

PROPERTY ADDRESSES:

**BLOCK 59 SHOPPING CENTER
404 to 476 ILLINOIS ROUTE 59
NAPERVILLE, IL 60540**

**WESTRIDGE COURT SHOPPING
CENTER:
2835 AURORA AVENUE
204 to 304 ILLINOIS ROUTE 59
NAPERVILLE, IL 60540**

**P.I.N.
BLOCK 59 SHOPPING
CENTER:
07-22-102-022**

**P.I.N.S
WESTRIDGE COURT SHOPPING
CENTER:
07-22-102-029
07-22-102-030
07-22-102-031
07-22-102-032
07-22-102-033
07-22-102-034**

**RETURN TO/PREPARED BY:
CITY OF NAPERVILLE
CITY CLERK'S OFFICE
400 SOUTH EAGLE STREET
NAPERVILLE, IL 60540**

**OWNERS' ACKNOWLEDGEMENT AND ACCEPTANCE AGREEMENT
FOR
BLOCK 59 SHOPPING CENTER AND WESTRIDGE COURT SHOPPING CENTER**

This Owners' Acknowledgement and Acceptance Agreement ("Agreement") for Block 59 Shopping Center located at 404 Illinois Route 59 and Westridge Court Shopping Center located at 204 Illinois Route 59, Naperville, IL 60540, is entered into by and between the City of Naperville, a home rule unit of local government under the Constitution and laws of the State of Illinois ("City" or "City of Naperville"), with an address of 400 South Eagle Street, Naperville, Illinois 60540, and Brixmor Heritage Square LLC, a Delaware limited liability company ("OWNER AND DEVELOPER – BLOCK 59"), having an address at c/o Brixmor Property Group Inc., 450 Lexington Avenue, 13th Floor, New York, New York 10017, and BRIXMOR HOLDINGS 6 SPE, LLC, a Delaware limited liability company ("OWNER AND DEVELOPER – WESTRIDGE

COURT”), having an address at c/o Brixmor Property Group Inc., 450 Lexington Avenue, 13th Floor, New York, New York 10017. The City and the OWNER AND DEVELOPER – BLOCK 59 and OWNER AND DEVELOPER – WESTRIDGE COURT are together hereinafter referred to as the “Parties” and sometimes individually as “Party”.

RECITALS

A. This Agreement pertains to the following real property located within the corporate limits of the City of Naperville:

-The Block 59 Shopping Center with a common address of 404 to 476 Illinois Route 59 and 2835 Aurora Avenue, Naperville, IL 60540, having a parcel identification number of 07-22-102-022, legally described on **Exhibit A** (hereinafter referred as the “Block 59 Shopping Center”). OWNER AND DEVELOPER – BLOCK 59 is the owner of the Block 59 Shopping Center.

-The Westridge Court Shopping Center with a common address of 204 to 304 Illinois Route 59 Naperville, IL 60540, having parcel identification numbers of 07-22-102-029, -030, 031, -032, -033, and 0034 legally described on **Exhibit B** (hereinafter referred as the “Westridge Court Shopping Center”). OWNER AND DEVELOPER – WESTRIDGE COURT is the owner of the Westridge Court Shopping Center.

B. Together the Block 59 Shopping Center and Westridge Court Shopping Center are referenced herein as the “SUBJECT PROPERTY”.

C. The following Ordinances were passed by the Naperville City Council on March 21, 2023, and on November 7, 2023, and are binding upon the SUBJECT PROPERTY:

- | | |
|--------------------|---|
| Ordinance 23-036 | An ordinance revoking ordinance 91-205 which established the Heritage Square Planned Unit Development (PUD) for the property located at 404 S. IL Route 59 recorded with the DuPage County Recorder as Document No. R2023-021673; and |
| Ordinance 23-037 | An ordinance approving a preliminary plat of subdivision for Block 59 recorded with the DuPage County Recorder as Document No. R2023-021674; and |
| Ordinance 23-038 | An ordinance approving a conditional use for a planned unit development and preliminary PUD plat and various deviations for Block 59 recorded with the DuPage County Recorder as Document No. R2023-021675; and |
| Ordinance 23-_____ | An ordinance approving the Final Plat of Subdivision for the SUBJECT PROPERTY recorded with the DuPage County Recorder as Document No. _____; and |
| Ordinance 23-_____ | An ordinance approving the final PUD plat and various deviations for Block 59 recorded with the DuPage County Recorder as Document No. _____. |

D. OWNER AND DEVELOPER – BLOCK 59 and OWNER AND DEVELOPER – WESTRIDGE COURT petitioned the City for approval of a Final Plat of Subdivision (“**Final Subdivision Plat**”) together with a Final Plat of Planned Unit Development for the Block 59 Shopping Center requested by OWNER AND DEVELOPER – BLOCK 59 in order to redevelop the Block 59 Shopping Center with restaurant, retail, and experiential uses.

E. This Agreement applies to the Block 59 Shopping Center and OWNER AND DEVELOPER – BLOCK 59 in its entirety and applies as to Westridge Court Shopping Center and OWNER AND DEVELOPER – WESTRIDGE COURT for the purposes of paragraphs 2, 4, and 9 and each subsection thereof.

F. By entering into this Agreement, the City is acting pursuant to its home rule authority under the Constitution and laws of the State of Illinois.

NOW THEREFORE, in consideration of the mutual promises and agreements set forth herein, the Parties agree as follows:

1. **Recitals Incorporated.** The foregoing Recitals are incorporated herein as though fully set forth in this Section 1.
2. **Ongoing Compliance.** OWNER AND DEVELOPER – BLOCK 59 and OWNER AND DEVELOPER – WESTRIDGE COURT shall be subject to and shall fulfill all conditions set forth or referenced herein associated with the Block 59 Shopping Center and Westridge Court Shopping Center, including but not limited to: (i) the terms of this Agreement; (ii) the provisions of the Naperville Municipal Code, as amended from time to time except to the extent relief has been granted; (iii) all ordinances and resolutions passed or adopted by the Naperville City Council related to the Block 59 Shopping Center, including but not limited to the Block 59 Preliminary Ordinances; and (iv) all applicable laws and regulations except to the extent relief has been granted.
3. **Development of the Block 59 Shopping Center.** OWNER AND DEVELOPER – BLOCK 59 shall construct all improvements related to the development of the Block 59 Shopping Center in compliance with final engineering plans prepared by RTM Engineering Consultants, dated June 23, 2023, last revised October 18, 2023 (“**Final Engineering Plans**”) at its sole cost unless otherwise provided herein.
4. **Parking Requirements for the Block 59 Shopping Center and the Westridge Court Shopping Center.**

City of Naperville Ordinance 23-038 (“**Ordinance 23-038**”) approved a parking variance by which parking spaces for the Block 59 Shopping Center and the Westridge Court Shopping Center would be considered together for the purpose of determining the total number of parking spaces required for both Shopping Centers. The total number of parking spaces required for the SUBJECT PROPERTY pursuant to Ordinance 23-038 was 3,358 parking spaces, which represents the number of parking spaces currently required for the Westridge Court Shopping

Center and the Block 59 Shopping Center as detailed in the March 9, 2023 Parking Study included as Exhibit E to Ordinance 23-038 which March 9, 2023 Parking Study has been updated by that certain Parking Study dated October 25, 2023 and prepared by the same parking consultant (the “**Updated Parking Study**”). Said Updated Parking Study, attached hereto as **Exhibit D**, supports the same parking deviation granted by Ordinance 23-038. [Note: the original Parking Study and the Updated Parking Study utilized the parking reductions granted to Westridge Court via Ordinance 19-150.] For the purposes of future parking calculations, the Westridge Court/Block 59 Parking Analysis contained within the Updated Parking Study attached hereto as Exhibit D (the “**Parking Table**”) shall be used.

For the purposes of satisfying or otherwise complying with the stipulations of Ordinance 23-038 and Ordinance 23 – _____, as uses change on the SUBJECT PROPERTY the following conditions shall apply:

4.1 Subject to compliance with all City Codes and except as otherwise provided in 4.2.2 below, the City shall approve an occupancy permit for a tenant that requires equal to or less than 5.0 parking spaces per 1,000 square feet as provided in Section 6-9-3 (Schedule of Off-Street Parking Requirements) of the Naperville Municipal Code, as amended from time to time. Said tenants may include, but are not limited to, general retail, general office, and/or medical office uses.

4.2 Except as otherwise provided herein, the cumulative gross square footage of the uses listed below (hereinafter “**High Parking Demand Uses**”) on the SUBJECT PROPERTY (which includes both the Block 59 Shopping Center and the Westridge Court Shopping Center) shall together not exceed 162,297 square feet in total (hereinafter the “**Approved Amusement and Eating Square Footage**” which number may be modified as provided in Section 4.2.1 below) which uses are defined in the Naperville Municipal Code, as amended from time to time:

- (i) AMUSEMENT ESTABLISHMENTS (subject to Section 4.2.2 below);
- (ii) FAST FOOD ESTABLISHMENTS;
- (iii) EATING ESTABLISHMENTS; and
- (iv) DRINKING ESTABLISHMENTS

*See exception provided in Section 4.2.2 below.

4.2.1 Any request to exceed the Approved Amusement and Eating Square Footage shall require a new parking variance in accordance with the processes outlined in the Naperville Municipal Code, as amended from time to time. An occupancy permit for said use shall not be granted unless said parking variance is approved by the Naperville City Council. If a variance is granted for a High Parking Demand Use which exceeds the then current High Parking Demand Use

number, said Approved Amusement and Eating Square Footage number shall be adjusted accordingly and reflected on the Parking Table as set forth in Section 4.4 below.

