

MEMORANDUM TO: Vlad Robu
Scorilo LLC

FROM: Kelly Pachowicz
Consultant

Luay R. Aboona, PE, PTOE
Principal

DATE: September 19, 2023

SUBJECT: Parking Evaluation
Proposed Scooter's Drive-Through Coffee Shop
Naperville, Illinois

This memorandum summarizes the results of a parking evaluation prepared by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed Scooter's drive-through coffee shop that will occupy an outlet parcel within the High Grove Plaza shopping center located in the northeast quadrant of the intersection of Illinois Route 59 (IL 59) with Glacier Park Avenue in Naperville, Illinois. As proposed, the Scooter's building will be approximately 680 square feet and will provide a drive-through lane system with a bypass lane. Two parking spaces will be provided within its outlot. The shopping center and adjacent properties currently provide 706 parking spaces. The development will result in the net loss of 42 parking spaces within the shopping center, thus reducing the projected parking supply for the shopping center and adjacent properties to 664 parking spaces. The shopping center itself currently provides 373 parking spaces. With the net loss of 42 parking spaces with the addition of the Scooter's drive-through coffee shop, the shopping center is projected to provide 331 parking spaces.

The purpose of the parking study is to evaluate the adequacy of the proposed parking supply in accommodating the parking demand of the proposed coffee shop as well as the future parking demand of the shopping center.

Existing Shopping Center Characteristics

The surveyed area includes the High Grove Plaza shopping center and adjacent properties. This area is bounded by IL 59, Glacier Park Avenue, High Grove Lane, and the retention pond located opposite Meridian Lake Drive. This surveyed area is located in the northeast quadrant of the intersection of IL 59 with Glacier Park Avenue. **Figure 1** shows an aerial view of the site and the existing tenants of the shopping center and adjacent properties.



Aerial View of Site

Figure 1

The High Grove Plaza shopping center has approximately 87,200 square feet of commercial space that is currently occupied by Urban Air Adventure Park, Marshall's, and Freddy's Frozen Custard. The adjacent properties include the Arthur Murray Dance Center and an On the Border restaurant. At the north end of the surveyed area is a separately owned outlot that is the location of the former 16,000 square-foot Key Wester Fish & Pasta House restaurant that has since been demolished. The previously-approved Freddy's Frozen Custard occupies an outlot parcel at the northwest corner of the shopping center. Per a Reciprocal Easement Agreement (REA) for the High Grove Plaza shopping center from July 24, 1996, shared parking is available across the entirety of the shopping center.

Proposed Scooter's Drive-Through Coffee Shop Characteristics

The proposed Scooter's drive-through coffee shop will occupy an approximately 680 square-foot building that will provide a drive-through lane system with a bypass lane. Two parking spaces will be provided within its outlot.

The expected operating hours are 5:30 A.M. to 8:00 P.M. Monday-Friday and 6:00 A.M. to 7:00 P.M. Saturday-Sunday, based on other existing operating Scooter's locations. Scooter's locations are drive-through-only operations and therefore customers do not park to order and receive their products.

The proposed restaurant will require the reconfiguration of the parking lot within Zone 4 that will affect 54 parking spaces. With the addition of the Scooter's, 12 parking spaces will be added back to the overall shopping center supply, including the two parking spaces within the Scooter's outlot. This will result in a net loss of 42 parking spaces from the provided supply across the shopping center and adjacent properties of 706 parking spaces. With the addition of the Scooter's drive-through coffee shop, the shopping center and adjacent properties will provide 664 parking spaces. Within the High Grove Plaza shopping center, the net loss of 42 parking spaces will result in the reduction of 373 parking spaces to 331 parking spaces. A copy of the proposed parking lot zone breakdown for the shopping center and adjacent properties and a copy of the proposed site plan are included in the Appendix.

High Grove Plaza Shopping Center Parking Requirements

In order to determine the parking requirements for the High Grove Plaza shopping center, the City of Naperville Code of Ordinances was utilized. The parking ratios and resulting number of spaces for each tenant space are based on the square footage of each tenant space. The parking requirements for the High Grove Plaza shopping center with the addition of the Scooter's drive-through coffee shop are summarized in **Table 1**.

A figure containing the list of tenants and corresponding parking requirements is included in the Appendix.

