

MEMORANDUM TO: Daniel Ahlering
Capital Healthcare Properties

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Principal

DATE: March 7, 2024

SUBJECT: Parking Study
Naperville Medical Commons
Naperville, Illinois

This memorandum presents the findings and recommendations of a parking study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the Naperville Medical Commons to be located within Freedom Commons in Naperville, Illinois. The proposed medical use will occupy the former LA Fitness building located north of Independence Avenue and east of Freedom Drive. Freedom Commons contains 12 buildings which are occupied by stores, restaurants, and professional services on both sides of Freedom Drive with approximately 1,197 parking spaces. The east side contains approximately 409 parking spaces and includes the following primary uses:

- The former LA Fitness (42,438 s.f.)
- I-Fly (9,000 s.f.)
- Cooper's Hawk Winery & Restaurant (10,979 s.f.)

Furthermore, the west side contains approximately 788 parking spaces and includes the following uses:

- | | |
|---|--|
| • Buttermilk and White Crane (8,077 s.f.) | • Option Care Clinic (1,678 s.f.) |
| • Jason's Deli (4,827 s.f.) | • Magic Nails Salon (1,400 s.f.) |
| • Naf Naf Grill (2,990 s.f.) | • North Pointe Dental (1,675 s.f.) |
| • Shino Sushi (2,712 s.f.) | • Evolve Chiropractic (2,153 s.f.) |
| • Advent Clinic (3,084 s.f.) | • Fidelity (6,500 s.f.) |
| • Kogii Kogii Express (1,338 s.f.) | • Maggiano's (15,500 s.f.) |
| • Brick's Wood Fire Pizza (2,027 s.f.) | • The White Chocolate Grill (8,500 s.f.) |
| • Focus Eye Care (1,427 s.f.) | • Morton's Steak House (8,295 s.f.) |
| • Wright Center for Women (4,604 s.f.) | • Invicto (2,702 s.f.) |
| • 18/8 Fine Men's Salon (1,400 s.f.) | • Great Lakes Credit Union (2,070 s.f.) |
| • Bombay Wraps (1,413 s.f.) | • Kyruramen (3,300 s.f.) |
| • LightRx Beauty Salon (1,418 s.f.) | • Pour House (7,247 s.f.) |

As proposed, the former LA Fitness building is 45,000 square feet in size and will be repurposed to provide an approximately 42,438 square-foot medical outpatient facility. The balance of the building is a repurposing of the usable existing mezzanine space into a mechanical area to house HVAC equipment, thus not generating any additional parking demand. **Figure 1** shows an aerial view of the site. A copy of the site plan is included in the Appendix.



Aerial View of Site

Figure 1

The purpose of this study was to assess the adequacy of the parking supply within Freedom Commons in accommodating the current and the future parking demand with the proposed medical outpatient facility. In order to do that, the following tasks were undertaken:

- Parking occupancy surveys were conducted by KLOA, Inc. at Freedom Commons on a Thursday, Friday, and Saturday in September 2023.
- Projected parking demand was generated for the proposed medical outpatient facility.
- The adequacy of the available parking within Freedom Commons was evaluated to assess its ability to accommodate the estimated parking demand of the proposed medical outpatient facility.

Freedom Commons Parking Occupancy Surveys

In order to determine the existing parking demand, parking occupancy surveys were conducted at Freedom Commons on Thursday, September 14, 2023; Friday, September 15, 2023; and Saturday, September 16, 2023. The counts were conducted in one-hour intervals from 9:00 A.M. to 7:00 P.M. and the parking fields were divided into two parking zones as illustrated in **Figure A**, provided in the Appendix. Zones 1 and 2 include all parking spaces within the Freedom Commons to the east and west of Freedom Drive, respectively. The parking occupancy surveys are summarized in **Tables 1** through **3** for Thursday, Friday, and Saturday, respectively (all tables are included in the Appendix). It should be noted that the LA Fitness building was not operational at the time the parking occupancy surveys were conducted. The results of the parking occupancy surveys indicated the following:

- Overall, Freedom Commons has approximately 1,197 parking spaces.
- Peak occupancy on Thursday was 631 vehicles (53 percent) occurring at 7:00 P.M., resulting in a surplus of 566 parking spaces.
- Peak occupancy on Friday was 736 vehicles (61 percent) occurring at 7:00 P.M., resulting in a surplus of 461 parking spaces.
- Peak occupancy on Saturday was 715 vehicles (60 percent) occurring at 7:00 P.M., resulting in a surplus of 484 parking spaces.

