

MEMORANDUM TO: Laurie Tenzer
Shirley Ryan Ability Lab

FROM: Elise Purguette
Consultant

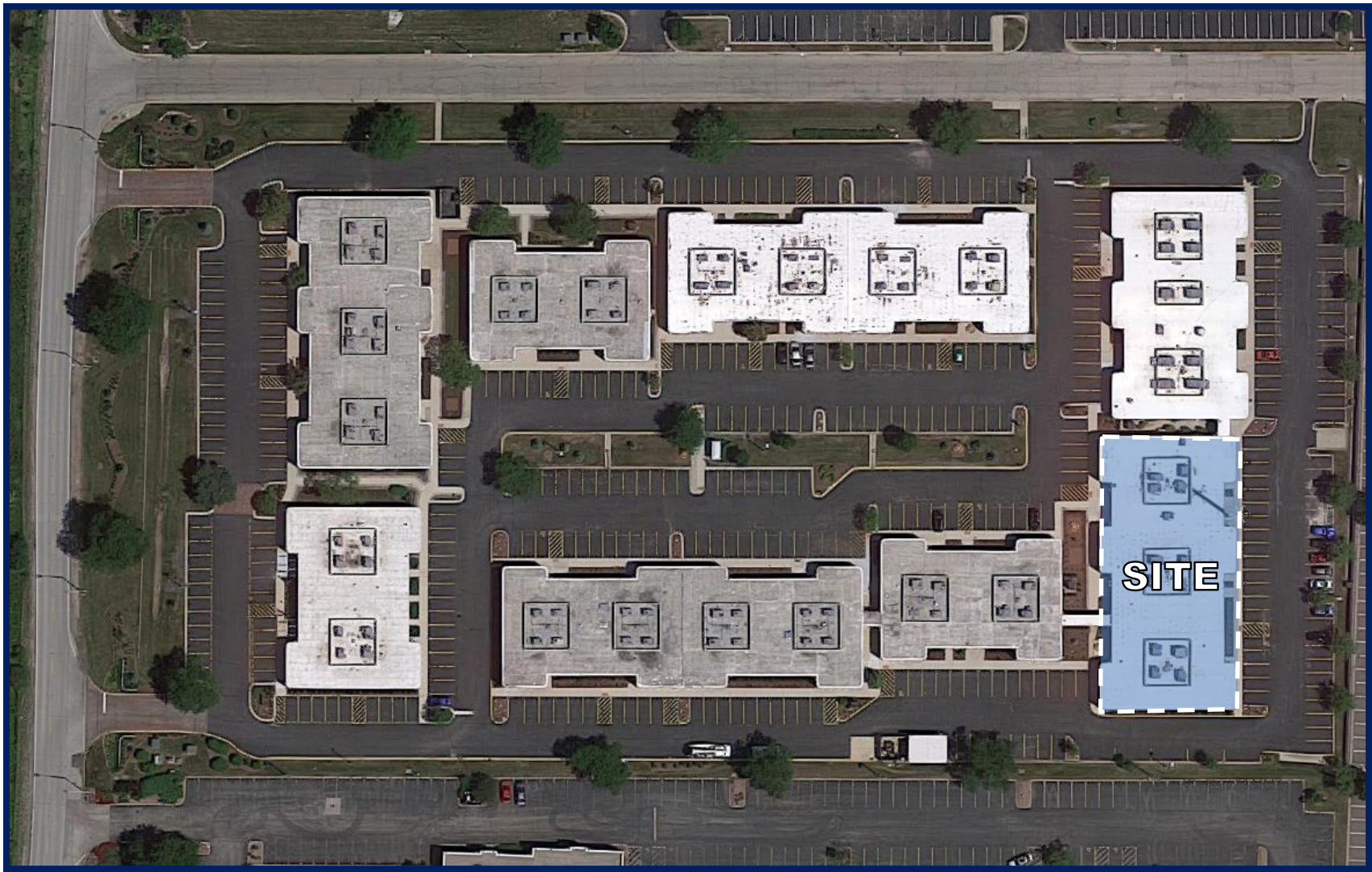
Luay R. Aboona, PE, PTOE
Principal

DATE: December 17, 2019

SUBJECT: Parking Study
Shirley Ryan Ability Lab
Arlington Heights, Illinois

This memorandum presents the findings and recommendations of a parking study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed Shirley Ryan Ability Lab (SRA lab) to be located at 3215 North Wilke Road in Arlington Heights, Illinois. As proposed, SRA lab will occupy approximately 14,131 square feet of space within an office complex known as Arlington Ridge Office Center located at 3201-3231 North Wilke Road. **Figure 1** shows an aerial view of the site. The purpose of this study was to determine the existing parking demand of the office complex and whether sufficient parking is available to accommodate the parking demand of the proposed SRA lab and the other tenants within the complex. In order to do that, the following tasks were undertaken:

- Parking occupancy surveys were conducted by KLOA, Inc. at the office complex on four weekdays from 7:30 A.M. to 5:00 P.M.
- Projected parking demand was generated for the proposed SRA lab
- The adequacy of the available parking within the office complex was evaluated to assess its ability to accommodate the estimated parking demand of the proposed SRA lab and the other tenants within the complex.



Aerial View of Site

Figure 1

Arlington Ridge Office Center Parking Occupancy Surveys

In order to determine the existing parking demand, parking occupancy surveys were conducted at Arlington Ridge Office Center on Thursday, November 7, 2019; Friday, November 8, 2019; Tuesday, November 12, 2019; and Wednesday, November 13, 2019. The counts were conducted by rows in half-hour intervals from 7:30 A.M. to 5:00 P.M., as illustrated in **Figure 2**. The parking occupancy surveys are summarized in **Tables 1** through **4**, respectively. Furthermore, **Table 5** is also prepared summarizing the peak occupancy for each survey day. (All tables are included in the Appendix.) The results of the parking occupancy surveys indicated the following:

- The office complex has approximately 375 parking spaces including 12 handicapped parking spaces.
- Peak occupancy on Thursday, November 7, 2019 was 229 vehicles (61 percent) occurring at 2:30 P.M., resulting in a surplus of 146 parking spaces.
- Peak occupancy on Friday, November 8, 2019 was 200 vehicles (53 percent) occurring at 11:30 A.M., resulting in a surplus of 175 parking spaces.
- Peak occupancy on Tuesday, November 12, 2019 was 231 vehicles (62 percent) occurring at 11:30 A.M., resulting in a surplus of 144 parking spaces.
- Peak occupancy on Wednesday, November 13, 2019 was 242 vehicles (65 percent) occurring at 11:00 A.M., resulting in a surplus of 133 parking spaces.

As such, the peak occupancy over the four weekdays was 242 vehicles.

Projected Parking Demand of the Proposed SRA lab

As previously indicated, the proposed SRA lab will occupy approximately 14,131 square feet of space within an office building that is approximately 104,684 square feet in size. Based on information provided by the operator, SRA lab will be open from 7:30 A.M. to 5:00 P.M. Monday through Friday and will be closed on weekends. Morning rehabilitation will generally occur between 8:30 A.M. to 11:30 A.M. and afternoon rehabilitation will generally occur between 12:00 P.M. to 3:00 P.M. Furthermore, the proposed SRA lab will have up to 20 employees during the peak hours and will treat approximately 44 patients a day (22 patients in the morning and 22 patients in the evening) with approximately 75 percent of the patients arriving in medivans. The remaining 25 percent will drive themselves. It should be noted that the medivans do not stay on site while treatment is occurring. Furthermore, it is important to note that 13 parking spaces will be removed to accommodate a canopy for the proposed SRA lab and eight parking spaces will be removed due the transition of 15 existing parking spaces to seven handicapped parking spaces using a shared striped zone. As a result, the office complex will provide a total of 354 parking spaces.

