



**WALKER**  
PARKING CONSULTANTS

---

DOWNTOWN PARKING STUDY UPDATE

**CITY OF AURORA**  
AURORA, ILLINOIS

Prepared for:  
City of Aurora



***FINAL REPORT***





WALKER PARKING CONSULTANTS  
505 Davis Road  
Elgin, Illinois 60123

Voice: 847.697.2640  
Fax: 847.697.7439  
www.walkerparking.com

June 11, 2008

Mr. Phil Salagi  
Superintendent  
Motor Vehicle Parking System Division  
Department of Public Safety  
City of Aurora  
44 East Downer Place  
Aurora, Illinois 60507

Re: *Aurora Downtown Parking Study Update – Final Report*  
*Walker Project Number 31-6698.00*

Dear Phil:

We are pleased to submit this final report that updates the Aurora downtown parking study that was completed in 2002. We have incorporated into the report, the current and proposed developments for downtown Aurora.

Our findings reveal that there is currently a surplus of available parking within the study area. However, future developments will increase the parking demand leading to significant deficits for a few blocks within the study area. Even though these blocks will experience parking deficits, the overall future parking adequacy will maintain a parking surplus within the study area. In an effort to relieve these deficits and offer additional convenient parking for residents and patrons of Downtown Aurora, we have identified four alternatives for parking facilities that could be constructed to accommodate the existing and future needs.

I look forward to hearing from you with your comments and/or any questions that you may have in regards to this final report update.

Sincerely,  
Walker Parking Consultants

A handwritten signature in blue ink that reads "Mark J. Lukasick". The signature is fluid and cursive.

Mark J. Lukasick, CPP  
Parking Consultant

cc: Gary Koch, Vice President





**WALKER**  
PARKING CONSULTANTS

DOWNTOWN  
PARKING STUDY UPDATE

**CITY OF AURORA**  
AURORA, ILLINOIS

Prepared for:  
CITY OF AURORA

PROJECT NO. 31-6698.00

JUNE 2008

**FINAL REPORT**



JUNE 2008

**EXECUTIVE SUMMARY** ..... ii

**INTRODUCTION**

Report Organization ..... 1  
 Study Methodology ..... 1  
 Study Area ..... 3  
     West Section ..... 5  
     North/Central Section ..... 5  
     South/Central Section ..... 5  
     East Section ..... 6  
 Definition of Terms ..... 7

**SUPPLY/DEMAND ANALYSIS**

Current Conditions ..... 8  
     Parking Supply ..... 8  
     Effective Supply ..... 9  
     Parking Demand ..... 11  
     Land Use Data ..... 15  
     Parking Adequacy ..... 16  
 Future Conditions ..... 20  
     Planned Developments ..... 20  
     Future Parking Supply ..... 21  
     Future Parking Demand ..... 22  
     Future Parking Adequacy ..... 22

**ALTERNATIVES ANALYSIS**

Alternatives Analysis ..... 25  
     Alternative A ..... 25  
     Alternative B ..... 26  
     Alternative C ..... 26  
     Alternative D ..... 26  
     Estimated Construction Costs ..... 27

**CONCLUSIONS** ..... 29

APPENDIX A – Parking Inventory

APPENDIX B – Parking Occupancy Counts

APPENDIX C – Current Land Use Data

APPENDIX D – Future Land Use Data

**TABLE OF CONTENTS**

**LIST OF TABLES AND FIGURES**

Table 1: Parking Inventory by Section ..... 10  
 Table 2: Parking Inventory by Block ..... 11  
 Table 3: Occupancy Counts, Tuesday, May 6<sup>th</sup> & Saturday, May 5<sup>th</sup> ..... 13  
 Table 4: Occupancy Counts by Section ..... 13  
 Table 5: Parking Adequacy by Section ..... 17  
 Table 6: Parking Adequacy by Block ..... 18  
 Table 7: Future Parking Supply ..... 22  
 Table 8: Future Parking Adequacy by Block ..... 23  
 Table 9: Future Parking Adequacy by Section ..... 23

Figure 1: Study Area by Sections ..... 4  
 Figure 2: Parking Supply ..... 8  
 Figure 3: Documented Parking Occupancy ..... 12  
 Figure 4: Observed Peak Parking Occupancy, Tuesday Afternoon ..... 14  
 Figure 5: Design Day Peak Parking Occupancy by Block ..... 19  
 Figure 6: Future Parking Adequacy by Block ..... 24  
 Figure 7: Proposed Parking Alternative Sites ..... 28



JUNE 2008

The City of Aurora has asked Walker Parking Consultants to perform an update to the parking study for the downtown area that was completed in 2002. Specifically, the City is interested in quantifying any current and future parking surpluses or deficits, and then examining various alternatives to meet the parking needs.

For the purpose of this study, the study area is comprised of 28 city blocks in Downtown Aurora. These 28 blocks are further broken down into sections: the West Section, the North/Central Section, South/Central Section, and the East Section.

Since the 2002 parking study, three of the off-street parking lots located in the south/central section (Lots Q, W, and M), have been lost to proposed developments. These lots had accounted for approximately 209 parking spaces. Also lost since the 2002 parking study are the parking spaces under Burlington Northern rail tracks near E Lot, accounting for approximately 44 spaces. In total, the study area now has a capacity of 4,210 parking spaces. Of these spaces, 1,677 are privately owned, while the other 2,533 are available to the general public. The parking inventory is adjusted to allow for the effective parking supply, a cushion necessary for vehicles moving in and out of spaces, and to reduce the time necessary to find the last remaining spaces when the parking system is nearly full. The effective parking supply of the study area is 3,940 spaces.

Parking occupancy counts were taken for all on and off-street parking spaces. Although there may be specific localized parking shortages, these counts suggest that overall, an adequate supply of spaces exists within the central business district. Data was collected Tuesday, March 6, 2007 at 10:00 a.m. and at 2:00 p.m. and on Saturday, May 5, 2007 at 10:00 a.m. and at 8:00 p.m. These times and dates were representative of peak times on typical days for Downtown Aurora. The peak occupancy of parked vehicles occurred on Tuesday afternoon, when 2,351 vehicles were present. This is an occupancy rate of 56% of the parking inventory. On Saturday evening, 1,397 vehicles or 33% of the total inventory was occupied.

The current parking supply within the downtown study area can accommodate the current peak observed parking demand. On Tuesday afternoon (peak observed count) there was a surplus of approximately 1,589 parking spaces in the study area as a whole. We project that on a design day there would be an overall surplus of 1,064 parking spaces.

## **EXECUTIVE SUMMARY**



JUNE 2008

When looking at the downtown sections individually, we project the south/central section of the study area to experience a 178-space surplus on design day. The effective parking supply for this section is equal to 922 parking spaces and the parking demand, based on the "peak-of-the-peaks", is 744 vehicles.

The future parking supply is expected to decrease by approximately 205 parking spaces. This decrease is based on the loss of T Lot to the Waubensee College campus development and the remaining available parking spaces on Blocks 17 and 18 to the East Bank development. The parking spaces lost with the closing of Lots W, Q, and M (209 employee spaces) prior to this report, have already been eliminated from the total supply. The future parking supply is projected to have a total of 4,005 parking spaces and an effective supply total of 3,940 parking spaces.

Our projections of future parking demand assume high residential occupancy and full occupancy of vacant building space. We project a design day parking demand of 3,545 spaces. The overall peak future parking adequacy is projected to be a 203-space surplus. Due to increases in building occupancy and new development, there are blocks within the study area that will experience parking deficits. As stated in the current conditions section, blocks experiencing a surplus of parking can help offset these deficits.

The City of Aurora is considering alternatives for parking to help accommodate the existing and projected parking needs. Our analysis identified four alternative sites that would not only increase the parking supply, but also better accommodate the projected parking demands brought on by planned developments. In some cases localized shortages are projected to occur. The areas identified are mainly existing surface parking lots that will not require building demolition. One exception to this will be the YWCA property where a building now exists.

Alternative Site A (YWCA property) will be used for casino expansion and parking to accommodate their needs. This alternative would also return the Galena (Tivoli) garage back for City and Waubensee College use. This will help to resolve parking issues that would occur due to development in the surrounding area.

Alternative Site B (Block 6) was seen as a solution that will not only accommodate the block-by-block deficit that exists, especially in the south/central section, but will also assist in supplying additional parking space for special events and overflow from near-by



JUNE 2008

developments. This site currently has two lots designated as Old Second Bank parking and the City's C Lot.

Alternative Site C is an L-shaped surface lot that currently supplies parking for Banco Popular. The location of this site will help to supply additional parking for Broadway retail patrons as well as employees/visitors of the municipal campus located east of Broadway between Galena Blvd. and Downer Place.

Alternative Site D is located on Block 20. The site proposed for this parking alternative is currently E Lot. This site can also supply the additional parking needed to accommodate the municipal campus as well as retail patrons.

Our recommendation for a parking alternative would be Alternative A. This site has the largest footprint of the four, giving it flexibility for design. It also would provide better customer service for the casino, the college, and other areas of localized shortages.

Conceptual costs for the construction of parking facilities are estimated as follows:

- Above grade parking structure is approximately \$15,000 per space.
- Surface parking is approximately \$4,000 per space.
- Soft costs can be estimated to be approximately 20% of construction costs.

In conclusion, Downtown Aurora has a surplus of parking within the study area, under both current and future conditions. Several blocks within the study area will experience parking deficits. Since the available parking shown in this report may not be convenient to the projected parking demands, structured parking located in areas where shortages are projected, could create a better level of service for area parkers. The size and location of the structure should be dependant on any planned parking that may be constructed with the design of the development projects planned for downtown Aurora.



JUNE 2008

## **INTRODUCTION**

Based on the 2002 Downtown Parking Study conducted by Walker Parking Consultants (Walker), 4,130 parking spaces existed within the downtown study area. Based on an inventory of parking spaces within the study area conducted by Walker in March, 2007, there are now 4,210 parking spaces within the downtown area. This inventory is made up of public and private, both on and off-street parking spaces.

A number of redevelopment and expansion projects have been discussed and planned. The demands of the major developments will be accommodated by their own on-site parking. Other future developments will require additional parking and consequently, the City may find itself in a position to build additional parking to help create convenient parking for the various user groups of the downtown area.

### **REPORT ORGANIZATION**

This study is divided into two tasks: a Supply/Demand Study Update and Alternatives Analysis. The Supply/Demand Study Update will re-examine the parking supply, the parking demand, and the future developments on a block-by-block basis, and determine if a parking surplus or deficit exists now or is likely to occur in the future. Then, various parking alternatives will be developed to meet parking needs.

### **STUDY METHODOLOGY**

The City of Aurora provided Walker with the following information:

- Land Use Data – Source to determine square footage for each building within the bounded area and a breakdown of land uses within each building.
- Building Occupancy – The occupancy of major buildings and the City’s best estimate for other buildings.
- Employment – The most recent and accurate data that the City can provide for the central business district.
- Modal Split – Bus ridership, mass transit, and/or ride sharing programs for downtown Aurora.
- Future Developments – Includes types of land use, square footage, seating capacity, or number of rooms, expected



JUNE 2008

completion date, location, and the number of existing parking spaces that will be displaced.

- Copy of previous parking study (Walker 2002).
- Aerial photograph and a base map of the parking study area.

Based on the data supplied by the City of Aurora and the data collected by Walker, the scope of services for completing Task 1 included the following:

- Conduct an inventory of on- and off-street parking spaces within the study area on a block-by-block basis.
- Perform a parking occupancy study to determine peak occupancy on two separate days.
- Assemble the land use data provided by the City.
- Calculate the existing parking demand on a block-by-block basis in the study area based upon parking ratios determined from Walker's database for similar land uses. Adjust parking ratios for employee drive ratio, seasonal factors, and captive market effects. Develop a computer model of parking demand and calibrate against field observations.
- Compare the calculated parking demand to the existing parking supply to determine the existing parking surplus or deficit on a block-by-block basis in the study area.
- Identify current and future parking needs by block within the study area based on available local data, Walker Parking Consultants' experience and shared use methodology.

The scope of services for completing Task 2 included the following:

- Review existing vehicular and pedestrian access and circulation patterns for their relationship to existing and proposed parking generators and parking supply.
- Determine whether the opportunity for restriping and/or making efficiency improvements exists to increase the parking supply.
- Determine possibilities of expanding existing parking facilities to meet the area parking needs.



JUNE 2008

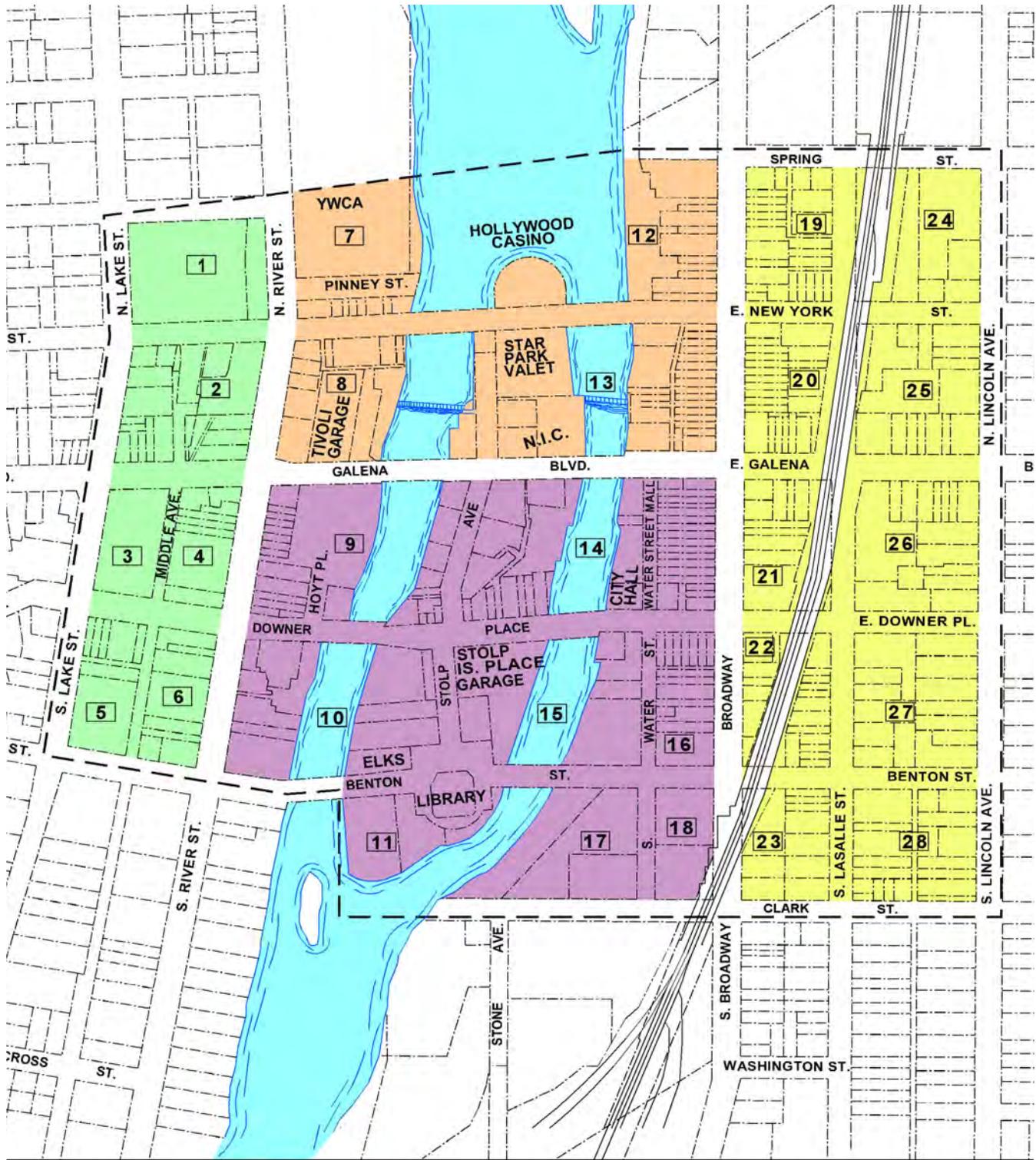
- Develop options for expanding the parking supply through structured parking.
- Determine conceptual construction and project costs for each of the alternatives.

**STUDY AREA**

The study area will remain as it was in the 2002 study consisting of 28 city blocks. It is bordered by Spruce and Spring Streets to the north, Clark Street to the south, Lake Street to the west, and Lincoln Street to the east. The study is broken down into four sections – West Section, North/Central Section, South/Central Section, and the East Section. Maps of the study area and the section breakdown are shown in Figures 1 and 2.

JUNE 2008

Figure 1: Study Area by Sections



Source: Walker Parking Consultants, 2007

JUNE 2008

### *WEST SECTION*

The West Section of the study area is bounded by Spruce Street to the north, Benton Street to the south, Lake Street to the west, and River Street to the east. The main tenants of this area are the Old Second Bank and the Hobbs Building. There are also other small retail and mixed use, including residential properties, within the area.