Table 1

REQUIRED PARKING SPACES – HIGH GROVE PLAZA SUMMARY

Tenant	Size	Ratio	Required Spaces
Freddy’s Frozen Custard	3,230 S.F.	17 spaces/1,000 S.F.	55 Spaces
Marshall’s	22,000 S.F.	4.5 spaces/1,000 S.F.	99 Spaces
Urban Air Adventure Park	51,000 S.F.	5 spaces/1,000 S.F.	255 Spaces
Scooter’s Drive-Through Coffee Shop	680 S.F.	4.5 spaces/1,000 S.F.	<u>3 Spaces</u>
Total Required Spaces:			412 Spaces

Existing Parking Demand

In order to determine the existing parking demand at the High Grove Plaza shopping center and adjacent properties, KLOA, Inc. conducted hourly parking occupancy surveys on Friday through Sunday, May 20 through 22, 2022 from 11:00 A.M. to 8:00 P.M. These hours correspond with the operating hours of the tenants of the shopping center and adjacent properties and the expected peak hours of the parking occupancy. A zone diagram of the existing parking lots serving the shopping center and adjacent properties is included in the Appendix, which shows the parking fields that were surveyed.

The results of the surveys are summarized in **Tables 2** through **4**. The following are descriptions of the parking zones surveyed:

- Zone 1 is the surface parking lot serving the far north side of the shopping center on the north side of the building occupied by Urban Air Adventure Park and Marshall’s. This parking lot originally served the former Key Wester restaurant that has since been demolished. This parking lot provides approximately 164 parking spaces.
- Zone 2 is the surface parking lot between Zone 1 and Zone 3 serving Freddy’s Frozen Custard. At the time the parking survey was conducted, a temporary Covid-19 testing site was located within this zone. This parking lot provides approximately 70 parking spaces.
- Zone 3 is the surface parking lot primarily serving Urban Air Adventure Park, providing approximately 106 parking spaces.
- Zone 4 is the surface parking lot primarily serving Marshall’s, providing approximately 112 parking spaces. The proposed Scooter’s drive-through coffee shop will be located within Zone 4.
- Zone 5 is the surface parking lot primarily serving the Arthur Murray Dance Center outlot, providing approximately 56 parking spaces.

- Zone 6 is within the surface parking lot primarily serving the On the Border restaurant outlot. This zone provides approximately 113 parking spaces.
- Zone 7 is within the surface parking lot primarily serving the On the Border restaurant outlot. This zone is not legally included within the outlot property lines of the On the Border restaurant. This zone provides approximately 39 parking spaces.
- Zone 8 is the surface parking lot consisting of two handicap parking spaces on the north side of the building housing Urban Air Adventure Park and Marshall's.
- Zone 9 is the surface parking lot serving the rear of the building housing Urban Air Adventure Park and Marshall's and is ideally where employees of these retail establishments park their vehicles. Loading docks for the retail strip are also located here. This parking lot provides approximately 44 parking spaces.

Table 2
 PARKING OCCUPANCY RESULTS – FRIDAY, MAY 20, 2022

Time	Zone									Total
	1	2	3	4	5	6	7	8	9	
11:00 AM	4	2	0	50	0	9	2	0	2	69
12:00 PM	5	6	1	58	1	18	5	0	3	97
1:00 PM	5	4	1	51	0	26	6	0	3	96
2:00 PM	3	1	2	48	0	8	6	0	2	70
3:00 PM	0	1	1	41	0	12	3	0	2	60
4:00 PM	0	3	9	41	2	10	1	0	2	68
5:00 PM	0	3	28	46	28	24	13	0	1	143
6:00 PM	0	1	44	60	29	34	25	0	1	194
7:00 PM	0	1	47	62	31	35	31	0	1	208
8:00 PM	2	4	45	56	31	33	23	0	1	195
Inventory	164	70	106	112	56	113	39	2	44	706

Table 3
 PARKING OCCUPANCY RESULTS – SATURDAY, MAY 21, 2022

Time	Zone									Total
	1	2	3	4	5	6	7	8	9	
11:00 AM	0	6	68	64	31	11	2	0	1	183
12:00 PM	4	21	79	76	32	16	2	0	1	231
1:00 PM	13	35	84	81	34	30	5	0	1	283
2:00 PM	12	30	78	76	29	33	12	0	1	271
3:00 PM	6	29	82	85	28	28	9	0	1	268
4:00 PM	6	31	91	86	27	30	11	0	1	283
5:00 PM	7	31	90	91	14	28	13	0	1	275
6:00 PM	7	33	87	87	25	32	22	0	1	294
7:00 PM	4	26	71	71	23	42	22	0	1	260
8:00 PM	3	12	42	53	17	36	22	0	1	186
Inventory	164	70	106	112	56	113	39	2	44	706

Table 4
 PARKING OCCUPANCY RESULTS – SUNDAY, MAY 22, 2022

Time	Zone									Total
	1	2	3	4	5	6	7	8	9	
11:00 AM	0	4	2	37	11	6	1	0	2	63
12:00 PM	0	2	40	44	12	11	3	0	2	114
1:00 PM	2	2	53	73	21	21	2	0	2	176
2:00 PM	1	11	77	84	12	27	8	0	2	222
3:00 PM	2	16	89	81	9	28	9	0	2	236
4:00 PM	2	14	84	77	15	34	8	0	2	236
5:00 PM	2	15	76	46	18	33	12	0	2	204
6:00 PM	0	14	64	55	19	28	10	0	2	192
7:00 PM	1	17	63	56	21	26	11	0	2	197
8:00 PM	1	12	37	18	18	24	8	0	2	120
Inventory	164	70	106	112	56	113	39	2	44	706