The results of these parking occupancy surveys indicated that overall the current parking supply within Freedom Commons is adequate in accommodating the current parking demand with a maximum occupancy of 61 percent occurring on Friday at 7:00 P.M. When evaluating Zone 1 only, which is located on the east side of Freedom Drive and serves the former LA Fitness building as well as the IFLY Indoor Skydiving and Cooper's Hawk Winery and Restaurant, the results indicated the following:

- Zone 1 has approximately 409 parking spaces.
- Peak occupancy on Thursday was 201 vehicles (49 percent) occurring at 6:00 P.M., resulting in a surplus of 208 parking spaces.
- Peak occupancy on Friday was 189 vehicles (46 percent) occurring at 7:00 P.M., resulting in a surplus of 220 parking spaces.
- Peak occupancy on Saturday was 192 vehicles (47 percent) occurring at 6:00 P.M., resulting in a surplus of 217 parking spaces.

Projected Parking Demand of the Proposed Medical Outpatient Facility

As previously indicated, the former LA Fitness building will be repurposed and redesigned to accommodate a medical outpatient facility approximately 42,438 square feet in size. The proposed design of the building will result in the elimination of 14 parking spaces due to the following:

- Providing a front entrance drop-off area (loss of eight spaces)
- Providing a patient discharge area on east elevation (loss of one space)
- Providing generator/staff door on west elevation (loss of five spaces)

Therefore, with the elimination of 14 parking spaces, the inventory of Zone 1 will be reduced to 395 parking spaces including eight accessible parking spaces proposed for the medical outpatient facility and whole future parking inventory will be reduced to 1,183 parking spaces within Freedom Commons. Based on the information provided by the proposed user, the proposed medical outpatient facility will have the following operational characteristics:

- The proposed medical outpatient facility will have approximately 89 staff and 367 patients per day.
- Hours of operation of the proposed medical outpatient facility will be between 7:30 A.M. to 7:00 P.M. Monday through Thursday, 7:30 A.M. to 5:00 P.M. on Friday, 8:00 A.M. to 12:00 P.M. on Saturday, and it is closed on Sunday.
- Based on the information provided by the operator, between 7:30 A.M. to 9:00 A.M. and 5:00 P.M. to 7:00 P.M., only a few business units within the proposed medical outpatient facility will be operational resulting in a meaningful decrease in staff and patients during these time periods. It is anticipated that the proposed medical outpatient facility will have a parking demand of approximately 120 spaces between 7:30 A.M. to 9:00 A.M. and 30 cars between 5:00 P.M. to 7:00 P.M.
- The tenant provided an analysis of the anticipated parking needs and peak times periods based on its experience with other existing outpatient facilities. The peak demand is 4 spaces per 1,000 square feet at 11:00 A.M. which equates to 170 parking spaces. Furthermore, between 9:00 A.M. and 3:00 P.M. is when the majority of appointments occur, after which patient flow starts to taper off.

The ITE *Parking Generation Manual* is an industry standard methodology for estimating peak parking demand. This manual contains average peak parking demands for medical office uses which is a compilation of forty surveys conducted at medical office buildings. In order to determine the total projected parking demand of the proposed medical outpatient facility, the parking demand was estimated based on City of Naperville Code of Ordinances and rates published in the Institute of Transportation Engineers' (ITE) *Parking Generation Manual*, 6th Edition and information provided by the proposed user. Based on the two methodologies, the parking demand for the proposed medical outpatient facility will be as follows:

- City of Naperville Code of Ordinances:
 - 212 parking spaces (ratio of five spaces per 1,000 square feet gross floor area)
- ITE *Trip Generation Manual* (Land-Use Code 720 – Medical-Dental Office Building):
 - Monday to Friday: 112 spaces (average ratio of 2.63 spaces per 1,000 square feet)

Furthermore, when considering the projected number of staff, the ITE parking rate of 1.28 spaces per staff member results in a consistent parking demand when compared to the ITE average rate per 1,000 square feet.

It should be noted that the parking requirement increases from four spaces per 1,000 square feet gross floor area to five spaces per 1,000 square feet gross floor area when changing the land use from a fitness center to a medical facility.

The parking demands for both methodologies were distributed hourly based on information provided in the ITE *Parking Generation Manual*. **Table 4** summarizes the projected hourly parking demand for the proposed medical outpatient facility. It should be noted that since ITE only provides hourly distribution rates for the weekdays, the parking demand for Saturday was conservatively assumed to be the same as weekdays.

Overall Parking Evaluation

In order to determine the projected peak parking demand of Freedom Commons, the projected hourly parking demand for the proposed medical outpatient facility (Table 4) was added to the observed peak parking demand (Tables 1 through 3). **Tables 5** through **10** show the total projected hourly parking demand based on the City of Naperville Code of Ordinances and ITE's *Parking Generation Manual* for Freedom Commons.

