

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

Bordering the north and east sides of the Heritage Square shopping center is the Westridge Court shopping center. Approximately 2,585 parking spaces are provided. The shopping center has approximately 471,000 square feet of commercial space and includes the following anchor tenants:

- Dick's Sporting Goods
- Painted Tree Marketplace
- Cost Plus World Market
- buybuy BABY
- Bed Bath & Beyond
- Five Below
- Hollywood Palms Cinema
- Discovery Clothing
- Ulta Beauty
- Edge Fitness
- Approximately 88,000 square feet of vacant space

Additionally, a number of outlot parcels border the Westridge Court shopping center that were not included in the parking evaluation. These outlot parcels are separate properties that stand alone with their individual parking lots and, as such, are self-sufficient in their parking needs. These outlot parcels include the following:

- Portillo's Restaurant
- Chili's
- Arby's
- Citi Bank
- Taco Bell
- Discount Tire
- Naperville Bank & Trust
- Goodwill Store & Donation Center

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.

Table 1

REQUIRED PARKING SPACES – BLOCK 59 & WESTRIDGE COURT SUMMARY

		Required Spaces Per City Code
Block 59		1,401
Westridge Court		
	<i>Lot 1</i>	301
	<i>Lot 2</i>	445
	<i>Lot 3</i>	141
	<i>Lot 4</i>	392
	<i>Lot 5</i>	723
	<i>Lot 6</i>	392
	Westridge Total	2,394
Both Developments		3,795

Parking Assessment

The following is a summary of the required parking compared to the parking proposed to be provided:

- Block 59 will require 1,401 parking spaces based on City code.
- Westridge Court will require 2,394 parking spaces based on City code.
- Combined the two sites will require approximately 3,796 parking spaces based on City code.
- Block 59 is proposed to provide 716 parking spaces, resulting in the development having a deficit of 685 parking spaces.
- Westridge Court is proposed to provide 2,642 parking spaces, resulting in the shopping center having a surplus of 248 parking spaces.
- Combined the two sites are proposed to provide 3,358 parking spaces, resulting in the sites having a deficit of 438 parking spaces.

Existing Parking Demand

In order to determine the existing parking demand at the Westridge Court shopping center, KLOA, Inc. conducted hourly parking occupancy surveys on Thursday, January 6, 2022, and Saturday, January 8, 2022, from 10:00 A.M. to 9:00 P.M. An exhibit is included in the Appendix which shows the parking fields that were surveyed.

The results of the surveys are summarized in **Tables 2A** and **2B**. The following are descriptions of the parking lots surveyed that are the focus of this analysis:

- Lot 1 includes the surface parking lots serving the far north tenant spaces of Westridge Court. This lot provides approximately 465 parking spaces.
- Lot 2 includes the surface parking lots serving the bulk of the tenant spaces along the Illinois Route 59 side of the shopping center and a section of the parking lot serving the Hollywood Palms Cinema. This lot provides approximately 535 parking spaces.
- Lot 3 includes the parcel containing the retail building that includes Mission BBQ. This lot does not provide parking and is only occupied by the aforementioned retail building. This lot is not included in Tables 1 and 2 because it does not provide parking spaces.
- Lot 4 includes a small section of the surface parking lot serving the Hollywood Palms Cinema and the cinema building. This lot provides approximately 43 parking spaces.
- Lot 5 includes the surface parking lots serving the western half of the tenant spaces along the Aurora Avenue side of the shopping center and the majority of the surface parking lot serving the Hollywood Palms Cinema. This lot provides approximately 1,171 parking spaces.
- Lot 6 includes the surface parking lots serving the eastern half of the tenant spaces along the Aurora Avenue side of the shopping center. This lot provides approximately 459 parking spaces.

As the existing parking conditions were surveyed in January, a typically off-peak month for retail, it was determined that the occupancy results should be adjusted. Based on the Urban Land Institute (ULI) *Shared Parking Manual*, 3rd Edition, a seasonal adjustment of 69% was applied to the existing demand to represent a baseline occupancy.

Table 2A
 PARKING OCCUPANCY RESULTS – THURSDAY, JANUARY 6, 2022

Time	Lot					Total Existing Demand	Percent Occupied	Adjusted Total Existing Demand ¹	Adjusted Percent Occupied
	1	2	4	5	6				
10:00 AM	29	63	1	72	58	223	9%	377	15%
11:00 AM	54	75	1	71	56	257	10%	434	17%
12:00 PM	69	100	1	79	61	310	12%	524	20%
1:00 PM	62	103	1	90	66	332	12%	544	21%
2:00 PM	45	95	1	90	68	299	12%	505	20%
3:00 PM	45	92	3	111	79	330	13%	558	22%
4:00 PM	35	80	4	138	93	350	14%	592	23%
5:00 PM	40	78	4	146	97	365	14%	617	24%
6:00 PM	42	72	6	150	93	363	14%	613	24%
7:00 PM	31	53	7	136	81	308	12%	521	20%
8:00 PM	24	39	7	108	56	234	9%	395	15%
9:00 PM	13	17	7	103	46	186	7%	314	12%
Inventory	465	535	43	1,083	459	2,585	-	-	-

¹ – Adjusted by 69% for seasonal variation

Table 2B
 PARKING OCCUPANCY RESULTS – SATURDAY, JANUARY 8, 2022

Time	Lot					Total Existing Demand	Percent Occupied	Adjusted Total Existing Demand ¹	Adjusted Percent Occupied
	1	2	4	5	6				
10:00 AM	31	76	1	106	86	300	12%	507	20%
11:00 AM	45	99	1	128	88	361	14%	610	24%
12:00 PM	67	154	1	162	95	479	19%	810	31%
1:00 PM	85	140	1	175	102	503	19%	850	33%
2:00 PM	109	160	1	177	108	555	21%	938	36%
3:00 PM	98	155	1	172	106	532	21%	899	35%
4:00 PM	76	126	1	176	96	475	18%	803	31%
5:00 PM	71	109	1	161	85	427	17%	722	28%
6:00 PM	55	85	1	145	51	337	13%	570	22%
7:00 PM	47	60	1	145	25	278	11%	470	18%
8:00 PM	31	35	1	129	13	209	8%	353	14%
9:00 PM	13	18	1	105	7	144	6%	243	9%
Inventory	465	535	43	1,083	459	2,585	-	-	-

¹ – Adjusted by 69% for seasonal variation

The following summarizes the results of the parking occupancy surveys for the Westridge Court shopping center:

- On Tuesday, the peak parking demand was 365 vehicles occurring at 5:00 P.M. This translates into an occupancy of 14 percent.
- On Saturday, the peak parking demand was 555 vehicles occurring at 2:00 P.M. This translates into an occupancy of 21 percent.