Any time that a building permit is sought for a High Parking Demand Use, the petitioner shall provide the City with a tenant roster (“**High Parking Demand Tenant Roster**”) with a verified current listing of the current square footage of all other High Parking Demand Uses on the SUBJECT PROPERTY, including the new proposed High Parking Demand Use, in order to determine if the total High Parking Demand Use square footage for the SUBJECT PROPERTY is equal to or less than the then current Approved Amusement and Eating Square Footage. Notwithstanding the foregoing, the Zoning Administrator may waive the requirement for a High Parking Demand Tenant Roster to be provided if the Zoning Administrator determines that the proposed building permit will have no impact on the Approved Amusement and Eating Square Footage. EXAMPLE: An example of how this provision will be applied is as follows:

The SUBJECT PROPERTY is at its maximum Approved Amusement and Eating Square Footage number of 162,297 square feet. Restaurant X which uses up 10,000 SF of that number vacates Parcel 1 of Westridge. A new restaurant wants to occupy space on Parcel 6 of Westridge that was formerly retail. So long as that new restaurant comes in under 10,000 SF, no variance will be needed. If the new restaurant comes in at 8,000 SF, no variance will be needed and there’s a 2,000 SF availability for High Demand Uses. Now, a restaurant wants to re-occupy the space Restaurant X formerly occupied. If it is in excess of 2,000 SF it will need a variance. If it is not in excess of 2,000 SF, it will not need a variance.

- 4.2.2 Pursuant to City of Naperville Ordinance 19-150, a portion of the Westridge Court Shopping Center property as set forth in said Ordinance was granted a significant parking reduction for the specific tenant operations provided for in the variance they were granted for an AMUSEMENT ESTABLISHMENT called Funtopia, which tenant operations still exist. Accordingly, should Funtopia vacate their existing space, or any part of it, any request to re-occupy that space with any of the High Parking Demand Uses specified above shall require a new parking variance in accordance with the processes outlined in the Naperville Municipal Code, as amended from time to time. An occupancy permit for a High Parking Demand Use shall not be granted unless said parking variance is approved by the Naperville City Council.

4.2.2.1 Notwithstanding the provisions of 4.2.2 above, if Funtopia vacates their existing space, in whole or in part, and it is replaced, in whole or in part, with a new AMUSEMENT ESTABLISHMENT tenant that provides the same or a lower parking demand as determined by the City Zoning Administrator, a variance shall not be required.

4.3 Any zoning, building, or other request which will result in a change to the site plan set forth in the Updated Parking Study (**Exhibit D**) which will change a building footprint to add new buildable square footage will require a variance to be processed in accordance with Sections 6-3-6 and 6-3-5 of the Naperville Municipal Code as amended from time to time. In addition, for Block 59 only, a change to the PUD will be required in accordance with Section 6-4-6 (Changes to a Final Planned Unit Development) of the Naperville Municipal Code, as amended from time to time.

4.3.1 Notwithstanding the provisions above, in the case of Lot 4 of the Westridge Court Shopping center which is improved with a movie theater ("**Theater**"), any zoning, building, or other request for additional square footage will be exempt from a requirement to obtain a variance as provided in Section 4.3 above so long as the total number of seats in the Theater will not exceed 979 as specified in the Updated Parking Study (**Exhibit D**).

4.4 Any variance granted pursuant to 4.2.1 or 4.3 hereof shall result in a revision to the Parking Table set forth in **Exhibit D**. Said Parking Table, as revised, shall then be the new controlling Parking Table.

4.5 Event overflow parking is required to be provided behind the buildings on Parcel 5 and Parcel 6 of the Westridge Court Shopping Center pursuant to Ord. 23-038. This event overflow parking shall be striped and maintained by OWNER AND DEVELOPER – BLOCK 59 and OWNER AND DEVELOPER – WESTRIDGE COURT to increase parking capacity within the Block 59 Shopping Center and Westridge Court Shopping Center during special events and scheduled programs, and to provide additional space that can be utilized for valet parking as depicted on **Exhibit C**.

4.5.1 Use of the event parking area is not anticipated to be a continuous need. Since it will only be used for the purpose of event overflow parking, it will be managed by a valet company or parking attendants to help guide customers to additional parking spaces.

5. **Fees Due.** OWNER AND DEVELOPER - BLOCK 59 shall pay all fees (which fees shall not be paid under protest or otherwise objected to) set forth herein and required by the Naperville Municipal Code as amended from time to time, including but not limited to the following:

- 5.1 **Site Permit Review Fee: \$124,681.53** (1.65% of the approved engineer's cost estimate). This fee is due prior to issuance of a site permit for the Block 59 Shopping Center.
 - 5.2 **Infrastructure Availability Charges and User Fees.** Upon a request for connection and service to the City's water or sanitary system, OWNER AND DEVELOPER – BLOCK 59 shall pay for all infrastructure availability charges and user fees in accordance with Title 8 of the Naperville Municipal Code as amended from time to time, as are applicable to that portion of the Block 59 Shopping Center for which connection and service is requested.
 - 5.3 **Facility Installation Charges and User Fees.** Upon a request for connection and service to the City of Naperville electric system, the OWNER AND DEVELOPER - BLOCK 59 shall pay for all Facility Installation Charges (FIC) and user fees in accordance with Title 8 of the Naperville Municipal Code as amended from time to time, as are applicable to that portion of the Block 59 Shopping Center for which connection and service is requested.
6. **Financial Surety.** Financial surety in a form and from a source acceptable to the City Attorney, shall be provided and maintained by OWNER AND DEVELOPER – BLOCK 59 in the amount of **\$8,312,101.82** (110% of the approved engineer's cost estimate) which guarantees the completion of public improvements and soil erosion and sedimentation control for the Block 59 Shopping Center ("Public Improvements"). Financial surety shall be received and approved prior to issuance of a site development permit. Notwithstanding provision of said surety, until the Public Improvements have been accepted by the City, the OWNER AND DEVELOPER – BLOCK 59 shall remain obligated for completion of said Public Improvements and/or (at the City's sole discretion) to pay any costs for said Public Improvements to the extent that the surety is not sufficient to pay for the costs of the Public Improvements, or in the event of any denial, or partial denial of coverage by the surety, or failure of the surety to timely respond to a demand for payment. Prior to acceptance of the Public Improvements by the City, the OWNER AND DEVELOPER – BLOCK 59 shall provide the City with a maintenance surety for the Public Improvements in a form approved by the City Attorney and in conformity with the Naperville Municipal Code then in effect.

As to any surety, or maintenance surety, provided by the OWNER AND DEVELOPER – BLOCK 59 to the City hereunder, the OWNER AND DEVELOPER – BLOCK 59 agrees that: (1) at no time shall the City be liable for attorneys' fees with respect thereto; (2) OWNER AND DEVELOPER – BLOCK 59 shall be liable to pay the City's reasonable attorneys' fees and costs (in-house or outside counsel) in enforcement thereof; and (3) the list of circumstances set forth in such surety (including any exhibit thereto) as bases for default thereunder shall entitle the City to draw on said surety.

7. **Building Permits.** No building permits shall be issued for the BLOCK 59 Shopping Center, or any portion thereof, until the Final Subdivision Plat has been recorded and until the City has determined that sufficient improvements have been installed and are functioning to protect the health, safety, and welfare of the public.
8. **Developer's Traffic Signal Obligation:** OWNER AND DEVELOPER – BLOCK 59 has certain obligations relative to a private benefit traffic signal as set forth in Section 2.3 of the “City of Naperville Business District Redevelopment Agreement (Brixmor Westridge/Block 59 Project)” approved by City of Naperville Ordinance 23-041 passed on March 21, 2023 in order to alleviate traffic flow concerns identified therein.
9. **General Conditions.**
 - 9.1 **Binding Effect.** City and OWNER AND DEVELOPER – BLOCK 59 AND OWNER AND DEVELOPER – WESTRIDGE COURT acknowledge and agree that the terms contained herein shall be binding upon and inure to the benefit of the City and the OWNER AND DEVELOPER – BLOCK 59 AND OWNER AND DEVELOPER – WESTRIDGE COURT and their respective successors, assigns, and transferees, and any subsidiary, affiliate or parent of the OWNER AND DEVELOPER – BLOCK 59 AND OWNER AND DEVELOPER – WESTRIDGE COURT (whether their interest is in the SUBJECT PROPERTY as a whole or in any portion or aspect thereof).
 - 9.2 **Severability.** It is mutually understood and agreed that all agreements and covenants herein are severable and that in the event any of them shall be held to be invalid by any court of competent jurisdiction, this Agreement shall be interpreted as if such invalid agreement or covenant were not contained herein.
 - 9.3 **Amendment.** The agreements, covenants, terms and conditions herein contained may be modified only through the written mutual consent of the parties hereto.
 - 9.4 **Assignment.** This Agreement may not be assigned by any Party without the written consent of the other Parties.
 - 9.5 **Choice of Law and Venue.** This Agreement shall in all respects be subject to and construed in accordance with and governed by the laws of the State of Illinois. Venue for any action arising out of the terms or conditions of this Agreement shall be proper only in the Circuit Court for the Eighteenth Judicial Circuit, DuPage County, Illinois.
 - 9.6 **Ambiguity.** If any term of this Agreement is ambiguous, it shall not be construed for or against any Party on the basis that the Party did or did not write it.

- 9.7 **Recordation.** This Agreement will be recorded by the City with the office of the DuPage County Recorder.
- 9.8 **Automatic Expiration.** If the final plat of subdivision for the SUBJECT PROPERTY is not recorded within five (5) years of the date of approval of the ordinance approving the final plat of subdivision and this Agreement by the City Council, the final plat of subdivision and this Agreement shall automatically lapse and become null and void without further action by the City.
- 9.9 **Authority to Execute/OWNER AND DEVELOPER – BLOCK 59.** The undersigned warrants that he/she is the OWNER AND DEVELOPER – BLOCK 59 of the Block 59 Shopping Center, or is the duly authorized representative of the OWNER AND DEVELOPER of the Block 59 Shopping Center in the case of a corporation, partnership, trust, or similar ownership form which owns the Block 59 Shopping Center and that the undersigned has full power and authority to sign this document and voluntarily agrees to the provisions set forth herein.
- 9.10 **Authority to Execute/OWNER AND DEVELOPER – WESTRIDGE COURT.** The undersigned warrants that he/she is the OWNER AND DEVELOPER of the Westridge Court Shopping Center, or is the duly authorized representative of the OWNER AND DEVELOPER of the Westridge Court Shopping Center in the case of a corporation, partnership, trust, or similar ownership form which owns the Westridge Court Shopping Center and that the undersigned has full power and authority to sign this document and voluntarily agrees to the provisions set forth herein.
- 9.11 **Authority to Execute/City.** The undersigned City Manager warrants that he has been directed to, and has the authority to, execute this Agreement. The undersigned City Clerk warrants that she has been directed to, and has the authority to, attest the signature of the City Manager on this Agreement.
- 9.12 **Exhibits.** All exhibits attached hereto or referenced herein are incorporated herein by reference and made part hereof.
- 9.13 **Effective Date.** The effective date (“Effective Date”) of this Agreement shall be the date upon which it is fully executed by the Parties hereto and recorded with the DuPage County Recorder.