Based on the two methodologies the projected peak parking demands for Freedom Commons will be as follows:

City of Naperville Code of Ordinances:

- Peak occupancy on Thursday will be 719 vehicles (61 percent) occurring at 7:00 P.M., which will result in a surplus of 464 parking spaces.
- Peak occupancy on Friday will be 736 vehicles (62 percent) occurring twice at 12:00 P.M. and 7:00 P.M., resulting in a surplus of 447 parking spaces.

- Peak occupancy on Saturday will be 715 vehicles (60 percent) occurring at 7:00 P.M., resulting in a surplus of 468 parking spaces.

ITE Parking Generation Manual

- Peak occupancy on Thursday will be 677 vehicles (57 percent) occurring at 7:00 P.M., resulting in a surplus of 506 parking spaces.
- Peak occupancy on Friday will be 736 vehicles (62 percent) occurring at 7:00 P.M., resulting in a surplus of 447 parking spaces.
- Peak occupancy on Saturday will be 715 vehicles (60 percent) occurring at 7:00 P.M., resulting in a surplus of 468 parking spaces.

As can be seen from Tables 5 through 10, the future parking supply within Freedom Commons will be adequate in accommodating the future parking demand with a maximum percentage occupancy of 62 percent occurring on Friday at 12:00 P.M. and 7:00 P.M.

Zone 1 Parking Evaluation

As can be seen from Table 4, the proposed medical office building will experience its peak parking demand of 112 parking spaces per ITE occurring at 11:00 A.M. on Thursday, Friday and Saturday. Based on the City Code requirements, the facility would have a peak parking demand of 212 parking spaces and based on information provided by the operator, the estimated peak parking demand will be 170 spaces (at four parking spaces per 1,000 square feet). At 11:00 A.M. Zone 1 is only 15 percent occupied with at least 348 parking spaces available.

Tables 11 and 12 show the total projected hourly parking demand based on the City of Naperville Code of Ordinances and ITE's *Parking Generation Manual* for Zone 1 (parking lots to the east of Freedom Drive). As previously indicated, the parking inventory within Zone 1 after repurposing the LA Fitness building will be reduced to 395 parking spaces. When considering Zone 1 only with an inventory of 395 parking spaces, based on the two methodologies the projected peak parking demands will be as follows:

City of Naperville Code of Ordinances:

- Peak occupancy on Thursday will be 312 vehicles (79 percent) occurring at 6:00 P.M., which will result in a surplus of 83 parking spaces.
- Peak occupancy on Friday will be 317 vehicles (80 percent) occurring at 12:00 P.M. resulting in a surplus of 78 parking spaces.
- Peak occupancy on Saturday will be 274 vehicles (70 percent) occurring at 11:00 A.M., resulting in a surplus of 121 parking spaces.

ITE Parking Generation Manual

- Peak occupancy on Thursday will be 260 vehicles (66 percent) occurring at 6:00 P.M., resulting in a surplus of 134 parking spaces.

- Peak occupancy on Friday will be 228 vehicles (58 percent) occurring at 12:00 P.M., resulting in a surplus of 166 parking spaces.
- Peak occupancy on Saturday will be 192 vehicles (49 percent) occurring at 6:00 P.M., resulting in a surplus of 202 parking spaces.

As can be seen from Tables 11 and 12, the parking supply within Zone 1 will be adequate in accommodating the future parking demand with a maximum percentage occupancy of 80 percent occurring on Friday at 12:00 P.M.

Additionally, **Table 13** provides the breakdown of the required parking spaces for each tenant within the Freedom Commons based on the City of Naperville Codes. As can be seen from the table, the Freedom Commons is required to provide a total of 1,170 parking spaces. With 1,183 parking spaces proposed, the City code requirements are met.