### *NORTH/CENTRAL SECTION*

The North/Central Section of the study area is bounded by Spruce and Spring Streets to the north, Galena Boulevard to the south, River Street to the west, and Broadway to the east. The main tenant in this section is the Hollywood Casino. The Hollywood Casino currently has a staff of approximately 1,000 employees. Parking for the casino is accommodated within this area by two parking structures, a surface parking lot just north of the YWCA, and a valet surface parking lot. Other tenants of the area include the North Island Center Building and the North Island Apartments (56 units), which currently have parking in the Galena (Tivoli) Garage. Some of the restaurants in this section include Wit's End, Lennie's New York Deli, Bacci's Pizza, and La Quinta de los Reyes. Parking for the restaurants in this area is in short supply.

### *SOUTH/CENTRAL SECTION*

The South/Central Section of the study area is bounded by Galena Boulevard on the north, Benton and Clark Streets to the south, River Street to the west, and Broadway to the east. This section has the Paramount Arts Centre and Waubensee Community College as two of the larger tenants. Other tenants included in this section:

- Aurora City Office Buildings (Municipal District)
- Fox Island Apartments (111 units)
- Muddy Duck Restaurant
- Graham Building (36 residential units)
- Keystone Building (commercial)
- SciTech
- Library
- Aurora Public Art Commission
- Aurora Business Center
- Metropolitan Business College

The South/Central Section hosts the Downtown Alive activities such as the Farmer's Market that goes through August, and evening concerts.



JUNE 2008

Focus in this section will be on the Waubonsee College campus development that will be relocated to Block 9 from Block 14.

***EAST SECTION***

The East Section of the study is bounded by Spring Street on the north, Clark Street to the south, Broadway to the west, and Lincoln Avenue to the east. This section is probably the most diverse section of the downtown area. It has a mix of retail, residential, and churches as the primary tenants. Some of the tenants of this section are:

- Coulter Court Residences
- Downer Place Lofts
- LaSalle Street residential and commercial land use
- Terminal Building (2 N. Broadway)

The Masonic Temple located at 104 E. Lincoln is another contributor to the demand of this section. Even though it is located outside of the study area, the parking demand generated by its events spill over into the southeast section of the study area, primarily into J Lot.



JUNE 2008

## DEFINITION OF TERMS

The following definitions are provided to clarify the terms used in this document:

- *Demand*: The number of parking spaces required to satisfy patron needs on any given day. This is estimated by comparing the observed number of vehicles actually parked in the study area with the number of vehicles that would be expected given the building sizes and uses.
- *Design Day*: The design day represents parking conditions that the parking system should be able to support.
- *Effective Parking Supply*: The total number of parking spaces adjusted to reflect a cushion needed to provide for vehicles moving in and out of spaces, spaces unavailable due to maintenance/snow removal, and to reduce the time necessary for parking patrons to find the last available spaces. The adjustment varies as to the amount and type of parking, but typically the effective supply is 85% to 95% of the total number of spaces.
- *Occupancy*: The number of parking spaces occupied by vehicles compared to the number of available spaces for a parking system. This information is gathered by performing parked vehicle counts in each parking area located in the study area and comparing it to the supply.
- *Parking Adequacy*: The difference between the effective parking supply and the estimated parking demand.
- *Supply*: The total number of spaces within the study area at the time of our surveys.
- *Survey Day*: The day that the parking occupancy counts were taken within the study area.

JUNE 2008

This section of the report documents our understanding of the parking characteristics within Downtown Aurora. The information contained herein serves as the basis for analysis of the parking needs. Included is a discussion of parking supply, effective supply, parking demand, parking adequacy, and future developments that may impact existing parking conditions.

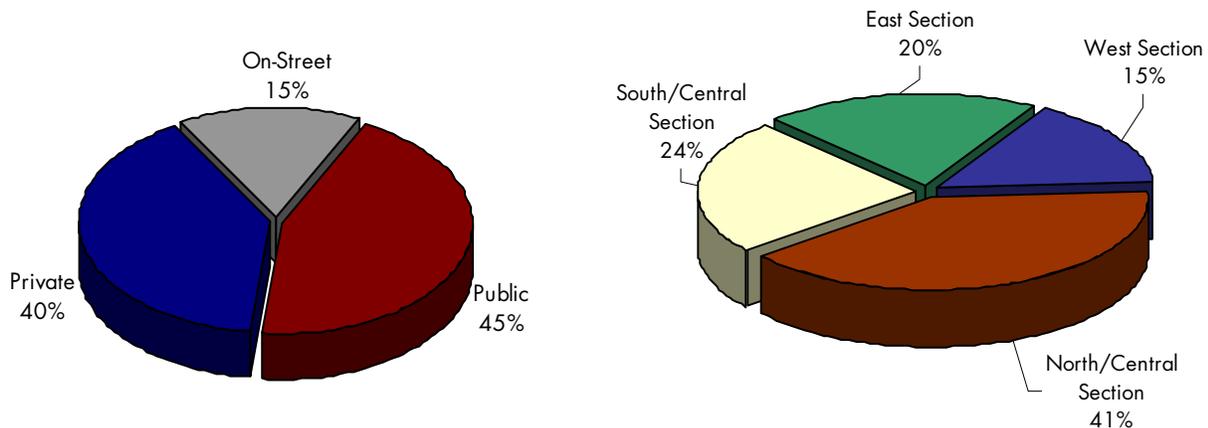
## SUPPLY/DEMAND ANALYSIS

### CURRENT CONDITIONS

#### PARKING SUPPLY

The foundation of a supply and demand study is an inventory of the parking supply. Parking throughout Downtown Aurora is available in several forms. There is free and metered on-street parking, which accounts for approximately 15% of the total parking supply, as well as off-street parking, including surface lots and structured parking. Off-street public parking facilities account for approximately 45% of the parking supply and private parking facilities account for approximately 40% of the total parking supply. By examining an inventory of the parking supply and comparing it to the parking demand, we quantify the parking surplus or deficit that exists or may exist due to future development. Our analysis evaluates each block of the study area and provides the current and future levels of parking adequacy.

Figure 2: Parking Supply



Source: Walker Parking Consultants, 2007



JUNE 2008

Based on data that was collected on Tuesday, March 6, 2007, there are a total of 4,210 parking spaces within the study area. Of the total spaces available in the study area, 1,677 are privately owned and/or accessible only to certain user groups such as employees of a particular organization. Approximately 60% (2,533 spaces) of the parking supply is available to the general public.

Planned developments have already eliminated surface parking areas owned by the City. Since the 2002 parking study, Lots W, Q, and M, on blocks 17 and 18 in the south/central section, have been closed for the East Bank project. These lots had a combined total of approximately 209 spaces.

### ***EFFECTIVE SUPPLY***

A parking supply operates at peak efficiency when parking occupancy is at 85% to 95% of the capacity. When occupancy exceeds this level, patrons may experience delays and frustration while searching for a space. Therefore, the parking supply may be perceived as inadequate even though there are some spaces available. In our analysis, the inventory of parking is adjusted to allow for a 5% to 15% circulation cushion, and to reduce the time necessary to find the last few remaining spaces when the parking is nearly full. We derive the effective supply by deducting this cushion from the total parking capacity. The cushion also allows for vacancies created by restricting parking facilities to certain users, misparked vehicles, minor construction, and snow removal.

The effective parking supply is used in analyzing the adequacy of the parking system rather than the total supply or inventory of spaces. Some factors that affect the efficiency of the parking system include:

- Capacity – Large, scattered surface lots operate less efficiently than a more compact facility. Moreover, it is more difficult to find the available space in a widespread parking area than a centralized parking area.
- Type of Users – Monthly or regular parking patrons can find the available spaces more efficiently than infrequent visitors.
- On-street vs. Off-street – On-street spaces are less efficient than off-street spaces due to the time it takes patrons to find the last few vacant spaces.



JUNE 2008

For parking within Downtown Aurora, the effective supply is determined to be 85% for all on-street spaces, 95% for all off-street public spaces, and 95% for off-street private spaces. The study area contains a total of 4,210 parking spaces. When adjusted to reflect the effective parking supply, there are a total of 3,940 effective parking spaces. The effective parking supply is 94% of the total parking supply or a cushion of 6%.

Table 1 illustrates the parking inventory and effective parking supply by section. In Table 2, the parking inventory is detailed in order to show the total and effective on- and off-street parking supply on a block-by-block basis.

**Table 1: Parking Inventory by Section**

Section	On-Street	Off-Street		Parking Supply	Effective Parking Supply
		Public	Private		
West	88	192	371	651	611
North Central	89	847	765	1,701	1,609
South Central	243	595	158	996	922
East	228	251	383	862	798
<b>Totals</b>	<b>648</b>	<b>1,885</b>	<b>1,677</b>	<b>4,210</b>	<b>3,940</b>
<b>% of capacity</b>	<b>15%</b>	<b>45%</b>	<b>40%</b>		<b>94%</b>

Source: Walker Parking Consultants, 2007



JUNE 2008

**Table 2: Parking Inventory by Block**

Block #	On-Street	Off-Street		Parking Supply	Effective Parking Supply
		Public	Private		
1	7	0	160	167	158
2	16	128	0	144	136
3	2	0	6	8	8
4	20	0	42	62	57
5	27	0	88	115	107
6	16	64	75	155	145
7	23	0	181	204	193
8	28	750	0	778	737
9	35	140	0	175	163
10	57	0	12	69	59
11	9	43	22	74	70
12	7	61	32	100	94
13	31	36	552	619	585
14	54	0	0	54	46
15	36	412	24	472	445
16	27	0	60	87	80
17	20	0	0	20	17
18	5	0	40	45	42
19	11	54	0	65	60
20	20	151	0	171	160
21	23	0	77	100	93
22	34	0	68	102	94
23	12	0	16	28	25
24	15	0	38	53	49
25	12	0	46	58	54
26	36	0	92	128	119
27	15	0	46	61	57
28	50	46	0	96	87
<b>Total</b>	<b>648</b>	<b>1,885</b>	<b>1,677</b>	<b>4,210</b>	<b>3,940</b>

Source: Walker Parking Consultants, 2007

**PARKING DEMAND**

To determine parking patterns of patrons in the study area, the usage of all parking facilities located in the four sections was evaluated. Understanding these parking patterns helps define which type of patron is parking in which location. Occupancy counts were taken for all on and off-street parking spaces. Data was collected on Tuesday, March 6, 2007 and on Saturday, May 5, 2007.

Data collection counts were taken at 10:00 a.m. and at 3:00 p.m. on Tuesday and 10:00 a.m. and 8:00 p.m. on Saturday. These times represent the peak hours of parking demand on these days. The time and days of the occupancy counts were established in agreement with



JUNE 2008

the City of Aurora representatives. There are a few established attractions that contribute significantly to the Downtown parking demand during the evening hours. The Waubensee Community College, Hollywood Casino, North Island Center (N.I.C.), and the Paramount Theatre currently are major contributors to the downtown parking demand.

The peak vehicle occupancy came on Tuesday, March 6<sup>th</sup>, at 2:00 p.m. when 56% of the total parking supply occupied (2,351 vehicles). On Saturday, May 5<sup>th</sup>, 33% of the total parking supply occupied (1,397 vehicles). Once the parking occupancy counts for the two survey days were documented, the “peak-of-the-peaks” was determined. “Peak-of-the-peaks” is the total of all parking facilities reaching their peak simultaneously. The “peak-of-the-peaks”, as shown in the following figure and table, is 2,876 vehicles or 69% of the total parking supply. Figure 3 illustrates the two days’ totals as they compare to the study area parking supply. Table 3 illustrates each day’s parking occupancy on a block-by-block basis. A more detailed breakdown of the observed occupancy can be found in Appendix B of this report.

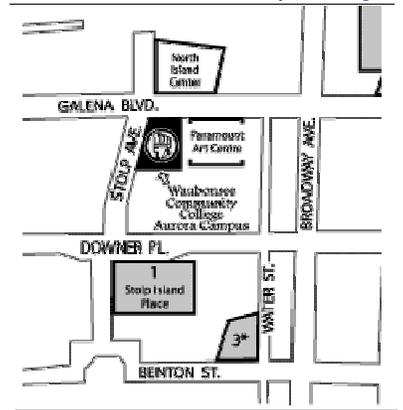
**Paramount Theatre**



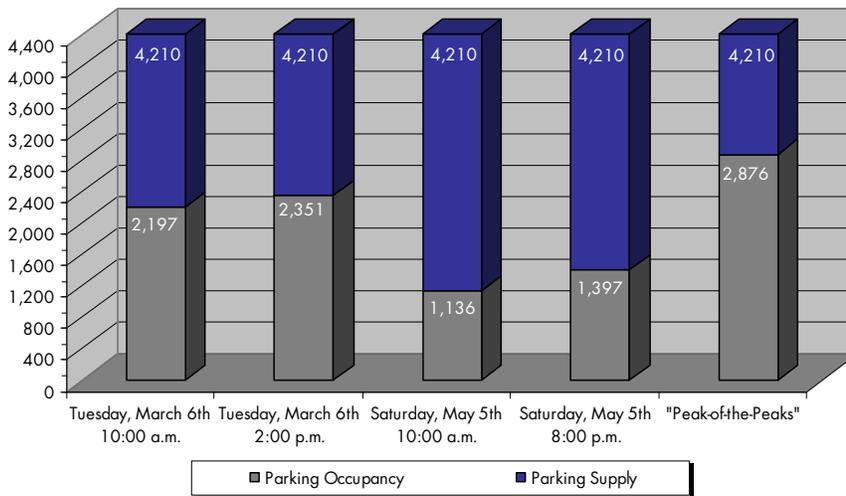
**Hollywood Casino**



**Waubensee Community College**



**Figure 3: Documented Parking Occupancy**



Source: Walker Parking Consultants, 2007

JUNE 2008

**Table 3: Occupancy Counts, Tuesday, March 6<sup>th</sup> & Saturday, May 5<sup>th</sup>**

Block Number	Observed Parking Demand					Effective Parking Supply	Parking Adequacy				
	Tuesday Morning	Tuesday Afternoon	Saturday Morning	Saturday Evening	"Peak of the Peaks"		Tuesday Morning	Tuesday Afternoon	Saturday Morning	Saturday Evening	"Peak of the Peaks"
1	40	42	16	4	45	158	118	116	142	154	113
2	65	65	26	23	70	136	71	71	110	113	66
3	7	6	4	0	8	8	1	2	4	8	0
4	27	21	12	3	30	57	30	36	45	54	27
5	99	97	13	10	99	107	8	10	94	97	8
6	131	111	41	12	133	145	14	34	104	133	12
7	44	56	24	95	121	193	149	137	169	98	72
8	352	628	222	425	628	737	385	109	515	312	109
9	91	83	73	46	99	163	72	80	90	117	64
10	56	55	34	1	56	59	3	4	25	58	3
11	41	43	25	1	44	70	29	27	45	69	26
12	44	39	27	77	84	94	50	55	67	17	10
13	307	418	107	406	440	585	278	167	478	179	145
14	48	30	44	26	48	46	(2)	16	2	20	(2)
15	376	218	92	11	376	445	69	227	353	434	69
16	45	48	37	20	58	80	35	32	43	60	22
17	19	20	1	0	20	17	(2)	(3)	16	17	(3)
18	42	39	20	1	43	42	0	3	22	41	(1)
19	28	30	0	6	34	60	32	30	60	54	26
20	72	67	72	51	76	160	88	93	88	109	84
21	57	50	35	15	62	93	36	43	58	78	31
22	44	32	46	27	69	94	50	62	48	67	25
23	8	5	11	7	11	25	17	20	14	18	14
24	23	20	12	38	46	49	26	29	37	11	3
25	32	32	33	23	40	54	22	22	21	31	14
26	51	46	68	45	72	119	68	73	51	74	47
27	24	27	24	12	32	57	33	30	33	45	25
28	24	23	17	12	32	87	63	64	70	75	55
Total	2,197	2,351	1,136	1,397	2,876	3,940	1,743	1,589	2,804	2,543	1,064

