



CIMA DEVELOPERS, LP

**30W180 Butterfield Road
Warrenville, IL 60555
O: (630) 653-1700
F: (630) 791-8283**

July 22, 2025

City of Naperville
Transportation, Engineering, and Development Business Group
400 S. Eagle Street
Naperville, IL 60540

RE: BP-Naperville, 1523 N. Aurora Road – Project Narrative & Fast Food/ Carry-Out queuing data summary

Please allow me to introduce myself. My name is Dan Soltis, and I am the Vice President of Real Estate for CIMA Developers, LP, the real estate holding company and development arm of The PRIDE Stores. The PRIDE Stores operate seventeen (17) fuel and convenience locations as well as proprietary quick service restaurants plus microbrewery.

CIMA Developers, LP, and The PRIDE Stores, Inc proposes constructing a new drive-through lane with twelve (12) car stacking and drive-through window, at the existing 1.377 acre, convenience store/fuel facility, located at 1532 N. Aurora Road., (BP-Naperville).

The Brand offer has not been established at this point, but data for a typical Fast Food/ Carry-Out restaurant is being provided to support peak demand requirements will be met by the proposed accommodations. In response to the request for information, we have included two past drive-through queues, observations/studies for typical and anticipated use offers (Dunkin Donuts, Jimmy Johns) to demonstrate that the plan is expected to accommodate queuing and parking needs. See below for further details.



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Exhibit 1
Justice Dunkin Donuts with No Seating



Table 2
Queuing Survey Results at
Justice, Illinois Dunkin Donuts

Observed Queue	Length of Time of Queue		
	June 27, 2023	June 28, 2023	Total
8 vehicles	0.0	1.0	1.0
7 vehicles	0.0	1.5	1.5
6 vehicles	2.5	1.0	3.5
5 vehicles	5.5	4.5	10.0
4 vehicles	17.0	5.5	22.5
3 vehicles	20.0	11.5	31.5
2 vehicles	8.5	15.5	24.0
1 vehicle	5.5	15.0	20.5
0 vehicles	1.5	5.0	6.5
Total Time	60.5 minutes	60.5 minutes	121.0 minutes
Average Queue	3.2 vehicles	2.5 vehicles	2.87 vehicles
95% Queue	5 vehicles	6 vehicles	5 vehicles
Maximum Queue	6 vehicles	8 vehicles	8 vehicles



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Drive-Through Observations

Observations of drive-through operations were performed at each Jimmy John's location concurrent with the parking counts. A summary of the drive-through observations is provided in **Table 3**.

Table 3. Drive-Through Observations – Existing Jimmy John's Locations

Observed Number of Vehicles in Drive-Through Lane	Wheaton	Bolingbrook	Plainfield
Average	2	2	1
Maximum	6	4	4

As shown above, an average queue of one to two vehicles was observed at each location. Generally, there was not more than a combination of one vehicle at the drive-through window and one vehicle at the order board at a given time. During the observation period, a maximum of six vehicles was observed at the Wheaton location; the other two locations experienced a maximum queue of four vehicles. As shown in the site plan, the proposed drive-through at the Tinley Park Jimmy John's would accommodate up to seven vehicles between the drive-through window and the nearest drive aisle. Therefore, the proposed drive-through configuration is reasonably expected to accommodate the anticipated drive-through activity without queues extending off site.

Conclusion

The existing site currently provides 37 parking spaces which would remain with the proposed redevelopment. This parking supply satisfies the Village of Tinley Park's off-street parking requirements for the proposed Jimmy John's and fitness studio.

Based on the observed peak parking demand for three comparable Jimmy John's locations, the proposed parking supply is also expected to adequately serve the peak parking needs the proposed Jimmy John's while providing the Village-required parking for the fitness center.

Additionally, the maximum drive-through queues observed at the three comparable locations, ranging between four and six vehicles, are expected to be accommodated within the proposed drive-through configuration shown on the proposed site plan without extending off site.

Please do not hesitate to contact us with any questions related to the information in this memorandum.