



Memorandum

TO: Mr. Devin S. Huber
The BSC Group

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

DATE: July 18, 2017

RE: Self-Storage Facility
Cantore Place Subdivision
Naperville, Illinois

Eriksson Engineering Associates, Ltd. (EEA) was retained to conduct a traffic and parking study for a three story self-storage facility in Naperville, Illinois. The proposed building is to be located on the recently subdivided Lot 1 in the Cantore Place subdivision near the southeast corner of Forgue Drive and Leverenz Road. The recent subdivision of Lot 1 into two lots provided for the Capital Senior Housing development at the corner of Forgue Drive and Leverenz Road and the proposed self-storage building to the south. The proposed facility will have 85,300 square feet of gross building area with 10 exterior and 4 interior parking spaces. This report presents a description of the proposed self-storage facility, its traffic characteristics, and required parking demand.

Site Traffic Volumes

Self-storage facilities rent space or lockers to individuals for storing household goods or to businesses for storing excess inventory or archived records. Generally, new locker owners visit the facility initially to reserve a locker and then return several times to fill it. Afterwards, they infrequently visit the locker to add or retrieve items. At the end of the rental period, several visits may be made to empty the locker. As a result, self-storage facilities are one of the lowest traffic and parking generators with a minimal number of employees and infrequent customer trips.

Trip generation estimates were made using The Institute of Transportation Engineer's Trip Generation 9th Ed. manual to estimate the amount of traffic generated by the facility. Trip generation is based on the net rentable area dedicated to lockers and does not include the loading area, office, corridors, and mechanical space. The net rentable area is 64,000 square feet. As shown in **Table 1**, the self-storage facility generates very little traffic.

Table 1
Self-Storage Trip Generation Estimate

Use	Size	Morning Peak Hour			Evening Peak Hour		
		In	Out	Total	In	Out	Total
Self-Storage	64,000 sq. ft.	4	3	7	6	6	12

Note: ITE Trip Generation Manual, 9th Edition Land-Use-Code 151 Mini-Warehouse

Site Access

Site traffic will primarily access the facility from Route 59 and travel to Forgue Drive via its connections at Cantore and Leverenz Roads or a right-in and right-out access drive at 93rd Street. Forgue Drive is a north-south local two-lane road that serves a variety of commercial uses parallel to Illinois Route 59 between Cantore and Leverenz Roads. Both of these streets have signalized intersections on Route 59. Traffic will use one of the signalized intersections to turn from Route 59 or the right-in and right-out at 93rd Street to Forgue Drive and then the site. The additional amount of site traffic at either of these signals will not have an appreciable impact on area traffic conditions. Access to the site is provided by two driveways

on a shared circulation road with the senior housing development. Staff and visitor parking are located on the north side of the building with access drives on the east and west side of the site. Given the low volume of site generated traffic, both access points will operate well.

Parking Requirements

The City of Naperville Zoning Code requires 0.4 parking spaces per 1,000 square feet of gross floor area for a warehouse - self-storage. The required number of parking spaces is 34 spaces (85,300 x 0.4 spaces/1,000 square feet). Parking at a self-storage facility is needed for 1 or 2 employees on-site during the day, potential customers or existing customers dropping off a payment, and customers accessing their units. The Institute of Transportation Engineer's Parking Generation 4th Ed. manual indicates that parking at facilities of this size will have 10 parked vehicles. The site plan provides 10 exterior parking spaces including one accessible space and 4 interior spaces or 14 spaces in total. A parking variation of 20 spaces would be required and is justified by the actual demand being lower than the code requirement.

The code requirement of 34 spaces is the equivalent to 64% of the daily traffic on site at one time which is not likely ever to occur.

Conclusions

This report analyzed the traffic and parking needs related to a proposed 85,300 square foot self-storage facility in Naperville, Illinois. Traffic generated by the project is very low and would not have an adverse impact on area roadways. Adequate parking is provided on the site.