Source: Walker Parking Consultants, 2007

**Table 4: Occupancy Counts by Section**

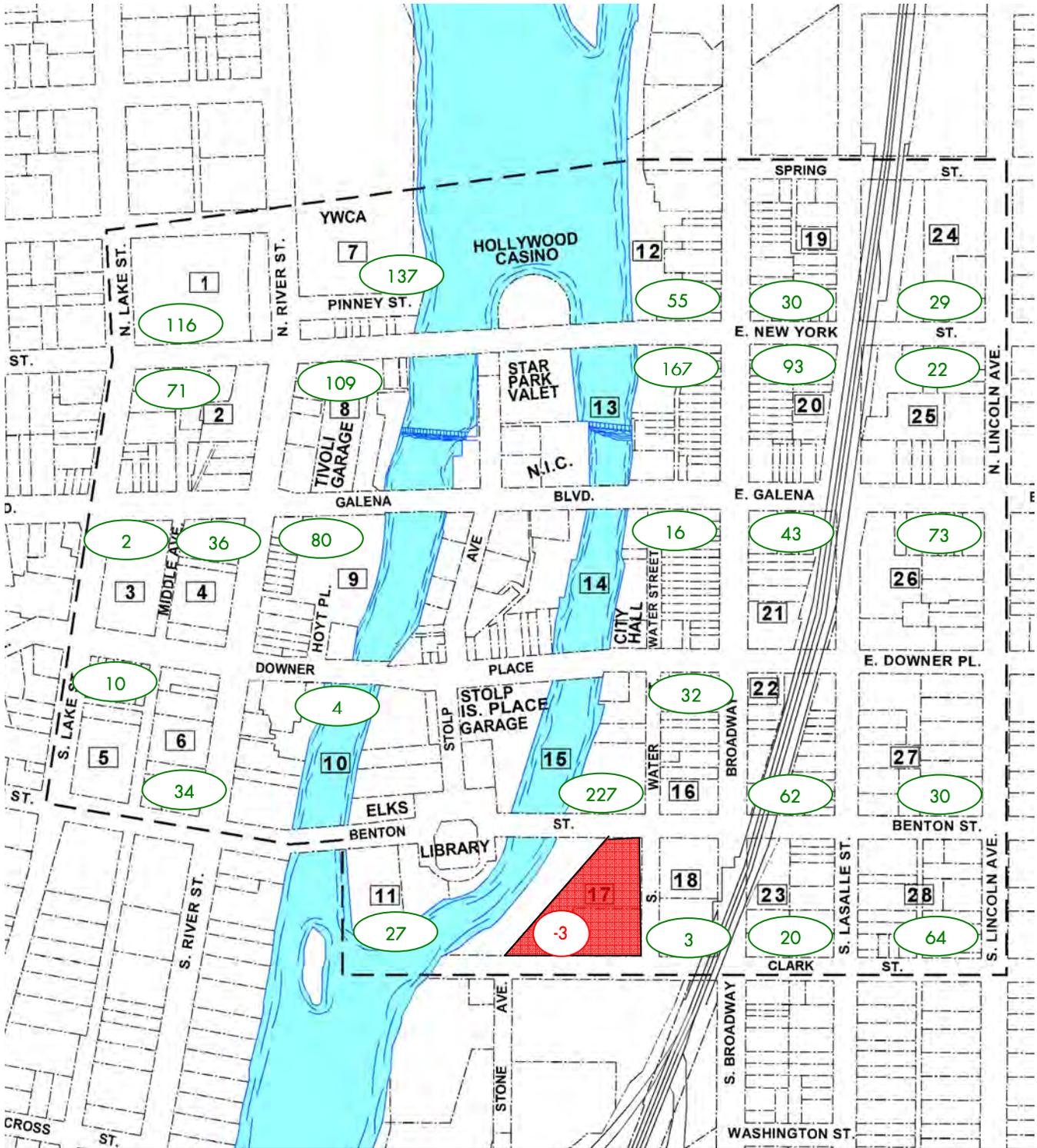
Downtown Section	Observed Parking Demand					Effective Parking Supply	Parking Adequacy				
	Tuesday Morning	Tuesday Afternoon	Saturday Morning	Saturday Evening	"Peak of the Peaks"		Tuesday Morning	Tuesday Afternoon	Saturday Morning	Saturday Evening	"Peak of the Peaks"
West Section	369	342	112	52	385	611	242	269	499	559	226
North/Central Section	747	1,141	380	1,003	1,273	1,609	862	468	1,229	606	336
South/Central Section	718	536	326	106	744	922	204	386	596	816	178
East Section	363	332	318	236	474	798	435	466	480	562	324
Total	2,197	2,351	1,136	1,397	2,876	3,940	1,743	1,589	2,804	2,543	1,064
% of Capacity (4,210)	52%	56%	27%	33%	68%						

Source: Walker Parking Consultants, 2007

JUNE 2008

Figure 4 illustrates the observed peak hour, which occurred on Tuesday afternoon.

Figure 4: Observed Peak Parking Occupancy, Tuesday Afternoon



Source: Walker Parking Consultants, 2007



JUNE 2008

## LAND USE DATA

To develop a better understanding of the land uses present within the study area and how these impact parking demand, the quantity (square feet of gross leasable area) and type(s) of land uses were determined for nearly all of the existing buildings located within the study area. This information was accessed through the Aurora Township web site [www.auroratownshipassessor.com](http://www.auroratownshipassessor.com) and with the help of the Downtown Development Division. In Appendix C of this report, a detailed tabulation of the land use data is listed on a block-by-block basis.

Over 1,995,000 square feet of gross leasable space was identified in the study area. Of this total, an estimated 98,000 square feet are vacant. Some of the properties did not have information available due to being a "Project in Process." This accounts for approximately 43,700 square feet of building space. For each property type, Walker derived a locally adjusted parking demand ratio based on downtown parking demand and our database. These ratios were then used in the derivation of future parking demand according to the type of and size of the future redevelopment within the study area.

Several factors impact parking demand in the downtown areas including the following:

1. *The intensity of the land use and its overall level of success* – Parking demand is unique to each area. However, general trends exist and may be relied upon to estimate current demand within the study area. For example, a retail land use generally requires more parking on a square foot basis than an office building. Moreover, well-established, successful restaurants can generate a parking demand that is 4-5 times greater than that of an office use.
2. *The time of year, day of the week, and hour of the day* – This is an important consideration in a mixed-use area. The fact that parking demand for each component may peak at different times of the year, days of the week, or hours of the day may indicate that fewer parking spaces are needed than would be required if each component were a freestanding development. Shared parking smoothes the peaks and valleys that occur with single use developments. This phenomenon provides the opportunity for some land uses to share parking. This is extremely beneficial when attempting to decrease project costs.

JUNE 2008

3. *Building Occupancy* – If these rates are relatively low, then parking demand can be expected to be low.

Parking demand for the primary study area is calculated by multiplying the square feet of the building by an appropriate parking demand ratio. For example:

$$50,000 \text{ s.f.} \times 2.00 \text{ spaces/1,000 s.f.} = 100\text{-space demand}$$

Parking demand ratios for various land uses are developed partially based on data contained in two reports: *Shared Parking*, a publication of the Urban Land Institute; and *Parking Generation*, which is published by the Institute of Transportation Engineers. Each of these reports provides national ranges of parking demand ratios for various land use types. The ratios were developed using field counts, and represent the peak hour of parking demand on a busy day in a peak month, rather than the once-a-year hourly peak for each individual land use. The ratios were calibrated to the data compiled from this study's occupancy counts, our previous experience with parking dynamics in urban environments, and our assessment of how the three aforementioned variables of land use (intensity, season, and building occupancy) impact parking demand. We started with the base ratios and factored them down to reflect the number of parking spaces that would be occupied on any given day. Once the parking demand ratios had been calculated, we are able to replicate the conditions that were observed in the days that the data was collected.

## **PARKING ADEQUACY**

Parking adequacy is defined as the difference between the effective parking supply provided and the parking demand generated by various land uses within a given area.

A fundamental aspect of any central business district or downtown area is the interplay of activities from block to block. Commonly, patrons of a downtown area park on one block and go to work and/or patronize a business on another block. Additionally, not all of the parking patrons bound for a particular block will choose to park there if there is a sufficient amount of available space. Market factors, especially price, walking distance and convenient access will result in significant interplay between blocks. For these reasons, it is not critical to focus on the balance for any individual block. Overall, the parking adequacy within the downtown study area can accommodate the current parking demand. On each of the two survey days, there was an overall parking surplus within the downtown study area. For the purposes of this study, we have used the "peak-of-the-peaks" as



JUNE 2008

occupancy count when designing for the design day. “Peak-of-the-peaks” occurs when all parking facilities reach their peak occupancy simultaneously. The “peak-of-the-peaks” overall occupancy count is 2,876, which is 525 more occupied spaces than the observed peak count of 2,351 that occurred on Tuesday afternoon. The overall parking adequacy of the study area is a 1,064-space surplus.

When looking at the downtown sections individually, we project the south/central section of the study area to experience a 178-space surplus on the design day. The effective parking supply for this section is equal to 922 parking spaces and the parking demand, based on the “peak-of-the-peaks”, is 744 vehicles.

Block 14 which shows a parking deficit is being accommodated by the Galena (Tivoli) and Stolp Island parking structures. Block 12, which houses the Hollywood Casino, also is experiencing a large deficit. The parking demand for this area is being handled by the Galena and Star Valet parking structures that are located one to two blocks away. Other blocks are also experiencing parking deficits but can be accommodated by other parking areas.

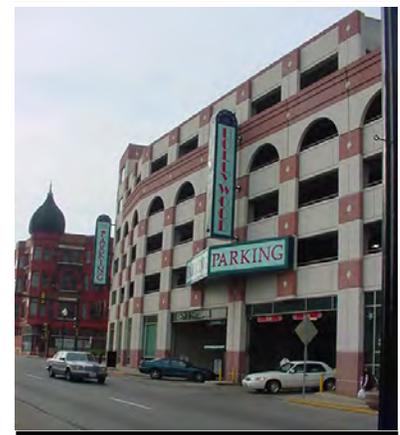
Table 6 illustrates, on a block-by-block basis, the design day parking adequacy as determined by land use. Table 5 below shows the design day parking adequacy by section.

**Table 5: Design Day Parking Adequacy by Section**

Downtown Section	Land Use Parking Demand	Effective Parking Supply	Parking Adequacy
West Section	385	611	226
North/Central Section	1,273	1,609	336
South/Central Section	744	922	178
East Section	474	798	324
<b>Total</b>	<b>2,876</b>	<b>3,940</b>	<b>1,064</b>

Source: Walker Parking Consultants, 2007

**Block 8:  
Galena (Tivoli) Parking Garage**



**Block 13:  
Star Park Valet Garage**



**Block 15:  
Stolp Island Garage**



JUNE 2008

**Table 6: Parking Adequacy by Block**

Block Number	Parking Demand	Effective Parking Supply	Parking Adequacy	Primary Land Use
1	45	158	113	
2	70	136	66	
3	8	8	0	
4	30	57	27	
5	99	107	8	
6	133	145	12	
7	121	193	72	
8	628	737	109	
9	99	163	64	
10	56	59	3	
11	44	70	26	
12	84	94	10	Hollywood Casino
13	440	585	145	
14	48	46	(2)	Paramount Theatre Waubonsee College
15	376	445	69	
16	58	80	22	
17	20	17	(3)	
18	43	42	(1)	
19	34	60	26	
20	76	160	84	
21	62	93	31	
22	69	94	25	
23	11	25	14	
24	46	49	3	
25	40	54	14	
26	72	119	47	
27	32	57	25	
28	32	87	55	
<b>Total</b>	<b>2,876</b>	<b>3,940</b>	<b>1,064</b>	

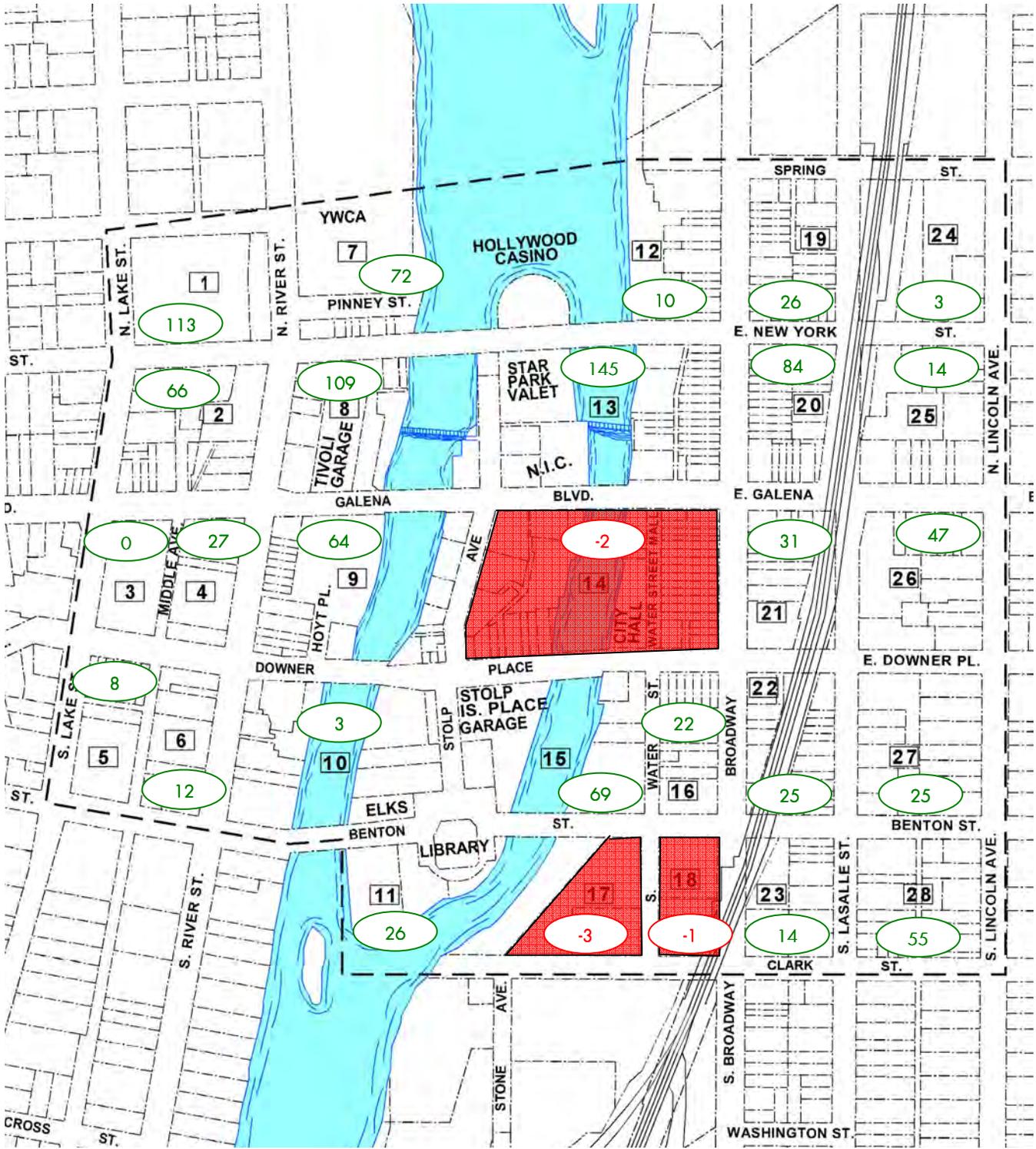
Source: Walker Parking Consultants, 2007

Figure 6 is a graphical representation of Table 6, showing the existing parking adequacy on a block-by-block basis for the design day (“peak-of-the-peaks”).

JUNE 2008

Figure 5 illustrates the design day peak parking adequacy as determined by block.

Figure 5: Design Day Peak Parking Adequacy, by Block



Source: Walker Parking Consultants, 2007

JUNE 2008

**FUTURE CONDITIONS**

*PLANNED DEVELOPMENTS*

Currently, there is approximately 98,300 square feet of vacant building space available within the study area. This figure represents approximately 4.9% of the total estimated building space within the study area. The vacant property is a mixture of residential, retail, and commercial types of land uses. It is the City of Aurora’s vision to have this property fully occupied in the future.

According to the City of Aurora, a number of redevelopment projects and future growth will affect the parking demand for the downtown. There are a number of properties that are considered “Projects in Progress”. The exact type of land use will vary by property. We understand that it will be a mix of retail, office and residential uses.

Mixed-use developments that are in progress or in the design planning phase are:

- ⇒ River Street Plaza – Vanstrand Group:
  - Project boundaries: River Street, Fox River, Benton Street, and Gale Street
  - Phase One – 96 residential units
  - Phase Two – 129 residential units and 80,000 s.f. of commercial space
  - On-site parking based on 1.5 spaces per unit will be provided as part of the development
  - 4 spaces per 1,000 s.f. of commercial space and 2.5 spaces per 1,000 s.f. of office will be provided on-site

- ⇒ East Bank – Sho-Deen, Inc.:
  - Project boundaries: Route 25, Fox River, Benton Street and North Avenue
  - 900 residential units
  - On-site parking based on 1.25 spaces per unit (±1,125 spaces) will be provided as part of the development
  - Approximately 225,000 s.f. of office, retail, and restaurant

With the exception of Blocks 17 and 18 included in the East Bank development, both of the above planned developments are located to the south just outside of the study area. The above developments could

**River Street Plaza – Vanstrand Group**



**East Bank – Sho-Deen, Inc.**



JUNE 2008

ultimately add an additional 2,500 residents to the downtown area. Their presence will not greatly impact the parking situation, but it should be noted that because of these projects City parking spaces have been lost.

The relocation of the Waubonsee College campus from the east side of the Fox River along Stolp Avenue to the west side of the river will be an impact on both the parking demand and supply. The campus will be located on Block 9, which currently includes Aurora’s T Lot and buildings that have been used as office/retail space in the past. The College is projecting slight increases in the student population and faculty/staff as well. The following are future projections as supplied by Waubonsee College representatives.

- o Student Enrollment: 1,500 in 3 to 5 years
- o Faculty/Staff: 150 in 3 to 5 years
- o Campus Bookstore: 3,000 square feet
- o Foodservice: 3,000 square feet
- o No onsite parking other than a small number of ADA accessible and short-term parking spaces

Our future parking model estimates that the new campus will generate a peak parking demand of approximately 320 spaces.