The following summarizes the results of the adjusted demand of the parking occupancy surveys for the Westridge Court shopping center:

- On Tuesday, the peak parking demand was 617 vehicles occurring at 5:00 P.M. This translates into an occupancy of 24 percent.
- On Saturday, the peak parking demand was 938 vehicles occurring at 2:00 P.M. This translates into an occupancy of 36 percent.

These adjusted existing demand occupancies will be utilized in the analysis.

Shared Parking Analysis

While there is a parking deficit between the two sites, when considering the uses throughout the sites, peak parking demand will not occur at the same time for every use. For example, restaurants will experience peak parking demand during typical midday and evening peak periods, while offices experience peak parking demand during the midmorning hours.

Block 59 Hourly Distribution

The Institute of Transportation Engineers (ITE) *Parking Generation Manual*, 5th Edition includes hourly distribution for parking demands. Each use (sit-down restaurant, fast food, etc.) has a corresponding percentage occupancy table published within the manual. These percentages are then applied to the required parking spaces for each use. The hourly distribution for the Block 59 development is based on the 1,401 required parking spaces. **Tables 3A** and **3B** summarize the hourly distribution of parking demand for the proposed development.

It is assumed that approximately 50 percent of the event patrons will also be patronizing other uses within Block 59/Westridge Court during their visit (internal capture). It is also assumed that there is a vehicle occupancy of 2.5 patrons per vehicle, consistent with the city parking requirements for a theater of one parking space per 2.5 seats. Based on the preceding, the projected additional parking required during an event at full occupancy will be 350 parking spaces for the duration of the event. It is assumed that the hours prior and after the events will experience approximately half occupancy of parking spaces, requiring approximately 175 parking spaces. It is assumed that events will last for a duration of three hours and that weekday events will occur during the evenings, beginning at 5:00 P.M. while weekend events will occur during the afternoons, beginning at 3:00 P.M.

As can be seen within the tables, there are numerous hours on both weekdays and weekends that Block 59 is projected to be overparked and not able to be contained within the provided 716 parking spaces.

The estimated parking demand of the Block 59 development is projected to exceed the provided 716 parking spaces on Thursdays at 12:00 P.M., 1:00 P.M., 5:00 P.M., 6:00 P.M., 7:00 P.M., and 8:00 P.M. The estimated parking demand on Saturday is projected to exceed the provided 716 parking spaces during the hours of 11:00 A.M. through 9:00 P.M.

Table 3A

ESTIMATED BLOCK 59 HOURLY PARKING OCCUPANCY - THURSDAY

Time Period	Proposed Uses					Total
	Quality Restaurant	Fast Casual Restaurant	High-Turnover (Sit Down) Restaurant	Fast-Food Restaurant w/ Drive-Through	Event Space	
10:00 AM	0	4	189	28	0	221
11:00 AM	40	4	313	61	0	418
12:00 PM	102	24	691	101	0	918
1:00 PM	112	18	691	86	0	907
2:00 PM	80	11	356	58	0	505
3:00 PM	54	7	284	43	0	388
4:00 PM	54	6	269	45	175	549
5:00 PM	78	12	451	60	350	951
6:00 PM	142	18	720	63	350	1,293
7:00 PM	200	17	727	18	350	1,312
8:00 PM	194	7	603	18	175	997
9:00 PM	194	5	371	18	0	588
Proposed Parking Supply						716
Note: Highlighted totals exceed the proposed Block 59 capacity of 716 parking spaces						

Table 3B

ESTIMATED BLOCK 59 HOURLY PARKING OCCUPANCY – SATURDAY

Time Period	Proposed Uses					Total
	Quality Restaurant	Fast Casual Restaurant	High-Turnover (Sit Down) Restaurant	Fast-Food Restaurant w/ Drive-Through	Event Space	
10:00 AM	0	2	632	31	0	665
11:00 AM	22	6	654	51	0	733
12:00 PM	74	17	727	89	0	907
1:00 PM	108	19	712	101	0	940
2:00 PM	58	24	618	76	175	951
3:00 PM	44	14	531	51	350	990
4:00 PM	28	10	422	31	350	841
5:00 PM	36	14	458	51	350	909
6:00 PM	84	21	553	70	175	903
7:00 PM	182	13	567	64	0	826
8:00 PM	200	10	553	64	0	827
9:00 PM	200	8	400	64	0	672
Proposed Parking Supply						716
Note: Highlighted totals exceed the proposed Block 59 capacity of 716 parking spaces						

Westridge Court Hourly Distribution

The hourly distribution for Westridge Court only includes those parts of the Westridge Court shopping center that are concurrently being redeveloped with the Block 59 development. The hourly distribution for the Westridge Court redevelopment is based on the 560 required parking spaces for Tenants N, O, and P. **Tables 4A** and **4B** summarize the hourly distribution of parking demand for the proposed Westridge Court redevelopment.

Vacant Space Hourly Distribution

In order to account for the vacant space (as of January 2022) within the Westridge Court shopping center under proposed conditions assuming full occupancy, the required parking spaces for were calculated based on the City of Naperville Code of Ordinances and the “Shopping Center” or “Retail, General” land use codes were utilized for the vacant spaces, with the exception of Space 28/29, which utilized the “Fast Casual Restaurant” land use code. This was calculated as the vacant space was not represented in the existing parking demand occupancy survey as they generated no parking. It should be noted that since the Heritage Square shopping center will be redeveloped, current vacant spaces within that shopping center were not accounted for. The approximately 37,000 square feet of vacant space within the Westridge Court requires 131 parking spaces based on city code.

The hourly distribution for the vacant space within the Westridge Court shopping center (based on the 131 required parking spaces) was based on information published in the *ITE Parking Generation Manual*, 5th Edition for shopping centers. **Table 5** summarizes the hourly distribution of parking demand for the vacant space.