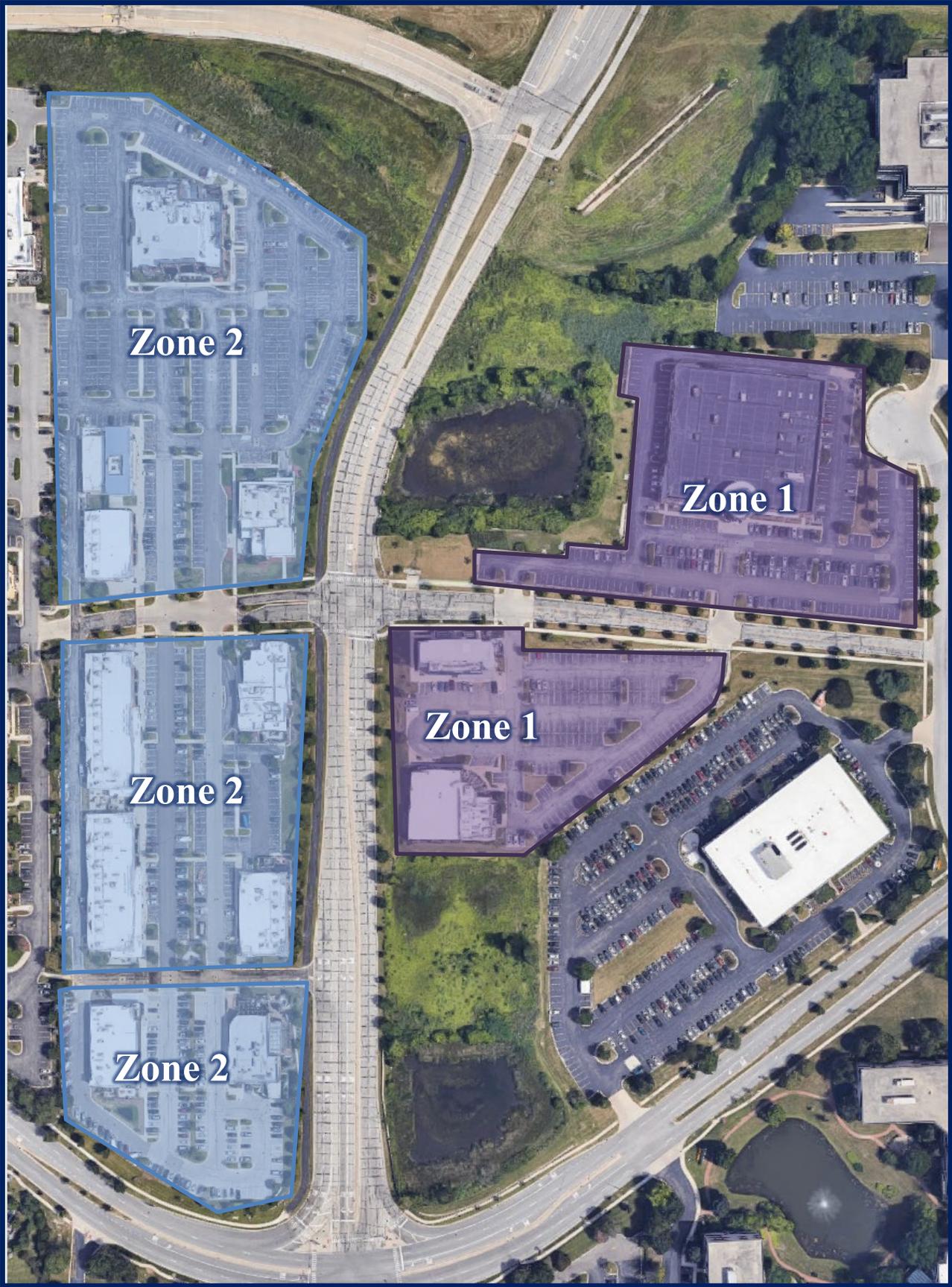
Conclusion

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

- The repurposing of the former LA Fitness building to the proposed medical outpatient center will result in a reduction of approximately 2,562 square feet from the usable area to accommodate the HVAC equipment.
- Zones 1 and 2 include the parking spaces within Freedom Commons to the east and west of Freedom Drive, respectively.
- The results of the parking occupancy surveys indicated that the total peak parking demand at Freedom Commons did not exceed 62 percent of the available parking, which indicated that the overall parking supply is adequate in accommodating the current parking needs.
- The proposed medical outpatient facility will result in the elimination of 14 parking spaces in Zone 1.
- Overall, the parking supply of Freedom Commons will be adequate in accommodating the total projected parking demand taking into consideration the existing parking demand, the parking projected to be generated by the proposed medical outpatient facility with a maximum parking occupancy of 62 percent on Friday occurring twice at 12:00 P.M. and 7:00 P.M. based on Naperville Code of Ordinances.
- When evaluating Zone 1 only, the parking supply of 395 parking spaces will be adequate in accommodating the projected peak parking demand of the proposed medical outpatient facility and the existing parking demand with a maximum occupancy rate of 80 percent occurring on Friday at 12:00 P.M.
- The total parking required for Freedom Commons based on the City of Naperville Code, is 1,170 parking spaces. Given that the proposed 1,183 parking spaces exceeds the total number of required parking spaces a parking deviation is not required.

- Based on information provided by the operator, the estimated peak parking demand is anticipated to occur at 11:00 A.M., which is consistent with ITE parking survey data. Furthermore, between 9:00 A.M. and 3:00 P.M. is when majority of appointments occur, after which patient flow starts to taper off.
- As can be seen from the hourly parking distribution, the projected parking demand of the medical outpatient facility is a complementary land-use to the existing land-uses within Freedom Commons which experiences its peak parking demand in the evenings (7:00 P.M.) at which time the facility will be closed and will have little to no parking demand.