**FUTURE PARKING SUPPLY**

The future number of parking spaces within the downtown study area is expected to change, primarily in the south central section. The Vanstrand and Sho-Deen planned developments will accommodate their parking needs by constructing on-site parking spaces. The Sho-Deen development will eliminate current available on- and off-street parking spaces located in Blocks 17 and 18 that total 65 spaces. The relocation of the Waubonsee College campus to Block 9 will eliminate T Lot with a capacity of 140 spaces; this represents a decrease in the overall parking supply of 205 spaces.

There are other developments that will affect demand as well the parking supply. The details of these conceptual projects are not available and therefore are not included in this report.

Based on the known changes in the parking supply, the future parking supply is estimated to be 4,005 spaces and will have an effective parking supply equal to 3,748 spaces.

**Waubonsee College  
Future Campus**





JUNE 2008

The following table reflects both the parking supply and effective parking supply by type and section.

**Table 7: Future Parking Supply**

Section	On-Street	Off-Street		Parking Supply	Effective Parking Supply
		Public	Private		
West	88	192	371	651	611
North Central	89	847	765	1,701	1,609
South Central	243	390	158	791	730
East	228	251	383	862	798
<b>Totals</b>	<b>648</b>	<b>1,680</b>	<b>1,677</b>	<b>4,005</b>	<b>3,748</b>
% of capacity	16%	42%	42%		93.6%

South Central Section: Less T Lot @ 140 spaces & Blocks 17 and 18 @ 65 spaces

Source: Walker Parking Consultants, 2007

**FUTURE PARKING DEMAND**

The future parking demand is expected to increase with the development of Downtown Aurora. We have based the future parking demand on the completion of the “projects in progress” and the currently vacant building space fully leased. Because there weren’t any attractions going on during the days surveyed, the properties associated with area attractions were inflated to account for the parking demand that these attractions would generate. These land uses included restaurants, retail, and an increase in the number of the residential units. The future parking demand of 3,545 is projected to increase by approximately 669 spaces over the design day parking demand of 2,876. These numbers do not include any demand projections associated with the River Street Plaza or East Bank due to their being outside of the study area. The future parking demand for the downtown study area is shown in Table 8. Future land use data is further broken down in Appendix D.

**FUTURE PARKING ADEQUACY**

Table 8 illustrates the parking adequacy once the proposed future developments are taken into consideration. Blocks that will individually experience parking deficits, can be offset by surpluses on other blocks. Table 9 illustrates the future parking adequacy by sections. Based on the projected peak demands, the south/central section is projected to experience an 898-space parking deficit.



JUNE 2008

**Table 8: Future Parking Adequacy by Block**

Block Number	Land Use Parking Demand	Effective Parking Supply	Parking Adequacy	Primary Land Use
1	24	158	134	
2	71	136	65	
3	41	8	(33)	
4	68	57	(11)	
5	14	107	93	
6	17	145	128	
7	61	193	132	Waubensee College Fox Island Pl, Graham Bldg Sherer Bldg. & ABC
8	53	737	684	
9	488	30	(458)	
10	256	59	(197)	Metropolitan Bus. College
11	56	70	14	
12	909	94	(815)	Hollywood Casino
13	144	585	441	
14	672	46	(626)	Paramount Theatre
15	94	445	351	
16	62	80	18	
17	0	0	0	East Bank/Sho-Deen, Inc.
18	0	0	0	
19	0	60	60	
20	86	160	74	
21	134	93	(41)	
22	57	94	37	
23	26	25	(1)	
24	2	49	47	
25	44	54	10	
26	81	119	38	
27	64	57	(7)	
28	21	87	66	
<b>Total</b>	<b>3,545</b>	<b>3,748</b>	<b>203</b>	

Source: Walker Parking Consultants, 2007

**Table 9: Future Parking Adequacy by Section**

Downtown Section	Land Use Parking Demand	Effective Parking Supply	Parking Adequacy
West Section	235	611	376
North/Central Section	1,167	1,609	442
South/Central Section	1,628	730	(898)
East Section	515	798	283
<b>Total</b>	<b>3,545</b>	<b>3,748</b>	<b>203</b>

Source: Walker Parking Consultants, 2007

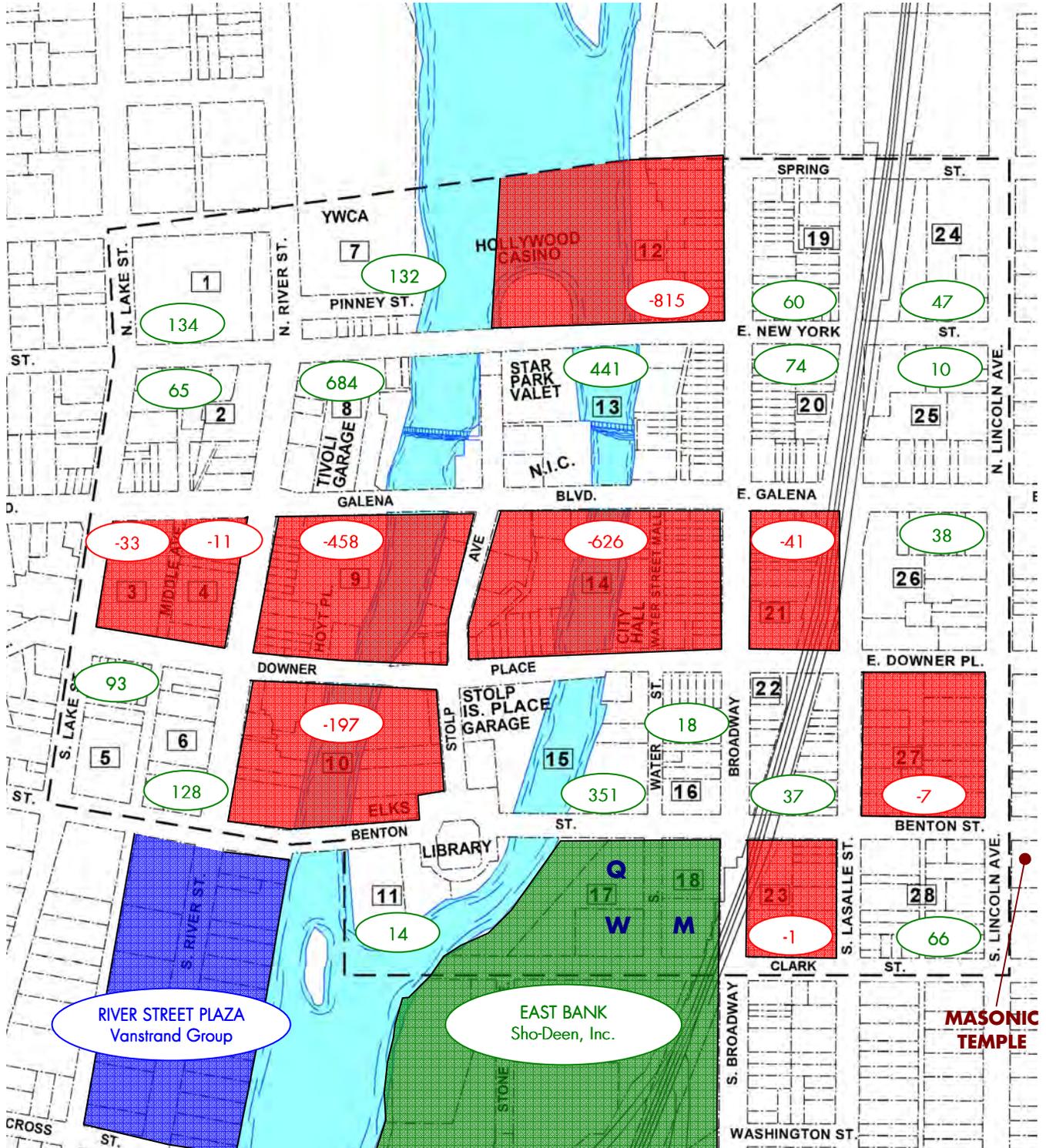
# CITY OF AURORA

## DOWNTOWN PARKING STUDY UPDATE

JUNE 2008

Figure 6 is a graphical representation of Table 9, showing the future parking adequacy on a block-by-block basis.

Figure 6: Future Parking Adequacy by Block



Source: Walker Parking Consultants, 2007



JUNE 2008

The City of Aurora has asked Walker to evaluate various alternatives for accommodating the projected growth and needs. The hope of the City is to fill the now vacant buildings that are scattered throughout the downtown area. It is the City's belief that the future growth will be in residential living, as demonstrated by the River Street Plaza and East Bank developments. One of the concerns that developers have expressed to the City is in regards to parking. Downtown buildings that have potential as mixed use development properties have a problem with convenient parking. This parking problem has been a deciding factor for developers and the City. The City of Aurora has asked Walker for possible solutions to accommodate this problem.

In surveying the downtown area, Walker's focus was to determine whether existing parking facilities could be expanded. Each site has been analyzed based on its ability to add capacity, pedestrian access, and functional considerations.

The first method of increasing the parking supply is usually done through the restriping of existing surface lots. The main benefit of this option is low cost. Due to the size and configurations of the City's existing surface parking lots, Walker did not see any areas that could be restriped to add any significant number of parking spaces. The surface parking lots all appeared to be effectively laid out.

The second method of increasing the parking supply is to construct structured parking. The areas of focus are any existing surface lots within the study area or properties owned by the City. The size of the property is a key determinant in whether the site is suitable for the development of a parking structure. Another determining factor in the selection of an alternative site is a City requirement that a parking structure may not be within 100 feet of the river unless it is part of a development. Any parking structure must provide for retail and/or public uses on the ground floor, per the Fox Walk Design Guidelines and the Fox Walk Overlay District Intent, Rules, and Regulations adopted by the City Council in 1993. Plans must be presented to the Design Review Committee. Figure 7 is a graphical illustration of each of the possible alternative sites.

## **ALTERNATIVE SITE A**

Alternative Site A is located within Block 7 of the north/central section of the study area, north of Pinney Street, between River Street and the Fox River. This property is currently owned by the YWCA and has been considered as a possible area of expansion that would benefit the City and Hollywood Casino. Combined, this property is

## **ALTERNATIVES ANALYSIS**

JUNE 2008

approximately 300' x 950'. This site is currently broken down into three lots:

1. Hollywood Casino Valet drop-off surface parking lot;
2. YWCA building and surface parking lot;
3. Over flow gated surface parking lot.

Alternative Site A would allow the casino to have more desirable parking for its patrons and in turn would free up the Galena (Tivoli) parking structure for City and Waubonsee use.

**ALTERNATIVE SITE B**

Alternative Site B is located within Block 6 of the west side of the study area. This alternative would not only provide convenient parking close to the projected parking deficits, but would also provide covered parking for the bank and serve as an overflow parking facility for the proposed developments in the area, such as Waubonsee College. Currently, three surface parking lots, totaling 127 parking spaces, exist on this block. Two of the lots are designated use for Old Second Bank and the third is a City metered lot (C Lot). The area covering these three lots is approximately 150' x 250'.

**ALTERNATIVE SITE C**

Alternative Site C is an L-shaped surface lot located within Block 21. It currently serves as the parking for Banco Popular. The current lot is accessible from Galena Blvd. and from Broadway. The site dimensions are 90' x 245' x 170' x 100' x 80' x 145'. This site would not only serve Banco Popular, but would also be a good site to park City employees that have been reallocated since the loss of the City lots on Blocks 17 and 18. Another plus would be its proximity to the future municipal campus that will be located at Galena/Downer/Broadway to the Fox River.

**ALTERNATIVE SITE D**

Alternative Site D is located within Block 20 where E Lot currently exists. The site size is approximately 120' x 225', making it large enough for a two-bay parking structure. Even though this block is not projected to experience a deficit in parking, it is located in an area that will help accommodate parking demands from other blocks. This would especially serve the local business owners that are looking for not only more parking spaces, but more convenient parking spaces.

Alternative Site A



Alternative Site B



Alternative Site C



Alternative Site D





JUNE 2008

The number of parking spaces to be constructed should be large enough to accommodate the current and projected number of visitors, tenants, and residents that are expected to reside in Downtown Aurora.

We recommend Alternative Site A, located within Block 7 within the north central section of the study area, as the first choice for parking expansion. This site would essentially provide parking for the Casino, which would turn back the Galena (Tivoli) parking structure back to the City. This would benefit the area retail, entertainment business, and the proposed Waubonsee College campus.

Walker's second recommendation would be Alternative Site B located in the west section on Block 6. This alternative would not only provide convenient parking close to projected parking deficits, but would also provide covered parking for Old Second Bank and serve as an overflow parking facility for the proposed developments in the area, such as Waubonsee College.

## PROJECTED CONSTRUCTION COSTS

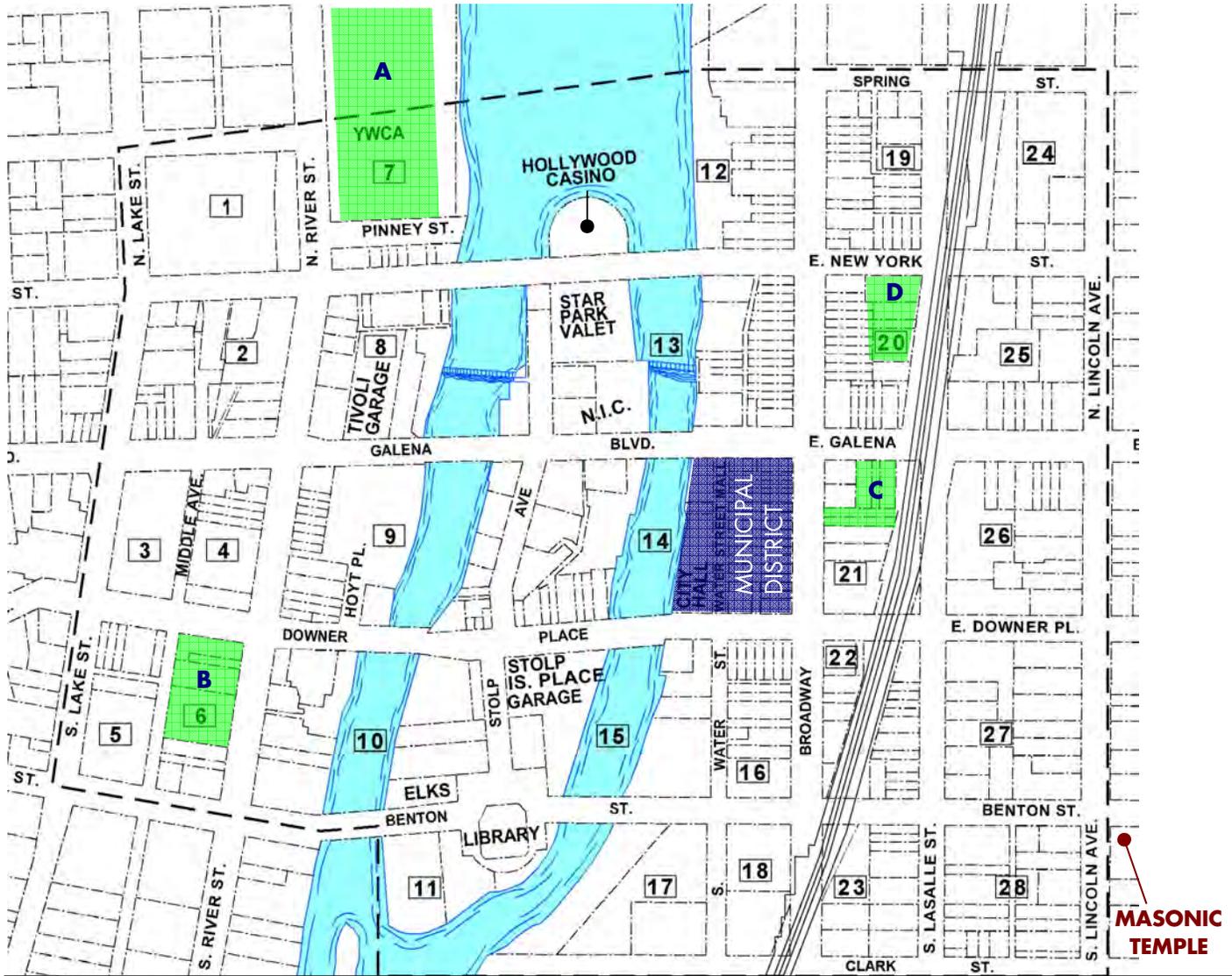
Projected construction costs for a parking facility are based on Walker's past experience for projects in the Chicagoland area. This cost projection does not include any of the soft costs involved, such as design, testing, and financial fees. These prices are purely conceptual and are provided to aid in the budgeting for construction. However, they do not account for site-specific factors, (soil mitigation, façade treatments, etc.) or for added cost of ground-floor retail. Site-specific factors or other construction needs that arise prior or during construction may also increase the cost.

The estimated construction cost is estimated to be as follows:

- An above grade parking structure is estimated to be approximately \$15,000 per space.
- A surface parking lot is approximately \$4,000 per space.

During the planning stage, the project budget will include the estimated construction costs, plus soft costs. Soft costs vary from project to project. These costs can include land acquisition, design, testing, and financial fees. Soft costs are generally approximately 20% of construction costs.

