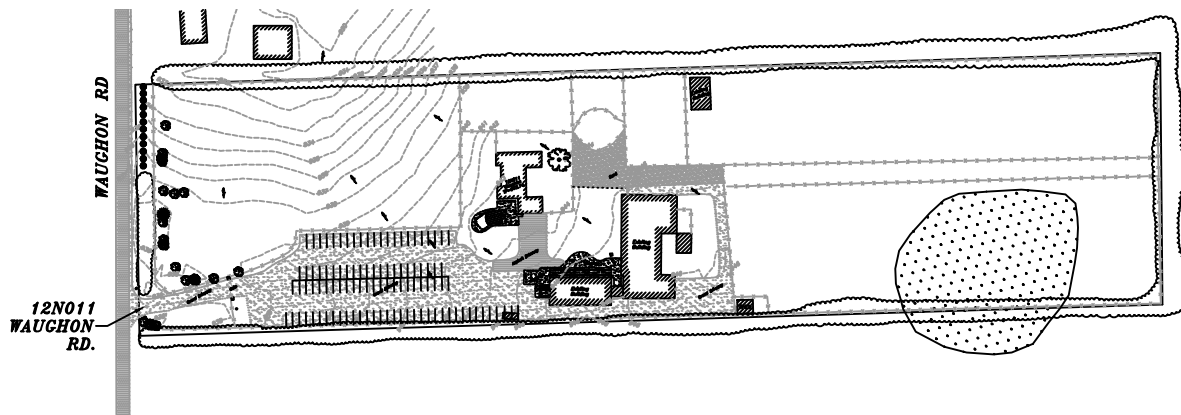


Traffic Study

**Manjarrez Family Farm Event Venue
12N011 Waughon Road
Hampshire, Illinois**



Prepared For
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Prepared By



June 8, 2023

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TRAFFIC STUDY FOR
MANJARREZ FAMILY FARM EVENT VENUE
12N011 Waughon Road
Hampshire, Illinois 60140

LOCATION

The project is located on a 10 acre parcel on the east side of Waughon Road approximately three quarters of a mile south of Plank Road and 0.3 of a mile north of McGough Road, southwest of the Village of Burlington in unincorporated Kane County.

EXISTING CONDITIONS

The 10 acre site currently contains three main buildings, all located in the central part of the property. A single family residence is the westmost building, the horse stables building is located along the south side of the parcel, and just to the east, and more centrally located, is the large event building.

A single driveway entrance along the south side of the parcel provides the only access off of Waughon Road. An existing gravel parking lot between the entrance and existing buildings currently provides a certain amount of parking area.

SURROUNDING ROADWAYS

Access onto Waughon Road from the north is from Plank Road, County Rt. 38. It consists of a standard tee intersection, with two lanes of pavement in all directions. There is a stop sign only for northbound Waughon Road traffic. The other access onto Waughon Road is at the south end at the McGough Road (county Rt. 28) intersection. The actual tee intersection is located northwest of a roadway curve of McGough Road with double access to this intersection at each end of the curve. See exhibit 4 for clarification. Stop signs are in place at each Waughon Road access onto McGough Road.

Based on the most recent available County traffic data (exhibit 1), the Plank Road ADT volume is 8077 vehicles, and McGough Road ADT is 384, which are very similar to numbers found in the most recent IDOT traffic data (exhibit 2). Neither Kane County nor IDOT have any traffic data for Waughon Road. Based on the few residences and driveway accesses, along with site visitations and discussions with the Kane County Highway Department, 100 ADT is the estimated existing volume.

