



# CEMCON, Ltd.

CONSULTING ENGINEERS, LAND SURVEYORS & PLANNERS

**Via email: [vernarde@naperville.il.us](mailto:vernarde@naperville.il.us)**

April 18, 2023

Ms. Erin Venard  
Project Manager  
TED Business Group  
City of Naperville  
400 S. Eagle Street  
Naperville, IL 60540

Re: IGMC Phase 2A Revised Parking Utilization Survey  
Naperville, Illinois  
829.013, Task 00400

Dear Erin,

As a supporting document to the reconfigured Phase 2A and referencing the new City of Naperville Project No. 22-1-119, we are hereby filing an amendment to the Parking Utilization Study conducted in 2020 at the request of the City following the addition of Building 3 in Phase 2A and deletion of the Condo Units above the "tunnel" linking Building 3 with Building 1B.

The first phase of that Parking Utilization Study was to assess parking in Phase 2A both in existing Phase 2A before construction of Bldg 3 and also after the expansion of parking lots into Phase 2B for Phase 2A. A second phase of that Parking Utilization Study was to evaluate parking in the reconfigured Phase 2A after the inclusion of the 0.27± acre parcel into Phase 2A for the westerly driveway providing access to the car condo units on the west side of Building 3.

Parking utilization counts in Phase 2A were first conducted on three consecutive days starting on Friday 8/28/20 through Sunday 8/30/20 at 12:00 noon and after the close of business at 5:00 pm as initially requested in a 10/30/18 email communique to Tom Burgess from then Project Manager, Ying Liu, with the following results:

### Phase 2A Parking Lot Utilization Survey

DAY	DATE	TIME	PARKING SPACES UTILIZED	PARKING SPACES AVAILABLE	% UTILIZATION
FRIDAY	8/28/20	12:00 Noon	51	115	44.3%
		5:00 PM	41	115	35.7%
SATURDAY	8/29/20	12:00 Noon	30	115	26.1%
		5:00 PM	31	115	27.0%
SUNDAY	8/30/20	12:00 Noon	22	115	19.12%
		5:00 PM	21	115	18.3%

This survey was conducted over a weekend when there were no special events so parking utilization would likely increase at times for those infrequent special events. The low utilization at the close of business is reflective of the interior overnight storage of vehicles in the commercial garages for security purposes. Within Bldgs 1A and 1B in Phase 2A there are currently 38,544± SF of commercial uses (18,216± SF of car condo uses) and there are 113 existing exterior parking spaces and 44 interior spaces or a ratio of 4.07± / 1,000 SF of which 67-70 are currently being utilized over the average weekend (or a utilization ratio of 1.82± / 1,000 SF). With construction of Bldg 3 and the inclusion of the westerly driveway of 0.27± acres providing access to the car condos on the west side of Building 3 (which will occur under this current entitlement request and minor change to the Phase 2A PUD), the building area devoted to the commercial uses will increase to 54,166± SF and the exterior surface parking plus the interior garage parking spaces will increase to 213 or a nearly identical parking ratio of 3.93 / 1,000 SF. This ratio still exceeds the average utilization ratio of 1.8 – 1.9± / 1,000 SF, so adequate parking will remain.

While there will be no routine cross-access between IGMC Phase 2A and High Point Phase 2B, the gated fence with a lockbox will afford emergency vehicle cross-access.

We trust this information will assist the City in their review of the Petition for a major change to the PUD and associated PUD deviations.

Sincerely,  
CEMCON, Ltd.



Randall W. Bus, P.E.  
CEO

RWB/jb  
Enc.

cc: Tom Burgess  
Christine Jeffries  
Chuck Radovich  
Sara Kopinski