Figure 7: Proposed Parking Alternative Sites



Legend:

-  Study Area
-  Block Number
-  Alternative Sites

Source: Walker Parking Consultants, 2007

JUNE 2008

The following conclusions summarize the findings of this updated Downtown Parking Study:

- Since the 2002 parking study, Lots W, Q, and M, on blocks 17 and 18 in the south/central section, have been closed for the East Bank project. These lots had a combined total of approximately 209 spaces.
- Also lost since the 2002 parking study are the parking spaces under Burlington Northern rail tracks near E Lot accounting for approximately 44 spaces.
- There are currently 4,210 parking spaces located within the study area.
- The following table shows the parking supply by sections and by type:

Section	On-Street	Off-Street		Parking Supply
		Public	Private	
West	88	192	371	651
North Central	89	847	765	1,701
South Central	243	595	158	996
East	228	251	383	862
<b>Totals</b>	<b>648</b>	<b>1,885</b>	<b>1,677</b>	<b>4,210</b>
% of capacity	15%	45%	40%	

- When the parking supply is adjusted to reflect the necessary circulation cushion in each area, the effective parking supply is estimated to be 3,940.
- Walker collected occupancy data for all parking spaces within the study area on Tuesday, March 6, 2007 at 10:00 a.m. and 2:00 p.m. and on Saturday May 5, 2007 at 10:00 a.m. and 8:00 p.m.
- Peak observed parking demand occurred on Tuesday afternoon when 2,351 spaces (56% of capacity) were occupied.
- The “peak-of-the-peaks” demand is equal to 2,876 spaces or 68% of the total capacity (4,210). This will be used as the Design Day demand for the current parking conditions.

**CONCLUSIONS**



JUNE 2008

- The design day parking adequacy, shown in the following table, is a 1,064-space surplus:

Downtown Section	Parking Demand	Effective Parking Supply	Parking Adequacy
West Section	385	611	226
North/Central Section	1,273	1,609	336
South/Central Section	744	922	178
East Section	474	798	324
<b>Total</b>	<b>2,876</b>	<b>3,940</b>	<b>1,064</b>

- The future parking demand is projected to increase to 3,545 spaces, an increase of 669 over the existing demand of 2,876 spaces.
- The peak future parking adequacy is projected to be a 203-space surplus. Due to increases in building occupancy and new development, there are blocks within the study area that will experience parking deficits.
- We recommend Alternative Site A, located within Block 7 within the north central section of the study area, as the first choice for parking expansion. This site would provide parking for the Casino, which would turn back the Galena (Tivoli) parking structure back to the City. This would benefit the area retail, entertainment business, and the proposed Waubensee College campus.
- Walker’s second recommendation would be Alternative Site B located in the west section on Block 6. This alternative would not only provide convenient parking close to projected parking deficits, but would also provide covered parking for the bank and serve as an overflow parking facility for the proposed developments in the area, such as Waubensee College.

In conclusion, Downtown Aurora has a surplus of parking within the study area, under both current and future conditions. Several blocks within the study area are projected to experience deficits in parking. These parking deficits are created by their individual land uses. Since the available parking shown in this report may not be convenient to the projected parking demands, structured parking could help ease the parking deficits that will exist. The size and location of the structure should be dependant on any planned parking that may be constructed with the design of the development projects planned for downtown



JUNE 2008

Aurora. Downtown Aurora, with its Fox Walk and retail possibilities, makes parking one or two blocks from a destination easily accessible.



---

APPENDIX A

PARKING INVENTORY





# CITY OF AURORA

## DOWNTOWN PARKING STUDY UPDATE



### PARKING INVENTORY

Central Section		ON-STREET											OFF-STREET										Total Supply	Effective Supply			
		ON-STREET											Public Facilities					Private Facilities									
		24 Min. 0.85	1 Hr. 0.85	2 Hrs. 0.85	3 Hrs. 0.85	10 Hrs. 0.85	12 Min. Free	2 Hour Free	Accessible 0.85	Subtotal	24 Min. 0.95	1 Hr. 0.95	2 Hrs. 0.95	3 Hrs. 0.95	10 Hrs. 0.95	12 Min. Free	90 Min. Free	Accessible 0.95	Monthly Rates 0.95	Reserved 0.95	Transient &/or Monthly Rates 0.95	Subtotal					
Block	Facility																										
13	Star Park Valet Garage	0																42					510	510	485		
	NIC Garage (gated)	0																42					42	42	40		
North	F Lot	0											2					21					1	12	36	36	34
	On-Street	4	6	19								2											0	31	26		
	Sub-Total	4	6	19	0	0	0	0	2	31	2	0	21	0	0	0	0	1	12	42	510	588	619	585			
14		0																					0	0	0		
South	On-Street	5	18	28								3											0	54	46		
	Sub-Total	5	18	28	0	0	0	0	3	54	0	0	0	0	0	0	0	0	0	0	0	0	54	46			
15	VNA/Fam.Foc./Pub.Dyn.	0																24					24	24	23		
South	Stolp Island Pl. Garage	0																340					340	340	323		
	B Lot	0											7					15					2	48	72	72	68
	On-Street	5	31									0											0	36	31		
	Sub-Total	5	0	31	0	0	0	0	0	36	0	0	7	15	0	0	0	2	388	24	0	436	472	445			
16	Nat'l. City Bank Garage (UL)	0																26					26	26	25		
	COA Vehicles (LL)	0																34					34	34	32		
South	On-Street	3	9	14								1											0	27	23		
	Sub-Total	3	9	14	0	0	0	0	1	27	0	0	0	0	0	0	0	0	0	60	0	60	87	80			
17	City of Aurora Lot (Closed for Development)	0																0					0	0	0		
South	Q Lot (Closed for Development)	0																0					0	0	0		
	On-Street	2		18							20										0	20	17				
	Sub-Total	0	0	2	0	18	0	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	20	17			
18	Aunt Martha's Health Center Lot	0																40					40	40	38		
South	M Lot (Closed for Development)	0																0					0	0	0		
	On-Street	5										5										0	5	4			
	Sub-Total	0	0	5	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	40	0	40	45	42			

# CITY OF AURORA

## DOWNTOWN PARKING STUDY UPDATE



### PARKING INVENTORY

East Section		ON-STREET											OFF-STREET										Total Supply	Effective Supply	
		ON-STREET											Public Facilities					Private Facilities							
		24 Min. 0.85	1 Hr. 0.85	2 Hrs. 0.85	3 Hrs. 0.85	10 Hrs. 0.85	12 Min. Free 0.85	2 Hour Free 0.85	Accessible 0.85	Subtotal	24 Min. 0.95	1 Hr. 0.95	2 Hrs. 0.95	3 Hrs. 0.95	10 Hrs. 0.95	12 Min. Free 0.95	90 Min. Free 0.95	Accessible 0.95	Monthly Rates 0.95	Reserved 0.95	Transient &/or Monthly Rates 0.95	Subtotal			
Block	Facility																								
19	FM Lot													12	42								54	54	51
	On-Street																						0	11	9
	Sub-Total	0	0	0	0	0	0	11	0	11	0	0	0	12	42	0	0	0	0	0	0	0	54	65	60
20	E Lot												34	28	53			2	34				151	151	143
	On-Street																						0	20	17
	Sub-Total	0	0	20	0	0	0	0	0	20	0	0	34	28	53	0	0	2	34	0	0	0	151	171	160
21	Banco Popular Lot																						0	0	0
	On-Street	4		10	8				1	23											77		77	77	73
	Sub-Total	4	0	10	8	0	0	0	1	23	0	0	0	0	0	0	0	0	0	77	0	77	100	93	
22	Private Lot																						0	0	0
	Under Railroad Tracks																						9	9	9
	5/3 Bank Lot																						38	38	36
	On-Street			20	8	6				34													21	21	20
	Sub-Total	0	0	20	8	6	0	0	0	34	0	0	0	0	0	0	0	0	0	68	0	68	102	94	
23	Casa Del Alfarero																						0	0	0
	On-Street			12						12													16	16	15
	Sub-Total	0	0	12	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	16	0	16	28	25	
24	Wayside Cross Ministries Lot																						0	0	0
	Taqueria Mexico Lot																						18	18	17
	On-Street							15		15													0	15	13
	Sub-Total	0	0	0	0	0	0	15	0	15	0	0	0	0	0	0	0	0	0	38	0	38	53	49	
25	Progressive Baptist Ch. Lot																						0	0	0
	Wayside Cross Ministries Lot																						26	26	25
	On-Street				6	4			2	12													20	20	19
	Sub-Total	0	0	0	6	4	0	0	2	12	0	0	0	0	0	0	0	0	0	46	0	46	58	54	
26	Private Lot																						0	0	0
	Coulter Courts Lot																						8	8	8
	Downer Place Lofts Lot (gated)																						47	47	45
	On-Street	1	2	6	4	18		5		36													37	37	35
	Sub-Total	1	2	6	4	18	0	5	0	36	0	0	0	0	0	0	0	0	0	92	0	92	128	119	
27	5/3 Bank Lot																						0	0	0
	Episcopal Church Lot																						16	16	15
	On-Street		2			13				15													30	30	29
	Sub-Total	0	2	0	0	13	0	0	0	15	0	0	0	0	0	0	0	0	0	46	0	46	61	57	
28	J Lot																						0	0	0
	On-Street					3		47		50													46	46	44
	Sub-Total	0	0	0	0	3	0	47	0	50	0	0	0	0	0	0	0	0	46	0	0	46	96	87	
<b>Grand Total</b>		<b>31</b>	<b>56</b>	<b>289</b>	<b>45</b>	<b>94</b>	<b>4</b>	<b>117</b>	<b>12</b>	<b>648</b>	<b>4</b>	<b>0</b>	<b>123</b>	<b>81</b>	<b>153</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>1,514</b>	<b>1,167</b>	<b>510</b>	<b>3,562</b>	<b>4,210</b>	<b>3,940</b>	



---

APPENDIX B

PARKING  
OCCUPANCY COUNTS

PARKING OCCUPANCY COUNTS

*West Section Occupancy Counts*

Block	Facility	Capacity	Effective Supply	Tuesday/3-6-07 10:00 AM	% of Capacity	Tuesday/3-6-07 2:00 p.m.	% of Capacity	Saturday/5-5-07 10:00 a.m.	% of Capacity	Saturday/5-5-07 8:00 p.m.	% of Capacity	Peak-of- the-Peaks	% of Capacity
1	West Suburban Lot	34	32	2	6%	4	12%	6	18%	0	0%	6	18%
	Casino Employees	126	120	34	27%	33	26%	9	7%	0	0%	34	27%
	On-Street	7	6	4	57%	5	71%	1	14%	4	57%	5	71%
	Sub-Total	167	158	40	24%	42	25%	16	10%	4	2%	45	27%
2	H Lot	63	60	36	57%	38	60%	13	21%	16	25%	38	60%
	I Lot	15	14	0	0%	2	13%	1	7%	0	0%	2	13%
	S Lot	50	48	22	44%	22	44%	4	8%	4	8%	22	44%
	On-Street	16	14	7	0%	3	0%	8	0%	3	19%	8	50%
	Sub-Total	144	136	65	45%	65	45%	26	18%	23	16%	70	49%
3	Old Second Bank Lot	6	6	6	100%	6	100%	2	33%	0	0%	6	100%
	On-Street	2	2	1	50%	0	0%	2	100%	0	0%	2	100%
	Sub-Total	8	8	7	88%	6	75%	4	50%	0	0%	8	100%
4	Old Second Bank Lot	42	40	25	60%	16	38%	11	26%	3	7%	25	60%
	On-Street	20	17	2	10%	5	25%	1	5%	0	0%	5	25%
	Sub-Total	62	57	27	44%	21	34%	12	19%	3	5%	30	48%
5	Old Second Bank Lot (gated)	88	84	78	89%	77	88%	2	2%	0	0%	78	89%
	On-Street	27	23	21	78%	20	74%	11	41%	10	37%	21	78%
	Sub-Total	115	107	99	86%	97	84%	13	11%	10	9%	99	86%
6	Old Second Bank Lot (gated)	32	30	24	75%	26	81%	1	3%	1	3%	26	81%
	C Lot	64	61	63	98%	54	84%	25	39%	9	14%	63	98%
	Old Second Bank Lot	31	29	19	61%	14	45%	5	16%	0	0%	19	61%
	Private/Reserved	12	11	10	83%	7	58%	3	25%	1	8%	10	83%
	On-Street	16	14	15	94%	10	63%	7	44%	1	6%	15	94%
	Sub-Total	155	145	131	85%	111	72%	41	26%	12	8%	133	86%

PARKING OCCUPANCY COUNTS

*North Central Section Occupancy Counts*

Block	Facility	Capacity	Effective Supply	Tuesday/3-6-07 10:00 AM	% of Capacity	Tuesday/3-6-07 2:00 p.m.	% of Capacity	Saturday/5-5-07 10:00 a.m.	% of Capacity	Saturday/5-5-07 8:00 p.m.	% of Capacity	Peak-of- the-Peaks	% of Capacity
7	Bee Bee Insurance Lot	10	10	5	50%	2	20%	0	0%	0	0%	5	50%
	YWCA Lot	80	76	15	19%	11	14%	8	10%	0	0%	15	19%
	Valet Surface Lot (Casino)	70	67	5	7%	10	14%	0	0%	60	86%	60	86%
	On-Street - Pinney St.	21	20	12	57%	13	62%	4	19%	21	100%	21	100%
	On-Street - New York	23	20	7	30%	20	87%	12	52%	14	61%	20	87%
	Sub-Total	204	193	44	22%	56	27%	24	12%	95	47%	121	59%
8	Tivoli Parking Garage	750	713	325	43%	601	80%	199	27%	400	53%	601	80%
	On-Street	28	24	27	96%	27	96%	23	82%	25	89%	27	96%
	Sub-Total	778	737	352	45%	628	81%	222	29%	425	55%	628	81%
12	Aurora Township Lot	32	30	18	56%	12	38%	0	0%	11	34%	18	56%
	FN Lot	61	58	20	33%	22	36%	20	33%	59	97%	59	97%
	On-Street	7	6	6	86%	5	71%	7	100%	7	100%	7	100%
	Sub-Total	100	94	44	44%	39	39%	27	27%	77	77%	84	84%
13	Star Park Valet Garage	510	485	220	43%	330	65%	53	10%	340	67%	340	67%
	NIC Garage (gated)	42	40	30	71%	36	86%	12	29%	8	19%	36	86%
	F Lot	36	34	26	72%	33	92%	24	67%	32	89%	33	92%
	On-Street	31	26	31	100%	19	61%	18	58%	26	84%	31	100%
	Sub-Total	619	585	307	50%	418	68%	107	17%	406	66%	440	71%

PARKING OCCUPANCY COUNTS

South Central Section Occupancy Counts

Block	Facility	Capacity	Effective Supply	Tuesday/3-6-02 10:00 AM	% of Capacity	Tuesday/3-6-02 2:00 p.m.	% of Capacity	Saturday/5-5-07 10:00 a.m.	% of Capacity	Saturday/5-5-07 8:00 p.m.	% of Capacity	Peak-of-the-Peaks	% of Capacity
9	T Lot	140	133	70	50%	64	46%	44	31%	36	26%	70	50%
	On-Street	35	30	21	60%	19	54%	29	83%	10	29%	29	83%
	Sub-Total	175	163	91	52%	83	47%	73	42%	46	26%	99	57%
10	School District 129 Lot	12	11	12	100%	11	92%	1	8%	0	0%	12	100%
	On-Street	57	48	44	77%	44	77%	33	58%	1	2%	44	77%
	Sub-Total	69	59	56	81%	55	80%	34	49%	1	1%	56	81%
11	Library Staff Lot	22	21	23	105%	23	105%	11	50%	1	5%	23	105%
	D Lot	43	41	12	28%	11	26%	11	26%	0	0%	12	28%
	On-Street	9	8	6	67%	9	100%	3	33%	0	0%	9	100%
	Sub-Total	74	70	41	55%	43	58%	25	34%	1	1%	44	59%
14	On-Street	54	46	48	89%	30	56%	44	81%	26	48%	48	89%
	Sub-Total	54	46	48	89%	30	56%	44	81%	26	48%	48	89%
15	VNA/Fam.Foc./Pub.Dyn.	24	23	19	79%	18	75%	11	46%	1	4%	19	79%
	Stolp Island Pl. Garage	340	323	267	79%	125	37%	41	12%	6	2%	267	79%
	B Lot	72	68	62	86%	51	71%	22	31%	3	4%	62	86%
	On-Street	36	31	28	78%	24	67%	18	50%	1	3%	28	78%
	Sub-Total	472	445	376	80%	218	46%	92	19%	11	2%	376	80%
16	Nat'l. City Bank Garage (UL)	26	25	15	58%	20	77%	6	23%	0	0%	20	77%
	COA Vehicles (LL)	34	32	12	35%	10	29%	5	15%	5	15%	12	35%
	On-Street	27	23	18	67%	18	67%	26	96%	15	56%	26	96%
	Sub-Total	87	80	45	52%	48	55%	37	43%	20	23%	58	67%
17	City of Aurora Lot (Closed for Development)	0	0	0	0%	0	0%	0	0%	0	0%	0	0%
	Q Lot (Closed for Development)	0	0	0	0%	0	0%	0	0%	0	0%	0	0%
	On-Street	20	17	19	95%	20	100%	1	5%	0	0%	20	100%
	Sub-Total	20	17	19	95%	20	100%	1	5%	0	0%	20	100%
18	Aunt Martha's Health Center Lot	40	38	38	95%	34	85%	19	48%	1	3%	38	95%
	M Lot (Closed for Development)	0	0	0	0%	0	0%	0	0%	0	0%	0	0%
	On-Street	5	4	4	80%	5	100%	1	20%	0	0%	5	100%
	Sub-Total	45	42	42	93%	39	87%	20	44%	1	2%	43	96%