Appendix



Parking Occupancy Survey Zones

Figure A

Table 1A
 PARKING OCCUPANCY BY ZONE THURSDAY, SEPTEMBER 14, 2023

Time	Zone 1*	Zone 2*	Total
9:00 AM	20	152	172
10:00 AM	28	200	228
11:00 AM	52	254	306
12:00 PM	95	379	474
1:00 PM	85	328	413
2:00 PM	64	244	308
3:00 PM	54	184	238
4:00 PM	74	203	277
5:00 PM	146	291	437
6:00 PM	201	405	606
7:00 PM	188	443	631
Inventory	409	788	1,197
*Zones 1 and 2 include the parking spaces within Freedom Commons to the east and west of Freedom Drive, respectively.			

Table 1B
 PERCENT OCCUPIED BY ZONE THURSDAY, SEPTEMBER 14, 2023

Time	Zone 1*	Zone 2*	Total
9:00 AM	5%	19%	14%
10:00 AM	7%	25%	19%
11:00 AM	13%	32%	26%
12:00 PM	23%	48%	40%
1:00 PM	21%	42%	35%
2:00 PM	16%	31%	26%
3:00 PM	13%	23%	20%
4:00 PM	18%	26%	23%
5:00 PM	36%	37%	37%
6:00 PM	49%	51%	51%
7:00 PM	46%	56%	53%
Inventory	409	788	1,197
*Zones 1 and 2 include the parking spaces within Freedom Commons to the east and west of Freedom Drive, respectively.			

Table 2A
 PARKING OCCUPANCY BY ZONE FRIDAY, SEPTEMBER 15, 2023

Time	Zone 1*	Zone 2*	Total
9:00 AM	15	237	252
10:00 AM	28	281	309
11:00 AM	61	312	373
12:00 PM	129	419	548
1:00 PM	108	419	527
2:00 PM	56	330	386
3:00 PM	59	261	320
4:00 PM	81	273	354
5:00 PM	154	318	472
6:00 PM	170	440	610
7:00 PM	189	547	736
Inventory	409	788	1,197
*Zones 1 and 2 include the parking spaces within Freedom Commons to the east and west of Freedom Drive, respectively.			

Table 2B
 PERCENT OCCUPIED BY ZONE FRIDAY, SEPTEMBER 15, 2023

Time	Zone 1*	Zone 2*	Total
9:00 AM	4%	30%	21%
10:00 AM	7%	36%	26%
11:00 AM	15%	40%	31%
12:00 PM	32%	53%	46%
1:00 PM	26%	53%	44%
2:00 PM	14%	42%	32%
3:00 PM	14%	33%	27%
4:00 PM	20%	35%	30%
5:00 PM	38%	40%	39%
6:00 PM	42%	56%	51%
7:00 PM	46%	69%	61%
Inventory	409	788	1,197
*Zones 1 and 2 include the parking spaces within Freedom Commons to the east and west of Freedom Drive, respectively.			

Table 3A
 PARKING OCCUPANCY BY ZONE SATURDAY, SEPTEMBER 16, 2023

Time	Zone 1*	Zone 2*	Total
9:00 AM	76	182	258
10:00 AM	32	246	278
11:00 AM	61	288	349
12:00 PM	85	353	438
1:00 PM	107	374	481
2:00 PM	113	274	387
3:00 PM	102	296	398
4:00 PM	99	301	400
5:00 PM	133	336	469
6:00 PM	192	511	703
7:00 PM	191	524	715
Inventory	409	788	1,197
*Zones 1 and 2 include the parking spaces within Freedom Commons to the east and west of Freedom Drive, respectively.			

Table 3B
 PERCENT OCCUPIED BY ZONE SATURDAY, SEPTEMBER 16, 2023

Time	Zone 1*	Zone 2*	Total
9:00 AM	19%	23%	22%
10:00 AM	8%	31%	23%
11:00 AM	15%	37%	29%
12:00 PM	21%	45%	37%
1:00 PM	26%	47%	40%
2:00 PM	28%	35%	32%
3:00 PM	25%	38%	33%
4:00 PM	24%	38%	33%
5:00 PM	33%	43%	39%
6:00 PM	47%	65%	59%
7:00 PM	47%	66%	60%
Inventory	409	788	1,197
*Zones 1 and 2 include the parking spaces within Freedom Commons to the east and west of Freedom Drive, respectively.			

