

MEMORANDUM TO: Doug Henzlik
ADDH, LLC

FROM: Kelly Pachowicz
Consultant

Luay R. Aboona, PE, PTOE
Principal

DATE: November 16, 2022

SUBJECT: Parking Evaluation
Proposed Freddy's Frozen Custard Restaurant
Naperville, Illinois

This memorandum summarizes the results of a parking evaluation prepared by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed Freddy's Frozen Custard restaurant to 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 Freddy's Frozen Custard building will be approximately 3,230 square feet in size and will provide a drive-through lane and 70 parking spaces. The addition of the proposed outlet parcel will result in a reduction in the overall parking supply serving the shopping center from 753 to 706 parking spaces, which is a net loss of 47 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 restaurant as well as the existing parking demand of the shopping center.

Existing Shopping Center Characteristics

The High Grove Plaza shopping center is located in the northeast quadrant of the intersection of IL 59 with Glacier Park Avenue. **Figure 1** shows an aerial of the site location and the existing tenants of the shopping center. The shopping center has approximately 87,200 square feet of commercial space that is currently occupied by Urban Air Adventure Park, Marshall's, and Arthur Murray Dance Center. Also within the shopping center on an outlet in the southwest corner is an approximately 8,035 square-foot On the Border restaurant. At the north end of the property is a separately owned outlet that is the location of the former 16,000 square-foot Key Wester Fish & Pasta House restaurant that has since been demolished. 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.

EXHIBIT D



Site Aerial

Figure 1

Existing Parking Demand

In order to determine the existing parking demand at the High Grove Plaza shopping center, 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 the expected peak hours of the parking occupancy. A zone diagram is included in the Appendix which shows the parking fields that were surveyed.

The results of the surveys are summarized in **Tables 1** through **3**. 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 Urban Air Adventure Park. At the time the parking survey was conducted, a temporary Covid-19 testing site was located within this zone. This parking lot provides approximately 117 parking spaces. The proposed Freddy's Frozen Custard restaurant will occupy Zone 2.
- 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.
- 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 1
 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	117	106	112	56	113	39	2	44	753

Table 2
 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	117	106	112	56	113	39	2	44	753

Table 3
 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	117	106	112	56	113	39	2	44	753

The following summarizes the results of the parking occupancy surveys:

- On Friday, the shopping center had a peak parking demand of 208 vehicles at 7:00 P.M. This translates into an occupancy of 28 percent.
- On Saturday, the shopping center had a peak parking demand of 294 vehicles occurring 6:00 P.M. This translates into an occupancy of 39 percent.
- On Sunday, the shopping center had a peak parking demand of 236 vehicles occurring at 3:00 and 4:00 P.M. This translates into an occupancy of 31 percent.

While the survey included the entirety of the High Grove Plaza shopping center parking supply, the subject property includes only Zones 2-4 and Zones 7-9. These parking zones currently provide 420 parking spaces. The subject property includes the parking lots designated to serve the Urban Air Adventure Park, Marshall's, and the proposed Freddy's Frozen Custard restaurant. The proposed Freddy's Frozen Custard restaurant will be located within Zone 2.

- On Friday, the subject property had a peak parking demand of 142 vehicles at 7:00 P.M. This translates into an occupancy of 34 percent.
- On Saturday, the subject property had a peak parking demand of 230 vehicles occurring 6:00 P.M. This translates into an occupancy of 55 percent.
- On Sunday, the shopping center had a peak parking demand of 197 vehicles occurring at 3:00 P.M. This translates into an occupancy of 47 percent.

While the survey included the entirety of the High Grove Plaza shopping center parking supply, the proposed Freddy's Frozen Custard restaurant will be located within Zone 2. A sub-analysis based on Zones 2 and 3, which are immediately adjacent to the proposed restaurant and currently provide a total of 223 parking spaces, was also conducted. The following summarizes the results of the parking occupancy surveys for Zones 2 and 3:

- On Friday, Zones 2 and 3 had a peak parking demand of 49 vehicles occurring at 8:00 P.M. This translates into an occupancy of 22 percent.
- On Saturday, Zones 2 and 3 had a peak parking demand of 122 vehicles occurring at 4:00 P.M. This translates into an occupancy of 55 percent.
- On Sunday, Zones 2 and 3 had a peak parking demand of 105 vehicles occurring at 3:00 P.M. This translates into an occupancy of 47 percent.