PARKING OCCUPANCY COUNTS

*East Section Occupancy Counts*

Block	Facility	Capacity	Effective Supply	Tuesday/3-6-07 10:00 AM	% of Capacity	Tuesday/3-6-07 2:00 p.m.	% of Capacity	Saturday/5-5-07 10:00 a.m.	% of Capacity	Saturday/5-5-07 8:00 p.m.	% of Capacity	Peak-of- the-Peaks	% of Capacity
19	FM Lot	54	51	27	50%	29	54%	0	0%	1	2%	29	54%
	On-Street	11	9	1	9%	1	9%	0	0%	5	45%	5	45%
	Sub-Total	65	60	28	43%	30	46%	0	0%	6	9%	34	52%
20	E Lot	151	143	56	37%	54	36%	56	37%	31	21%	56	37%
	On-Street	20	17	16	80%	13	65%	16	80%	20	100%	20	100%
	Sub-Total	171	160	72	42%	67	39%	72	42%	51	30%	76	44%
21	Banco Popular Lot	77	73	51	66%	44	57%	25	32%	4	5%	51	66%
	On-Street	23	20	6	26%	6	26%	10	43%	11	48%	11	48%
	Sub-Total	100	93	57	57%	50	50%	35	35%	15	15%	62	62%
22	Private Lot	9	9	0	0%	0	0%	0	0%	0	0%	0	0%
	Under Railroad Tracks	38	36	15	39%	23	61%	7	18%	3	8%	23	61%
	5/3 Bank Lot	21	20	17	81%	7	33%	23	110%	1	5%	23	110%
	On-Street	34	29	12	35%	2	6%	16	47%	23	68%	23	68%
Sub-Total	102	94	44	43%	32	31%	46	45%	27	26%	69	68%	
23	Casa Del Alfarero	16	15	2	13%	1	6%	5	31%	5	31%	5	31%
	On-Street	12	10	6	50%	4	33%	6	50%	2	17%	6	50%
	Sub-Total	28	25	8	29%	5	18%	11	39%	7	25%	11	39%

PARKING OCCUPANCY COUNTS

*East Section Occupancy Counts*

Block	Facility	Capacity	Effective Supply	Tuesday/3-6-07 10:00 AM	% of Capacity	Tuesday/3-6-07 2:00 p.m.	% of Capacity	Saturday/5-5-07 10:00 a.m.	% of Capacity	Saturday/5-5-07 8:00 p.m.	% of Capacity	Peak-of- the-Peaks	% of Capacity
24	Wayside Cross Ministries Lot	20	19	11	55%	13	65%	8	40%	5	25%	13	65%
	Taqueria Mexico Lot	18	17	11	61%	6	33%	4	22%	14	78%	14	78%
	On-Street	15	13	1	7%	1	7%	0	0%	19	127%	19	127%
Sub-Total		53	49	23	43%	20	38%	12	23%	38	72%	46	87%
25	Progressive Baptist Church Lot	26	25	20	77%	13	50%	17	65%	10	38%	20	77%
	Wayside Cross Ministries Lot	20	19	9	45%	12	60%	8	40%	5	25%	12	60%
	On-Street	12	10	3	25%	7	58%	8	67%	8	67%	8	67%
Sub-Total		58	54	32	55%	32	55%	33	57%	23	40%	40	69%
26	Private Lot	8	8	6	75%	4	50%	2	25%	3	38%	6	75%
	Coulter Courts Lot	47	45	16	34%	10	21%	25	53%	15	32%	25	53%
	Downer Place Lofts Lot (gated)	37	35	9	24%	18	49%	20	54%	13	35%	20	54%
	On-Street	36	31	20	56%	14	39%	21	58%	14	39%	21	58%
Sub-Total		128	119	51	40%	46	36%	68	53%	45	35%	72	56%
27	5/3 Bank Lot	16	15	2	13%	1	6%	3	19%	0	0%	3	19%
	Episcopal Church Lot	30	29	18	60%	15	50%	12	40%	2	7%	18	60%
	On-Street	15	13	4	27%	11	73%	9	60%	10	67%	11	73%
Sub-Total		61	57	24	39%	27	44%	24	39%	12	20%	32	52%
28	J Lot	46	44	17	37%	15	33%	2	4%	2	4%	17	37%
	On-Street	50	43	7	14%	8	16%	15	30%	10	20%	15	30%
Sub-Total		96	87	24	25%	23	24%	17	18%	12	13%	32	33%



---

## APPENDIX C

### CURRENT LAND USE DATA

### CURRENT LAND USE DATA

Block #	Address	Description	Land Use	Square Footage	Number of Units	Number of Seats/Students
1	101 N Lake St.	West Suburban Bank of Aurora	Bank	9,091		
	102 N River St.	West Suburban Bank of Aurora	Bank	1,980		
2	116 W New York St.	Glasshopper	Commercial	1,600		
	116 W New York St.	Glasshopper	Commercial	9,694		
	128 W New York St.	Residential	Residential	2,514	3	
	33-37 N Lake St.	Solomon & Sonia Zavala	<b>Vacant</b>	1,830		
	15 N Lake St.	Marberry Cleaners	Storage	1,551		
	133 W Galena Bl.	Foremost Liquors	Retail	3,584		
	131 W Galena Bl.	Marberry Cleaners	Retail	5,470		
	129 W Galena Bl.	Marberry Cleaners	Retail	3,960		
	2 - 4 N River St.	The Hobbs Building	<b>Project in Progress</b>	19,240		
	6 N River St.	AAA Service & Supply	Commercial	12,257	0	
12 N River St.	Elite Edge	Retail	11,094	0		
3	25 N Middle Avenue	Old 2nd National Bank - Drive-Thru	Bank	19,145		
4	37 S River St.	Old 2nd National Bank	Bank	29,792		
	111 W Galena Bl.	Myer/Atwell/Aurora Foundation				
	116 W Galena Bl.	Galena Hotel / 37 rooms	Hotel	8,040	37	
5	134 W Downer Pl.	The Web Tavern	Bar	4,986	2	
	132 W Downer Pl.	Evylyz Bridal	Retail	4,422	2	
	130 W Downer Pl.	Gremlen	Commercial	3,960		
	122 W Downer Pl.	Legal Arts Building	Commercial	13,500		
	120 W Downer Pl.	Digi'sBody & Sole	Commercial	5,568	2	
	52 S Lake St.	Storage	<b>Storage</b>	6,600		
6	77 S River St.	Labor Ready	Commercial	5,700	3	
	79-81 S River St.	<b>Taco Mobile #2</b>	Restaurant	4,000	2	
	83 S River St.	Jose's Auto & Truck Repair	Commercial	1,794		
	111 W Benton St.	Jose's Auto & Truck Repair	Commercial	3,720		
7	201 N River St.	YWCA	Institution	28,885		
	47 W New York St.	Park West Medical Center	Commercial	1,389		
	41 W New York St.	Melanie Moreno/Buchner Heating & Air	Commercial	2,640		
	39 W New York St.	DR2,LLC	Office	972		
	37 W New York St.	Lennie's New York Deli	Restaurant	2,376	1	
	35 W New York St.	Michael Feldmann	<b>Restaurant</b>	2,700	1	
	31-33 W New York St.	Wits End	<b>Restaurant</b>	5,292	3	
	29 W New York St.	Bacci's Pizza	<b>Restaurant</b>	2,592	1	
8	28-30- W New York St.	DAL Vitacast	Commercial	3,520		
	42 W New York St.	Ed White	<b>Project in Progress</b>	3,520		
	44 W New York St.	Ed White	<b>Project in Progress</b>	3,520		
	46 W New York St.	Cycle Cirkus	Commercial	3,520	2	
	33-35 N River St.	Jose E. Zepeda	<b>Project in Progress</b>	3,404		
	2 N Stolp Ave.	North Island Apartments	Residential	50,776	56	
9	7 S Stolp Ave.	Fox Island Place-1st Floor Restaurant	<b>Restaurant</b>			
	7 S Stolp Ave.	Fox Island Place	Residential	103,868	110	
	33-35 S Stolp Ave	Graham Building	Residential	30,800	35	
	37 S Stolp Ave.	Omar Delgado	<b>Project in Progress</b>	3,982	2	
	41 S Stolp Ave.	Eliseo Mata	<b>Vacant</b>	4,944		
	1 W Downer Pl.	The Convenience Shop	Retail	1,144		
	3 W Downer Pl.	VACANT	<b>Vacant</b>	1,320		
	5 W Downer Pl.	UPE Travel/Delta Mortgage	Commercial	1,320		

CURRENT LAND USE DATA

Block #	Address	Description	Land Use	Square Footage	Number of Units	Number of Seats/Students
<b>9 cont'</b>	7-15 W Downer Pl.	Sherer Building	Commercial	7,680		
	7 W Downer Pl.	El Meson de Maria	Restaurant			
	11 W Downer Pl.	Downer Place Dental	Commercial			
	13 W Downer Pl.	Farmer's Insurance	Office			
	15 W Downer Pl.	Caseta 2.000	Retail			
	31 W Downer Pl.	Aurora Business Center (ABC)	Office	23,460		
<b>10</b>	36 W Downer Pl.	Sergio Furniture	Retail	25,386		
	40-46 W Downer Pl.	Stephen French Building	Office	21,729		
	40 W Downer Pl.	United Way	Office			
	44 W Downer Pl.	Midwest Finacial Loans	Commercial			
	42 1/2 W Downer Pl.	Hope For Tomorrow/Joan's Barber/Aspen/Excel	Office			
	46 W Downer Pl.	Vacant	<b>Vacant</b>			
	52 W Downer Pl.	Lincoln Building	Office	10,407		
	Suite 201	Senator Chris Lauzen	Office			
	Suite 207	American Resource Solutions	Office			
	54 W Downer Pl.	Reuland, Speers and Cibulskis	Office			
	60 S River	<b>Conversion to mixed-use</b>	<b>Project in Progress</b>			
	70-72 S River St.	Family Counseling Service	Office	17,185		
	80 S River	Aurora Public Schools District 129	Office	57,600		
	77 S Stolp Ave.	Aurora Election Commission	Office	36,060		
	71-75 S Stolp Ave.	Aurora Conservatory	<b>Vacant</b>	10,084		
	2-6 W Downer Pl.	Stolp Woolen Mill	Commercial	4,620		
	2 W Downer Pl.	Downtown Mobile	<b>Retail</b>			
	6 W Downer Pl.	Tie National Accounts	Commercial			
	59 S Stolp Ave.	P.S. Jewelry	Retail			
	61 S Stolp Ave.	Pulte Mortgage	Office			
	14 W Downer Pl.	Metropolitan Business College (MBC)	Commercial	19,790		
	14 W Downer Pl.	Leo Foto y Video	Retail			
	14 W Downer Pl.	World Relief	Commercial			
14 W Downer Pl.	River Breeze Studio	Retail				
14 W Downer Pl.	Aurora Pain Relief	Retail				
Suite A	Sculpted Image	Retail				
18 W Downer Pl.	Bag and Brew	Retail				
67 S Stolp Ave.	Words and Music, Inc.	Commercial			1	
<b>11</b>	18 W Benton St.	SciTech	Museum	34,028		
	1 E Benton St.	Aurora Public Library	Library	44,000		
<b>12</b>	36-52 E New York St.	Dillenburg Building	<b>Retail</b>	11,682	2	
	36 E New York St.	La Quinta de los Reyes	Restaurant			
	50-52 N Broadway	Dillenburg Building	<b>Project in Progress</b>	10,080		
	1 W New York St.	Hollywood Casino (demand per gaming position)	Casino	53,000		1,200
	80 N Broadway	Aurora Township	Office	8,200		
<b>13</b>	36 N Broadway	Balderas Realty	Office	3,520		
	32 N Broadway	Alicia Dee	Retail	3,414		
	30 N Broadway	Ziegler Music	Retail	5,280		
	28 N Broadway	La Caperucita	Retail	3,520		
	26 N Broadway	Juan Castellanos	<b>Vacant</b>	4,000		
	24 N Broadway	Tavern on the Fox	Restaurant	3,840		
	22 N Broadway	Boca Rosa Fashion	Retail	4,000		
	20 N Broadway	Broadway Appliance & Furniture	Retail	4,000		
	18 N Broadway	Broadway Appliance & Furniture	Retail	4,200		
	16 N Broadway	Broadway Appliance & Furniture	Retail	4,000		
	14 N Broadway	D'Oscar's Shoes	Retail	4,200		
	12 N Broadway	Lince Video	Retail	3,360		
	10 N Broadway	Nellie's Bridal	Retail	4,800		
	8 N Broadway	Photography by Armando	Retail	4,120		
	6 N Broadway	Liberia Catolica & Disco D'oro	Retail	2,640		
	4 N Broadway	Colima Jewelers	Retail	1,932		

CURRENT LAND USE DATA

Block #	Address	Description	Land Use	Square Footage	Number of Units	Number of Seats/Students	
<b>13 cont'</b>	2 N Broadway	Vacant	<b>Vacant</b>	22,314			
	56 E Galena Bl.	Servicios Legales	Office	3,080			
	58 E Galena Bl.	Fox Valley Home Brew & Winery	Retail				
	44-54 E Galena Bl.	Aurora Fastprint/Gallery 44/Budget Fin.	Commercial	10,828			
	8 E Galena Bl.	North Island Center	Office	35,000			
	8 E Galena Bl.	North Island Center	Ballroom	6,500			
	8 E Galena Bl.	North Island Center	Theater			200	
<b>14</b>	1 S Broadway	City of Aurora	Office	10,800			
	5 S Broadway	City of Aurora-Neighborhood Standards	Office	3,402			
	7 S Broadway	Tropical Fashion	Retail	3,402			
	13 S Broadway	City of Aurora-Art and History	Museum	7,406			
	15 S Broadway	La Islas Marias	Restaurant	4,400			
	17 S Broadway	La Islas Marias	Restaurant	7,776			
	19 S Broadway	Expedite Media Services	Office	3,800			
	21 S Broadway	Diva's Hair Salon	Commercial	4,350			
	31 S Broadway	Diana's Jewelry	Retail	1,476			
	33 S Broadway	Napoleon Bakery	<b>Retail</b>	3,200			
	35 S Broadway	Tecalitlan Restaurant	Restaurant	2,240			
	51-57 E Galena Bl.	City of Aurora	Office	5,904			
	43 E Galena Bl.	Riverfront Playhouse/SROs/Office	Office	10,488	20		
	64 E Downer Pl.	Mankus&Marchen, Atty./A&A Tax Service	Office	2,856			
	60 E Downer Pl.	City of Aurora-Alderman's Office	Office	8,160			
	44 E Downer Pl.	Aurora City Hall	Office				
	28 E Downer Pl.	Fox Theatre Building	Institution	6,759			
	26 E Downer Pl.	Eyeland Optical	Retail	3,040	4		
	24 E Downer Pl.	Aurora Finance Company	Office	3,840			
	22 E Downer Pl.	Una Voz, Inc.	Commercial	5,888	3		
	20 E Downer Pl.	Aurora Public Art & Historical Society	Museum	11,280			
	30-36 S Stolp Ave.	Keystone Building, Ltd.	Office	44,588			
		24-26 S Stolp Ave.	Tools for Life	Office			
		28 S Stolp Ave.	Wardell Art Glass Studio	Retail			
		30 S Stolp Ave.	Hair Removal/Beauty Shop/Dentures/Law/Tax	Commercial			
		32 S Stolp Ave.	Susy's Boutique	Retail			
	34 S Stolp Ave.	Christian Science Reading Room	Institution				
	36 S Stolp Ave.	ILL State Studio	Commercial				
	5 E Galena Bl.	Waubonsee Community College	Faculty/Staff	39,966		120	
		Waubonsee Community College	Commuter Students			1,000	
		Waubonsee Community College	Visitors			120	
	23 E Galena Bl.	Paramount Theater	Theater			1,800	
<b>15</b>		G.A.R. Hall	Museum				
	5 E Downer Pl.	Stolp Island Place	Parking/340 spaces	10,007			
	Suite A	Mayor's Office-Special Events	Office				
	Suite D	Subway	Restaurant				
	Suite E	Just Because	Retail				
	82 S Stolp Ave.	Ameritech	Office	50,160			
	43-47 E Downer Pl.	Ziegler Block	Retail	10,783			
	43 E Downer Pl.	Neighborhood Redevelopment	Office				
	45 E Downer Pl.	Xclusive Salon	Retail				
	47 E Downer Pl.	Soccer Mania	Retail				
49 E Downer Pl.	VNA Health Center/Family Focus	Office	14,400				
65 Water St.	COA Building & Permits	Office	7,005				