/SIGNATURES ON FOLLOWING PAGES/

OWNER AND DEVELOPER - BLOCK 59:

[Signature]

[Printed name]

[Title]

State of Illinois)
) ss
County of DuPage)

The foregoing instrument was acknowledged before me by John Hendrickson this 27th day of November 2023.

Notary Public

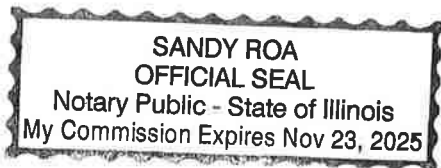
Print Name

Given under my hand and official seal this 27th day of November, 2023.

-Seal-

Notary Public

My Commission Expires: November 23, 2025



OWNER AND DEVELOPER – WESTRIDGE COURT:

[Signature]
JOHN HENDRICKSON

[Printed name]

ENV/RESIDENT MIDWEST
[Title]

State of Illinois)
) ss
County of DuPage)

The foregoing instrument was acknowledged before me by John Hendrickson this 27th day of November 2023.

Sandy Roa
Notary Public

Sandy Roa
Print Name

Given under my hand and official seal this 27th day of November, 2023.

-Seal-

Sandy Roa
Notary Public
My Commission Expires: November 23, 2025



CITY OF NAPERVILLE

By: _____
Douglas A. Krieger
City Manager

ATTEST:

By: _____
Dawn Portner
City Clerk

Date: _____

Exhibit A

Block 59 Shopping Center Legal Description

Legal Description as of Effective Date:

LOT 1 IN HERITAGE SQUARE, NAPERVILLE, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 28, 1992 AS DOCUMENT R92-143318, IN DUPAGE COUNTY, ILLINOIS;

EXCEPT THAT PART TAKEN FOR ROADWAY PURPOSES IN CASE NUMBER 12ED22 AND AS RECORDED BY COURT ORDER VESTING TITLE AS DOCUMENT R2016-90221, DESCRIBED AS FOLLOWS:

PARCEL A: BEGINNING AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 21 MINUTES 00 SECONDS EAST, BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, N.A.D. 83 (2007), ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 12.65 FEET; THENCE SOUTH 74 DEGREES 51 MINUTES 32 SECONDS EAST 122.80 FEET TO THE SOUTHERLY LINE OF SAID LOT 1; THENCE SOUTH 83 DEGREES 14 MINUTES 39 SECONDS WEST ALONG SAID SOUTHERLY LINE 4.86 FEET TO AN ANGLE POINT; THENCE NORTH 89 DEGREES 08 MINUTES 32 SECONDS WEST ALONG SAID SOUTHERLY LINE 76.04 FEET TO AN ANGLE POINT; THENCE NORTH 63 DEGREES 27 MINUTES 32 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1; A DISTANCE OF 42.21 FEET TO THE POINT OF BEGINNING;

AND

PARCEL B: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 89 DEGREES 12 MINUTES 24 SECONDS EAST, BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, N.A.D. 83 (2007), ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 18.00 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 00 SECONDS WEST 187.88 FEET; THENCE SOUTH 01 DEGREES 13 MINUTES 43 SECONDS WEST 326.05 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 38 SECONDS EAST 5.00 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 00 SECONDS WEST 188.54 FEET TO AN EAST-WEST LINE IN THE WEST LINE OF SAID LOT 1; THENCE NORTH 89 DEGREES 39 MINUTES 00 SECONDS WEST ALONG SAID EAST-WEST LINE 18.00 FEET TO AN ANGLE POINT IN SAID WEST LINE; THENCE NORTH 00 DEGREES 21 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE 702.11 FEET TO THE POINT OF BEGINNING.

Address: 352 to 476 S. Illinois Rte 59 and 2835 Aurora Ave, Naperville, IL 60540

PIN: 07-22-102-022

Legal Description as of Recordation of Block 59 Subdivision:

LOT 1 IN HERITAGE SQUARE, NAPERVILLE, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED _____ AS DOCUMENT NO. _____, IN DUPAGE COUNTY, ILLINOIS.

Exhibit B

Westridge Shopping Center Legal Description

Legal Description as of Effective Date:

LOTS 1 THROUGH 6 IN GLACIER PARK RESUBDIVISION NO. 10, BEING A SUBDIVISION IN SECTION 15 AND SECTION 22, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Address: 204 to 304 S. Illinois Rte 59, Naperville, IL 60540

PIN: 07-22-102-029, 07-22-102-030, 07-22-102-031, 07-22-102-032, 07-22-102-033, and 07-22-102-034

Legal Description as of Recordation of Block 59 Subdivision:

LOTS 1 THROUGH 6 IN GLACIER PARK RESUBDIVISION NO. 10, BEING A SUBDIVISION IN SECTION 15 AND SECTION 22, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

TOGETHER WITH

THAT PART OF LOT 1 IN HERITAGE SQUARE, NAPERVILLE, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 28, 1992 AS DOCUMENT R92-143318, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 89 DEGREES 11 MINUTES 58 SECONDS EAST ALONG THE NORTH LINE OF LOT 1 AFORESAID, 436.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 11 MINUTES 58 SECONDS EAST ALONG SAID NORTH LINE 288.83 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 23 MINUTES 04 SECONDS WEST ALONG THE EAST LINE OF LOT 1 AFORESAID 50.88 FEET; THENCE SOUTH 45 DEGREES 05 MINUTES 59 SECONDS WEST 74.03 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 01 SECONDS WEST 236.20 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 59 SECONDS EAST 98.68 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOISLESS AND EXCEPTING

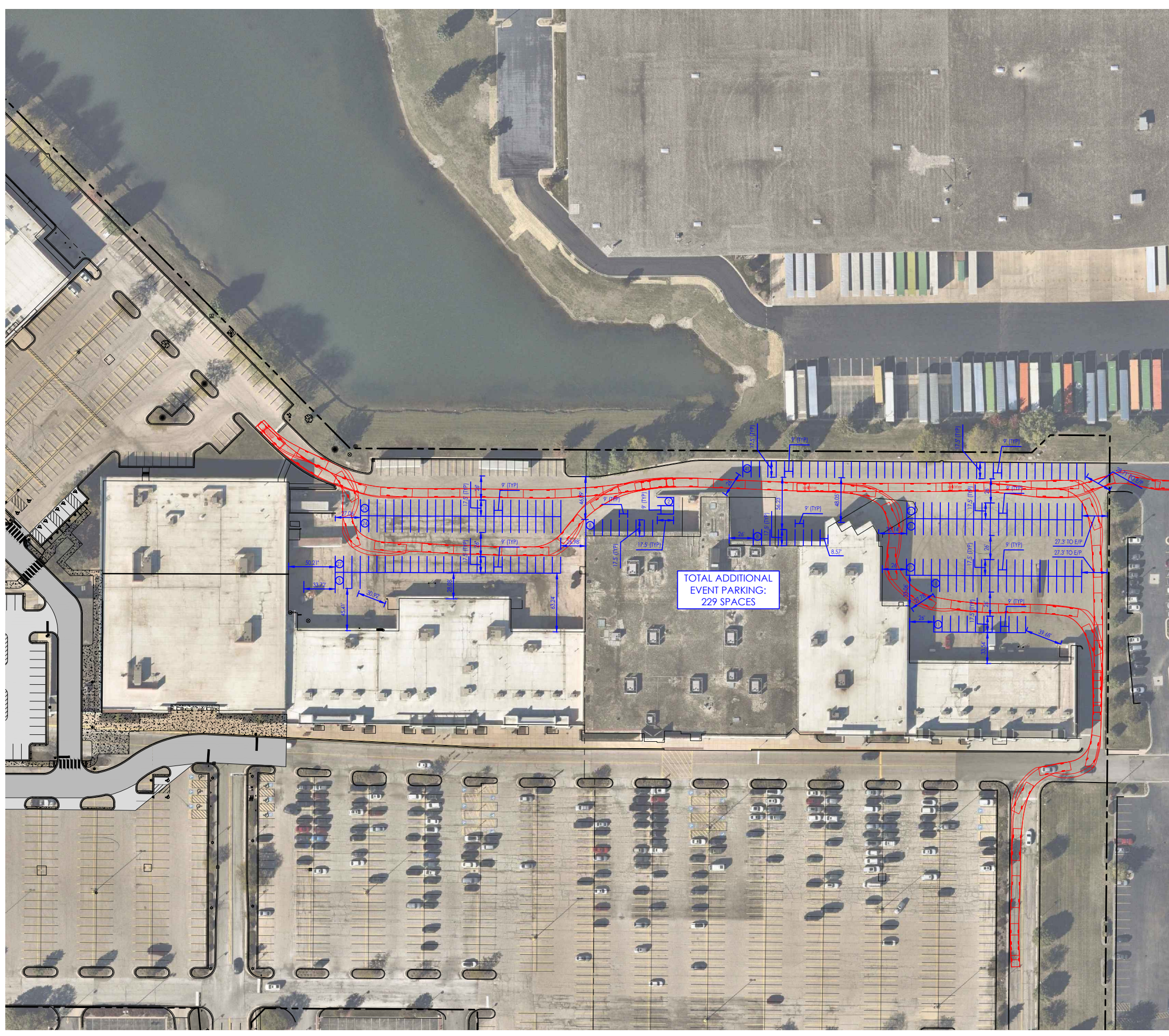
THAT PART OF LOT 5 IN GLACIER PARK RESUBDIVISION NO. 10, BEING A SUBDIVISION IN SECTION 15 AND SECTION 22, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 16, 2020 AS DOCUMENT R2020-075498 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 5 AFORESAID, BEING ALSO A POINT ON THE NORTHERLY LINE OF AURORA AVENUE; THENCE NORTH 00 DEGREES 23 MINUTES 04 SECONDS EAST ALONG THE WEST LINE OF LOT 5 AFORESAID 490.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 23 MINUTES 04 SECONDS EAST ALONG SAID WEST LINE 421.35 FEET; THENCE NORTH 45 DEGREES 05 MINUTES 59 SECONDS EAST 47.89 FEET; THENCE SOUTH 44 DEGREES 54 MINUTES 01 SECONDS EAST 171.37 FEET; THENCE SOUTH 45 DEGREES 05 MINUTES 59 SECONDS WEST 93.02 FEET; THENCE SOUTH 44 DEGREES 49 MINUTES 41 SECONDS EAST 67.60 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 59 SECONDS WEST 220.39 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 01 SECONDS WEST 139.10 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Exhibit C