Proposed Freddy's Characteristics

The proposed Freddy's Frozen Custard restaurant will occupy a 3,230 square-foot building that will have a single-aisle drive-through and provide 70 parking spaces. A copy of the proposed site plan is included in the Appendix.

The expected operating hours are 10:30 A.M. to 10:00 P.M. Sunday-Thursday and 10:30 A.M. to 11:00 P.M. Friday-Saturday. Freddy's Frozen Custard locations have the possibility of operating differently than other fast-food establishments. Customers may visit for a meal, a meal and dessert, or just dessert. As the latter reason can occur outside of typical dining peak hours, Freddy's Frozen Custard may have different visitor patterns than other fast-food establishments.

The proposed restaurant will require the reconfiguration of the parking lot within Zone 2, which will result in a net loss of 47 parking spaces from the existing provided supply of 753 parking spaces for a total proposed supply of 706 parking spaces, including the 70 spaces that will be provided to serve the Freddy's Frozen Custard restaurant. Zone 2 is officially designated as Outlot 3 of the High Grove Plaza shopping center.

Proposed Freddy's Estimated Parking Demand

The parking demand of the proposed Freddy's Frozen Custard restaurant is based on the following three methodologies:

- 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.
- Based on the Institute of Transportation Engineers (ITE) *Parking Generation Manual*, 5th Edition, the average parking ratio for a fast-food restaurant with a drive-through window is 12.41 spaces per 1,000 square feet on a Friday, 9.81 spaces per 1,000 square feet on a Saturday, and 10.41 spaces per 1,000 square feet on a Sunday. Utilizing 3,230 square feet for the restaurant, 40 parking spaces are required on a Friday, 32 parking spaces are required on a Saturday, and 34 parking spaces are required on a Sunday.
- Based on a parking occupancy survey of an existing 3,148 square-foot Freddy's Frozen Custard restaurant located in Cottleville, Missouri. The parking occupancy survey was conducted during lunch and dinner peak periods on a weekday (Monday-Thursday), Friday, and Saturday. The surveyed parking lot provided 52 parking spaces with a peak parking occupancy of 26 vehicles on a weekday, 23 vehicles on a Friday, and 25 vehicles on a Saturday. To allow for adequate surplus spaces, the parking supply should be 10-15 percent higher than the calculated peak parking demand. Therefore, it was determined that a total supply of 31 parking spaces would be adequate to accommodate the peak parking demand at a Freddy's Frozen Custard restaurant, which translates into a parking ratio of approximately 9.85 spaces per 1,000 square feet.

A comparison of the hourly distribution from ITE and the existing Freddy's Frozen Custard restaurant is outlined in **Table 4**. The hourly distribution from ITE was based on information published in the *ITE Parking Generation Manual*, 5th Edition. The hourly parking percentage distribution of the existing Freddy's Frozen Custard restaurant was based on the parking occupancy survey of the location in Cottleville, Missouri. These hourly parking percentage distributions correspond to the percentage of spaces expected to be occupied during the given hours.

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 5**. The hourly parking occupancy was based on the hourly parking distribution from ITE and 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. Given that Freddy's parking demand peaks in the evening which generally coincides with the shopping center's peak, the hourly distribution based on the surveys of the existing restaurant were therefore utilized.

As can be seen within Table 5, the parking demand for the proposed Freddy's Frozen Custard restaurant is expected to experience one peak parking hour during the weekday, and two peak parking hours during the weekend. The weekday peak is expected at 12:00 P.M. and therefore will not coincide with the existing peak of the subject property, which occurs at 7:00 P.M. The weekend peaks are expected at 12:00 P.M., 1:00 P.M., and 6:00 P.M. These will not coincide with the existing peaks of the subject property on the weekends, with the exception of the peak on Saturday, which occurs at 6:00 P.M.

