



200 E. 5th Avenue Suite 234
Naperville, IL 60563
630-369-5638
fasmgr@amcllc.net

January 26, 2021

Erin Venard, Project Manager
City of Naperville
400 S. Eagle Street
Naperville, Illinois 60540

Re: 5th Avenue Station Parking.

Dear Ms. Venard,

My name is Haley Forbes and I am the Property Manager at 5th Avenue Station. I have been an employee at the 5th Avenue Station for almost 19 years. I can attest that in my 19 years I have never had a resident complain to me about insufficient parking. In fact, we've always had ample parking in Lot E for all of our residential tenants. Lot E is located directly behind 5th Avenue Station and has a perimeter access gate system which can only be accessed via a gate card provided by the Management Office at the time of leasing. Lot E has a total of 127 spaces which serves the 118 existing apartment units. Each unit lessee, including studio, efficiency, one-bedroom and two-bedrooms units, are offered one parking space at the time of signing their lease. If the tenant elects to lease a parking space, it is provided for in the lease and assigned to Lot E. Primarily due to the location of the 5th Avenue Station not all residents require a parking space. Occasionally, we do receive requests for a second space which is typically associated with the two-bedroom units. Currently, we have 18 units that have a second parking space assigned. If a resident requests a second space we will either provide the space in Lot E or the adjacent lots A, B, C or D. In total, with 118 units we currently have a total of 135 spaces assigned.

All parking, including guest parking for the building is strictly regulated through the Management Office and leasing. As mentioned above, currently we have 18 units that have requested second parking spaces which have all been granted. Our policy is that we would not permit more than 39 units to have two parking spaces. This ensures that our peak parking demand for the residential component at 126 units will never exceed 165 spaces. Currently, as we only have 18 units with 2 spaces, we can accommodate 21 more requests for a second space which is highly unlikely considering our historical average is only about 15 units require a second space and this number has never exceeded 25 in my 19 years.

With respect to guest parking, guests are directed to park in the surface lots (A, B, C & D) and must register their vehicle ahead of time with the Management Office before doing so. They are not permitted to park in Lot E which has a perimeter access system. At times when guests are common there are hundreds of surface parking spaces located adjacent to 5th Avenue Station which are not in use on nights and weekends. Additionally, there are 1,600 commuter spaces in the vicinity which are also not being used when guests are most common. As a result, our requests for guest parking are minimal.

Please don't hesitate to contact me with any further questions.

Sincerely,

A handwritten signature in cursive script that reads "Haley Forbes".

Haley Forbes
Property Manager
5th Avenue Station