The following summarizes the results of the parking occupancy surveys:

- On Friday, the shopping center and adjacent properties had a peak parking demand of 208 vehicles occurring at 7:00 P.M. This translates into an occupancy of 29 percent.
- On Saturday, the shopping center and adjacent properties had a peak parking demand of 294 vehicles occurring at 6:00 P.M. This translates into an occupancy of 42 percent.
- On Sunday, the shopping center and adjacent properties had a peak parking demand of 236 vehicles occurring at 3:00 and 4:00 P.M. This translates into an occupancy of 33 percent.

While the survey included the High Grove Plaza shopping center parking supply and adjacent properties and their respective parking supplies, The High Grove Plaza shopping center parking supply only includes Zones 2-4 and Zones 7-9. These parking zones currently provide 373 parking spaces. The High Grove Plaza shopping center includes the parking lots designated to serve the Urban Air Adventure Park, Marshall's, and Freddy's Frozen Custard restaurant. The proposed Scooter's drive-through coffee shop will be located within Zone 4.

- On Friday, the High Grove Plaza shopping center had a peak parking demand of 142 vehicles at 7:00 P.M. This translates into an occupancy of 38 percent.
- On Saturday, the High Grove Plaza shopping center had a peak parking demand of 230 vehicles occurring at 6:00 P.M. This translates into an occupancy of 62 percent.
- On Sunday, the High Grove Plaza shopping center had a peak parking demand of 197 vehicles occurring at 3:00 P.M. This translates into an occupancy of 53 percent.

Proposed Scooter's Drive-Through Coffee Shop Parking Demand

The parking demand of the proposed Scooter's drive-through coffee shop is based on the City of Naperville Code of Ordinances, coffee shops are required to provide 4.5 parking spaces for every 1,000 square feet of floor area. Utilizing the approximately 680 square feet for the coffee shop, three parking spaces are required for the proposed Scooter's drive-through coffee shop based on the City of Naperville requirements. As the proposed Scooter's drive-through coffee shop will provide two parking spaces, the coffee shop will have a deficit of one parking space based on the City of Naperville requirements, however this need will be accommodated by existing parking within the shopping center.

Based on information provided by the operator, four employees are on site during the peak hours of 6:00 A.M. to 9:30 A.M. A review of adjacent uses within the shopping center showed that there is not a significant overlap of the operating hours of Marshall's, Urban Air, or Freddy's Frozen Custard with the peak hours for the coffee shop.

For the analysis it was assumed that the required number of parking spaces was fully occupied throughout the proposed operating hours of the coffee shop during the hours studied (11:00 A.M. to 8:00 P.M.). As the coffee shop is expected to close to customers by 8:00 P.M. on weekdays and 7:00 P.M. on weekends, after these times it was assumed that approximately half of the daytime employees remained on site for approximately one hour to close the shop for the evening. This estimated hourly parking occupancy is shown in **Table 5**.

Table 5
ESTIMATED SCOOTER’S HOURLY PARKING OCCUPANCY BASED ON FULL OCCUPANCY OF REQUIRED PARKING SPACES

Time Period	Weekday	Weekend
11:00 AM	3	3
12:00 PM	3	3
1:00 PM	3	3
2:00 PM	3	3
3:00 PM	3	3
4:00 PM	3	3
5:00 PM	3	3
6:00 PM	3	3
7:00 PM	3	2
8:00 PM	2	0

Former Restaurant Estimated Parking Demand

As mentioned in the previously-approved Freddy’s Frozen Custard Parking Evaluation dated November 16, 2022, in order to account for the now-vacant former Key Wester restaurant space within the High Grove Plaza shopping center under proposed conditions assuming full occupancy, the required parking spaces were calculated for the former restaurant space. The required parking spaces were calculated based the City of Naperville Code of Ordinances. Based on the City of Naperville Code of Ordinances, eating establishments exclusive of fast-food establishments are required to provide 10 parking spaces for every 1,000 square feet of floor area. Utilizing the 16,000 square feet for the former restaurant, 160 parking spaces are required for the former Key Wester restaurant space. Therefore, as the restaurant space is located in Zone 1, the parking demand of the restaurant can be self-contained within Zone 1, which provides 164 parking spaces.

The hourly distribution from ITE is outlined in **Table 6**. The hourly distribution from ITE was based on information published in the *ITE Parking Generation Manual*, 5th Edition.