Table 4
HOURLY PARKING PERCENTAGE DISTRIBUTION

Time Period	ITE		Existing Freddy's Frozen Custard	
	Weekday	Weekend	Weekday	Weekend
11:00 AM	60%	50%	74%	84%
12:00 PM	100%	88%	100%	96%
1:00 PM	85%	100%	69%	100%
2:00 PM	57%	75%	69%	80%
3:00 PM	43%	50%	69%	80%
4:00 PM	45%	31%	69%	80%
5:00 PM	59%	50%	77%	68%
6:00 PM	62%	69%	54%	100%
7:00 PM	18%	63%	38%	72%
8:00 PM	9%	32%	38%	44%

Table 5
ESTIMATED OUTLOT HOURLY PARKING OCCUPANCY BASED ON 55 REQUIRED SPACES AND HOURLY PARKING PERCENTAGE DISTRIBUTION

Time Period	ITE		Existing Freddy's Frozen Custard	
	Weekday	Weekend	Weekday	Weekend
11:00 AM	33	28	41	46
12:00 PM	55	48	55	53
1:00 PM	47	55	38	55
2:00 PM	31	41	38	44
3:00 PM	24	28	38	44
4:00 PM	25	17	38	44
5:00 PM	32	28	42	37
6:00 PM	34	38	30	55
7:00 PM	10	35	21	40
8:00 PM	5	17	21	24

Former Restaurant Estimated Parking Demand

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

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

High Grove Plaza Shopping Center Projected Parking Demand

Tables 8A, 8B, and 8C show the hourly distribution of the parking demand for the High Grove Plaza shopping center. Total projected occupancy is compared to the proposed number of parking spaces to be provided (706). As can be seen, the peak occupancy will be as follows:

- On Friday, the peak parking demand of the shopping center will be 389 spaces (55 percent occupancy) occurring at 7:00 P.M.
- On Saturday, the peak parking demand of the shopping center will be 495 spaces (70 percent occupancy) occurring at 1:00 P.M.
- On Sunday, the peak parking demand of the shopping center will be 402 spaces (57 percent occupancy) occurring at 2:00 P.M.

Therefore, the parking supply within the High Grove Plaza shopping center will be adequate in accommodating the future parking demand of the existing center as well as the proposed Freddy's Frozen Custard restaurant.

Table 8A

PROJECTED TOTAL HOURLY PARKING OCCUPANCY – FRIDAY

Time Period	Existing Demand	Proposed Freddy's Frozen Custard	Former Restaurant Space	Total Projected Occupancy	Percent Occupied
11:00 AM	69	41	69	179	25%
12:00 PM	97	55	152	304	43%
1:00 PM	96	38	152	286	41%
2:00 PM	70	38	78	186	26%
3:00 PM	60	38	62	160	23%
4:00 PM	68	38	59	165	23%
5:00 PM	143	42	99	284	40%
6:00 PM	194	30	158	382	54%
7:00 PM	208	21	160	389	55%
8:00 PM	195	21	133	349	49%

Table 8B

PROJECTED TOTAL HOURLY PARKING OCCUPANCY – SATURDAY

Time Period	Existing Demand	Proposed Freddy’s Frozen Custard	Former Restaurant Space	Total Projected Occupancy	Percent Occupied
11:00 AM	183	46	144	373	53%
12:00 PM	231	53	160	444	63%
1:00 PM	283	55	157	495	70%
2:00 PM	271	44	136	451	64%
3:00 PM	268	44	117	429	61%
4:00 PM	283	44	93	420	59%
5:00 PM	275	37	101	413	58%
6:00 PM	294	55	122	471	67%
7:00 PM	260	40	125	425	60%
8:00 PM	186	24	122	332	47%

Table 8C

PROJECTED TOTAL HOURLY PARKING OCCUPANCY – SUNDAY

Time Period	Existing Demand	Proposed Freddy’s Frozen Custard	Former Restaurant Space	Total Projected Occupancy	Percent Occupied
11:00 AM	63	46	144	253	36%
12:00 PM	114	53	160	327	46%
1:00 PM	176	55	157	388	55%
2:00 PM	222	44	136	402	57%
3:00 PM	236	44	117	397	56%
4:00 PM	236	44	93	373	53%
5:00 PM	204	37	101	342	48%
6:00 PM	192	55	122	369	52%
7:00 PM	197	40	125	362	51%
8:00 PM	120	24	122	266	38%

Subject Property Projected Parking Demand

Tables 9A, 9B, and 9C show the hourly distribution of the parking demand for the subject property within the High Grove Plaza shopping center. The subject property 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 (373). As can be seen, the peak occupancy will be as follows:

- On Friday, the peak parking demand of the subject property within the High Grove Plaza shopping center will be 163 spaces (44 percent occupancy) occurring at 7:00 P.M.
- On Saturday, the peak parking demand of the subject property within the High Grove Plaza shopping center will be 285 spaces (76 percent occupancy) occurring at 6:00 P.M.
- On Sunday, the peak parking demand of the subject property within the High Grove Plaza shopping center will be 241 spaces (65 percent occupancy) occurring at 3:00 P.M.