CURRENT LAND USE DATA

Block #	Address	Description	Land Use	Square Footage	Number of Units	Number of Seats/Students
<b>16</b>	57 E Downer Pl.	Aurora Dentrix	Office	4,800		
	59 E Downer Pl.	Vacant	<b>Vacant</b>	4,224	1	
	61 E Downer Pl.	Johno's	Retail	4,488		
	63-65 E Downer	Johno's	Retail	4,600		
	67 E Downer Pl.	Joseph P. Lovelace	Office	2,880	2	
	69 E Downer Pl.	Lupito's Fashion	Retail	4,800		
	57 S Broadway	Sophisticated You	Retail	5,324		
	59 S Broadway	Lupe's Jewelry	Retail	7,128		
	61 S Broadway	VACANT	<b>Vacant</b>	6,240	1	
	63 S Broadway	Platinum Real Estate Plus	Office	6,240		
77 S Broadway	National City Bank	Bank	28,091			
<b>17</b>	Fox River/Broadway/Benton/Clark	Shodeen Development	<b>Project in Progress</b>			
<b>18</b>	101 S Broadway	National City Bank Drive-Thru	Office	11,074		
<b>19</b>	75 N Braodway	Aurora Fire Station	Institution			
	55 N Broadway	Aurora Regional Fire Museum	Museum			
<b>20</b>	33-35 N Broadway	Unibanc	Commercial	7,920		
	31 N Broadway	New Restaurant TBD	Restaurant	3,960		
	29 N Broadway	Aurora's Jewelry	Retail	3,608		
	27 N Broadway	Aurora's Jewelry	Retail	3,608		
	25 N Broadway	Balderas	Commercial	2,728	1	
	23 N Broadway	Bella Jewelry	Retail	3,828	1	
	21 N Broadway	Nuevo Amanecer	Retail	2,728		
	19 N Broadway	Hercules Gallery of Hair	Retail	5,060		
	17 N Broadway	Hercules Gallery of Hair/Janitzo Travel & Tax	Retail	5,060		
	15 N Broadway	MG International	Commercial	3,969	4	
	13 N Broadway	Sonrisa's	Bar	5,060	4	
	1-11 N Broadway	Brady Block	Commercial	18,768	7	
	1 N Broadway	Julio's Grill	Restaurant			
	5 N Broadway	Francisco's Menswear	Retail			
	7 N Broadway	Chicago Style Barbers	Retail			
	11 N Broadway	Arenkill's	Retail			
	102 E Galena Bl.	Happy Times	Retail			
	104 E Galena Bl.	Parsina's Hair and Nails	Retail			
	106 E Galena Bl.	Central Bakery	Retail	4,000		
110 E Galena Bl.	Central Bakery	Retail	4,840			
112 E Galena Bl.	Joe's Cantina	Bar	4,428	4		
116 E Galena Bl.	Joe Filas	Residential	4,788			
118-122 E Galena Bl.	La France Bakery	Retail	4,536			
4-12 N LaSalle St.	New York Clippers	Retail	798			
<b>21</b>	2 S Broadway	Banco Popular	Bank	32,320		
	32 S Broadway	Joseph Corporation	Office	11,897		
	34 S Broadway	Fifth-Third Bank	Bank	15,652		
	34 S Broadway	Coulter Court	Residential	35,690	38	
	37 S LaSalle St.	Albert Kennedy	<b>Commercial</b>	3,200	3	
	35 S LaSalle St.	Mary's Style Shop	Retail			
	27-29 S LaSalle St.	Albert Kennedy	Residential	596	2	

CURRENT LAND USE DATA

<b>Block #</b>	<b>Address</b>	<b>Description</b>	<b>Land Use</b>	<b>Square Footage</b>	<b>Number of Units</b>	<b>Number of Seats/Students</b>
<b>22</b>	57 S LaSalle St.	Velazquez Pool Hall	Commercial	2,816	1	
	59 S LaSalle St.	Aurora Elk Lodge 1682/Bionic Temple	Commercial	2,970	1	
	61 S LaSalle St.	Spiro Korpas	<b>Vacant</b>	3,150		
	63 S LaSalle St.	Spiro Korpas	<b>Vacant</b>	3,150		
	65-67 S LaSalle St.	Muebleria Cristal	Retail	6,720	3	
	69-71 S LaSalle St.	Applied Computer Technology	Commercial	9,636		
	73 S LaSalle St.	Bench Mark Home Loan	Office	5,050		
	75-77 S LaSalle St.	LMC Mortgage Group	Commercial	5,280	3	
	79 S LaSalle St.	VACANT	<b>Vacant</b>	3,344	1	
	81 S LaSalle St.	S.G. Summer Plumbing & Heating	Office	3,080	1	
	83 S LaSalle St.	Castle Keep, Ltd.	Retail	3,432	1	
	80-82 S Broadway	Flatiron Building	Retail	3,741		
	78 S Broadway	Downtown Ink	Retail			
	80 S Broadway	VLC Barber	Retail			
	84 S Broadway	Expert Insurance	Office			
	62 S Broadway	Frantz Gym	Retail	11,154		
60 S Broadway	Primerica/Global Staffing	Office	4,726			
<b>23</b>	126-130 S Broadway	LJ Morse Construction Company	Commercial	4,534		
	126-130 S Broadway	LJ Morse Construction Company	Commercial	15,312		
	131 S LaSalle St.	JJ Towing/Kleckner Siding	Commercial	9,108		
	119 S LaSalle St.	A-1 Discount Towing/Fox Chemical Co.	Commercial	10,032	6	
	105 S LaSalle St.	Templo Ebenezar	Church	5,200		
	103 S LaSalle St.	Midwest Latin American District Assembly of God	Church	3,920		
101 S LaSalle St.	Taqueria Durango	Restaurant	3,564			
<b>24</b>	50 N Lincoln Ave.	Taqueria Mexico	Restaurant	1,600		
	223 E Spring St.	Bohr Roofing	Commercial	1,096		
<b>25</b>	200 E Galena Bl.	Donald L. Lamphere Family Trust	Storage	22,160		
	210 E Galena Bl.	Club Gala	Bar	5,040		
	218 E Galena Bl.	Mary Lou Chapa	Commercial	2,601	2	
	220 E Galena Bl.	Global Realty Partners	Commercial	4,332		
	226 E Galena Bl.	Progressive Baptist Church-Wesby Center	Church	4,600		
	230 E Galena Bl.	Faith Tabernacle Church	Church	10,000		
	211-215 E New York St.	Wayside Cross Ministries	Office	17,556		Dormitory
	34-36 N Lincoln Ave.	Hope Chest	Retail			
	20 N Lincoln Ave.	Progressive Baptist Church	Church	7,560		

# CITY OF AURORA

## DOWNTOWN PARKING STUDY UPDATE



### CURRENT LAND USE DATA

Block #	Address	Description	Land Use	Square Footage	Number of Units	Number of Seats/Students
26	220 E Downer Pl.	Downer Place Lofts	Residential	65,296	53	
	209 E Galena Bl.	Computeks	Commercial	3,284		
	213-215 E Galena Bl.	Ms. Lee's	Bar	6,020	1	
	217-219 E Galena Bl.	Mixed Use	Commercial	6,440	4	
	217 E Galena Bl.	Nancy's Boutique	Retail			
	219 E Galena Bl.	New Millenium Communications	Retail			
	221 E Galena Bl.	Miller's Tailor	Retail	3,354	1	
	225 E Galena Bl.	Michael Miller	Commercial	4,092	2	
	227 E Galena Bl.	The Line-Up	Retail	3,850	2	
	3 S Lincoln Ave.	El Paso Mexican	Restaurant	1,779		
	15 S Lincoln Ave.	Super Wash/Residential	Commercial	6,243	4	
	19 S Lincoln Ave.	Residential	Residential	2,024	5	
	25 S Lincoln Ave.	Residential	Residential	2,251	3	
27	205 E Downer Pl.	5/3 Bank - Drive-Thru	Bank	1,306		
	45 S Lincoln Ave.	Aramex/Residential	Commercial	6,717	6	
	53-55 S Lincoln Ave.	Residential	Residential	5,226	8	
	61 S Lincoln Ave.	Residential	Residential	3,962	5	
	65 S Lincoln Ave.	Residential	Residential	2,786	3	
	73 S Lincoln Ave.	Residential	Residential	4,620	4	
	218 E Benton St.	Trinity Episcopal Church	Church		1	
	80-84 S LaSalle St.	FM Graphics/Chek-Lab/Pro-Pak	Commercial	19,800		
	72-74 S LaSalle St.	Theiss Historic Building for the Arts	Commercial	20,952		
	74 S LaSalle St.	Brown's Dragon Fire	Commercial			
	76 S LaSalle St.	Crockett Co./ShootSmarter/Phantom Studios	Commercial			
	68-70 S LaSalle St.	VACANT	<b>Vacant</b>	11,352		
	62-64 S LaSalle St.	Veramar Mortgage Co./Vacant	Commercial			
	64 S LaSalle St.	Veramar Mortgage Co.	Commercial	5,842		
62 S LaSalle St.	Vacant	<b>Vacant</b>	11,648			
56-58 S LaSalle St.	The Ton Jon Co.	Commercial	16,308			
28	110 S LaSalle St.	Residential	Residential	5,990	4	
	124 S LaSalle St.	Residential	Residential	1,612	2	
	128 S LaSalle St.	Residential	Residential	1,926	2	
	132 S LaSalle St.	Imagen Salon	Retail	2,508	2	
	206 E Clark St.	David Kleckner	Residential	1,626	3	
	210 E Clark St.	Rodrigo & Julia Alcaraz	Residential	1,236	1	
	121 S Lincoln Ave.	First Free Methodist Church	Church			
	113 S Lincoln Ave.	VACANT	<b>Vacant</b>	4,084		
	109 S Lincoln Ave.	El Duranguense Auto Repair	Commercial	2,400	1	
	101-103 S Lincoln Ave.	Residential	Residential	2,988	3	
	223 E Benton St.	Rene Gonzalez	Residential	1,848	2	

**TOTAL OBSERVED PARKING DEMAND WITHIN AREA OF STUDY:**

**TOTAL ESTIMATED SQ. FT. WITHIN AREA OF STUDY:**

**1,995,256**

**TOTAL ESTIMATED VACANT SQ. FT. WITHIN AREA OF STUDY:**

**98,284**

4.93%  
of the estimated total s.f.

**TOTAL ESTIMATED SQ. FT. OF PROJECTS IN PROGRESS WITHIN AREA OF STUDY:**

**43,746**

2.19%  
of the estimated total s.f.

**TOTAL ESTIMATED NUMBER OF RESIDENTIAL UNITS WITHIN AREA OF STUDY:**

**501**



---

## APPENDIX D

### FUTURE LAND USE DATA

### FUTURE LAND USE DATA

Block #	Address	Description	Land Use	Square Footage	Number of Units	Number of Seats/Students
1	101 N Lake St.	West Suburban Bank of Aurora	Bank	9,091		
	102 N River St.	West Suburban Bank of Aurora	Bank	1,980		
2	116 W New York St.	Glasshopper	Commercial	1,600		
	116 W New York St.	Glasshopper	Commercial	9,694		
	128 W New York St.	Residential	Residential	2,514	3	
	<b>33-37 N Lake St.</b>	<b>Solomon &amp; Sonia Zavala</b>	<b>Restaurant</b>	1,830		
	15 N Lake St.	Marberry Cleaners	Storage	1,551		
	133 W Galena Bl.	Foremost Liquors	Retail	3,584		
	131 W Galena Bl.	Marberry Cleaners	Retail	5,470	2	
	129 W Galena Bl.	Marberry Cleaners	Retail	3,960	2	
	<b>2 - 4 N River St.</b>	<b>The Hobbs Building</b>	<b>Commercial</b>	19,240	12	
	6 N River St.	AAA Service & Supply	Commercial	12,257	4	
12 N River St.	Elite Edge	Retail	11,094	4		
3	25 N Middle Avenue	Old 2nd National Bank - Drive-Thru	Bank	19,145		
4	37 S River St.	Old 2nd National Bank	Bank	29,792		
	111 W Galena Bl. 116 W Galena Bl.	Myer/Atwell/Aurora Foundation Galena Hotel / 37 rooms	Hotel	8,040	37	
5	134 W Downer Pl.	The Web Tavern	Bar	4,986	2	
	132 W Downer Pl.	Evylyz Bridal	Retail	4,422	2	
	130 W Downer Pl.	Gremlen	Commercial	3,960		
	122 W Downer Pl.	Legal Arts Building	Commercial	13,500		
	120 W Downer Pl.	Digi'sBody & Sole	Retail	5,568	2	
	<b>52 S Lake St.</b>	<b>Storage</b>	<b>Storage</b>	6,600		
6	77 S River St.	Labor Ready	Commercial	5,700	3	
	79-81 S River St.	Taco Mobile #2	Restaurant	4,000	2	
	83 S River St.	Jose's Auto & Truck Repair	Retail	1,794		
	111 W Benton St.	Jose's Auto & Truck Repair	Retail	3,720		
7	201 N River St.	YWCA	Institution	28,885		
	47 W New York St.	Park West Medical Center	Commercial	1,389		
	41 W New York St.	Melanie Moreno/Buchner Heating & Air	Commercial	2,640	2	
	39 W New York St.	DR2,LLC	Office	972		
	37 W New York St.	Lennie's New York Deli	Restaurant	2,376	1	
	<b>35 W New York St.</b>	<b>Michael Feldmann</b>	<b>Restaurant</b>	2,700	1	
	31-33 W New York St.	Wits End	Restaurant	5,292	3	
	29 W New York St.	Bacci's Pizza	Restaurant	2,592	1	
8	28-30- W New York St.	DAL Vitacast	Commercial	3,520		
	<b>42 W New York St.</b>	<b>Ed White</b>	<b>Residential</b>	3,520	3	
	<b>44 W New York St.</b>	<b>Ed White</b>	<b>Residential</b>	3,520	3	
	46 W New York St.	Cycle Cirkus	Retail	3,520	2	
	<b>33-35 N River St.</b>	<b>Jose E. Zepeda</b>	<b>Restaurant</b>	3,404		
	2 N Stolp Ave.	North Island Apartments	Residential	50,776	56	
9	<b>7 S Stolp Ave.</b>	<b>Muddy Duck Inn</b>	<b>Restaurant</b>			
	7 S Stolp Ave.	Fox Island Place	Residential	103,868	110	
	33-35 S Stolp Ave	Graham Building	Residential	30,800	35	
	<b>37 S Stolp Ave.</b>	<b>Omar Delgado</b>	<b>Commercial</b>	3,982	2	
	<b>41 S Stolp Ave.</b>	<b>Eliseo Mata</b>	<b>Retail</b>	4,944	1	
	1 W Downer Pl.	The Convenience Shop	Retail	1,144		
	<b>3 W Downer Pl.</b>	<b>Vacant</b>	<b>Retail</b>	1,320	1	
5 W Downer Pl.	UPE Travel/Delta Mortgage	Office	1,320	1		