Table 4

PROJECTED PARKING DEMAND PER HOUR – MEDICAL OUTPATIENT FACILITY

Time	Thursday		Friday		Saturday	
	Naperville Code	ITE	Naperville Code	ITE	Naperville Code	ITE
9:00 AM	175	92	175	92	175	92
10:00 AM	205	108	205	108	205	108
11:00 AM	212	112	212	112	212	112
12:00 PM	188	99	188	99	188	99
1:00 PM	186	98	186	98	20	10
2:00 PM	196	103	196	103	0	0
3:00 PM	192	101	192	101	0	0
4:00 PM	184	97	184	97	0	0
5:00 PM	118	62	118	62	0	0
6:00 PM	111	59	20	10	0	0
7:00 PM	88	46	0	0	0	0

Note: Naperville Code parking demand estimated by taking the City Code parking requirement distributed hourly based on information provided by ITE.

Table 5A
TOTAL PROJECTED PARKING OCCUPANCY BY ZONE, THURSDAY – NAPERVILLE
CODE

Time	Zone 1*	Zone 2*	Total
9:00 AM	195	152	347
10:00 AM	233	200	433
11:00 AM	264	254	518
12:00 PM	283	379	662
1:00 PM	271	328	599
2:00 PM	260	244	504
3:00 PM	246	184	430
4:00 PM	258	203	461
5:00 PM	264	291	555
6:00 PM	312	405	717
7:00 PM	276	443	719
Inventory	395	788	1,183
<p>*Zones 1 and 2 include the parking spaces within Freedom Commons to the east and west of Freedom Drive, respectively. Note: Sum of Table 1A plus estimated Thursday parking demand based on City Code as shown in Table 4.</p>			

Table 5B
TOTAL PROJECTED PERCENT OCCUPIED BY ZONE, THURSDAY – NAPERVILLE
CODE

Time	Zone 1*	Zone 2*	Total
9:00 AM	49%	19%	29%
10:00 AM	59%	25%	37%
11:00 AM	67%	32%	44%
12:00 PM	72%	48%	56%
1:00 PM	69%	42%	51%
2:00 PM	66%	31%	43%
3:00 PM	62%	23%	36%
4:00 PM	65%	26%	39%
5:00 PM	67%	37%	47%
6:00 PM	79%	51%	61%
7:00 PM	70%	56%	61%
Inventory	395	788	1,183
<p>*Zones 1 and 2 include the parking spaces within Freedom Commons to the east and west of Freedom Drive, respectively. Note: Sum of Table 1A plus estimated Thursday parking demand based on City Code as shown in Table 4.</p>			

Table 6A

TOTAL PROJECTED PARKING OCCUPANCY BY ZONE, FRIDAY – NAPERVILLE CODE

Time	Zone 1*	Zone 2*	Total
9:00 AM	190	237	427
10:00 AM	233	281	514
11:00 AM	273	312	585
12:00 PM	317	419	736
1:00 PM	294	419	713
2:00 PM	252	330	582
3:00 PM	251	261	512
4:00 PM	265	273	538
5:00 PM	272	318	590
6:00 PM	190	440	630
7:00 PM	189	547	736
Inventory	395	788	1,183
<p>*Zones 1 and 2 include the parking spaces within Freedom Commons to the east and west of Freedom Drive, respectively. Note: Sum of Table 2A plus estimated Friday parking demand based on City Code as shown in Table 4.</p>			

Table 6B

TOTAL PROJECTED PERCENT OCCUPIED BY ZONE, FRIDAY – NAPERVILLE CODE

Time	Zone 1*	Zone 2*	Total
9:00 AM	48%	30%	36%
10:00 AM	59%	36%	43%
11:00 AM	69%	40%	49%
12:00 PM	80%	53%	62%
1:00 PM	74%	53%	60%
2:00 PM	64%	42%	49%
3:00 PM	64%	33%	43%
4:00 PM	67%	35%	45%
5:00 PM	69%	40%	50%
6:00 PM	48%	56%	53%
7:00 PM	48%	69%	62%
Inventory	395	788	1,183
<p>*Zones 1 and 2 include the parking spaces within Freedom Commons to the east and west of Freedom Drive, respectively. Note: Sum of Table 2A plus estimated Friday parking demand based on City Code as shown in Table 4.</p>			

Table 7A
TOTAL PROJECTED PARKING OCCUPANCY BY ZONE, SATURDAY – NAPERVILLE
CODE

Time	Zone 1*	Zone 2*	Total
9:00 AM	251	182	433
10:00 AM	237	246	483
11:00 AM	273	288	561
12:00 PM	273	353	626
1:00 PM	127	374	501
2:00 PM	113	274	387
3:00 PM	102	296	398
4:00 PM	99	301	400
5:00 PM	133	336	469
6:00 PM	192	511	703
7:00 PM	191	524	715
Inventory	395	788	1,183
<p>*Zones 1 and 2 include the parking spaces within Freedom Commons to the east and west of Freedom Drive, respectively. Note: Sum of Table 3A plus estimated Saturday parking demand based on City Code as shown in Table 4.</p>			