Therefore, the proposed parking supply of the subject property within the High Grove Plaza shopping center will be adequate in accommodating the existing parking demand of the subject property as well as the proposed Freddy’s Frozen Custard restaurant.

Table 9A

PROJECTED TOTAL HOURLY PARKING OCCUPANCY – FRIDAY

Time Period	Existing Demand	Proposed Freddy’s Frozen Custard	Total Projected Occupancy	Percent Occupied
11:00 AM	56	41	97	26%
12:00 PM	73	55	128	34%
1:00 PM	65	38	103	28%
2:00 PM	59	38	97	26%
3:00 PM	48	38	86	23%
4:00 PM	56	38	94	25%
5:00 PM	91	42	133	36%
6:00 PM	131	30	161	43%
7:00 PM	142	21	163	44%
8:00 PM	129	21	150	40%

Table 9B

PROJECTED TOTAL HOURLY PARKING OCCUPANCY – SATURDAY

Time Period	Existing Demand	Proposed Freddy's Frozen Custard	Total Projected Occupancy	Percent Occupied
11:00 AM	141	46	187	50%
12:00 PM	179	53	232	62%
1:00 PM	206	55	261	70%
2:00 PM	197	44	241	65%
3:00 PM	206	44	250	67%
4:00 PM	220	44	264	71%
5:00 PM	226	37	263	71%
6:00 PM	230	55	285	76%
7:00 PM	191	40	231	62%
8:00 PM	130	24	154	41%

Table 9C

PROJECTED TOTAL HOURLY PARKING OCCUPANCY – SUNDAY

Time Period	Existing Demand	Proposed Freddy's Frozen Custard	Total Projected Occupancy	Percent Occupied
11:00 AM	46	46	92	25%
12:00 PM	91	53	144	39%
1:00 PM	132	55	187	50%
2:00 PM	182	44	226	61%
3:00 PM	197	44	241	65%
4:00 PM	185	44	229	61%
5:00 PM	151	37	188	50%
6:00 PM	145	55	200	54%
7:00 PM	149	40	189	51%
8:00 PM	77	24	101	27%

Zones 2 and 3 Projected Parking Demand

Tables 10A, 10B, and 10C show the hourly distribution of the parking demand for Zones 2 and 3 of the High Grove Plaza shopping center. Total projected occupancy is compared to the proposed number of parking spaces to be provided within these zones (176). As can be seen, the peak occupancy will be as follows:

- On Friday, the peak parking demand of Zones 2 and 3 will be 75 spaces (43 percent occupancy) occurring at 6:00 P.M.
- On Saturday, the peak parking demand of Zones 2 and 3 will be 175 spaces (99 percent occupancy) occurring at 6:00 P.M.
- On Sunday, the peak parking demand of Zones 2 and 3 will be 149 spaces (85 percent occupancy) occurring at 3:00 P.M.

Therefore, the parking supply within Zones 2 and 3 of the High Grove Plaza shopping center will be adequate in accommodating the future parking demand of the existing center as well as the proposed Freddy’s Frozen Custard restaurant.

Table 10A

PROJECTED TOTAL HOURLY PARKING OCCUPANCY – FRIDAY

Time Period	Existing Demand	Proposed Freddy’s Frozen Custard	Total Projected Occupancy	Percent Occupied
11:00 AM	2	41	43	24%
12:00 PM	7	55	62	35%
1:00 PM	5	38	43	24%
2:00 PM	3	38	41	23%
3:00 PM	2	38	40	23%
4:00 PM	12	38	50	28%
5:00 PM	31	42	73	41%
6:00 PM	45	30	75	43%
7:00 PM	48	21	69	39%
8:00 PM	49	21	70	40%

Table 10B
 PROJECTED TOTAL HOURLY PARKING OCCUPANCY – SATURDAY

Time Period	Existing Demand	Proposed Freddy's Frozen Custard	Total Projected Occupancy	Percent Occupied
11:00 AM	74	46	120	68%
12:00 PM	100	53	153	87%
1:00 PM	119	55	174	99%
2:00 PM	108	44	152	86%
3:00 PM	111	44	155	88%
4:00 PM	122	44	166	94%
5:00 PM	121	37	158	90%
6:00 PM	120	55	175	99%
7:00 PM	97	40	137	78%
8:00 PM	54	24	78	44%

