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MATHLEEN V. CARRIER, RECORDER  
DUPAGE COUNTY ILLINOIS  
04/12/2023 09:19 AM

**ADDRESS:  
404 S. ROUTE 59  
NAPERVILLE, IL 60564**

DOCUMENT # R2023-021675

**PREPARED BY:  
CITY OF NAPERVILLE  
LEGAL DEPARTMENT  
630/420-4170**

DOCUMENT SUBMITTED WITH  
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NAPERVILLE, IL 60540**

**PZC Case #22-1-038**

**ORDINANCE NO. 23 – 038**

**AN ORDINANCE APPROVING A CONDITIONAL USE FOR A PLANNED  
UNIT DEVELOPMENT, A PRELIMINARY PUD PLAT, AND  
VARIOUS DEVIATIONS FOR BLOCK 59**

**RECITALS**

1. **WHEREAS**, Brixmor Heritage Square LLC, 8700 West Bryn Mawr Avenue, Suite 1000-S, Chicago, IL 60631, is the owner (“**Owner**” and “**Petitioner**”) of real property located at 404 South Route 59, Naperville, Illinois, legally described on **Exhibit A** and depicted on **Exhibit B** (“**Subject Property**”) and commonly known as Block 59; and
2. **WHEREAS**, Brixmor Holdings SPE 6, LLC, 8700 West Bryn Mawr Avenue, Suite 1000-S, Chicago, Illinois 60631, is the owner of Westridge Court Shopping Center (“**Adjacent Owner**”); and

140

3. **WHEREAS**, Owner and Adjacent Owner are both wholly owned subsidiaries of the publicly traded company, Brixmor Property Group, 8700 West Bryn Mawr Avenue, Suite 1000-S, Chicago, Illinois 60631; and
4. **WHEREAS**, the Subject Property is zoned B2 (Community Shopping Center District) and consists of approximately 16.48 acres at the northeast corner of Route 59 and Aurora Avenue; and
5. **WHEREAS**, the Petitioner has petitioned the City of Naperville for approval of a conditional use for a Planned Unit Development (PUD) and Preliminary PUD Plat, attached hereto as **Exhibit C** ("**Preliminary PUD Plat**"), for Block 59; and
6. **WHEREAS**, the Petitioner has petitioned the City of Naperville for approval of deviations to the following sections of the Naperville Municipal Code: Section 6-9-3 (Schedule of Off-Street Parking Requirements) to reduce the required parking from 3,796 parking spaces to 3,358 parking spaces ("**Parking Deviation**"); Section 6-14-4:3.2.5 (Performance Standards) to increase the height of light poles from 25 feet to 30 feet; Section 6-9-6:2.2 (Drive Through Stacking Lanes) to shorten the required drive-through bypass lane for building L on the Preliminary PUD Plat; Section 6-16-5 (Signs on Commercial and Institutional Property) to allow for modifications to permissible sign height, area, setbacks, orientation, quantity, and changeable copy regulations; and, Section 1.3.2 of the Design Manual for Public Improvements to modify the required parking lot design. These deviations are further detailed in Owner's Response to Standards attached hereto as **Exhibit D**, and shall collectively be referred to as the Block 59 PUD Entitlements ("**Block 59 PUD Entitlements**"); and

7. **WHEREAS**, to support the requested Parking Deviation, Petitioner has submitted a Parking Study, attached hereto as **Exhibit E** ("**Parking Study**"). Said Parking Study outlines that parking for Block 59 and the Westridge Court Shopping Center will be shared and is approved subject to the conditions included herein; and
8. **WHEREAS**, Owner has requested that the City approve this ordinance ("**Ordinance**") along with ordinances approving the following: revocation of the Heritage Square planned unit development (PUD); and, a preliminary plat of subdivision for Block 59 (hereinafter cumulatively referenced herein as the "**The Block 59 Ordinances**");
9. **WHEREAS**, on February 15, 2023, the City's Planning and Zoning Commission conducted a public hearing regarding the Block 59 PUD Entitlements and recommended approval of the Petitioner's requests subject to additional modifications to the drive-through design for building L on the Preliminary PUD Plat; and
10. **WHEREAS**, following the February 15, 2023, PZC public hearing, the Owner made the requested modifications to the drive-through design for building L on the Preliminary PUD Plat; and
11. **WHEREAS**, notwithstanding the foregoing, the City Council finds that, subject to the terms and conditions set forth and referenced herein, the Block 59 PUD Entitlements meet the standards for approval as provided in **Exhibit D** attached hereto and should be approved for the Subject Property as provided herein.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NAPERVILLE, DUPAGE AND WILL COUNTIES, ILLINOIS, in exercise of its home rule powers, as follows:**