Table 7B

TOTAL PROJECTED PERCENT OCCUPIED BY ZONE, SATURDAY – NAPERVILLE CODE

Time	Zone 1*	Zone 2*	Total
9:00 AM	64%	23%	37%
10:00 AM	60%	31%	41%
11:00 AM	69%	37%	47%
12:00 PM	69%	45%	53%
1:00 PM	32%	47%	42%
2:00 PM	29%	35%	33%
3:00 PM	26%	38%	34%
4:00 PM	25%	38%	34%
5:00 PM	34%	43%	40%
6:00 PM	49%	65%	59%
7:00 PM	48%	66%	60%
Inventory	395	788	1,183

*Zones 1 and 2 include the parking spaces within Freedom Commons to the east and west of Freedom Drive, respectively.

Note: Sum of Table 3A plus estimated Saturday parking demand based on City Code as shown in Table 4.

Table 8A

TOTAL PROJECTED PARKING OCCUPANCY BY ZONE, THURSDAY – ITE RATES

Time	Zone 1*	Zone 2*	Total
9:00 AM	112	152	264
10:00 AM	136	200	336
11:00 AM	164	254	418
12:00 PM	194	379	573
1:00 PM	183	328	511
2:00 PM	167	244	411
3:00 PM	155	184	339
4:00 PM	171	203	374
5:00 PM	208	291	499
6:00 PM	260	405	665
7:00 PM	234	443	677
Inventory	395	788	1,183
<p>*Zones 1 and 2 include the parking spaces within Freedom Commons to the east and west of Freedom Drive, respectively. Note: Sum of Table 1A plus estimated Thursday parking demand based on ITE as shown in Table 4.</p>			

Table 8B

TOTAL PROJECTED PERCENT OCCUPIED BY ZONE, THURSDAY – ITE RATES

Time	Zone 1*	Zone 2*	Total
9:00 AM	28%	19%	22%
10:00 AM	34%	25%	28%
11:00 AM	42%	32%	35%
12:00 PM	49%	48%	48%
1:00 PM	46%	42%	43%
2:00 PM	42%	31%	35%
3:00 PM	39%	23%	29%
4:00 PM	43%	26%	32%
5:00 PM	53%	37%	42%
6:00 PM	66%	51%	56%
7:00 PM	59%	56%	57%
Inventory	395	788	1,183

*Zones 1 and 2 include the parking spaces within Freedom Commons to the east and west of Freedom Drive, respectively.
Note: Sum of Table 1A plus estimated Thursday parking demand based on ITE as shown in Table 4.

Table 9A

TOTAL PROJECTED PARKING OCCUPANCY BY ZONE, FRIDAY – ITE RATES

Time	Zone 1*	Zone 2*	Total
9:00 AM	107	237	344
10:00 AM	136	281	417
11:00 AM	173	312	485
12:00 PM	228	419	647
1:00 PM	206	419	625
2:00 PM	159	330	489
3:00 PM	160	261	421
4:00 PM	178	273	451
5:00 PM	216	318	534
6:00 PM	180	440	620
7:00 PM	189	547	736
Inventory	395	788	1,183
<p>*Zones 1 and 2 include the parking spaces within Freedom Commons to the east and west of Freedom Drive, respectively. Note: Sum of Table 2A plus estimated Friday parking demand based on ITE as shown in Table 4.</p>			

Table 9B

TOTAL PROJECTED PERCENT OCCUPIED BY ZONE, FRIDAY – ITE RATES

Time	Zone 1*	Zone 2*	Total
9:00 AM	27%	30%	29%
10:00 AM	34%	36%	35%
11:00 AM	44%	40%	41%
12:00 PM	58%	53%	55%
1:00 PM	52%	53%	53%
2:00 PM	40%	42%	41%
3:00 PM	41%	33%	36%
4:00 PM	45%	35%	38%
5:00 PM	55%	40%	45%
6:00 PM	46%	56%	52%
7:00 PM	48%	69%	62%
Inventory	395	788	1,183
<p>*Zones 1 and 2 include the parking spaces within Freedom Commons to the east and west of Freedom Drive, respectively. Note: Sum of Table 2A plus estimated Friday parking demand based on ITE as shown in Table 4.</p>			

Table 10A

TOTAL PROJECTED PARKING OCCUPANCY BY ZONE, SATURDAY – ITE RATES

Time	Zone 1*	Zone 2*	Total
9:00 AM	168	182	350
10:00 AM	140	246	386
11:00 AM	173	288	461
12:00 PM	184	353	537
1:00 PM	117	374	491
2:00 PM	113	274	387
3:00 PM	102	296	398
4:00 PM	99	301	400
5:00 PM	133	336	469
6:00 PM	192	511	703
7:00 PM	191	524	715
Inventory	395	788	1,183
<p>*Zones 1 and 2 include the parking spaces within Freedom Commons to the east and west of Freedom Drive, respectively. Note: Sum of Table 3A plus estimated Saturday parking demand based on ITE as shown in Table 4.</p>			