Table 10C
 PROJECTED TOTAL HOURLY PARKING OCCUPANCY – SUNDAY

Time Period	Existing Demand	Proposed Freddy's Frozen Custard	Total Projected Occupancy	Percent Occupied
11:00 AM	6	46	52	30%
12:00 PM	42	53	95	54%
1:00 PM	55	55	110	63%
2:00 PM	88	44	132	75%
3:00 PM	105	44	149	85%
4:00 PM	98	44	142	81%
5:00 PM	91	37	128	73%
6:00 PM	78	55	133	76%
7:00 PM	80	40	120	68%
8:00 PM	49	24	73	41%

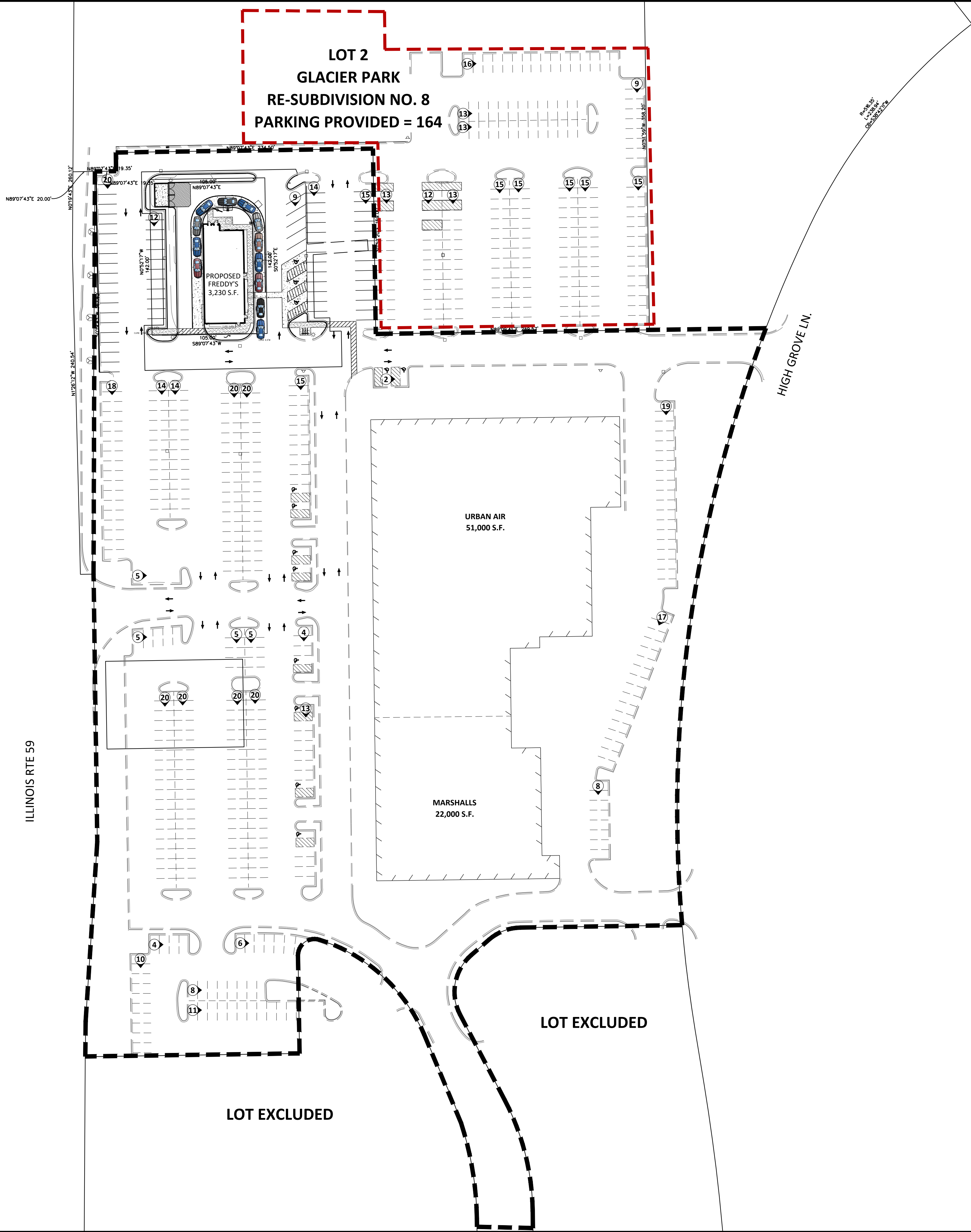
Conclusion

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

- The proposed addition of the Freddy's Frozen Custard restaurant will result in a net loss of 47 parking spaces within the High Grove Plaza shopping center.
- The proposed Freddy's Frozen Custard restaurant will provide approximately 70 parking spaces.
- Based on the results of the parking occupancy surveys, the existing peak parking demand of the shopping center 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 28, 39, and 31 percent, respectively.
- Based on the results of the parking occupancy surveys, the existing peak parking demand of the subject property 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 34, 55, and 47 percent, respectively.
- Based on the results of the parking occupancy surveys, the existing peak parking demand of Zones 2 and 3, which are immediately adjacent to the proposed Freddy's Frozen Custard restaurant, was determined to be 49 spaces occurring at 8:00 P.M. on Friday, 122 spaces occurring at 4:00 P.M. on Saturday, and 105 spaces occurring at 3:00 P.M. on Sunday. This peak parking demand translates into an occupancy of 22, 55, and 47 percent, respectively.
- Based on the results of the hourly shared parking analyses, the proposed total parking supply of 706 spaces will be sufficient to accommodate the future peak parking demand of the shopping center and the proposed Freddy's Frozen Custard restaurant.