**SECTION 1:** The foregoing Recitals are incorporated as though fully set forth in this Section 1. All exhibits referenced in this Ordinance shall be deemed incorporated and made part hereof.

**SECTION 2:** Subject to approval, execution, and recordation of The Block 59 Ordinances, the Preliminary PUD Plat for Block 59, attached to this Ordinance as **Exhibit C**, is hereby approved.

**SECTION 3:** A deviation to Section 6-9-3 (Schedule of Off-Street Parking Requirements) of the Municipal Code to reduce the required shared parking from 3,796 parking spaces to 3,358 parking spaces for Block 59 and Westridge Court, as illustrated on **Exhibit F** ("Site Plan"), is hereby approved, subject to the following conditions:

1. Owner shall amend the Declaration of Easements dated July 16, 2020 and currently recorded as Document No. R2020-075500, to reflect the parking changes proposed for Westridge Court, as well as to expand the applicability of the agreement to Block 59. Said amendment shall be subject to review and approval by the City Attorney and shall be recorded concurrent with the first Final PUD Plat for Block 59.
2. Owner shall submit an autoturn exhibit for the overflow and event parking areas, utilizing a 34.25 foot fire pumper truck, which exhibit shall be subject to review and approval by the City Engineer, prior to City Council consideration of the first final PUD plat for Block 59.
3. Owner shall submit details pertaining to the utilization and functionality of the overflow and event parking area, including options such as wayfinding signage, lot striping, hours of operation, and usage of parking lot attendants, subject to review and approval by the City Zoning Administrator, prior to City Council consideration of the first final PUD plat for Block 59.
4. If it is determined by the City Zoning Administrator that the parking demands of Block 59 and Westridge Court are not being accommodated within the available parking supply on the Subject Property, or if designated valet areas serving the Subject Property are consistently operating over capacity, the City Zoning Administrator shall notify the Owner and work with the Owner to identify the parameters of the parking shortage and determine how said parking shortage may be resolved. Options which may be required by the City Zoning Administrator to resolve a parking shortage may include some or all of the following:

- a. Utilization of alternative parking solutions by the Owner such as shared

parking agreements with surrounding property owners or providing off-site parking locations.

- b. Prioritization of tenants with reduced parking requirements/demand over restaurant/entertainment tenants.
- c. Pre-approval by the City Zoning Administrator of temporary events planned to take place within Block 59 or Westridge Court parking areas.
- d. Modifications of designated valet parking areas and overflow event parking (either by elimination of and/or addition thereto) shall be made if said areas do not operate as anticipated.
- e. Any other options proposed by the Owner subject to review and approval by the City Zoning Administrator.

The Zoning Administrator, with input from the Owner, will determine which of the above option(s) will most efficiently address the parking shortage on the Subject Property. The Owner shall promptly comply therewith. If the Owner disagrees with the determination of the Zoning Administrator, the Owner may submit a request for review to the City Council which shall be transmitted through the Zoning Administrator. Further, if the City Zoning Administrator does not grant approval of a Special Event, the Owner may seek approval from the City Council of a Temporary Use subject to Section 6-2-11 of the Naperville Municipal Code as amended from time to time.

**SECTION 4:** A deviation to Section 6-14-4:3.2.5 (Performance Standards) to increase the height of light poles from 25 feet to 30 feet in limited areas of the development including the event plaza surrounded by Buildings A through D on the Preliminary PUD Plat and the parking fields immediately northeast of these buildings is hereby approved.