Table 4A
 ESTIMATED WESTRIDGE COURT REDEVELOPMENT HOURLY PARKING
 OCCUPANCY – THURSDAY

Time Period	Proposed Uses			Total
	Retail ¹	Sit-Down Restaurant ²	Arcade ²	
10:00 AM	32	33	0	65
11:00 AM	43	54	0	97
12:00 PM	59	119	0	178
1:00 PM	60	119	0	179
2:00 PM	54	61	0	115
3:00 PM	50	49	0	99
4:00 PM	49	46	0	95
5:00 PM	50	78	0	128
6:00 PM	52	124	94	270
7:00 PM	48	125	188	361
8:00 PM	38	104	281	423
9:00 PM	25	64	375	464

1 – Retail is Tenant N.

2 – Sit-Down Restaurant and Arcade are Tenants O and P, in which 25% of the area is restaurant space and 75% of the area is arcade space.

Table 4B
 ESTIMATED WESTRIDGE COURT REDEVELOPMENT HOURLY PARKING
 OCCUPANCY – SATURDAY

Time Period	Proposed Uses			
	Retail ¹	Sit-Down Restaurant ²	Arcade ²	Total
10:00 AM	40	109	0	149
11:00 AM	51	113	0	164
12:00 PM	57	125	0	182
1:00 PM	60	123	0	183
2:00 PM	59	106	0	165
3:00 PM	55	91	0	146
4:00 PM	52	73	0	125
5:00 PM	47	79	0	126
6:00 PM	43	95	94	232
7:00 PM	41	98	188	327
8:00 PM	36	95	281	412
9:00 PM	31	69	375	475

1 – Retail is Tenant N.
 2 – Sit-Down Restaurant and Arcade are Tenants O and P, in which 25% of the area is restaurant space and 75% of the area is arcade space.

Table 5
 ESTIMATED VACANT SPACE HOURLY PARKING OCCUPANCY – WESTRIDGE
 COURT

Time Period	Parking Occupancy	
	Weekday	Weekend
10:00 AM	53	68
11:00 AM	70	88
12:00 PM	98	121
1:00 PM	99	123
2:00 PM	89	121
3:00 PM	82	95
4:00 PM	80	94
5:00 PM	83	104
6:00 PM	85	111
7:00 PM	79	95
8:00 PM	62	83
9:00 PM	42	80

Projected Parking Demand Scenarios

Total Projected Parking Demand

The total projected parking demand as outlined in this section includes both the Block 59 development and the Westridge Court shopping center. The total projected parking demand hourly distribution includes the following components as outlined in **Tables 6A** and **6B**:

- The existing adjusted parking demand surveyed within the Westridge Court shopping center.
- The parking estimated to be generated by the proposed Block 59 development.
- The parking estimated to be generated by the proposed Westridge Court redevelopment.
- The currently vacant space of the Westridge Court shopping center, assumed to be occupied in the future conditions.

Total projected occupancy is compared to the proposed number of parking spaces to be provided (3,358). As can be seen, the peak occupancy will be as follows:

- On Thursday, the peak parking demand of the Block 59 development and Westridge Court shopping center will be 2,273 spaces (68 percent occupancy) occurring at 7:00 P.M.
- On Saturday, the peak parking demand of the Block 59 development and Westridge Court shopping center will be 2,175 spaces (65 percent occupancy) occurring at 2:00 P.M.

As can be seen by the results of the shared parking analysis, the combined parking supply within Block 59 and Westridge Court will adequately meet the peak parking needs of both centers at full occupancy. Given that this projected demand is well below the theoretical capacity of 90 to 95 percent occupancy, this confirms that the proposed supply will be adequate.

Additionally, the valet services proposed to be provided will allow for increased supply and availability for customers to offset the increased demand during the peak hours. The valet lot can be located further from the Block 59 core parking area, thereby freeing those spaces for patrons who choose to self-park. Therefore, the total parking supply of 3,358 spaces within the Block 59 development and Westridge Court shopping center will be adequate in accommodating the future parking demand of the existing center as well as the proposed development.

Table 6A
 PROJECTED TOTAL HOURLY PARKING OCCUPANCY – THURSDAY (BLOCK 59 AND WC)

Time Period	Adjusted Existing Demand	Block 59	Westridge Court Redevelopment	Existing Vacant Demand	Total Projected Occupancy	Percent Occupied
10:00 AM	377	221	65	53	716	21%
11:00 AM	434	418	97	70	1,019	30%
12:00 PM	524	918	178	98	1,718	51%
1:00 PM	544	907	179	99	1,729	51%
2:00 PM	505	505	115	89	1,214	36%
3:00 PM	558	388	99	82	1,127	34%
4:00 PM	592	549	95	80	1,316	39%
5:00 PM	617	951	128	83	1,779	53%
6:00 PM	613	1293	270	85	2,261	67%
7:00 PM	521	1312	361	79	2,273	68%
8:00 PM	395	997	423	62	1,877	56%
9:00 PM	314	588	464	42	1,408	42%

Table 6B

PROJECTED TOTAL HOURLY PARKING OCCUPANCY – SATURDAY

Time Period	Adjusted Existing Demand	Block 59	Westridge Court Redevelopment	Existing Vacant Demand	Total Projected Occupancy	Percent Occupied
10:00 AM	507	665	149	68	1,389	41%
11:00 AM	610	733	164	88	1,595	47%
12:00 PM	810	907	182	121	2,020	60%
1:00 PM	850	940	183	123	2,096	62%
2:00 PM	938	951	165	121	2,175	65%
3:00 PM	899	990	146	95	2,130	63%
4:00 PM	803	841	125	94	1,863	55%
5:00 PM	722	909	126	104	1,861	55%
6:00 PM	570	903	232	111	1,816	54%
7:00 PM	470	826	327	95	1,718	51%
8:00 PM	353	827	412	83	1,675	50%
9:00 PM	243	672	475	80	1,470	44%

Total Projected Parking Demand Considering Adjacent Lots Only

While the Block 59 development and the Westridge Court shopping center together provide an adequate amount of parking for the proposed occupancy, this is accomplished by analyzing the two sites as a whole. However, some patrons may not desire to park in lots that are farther away from their destination. A distance of approximately 600 feet is typically deemed acceptable for patrons to walk between their parked vehicle and desired destination. Therefore, an analysis of the projected parking demand including the parking lots within Westridge Court that are immediately adjacent to Block 59 was conducted.