The estimated hourly parking occupancy (based on the 160 required parking spaces based on City of Naperville requirements) is shown in **Table 7**. The hourly parking occupancy was based on the hourly parking distribution from ITE.

Table 6
 HOURLY PARKING PERCENTAGE DISTRIBUTION – FORMER RESTAURANT

Time Period	ITE	
	Weekday	Weekend
11:00 AM	43%	90%
12:00 PM	95%	100%
1:00 PM	95%	98%
2:00 PM	49%	85%
3:00 PM	39%	73%
4:00 PM	37%	58%
5:00 PM	62%	63%
6:00 PM	99%	76%
7:00 PM	100%	78%
8:00 PM	83%	76%

Table 7

ESTIMATED FORMER RESTAURANT HOURLY PARKING OCCUPANCY BASED ON 160 REQUIRED SPACES AND HOURLY PARKING PERCENTAGE DISTRIBUTION

Time Period	ITE	
	Weekday	Weekend
11:00 AM	69	144
12:00 PM	152	160
1:00 PM	152	157
2:00 PM	78	136
3:00 PM	62	117
4:00 PM	59	93
5:00 PM	99	101
6:00 PM	158	122
7:00 PM	160	125
8:00 PM	133	122

Freddy’s Frozen Custard Estimated Parking Demand

The Freddy’s Frozen Custard restaurant is located in Zone 2. The restaurant is approximately 3,230 square feet in size and provides a drive-through lane and 70 parking spaces.

Based on the City of Naperville Code of Ordinances, fast food establishments are required to provide 17 parking spaces for every 1,000 square feet of floor area. Utilizing the 3,230 square feet for the restaurant, 55 parking spaces are required for the proposed Freddy’s Frozen Custard restaurant based on the City of Naperville requirements. The hourly distribution outlined in **Table 8** is based on an occupancy survey of an existing Freddy’s Frozen Custard restaurant located in Cottleville, Missouri. These hourly parking percentage distributions correspond to the percentage of spaces expected to be occupied during the given hours.

Table 8
HOURLY PARKING PERCENTAGE DISTRIBUTION – FREDDY’S FROZEN CUSTARD

Time Period	Existing Freddy’s Frozen Custard Restaurant	
	Weekday	Weekend
11:00 AM	74%	84%
12:00 PM	100%	96%
1:00 PM	69%	100%
2:00 PM	69%	80%
3:00 PM	69%	80%
4:00 PM	69%	80%
5:00 PM	77%	68%
6:00 PM	54%	100%
7:00 PM	38%	72%
8:00 PM	38%	44%

The estimated hourly parking occupancy (based on the 55 required parking spaces based on City of Naperville requirements, which yielded the highest amount of parking) is shown in **Table 9**. The hourly parking occupancy was based on the hourly parking distribution from the existing Freddy’s Frozen Custard restaurant. The projected hourly parking occupancy is the percentage of the 55 required parking spaces as listed in the hourly parking distribution.

Table 9
ESTIMATED FREDDY’S FROZEN CUSTARD HOURLY PARKING OCCUPANCY BASED ON 55 REQUIRED SPACES AND HOURLY PARKING PERCENTAGE DISTRIBUTION

Time Period	Existing Freddy’s Frozen Custard Restaurant	
	Weekday	Weekend
11:00 AM	41	46
12:00 PM	55	53
1:00 PM	38	55
2:00 PM	38	44
3:00 PM	38	44
4:00 PM	38	44
5:00 PM	42	37
6:00 PM	30	55
7:00 PM	21	40
8:00 PM	21	24

Surveyed Area Projected Parking Demand

Tables 10A, 10B, and 10C show the hourly distribution of the parking demand for the surveyed area consisting of the High Grove Plaza shopping center and adjacent properties. Total projected occupancy is compared to the proposed number of parking spaces to be provided with the proposed Scooter’s drive-through coffee shop (664). This total proposed parking supply is a result of the net loss of 42 parking spaces from the existing parking supply of 706 parking spaces. As can be seen, the peak occupancy will be as follows:

- On Friday, the peak parking demand of the shopping center and adjacent properties will be 392 spaces (59 percent occupancy) occurring at 7:00 P.M.
- On Saturday, the peak parking demand of the shopping center and adjacent properties will be 498 spaces (75 percent occupancy) occurring at 1:00 P.M.
- On Sunday, the peak parking demand of the shopping center and adjacent properties will be 405 spaces (61 percent occupancy) occurring at 2:00 P.M.

Therefore, the parking supply within the surveyed area consisting of the High Grove Plaza shopping center and adjacent properties will be adequate in accommodating the future parking demand of the existing surveyed area as well as the proposed Scooter’s drive-through coffee shop.