Overflow and Valet Parking

User: mondrep.kour File: \1\2021\1\1\88X.CDD Block 59 - Naperville\09 DESIGN DRAWINGS\09 SHEETS\SITE - EVENT PARKING EXHIBIT.dwg Time: Oct 25, 2023 - 2:20pm



LEGEND:
 — EX. & PR. SITE LINEWORK
 — PR. EVENT PARKING LAYOUT
 — FIRE TRUCK PATH

- EVENT/OVERFLOW PARKING SUMMARY:**
1. THIS AREA OF PARKING TO BE UTILIZED ONLY DURING AFTER TYPICAL WEEKDAY HOURS OR ON WEEKENDS WHILE A SCHEDULED EVENT IS ONGOING AND ANTICIPATION OF ADDITIONAL PARKING SPACES WILL BE REQUIRED.
 2. PARKING ATTENDANT COMPANY TO BE HIRED DURING EVENT. ATTENDANT COMPANY PERSONNEL TO BE LOCATED THROUGHOUT SITE TO ASSIST USERS IN LOCATING THIS OVERFLOW PARKING AREA.
 3. EVENT / OVERFLOW PARKING WAYFINDING SIGNAGE TO BE LOCATED AS PER FOLLOWING EXHIBIT. PARKING ATTENDANT COMPANY TO PROVIDE SIGNAGE.
 4. EVENT / OVERFLOW PARKING SPACES TO BE STRIPED AND MAINTAINED.
 5. SEE FOLLOWING "OVERFLOW PARKING WAYFINDING SIGNAGE LOCATION EXHIBIT" FOR LOCATIONS AND TYPE.

NELSON

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

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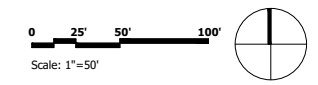
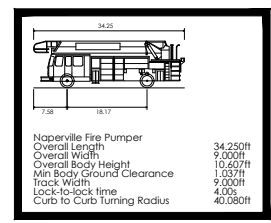
Description:	No:	By:	Date:
FOR REVIEW	0	RTM	01.13.2023
REVISED PER VILLAGE COMMENTS	1	RTM	02.06.2023
SITE PLAN UPDATE	2	RTM	08.11.2023
RESUBMITTAL FINAL COMMENTS	3	RTM	09.21.2023
SITE PLAN UPDATE	4	RTM	10.18.2023
SITE PLAN UPDATE	5	RTM	10.25.2023



Client: **Brixmor** Property Group
 Block 59
 404 S. State Route 59
 Naperville, IL 60540

Project Title & Address:
EVENT PARKING EXHIBIT

Sheet Title:



Proj. No: 21.0004060.000 Approved By: VPD

Sheet Number:
 ALL DIMENSIONS AND CONDITIONS MUST BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR AND SUB-CONTRACTORS PRIOR TO PERFORMING THE WORK. THE PROJECT MANAGER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
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Exhibit D

Updated Parking Study

[attached]

MEMORANDUM TO: Andrew Balzer
Brixmor Property Group

FROM: Kelly Pachowicz
Consultant

Luay R. Aboona, PE, PTOE
Principal

DATE: October 25, 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 87,875 square feet of interior 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 710 parking spaces.
- Westridge Court is proposed to provide 2,648 parking spaces with the reconfiguration of the parking lots and property line.
 - This is an increase of 63 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 710 parking spaces. Westridge Court is proposed to provide 2,648 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 existing building that formerly housed Burn Boot Camp (12,272 square feet) will remain and become part 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 18,000 square feet of interior space and approximately 700 square feet of enclosed patio 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 62,210 square feet of interior space and approximately 2,710 square feet of enclosed patio 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 5,300 square feet of space. These will be new buildings.
- Tenant M will be an approximately 12,272 square-foot furniture store. This will be contained in the existing building that formerly housed Burn Boot Camp.

The events plaza located within the middle of Block 59 will be able to accommodate approximately 875 seats. Events will be scheduled for this space that will include concerts and holiday-related activities.

Based on the 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 12,058 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 50,000 square feet and providing approximately 979 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		1,407
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>	717
	<i>Lot 6</i>	392
	Westridge Total	2,388
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 1,407 parking spaces based on City code.
- Westridge Court will require 2,388 parking spaces based on City code.
- Combined, the two sites will require approximately 3,795 parking spaces based on City code.
- Block 59 is proposed to provide 710 parking spaces, resulting in the development having a deficit of 697 parking spaces.
- Westridge Court is proposed to provide 2,648 parking spaces, resulting in the shopping center having a surplus of 260 parking spaces.
- Combined the two sites are proposed to provide 3,358 parking spaces, resulting in the sites having a deficit of approximately 437 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. The lots surveyed correspond to the lots included in the existing property plan that can be found in the Appendix.

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 1,407 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 710 parking spaces.

The estimated parking demand of the Block 59 development is projected to exceed the provided 710 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 710 parking spaces during the hours of 12:00 P.M. through 8:00 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	Furniture Store	Event Space	
10:00 AM	0	4	169	25	17	0	215
11:00 AM	37	4	279	54	20	0	394
12:00 PM	95	24	617	90	25	0	851
1:00 PM	105	18	617	77	21	0	838
2:00 PM	75	11	318	51	21	0	476
3:00 PM	50	7	253	39	22	0	371
4:00 PM	50	6	240	41	22	175	534
5:00 PM	73	12	402	53	25	350	915
6:00 PM	133	18	643	56	13	350	1213
7:00 PM	187	17	649	16	13	350	1232
8:00 PM	181	7	539	16	11	175	929
9:00 PM	181	5	331	16	2	0	535
Proposed Parking Supply							710
Note: Highlighted totals exceed the proposed Block 59 capacity of 710 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	Furniture Store	Event Space	
10:00 AM	0	2	565	28	19	0	614
11:00 AM	21	6	584	45	19	0	675
12:00 PM	69	17	649	79	19	0	833
1:00 PM	101	19	636	90	18	0	864
2:00 PM	54	24	552	68	22	175	895
3:00 PM	41	14	474	45	25	350	949
4:00 PM	26	10	376	28	24	350	814
5:00 PM	34	14	409	45	18	350	870
6:00 PM	79	21	493	62	2	175	832
7:00 PM	170	13	506	57	0	0	746
8:00 PM	187	10	493	57	0	0	747
9:00 PM	187	8	357	57	0	0	609
Proposed Parking Supply							710
Note: Highlighted totals exceed the proposed Block 59 capacity of 710 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 554 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	29	33	0	62
11:00 AM	38	54	0	92
12:00 PM	53	119	0	172
1:00 PM	54	119	0	173
2:00 PM	49	61	0	110
3:00 PM	45	49	0	94
4:00 PM	44	46	0	90
5:00 PM	45	78	0	123
6:00 PM	46	124	94	264
7:00 PM	43	125	188	356
8:00 PM	34	104	281	419
9:00 PM	23	64	375	462

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	36	109	0	145
11:00 AM	46	113	0	159
12:00 PM	51	125	0	176
1:00 PM	54	123	0	177
2:00 PM	53	106	0	159
3:00 PM	50	91	0	141
4:00 PM	46	73	0	119
5:00 PM	43	79	0	122
6:00 PM	38	95	94	227
7:00 PM	37	98	188	323
8:00 PM	32	95	281	408
9:00 PM	28	69	375	472

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 2,188 spaces (65 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 2,113 spaces (63 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.

Additional parking for events can be allocated from the existing parking lot and loading area space behind the Aurora Avenue retail strip. This configuration has the potential to provide up to 229 parking spaces while still maintaining mobility for emergency vehicles at the rear of the buildings. A copy of the figures illustrating the overflow parking and AutoTurns for emergency vehicles and proposed wayfinding signage locations is included in the Appendix.

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	215	62	53	707	21%
11:00 AM	434	394	92	70	990	29%
12:00 PM	524	851	172	98	1645	49%
1:00 PM	544	838	173	99	1654	49%
2:00 PM	505	476	110	89	1180	35%
3:00 PM	558	371	94	82	1105	33%
4:00 PM	592	534	90	80	1296	39%
5:00 PM	617	915	123	83	1738	52%
6:00 PM	613	1213	264	85	2175	65%
7:00 PM	521	1232	356	79	2188	65%
8:00 PM	395	929	419	62	1805	54%
9:00 PM	314	535	462	42	1353	40%

Table 6B
 PROJECTED TOTAL HOURLY PARKING OCCUPANCY – SATURDAY (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	507	614	145	68	1334	40%
11:00 AM	610	675	159	88	1532	46%
12:00 PM	810	833	176	121	1940	58%
1:00 PM	850	864	177	123	2014	60%
2:00 PM	938	895	159	121	2113	63%
3:00 PM	899	949	141	95	2084	62%
4:00 PM	803	814	119	94	1830	54%
5:00 PM	722	870	122	104	1818	54%
6:00 PM	570	832	227	111	1740	52%
7:00 PM	470	746	323	95	1634	49%
8:00 PM	353	747	408	83	1591	47%
9:00 PM	243	609	472	80	1404	42%

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 (2,428). 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 1,941 spaces (80 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 1,662 spaces (68 percent occupancy) occurring at 3:00 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	215	62	5	512	21%
11:00 AM	248	394	92	6	740	30%
12:00 PM	304	851	172	32	1359	56%
1:00 PM	328	838	173	24	1363	56%
2:00 PM	314	476	110	14	914	38%
3:00 PM	348	371	94	10	823	34%
4:00 PM	375	534	90	7	1006	41%
5:00 PM	385	915	123	16	1439	59%
6:00 PM	385	1213	264	25	1887	78%
7:00 PM	331	1232	356	22	1941	80%
8:00 PM	260	929	419	9	1617	67%
9:00 PM	215	535	462	6	1218	50%

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	614	145	2	1070	44%
11:00 AM	385	675	159	9	1228	51%
12:00 PM	536	833	176	22	1567	65%
1:00 PM	534	864	177	26	1601	66%
2:00 PM	571	895	159	32	1657	68%
3:00 PM	554	949	141	18	1662	68%
4:00 PM	512	814	119	14	1459	60%
5:00 PM	458	870	122	19	1469	61%
6:00 PM	390	832	227	28	1477	61%
7:00 PM	348	746	323	17	1434	59%
8:00 PM	279	747	408	14	1448	60%
9:00 PM	210	609	472	11	1302	54%

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 710 parking spaces.
 - Westridge Court is proposed to provide 2,648 parking spaces.
- Under the proposed conditions based on city code:
 - Block 59 requires 1,407 parking spaces.
 - Westridge Court requires 2,388 parking spaces.
 - Combined, the two sites require approximately 3,795 parking spaces, resulting in a deficit of approximately 437 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 65 percent.
- Based on the results of the hourly shared parking analyses, the proposed parking supply of 2,428 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 80 percent.