The total projected parking demand as outlined in this section includes both the Block 59 development and the lots of the Westridge Court shopping center that are immediately adjacent to Block 59. The total projected parking demand hourly distribution includes the following components as outlined in **Tables 7A** and **7B**:

- The existing adjusted parking demand surveyed within the Westridge Court shopping center of Lots 2, 4, and 5.
- The parking estimated to be generated by the proposed Block 59 development.
- The parking estimated to be generated by the proposed Westridge Court redevelopment.
- The currently vacant space of the Westridge Court shopping center located within Lots 2, 4, and 5, assumed to be occupied in the future conditions. The only vacant parcel within the immediate area to Block 59 is the 3,240 square foot vacant space in the retail strip containing Mission BBQ immediately north of Block 59.

Total projected occupancy is compared to the proposed number of parking spaces to be provided (2,434). As can be seen, the peak occupancy will be as follows:

- On Thursday, the peak parking demand of the Block 59 development and the immediately adjacent parking lots provided by the Westridge Court shopping center will be 2,026 spaces (83 percent occupancy) occurring at 7:00 P.M.
- On Saturday, the peak parking demand of the Block 59 development and the immediately adjacent parking lots provided by the Westridge Court shopping center will be 1,719 spaces (71 percent occupancy) occurring at 2:00 P.M.

Table 7A
 PROJECTED TOTAL HOURLY PARKING OCCUPANCY – THURSDAY
 (ADJACENT LOTS)

Time Period	Adjusted Existing Demand	Block 59	Westridge Court Redevelopment	Existing Vacant Demand	Total Projected Occupancy	Percent Occupied
10:00 AM	230	221	65	5	521	21%
11:00 AM	248	418	97	6	769	32%
12:00 PM	304	918	178	32	1,432	59%
1:00 PM	328	907	179	24	1,438	59%
2:00 PM	314	505	115	14	948	39%
3:00 PM	348	388	99	10	845	35%
4:00 PM	375	549	95	7	1,026	42%
5:00 PM	385	951	128	16	1,480	61%
6:00 PM	385	1,293	270	25	1,973	81%
7:00 PM	331	1,312	361	22	2,026	83%
8:00 PM	260	997	423	9	1,689	69%
9:00 PM	215	588	464	6	1,273	52%

Table 7B
 PROJECTED TOTAL HOURLY PARKING OCCUPANCY – SATURDAY
 (ADJACENT LOTS)

Time Period	Adjusted Existing Demand	Block 59	Westridge Court Redevelopment	Existing Vacant Demand	Total Projected Occupancy	Percent Occupied
10:00 AM	309	665	149	2	1,125	46%
11:00 AM	385	733	164	9	1,291	53%
12:00 PM	536	907	182	22	1,647	68%
1:00 PM	534	940	183	26	1,683	69%
2:00 PM	571	951	165	32	1,719	71%
3:00 PM	554	990	146	18	1,708	70%
4:00 PM	512	841	125	14	1,492	61%
5:00 PM	458	909	126	19	1,512	62%
6:00 PM	390	903	232	28	1,553	64%
7:00 PM	348	826	327	17	1,518	62%
8:00 PM	279	827	412	14	1,532	63%
9:00 PM	210	672	475	11	1,368	56%

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.

