

MEMORANDUM TO: Richard Silverman  
MJK Real Estate Holding Company

FROM: Javier Millan  
Principal

DATE: April 13, 2023

SUBJECT: Traffic and Parking Evaluation Addendum  
Proposed Outlot - Southpoint Retail Center  
Arlington Heights, Illinois

This memorandum is an addendum to the December 23, 2021 traffic and parking study evaluation prepared by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed development of a multi-tenant building in an outlot within the Southpoint retail center in Arlington Heights, Illinois. The original plans called for constructing a 2,385 square-foot Chipotle restaurant with a pick-up window and a speculative 4,419 square-foot quick service restaurant (QSR) with a drive-through lane. The new plans call for the speculative building to be composed of a 2,150 square-foot retail store and a 2,169 square-foot BIBIBOP restaurant with a pick-up lane. Similar to the Chipotle pick-up window, the proposed pick-up window for the BIBIBOP restaurant is for those orders placed online or via a food delivery service.

The purpose of the addendum was to compare the traffic to be generated by the uses proposed for the outlot under the original plans to that proposed as part of the current plan as well as evaluating the utilization of the proposed BIBIBOP pick-up lane and the future parking demand of the current development plans.

### Trip Generation Comparison

The traffic that will be generated by the original plans (as presented in the original traffic and parking evaluation) was based on a survey of a free-standing Chipotle of a similar size (approximately 2,691 square feet) located at 300 Ogden Avenue in Westmont, Illinois. The trips to be generated by the other speculative QSR were estimated based on vehicle trip generation rates contained in *Trip Generation Manual*, 11<sup>th</sup> Edition, published by the Institute of Transportation Engineers (ITE).

As previously indicated, the new plans continue to call for the development of the Chipotle (currently under construction) but instead of a QSR, the parcel will be developed with a 2,150 square-foot retail store and a 2,169 square-foot BIBIBOP restaurant with a pick-up lane. The trips to be generated by the retail store were based on trip generation rates contained in the ITE *Trip Generation Manual*, 11<sup>th</sup> Edition while the trips to be generated by the proposed BIBIBOP restaurant were based on a survey of an existing 2,300 square-foot BIBIBOP restaurant outlot within Hawthorn Mall in Vernon Hills. The survey was conducted on Tuesday, April 5, 2023 from 11:00 A.M. to 1:30 P.M. and from 4:00 P.M. to 6:00 P.M. and on Saturday April 8, 2023 from 11:00 A.M. to 1:30 P.M. **Table 1** shows a comparison of the trips to be generated by the original plan and the current plan. It is important to note that typical of shopping centers, interaction between the existing and proposed land uses, or captured trips, where a patron may go to multiple commercial uses within in the same visit occur. As such, a 10 percent interaction reduction was applied to the weekday midday, evening, and Saturday midday peak hour trip generation.

From Table 1 it can be seen that the current plan will generate approximately 130 fewer total (in/out) trips during the weekday midday peak hour, nine more total (in/out) trips during the weekday evening peak hour, and approximately 67 fewer total (in/out) trips during the Saturday midday peak hour. Since the new plan will generate substantially less traffic than the uses proposed in the original plan and assumed in the traffic study, the findings and recommendations of the December 23, 2021 traffic study are still valid.

## BIBIBOP Pick-up Window Evaluation

As previously indicated, the proposed BIBIBOP restaurant will be providing a drive-through lane for picking up orders placed online or via a food delivery service. No ordering board will be provided. Based on a review of the site plan, the pick-up lane will wrap around the building in a counterclockwise fashion with stacking for nine vehicles from the pick-up window to the crosswalk along the northern edge of the building. Exiting traffic from the pick-up lane will be under stop sign control. In addition, the plan proposes an opening along the south side of the building to allow vehicles to by-pass or exit the pick-up lane should they desire to do so. Based on the proposed plan for this lot, the outbound traffic from the drive-through lane will be under stop sign control and will be directed to turn left and circulate around the site to exit into the north-south drive aisle. Striping and signage indicating no right turns are allowed should be provided at the exit point of the drive-through lane. Based on other pick-up lane operations, the typical queue/stacking during the peak periods ranges between three to four vehicles with an average customer service time of 24 seconds. This is due to the fact that the pick-up lane is only for picking up orders that have already been paid for online or via a food delivery service.