Table 10A

PROJECTED TOTAL HOURLY PARKING OCCUPANCY – FRIDAY

Time Period	Existing Demand	Proposed Scooter’s	Freddy’s Frozen Custard	Former Restaurant Space	Total Projected Occupancy	Percent Occupied
11:00 AM	69	3	41	69	182	27%
12:00 PM	97	3	55	152	307	46%
1:00 PM	96	3	38	152	289	44%
2:00 PM	70	3	38	78	189	28%
3:00 PM	60	3	38	62	163	25%
4:00 PM	68	3	38	59	168	25%
5:00 PM	143	3	42	99	287	43%
6:00 PM	194	3	30	158	385	58%
7:00 PM	208	3	21	160	392	59%
8:00 PM	195	2	21	133	351	53%

Table 10B

PROJECTED TOTAL HOURLY PARKING OCCUPANCY – SATURDAY

Time Period	Existing Demand	Proposed Scooter's	Freddy's Frozen Custard	Former Restaurant Space	Total Projected Occupancy	Percent Occupied
11:00 AM	183	3	46	144	376	57%
12:00 PM	231	3	53	160	447	67%
1:00 PM	283	3	55	157	498	75%
2:00 PM	271	3	44	136	454	68%
3:00 PM	268	3	44	117	432	65%
4:00 PM	283	3	44	93	423	64%
5:00 PM	275	3	37	101	416	63%
6:00 PM	294	3	55	122	474	71%
7:00 PM	260	2	40	125	427	64%
8:00 PM	186	0	24	122	332	50%

Table 10C

PROJECTED TOTAL HOURLY PARKING OCCUPANCY – SUNDAY

Time Period	Existing Demand	Proposed Scooter's	Freddy's Frozen Custard	Former Restaurant Space	Total Projected Occupancy	Percent Occupied
11:00 AM	63	3	46	144	256	39%
12:00 PM	114	3	53	160	330	50%
1:00 PM	176	3	55	157	391	59%
2:00 PM	222	3	44	136	405	61%
3:00 PM	236	3	44	117	400	60%
4:00 PM	236	3	44	93	376	57%
5:00 PM	204	3	37	101	345	52%
6:00 PM	192	3	55	122	372	56%
7:00 PM	197	2	40	125	364	55%
8:00 PM	120	0	24	122	266	40%

High Grove Plaza Shopping Center Projected Parking Demand

Tables 11A, 11B, and 11C show the hourly distribution of the parking demand for the High Grove Plaza shopping center. The shopping center and what parking spaces count toward its parking supply is comprised of Zones 2-4 and Zones 7-9. Total projected occupancy is compared to the proposed number of parking spaces to be provided (331). As can be seen, the peak occupancy will be as follows:

- On Friday, the peak parking demand within the High Grove Plaza shopping center will be 166 spaces (50 percent occupancy) occurring at 7:00 P.M.
- On Saturday, the peak parking demand within the High Grove Plaza shopping center will be 288 spaces (87 percent occupancy) occurring at 6:00 P.M.
- On Sunday, the peak parking demand within the High Grove Plaza shopping center will be 244 spaces (74 percent occupancy) occurring at 3:00 P.M.

Therefore, the proposed parking supply of the High Grove Plaza shopping center will be adequate in accommodating the existing parking demand of the shopping center as well as the proposed Scooter’s drive-through coffee shop.

Table 11A

PROJECTED TOTAL HOURLY PARKING OCCUPANCY – FRIDAY

Time Period	Existing Demand	Proposed Scooter’s	Proposed Freddy’s Frozen Custard	Total Projected Occupancy	Percent Occupied
11:00 AM	56	3	41	100	30%
12:00 PM	73	3	55	131	40%
1:00 PM	65	3	38	106	32%
2:00 PM	59	3	38	100	30%
3:00 PM	48	3	38	89	27%
4:00 PM	56	3	38	97	29%
5:00 PM	91	3	42	136	41%
6:00 PM	131	3	30	164	50%
7:00 PM	142	3	21	166	50%
8:00 PM	129	2	21	152	46%

Table 11B

PROJECTED TOTAL HOURLY PARKING OCCUPANCY – SATURDAY

Time Period	Existing Demand	Proposed Scooter's	Proposed Freddy's Frozen Custard	Total Projected Occupancy	Percent Occupied
11:00 AM	141	3	46	190	57%
12:00 PM	179	3	53	235	71%
1:00 PM	206	3	55	264	80%
2:00 PM	197	3	44	244	74%
3:00 PM	206	3	44	253	76%
4:00 PM	220	3	44	267	81%
5:00 PM	226	3	37	266	80%
6:00 PM	230	3	55	288	87%
7:00 PM	191	2	40	233	70%
8:00 PM	130	0	24	154	47%