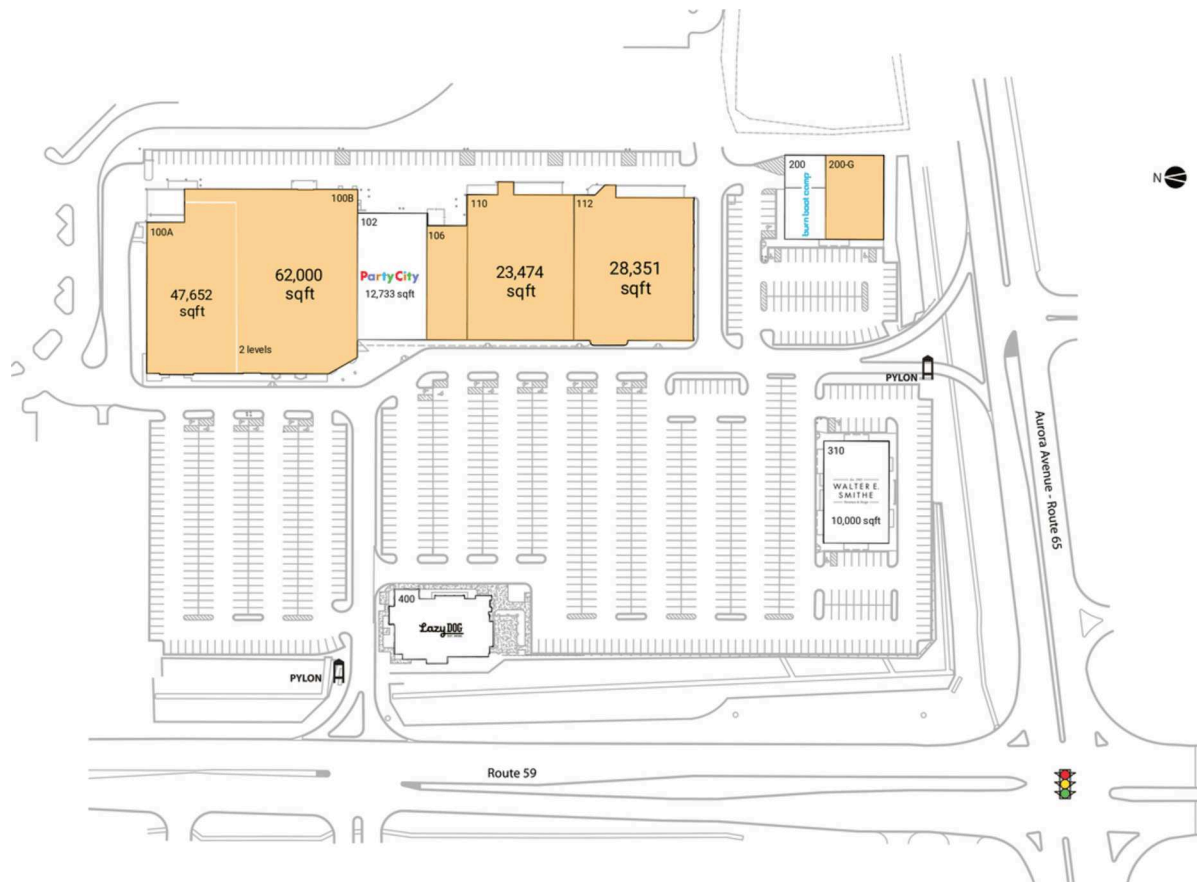
Appendix

Heritage Square

Chicago-Naperville-Elgin, IL-IN-WI

41.7645, -88.2043

404 S State Route 59 | Naperville, IL 60540-4093



Available Space

100A	47,652 SF
100B	62,000 SF
106	6,953 SF
110	23,474 SF
112	28,351 SF
200-G	7,210 SF

Current Retailers

102	Party City	12,733 SF
200	Burn Boot Camp	5,062 SF
310	Walter E. Smithe	10,000 SF
400	Lazy Dog Restaurant And Bar	8,213 SF

4158

Westridge Court

Chicago-Naperville-Elgin, IL-IN-WI

41.7653, -88.2027

204 South Route 59 | Naperville, IL 60540



Available Space

02	20,000 SF
13	2,000 SF
17	2,400 SF
28/29	3,240 SF
31	1,200 SF
37	50,000 SF
42	9,000 SF

Current Retailers

N.A.P. 2	Portillo's	0 SF	19	Bed Bath & Beyond	28,366 SF
	Restaurants		20	Five Below	12,000 SF
N.A.P. 1	SuperTarget	0 SF	21	Fox Valley Currency Exchange	1,350 SF
N.A.P. 3	Chili's Grill & Bar	0 SF	22	Removery	1,350 SF
N.A.P. 4	Arby's	0 SF	23	La Bella Uniforms	1,350 SF
N.A.P.5	Portillo's	0 SF	24	PappaRoti	2,700 SF
01	Dick's Sporting Goods	38,490 SF	25	Nails 4 U	1,350 SF
03	Painted Tree Marketplace	31,479 SF	26/27/29A	Xi'an Cuisine	3,600 SF
04-06	La-Z-Boy	0 SF	30	Mission BBQ	3,960 SF
07	Sally Beauty	2,000 SF	30	Hollywood Palm Theater	50,011 SF
08	IVX Health	2,560 SF	33	Pro Martial Arts	2,400 SF
09	America's Best Contacts & Eyeglasses	2,653 SF	34	DashMart	5,154 SF
10/11	Cost Plus World Market	17,900 SF	35	Sola Salon Studios	6,407 SF
12	Miracle-Ear	1,000 SF	36	Chicago Wrap	6,000 SF
14	Johnson Fitness & Wellness Store	4,000 SF	36/38/39/40	Discovery Clothing	11,984 SF
15	Bath & Body Works	3,600 SF	41	Ulta Beauty	15,216 SF
16	SAS Shoes	2,400 SF	43	Edge Fitness	49,994 SF
18	Buybuy BABY	23,112 SF	43A	Funtopia	27,001 SF
			45	Bundoo Khan Express	2,000 SF
			46	Cabinetry Direct	2,000 SF
			47	LL Flooring	6,284 SF

Nelco Architecture, Inc.
 a licensed affiliate
 Illinois Design Firm Registration Number: 184003435

30 West Monroe Street - Suite 200
 Chicago, IL 60603-2409
 Phone: (312) 263-6605
 (312) 276-4340
 Vince Duet
 T: 215.825.6620 E: vduet@nelsonww.com

Client
 Brixmor Property Group
 Andrew Balzer
 8700 W. Bryn Mawr Avenue, Ste. 10005
 Chicago, IL 60631
 T: 874.272.9800 E: andrew.balzer@brixmor.com

Landscape Architect
 Confluence
 Craig Soncrant
 307 N. Michigan Avenue, Ste. 601
 Chicago, IL 60601
 T: 872.762.8110 E: csoncrant@thinkconfluence.com

MEP Engineer
 The Engineering Studio
 Chris Rohan
 701 Lee Street, Unit 510
 Des Plaines, IL 60016
 T: 847.795.8810 E: crohan@engineeringstudio.com

Structural Engineer
 TGRWA Structural Engineers
 Jessica Dineen
 600 W. Van Buren Street, Ste. 900
 Chicago, IL 60607
 T: 631.559.6800 E: JDineen@tgrwa.com

Civil
 RTM Engineering Consultants
 Scott Digilio
 200 W. Monroe Street, Site. 1750
 Chicago, IL 60606
 T: 847.650.8007 E: scott.digilio@rtmec.com

Legal
 Dykema
 Andrew Scott
 10 S. Wacker Drive, Ste. 2300
 Chicago, IL 60606
 T: 312.627.8325 E: apscott@dykema.com

Environmental Graphics
 Selbert Perkins Design
 Chris Wong
 2 N. Riverside Plaza, Ste. 1475
 Chicago, IL 60606
 T: 312.876.1839 E: cwong@selbertperkins.com

Consultant:

Description:	No:	By:	Date:
FOR REVIEW	0	RTM	09.22.2022



Client: **Property Group**
 Block 59

404 S. State Route 59
 Naperville, IL 60540

Project Title & Address:

**PARKING & PROPERTY EXHIBIT:
 EXISTING CONDITIONS**

Sheet Title:

Seal:
 Proj. No: 21.0004060.000 Approved By: VPD

LEGEND:

LOT #

WESTRIDGE LOT

LOT #

HERITAGE SQUARE LOT

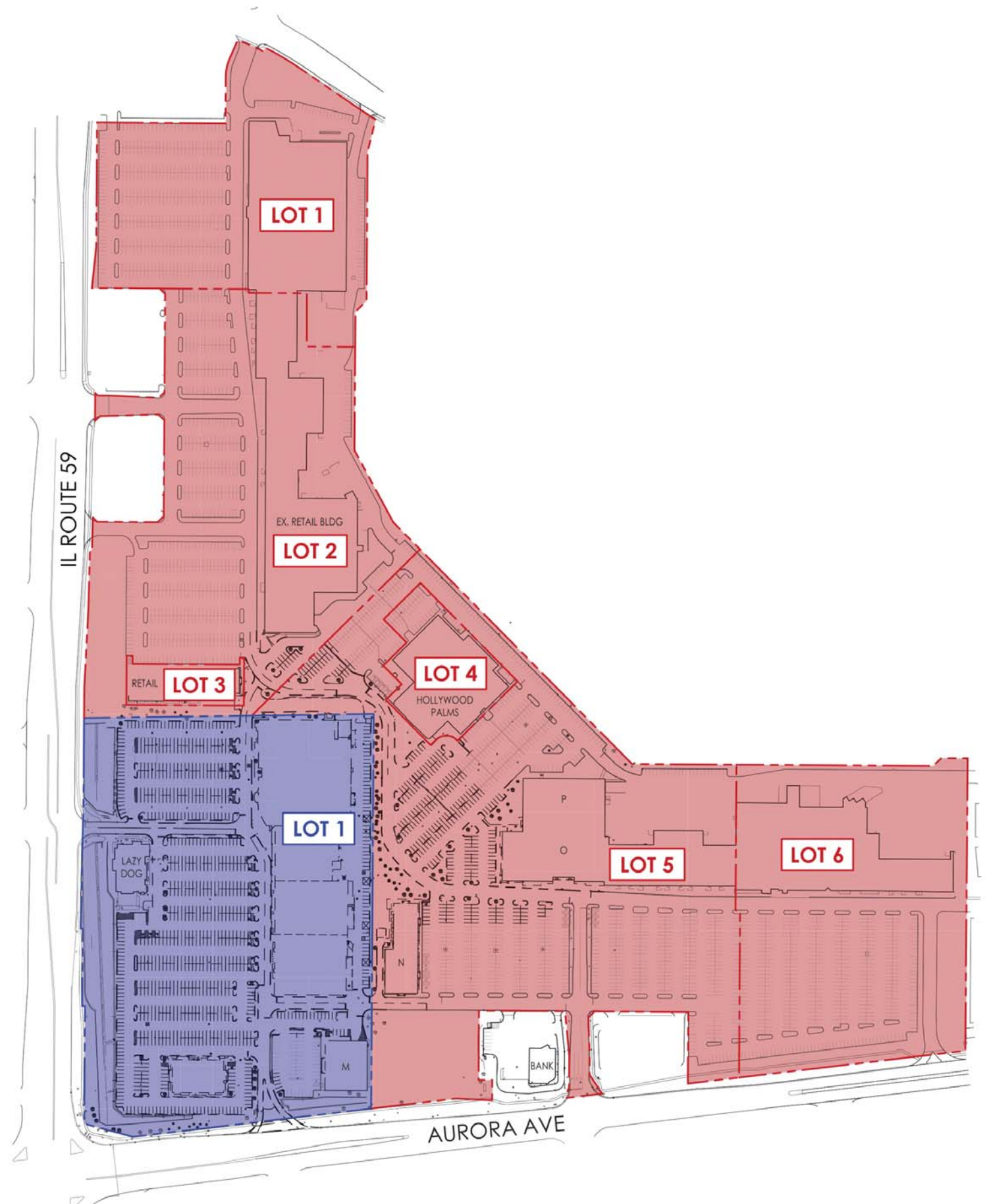
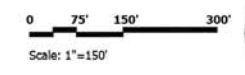


EXHIBIT E



User: borisovsk@... File: J:\2021\21.0004060.000\Drawings\03-Sheets\01-Lot Exhibit E.dwg Time: Sep 22, 2022 - 4:13pm

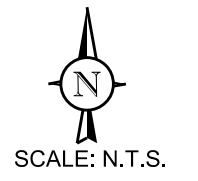


PUD Development Summary

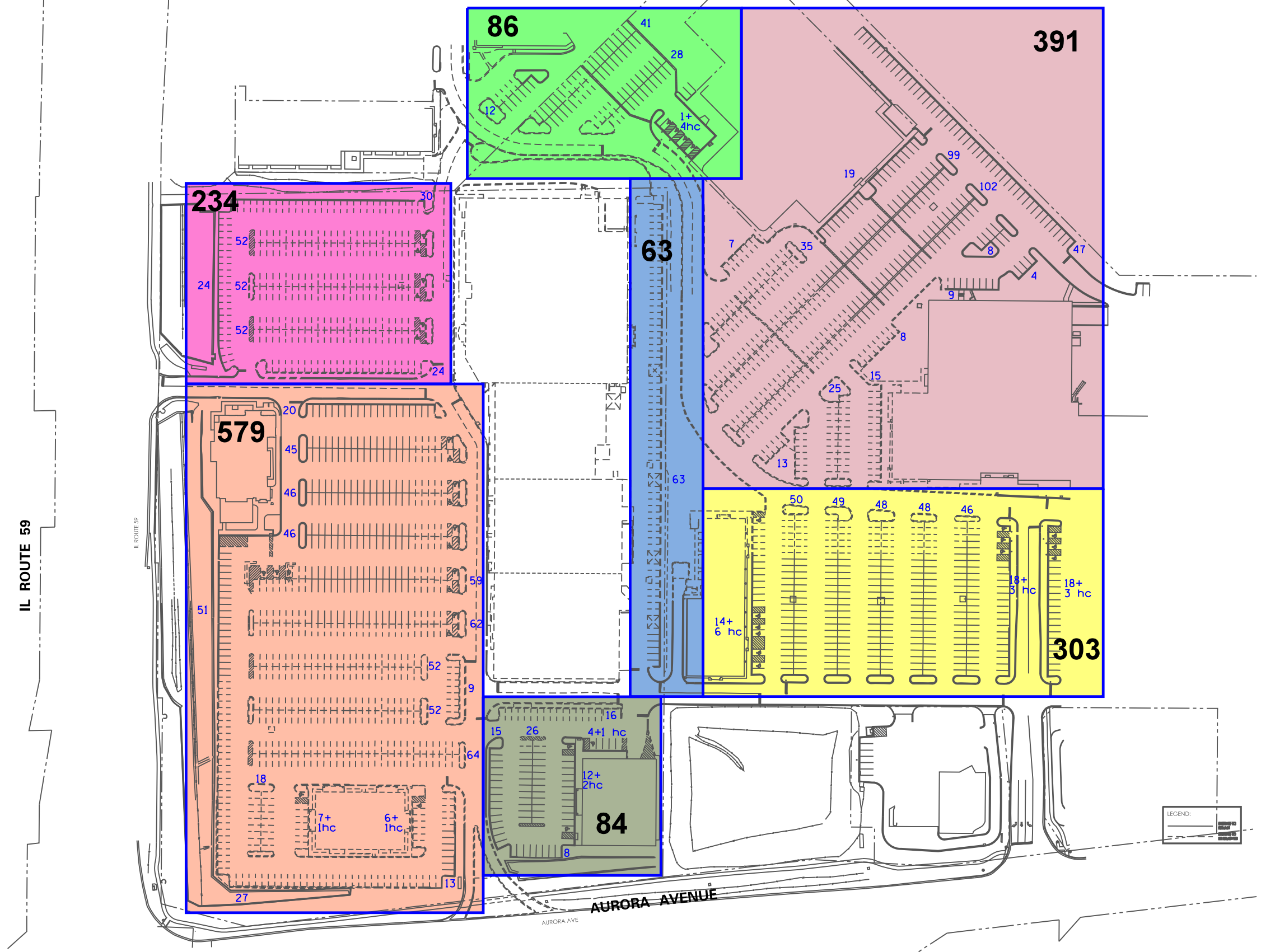
Total Maximum Building Area	100,935 sf
A	10,000 sf
B	10,000 sf
C	10,000 sf
D	10,000 sf
E	2,400 sf
F	11,150 sf
H	10,000 sf
I	7,000 sf
J	4,000 sf
K	3,500 sf
L	2,400 sf
M	12,272 sf
Lazy Dog	8,213 sf
Building Outside of PUD Boundary:	
N	11,561 sf
O	30,000 sf
P	20,670 sf
Cinema	49,972 sf