In order to determine the projected parking demand of the proposed SRA lab, the parking demand was estimated based on the schedule visits and the number of employees due to the unique characteristics of this special use. Based on that and as described earlier, approximately six patients in the morning and six patients in the evening will park on site as well as 20 employees. Therefore, the parking demand for the proposed SRA lab is 26 parking spaces.

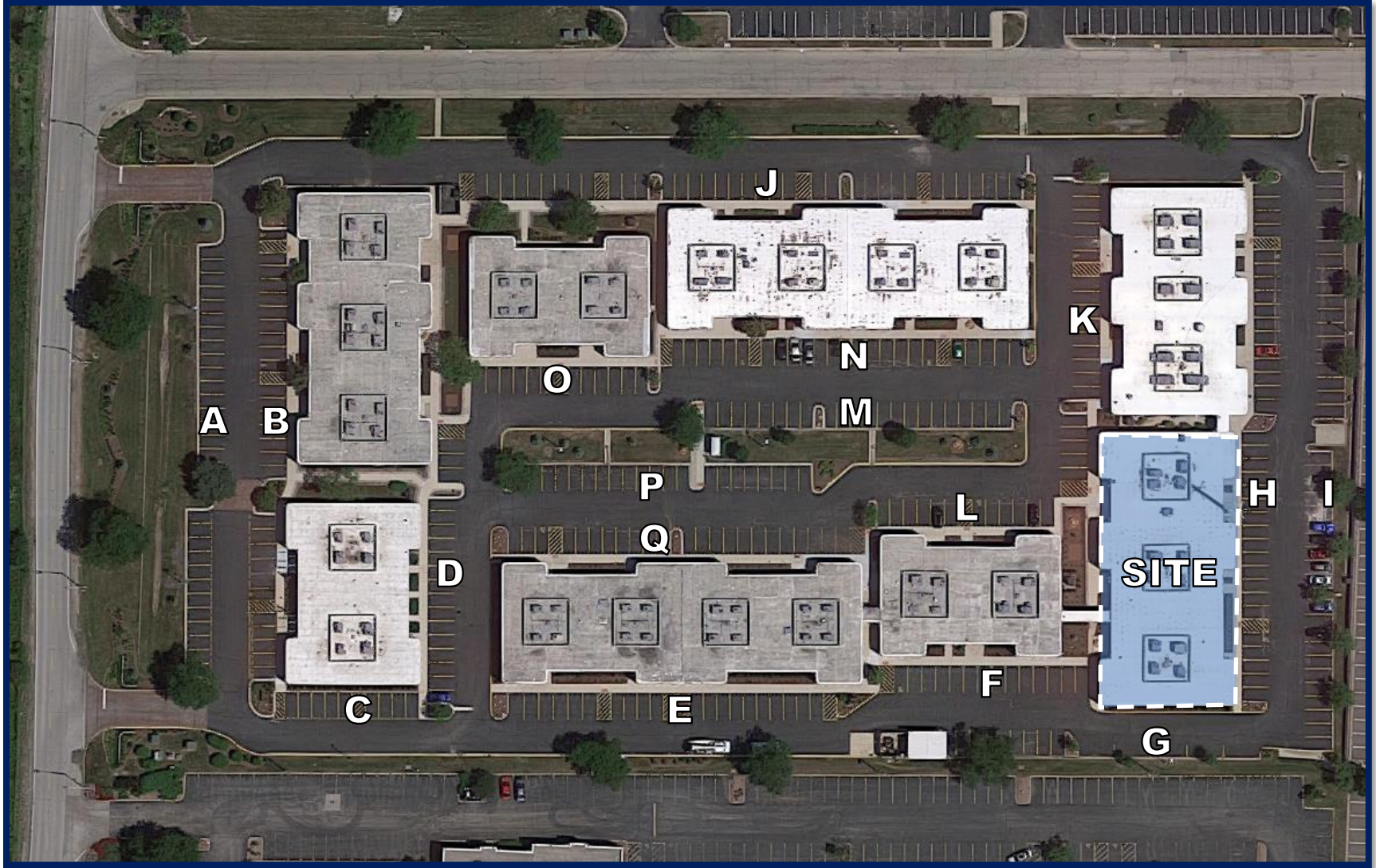
Parking Evaluation

In order to determine the projected peak parking demand of the proposed SRA lab and the other tenants within the office complex, the projected parking demand for the proposed SRA lab was added to the peak parking occupancy over four days of surveys. As previously indicated, the proposed parking inventory will be 354 parking spaces. As such, the projected peak parking occupancy will be 268 parking spaces (76 percent) which will be adequate in accommodating the projected peak parking demand of the office complex.

Conclusion

The proposed parking supply of 354 parking spaces will continue to be adequate in accommodating the projected peak parking demand of the proposed SRA lab together with the existing demand of the office complex.

Appendix



Parking Survey Zones

Figure 2