**SECTION 5:** A deviation to Section 6-9-6:2.2 (Drive Through Stacking Lanes) to shorten the required drive-through bypass lane for building L on the Preliminary PUD Plat is hereby approved.

**SECTION 6:** The following deviations to permit the corner sign, also identified as Sign A1 in the Signage Entitlement Package attached hereto as **Exhibit G** ("Sign Package"), are hereby approved:

- a. Section 6-16-5:2.2.1 to allow a sign to be oriented 45 degrees at the corner of IL Route 59 and Aurora Avenue;
- b. Section 6-16-5:2.4.2 to allow the sign to measure 318.35 sq. ft. instead of the permissible 32 sq. ft.; and,
- c. Section 6-16-5:2.4.4 to allow the sign to measure 14 ft. in height instead of the 10 ft. maximum.

**SECTION 7:** The following deviations to permit two monument signs, also identified as Sign A2 in the Signage Entitlement Package attached hereto as **Exhibit G** ("**Sign Package**"), are hereby approved:

- a. Section 6-16-5:2.2 (Area) to allow the sign area to be 400 sq. ft. (instead of 90 sq. ft. along Route 59). 224 sq. ft. of the sign will be comprised of an electronic message board; (*Route 59 Monument only*)
- b. Section 6-16-5:2.2 (Area) to allow the sign area to be 400 sq. ft. (instead of 45 sq. ft. along Aurora Avenue). 224 sq. ft. of the sign will be comprised of an electronic message board; (*Aurora Avenue Monument only*)
- c. Section 6-16-5:2.2 (Changeable Signage) to allow changeable signage areas to display fluid movements and not be restricted to static displays that change once every 10 seconds. No scrolling, flashing, or attention getting movements will be permitted. (*Both signs*)
- d. Section 6-16-5:2.2 (Height) to allow the sign to exceed the 10-foot maximum height and measure 34 feet in height. (*Both signs*)

**SECTION 8:** A deviation to Section 1.3.2 of the Design Manual for Public Improvements to modify the required parking lot design, as illustrated on **Exhibit F** ("**Site Plan**"), is hereby approved.

**SECTION 9:** The Preliminary Landscape Plan for Block 59, attached to this Ordinance as **Exhibit H**, is hereby approved.

**SECTION 10:** The Open Space Plan for Block 59, attached to this Ordinance as **Exhibit I**, is hereby approved.

**SECTION 11:** The Building Elevations, attached to this Ordinance as **Exhibit J**, are preliminary. Final building elevations in general conformity with **Exhibit J** and in

compliance with the Citywide Building Design Guidelines then in effect shall be processed for approval with the Final PUD Plat for each Phase.

**SECTION 12:** This Ordinance is subject to all conditions and requirements set forth in the Naperville Municipal Code, as amended from time to time.

**SECTION 13:** If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision, shall not affect any of the remaining provisions of this Ordinance or any other City ordinance, resolution, or provision of the Naperville Municipal Code. Technical and minor substantive revisions as deemed acceptable to the City Attorney may be made to this Ordinance and to the exhibits hereto prior to recordation with the office of the Recorder in which the Subject Property is located within.

**SECTION 14:** If this Ordinance is not recorded with the office of the Recorder in which the Subject Property is located within one (1) year of their approval and passage by the Naperville City Council, this Ordinance shall be null and void without any further action by the City unless this Ordinance is amended by the City to extend such timeframe. The Petitioner shall defend, indemnify, and hold the City and its officers, agents and employees harmless if recordation does not occur within the original, or any extended, timeframe.

**SECTION 15:** The City Clerk is authorized and directed to record this Ordinance,  
along with The Block 59 Ordinances, with the DuPage County Recorder.

PASSED this 21<sup>st</sup> March day of March 2023.

AYES: CHIRICO, ANDERSON, HINTERLONG, KELLY, LEONG,  
SULLIVAN, TAYLOR, WHITE

NAYS: HOLZHAUER

APPROVED this 22<sup>nd</sup> day of March 2023.