Appendix

Existing Shopping Center Site Plans
Proposed Site Plan
Existing Property Plan
Proposed Property Plan
Parking Calculations Spreadsheet
Overflow Parking and AutoTurns Figures

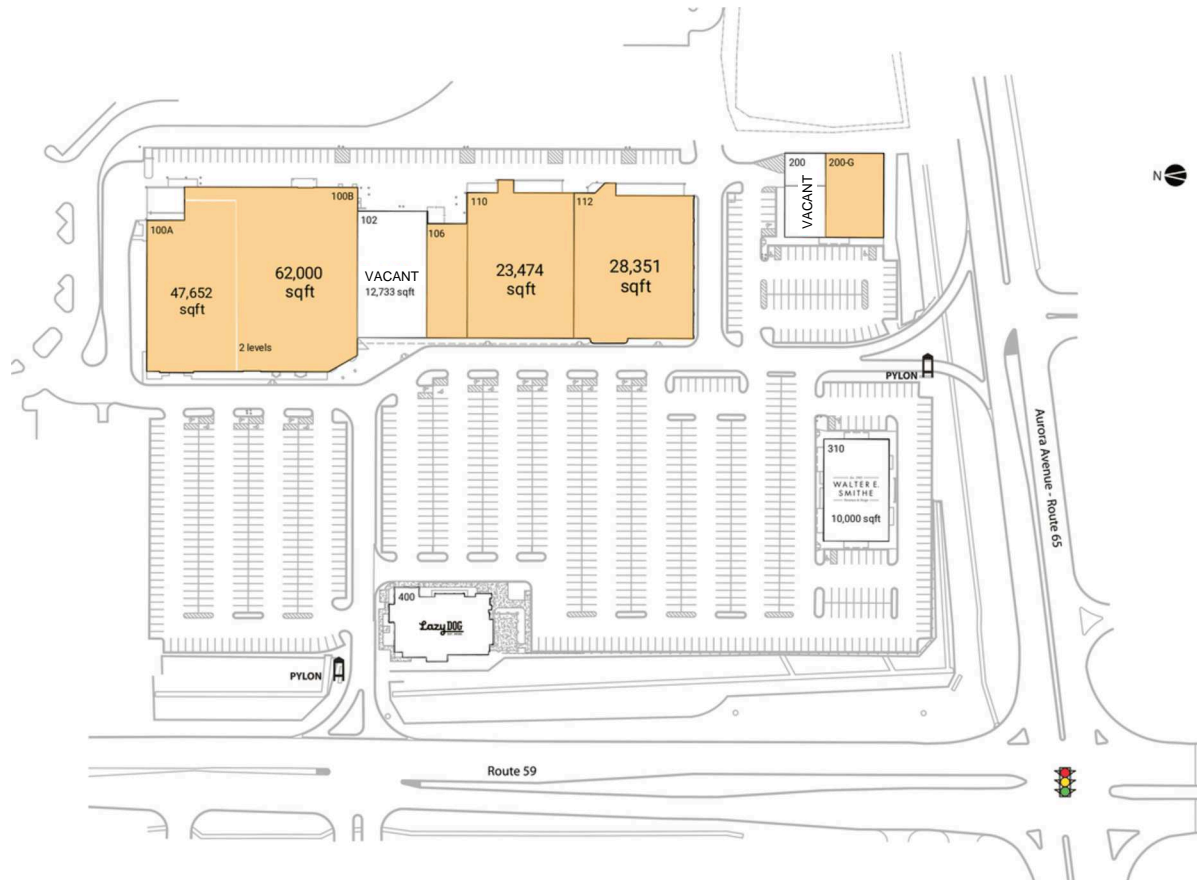
Existing Shopping Center Site Plans

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	Dunn 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

01A	12,765 SF
02	20,000 SF
13	2,000 SF
18	23,112 SF
19	28,366 SF
31	1,200 SF
33	2,400 SF
36	6,000 SF

Current Retailers

N.A.P. 2	Portillo's	0 SF	23	La Bella Uniforms	1,350 SF
	Restaurants		24	PappaRoti	2,700 SF
N.A.P. 1	SuperTarget	0 SF	25	Nails 4 U	1,350 SF
N.A.P. 3	Chili's Grill & Bar	0 SF	26/27	Xi'an Cuisine	3,600 SF
N.A.P. 4	Arby's	0 SF	28/29	Pita Pita	3,240 SF
N.A.P.5	Portillo's	0 SF		Mediterranean Grill	
01	The Fresh Market	25,725 SF		Mission BBQ	3,960 SF
03	Painted Tree Marketplace	31,479 SF	29A	Hollywood Palm Theater	50,011 SF
04-06	La-Z-Boy	13,542 SF	30	DashMart	5,154 SF
07	Sally Beauty	2,000 SF	34	Sola Salon Studios	6,407 SF
08	IVX Health	2,560 SF	35	Dick's Sporting Goods	50,000 SF
09	America's Best Contacts & Eyeglasses	2,653 SF	37	Discovery Clothing	11,998 SF
10/11	Cost Plus World Market	17,900 SF	38/39/40	Ulta Beauty	15,216 SF
12	Miracle-Ear	1,000 SF	41	The Furniture Shop	9,000 SF
14	Johnson Fitness & Wellness Store	4,000 SF	42	Edge Fitness	49,994 SF
15	Bath & Body Works	3,600 SF	43	Funtopia	27,001 SF
			43A	Bundoo Khan	2,000 SF
16	SAS Shoes	2,400 SF	45	Express	
17	Dry Bar	2,400 SF		Cabinetry Direct	2,000 SF
20	Five Below	12,000 SF	46	LL Flooring	6,284 SF
21	Fox Valley Currency Exchange	1,350 SF	47		
22	Removery	1,350 SF			

1143

Proposed Site Plan

FINAL PLANNED UNIT DEVELOPMENT PLAT
BLOCK 59

BEING A PLANNED UNIT DEVELOPMENT IN SECTION 22, TOWNSHIP 38 NORTH, RANGE 9,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.
THIS PLANNED UNIT DEVELOPMENT PROVIDES THE FRAMEWORK FOR A NEW RESTAURANT/ENTERTAINMENT/EXPERIENTIAL
DEVELOPMENT. THIS FRAMEWORK AFFORDS THE NECESSARY FLEXIBILITY TO ESTABLISH PUBLIC GATHERING AREAS, INTEGRATE THE
PROJECT WITH AN ADJACENT DEVELOPMENT, PROVIDE A MORE OF A PLANNED, COHESIVE AND EFFICIENT DEVELOPMENT, INCLUDING
THE SHARING OF PARKING AND OTHER INFRASTRUCTURE AND RECOGNIZE THE NEED FOR ELEVATED DESIGN AND AMENITIES.

PIN:
07-22-102-022
07-22-102-033

PROPERTY ADDRESS:
404 ILLINOIS ROUTE 59 (HERITAGE SQUARE)
204 ILLINOIS ROUTE 59 (WESTRIDGE SHOPPING CENTER)
NAPERVILLE, IL 60540