Exhibit 1. Recent Available County Data

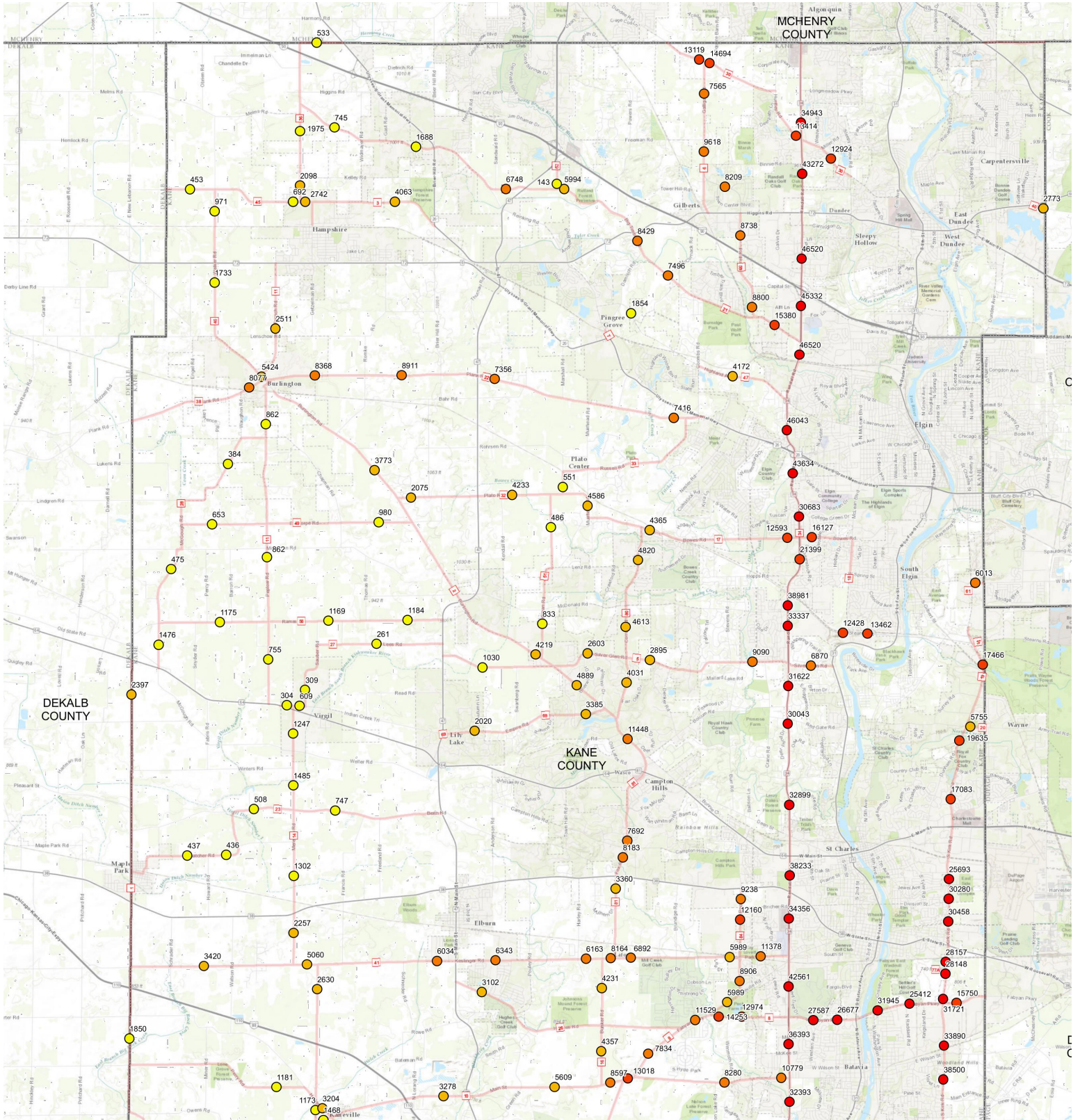