Table 1

PARKING OCCUPANCY BY ZONE THURSDAY, NOVEMBER 7, 2019

Time	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	Total
7:30 AM	0	2	1	4	1	0	0	0	0	7	3	4	13	21	2	4	2	64
8:00 AM	7	6	2	6	3	0	1	0	0	12	7	4	16	21	5	9	6	105
8:30 AM	13	13	3	8	7	2	1	1	0	15	12	8	16	22	8	12	10	151
9:00 AM	16	17	3	13	8	5	1	2	0	21	14	9	20	22	9	21	11	192
9:30 AM	16	19	4	14	9	5	2	4	0	21	13	8	20	23	8	19	13	198
10:00 AM	20	20	3	14	11	4	1	4	0	24	14	9	21	21	11	14	12	203
10:30 AM	24	22	5	16	13	6	2	3	0	26	17	10	21	21	11	14	16	227
11:00 AM	21	22	3	17	11	4	2	5	0	24	16	9	20	20	10	17	16	217
11:30 AM	22	20	4	15	10	4	3	5	1	23	13	9	18	19	10	19	15	210
12:00 PM	19	23	4	17	11	3	3	4	0	21	16	7	21	21	10	15	11	206
12:30 PM	21	22	3	16	14	4	3	4	1	19	17	8	20	20	11	18	14	215
1:00 PM	19	20	2	18	15	2	3	5	1	22	14	6	17	21	10	16	12	203
1:30 PM	18	21	3	17	16	2	3	5	1	23	16	8	18	21	11	18	13	188
2:00 PM	19	21	4	16	16	2	3	4	0	24	17	9	19	20	11	20	13	218
2:30 PM	19	22	5	14	16	5	3	3	0	26	17	10	21	21	11	20	16	229
3:00 PM	20	22	4	15	14	3	5	4	0	23	17	9	20	16	11	15	14	212
3:30 PM	18	19	3	16	15	4	5	4	0	22	19	11	20	13	9	16	13	207
4:00 PM	19	21	4	16	12	3	2	5	0	20	17	9	18	12	10	13	16	197
4:30 PM	17	19	4	13	11	3	2	5	0	17	13	8	14	10	8	9	17	170
5:00 PM	12	12	3	14	9	2	2	4	0	7	8	8	6	6	3	10	13	119
Inventory	29	28	9	18	20	14	14	35	39	36	20	12	22	23	12	21	23	375