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Steve Chirico  
Mayor

ATTEST:



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Grace Michalak  
Records Clerk





MEMORANDUM TO: Andrew Balzer  
Brixmor Property Group

FROM: Kelly Pachowicz  
Consultant

Luay R. Aboona, PE, PTOE  
Principal

DATE: March 9, 2023

SUBJECT: Parking Study  
Block 59 Retail Development  
Naperville, Illinois

This memorandum summarizes the results of a parking study prepared by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed Block 59 Retail Development (Block 59) to be located in the northeast quadrant of the intersection of Illinois Route 59 with Aurora Avenue in Naperville, Illinois.

As proposed, the Heritage Square shopping center and a portion of the Westridge Court shopping center that currently occupies the site will be redeveloped into Block 59, a retail development that will include dining, retail, pedestrian walkways, and open space to be utilized for events. The redevelopment will be primarily occupied by restaurants and will add multiple buildings that will provide an additional approximate 80,450 square feet of floor area. In addition, the plans call for open space/lawn area that will be utilized for outdoor events/concerts on primarily weekday evenings and weekend afternoons. As a result of the proposed redevelopment, the parking supply will be modified as follows:

- There will be a net loss of 187 parking spaces within the two shopping centers.
- The supply will be reduced from 3,545 parking spaces to 3,358 parking spaces.

The separate Heritage Square and Westridge Court shopping centers are subdivided into lots that include buildings and parking spaces. The proposed Block 59 development will require the modification of the existing lots, which will result in a net loss of 187 parking spaces between the two shopping centers. The property line for the Heritage Square shopping center will be adjusted for Block 59. The following summarizes the proposed changes to the parking supply in accordance to the development lots:

- Block 59 is proposed to provide 716 parking spaces.
- Westridge Court is proposed to provide 2,642 parking spaces with the reconfiguration of the parking lots and property line.
  - This is an increase of 57 parking spaces from the existing 2,585 parking spaces provided.
- The total parking spaces within the Westridge Court shopping center (excluding the outlot uses) and Block 59 will be reduced from 3,545 parking spaces to 3,358 parking spaces, resulting in the loss of 187 parking spaces.

The purpose of the parking study is to evaluate whether the proposed parking supply within the Block 59 development and Westridge Court shopping center will be adequate in accommodating the projected peak parking demand of the proposed development as well as the existing parking demand of the remainder of the shopping center.

The parking study first considers the future parking requirements for Block 59 and Westridge Court based on the City of Naperville code requirements. An analysis of the existing parking demand of the Westridge Court shopping center was also conducted and seasonally adjusted. In addition, an hourly distribution of the various uses to be included in the Block 59 development and Westridge Court shopping center was conducted to determine if the overall parking supply provided will accommodate the projected parking demand.

## Existing Shopping Center Characteristics

Block 59 is a proposed redevelopment of the Heritage Square shopping center and a portion of the Westridge Court shopping center located in the northeast quadrant of the intersection of Illinois Route 59 with Aurora Avenue. Copies of the existing site plans of the two shopping centers, tenants, and the corresponding square footages as of January 2022 are included in the Appendix. **Figure 1** shows the site location and the adjacent roadway system, and the existing and proposed development areas. Approximately 960 parking spaces are provided within Heritage Square. The Heritage Square shopping center has approximately 215,000 square feet of commercial space and includes:

- Party City
- Burn Boot Camp
- Walter E. Smithe (outlot)
- Lazy Dog Restaurant and Bar (outlot)
- Approximately 176,000 square feet of vacant space



Site Location

Figure 1

## Proposed Block 59 Project

The proposed plans call for redeveloping the Heritage Square shopping center into a lifestyle center retail development to be known as Block 59, which will include restaurants, entertainment, and retail. In conjunction with the development of Block 59, a portion of the Westridge Court shopping center will also be redeveloped. Within the Heritage Square shopping center, the Walter E. Smithe building and retail strip containing Party City will be eliminated, as will a portion of the smaller retail strip within Westridge Court immediately east of Heritage Square.