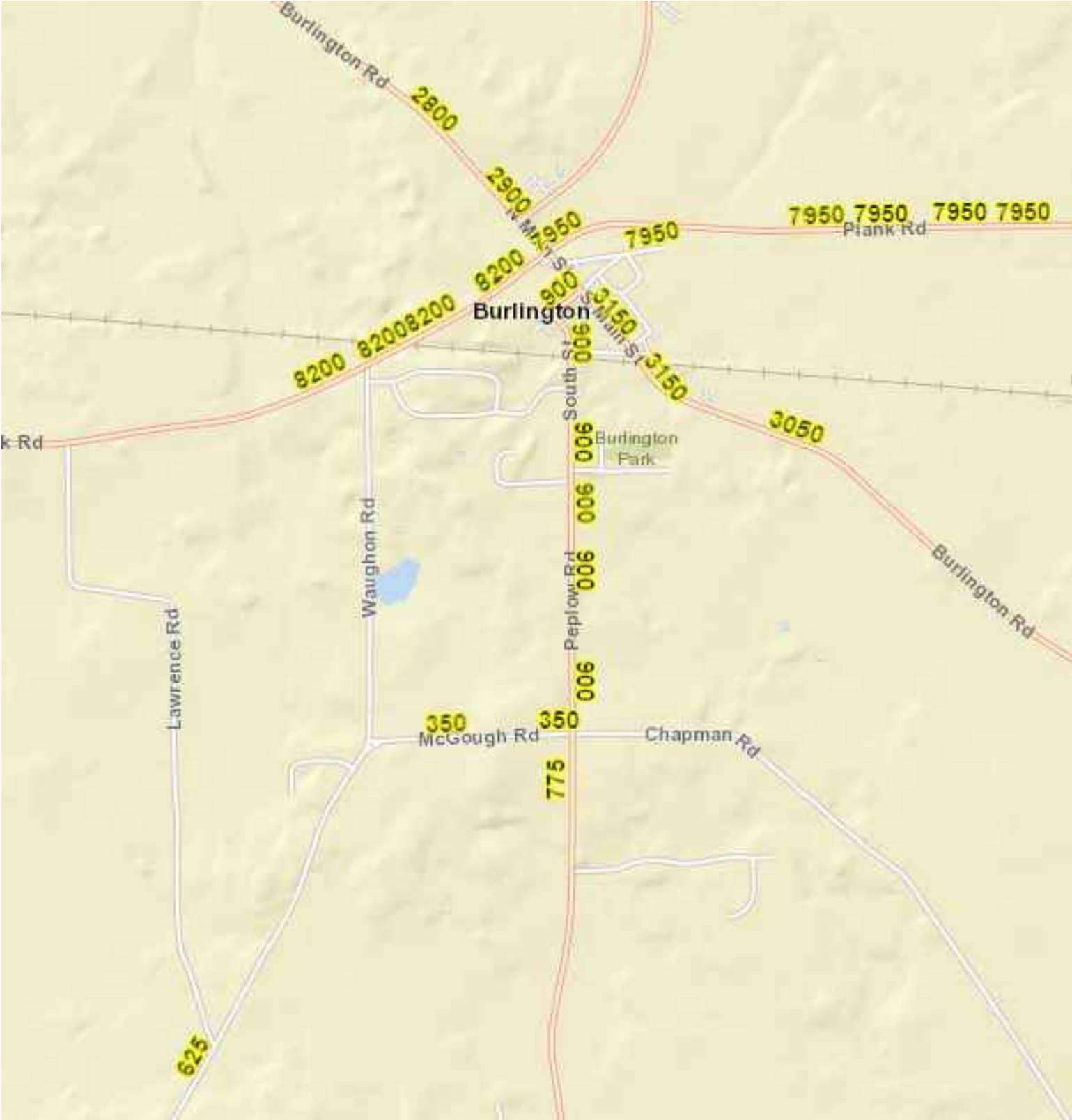


