

April, 2017 Parking Counts for Myers Place and Philhave

At the direction of the Planning Staff, the petitioner conducted parking counts at the Myers Place and Philhaven developments, respectively located in Mount Prospect and Wheeling, IL. The parking counts were conducted at three points during the day (morning, afternoon, and evening), once in a weekday and once on the weekend. The exception is the weekend date for Philhaven, when staff availability limited us to a single count in the morning. These parking counts were conducted by the property manager or other staff at each development, during the week of April 10th, 2017. Vehicles counted include those owned by residents, staff members, service providers, and visitors and guests. Not counted were vehicles that pertain to construction (in Philhaven) or the commercial portion of the development (in Myers Place).

As the data below reveals, the highest level of use seen at either development represents a ratio of no more than around 0.6 occupied parking spaces per occupied unit, and that ratio usually remains under 0.5. Applying these ratios to the Heart's Place proposal results in a expected maximum number of occupied parking spaces of 10, which is comfortably lower than the proposed 33 spaces. Below please find the data collected:

Myers Place

39 occupied units, 67 total parking spaces

Wednesday, April 12th, 2017

Morning 11 / 67

Afternoon 7 / 67

Evening 11 / 67

Saturday, April 16th, 2017

Morning 13 / 67

Afternoon 8 / 67

Evening 12 / 67

Max. parking spaces used: 13

(0.33 parking spaces per occupied unit)

Philhaven

37 occupied units, 65 total parking spaces

Tuesday, April 11th, 2017

Morning 21 / 65

Afternoon 18 / 65

Evening 17 / 65

Saturday, April 16th, 2017

Morning 13 / 65

Afternoon and Evening counts were not conducted.

Max. parking spaces used: 21

(0.57 parking spaces per occupied unit)

We hope the above parking count, along with the parking study conducted by KLOA, Inc. previously furnished by the petitioner, satisfactorily addresses any concerns regarding the parking supply proposed at Heart's Place. If you have any questions, please do not hesitate to ask.