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>
Lot 1						
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		
Lot 1 Total			91,745	301	465	164
Lot 2						
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		
Lot 2 Total			117,400	445	548	103
Lot 3						
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		
Lot 3 Total			19,082	141	0	(141)
Lot 4						
Space 30 - Hollywood Palm Theater	Theater	1 space/ 2.5 seats	979	392		
Lot 4 Total			979	392	43	(349)
Lot 5						
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		
Lot 5 Total			99,575	723	1127	404
Lot 6						
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		
Lot 6 Total			87,771	392	459	67
Block 59 - Parking Analysis						
Lot 1						
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		
Lot 1 Total			100,935	1401	716	(685)
Grand Totals			517,487	3,796	3,358	(438)



EXISTING PARKING SPACES = 1740



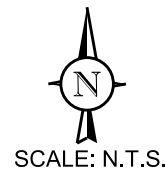
**BLOCK 59
NAPERVILLE, ILLINOIS**

**EXISTING PARKING SPACES
EXHIBIT E**

DRAWN: MD
DATE: 01-10-22
PROJECT # 22-003
EXHIBIT: A

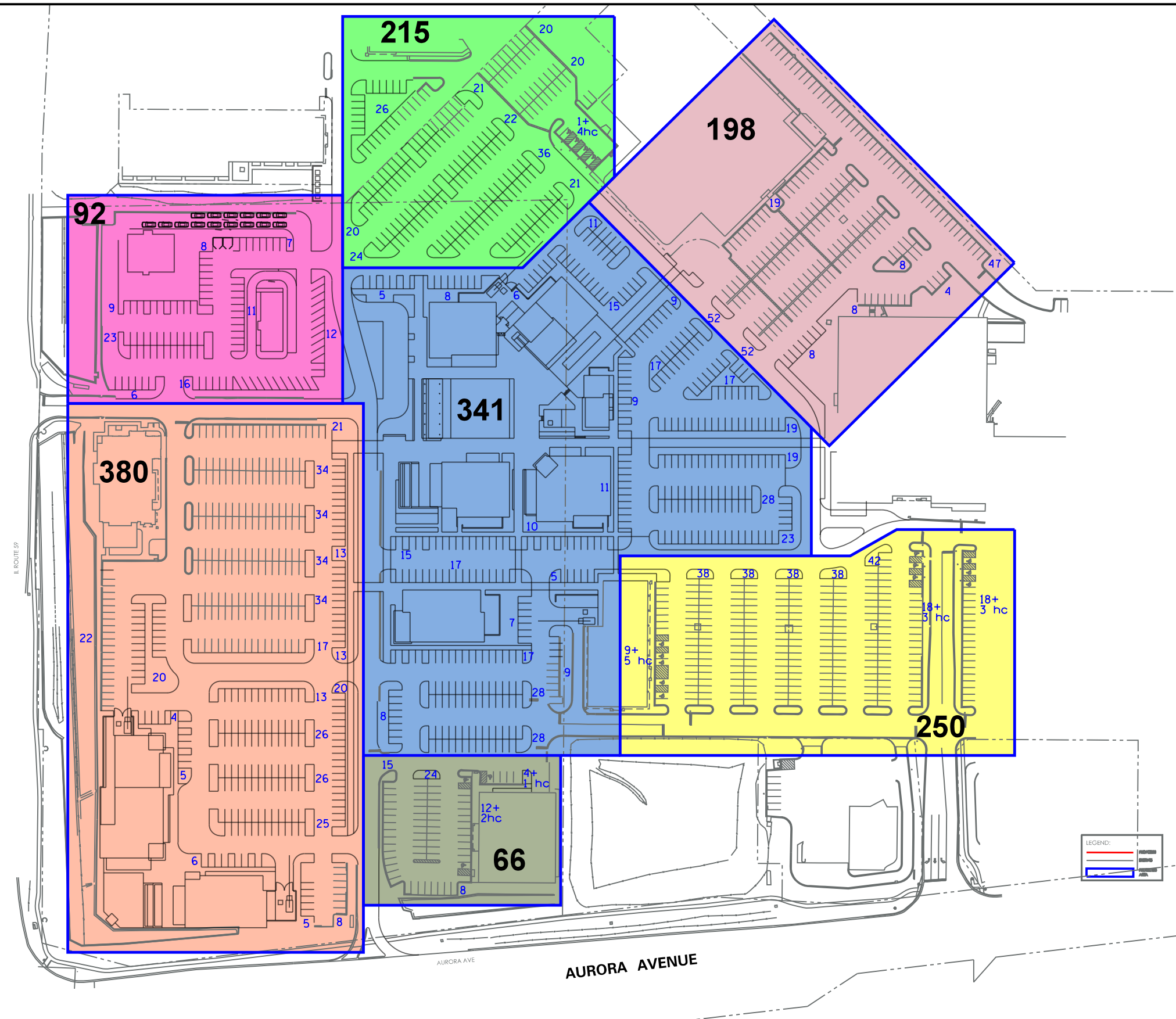
CHECKED: LA
REV: 01-21-22





EXISTING PARKING SPACES = 1740
PROPOSED PARKING SPACES = 1549
LOSS OF 191 SPACES

IL ROUTE 59



BLOCK 59
NAPERVILLE, ILLINOIS

PROPOSED PARKING SPACES
EXHIBIT E

DRAWN: MD
DATE: 01-10-22
PROJECT # 22-003
EXHIBIT: B

CHECKED: LA
REV: 01-21-22



