

MEMORANDUM TO: Jennifer Ganser, AICP
Village of Lombard

FROM: Javier Millan
Principal

DATE: March 8, 2022

SUBJECT: Parking and Access Evaluation
Proposed Usmania Prime Banquet/Restaurant Facility
Lombard, Illinois

This memorandum presents the findings and recommendations of a parking evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed Usmania Prime banquet/restaurant facility to be located at 855 East Roosevelt Road in Lombard, Illinois. The site is currently vacant and is proposed to be developed with an 18,593 square-foot (including cellar and rooftop) restaurant/banquet facility with a total of 348 seats. It is our understanding that the banquet facility will have a maximum peak shift of 22 employees. Approximately 116 off-street parking spaces will be provided with the potential for 14 additional parking spaces via a valet service and 15 additional parking spaces via a shared parking agreement with the shopping center west of the site for a total of 145 off-street parking spaces.

Proposed Banquet Operations

As previously indicated, the proposed banquet/restaurant facility will be approximately 18,593 square feet in size with a maximum seating capacity of 348 seats. The banquet facility is planning to be open from 11:00 A.M. to 11:30 P.M. Monday through Friday and from 11:00 A.M. to 12:00 A.M. Friday through Sunday. Based on the operator's experience, it is our understanding that the peak hour of operation for this type of facility is between 8:00 and 9:00 P.M. with banquets typically peaking after 9:00 P.M. It is also our understanding that the second floor seating area with 156 seats will be the main banquet area with the first and third floor seating area (192 seats including seasonal outdoor seating) utilized more often as the restaurant portion of the building.

Proposed Banquet Facility Parking Requirement per Code

Based on the Village of Lombard Code of Ordinances, a banquet facility should provide one parking space per three seat and one space per employee. Based on this, the proposed banquet facility should provide a total of 138 parking spaces. Given that the proposed banquet facility can accommodate a total of 145 vehicles via a combination of their off-street parking, proposed valet operations, and the shared parking agreement with the shopping center to the west, the banquet facility will meet the Village's parking requirement.

Institute of Transportation Engineers Parking Rates

For comparison purposes, KLOA, Inc. reviewed survey data published by the Institute of Transportation Engineers (ITE) in the *Parking Generation Manual*, 5th Edition. It is important to note that the *Parking Generation Manual* does not have data for a banquet facility and the data for a quality restaurant is very small, thus cautioning the user on utilizing this data. As such, the data for Land-Use Code 932 (High Turnover Restaurant) using the number of seats as the independent variable was utilized and the following was determined:

- The calculated peak parking demand on a weekday will be approximately 115 vehicles.
- The calculated peak parking demand on a Saturday will be approximately 118 vehicles.

As can be seen, the projected peak parking demand based on ITE rates will exceed the number of off-street parking spaces on a Saturday by two spaces without the utilization of the shared parking spaces west of the site or the potential for valet service. However, when the available shared parking spaces and the additional potential valet parking spaces are taken into account, the proposed facility will provide adequate parking to accommodate the projected peak parking demand.

Proposed Banquet Facility Parking Needs

Based on KLOA, Inc.'s past experience with banquet facilities, the typical vehicle occupancy (on average) is 2.5 people per vehicle and approximately 10 percent of attendees utilize other means of transportation (taxi, Uber, Lyft, etc.). As such, **Table 1** shows the anticipated peak parking demand of the banquet facility under various occupancy scenarios.

Table 1
ESTIMATED PEAK PARKING DEMAND

Attendance/Occupancy	Estimated Parking Demand
156	56
200	72
250	90
300	108
348	125

A review of Table 1 indicates that the proposed facility will be able to accommodate the projected peak parking demand on a daily basis. It is only during an event in which all the seats will be occupied that the facility would require the valet service and the shared parking agreement. However, in order to have prime parking spaces available for the patrons of the banquet facility, it is recommended that employees of the banquet facility always park in the 15 shared parking spaces within the shopping center west of the site.

Access Evaluation

The proposed banquet facility will have direct access to Roosevelt Road via one full access drive and cross-access to the east with Pep Boys Auto Parts. The proposed access drive will provide one inbound lane and two outbound lanes striped for an exclusive left-turn lane and an exclusive right-turn lane with outbound movements under stop sign control. Roosevelt Road provides two lanes in each direction along the site's frontage separated by a painted median. Given that all access will be off Roosevelt Road with no connection to the south, the proposed banquet facility will not have a negative traffic impact on the residential neighborhood south of the site.

Conclusion

Based on the preceding evaluation, the proposed parking supply of 116 parking spaces coupled with the available shared parking within the shopping center west of the site will be adequate in accommodating the peak parking needs of most daily activities at the proposed banquet facility. When larger events are being held, a valet service should be utilized in order to accommodate all of their parking demand. As recommended, employees of the banquet facility should always park in the shared parking spaces in order to maintain the availability of prime parking spaces for the patrons.