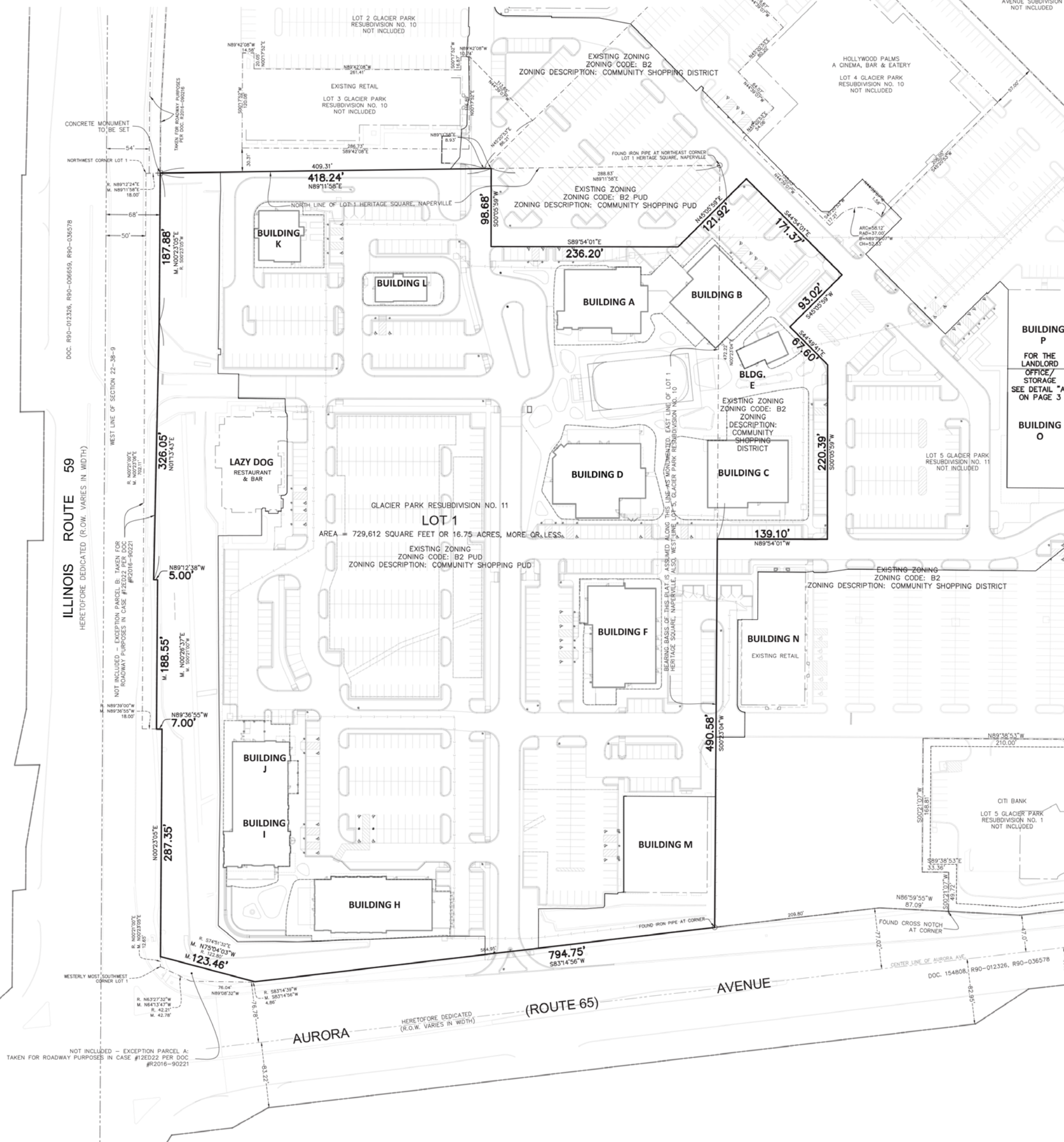
THIS PLAT HAS BEEN SUBMITTED FOR
RECORDING BY AND RETURN TO:
BRIK MOR HERITAGE SQUARE LLC
8700 W. BRYN MAWR AVE., SUITE 1000-S
CHICAGO, IL 60631

TOTAL PARKING SPACES WITHIN BLOCK 59 P.U.D.: 710

- SUBDIVISIONS REFERENCED ON THIS PLAT:
1. GLACIER PARK RESUBDIVISION NO. 1, RECORDED MARCH 28, 1990 AS DOCUMENT R90-036578
 2. HERITAGE SQUARE, NAPERVILLE, RECORDED JULY 28, 1992 AS DOCUMENT R92-143318
 3. JEFFERSON AVENUE SUBDIVISION, RECORDED APRIL 20, 1999 AS DOCUMENT R99-89740
 4. GLACIER PARK RESUBDIVISION NO. 10, RECORDED JULY 16, 2020 AS DOCUMENT R2020-075498
 5. GLACIER PARK RESUBDIVISION NO. 11, RECORDED _____ AS DOCUMENT _____



LOCATION MAP
NO SCALE



ILLINOIS ROUTE 59
HERETOFORE DEDICATED (R.O.W. VARIES IN WIDTH)

SEE PAGE 3 FOR ADDITIONAL TABULAR INFORMATION

SURVEYOR'S NOTES:

1. MONUMENTATION AT ALL LOT CORNERS INDICATED BY SYMBOL OR NOTATION ESTABLISHED PRIOR TO PLAT RECORDATION.
2. IRON PIPE IS TO BE SET AT REMAINING LOT CORNERS AFTER PLAT RECORDATION UNLESS OTHERWISE INDICATED OR NOTED HEREON.
3. NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENT UPON THIS PLAT.
4. ALL DIMENSIONS ARE MEASURED UNLESS NOTED OTHERWISE.

CONTACT INFORMATION

OWNER
NAME:
ADDRESS:
TELEPHONE:
EMAIL:

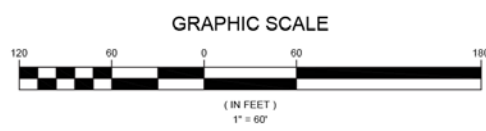
CONTACT INFORMATION
LAND SURVEYOR
NAME:
ADDRESS:
TELEPHONE:
EMAIL:

LEGEND:

- IRON PIPE
- + CUT CROSS
- CONCRETE MONUMENT
- - - LOT LINES
- P.U.D. BOUNDARY
- - - SECTION LINE / CENTER LINE

ABBREVIATIONS:

- R = RECORD
- M = MEASURED
- RAD = RADIUS
- B = CHORD BEARING
- CH = CHORD DISTANCE



ORDERED BY: RTM ENGINEERING CONSULTANTS LLC
ADDRESS: BLOCK 59 (BRIK MOR'S HERITAGE SQUARE)
CHECKED: DRAWN: RUT

GREMLEY & BIEDERMANN
PLCS, CORPORATION
LICENSE NO. 184-005332
PROFESSIONAL LAND SURVEYOR
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60650
TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM

ORDER NO. 2022-30271-002
DATE: JULY 29, 2022
SCALE: 1 INCH = 60 FEET
PAGE NO. 1 OF 3

Existing Property Plan

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Consultant:

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



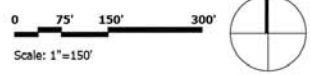
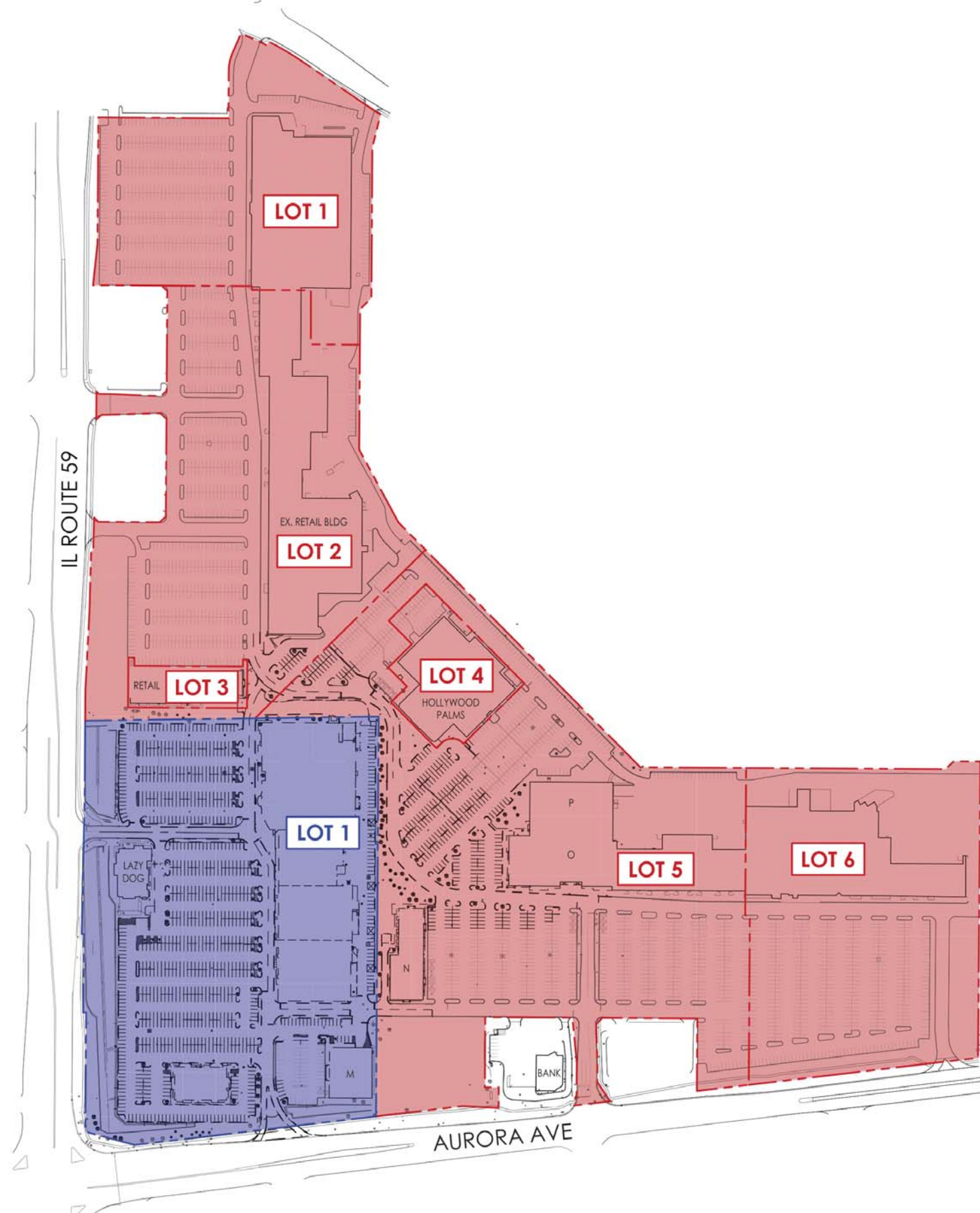
Client: **Brixmor** Property Group
 Block 59
 404 S. State Route 59
 Naperville, IL 60540
 Project Title & Address:

PARKING & PROPERTY EXHIBIT:
EXISTING CONDITIONS
 Sheet Title:

Seal:
 Proj. No: 21.0004060.000 Approved By: VPD

Sheet Number: **C1.0**
 ALL DIMENSIONS AND CONDITIONS MUST BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR AND SUB-CONTRACTORS PRIOR TO PERFORMING THE WORK. THE PROJECT MANAGER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
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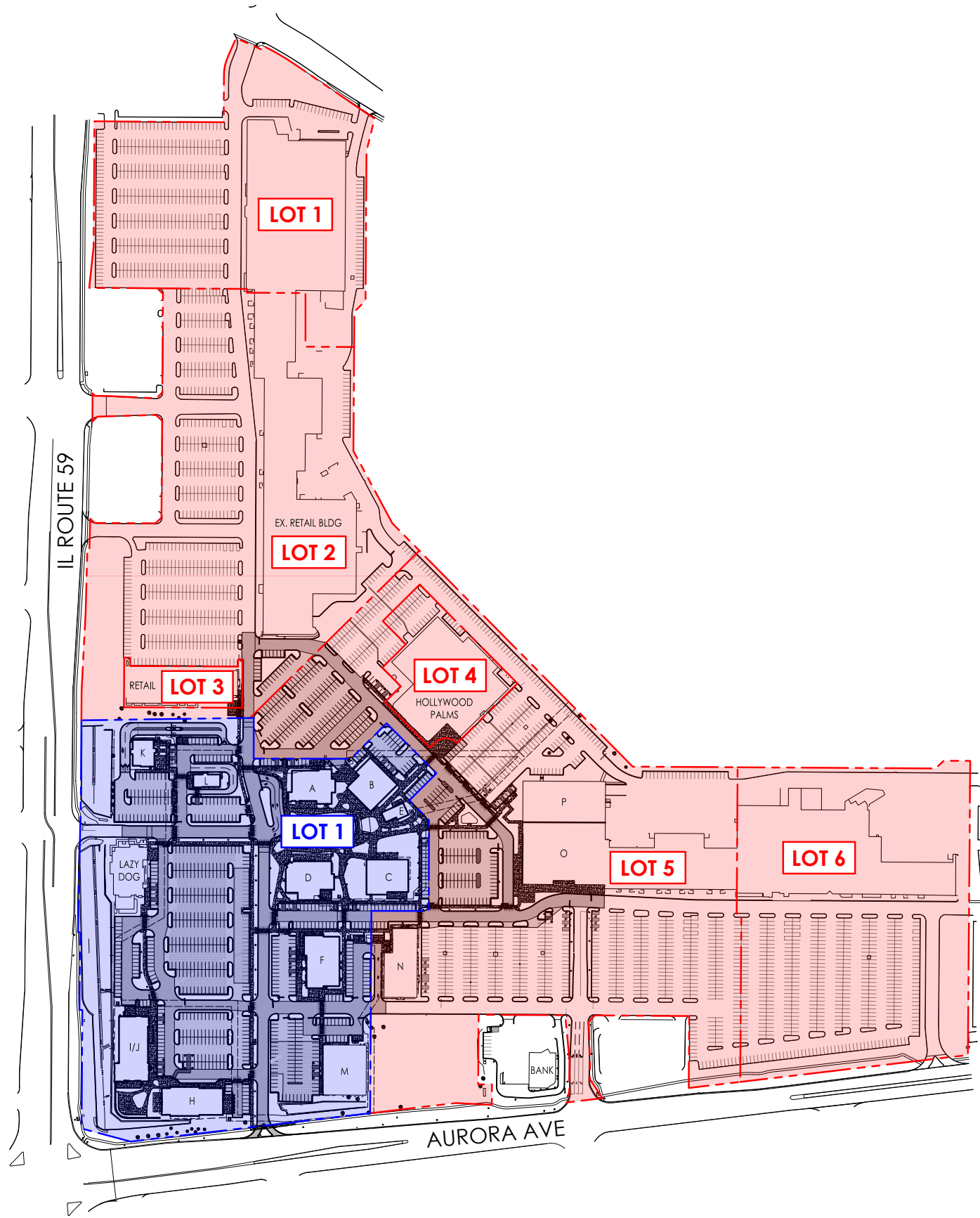
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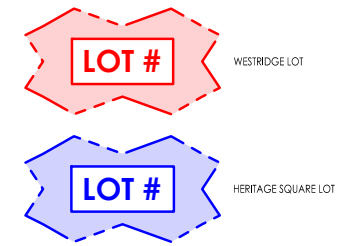
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Proposed Property Plan

Users: lane.north; File: J:\2021\21 BRX CO2 Block 59 - Naperville\09 DESIGN DRAWINGS\03 SHEETS\02 SITE\LOT EXHIBIT - 2023.04.21.dwg Time: Oct 19, 2023 - 8:26am



LEGEND:



NELSON

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 a licensed affiliate
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 Chicago, IL 60603-2409
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Consultant:			
Description:	No:	By:	Date:
FOR REVIEW	0	RTM	09.22.2022
REVISION PER P&Z MEETING	1	RTM	02.24.2023
SITE PLAN & PROP. BNDY UPDATES	2	RTM	06.21.2023
SITE PLAN UPDATES	3	RTM	08.24.2023
SITE PLAN UPDATES	4	RTM	09.21.2023
SITE PLAN UPDATES	5	RTM	10.18.2023

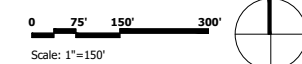


Client: Brixmor Property Group
 Block 59
 404 S. State Route 59
 Naperville, IL 60540

Project Title & Address:
**PARKING & PROPERTY EXHIBIT:
 PROPOSED CONDITIONS**

Sheet Title:

Seal:
 Proj. No: 21.0004060.000 Approved By: VPD



Sheet Number: **C2.0**

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Parking Calculations Spreadsheet

Westridge Ct/Block 59 - Parking Analysis

As of October 25, 2023

	Use Type	Applicable Parking Requirement	Square Footage of Tenant Space	Enclosed Patio Space	Gross Square Footage of Tenant Space	Total Parking Required	Total Parking Provided	Excess/ (Short)
Lot 1								
Space 1 - The Fresh Market	Retail	4 spaces/ 1,000 sf	25,725		25,725	103		
Space 1A - Tom's Price	Furniture	2 spaces/ 1,000 sf	12,765		12,765	26		
Space 2 - Tom's Price	Furniture	2 spaces/ 1,000 sf	20,000		20,000	40		
Space 3 - Painted Tree Marketplace	Retail	4 spaces/ 1,000 sf	33,255		33,255	133		
Lot 1 Total			91,745		91,745	301	465	164
Lot 2								
Space 4, 5, 6 - Lay-Z-Boy	Furniture	2 spaces/ 1,000 sf	13,334		13,334	27		
Space 7 - Sally Beauty	Retail	4 spaces/ 1,000 sf	2,000		2,000	8		
Space 8 - IVX Health	Office/clinic, medical	5 spaces/ 1,000 sf	2,560		2,560	13		
Space 9 - America's Best	Retail	4 spaces/ 1,000 sf	2,653		2,653	11		
Space 10/11 - Cost Plus World Market	Retail	4 spaces/ 1,000 sf	17,900		17,900	72		
Space 12 - Miracle-Ear	Retail	4 spaces/ 1,000 sf	1,000		1,000	4		
Space 13 - Bath and Body Works	Retail	4 spaces/ 1,000 sf	2,000		2,000	8		
Space 14 - Johnson Fitness and Wellness	Retail	4 spaces/ 1,000 sf	4,000		4,000	16		
Space 15 - Bath and Body Works	Retail	4 spaces/ 1,000 sf	3,600		3,600	14		
Space 16 - SAS Shoes	Retail	4 spaces/ 1,000 sf	2,400		2,400	10		
Space 17 - Vacant	Retail	4 spaces/ 1,000 sf	2,400		2,400	10		
Space 18 - Buy Buy Baby	Retail	4 spaces/ 1,000 sf	25,903		25,903	104		
Space 19 - Bed Bath & Beyond	Retail	4 spaces/ 1,000 sf	25,650		25,650	103		
Space 20 - Five Below	Retail	4 spaces/ 1,000 sf	12,000		12,000	48		
Lot 2 Total			117,400		117,400	445	548	103
Lot 3								
Space 21 - Currency Exchange	Financial Institution	1 space/ 250 sf	1,350		1,350	5		
Space 22 - Removery	Retail	4 spaces/ 1,000 sf	1,350		1,350	5		
Space 23 - La Bella Uniforms	Retail	4 spaces/ 1,000 sf	1,350		1,350	5		
Space 24 - PappaRoti	Retail	4 spaces/ 1,000 sf	2,700		2,700	11		
Space 25 - Nails 4 U	Retail	4 spaces/ 1,000 sf	1,532		1,532	6		
Space 26/27 - X'ain Cuisine	Restaurant	10 spaces/ 1,000 sf	3,600		3,600	36		
Space 28/29 - Pita Pita	Restaurant	10 spaces/ 1,000 sf	3,240		3,240	32		
Space 29A - Misson BBQ	Restaurant	10 spaces/ 1,000 sf	3,960		3,960	40		
Lot 3 Total			19,082		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 34, & 35 (Building N)	Retail	4.5 spaces/ 1,000 sf	12,058		12,058	54		
Spaces 36, 37 (Buildings O & P)	Entertainment	10 spaces/ 1,000 sf	50,000		50,000	500		
Space 38,39,40 - Discovery Clothing	Retail	4.5 spaces/ 1,000 sf	11,998		11,998	54		
Space 41 - Ulta	Retail	4.5 spaces/ 1,000 sf	15,216		15,216	68		
Space 42 - Vacant	Retail	4.5 spaces/ 1,000 sf	9,000		9,000	41		
Lot 5 Total			98,272		98,272	717	1127	410
Lot 6								
Space 43 - Edge Fitness	Fitness	4.5 spaces/ 1,000 sf	49,994		49,994	225		
Space 43A - Funtopia	Entertainment	4 spaces/ 1,000 sf	27,001		27,001	108		
Space 45 - Bundoo Khan Express	Restaurant	10 spaces/ 1,000 sf	2,000		2,000	20		
Space 46 - Cabinetry Direct	Retail	4.5 spaces/ 1,000 sf	2,000		2,000	9		
Space 47 - LL Flooring	Retail	4.5 spaces/ 1,000 sf	6,776		6,776	30		
Lot 6 Total			87,771		87,771	392	465	73