Table 11C

PROJECTED TOTAL HOURLY PARKING OCCUPANCY – SUNDAY

Time Period	Existing Demand	Proposed Scooter's	Proposed Freddy's Frozen Custard	Total Projected Occupancy	Percent Occupied
11:00 AM	46	3	46	95	29%
12:00 PM	91	3	53	147	44%
1:00 PM	132	3	55	190	57%
2:00 PM	182	3	44	229	69%
3:00 PM	197	3	44	244	74%
4:00 PM	185	3	44	232	70%
5:00 PM	151	3	37	191	58%
6:00 PM	145	3	55	203	61%
7:00 PM	149	2	40	191	58%
8:00 PM	77	0	24	101	31%

Conclusion

Based on the preceding parking evaluation, the following conclusions have been made:

- The proposed addition of the Scooter's drive-through coffee shop will result in a net loss of 42 parking spaces within the High Grove Plaza shopping center.
- The proposed Scooter's drive-through coffee shop will provide approximately two parking spaces within its outlot.
- Based on the results of the parking occupancy surveys, the existing peak parking demand of the surveyed area consisting of the shopping center and adjacent properties was determined to be 208 spaces occurring at 7:00 P.M. on Friday, 294 spaces occurring at 6:00 P.M. on Saturday, and 236 spaces occurring at 3:00 P.M. and 4:00 P.M. on Sunday. This peak parking demand translates into an occupancy of 29, 42, and 33 percent, respectively.
- Based on the results of the parking occupancy surveys, the existing peak parking demand within the High Grove Plaza shopping center was determined to be 142 spaces occurring at 7:00 P.M. on Friday, 230 spaces occurring at 6:00 P.M. on Saturday, and 197 spaces occurring at 3:00 P.M. on Sunday. This peak parking demand translates into an occupancy of 38, 62, and 53 percent, respectively.
- Based on the results of the hourly shared parking analyses, the proposed total parking supply of 664 spaces within the surveyed area consisting of the High Grove Plaza shopping center and adjacent properties will be sufficient to accommodate the future peak parking demand of the shopping center and adjacent properties as well as the proposed Scooter's drive-through coffee shop.
- Based on the results of the hourly shared parking analyses, the proposed parking supply of 331 spaces within the High Grove Plaza shopping center and what spaces count towards it parking supply will be sufficient to accommodate the existing peak demand of the shopping center as well as the proposed Scooter's drive-through coffee shop.

Appendix



Freddy's Parking Data

Building Area: 3,230 S.F.
 Req. Parking Ratio: 17/1k S.F.
 Req. Parking Stalls: 55

Marshall's Parking Data

Building Area: 22,000 S.F.
 Req. Parking Ratio: 4.5/1k S.F.
 Req. Parking Stalls: 99

Urban Air Parking Data

Building Area: 51,000 S.F.
 Req. Parking Ratio: 5/1k S.F.
 Req. Parking Stalls: 255

Scooter's Parking Data

Building Area: 680 S.F.
 Req. Parking Ratio: 4.5/1k S.F.
 Req. Parking Stalls: 3

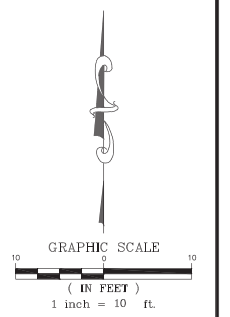
Parking Data Summary

Existing Parking Stalls: 373
 Parking Stalls Removed: 42
 Req. Parking Stalls: 412
 = (55+99+255+3)
 Provided Parking Stalls: 331
 Deficit: 81

Current parking spaces count before Scooter's Development



<u>Existing</u>
<u>Parking Count</u>
Zone 1: 164 Parking Spaces
Zone 2: 70 Parking Spaces provided by Freddy's
Zone 3: 106 Parking Spaces
Zone 4: 112 Parking Spaces
Zone 5: 56 Parking Spaces
Zone 6: 113 Parking Spaces
Zone 7: 39 Parking Spaces
Zone 8: 2 Parking Spaces
Zone 9: 44 Parking Spaces
 Total:
706 total parking spaces before Scooter's development



PARKING STALL CHART	
EXISTING STALLS IMPACTED	54 STANDARD
PROPOSED STALLS REPLACED	11 STANDARD 1 A.D.A.
NET LOSS	42 STALLS

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	9-19-2023	Revised Per City Review	ech

DOCUMENTATION:			
No.	DATE	DESCRIPTION	BY

Ruettiger, Tonelli & Associates, Inc. & TWiG Technologies
 Surveyors - Engineers - Planners - G.I.S. Consultants
 120 Capital Drive - Shorewood, Illinois 60484
 Ph: (815) 744-6600 Website: www.ruettigeronelli.com