Block 59 is proposed to provide 716 parking spaces. Westridge Court is proposed to provide 2,642 parking spaces. The two sites together are proposed to provide 3,358 parking spaces.

The Lazy Dog Restaurant & Bar (8,213 square feet) and the building currently containing Burn Boot Camp (12,272 square feet) will remain and become parts of Block 59. The Hollywood Palms Cinema (49,972 square feet, approximately 980 seats) within Westridge Court will remain in operation, with a portion of its parking lot modified. Additionally, the western portion of the main building facing Aurora Avenue within Westridge Court will also be eliminated. Based on the proposed plans, the following uses are included within the proposed Block 59 development:

- Tenants A and H will be restaurants that will each have an adjacent drop-off valet drive and provide a total of approximately 20,000 square feet of space. These will be contained in new buildings.
- Tenants B through D, F, I, and J will be restaurants that will provide a total of approximately 52,150 square feet of space. These will be contained in new buildings.
- Tenant E will be an approximately 2,400 square-foot restaurant. This will be contained in a new building.
- Tenant G is the existing Lazy Dog Restaurant & Bar, totaling approximately 8,213 square feet.
- Tenants K and L will be restaurants with drive-through lanes and will provide a total of approximately 5,900 square feet of space. These will be new buildings.
- Tenant M will be an approximately 12,272 square-foot restaurant. This will be contained in the existing building currently containing Burn Boot Camp.

The events plaza located within the middle of Block 59 will be approximately 120 feet by 60 feet, totaling 7,200 square feet. Events will be scheduled for this space that will include concerts and holiday-related activities.

Based on proposed plans, the following uses within the Westridge Court shopping center are being developed in conjunction with Block 59:

- Tenant N will be retail that will be located in the existing smaller retail strip immediately east of Heritage Square/Block 59. This will provide a total of approximately 13,361 square feet of retail space.
- Tenants O and P will be restaurant/entertainment uses that will be located in the existing building of the Westridge Court shopping center that fronts Aurora Avenue. The area to be occupied by tenants O and P currently contains Chicago Wrap and a vacant storefront area. The space currently containing Chicago Wrap is planned to be eliminated. The total size of the two restaurant/entertainment facilities will be approximately 50,000 square feet.
- Tenant Q is the existing Hollywood Palms Cinema, totaling approximately 49,972 square feet and providing approximately 980 seats. The building will remain operational as-is, but the parking lot will be reconfigured in conjunction with the Block 59 development.

A copy of the proposed site plan and a copy of the existing and proposed property plan are included in the Appendix.

### Block 59 and Westridge Court Parking Requirements

In order to determine the parking requirements for the proposed Block 59 development and the Westridge Court shopping center, the City of Naperville Code of Ordinances was utilized. The parking ratios and resulting required number of spaces for each tenant space are based on the square footage of each tenant space. The parking requirements for Block 59 and Westridge Court are summarized in **Table 1**.

A spreadsheet containing the list of tenants and corresponding required parking calculations is included in the Appendix.

It should be noted that included in the calculations are the parking requirements for the events plaza located within the center of Block 59. For parking requirements purposes, the total square footage of the plaza is reduced by 15 percent to include consideration of circulation throughout the plaza during events. This results in 6,120 square feet of effective space. City code requires one seat per seven square feet for a theater requirement, which will be utilized here, as concerts are assumed to generate the most densely attended events. This results in a need for 875 seats for the events plaza.



## Conclusion

Based on the preceding parking evaluation, the following conclusions have been made:

- Block 59 is a proposed redevelopment of the existing Heritage Square shopping center and will include dining, retail, pedestrian walkways, and open space to be utilized for events. A portion of the Westridge Court shopping center will also be developed in conjunction with Block 59.
- The proposed Block 59 development and Westridge Court shopping center will provide a total of 3,358 parking spaces which is a reduction of 187 parking spaces from the 3,545 parking spaces that are currently provided within the Heritage Square and Westridge Court shopping centers.
  - Block 59 is proposed to provide 716 parking spaces.
  - Westridge Court is proposed to provide 2,642 parking spaces.
- Under the proposed conditions based on city code:
  - Block 59 requires 1,401 parking spaces.
  - Westridge Court requires 2,394 parking spaces.
  - Combined, the two sites require approximately 3,796 parking spaces, resulting in a deficit of 438 parking spaces when compared to the proposed number of 3,358 parking spaces across the two sites.
  - This deficit is mitigated via shared parking and efficiencies due to valet and/or ride share services.
- Based on the results of the parking occupancy surveys, the seasonally adjusted existing peak parking demand for the Westridge Court shopping center was determined to be 617 spaces occurring at 5:00 P.M. on Thursday and 938 spaces occurring at 2:00 P.M. on Saturday. This peak parking demand translates into an occupancy of 24 and 36 percent, respectively.
- Based on the results of the hourly shared parking analyses, the proposed parking supply of 3,358 parking spaces will be sufficient to accommodate the projected peak parking demand of the Block 59 development and the full occupancy of the Westridge Court shopping center, which is projected to be approximately 68 percent.
- Based on the results of the hourly shared parking analyses, the proposed parking supply of 2,434 parking spaces from the Block 59 development and the immediate surrounding parking lots 2, 4, and 5 provided by the Westridge Court shopping center will be sufficient to accommodate the projected peak parking demand of the Block 59 development and the full occupancy of the surrounding areas of the Westridge Court shopping center, which is projected to be approximately 83 percent.

