

Brad Williams on behalf of Paul Thrift, owner, is submitting this Parking Study as a supplement to the petition for a Zoning Variance of five (5) parking spaces from the 68 parking spaces provided by Title 6-9-3 of the Naperville Municipal Code. We are requesting the following three (3) uses be approved for the multitenant building that sits adjacent to the Amazon Fresh store – breakfast restaurant and two (2) medical uses.

The 4.41-acre development consists of an Amazon Fresh grocery store and 10,093sf of multitenant space immediately adjacent and east of the grocery store. This is a reduction from the initially approved 11,200sf multitenant building. This was done to better size the building for the development, as well as to accommodate uses that we are seeing throughout the country in this type of center. There are 226 spaces provided for the development with 158 allotted for the grocery store as per code and an additional 68 spaces provided for the multitenant space.

Amazon Fresh – The Grocery anchor will operate in 35,000sf in the building adjacent to the multitenant space. Nationally, the grocery standard requires a parking ratio of 4.0/1000sf of gross floor area which is below the required 4.5/1000sf in Naperville. This concept is different from most traditional grocers in that their volume of in-store shopper is designed to be somewhat lower due to the amount of curb-side pick-up and delivery customers that they service. Studies show that the pandemic has led to a subsequent shift in customer grocery shopping habits, leading to a reduction in foot traffic. The curb-side delivery customers and in-store pick-up customers are serviced through reserved spaces that sit exclusively on the west side of the Premises, farthest away from the multitenant space. The grocery will likely operate in the same hours as other Chicagoland stores from 7a-10p Monday-Sunday. We are told that currently in the market Saturday and Sunday are by far their most heavily foot-trafficked days. Additionally, we understand that the periods of 7-9a, and from 3p-7p as their most parking intensive hours.

The proposed tenants for the multitenant space consist of a synergistic blend of restaurant and medical uses with countercyclical parking intended to maintain easy access to each business. The total GLA devoted to tenants is 10,013sf, net of 80sf of closet space for a Landlord's Room. Those tenants include:

First Watch Breakfast Café (4,550sf) – First Watch is an American restaurant chain that specializes in healthy breakfast and lunch fare. The chain has more than 300 locations in 26 states and has recently made its entrance into the Chicagoland market. First Watch has quickly become a preferred co-tenant of the Fresh stores and has co-located with them in another Chicagoland deal, as well as other locations on the east coast. The inclusion of First Watch in the development required an amendment to the Fresh lease to allow a restaurant of this size. When the grocer was approached, the waiver was immediately granted because the use was complimentary in nature, and their peak hours of parking intensity ran opposite to that of the grocer. First Watch will maintain hours of operation from 7a-2:30p all days of the week. Per our discussion with them, they are busiest between the hours of 10a-1p, with Saturday and Sunday (when the pediatric dentist is closed) their busiest days of the week. They will occupy the south endcap of the multitenant building adjacent to the grocery.

American Family Care (3,035sf) – AFC is a premier provider of urgent care with over 200 locations across 26 states. They operate between the hours of 8a-8p Monday through Friday, and 8a-5p on Saturday and Sunday. Recent advancements in technology allow their patients to check-in online to avoid longer wait times in the clinic. Their busiest times per the operator are from 10a-noon, and 4p-7p on the weekdays. Their weekend parking intensity typically runs from 10a-noon and 2p-5p. This tenant will occupy the north endcap of the multitenant building, farthest from the grocery and First Watch. The AFC peak hours during the week sit mainly outside of the peak hours of the heaviest parking times of First Watch.

Pediatric Dentistry (2,428sf) – We are currently finalizing a lease with a group that will be opening their first pediatric dental office in Naperville. They typically operate by appointment only and will only be open for 3 days per week for the first year as they grow their clientele base. Thereafter, they will expand their days of operation from three days a week to Monday-Friday, while being closed on the weekends like a typical medical office type of tenant. Their hours of operation will be from 8a-5p, with their busiest times being 11a-4p to accommodate children after half day care/kindergarten and school. They will occupy the middle space of the multitenant building and provide a buffer between AFC and First Watch. Their closure on the weekend frees up additional spaces for both AFC and First Watch.

In our diligent research and pursuit of tenants for this development we were looking for the right tenant mix to serve the local community, as well as the right tenant mix to fit the retail climate as evolved by the pandemic. We are seeing more and more medical and medical office users situating in retail shopping centers, especially those that contain a grocery anchor. These “essential uses” now frequently co-tenant in developments and create a synergy whereby customers can maximize their efficiency by handling several appointments in one trip. All these users were carefully selected for their appeal to the neighborhood, but also to ensure that their peak hours of operation caused as little conflict as possible. The final tenant, the Pediatric Dentist, was selected among other similar concepts for the fact that they intend to operate the facility more as a traditional office user with no weekend hours and will be limited to three (3) days a week of operation for the first year. This, in conjunction with all tenants slated to open at different times throughout the Winter/Spring will further lessen the parking load experienced during the “grand opening” phase of the center. We feel that all of these aforementioned reasons, along with the desirable mix of uses for the community, are reasons to support a parking variance.