

## MEMORANDUM

To: **Igor Blumin**  
Interforum Holdings, Inc.

John Schiess  
jcsa Chicago

From: Bill Grieve, P.E., PTOE  
Senior Transportation Engineer

Date: August 17, 2022

Subject: ***Proposed Multi-Family Residential Development  
River View West  
Warrenville, Illinois***

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### Background Information

Gewalt-Hamilton Associates, Inc. (GHA) prepared a Traffic impact Study (TIS) for the Riverview West mixed-use development in Warrenville, Illinois in December 2017. The developer, Interforum Holdings, Inc. now desires to amend the previously approved site plan.

Originally, three commercial buildings totaling 31,050 square feet of space were to be developed along the north side of Ferry Road. The amended site plan would eliminate that commercial space and 107 age-limited (55 years and older) multi-family dwellings would be built on the outdoor parking area east of the existing Arden of Warrenville apartments. There will be 21 studio units, 62 1-bedroom units, and 24 2-bedroom units for a total of 131 bedrooms (21+62+48 = 131 bedrooms).

Those displaced parking spaces would then replace the footprint of the three commercial buildings. The other components of Riverview West, including the Arden of Warrenville apartments, 60 townhomes, and two commercial outlot buildings totaling 4,500 square feet of space remain as originally planned.

As proposed, 116 parking spaces would be reserved for the apartment building; 57 spaces in a garage within the building and 59 outdoor spaces. Five accessible parking spaces would also be provided. Kimley-Horn, Inc. (GHA) was retained to determine if the proposed parking would meet the demands of the 107-unit multi-family residential building. We offer the following information for your consideration.

## Evaluation

Kimley-Horn researched the nationally published document; the Institute of Transportation Engineers (ITE) *Parking Generation Manual, 5<sup>th</sup> Edition*. Two types of multi-family apartments were tested; senior restricted housing and non-age restricted dwellings.

### ITE Parking Generation Manual

- Land Use: 252 Senior Adult Housing – Attached generates a parking demand of **65 parking spaces** for the 107 dwellings.
- Land Use: 221 Multi-Family Housing (Mid-Rise) generates a parking demand of **135 parking spaces** for the 107 dwellings.
- Land Use: 221 Multi-Family Housing (Mid-Rise) generates a parking demand of **87 parking spaces** for the 131 bedrooms in the 107-unit building.

Discussion. Many seniors elect to not own a personal vehicle. Instead, they use ride-share services, family, and friends for help with their travel needs. This suggests that the mid-rise demand for dwellings may be too high. However, averaging all three calculations results in the need for 96 parking spaces. **Thus, we conclude that the proposed supply of 116 parking spaces and 5 accessible spaces will accommodate the parking demands of the 107-unit age-restricted apartments.**

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This parking evaluation was prepared by:



William C. Grieve, P.E., PTOE  
Senior Transportation Engineer  
[Bill.Grieve@Kimley-Horn.com](mailto:Bill.Grieve@Kimley-Horn.com)