



Memorandum

TO: Mr. Wilhelm Kreuzer
TRG Acquisitions, LLC

Mr. John Witpalek
Culver's

FROM: Stephen B. Corcoran, P.E., PTOE
Director of Traffic Engineering

DATE: November 2, 2018

RE: Culver's Parking Study
Naperville, Illinois

Eriksson Engineering Associates, Ltd. (EEA) was retained by Tartan Realty Group, Inc. to conduct a parking study for a proposed Culver's restaurant in Naperville, Illinois. The proposed restaurant will be located on a site between Naper Boulevard and Naperville-Wheaton Road north of the former Fair Oaks Ford dealership. The site plan shows a 4,459 square foot restaurant and 60 parking spaces.

Municipal Requirements

The parking requirements were calculated for a fast food establishment based on the City of Naperville's Code (see **Table 1**). The total required parking per code is 76 spaces. The site plan shows 60 parking spaces including three accessible spaces. Accessibility codes require three accessible spaces for a lot of this size. A parking variation of 16 spaces (-21%) is required and requested.

Table 1
Zoning Code Parking Requirements

Use	Size	Zoning Code Requirement	Required Parking
Fast-Food Restaurant	4,459 sq. ft.	17 parking spaces per 1,000 square feet	76

National Parking Data

National parking sources for fast food restaurants were reviewed to estimate the parking demand for the Culver's. The Institute of Transportation of Engineers' (ITE) publication Parking Generation, 4th Edition provides parking demand data based on building size. **Table 2** summarizes the anticipated peak parking demand of 45 parked vehicles which can be accommodated by the proposed 60 space parking lot. ITE's national survey data is 40% lower than the city's requirement.

Table 2
ITE Parking Requirements

Land Use	Size	National Parking Rates	Spaces
Fast-Food with Drive-Thru Window (LUC 934)	4,459 sq. ft.	9.98 Weekday/ 8.7 Saturday per 1,000 square feet	45

Parking Surveys

Parking counts were conducted at three existing Culver's locations in the Chicagoland market to determine the existing parking demand. These restaurants were located in Grayslake (4,436 sq. ft.), Palatine (4,400 sq. ft.), and Lincolnshire (4,310 sq. ft.), Illinois. All three restaurants were roughly the same size and the number of parked vehicles was recorded during the weekday lunch and dinner periods and for the Saturday lunch period (See **Table 3**).

The peak observed parking demand was 33 vehicles at the Lincolnshire location during the weekday lunch period. An average observed peak demand at the three restaurants was 27.3 vehicles (25-Grayslake, 24-Palatine, and 33-Lincolnshire). Using the peak demand of 33 vehicles, the observed parking ratio is 7.7 parked vehicles per 1,000 square feet of building area which is 55% of the code requirement. This is not unusual for a fast-food restaurant when 50-60% of the sales are made at the drive-thru lanes.

Typical Culver's Parking Supply

Attached to this memorandum are a letter and a table from Culver's identifying the typical parking supply they provide at other locations. At five existing Chicagoland Culver's (Bolingbrook, North Aurora, Plainfield, Darien, and Oswego), they provide 12 spaces per 1,000 square feet. This ratio is equivalent to 52 spaces at the new Naperville location. The table shows the parking supply at the new St. Charles location and three locations around the nation (Florida, Georgia, and Utah) which is consistent with the 12 spaces per 1,000 square feet parking supply.

The proposed parking supply of 60 spaces or 13.46 spaces per 1,000 square feet exceeds the supply provided at other Culver's locations.

Drive-Thru Storage

The proposed site plan has a drive-thru lane with capacity for 10 vehicles up to the window and 9 vehicles after the window for order pick-up. Unlike many fast-food restaurants, Culver's brings the food to car after they pass the drive-thru window. This permits faster service so that a larger order that may take more time does not hold up all the vehicles behind it. The ability to queue 19 vehicles without impacting the site circulation is more than adequate for this location.

Summary

Observations at three Culver's Restaurants showed the maximum demand to be 33 spaces at one location which is 54% of the proposed number of parking spaces (60). It is less than half of the 76 spaces required by city code. The national parking surveys indicated a higher parking demand of 45 spaces which is still considerably lower than the number of proposed spaces.

A parking variation is requested to reduce the required parking by 16 spaces (-21%) for 60 spaces total (13.46 spaces per 1,000 square feet). With the variation, the 60 parking spaces will support the anticipated peak parking demand of 33 spaces with a surplus of 28 spaces.

In the unlikely event that patrons come to Culver's and find the parking lot full, they will easily find an alternate place to dine rather than wait for a parking space to open up.

**Table 3
 Culver's Parking Survey Results**

Culver's Location	Grayslake	Palatine	Lincolnshire
Size (sq. ft.)	4,436	4,400	4,310
Weekday Lunch			
Date	9/4/2018	9/6/2018	9/7/2018
11:30 AM	16	12	28
11:45 AM	21	14	29
Noon	22	16	32
12:15 PM	25	22	32
12:30 PM	18	18	33
12:45 PM	16	17	28
1:00 PM	18	13	26
1:15 PM	17	11	22
1:30 PM	14	10	21
Weekday Dinner			
Date	9/5/2018	9/6/2018	9/7/2018
4:00 PM	20	10	12
4:15 PM	17	12	13
4:30 PM	15	15	14
4:45 PM	13	13	19
5:00 PM	15	18	20
5:15 PM	17	24	18
5:30 PM	21	20	14
5:45 PM	23	21	13
6:00 PM	21	19	15
Saturday Lunch			
Date		9/8/2018	9/8/2018
11:30 AM		14	13
11:45 AM		16	14
Noon		19	20
12:15 PM		22	21
12:30 PM		17	25
12:45 PM		17	23
1:00 PM		21	24
1:15 PM		19	20
1:30 PM		17	17



Welcome to delicious.*

A

8/28/18

Mr. John Witcpalek
2781 Route 34
Oswego, IL

RE: Parking Ratios

The following successful Chicagoland Culver's restaurants have an average parking ratio of 12 parking spaces per 1000 square feet of gross leasable area. These have been open and operating at least since 2004.

- Bolingbrook , opened in 2003
- North Aurora , opened in 1999
- Plainfield, opened in 2004
- Darien, opened in 1999
- Oswego, opened in 2000

Regards,

Kyle Robb, CCIM
Real Estate Manager
Culver Franchising System, LLC.

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Recent Culver Developments - Building Size / Parking Ratio

Address	Building Size	Parking	Parking Ratio
111 S Randall Rd St. Charles, IL 60174	4,075	47	11.53
8940 Sage Ave Naples FL 34120	4,190	49	11.69
3135 Peachtree Pkwy Suwanee (Johns Creek), GA 30024	4,310	53	12.30
281 N 2000 W West Point, UT 84015	4,330	53	12.24

Other Naperville Parking Variance Approvals

Raising Canes: 698 IL 59 Naperville, IL 60540 3,726 36 9.66

Naperville -Proposed Development	4,459	61	13.68
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