An aerial rendering of a commercial development in Naperville, Illinois. The scene shows a multi-story building with a courtyard area containing people and trees. A large parking lot is visible to the right, and a multi-lane road with traffic is on the left. The overall image has a warm, golden-orange tint. A logo is overlaid on the left side, featuring three stylized arrows (green, blue, and yellow) pointing towards the top right, followed by the text 'BLOCK 59' in large letters, with 'NAPERVILLE' in smaller letters underneath.

BLOCK 59
NAPERVILLE

A curved sign for 'BLOCK 59 NAPERVILLE' is located at the bottom right corner of the rendering. It features the same logo as the main title, with the text 'BLOCK 59' in large letters and 'NAPERVILLE' in smaller letters below it.

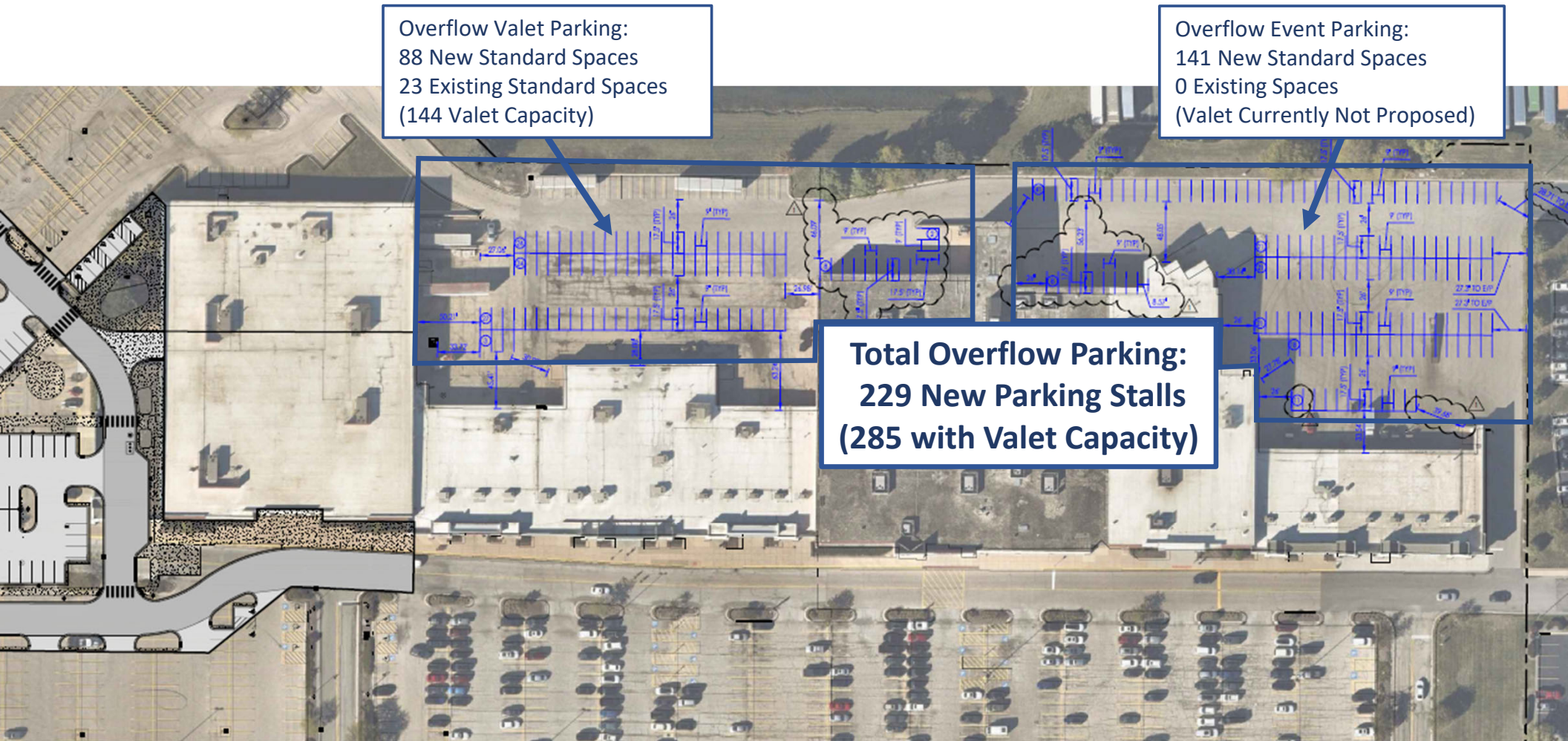
BLOCK 59
NAPERVILLE

EXHIBIT E

Proposed Valet Parking



Event & Valet Overflow Parking



Valet & Overflow Parking Options



Parking Summary:

3,796 Spaces Required by Code

3,358 Spaces Provided (Block 59 & Westridge Ct.)

(438) Space Deficit, Per Code*

Total On-Site Additional Parking Capacity (valet and new): **375 cars****

- Valet Parking – 300 existing spaces utilized for valet parking (390 valet capacity – 30% valet efficiency), for a net capacity gain of 90 cars
- Event & Overflow Parking – 229 new spaces can be added for temporary overflow parking and valet parking (285 with valet capacity), for a net capacity gain of 285 cars

*Includes 350 required stalls for event plaza & 218 stalls for a future expansion of 2 screens for Hollywood Palms

**Assumes maximizing use of valet spaces