Table 1

## PROJECTED PEAK HOUR SITE-GENERATED TRAFFIC VOLUMES

Type/Size	Weekday Midday Peak Hour			Weekday Evening Peak Hour			Saturday Midday Peak Hour		
	In	Out	Total	In	Out	Total	In	Out	Total
<b>Original Plan</b>									
Chipotle (2,385 s.f.)	50	59	109	34	30	64	43	46	89
QSR (4,419 s.f.)	114	94	208	35	28	63	79	65	144
<i>Internal Capture Reduction (10%)</i>	<u>-16</u>	<u>-15</u>	<u>-31</u>	<u>-7</u>	<u>-6</u>	<u>-13</u>	<u>-12</u>	<u>-11</u>	<u>-23</u>
<b>Total New Trips</b>	<b>148</b>	<b>138</b>	<b>286</b>	<b>62</b>	<b>52</b>	<b>114</b>	<b>110</b>	<b>100</b>	<b>210</b>
<b>Current Plan</b>									
Chipotle (2,385 s.f.)	50	59	109	34	30	64	43	46	89
Retail (2,150 s.f.)	4	4	8	13	13	26	7	7	14
BIBIBOP (2,169 s.f.)	27	29	56	23	24	47	26	30	56
<i>Internal Capture Reduction (10%)</i>	<u>-8</u>	<u>-9</u>	<u>-17</u>	<u>-7</u>	<u>-7</u>	<u>-14</u>	<u>-8</u>	<u>-8</u>	<u>-16</u>
<b>Total New Trips</b>	<b>73</b>	<b>83</b>	<b>156</b>	<b>63</b>	<b>60</b>	<b>123</b>	<b>68</b>	<b>75</b>	<b>143</b>
<b>Difference</b>	<b>-75</b>	<b>-55</b>	<b>-130</b>	<b>+1</b>	<b>+8</b>	<b>+9</b>	<b>-42</b>	<b>-25</b>	<b>-67</b>

## Parking Occupancy Surveys

In order to determine the typical parking demand of a BIBIBOP restaurant, as requested by the Village of Arlington Heights, parking occupancy surveys were conducted at an existing BIBIBOP restaurant in Vernon Hills during the following time periods:

- Wednesday April 5, 2023 between 11:00 A.M. and 1:30 P.M. and between 4:00 P.M. and 6:30 P.M.
- Saturday April 8, 2023 between 11:00 A.M. and 1:30 P.M.

It is important to note that the outlot is comprised of two storefronts and provides approximately 51 off-street parking spaces designated as follows: 46 regular spaces, three handicapped spaces and two reserved curbside spaces for curbside delivery. However, it should be noted that only BIBIBOP is operational. The parking occupancy surveys were conducted every 15 minutes. The results of the parking occupancy surveys are summarized in **Tables 2** and **3**.

Table 2

## PARKING OCCUPANCY SUMMARY (WEDNESDAY, APRIL 5, 2023)

Time	Regular Space	Handicapped Space	Curbside Space
11:00 A.M.	4	0	0
11:15 A.M.	6	0	0
11:30 A.M.	5	0	0
11:45 A.M.	9	0	0
12:00 P.M.	13	0	0
12:15 P.M.	17	0	1
12:30 P.M.	12	0	0
12:45 P.M.	15	0	0
1:00 P.M.	11	0	0
1:15 P.M.	9	0	0
4:00 P.M.	3	0	0
4:15 P.M.	4	0	0
4:30 P.M.	5	0	0
4:45 P.M.	10	0	0
5:00 P.M.	8	0	1
5:15 P.M.	8	0	0
5:30 P.M.	13	0	1
5:45 P.M.	11	1	0
6:00 P.M.	8	0	0
6:15 P.M.	7	0	0

Table 3

## PARKING OCCUPANCY SUMMARY (SATURDAY, APRIL 8, 2023)

Time	Regular Space	Handicapped Space	Curbside Space
11:00 A.M.	3	0	0
11:15 A.M.	5	0	0
11:30 A.M.	5	1	0
11:45 A.M.	8	0	0
12:00 P.M.	12	0	0
12:15 P.M.	18	0	0
12:30 P.M.	13	0	0
12:45 P.M.	16	0	0
1:00 P.M.	10	0	0
1:15 P.M.	9	0	0

## Conclusion

Based on the preceding evaluation, the following is concluded:

- The current plan will generate less traffic than the previously approved plan.
- The proposed pick-up window for the BIBIBOP restaurant, similar to that approved for the Chipotle restaurant, is for those orders placed online or via a food delivery service. Based on data of other restaurants with pick-up windows, the typical utilization of the window during the peak hours ranges between 15 and 20 vehicles.
- The BIBIBOP pick-up lane will accommodate approximately nine vehicles. This stacking will be adequate to accommodate the expected peak utilization of the pick-up lane given that the typical queue/stacking during the peak periods ranges between three to four vehicles.
- The projected parking demand of the BIBIBOP restaurant along with that of the retail store will be less than what was estimated in the original traffic and parking evaluation and, as stated in the original traffic study, even with a net loss of 57 parking spaces, the future parking supply will be adequate in meeting the overall parking needs of the two existing restaurants as well as the existing Floor & Décor, the vacant retail portion of the building, and the proposed outlot parcel.