Table 2
PARKING OCCUPANCY BY ZONE FRIDAY, NOVEMBER 8, 2019

Time	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	Total
7:30 AM	0	4	1	1	3	0	1	0	0	5	5	2	11	21	3	5	3	65
8:00 AM	1	7	1	5	4	0	1	0	0	16	10	9	19	21	7	8	4	113
8:30 AM	9	10	3	13	8	2	1	0	0	19	10	9	19	21	7	8	7	146
9:00 AM	15	15	5	14	14	3	1	0	0	21	13	8	20	21	8	11	12	181
9:30 AM	17	18	5	16	16	3	1	0	0	23	14	8	19	17	8	11	12	188
10:00 AM	19	19	5	17	17	3	1	0	0	22	14	8	19	17	8	12	12	193
10:30 AM	19	19	5	17	16	2	1	2	0	23	14	8	19	17	8	12	11	193
11:00 AM	19	19	6	17	13	3	1	2	1	24	14	8	21	18	8	12	12	198
11:30 AM	18	18	5	18	15	3	1	4	0	24	14	8	21	17	8	12	14	200
12:00 PM	15	14	5	18	15	3	1	2	1	17	9	7	16	15	9	10	13	170
12:30 PM	11	14	5	14	17	2	1	2	1	20	11	8	16	17	9	9	12	169
1:00 PM	14	15	5	17	16	3	1	3	0	21	12	10	18	18	9	13	14	189
1:30 PM	17	17	5	16	16	3	1	3	0	23	13	10	17	16	10	15	13	190
2:00 PM	18	17	5	15	15	3	1	3	0	24	13	9	16	13	10	16	12	190
2:30 PM	16	18	4	17	16	2	1	3	2	23	13	9	15	13	10	15	11	188
3:00 PM	17	16	4	18	17	3	1	3	3	23	14	9	14	13	11	13	9	188
3:30 PM	17	14	4	17	15	3	1	3	2	23	14	8	14	12	11	13	11	182
4:00 PM	17	14	4	16	14	4	1	3	2	14	14	8	13	9	9	10	13	165
4:30 PM	16	14	2	14	11	4	1	3	1	10	8	8	6	5	5	8	10	126
5:00 PM	12	9	2	14	9	2	1	3	1	7	5	7	5	7	2	7	5	98
Inventory	29	28	9	18	20	14	14	35	39	36	20	12	22	23	12	21	23	375

Table 3
PARKING OCCUPANCY BY ZONE TUESDAY, NOVEMBER 12, 2019

Time	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	Total
7:30 AM	1	1	1	3	0	0	1	0	1	6	6	3	12	19	2	5	2	63
8:00 AM	1	5	1	6	0	2	1	1	1	17	10	8	19	20	6	7	4	109
8:30 AM	10	12	2	11	0	4	1	2	1	22	13	9	20	20	8	10	7	152
9:00 AM	14	17	4	13	7	5	1	3	1	22	15	9	21	20	10	15	13	190
9:30 AM	18	19	4	17	11	5	2	3	1	24	14	9	21	20	11	17	15	211
10:00 AM	23	21	4	17	12	5	2	3	1	26	15	9	21	20	11	20	17	227
10:30 AM	23	22	3	16	14	5	1	4	1	26	15	9	21	20	10	20	16	226
11:00 AM	23	22	3	17	13	5	1	5	1	27	17	9	21	18	11	21	15	229
11:30 AM	23	21	4	18	12	5	1	5	1	28	17	8	22	19	11	21	15	231
12:00 PM	20	21	4	17	11	5	1	5	1	25	15	7	20	20	10	19	14	215
12:30 PM	18	17	4	16	10	5	1	5	1	22	14	7	20	21	10	18	14	203
1:00 PM	17	18	5	16	12	3	1	5	1	23	13	5	22	21	11	18	16	207
1:30 PM	19	20	5	17	12	4	1	6	1	25	14	7	21	19	11	18	16	216
2:00 PM	20	22	5	17	11	5	1	6	1	27	14	8	19	17	10	18	16	217
2:30 PM	21	21	5	17	11	6	1	6	1	27	14	8	18	18	10	18	16	218
3:00 PM	22	20	5	16	12	6	1	6	1	27	14	8	18	14	10	16	14	210
3:30 PM	21	20	5	18	13	6	1	6	1	25	14	8	16	11	10	15	16	206
4:00 PM	21	20	4	16	12	6	1	6	1	24	13	8	14	10	9	15	15	195
4:30 PM	21	19	5	15	13	6	1	5	1	17	8	8	8	4	6	11	14	162
5:00 PM	20	17	5	15	14	5	1	5	1	12	8	7	8	5	4	11	10	148
Inventory	29	28	9	18	20	14	14	35	39	36	20	12	22	23	12	21	23	375

