

January 5, 2024

Planning and Zoning Commission
Village of Homewood
2020 Chestnut Road
Homewood, IL, 60430

RE: 810 Maple Avenue Parking Variance – Requested Parking Data

Planning Commissioner Members,

On November 27, 2023, staff from the Village of Homewood requested data on current parking lot utilization at 810 W Maple Avenue, the site of a current parking variance request to reduce the required number of parking spaces on the site in support of a restaurant use in the third commercial space in the building. The applicant provided data documenting two weeks of data at various time intervals throughout the day, from Sunday-Saturday.

Included on the following pages is documentation of total parking usage at each provided timestamp.

Staff discovered several key findings:

- Peak usage hours at 810 W Maple were found to be between the hours of 1:30 pm and 3:30 pm.
- The lowest parking usage rates were recorded at 8:30 am and 8:30 pm, at the start and end of standard operating hours for the current businesses in the shopping center.
- At least one parking space is generally occupied for employee parking.
- There were only five recorded instances of parking lot usage reaching 50% of capacity, and only one recorded instance of parking lot usage exceeding 50%.
- Parking lot usage in the current lot never exceeded 57%.

Please refer to the staff memo provided with Case 23-28 at the January 11, 2024 Planning and Zoning Commission hearing for more information.

Sincerely,

Noah Schumerth
Assistant Director of Economic and Community Development

Village Hall

2020 Chestnut Road
Homewood, IL 60430
708-798-3000

Village Manager's Office
708-206-3377

*Community Development
and Building Department*
708-206-3385

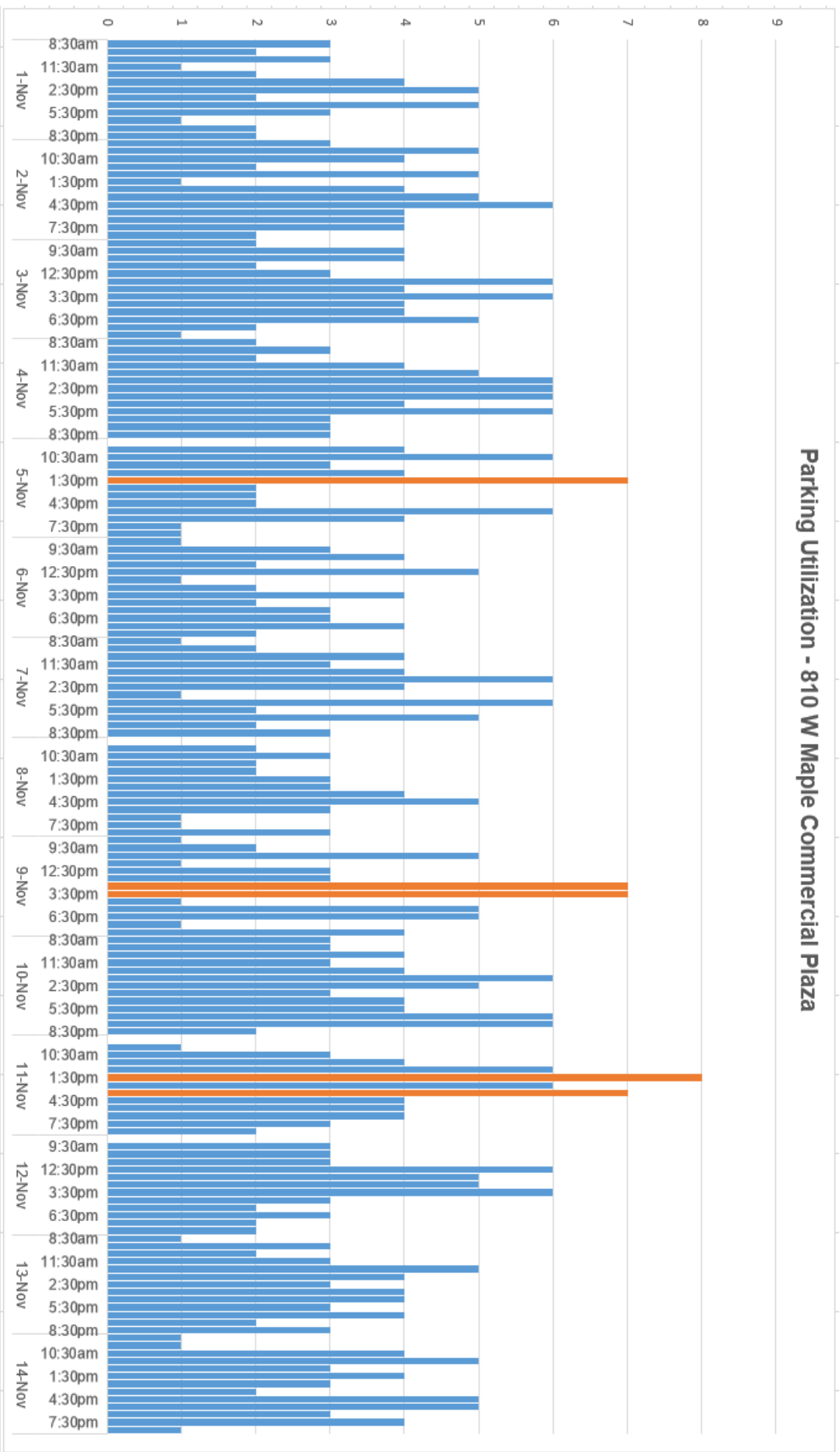
Finance Department
708-798-3000

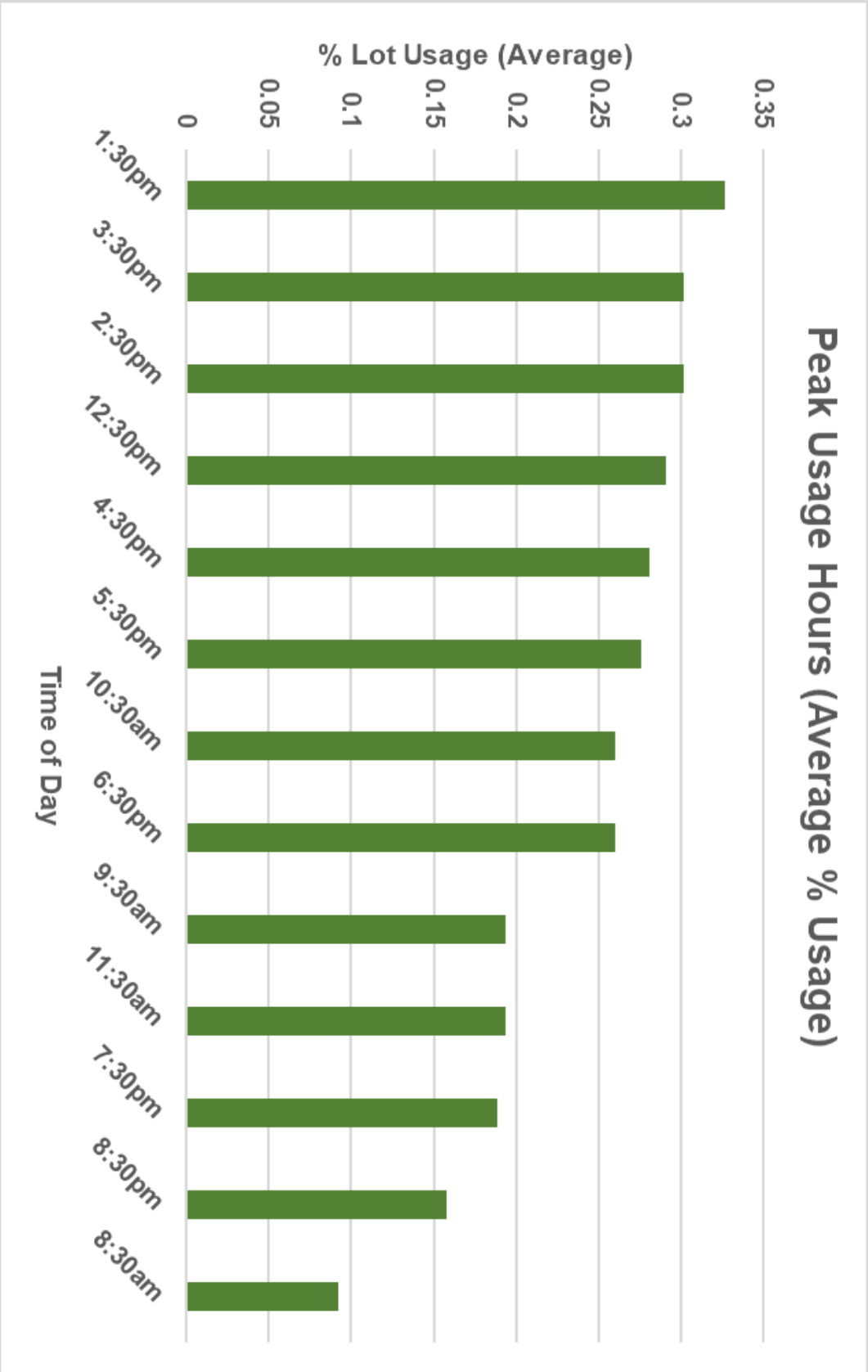
Fire Department
17950 Dixie Highway
Homewood, IL 60430
708-206-3400

Police Department
17950 Dixie Highway
Homewood, IL 60430
708-206-3420

Public Works Department
17755 Ashland Avenue
Homewood, IL 60430
708-206-3470

Parking Utilization - 810 W Maple Commercial Plaza





Full Dataset:

Date	Time	Number of Vehicles	Percentage of Lot Used
11/1	8:30am	3	21%
	9:30am	2	14%
	10:30am	3	21%
	11:30am	1	7%
	12:30pm	2	14%
	1:30pm	4	29%
	2:30pm	5	36%
	3:30pm	2	14%
	4:30pm	5	36%
	5:30pm	3	21%
	6:30pm	1	7%
	7:30pm	2	14%
	8:30pm	2	14%
	11/2	8:30am	3
9:30am		5	36%
10:30am		4	29%
11:30am		2	14%
12:30pm		5	36%
1:30pm		1	7%
2:30pm		4	29%
3:30pm		5	36%
4:30pm		6	43%
5:30pm		4	29%
6:30pm		4	29%
7:30pm		4	29%
8:30pm		2	14%
11/3		8:30am	2
	9:30am	4	29%
	10:30am	4	29%
	11:30am	2	14%
	12:30pm	3	21%
	1:30pm	6	43%
	2:30pm	4	29%
	3:30pm	6	43%
	4:30pm	4	29%
	5:30pm	4	29%
	6:30pm	5	36%
	7:30pm	2	14%
	8:30pm	1	7%
	11/4	8:30am	2
9:30am		3	21%
10:30am		2	14%
11:30am		4	29%
12:30pm		5	36%

	1:30pm	6	43%
	2:30pm	6	43%
	3:30pm	6	43%
	4:30pm	4	29%
	5:30pm	6	43%
	6:30pm	3	21%
	7:30pm	3	21%
	8:30pm	3	21%
11/5	8:30am	0	0%
	9:30am	4	29%
	10:30am	6	43%
	11:30am	3	21%
	12:30pm	4	29%
	1:30pm	7	50%
	2:30pm	2	14%
	3:30pm	2	14%
	4:30pm	2	14%
	5:30pm	6	43%
	6:30pm	4	29%
	7:30pm	1	7%
	8:30pm	1	7%
11/6	8:30am	1	7%
	9:30am	3	21%
	10:30am	4	29%
	11:30am	2	14%
	12:30pm	5	36%
	1:30pm	1	7%
	2:30pm	2	14%
	3:30pm	4	29%
	4:30pm	2	14%
	5:30pm	3	21%
	6:30pm	3	21%
	7:30pm	4	29%
	8:30pm	2	14%
11/7	8:30am	1	7%
	9:30am	2	14%
	10:30am	4	29%
	11:30am	3	21%
	12:30pm	4	29%
	1:30pm	6	43%
	2:30pm	4	29%
	3:30pm	1	7%
	4:30pm	6	43%
	5:30pm	2	14%
	6:30pm	5	36%
	7:30pm	2	14%
	8:30pm	3	21%
11/8	8:30am	0	0%

	9:30am	2	14%
	10:30am	3	21%
	11:30am	2	14%
	12:30pm	2	14%
	1:30pm	3	21%
	2:30pm	3	21%
	3:30pm	4	29%
	4:30pm	5	36%
	5:30pm	3	21%
	6:30pm	1	7%
	7:30pm	1	7%
	8:30pm	3	21%
11/9	8:30am	1	7%
	9:30am	2	14%
	10:30am	5	36%
	11:30am	1	7%
	12:30pm	3	21%
	1:30pm	3	21%
	2:30pm	7	50%
	3:30pm	7	50%
	4:30pm	1	7%
	5:30pm	5	36%
	6:30pm	5	36%
	7:30pm	1	7%
	8:30pm	4	29%
11/10	8:30am	3	21%
	9:30am	3	21%
	10:30am	4	29%
	11:30am	3	21%
	12:30pm	4	29%
	1:30pm	6	43%
	2:30pm	5	36%
	3:30pm	3	21%
	4:30pm	4	29%
	5:30pm	4	29%
	6:30pm	6	43%
	7:30pm	6	43%
	8:30pm	2	14%
11/11	8:30am	0	0%
	9:30am	1	7%
	10:30am	3	21%
	11:30am	4	29%
	12:30pm	6	43%
	1:30pm	8	57%
	2:30pm	6	42%
	3:30pm	7	50%
	4:30pm	4	29%
	5:30pm	4	29%

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	6:30pm	4	29%
	7:30pm	3	21%
	8:30pm	2	14%
11/12	8:30am	0	0%
	9:30am	3	21%
	10:30am	3	21%
	11:30am	3	21%
	12:30pm	6	43%
	1:30pm	5	36%
	2:30pm	5	36%
	3:30pm	6	42%
	4:30pm	3	21%
	5:30pm	2	14%
	6:30pm	3	21%
	7:30pm	2	14%
	8:30pm	2	14%
	11/13	8:30am	1
9:30am		3	21%
10:30am		2	14%
11:30am		3	21%
12:30pm		5	36%
1:30pm		4	29%
2:30pm		3	21%
3:30pm		4	29%
4:30pm		4	29%
5:30pm		3	21%
6:30pm		4	29%
7:30pm		2	14%
8:30pm		3	21%
11/14		8:30am	1
	9:30am	1	7%
	10:30am	4	29%
	11:30am	5	36%
	12:30pm	3	21%
	1:30pm	4	29%
	2:30pm	3	21%
	3:30pm	2	14%
	4:30pm	5	36%
	5:30pm	5	36%
	6:30pm	3	21%
	7:30pm	4	29%
	8:30pm	1	7%