



CEMCON, Ltd.

CONSULTING ENGINEERS, LAND SURVEYORS & PLANNERS

Via email: liuy@naperville.il.us

March 19, 2021

Ms. Ying Liu, AICP
Project Manager
TED Business Group
City of Naperville
400 S. Eagle Street
Naperville, IL 60540

Re: IGMC Bldg 3 Phase 2A and North Shore Phase 2B
Revised Parking Lot Utilization Survey
PZC 20-1-065
829.007, Task 00400

Dear Ying,

As a supporting document to the Revised PUD Plat for IGMC Bldg 3 Phase 2A and the new PUD Plat for the North Shore Development in IGMC Phase 2B, we are hereby posting to the OwnCloud folder named "Iron Gate Phase 2B-PZC 20-1-065" the amended Parking Utilization Study which reflects the revised parking statistics with the addition of Building 3 in Phase 2A and the overhead car condo space above the "tunnel" between Bldg 2 and Bldg 3 and the exterior parking spaces proposed in the North Shore Development for Phase 2A.

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 parking lots into Phase 2B for Phase 2A. A second phase of that Parking Utilization Study was to evaluate parking in Phase 2B for the North Shore live / work development of the Wilmette, Kenilworth and Glencoe units.

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 your 10/30/18 email communicate to Tom Burgess 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%

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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 of which there are some 44 additional spaces. 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). With construction of Bldg 3 and the expansion of the surface parking into Phase 2B, the commercial / retail building area will increase to 54,166± SF and the exterior surface parking and interior parking spaces will increase to 213 or a nearly identical ratio of 3.93 / 1,000 SF. In any case, the overall parking ratio will still exceed the average utilization ratio of 1.8 – 1.9± / 1,000 SF.

For future Phase 2B, there will be 136 interior and exterior parking spaces for the 18,060± SF of the live / work Wilmette units for a parking ratio of 7.5± / 1,000 SF in this more commercially oriented portion of Phase 2B. There will also be ample interior parking for the more residentially focused units in the Kenilworth and Glencoe portion of Phase 2B (see PUD Plat).

We trust this information will assist the City in their review of the Petition for rezoning and PUD approval.

Sincerely,
CEMCON, Ltd.



Randall W. Bus, P.E.
CEO

RWB/jb
Enc.

cc: Tom Burgess
Christine Jeffries
Steve Barnes

H:\829007\LETTERS\2021-03-19 Liu @ Con - REVISED Bldg 3 Phase 2A & North Shore Phase 2B Parking Lot Utilization Survey.Doc



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