- Based on the results of the hourly shared parking analyses, the proposed parking supply of 373 spaces within the subject property within the High Grove Plaza shopping center will be sufficient to accommodate the existing peak demand of the subject property and the proposed Freddy's Frozen Custard restaurant.
- Based on the results of the hourly shared parking analyses, the proposed parking supply of 176 spaces within Zones 2 and 3, which are immediately adjacent to the proposed Freddy's Frozen Custard restaurant, will be sufficient to accommodate the peak parking demand of Zones 2 and 3 and the proposed restaurant.

Appendix





FREDDY'S PARKING DATA:

BUILDING AREA = 3,230 S.F.
 REQUIRED PARKING RATIO = 17 PER 1,000 S.F.
 REQUIRED PARKING STALLS = 55 (3,230 * 17)

MARSHALLS PARKING DATA:

BUILDING AREA = 22,000 S.F.
 REQUIRED PARKING RATIO = 4.5 PER 1,000 S.F.
 REQUIRED PARKING STALLS = 99 (22*4.5)

URBAN AIR PARKING DATA:

BUILDING AREA = 51,000 S.F.
 REQUIRED PARKING RATIO* = 5 PER 1,000 S.F.
 * REQUIRED PARKING STALLS = 255

PARKING DATA SUMMARY:

EXISTING PARKING STALLS = 420
 PARKING STALL REMOVED = 47
 REQUIRED PARKING STALLS = 409 (55+99+255)
 PROVIDED PARKING STALLS = 373 (INCLUDES ADA STALLS)

* NOTE: PARKING REQUIRED PER VARIANCE GRANTED UNDER ORDINANCE #18-144

MUNICIPAL/AGENCY APPROVAL STAMP



FREDDY'S - NAPERVILLE

1931 GLACIAL PARK AVE.
 NAPERVILLE, IL 60540

PARKING EXHIBIT

NO.	DATE	REVISION DESCRIPTION	BY
1	04/25/2022	CLIENT REVIEW	KP
2	10/31/2022	PEER CITY'S COMMENTS	DG

DESIGNED BY: KMP
 REVIEWED BY: BP
 DATE: 04/22/2022
 PRJ#: 5477-300-32-01

**Weaver
Consultants
Group**



OFFICE LOCATION:
 WEAVER CONSULTANTS GROUP
 1314 BOND STREET, SUITE 108
 NAPERVILLE, ILLINOIS 60563
 (630) 717-4848
 wcgrp.com

REUSE OF THIS DOCUMENT AND THE DESIGN INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF WEAVER CONSULTANTS GROUP, AND IS NOT TO BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN AUTHORIZATION OF WEAVER CONSULTANTS GROUP. COPYRIGHT © 2022 WEAVER CONSULTANTS GROUP. ALL RIGHTS RESERVED.

SHEET #:
1 OF 1