PROJECT TITLE:
SCOOTER'S COFFEE DRIVE-THRU
1931 GLACIER PARK
NAPERVILLE, ILLINOIS

DRAWING TITLE:
PARKING EXHIBIT

DRAWING No.
323-0186-E01
 SCALE:
AS-NOTED
 SHEET **1** of **1**

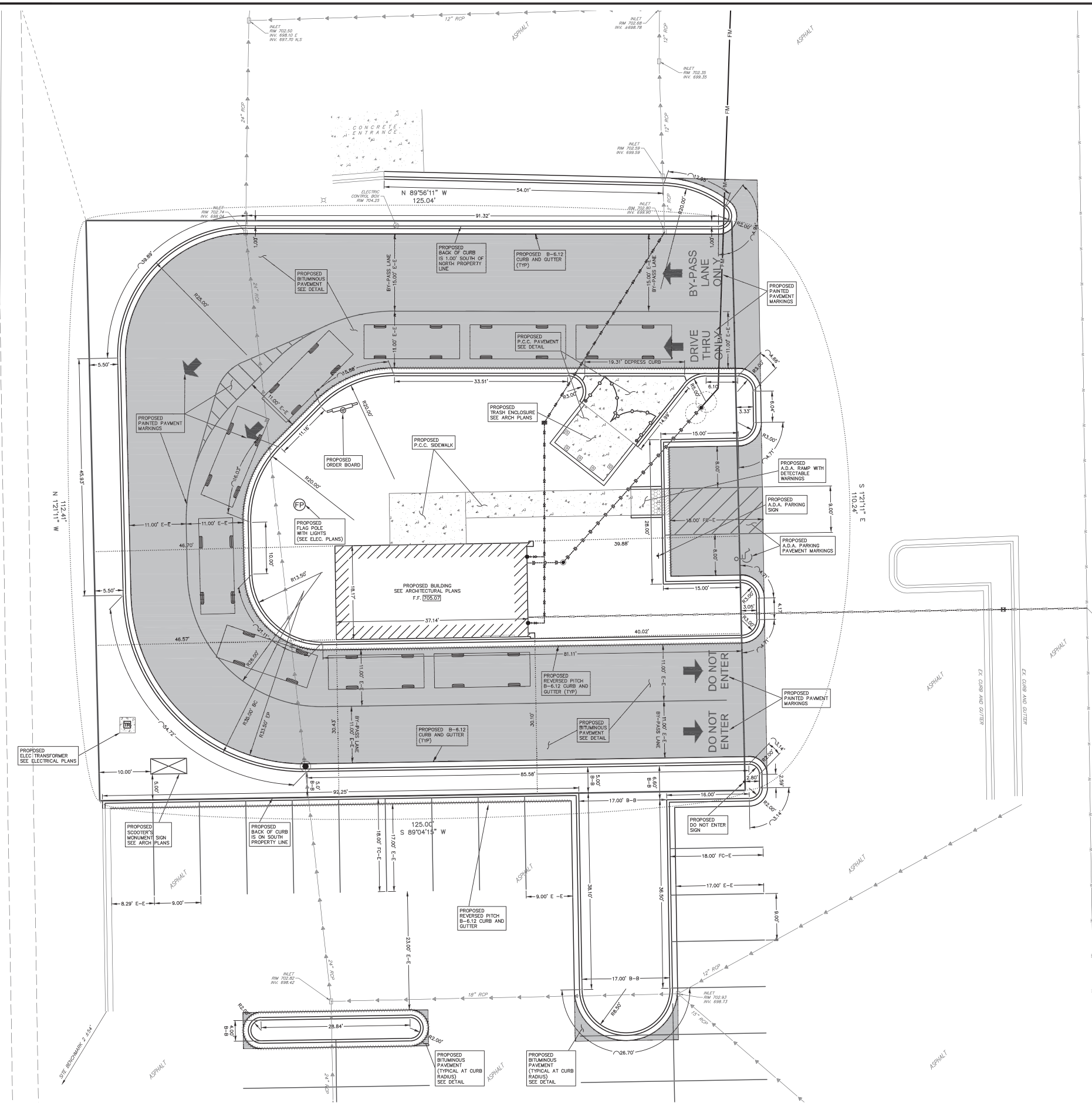
RT 20230708E0186E01 - Parking Exhibit.dwg, Layout1, 9/19/2023 8:52:29 AM, echawson

Proposed TOTAL Shopping Center parking spaces count after Scooter's Development



- Zone 1: 164 Parking Spaces (unchanged)
- Zone 2: 70 Parking Spaces provided by Freddy's
- Zone 3: 106 Parking Spaces (unchanged)
- Zone 4: 75 After Scooter's Development
- Zone 5: 56 Parking Spaces (unchanged)
- Zone 6: 113 Parking Spaces (unchanged)
- Zone 7: 39 Parking Spaces (unchanged)
- Zone 8: 2 Parking Spaces (unchanged)
- Zone 9: 44 Parking Spaces (unchanged)

