



CEMCON, Ltd.

CONSULTING ENGINEERS, LAND SURVEYORS & PLANNERS

Via email: vernarde@naperville.il.us

Revised January 24, 2024
April 18, 2023

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

Re: Amended IGMC Phase 2A Revised Parking Utilization Survey
In Context with the New Iron Gate Motor Park Phase 2B
Naperville, Illinois
PZC 23-1-116
829.013, Task 00400

Dear Erin,

As a supporting document to the reconfigured Phase 2A in context with the newly proposed Iron Gate Motor Park PUD, High Point Investments is hereby filing this Amendment and update to the Parking Utilization Study conducted in 2020 at the request of the City following the addition of Bldg. #3 in Phase 2A and deletion of the Condo Units above the "tunnel" linking Bldg. #3 with Bldg. #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 any parking lots into Phase 2B to be utilized for Phase 2A. Under the new Iron Gate Motor Park Phase 2B PUD, there will be no cross-parking and no cross-access between Phase 2A and Phase 2B so the Amended Phase 2A PUD and the New Phase 2B must each independently provide adequate parking. However, the Amendment to Iron Gate Motor Plaza Phase 2A incorporates an additional 0.27± acre parcel from Phase 2B along the west side of Bldg. #3 in Phase 2B, which provides both vehicular access to the condo garages on the west side of Bldg. #3 and parking spaces for those units while affording continuity to the interconnecting driveways in IGMC Phase 1.

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). 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 for Phase 2A, so adequate parking will remain.

Virtually all parking spaces in newly proposed Iron Gate Motor Park Phase 2B will be interior to each condo unit or immediately in front of each unit by that unit owner on relatively infrequent occasions. However, as shown on the Preliminary Site Development Plan and Preliminary PUD Plat, there will be two (2) parking spaces at either end of Bldg. #2W and along the front of Bldg. #4E, which will be reserved for car and recreational vehicular storage by Club Members, there will be a total of ten (10) spaces. Of these ten (10) spaces only 2-3 spaces would be utilized at any one time when a member calls and establishes an appointment to meet with the manager to drop off or pick up a motor vehicle. There is also a small office and Member Clubhouse for registering, record keeping and member orientation for which some limited parking may be afforded on a short term basis. For condo owner attendance at common area gatherings along the boardwalk, parking within or in front of each unit would be utilized. Iron Gate Motor Park Phase 2B will therefore independently provide sufficient parking spaces.


While there will be no routine cross-access between Iron Gate Motor Plaza Phase 2A and Iron Gate Motor Park 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 amendment to the Iron Gate Motor Plaza Phase 2A and the proposed Iron Gate Motor Park Phase 2B.



Ms. Erin Venard
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Sincerely,
CEMCON, Ltd.



Randall W. Bus, P.E.
CEO

RWB/jb
Enc.

cc: Tom Burgess
Chuck Radovich
Sara Kopinski

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