Table 10B

TOTAL PROJECTED PERCENT OCCUPIED BY ZONE, SATURDAY – ITE RATES

Time	Zone 1*	Zone 2*	Total
9:00 AM	43%	23%	30%
10:00 AM	35%	31%	33%
11:00 AM	44%	37%	39%
12:00 PM	47%	45%	45%
1:00 PM	30%	47%	42%
2:00 PM	29%	35%	33%
3:00 PM	26%	38%	34%
4:00 PM	25%	38%	34%
5:00 PM	34%	43%	40%
6:00 PM	49%	65%	59%
7:00 PM	48%	66%	60%
Inventory	395	788	1,183
<p>*Zones 1 and 2 include the parking spaces within Freedom Commons to the east and west of Freedom Drive, respectively. Note: Sum of Table 3A plus estimated Saturday parking demand based on ITE as shown in Table 4.</p>			

Table 11

TOTAL PROJECTED PARKING DEMAND – (ZONE 1 – PARKING SPACES LOCATED TO THE EAST OF FREEDOM DRIVE)

Time	Thursday		Friday		Saturday	
	Naperville Code	ITE	Naperville Code	ITE	Naperville Code	ITE
9:00 AM	195	112	190	107	251	168
10:00 AM	233	136	233	136	237	140
11:00 AM	264	164	273	173	273	173
12:00 PM	283	194	317	228	273	184
1:00 PM	271	183	294	206	127	117
2:00 PM	260	167	252	159	113	113
3:00 PM	246	155	251	160	102	102
4:00 PM	258	171	265	178	99	99
5:00 PM	264	208	272	216	133	133
6:00 PM	312	260	190	180	192	192
7:00 PM	276	234	189	189	191	191

Note: Sum of Zone 1 parking demands as shown in Tables 1 through 3 plus estimated parking demand as shown in Table 4.

Table 12

TOTAL PROJECTED PARKING DEMAND – PERCENT OCCUPIED – (ZONE 1 – PARKING SPACES LOCATED TO THE EAST OF FREEDOM DRIVE)

Time	Thursday		Friday		Saturday	
	Naperville Code	ITE	Naperville Code	ITE	Naperville Code	ITE
9:00 AM	49%	28%	48%	27%	64%	43%
10:00 AM	59%	34%	59%	34%	60%	35%
11:00 AM	67%	42%	69%	44%	69%	44%
12:00 PM	72%	49%	80%	58%	69%	47%
1:00 PM	69%	46%	74%	52%	32%	30%
2:00 PM	66%	42%	64%	40%	29%	29%
3:00 PM	62%	39%	64%	41%	26%	26%
4:00 PM	65%	43%	67%	45%	25%	25%
5:00 PM	67%	53%	69%	55%	34%	34%
6:00 PM	79%	66%	48%	46%	49%	49%
7:00 PM	70%	59%	48%	48%	48%	48%

Note: Sum of Zone 1 parking demands as shown in Tables 1 through 3 plus estimated parking demand as shown in Table 4.

Table 13
 PROJECTED PARKING DEMAND BREAKDOWN

Tenant	Size of the Building (s.f.)	Naperville Code (Parking Demand Per 1,000 s.f.)	Parking Demand
Buttermilk White Crane	8,077	10	81
Jason's Deli	4,827	10	48
Naf Naf	2,990	10	30
Shinto Sushi	2,712	10	27
Advent	3,084	5	15
Kogii Kogii Express	1,338	10	13
Brick's Wood Fired Pizza	2,027	10	20
Focus Eye Care	1,427	5	7
Wright Center for Women	4,604	5	23
18/8 Fine Men's Salon	1,400	4	6
Bombay Wraps	1,413	10	14
LightRx	1,418	4	6
Option Care	1,678	5	8
Magic Nails	1,400	4	6
North Pointe Dental	1,675	5	8
Evolve Chiropractic	2,153	5	11
Fidelity	6,500	4	26
Maggiano's	15,500	10	155
The White Chocolate Grill	8,500	10	85
Morton's Steak House	8,295	10	83
Invicto	2,702	10	27
Great Lakes Credit Union	2,070	4	8
Kyruramen	3,300	10	33
Pour House	7,247	10	72
Cooper's Hawk	10,979	10	110
iFly	9,000	4	36
Proposed Medical Outpatient Facility	42,438	5	212
Total			1,170