FUTURE LAND USE DATA

Block #	Address	Description	Land Use	Square Footage	Number of Units	Number of Seats/Students
<b>9 cont'</b>	7-15 W Downer Pl.	Sherer Building	Commercial	7,680	3	
	7 W Downer Pl.	El Meson de Maria	Restaurant			
	11 W Downer Pl.	Downer Place Dental	Commercial			
	13 W Downer Pl.	Farmer's Insurance	Office			
	15 W Downer Pl.	Caseta 2.000	Retail			
	31 W Downer Pl.	Aurora Business Center	Office	23,460		
		Waubonsee Community College	Faculty/Staff	39,966		150
		Waubonsee Community College	Commuter Students			1,500
		Waubonsee Community College	Visitors			120
	<b>10</b>	36 W Downer Pl.	Sergio Furniture	Retail	25,386	
40-46 W Downer Pl.		Stephen French	Office	21,729		
40 W Downer Pl.		United Way	Office			
44 W Downer Pl.		Midwest Finacial Loans	Commercial			
42 1/2 W Downer Pl.		Hope For Tomorrow/Joan's Barber/Aspen/Excel	Office			
46 W Downer Pl.		<b>Vacant</b>	<b>Vacant</b>			
52 W Downer Pl.		Lincoln Building	Office	10,407	4	
Suite 201		Senator Chris Lauzen	Office			
Suite 207		American Resource Solutions	Office			
54 W Downer Pl.		Reuland, Speers and Cibulskis	Office			
60 S Stolp Ave.		Conversion to mixed-use				
70-72 S River St.		Family Counseling Service	Office	17,185		
80 S River		Aurora Public Schools District 129	Office	57,600		
77 S Stolp Ave.		Aurora Election Commission	Office	36,060		
71-75 S Stolp Ave.		Aurora Conservatory	Office	10,084		
2-6 W Downer Pl.		Stolp Woolen Mill	Commercial	4,620	2	
2 W Downer Pl.		Downtown Mobile	<b>Retail</b>			
6 W Downer Pl.		Tie National Accounts	Commercial			
59 S Stolp Ave.		Digi's Convenient Shoppe	Retail			
61 S Stolp Ave.		Pulte Mortgage	Office			
14 W Downer Pl.		Metropolitan Business College	Commercial	19,790	2	
14 W Downer Pl.		Leo Foto y Video	Retail			
14 W Downer Pl.	World Relief	Commercial				
14 W Downer Pl.	River Breeze Studio	Retail				
14 W Downer Pl.	Aurora Pain Relief	Retail				
Suite A	Sculpted Image	Retail				
18 W Downer Pl.	Bag and Brew	Restaurant				
67 S Stolp Ave.	Words and Music, Inc.	Commercial			1	
<b>11</b>	18 W Benton St.	SciTech	Museum	34,028		
	1 E Benton St.	Aurora Public Library	Library	44,000		
<b>12</b>	<b>36-50 E New York St.</b>	<b>Dillenburg Building</b>	<b>Restaurant</b>	11,682	2	
	<b>36 E New York St.</b>	<b>La Quinta de los Reyes</b>	<b>Restaurant</b>			
	<b>50-52 N Broadway</b>	<b>Dillenburg Building</b>	<b>Restaurant</b>	10,080		
	1 W New York St.	Hollywood Casino (demand per gaming position)	Casino	53,000		1,200
	80 N Broadway	Aurora Township	Office	8,200		
<b>13</b>	36 N Broadway	Balderas Realty	Commercial	3,520	2	
	32 N Broadway	Midwest Executives	Office	3,414		
	30 N Broadway	Ziegler Music	Retail	5,280	2	
	28 N Broadway	La Caperucita	Retail	3,520	1	
	26 N Broadway	Juan Castellanos	Restaurant	4,000	1	
	24 N Broadway	Tavern on the Fox	Restaurant	3,840	1	
	22 N Broadway	Boca Rosa Fashion	Retail	4,000	1	
	20 N Broadway	Broadway Appliance & Furniture	Retail	4,000	1	
	18 N Broadway	Broadway Appliance & Furniture	Retail	4,200	1	
	16 N Broadway	Broadway Appliance & Furniture	Retail	4,000	1	
	14 N Broadway	D'Oscar Shoes	Retail	4,200	1	
	12 N Broadway	Lince Video	Retail	3,360	1	
	10 N Broadway	Nellie's Bridal	Retail	4,800	1	
	8 N Broadway	Photography by Armando	Retail	4,120	1	
	6 N Broadway	Liberia Catolica & Disco D'oro	Retail	2,640	1	
	4 N Broadway	Colima Jewelers	Retail	1,932	1	

# CITY OF AURORA

## DOWNTOWN PARKING STUDY UPDATE



### FUTURE LAND USE DATA

Block #	Address	Description	Land Use	Square Footage	Number of Units	Number of Seats/Students	
<b>13 cont'</b>	2 N Broadway	<b>Vacant</b>	<b>Commercial</b>	22,314	10		
	56 E Galena Bl.	Servicios Legales	Office	3,080			
	58 E Galena Bl.	Fox Valley Home Brew & Winery	Retail				
	44-54 E Galena Bl.	Aurora Fastprint/Gallery 44/Budget Fin.	Commercial	10,828			
	8 E Galena Bl.	North Island Center	Office	35,000			
	8 E Galena Bl.	North Island Center	Ballroom	6,500			
	8 E Galena Bl.	North Island Center	Theater			200	
<b>14</b>	1 S Broadway	City of Aurora	Office	10,800			
	5 S Broadway	City of Aurora-Neighborhood Standards	Office	3,402			
	7 S Broadway	Tropical Fashion	Retail	3,402			
	13 S Broadway	City of Aurora-Art and History	Museum	7,406			
	15 S Broadway	La Islas Marias	Restaurant	4,400	1		
	17 S Broadway	La Islas Marias	Restaurant	7,776	1		
	19 S Broadway	Expedite Media Services	Office	3,800			
	21 S Broadway	Diva's Hair Salon	Retail	4,350			
	31 S Broadway	Diana's Jewelry	Retail	1,476			
	33 S Broadway	Napoleon Bakery	<b>Retail</b>	3,200			
	35 S Broadway	Tecalitlan Restaurant	Restaurant	2,240			
	51-57 E Galena Bl.	City of Aurora	Office	5,904			
	43 E Galena Bl.	Riverfront Playhouse/SROs/Office	Office	10,488	20		
	64 E Downer Pl.	Mankus&Marchen, Atty./A&A Tax Service	Office	2,856			
	60 E Downer Pl.	City of Aurora-Alderman's Office	Office	8,160			
	44 E Downer Pl.	Aurora City Hall	Office				
	28 E Downer Pl.	Fox Theatre Building	Institution	6,759			
	26 E Downer Pl.	Eyeland Optical	Retail	3,040	1		
	24 E Downer Pl.	Aurora Finance Company	Commercial	3,840	1		
	22 E Downer Pl.	Una Voz, Inc.	Commercial	5,888	3		
	20 E Downer Pl.	Aurora Public Art & Historical Society	Museum	11,280			
	30-36 S Stolp Ave.	Keystone Building, Ltd.	Office	44,588			
		24-26 S Stolp Ave.	Tools for Life	Office			
	28 S Stolp Ave.	Wardell Art Glass Studio	Retail				
	30 S Stolp Ave.	Hair Removal/Beauty Shop/Dentures/Law/Tax	Commercial				
	32 S Stolp Ave.	Susy's Boutique	Retail				
	34 S Stolp Ave.	Christian Science Reading Room	Institution				
	36 S Stolp Ave.	ILL State Studio	Commercial				
	23 E Galena Bl.	Paramount Theater	Theater			1,800	
<b>15</b>		G.A.R. Hall	Museum				
	5 E Downer Pl.	Stolp Island Place	Parking/340 spaces	10,007			
	Suite A	Mayor's Office-Special Events	Office				
	Suite D	Subway	Restaurant				
	Suite E	Just Because	Retail				
	82 S Stolp Ave.	Ameritech	Office	50,160			
	43-47 E Downer Pl.	Ziegler Block	Commercial	10,783	5		
		43 E Downer Pl.	Neighborhood Redevelopment	Retail			
		45 E Downer Pl.	Xclusive Salon	Retail			
		47 E Downer Pl.	Soccer Mania	Retail			
49 E Downer Pl.	VNA Health Center/Family Focus	Commercial	14,400				
65 Water St.	COA Building & Permits	Commercial	7,005	5			

# CITY OF AURORA

## DOWNTOWN PARKING STUDY UPDATE



### FUTURE LAND USE DATA

Block #	Address	Description	Land Use	Square Footage	Number of Units	Number of Seats/Students
<b>16</b>	57 E Downer Pl.	Aurora Dentrix	Commercial	4,800	1	
	59 E Downer Pl.	<b>Vacant</b>	Retail	4,224	1	
	61 E Downer Pl.	Johno's	Retail	4,488	1	
	63-65 E Downer	Johno's	Retail	4,600	1	
	67 E Downer Pl.	Joseph P. Lovelace	Office	2,880	2	
	69 E Downer Pl.	Lupito's Fashion	Retail	4,800	1	
	57 S Broadway	Sophisticated You	Retail	5,324	1	
	59 S Broadway	Lupe's Jewelry	Retail	7,128	1	
	<b>61 S Broadway</b>	<b>Vacant</b>	Commercial	6,240	1	
	63 S Broadway	Platinum Real Estate Plus	Commercial	6,240	1	
	77 S Broadway	National City Bank	Commercial	28,091	10	
<b>17/18</b>	<b>Fox River/Broadway/Benton/Clark (development will extend south beyond the parking study area)</b>	<b>East Bank/Sho-Deen, Inc.</b>	<b>Project in Progress</b>			
			Residential			900
			Office	9,500		
			Retail	215,500		
<b>Note:</b>		Hotel	Hotel		200	
<b>19</b>	75 N Broadway	Aurora Fire Station	Institution			
	55 N Broadway	Aurora Regional Fire Museum	Museum			
<b>20</b>	33-35 N Broadway	Unibanc	Commercial	7,920	1	
	31 N Broadway	New Restaurant TBD	Restaurant	3,960		
	29 N Broadway	Aurora's Jewelry	Retail	3,608	1	
	27 N Broadway	Aurora's Jewelry	Retail	3,608	1	
	25 N Broadway	Balderas Beauty Salon	Retail	2,728	1	
	23 N Broadway	Bella Jewelry	Retail	3,828	1	
	21 N Broadway	Nuevo Amanecer	Retail	2,728	1	
	19 N Broadway	Hercules Gallery of Hair	Retail	5,060	2	
	17 N Broadway	Hercules Gallery of Hair/Janitzo Travel & Tax	Retail	5,060		
	15 N Broadway	MG International	Commercial	3,969	4	
	13 N Broadway	Sonrisa's	Bar	5,060	4	
	1-11 N Broadway	Brady Block	Commercial	18,768	7	
	1 N Broadway	Julio's Grill	Restaurant			
	5 N Broadway	Francisco's Menswear	Retail			
	7 N Broadway	Chicago Style Barbers	Retail			
	11 N Broadway	Arenkill's	Retail			
	102 E Galena Bl.	Happy Times	Retail			
	104 E Galena Bl.	Parsina's Hair and Nails	Retail			
106 E Galena Bl.	Central Bakery	Retail	4,000	2		
110 E Galena Bl.	Central Bakery	Retail	4,840	2		
112 E Galena Bl.	Joe's Cantina	Bar	4,428	4		
116 E Galena Bl.	Joe Filas	Residential	4,788			
118-122 E Galena Bl.	La France Bakery	Retail	4,536			
4-12 N LaSalle St.	New York Clippers	Retail	798			
<b>21</b>	2 S Broadway	Banco Popular	Office	32,320		
	32 S Broadway	Joseph Corporation	Office	11,897		
	34 S Broadway	Fifth-Third Bank	Bank	15,652		
	34 S Broadway	Coulter Court	Residential	35,690	38	
	<b>37 S LaSalle St.</b>	<b>Albert Kennedy</b>	<b>Commercial</b>	3,200	3	
	35 S LaSalle St.	Mary's Style Shop	Retail			
	27-29 S LaSalle St.	Albert Kennedy	Residential	596	2	

# CITY OF AURORA

## DOWNTOWN PARKING STUDY UPDATE



### FUTURE LAND USE DATA

Block #	Address	Description	Land Use	Square Footage	Number of Units	Number of Seats/Students
<b>22</b>	57 S LaSalle St.	Velazquez Pool Hall	Commercial	2,816	1	
	59 S LaSalle St.	Aurora Elk Lodge 1682/Bionic Temple	Commercial	2,970	1	
	<b>61 S LaSalle St.</b>	<b>Vacant</b>	<b>Commercial</b>	3,150	3	
	<b>63 S LaSalle St.</b>	<b>Vacant</b>	<b>Commercial</b>	3,150	3	
	65-67 S LaSalle St.	Muebleria Cristal	Retail	6,720	3	
	69-71 S LaSalle St.	Applied Computer Technology	Commercial	9,636		
	73 S LaSalle St.	Bench Mark Home Loan	Office	5,050		
	75-77 S LaSalle St.	LMC Mortgage Group	Commercial	5,280	3	
	<b>79 S LaSalle St.</b>	<b>Vacant</b>	Commercial	3,344	1	
	81 S LaSalle St.	S.G. Summer Plumbing & Heating	Commercial	3,080	1	
	83 S LaSalle St.	Castle Keep, Ltd.	Retail	3,432	1	
	80-82 S Broadway	Flatiron Building	Retail	3,741		
	78 S Broadway	Downtown Ink	Retail			
	80 S Broadway	VLC Barber	Retail			
	84 S Broadway	Expert Insurance	Office			
62 S Broadway	Frantz Gym	Retail	11,154			
60 S Broadway	Primerica/Global Staffing	Commercial	4,726	1		
<b>23</b>	126-130 S Broadway	IJ Morse Construction Company	Commercial	4,534		
	126-130 S Broadway	IJ Morse Construction Company	Commercial	15,312		
	131 S LaSalle St.	JJ Towing/Kleckner Siding	Commercial	9,108		
	119 S LaSalle St.	A-1 Discount Towing/Fox Chemical Co.	Commercial	10,032	6	
	105 S LaSalle St.	Templo Ebenezar	Church	5,200		
	103 S LaSalle St.	Midwest Latin American District Assembly of God	Church	3,920		
101 S LaSalle St.	Taqueria Durango	Restaurant	3,564			
<b>24</b>	50 N Lincoln Ave.	Taqueria Mexico	Restaurant	1,600		
	223 E Spring St.	Bohr Roofing	Commercial	1,096		
<b>25</b>	200 E Galena Bl.	Donald L. Lamphere Family Trust	Storage	22,160		
	210 E Galena Bl.	Club Gala	Bar	5,040		
	218 E Galena Bl.	Mary Lou Chapa	Commercial	2,601	2	
	220 E Galena Bl.	Global Realty Partners	Commercial	4,332	1	
	226 E Galena Bl.	Progressive Baptist Church-Wesby Center	Church	4,600		
	230 E Galena Bl.	Faith Tabernacle Church	Church	10,000		
	211-215 E New York St.	Wayside Cross Ministries	Office	17,556	10	
	34-36 N Lincoln Ave.	Hope Chest	Retail			
	20 N Lincoln Ave.	Progressive Baptist Church	Church	7,560		

FUTURE LAND USE DATA

Block #	Address	Description	Land Use	Square Footage	Number of Units	Number of Seats/Students
26	220 E Downer Pl.	Downer Place Lofts	Residential	65,296	53	
	209 E Galena Bl.	Computeks	Commercial	3,284		
	213-215 E Galena Bl.	Ms. Lee's	Bar	6,020	1	
	217-219 E Galena Bl.	Retail	Retail	6,440	4	
	217 E Galena Bl.	Nancy's Boutique	Retail			
	219 E Galena Bl.	New Millenium Communications	Retail			
	221 E Galena Bl.	Miller's Tailor	Retail	3,354	1	
	225 E Galena Bl.	Michael Miller	Commercial	4,092	2	
	227 E Galena Bl.	The Line-Up	Retail	3,850	2	
	3 S Lincoln Ave.	El Paso Mexican	Restaurant	1,779		
	15 S Lincoln Ave.	Super Wash/Residential	Commercial	6,243	4	
	19 S Lincoln Ave.	Residential	Residential	2,024	5	
	25 S Lincoln Ave.	Residential	Residential	2,251	3	
27	205 E Downer Pl.	5/3 Bank - Drive-Thru	Bank	1,306		
	45 S Lincoln Ave.	Aramex/Residential	Commercial	6,717	6	
	53-55 S Lincoln Ave.	Residential	Residential	5,226	8	
	61 S Lincoln Ave.	Residential	Residential	3,962	5	
	65 S Lincoln Ave.	Residential	Residential	2,786	3	
	73 S Lincoln Ave.	Residential	Residential	4,620	4	
	218 E Benton St.	Trinity Episcopal Church	Church		1	
	80-84 S LaSalle St.	FM Graphics/Chek-Lab/Pro-Pak	Commercial	19,800		
	72-74 S LaSalle St.	Theiss Historic Building for the Arts	Commercial	20,952		
	74 S LaSalle St.	Brown's Dragon Fire	Commercial			
	76 S LaSalle St.	Crockett Co./ShootSmarter/Phantom Studios	Commercial			
	<b>68-70 S LaSalle St.</b>	<b>Vacant</b>	<b>Commercial</b>	11,352	2	
	62-64 S LaSalle St.	Veramar Mortgage Co./Vacant	Residential		2	
	64 S LaSalle St.	Veramar Mortgage Co.	Commercial	5,842		
	<b>62 S LaSalle St.</b>	<b>Vacant</b>	<b>Commercial</b>	11,648		
56-58 S LaSalle St.	The Ton Jon Co.	Commercial	16,308	2		
28	110 S LaSalle St.	Residential	Residential	5,990	4	
	124 S LaSalle St.	Residential	Residential	1,612	2	
	128 S LaSalle St.	Residential	Residential	1,926	2	
	132 S LaSalle St.	Imagen Salon	Retail	2,508	2	
	206 E Clark St.	David Kleckner	Residential	1,626	3	
	210 E Clark St.	Rodrigo & Julia Alcaraz	Residential	1,236	1	
	121 S Lincoln Ave.	First Free Methodist Church	Church			
	<b>113 S Lincoln Ave.</b>	<b>Vacant</b>	<b>Commercial</b>	4,084		
	109 S Lincoln Ave.	El Duranguense Auto Repair	Commercial	2,400	1	
	101-103 S Lincoln Ave.	Residential	Residential	2,988	3	
	223 E Benton St.	Rene Gonzalez	Residential	1,848	2	

**TOTAL OBSERVED PARKING DEMAND WITHIN AREA OF STUDY:**

**TOTAL ESTIMATED SQ. FT. WITHIN AREA OF STUDY: 1,984,182**

**TOTAL ESTIMATED VACANT SQ. FT. WITHIN AREA OF STUDY: 70,826 3.57%**

**TOTAL ESTIMATED SQ. FT. OF PROJECTS IN PROGRESS WITHIN AREA OF STUDY: East Bank/Sho-Deen 225,000 11.34%**

**TOTAL ESTIMATED NUMBER OF RESIDENTIAL UNITS WITHIN AREA OF STUDY: 1,735**

of the estimated total s.f.

of the estimated total s.f.