**Westridge Ct/Block 59 - Parking Analysis**

	<i>Use Type</i>	<i>Applicable Parking Requirement</i>	<i>Gross Square Footage of Tenant Space</i>	<i>Total Parking Required</i>	<i>Total Parking Provided</i>	<i>Excess/ (Short)</i>
<b>Lot 1</b>						
Space 1 - The Fresh Market	Retail	4 spaces/ 1,000 sf	25,725	103		
Space 1A - Tom's Price	Retail	2 spaces/ 1,000 sf	12,765	26		
Space 2 - Tom's Price	Retail	2 spaces/ 1,000 sf	20,000	40		
Space 3 - Painted Tree Marketplace	Retail	4 spaces/ 1,000 sf	33,255	133		
<b>Lot 1 Total</b>			<b>91,745</b>	<b>301</b>	<b>465</b>	<b>164</b>
<b>Lot 2</b>						
Space 4, 5, 6 - Lay-Z-Boy	Furniture	2 spaces/ 1,000 sf	13,334	27		
Space 7 - Sally Beauty	Retail	4 spaces/ 1,000 sf	2,000	8		
Space 8 - IVX Health	Office/clinic, medical	5 spaces/ 1,000 sf	2,560	13		
Space 9 - America's Best	Retail	4 spaces/ 1,000 sf	2,653	11		
Space 10/11 - Cost Plus World Market	Retail	4 spaces/ 1,000 sf	17,900	72		
Space 12 - Miracle-Ear	Retail	4 spaces/ 1,000 sf	1,000	4		
Space 13 - Bath and Body Works	Retail	4 spaces/ 1,000 sf	2,000	8		
Space 14 - Johnson Fitness and Wellness	Retail	4 spaces/ 1,000 sf	4,000	16		
Space 15 - Bath and Body Works	Retail	4 spaces/ 1,000 sf	3,600	14		
Space 16 - SAS Shoes	Retail	4 spaces/ 1,000 sf	2,400	10		
Space 17 - Vacant	Retail	4 spaces/ 1,000 sf	2,400	10		
Space 18 - Buy Buy Baby	Retail	4 spaces/ 1,000 sf	25,903	104		
Space 19 - Bed Bath & Beyond	Retail	4 spaces/ 1,000 sf	25,650	103		
Space 20 - Five Below	Retail	4 spaces/ 1,000 sf	12,000	48		
<b>Lot 2 Total</b>			<b>117,400</b>	<b>445</b>	<b>548</b>	<b>103</b>
<b>Lot 3</b>						
Space 21 - Currency Exchange	Financial Institution	1 space/ 250 sf	1,350	5		
Space 22 - Removaly	Retail	4 spaces/ 1,000 sf	1,350	5		
Space 23 - La Bella Uniforms	Retail	4 spaces/ 1,000 sf	1,350	5		
Space 24 - PappaRoti	Retail	4 spaces/ 1,000 sf	2,700	11		
Space 25 - Nails 4 U	Retail	4 spaces/ 1,000 sf	1,532	6		
Space 26/27 - X'ain Cuisine	Restaurant	10 spaces/ 1,000 sf	3,600	36		
Space 28/29 - Vacant	Restaurant	10 spaces/ 1,000 sf	3,240	32		
Space 29A - Misson BBQ	Restaurant	10 spaces/ 1,000 sf	3,960	40		
<b>Lot 3 Total</b>			<b>19,082</b>	<b>141</b>	<b>0</b>	<b>(141)</b>
<b>Lot 4</b>						
Space 30 - Hollywood Palm Theater	Theater	1 space/ 2.5 seats	979	392		
<b>Lot 4 Total</b>			<b>979</b>	<b>392</b>	<b>43</b>	<b>(349)</b>
<b>Lot 5</b>						
Spaces 31, 33, 34, & 35 (Building N)	Retail	4.5 spaces/ 1,000 sf	13,361	60		
Spaces 36, 37 (Buildings O & P)	Entertainment	10 spaces/ 1,000 sf	50,000	500		
Space 38,39,40 - Discovery Clothing	Retail	4.5 spaces/ 1,000 sf	11,998	54		
Space 41 - Ulta	Retail	4.5 spaces/ 1,000 sf	15,216	68		
Space 42 - Vacant	Retail	4.5 spaces/ 1,000 sf	9,000	41		
<b>Lot 5 Total</b>			<b>99,575</b>	<b>723</b>	<b>1127</b>	<b>404</b>
<b>Lot 6</b>						
Space 43 - Edge Fitness	Fitness	4.5 spaces/ 1,000 sf	49,994	225		
Space 43A - Funtopia	Entertainment	4 spaces/ 1,000 sf	27,001	108		
Space 45 - Bundoo Khan Express	Restaurant	10 spaces/ 1,000 sf	2,000	20		
Space 46 - Cabinetry Direct	Retail	4.5 spaces/ 1,000 sf	2,000	9		
Space 47 - LL Flooring	Retail	4.5 spaces/ 1,000 sf	6,776	30		
<b>Lot 6 Total</b>			<b>87,771</b>	<b>392</b>	<b>459</b>	<b>67</b>
<b>Block 59 - Parking Analysis</b>						
<b>Lot 1</b>						
Tenant A	Restaurant	10 spaces/ 1,000 sf	10,000	100		
Tenant B	Restaurant	10 spaces/ 1,000 sf	10,000	100		
Tenant C	Restaurant	10 spaces/ 1,000 sf	10,000	100		
Tenant D	Restaurant	10 spaces/ 1,000 sf	10,000	100		
Tenant E	Restaurant	10 spaces/ 1,000 sf	2,400	24		
Tenant F	Restaurant	10 spaces/ 1,000 sf	11,150	112		
Tenant H	Restaurant	10 spaces/ 1,000 sf	10,000	100		
Tenant I	Restaurant	10 spaces/ 1,000 sf	7,000	70		
Tenant J	Restaurant	10 spaces/ 1,000 sf	4,000	40		
Tenant K	Fast food	17 spaces/ 1,000 sf	3,500	60		
Tenant L	Fast food	17 spaces/ 1,000 sf	2,400	41		
Tenant M	Restaurant	10 spaces/ 1,000 sf	12,272	123		
The Lazy Dog	Restaurant	10 spaces/ 1,000 sf	8,213	82		
Events Plaza*	Theater	1 space/2.5 seats	875 seats*	350		
<b>Lot 1 Total</b>			<b>100,935</b>	<b>1401</b>	<b>716</b>	<b>(685)</b>
<b>Grand Totals</b>			<b>517,487</b>	<b>3,796</b>	<b>3,358</b>	<b>(438)</b>