Table 4

PARKING OCCUPANCY BY ZONE WEDNESDAY, NOVEMBER 13, 2019

Time	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	Total
7:30 AM	0	1	1	3	1	0	1	0	1	4	4	2	12	19	4	3	2	58
8:00 AM	1	2	1	4	5	1	1	1	1	17	10	7	19	22	8	5	2	107
8:30 AM	9	13	4	12	8	3	2	2	1	21	11	9	22	22	9	7	4	159
9:00 AM	16	18	3	14	11	3	2	1	1	22	13	9	22	22	11	11	11	190
9:30 AM	21	22	4	15	14	3	3	3	1	26	13	9	22	22	11	13	13	215
10:00 AM	25	22	4	18	15	3	3	3	1	27	12	9	22	22	11	17	16	230
10:30 AM	25	23	8	18	16	3	2	6	1	27	13	8	22	22	11	17	16	238
11:00 AM	25	23	8	18	16	3	3	6	1	27	15	8	22	21	10	18	18	242
11:30 AM	23	22	7	15	18	3	2	6	1	28	15	8	22	22	10	17	19	238
12:00 PM	20	21	6	13	15	3	3	6	1	25	15	8	20	22	10	17	17	222
12:30 PM	18	19	6	13	16	3	3	5	1	23	12	7	22	22	8	18	16	212
1:00 PM	19	22	5	14	19	4	2	6	1	22	12	8	22	22	9	18	16	221
1:30 PM	21	22	5	15	19	4	2	6	1	24	13	8	21	22	10	18	17	228
2:00 PM	21	21	5	16	19	4	2	6	1	25	14	7	20	21	10	17	17	226
2:30 PM	22	19	5	16	19	4	2	6	2	26	16	5	16	19	11	18	16	222
3:00 PM	21	20	4	16	18	4	2	6	2	25	16	5	15	15	11	19	14	213
3:30 PM	21	19	3	16	18	5	2	6	2	26	16	5	14	11	10	17	13	204
4:00 PM	21	18	3	17	16	5	2	5	1	24	16	4	11	9	9	15	13	189
4:30 PM	21	17	3	15	12	5	2	5	1	16	12	5	4	3	7	12	12	152
5:00 PM	21	16	3	14	10	5	2	4	1	8	8	4	3	4	5	10	10	128
Inventory	29	28	9	18	20	14	14	35	39	36	20	12	22	23	12	21	23	375

Table 5
PARKING OCCUPANCY BY DAY

Time	Thursday, November 8, 2019	Friday, November 9, 2019	Tuesday, November 12, 2019	Wednesday, November 13, 2019
7:30 AM	64	65	63	58
8:00 AM	105	113	109	107
8:30 AM	151	146	152	159
9:00 AM	192	181	190	190
9:30 AM	198	188	211	215
10:00 AM	203	193	227	230
10:30 AM	227	193	226	238
11:00 AM	217	198	229	242
11:30 AM	210	200	231	238
12:00 PM	206	170	215	222
12:30 PM	215	169	203	212
1:00 PM	203	189	207	221
1:30 PM	188	190	216	228
2:00 PM	218	190	217	226
2:30 PM	229	188	218	222
3:00 PM	212	188	210	213
3:30 PM	207	182	206	204
4:00 PM	197	165	195	189
4:30 PM	170	126	162	152
5:00 PM	119	98	148	128