Exhibit 2. Recent Available IDOT Data



PROPOSED DEVELOPMENT

The existing larger building located at the central area of the 10 acre parcel is proposed to be used as an event center. The following information has been provided for use in this traffic report:

- Event schedule: Fridays & Saturdays only – April-October
- Time of Events: 5:00 pm to Midnight
- Maximum attendees: 200 people
- Event truck deliveries: Same day, 8:00 am to 3:00 pm
Standard delivery truck: 5 maximum
- Event staff: 10 people

ESTIMATE OF SITE TRAFFIC DISTRIBUTION

Based on the information provided, the following table is estimated maximum traffic attributable to an event taking place at the Manjarrez Family Farm Venue

	Cars	Delivery Trucks	Total
Daily Trips	110	5	115
Peak Hour Arrival	40	2	42
Peak Hour Departure	40	2	42

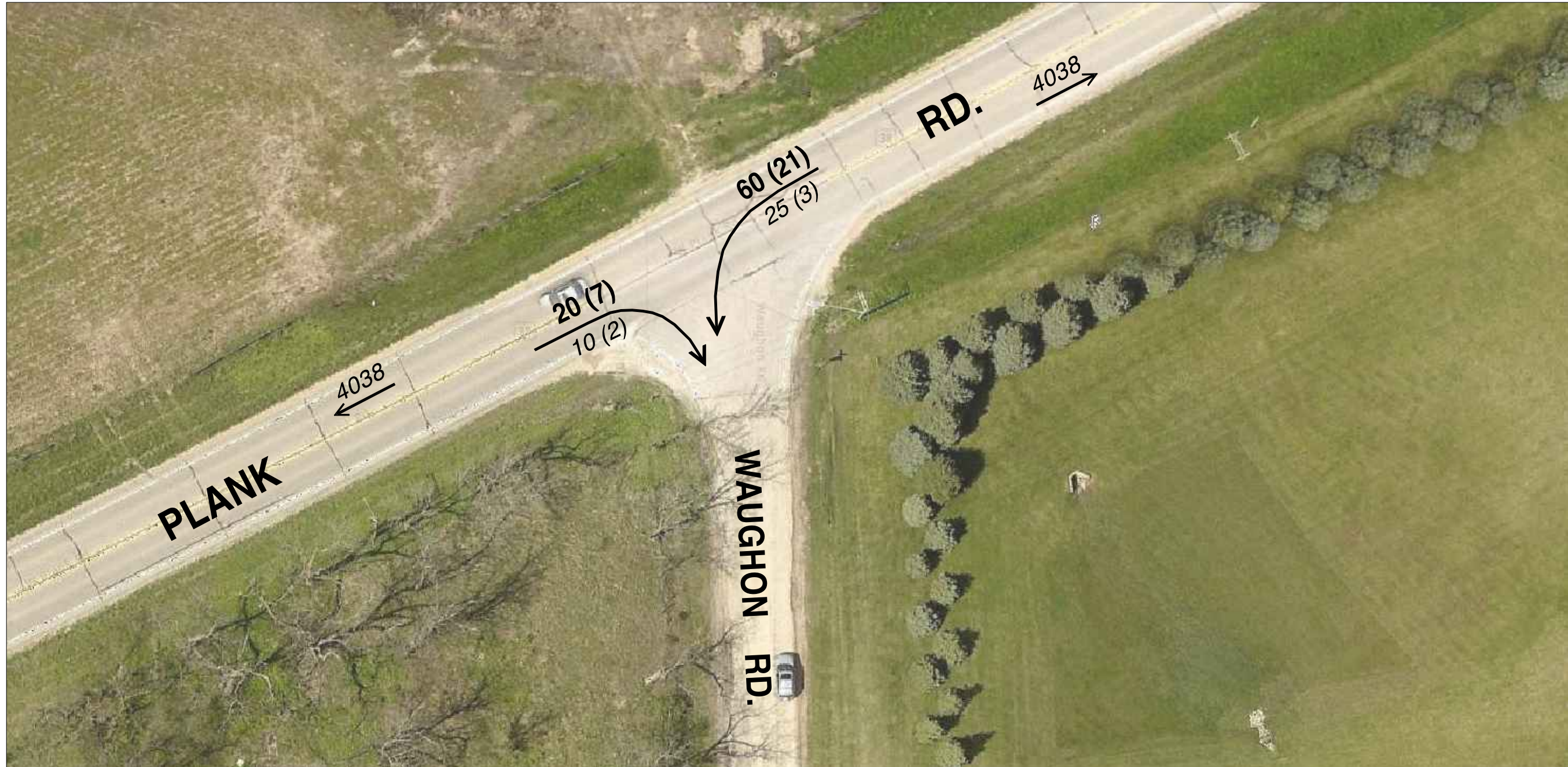
Incorporating the above information with the available traffic data as previously noted and included in the report, Intersection traffic flow Exhibits are provided for:

- Plank Road and Waughon Road – Exhibit 3
- McGough Road and Waughon Road – Exhibit 4
- Waughon Road and Manjarrez Entrance – Exhibit 5

CONCLUSION

Current traffic data and site visits show that there is very little existing traffic onto and from Waughon Road at the Plank Road and McGough Road intersections, which are the two available access routes to the event location. Assumed peak hour event traffic can be capably handled at each location, specifically maintaining a Level of Service-A, at McGough, and A to B at Plank Road. This is also the case at the event entrance at Waughon Road. Thus, no intersection work is required, although tree trimming and clearing is recommended at the event center entrance to upgrade site visibility.

Exhibit 3. Plank Rd. & Waughon Rd. Estimated Event Maximum Generated Traffic



Estimated
Current

Exhibit 4. McGough Rd. & Waughon Rd. Estimated Event Maximum Generated Traffic



Estimated
Current

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		MANJARREZ EVENT VENUE 12N011 WAUGHON RD.			
		EXHIBIT 4			
		SCALE	DATE	CHECKED BY	JOB NO.
--	6/8/23	FCC	5807	FCC	8 of 12

Exhibit 5. Waughon Rd. & Manjarrez Entrance

Estimated Event Maximum Generated Traffic



Estimated
Current

Exhibit 6.
Current Photo - Plank Rd. & Waughon Rd.



Exhibit 7.
Current Photo - McGough Rd. & Waughon Rd.



Exhibit 8.
Current Photo - Waughon Rd. & Manjarrez Entrance