**GRAND TOTAL SHOPPING CENTER:
669 Parking spaces**



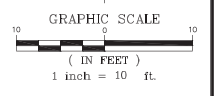
VEHICLE SHOWN FOR STACKING:

Chevrolet Suburban 3/4 Ton LS
 Overall Length 18.533ft
 Overall Width 6.592ft

LOT INFORMATION:

LOT AREA 13,915.96 S.F.
 BUILDING AREA 677.13 S.F.
 PROPOSED F.A.R. 0.048
 ZONING B-2
 SETBACKS

FRONT / WEST 46.57'
 REAR / EAST 39.88'
 SIDE / NORTH 61.99'
 SIDE / SOUTH 30.10'



LEGEND

meas.	MEASURED
rec.	RECORDED
calc.	CALCULATED
●	FOUND SURVEY MONUMENT
■	SET 5/8" REBAR UNLESS OTHERWISE NOTED
---	SUBJECT BOUNDARY
---	ADJACENT BOUNDARY
---	EASEMENT LINE
---	BUILDING SETBACK LINE
---	CONCRETE CURB AND GUTTER
---	LIGHT POLE
---	SANITARY SEWER
---	SANITARY SEWER MANHOLE
---	WATER MAIN
---	STORM SEWER
---	STORM SEWER STRUCTURE
---	REINFORCED CONCRETE PIPE
---	CONCRETE AREA
E-E	EDGE OF PAVEMENT TO EDGE OF PAVEMENT DIMENSION
FC-E	FACE OF CURB TO EDGE OF PAVEMENT DIMENSION
XXX	ARC LENGTH DIMENSION
---	PROPOSED SIGN
---	PROPOSED REVERSED PITCH CURB AND GUTTER
---	PROPOSED CONCRETE AREA
---	PROPOSED ASPHALT AREA
FP	PROPOSED FLAG POLE LOCATION

- PROPOSED SITE GEOMETRY NOTES:**
- 1) ALL PARKING STALL, SAFETY ISLAND, NO PARKING AREAS AND CROSSWALK STRIPING SHALL BE 4 INCH WIDE STANDARD I.D.O.T. YELLOW DIAGONAL STRIPING SHALL BE 2 FT. ON CENTER.
 - 2) ALL SIGNS SHALL MEET THE REQUIREMENTS AND STANDARDS OF THE U.S. DEPT. OF TRANSPORTATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION; THE ILLINOIS ADMINISTRATIVE CODE, LATEST ADDITION; AND ALL LOCAL ORDINANCES.
 - 3) UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE SHOWN TO THE BACK OF THE CURBLINE WHERE APPLICABLE.
 - 4) UNLESS OTHERWISE SPECIFIED, ALL ON-SITE CURB IS B-6.12.
 - 5) REFER TO PROPOSED SITE PHOTOMETRIC PLANS BY ELECTRICAL CONTRACTOR FOR SPECIFIC ON-SITE ILLUMINATION INCLUDING WALL MOUNTED LIGHTING AND COVERED PATIO/PARKING LIGHTING.



BENCHMARKS:

CITY BENCHMARKS:
 CITY OF NAPERVILLE SURVEY MONUMENT STATION 216
 ELEVATION: 708.96 (NAVD88)
 CITY OF NAPERVILLE SURVEY MONUMENT STATION 16
 ELEVATION: 702.56 (NAVD88)

SITE BENCHMARK 1: (TO BE REMOVED)
 CUT CROSS IN TOP OF CURB ON SOUTH SIDE OF ISLAND IN CENTER OF PARKING LOT. (AS SHOWN)
 ELEVATION: 703.55 (NAVD88)

SITE BENCHMARK 2:
 CUT CROSS ON EAST SIDE OF LIGHT POLE BASE, ±5' EAST OF EDGE OF PAVEMENT OF ROUTE 59. (NOT SHOWN)
 ELEVATION: 706.76 (NAVD88)

REVISIONS

No.	DATE	DESCRIPTION	BY
0	6-7-2023	PLAN SET SUBMITTAL	ECH
1	8-11-2023	REVISED PER CITY OF NAPERVILLE REVIEW	ECH
2	9-11-2023	REVISED TRANSFORMER LOCATION	DJZ

DOCUMENTATION:

PROJECT No.: 20230186
 DATE: 3-11-2023
 FIELD BOOK: b:28-43 p:45-46
 DRAWN BY: ech
 CHECKED BY: DJZ

RT & A
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 website: www.ruettigertonelli.com

PROJECT TITLE:
SCOOTER'S COFFEE DRIVE-THRU
1931 GLAICER PARK
NAPERVILLE, ILLINOIS

DRAWING TITLE:
SITE PLAN

DRAWING No.
 323-0186-C1
SCALE:
 AS NOTED
SHEET C3.00