Block 59 - Parking Analysis

Lot 1								
Tenant A - Yard House	Restaurant	10 spaces/ 1,000 sf	7,965	700	8,665	87		
Tenant B	Restaurant	10 spaces/ 1,000 sf	12,087		12,087	121		
Tenant C	Restaurant	10 spaces/ 1,000 sf	19,200		19,200	192		
Tenant D - The Cheesecake Factory	Restaurant	10 spaces/ 1,000 sf	9,382	1,630	11,012	110		
Tenant E	Restaurant	10 spaces/ 1,000 sf	2,400		2,400	24		
Tenant F	Restaurant	10 spaces/ 1,000 sf	10,000		10,000	100		
Tenant H - Capital Grille	Restaurant	10 spaces/ 1,000 sf	10,000		10,000	100		
Tenant I - First Watch	Restaurant	10 spaces/ 1,000 sf	4,048		4,048	40		
Tenant J - Piccolo Buco	Restaurant	10 spaces/ 1,000 sf	7,493	1,079	8,572	86		
Tenant K - Shack Shake	Fast food	17 spaces/ 1,000 sf	3,300		3,300	56		
Tenant L - Stan's Donut's	Fast food	17 spaces/ 1,000 sf	2,000		2,000	34		
Tenant M - Walter E. Smith	Furniture	2 spaces/ 1,000 sf	12,272		12,272	25		
The Lazy Dog	Restaurant	10 spaces/ 1,000 sf	8,213		8,213	82		
Events Plaza*	Theater	1 space/2.5 seats			875 seats*	350		
Lot 1 Total			108,360	3,409	111,769	1407	710	(697)

UPDATED Grand Totals 527,018 3,796 3,358 (438)

Grand Totals (Approved by City) 517,487 3,796 3,358 (438)

Updated from approved quantities

Westridge Ct/Block 59 - Parking Analysis
As of October 25, 2023

	Use Type	Applicable Parking Requirement	Square Footage of Tenant Space	Enclosed Patio Space	Gross Square Footage of Tenant Space	Total Parking Required	Total Parking Provided	Excess/ (Short)
Lot 1								
Space 1 - The Fresh Market	Retail	4 spaces/ 1,000 sf	25,725		25,725	103		
Space 1A - Tom's Price	Furniture	2 spaces/ 1,000 sf	12,765		12,765	26		
Space 2 - Tom's Price	Furniture	2 spaces/ 1,000 sf	20,000		20,000	40		
Space 3 - Painted Tree Marketplace	Retail	4 spaces/ 1,000 sf	33,255		33,255	133		
Lot 1 Total			91,745		91,745	301	465	164
Lot 2								
Space 4, 5, 6 - Lay-Z-Boy	Furniture	2 spaces/ 1,000 sf	13,334		13,334	27		
Space 7 - Sally Beauty	Retail	4 spaces/ 1,000 sf	2,000		2,000	8		
Space 8 - IVX Health	Office/clinic, medical	5 spaces/ 1,000 sf	2,560		2,560	13		
Space 9 - America's Best	Retail	4 spaces/ 1,000 sf	2,653		2,653	11		
Space 10/11 - Cost Plus World Market	Retail	4 spaces/ 1,000 sf	17,900		17,900	72		
Space 12 - Miracle-Ear	Retail	4 spaces/ 1,000 sf	1,000		1,000	4		
Space 13 - Bath and Body Works	Retail	4 spaces/ 1,000 sf	2,000		2,000	8		
Space 14 - Johnson Fitness and Wellness	Retail	4 spaces/ 1,000 sf	4,000		4,000	16		
Space 15 - Bath and Body Works	Retail	4 spaces/ 1,000 sf	3,600		3,600	14		
Space 16 - SAS Shoes	Retail	4 spaces/ 1,000 sf	2,400		2,400	10		
Space 17 - Vacant	Retail	4 spaces/ 1,000 sf	2,400		2,400	10		
Space 18 - Buy Buy Baby	Retail	4 spaces/ 1,000 sf	25,903		25,903	104		
Space 19 - Bed Bath & Beyond	Retail	4 spaces/ 1,000 sf	25,650		25,650	103		
Space 20 - Five Below	Retail	4 spaces/ 1,000 sf	12,000		12,000	48		
Lot 2 Total			117,400		117,400	445	548	103
Lot 3								
Space 21 - Currency Exchange	Financial Institution	1 space/ 250 sf	1,350		1,350	5		
Space 22 - Removery	Retail	4 spaces/ 1,000 sf	1,350		1,350	5		
Space 23 - La Bella Uniforms	Retail	4 spaces/ 1,000 sf	1,350		1,350	5		
Space 24 - PappaRoti	Retail	4 spaces/ 1,000 sf	2,700		2,700	11		
Space 25 - Nails 4 U	Retail	4 spaces/ 1,000 sf	1,532		1,532	6		
Space 26/27 - X'ain Cuisine	Restaurant	10 spaces/ 1,000 sf	3,600		3,600	36		
Space 28/29 - Pita Pita	Restaurant	10 spaces/ 1,000 sf	3,240		3,240	32		
Space 29A - Misson BBQ	Restaurant	10 spaces/ 1,000 sf	3,960		3,960	40		
Lot 3 Total			19,082		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)
					50000			
Lot 5								
Spaces 34, & 35 (Building N)	Retail	4.5 spaces/ 1,000 sf	12,058		12,058	54		
Spaces 36, 37 (Buildings O & P)	Entertainment	10 spaces/ 1,000 sf	50,000		50,000	500		
Space 38,39,40 - Discovery Clothing	Retail	4.5 spaces/ 1,000 sf	11,998		11,998	54		
Space 41 - Ulta	Retail	4.5 spaces/ 1,000 sf	15,216		15,216	68		
Space 42 - Vacant	Retail	4.5 spaces/ 1,000 sf	9,000		9,000	41		
Lot 5 Total			98,272		98,272	717	1127	410
Lot 6								
Space 43 - Edge Fitness	Fitness	4.5 spaces/ 1,000 sf	49,994		49,994	225		
Space 43A - Funtopia	Entertainment	4 spaces/ 1,000 sf	27,001		27,001	108		
Space 45 - Bundoo Khan Express	Restaurant	10 spaces/ 1,000 sf	2,000		2,000	20		
Space 46 - Cabinetry Direct	Retail	4.5 spaces/ 1,000 sf	2,000		2,000	9		
Space 47 - LL Flooring	Retail	4.5 spaces/ 1,000 sf	6,776		6,776	30		
Lot 6 Total			87,771		87,771	392	465	73

Block 59 - Parking Analysis

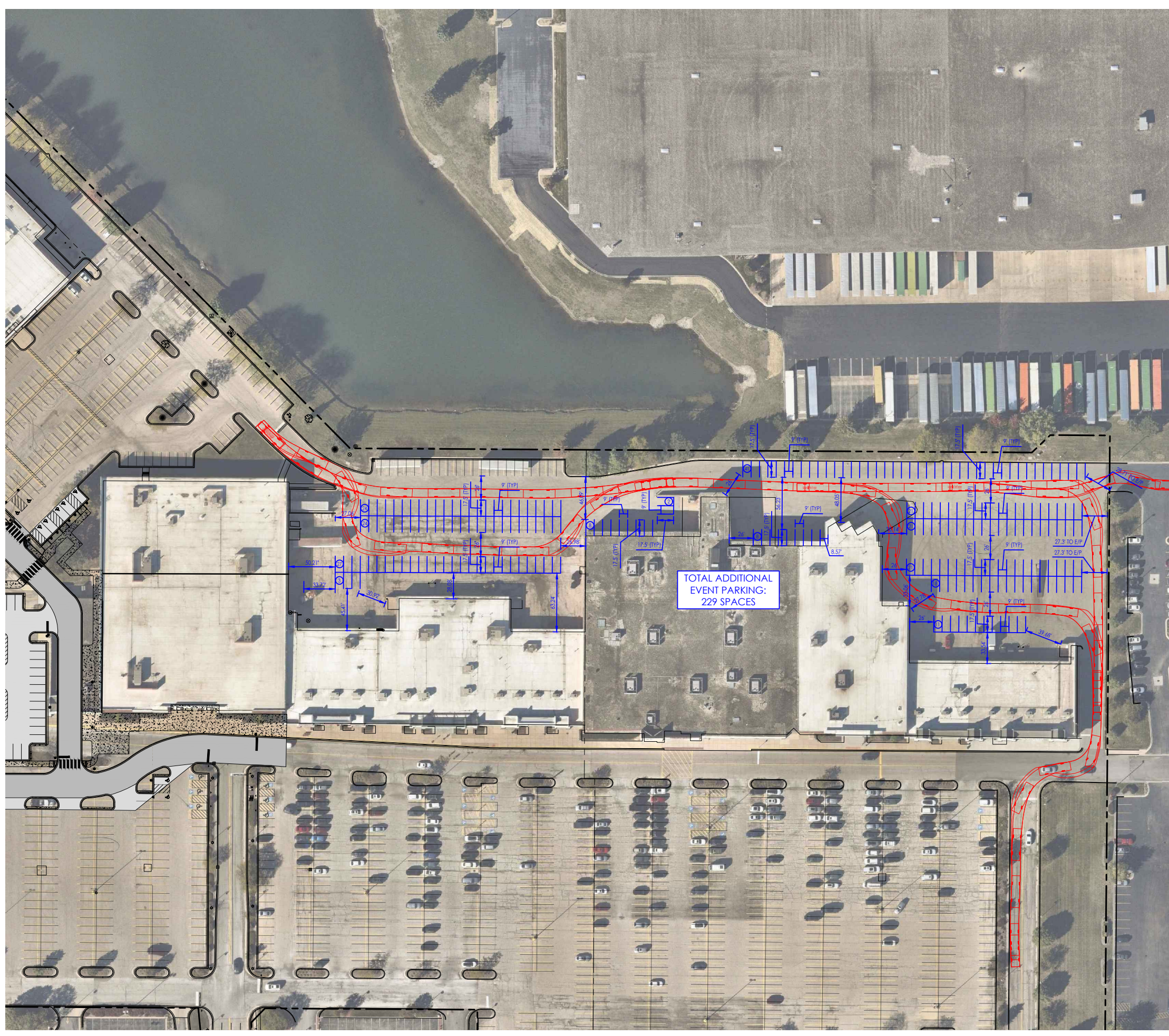
Lot 1								
Tenant A - Yard House	Restaurant	10 spaces/ 1,000 sf	7,965	700	8,665	87		
Tenant B	Restaurant	10 spaces/ 1,000 sf	12,087		12,087	121		
Tenant C	Restaurant	10 spaces/ 1,000 sf	19,200		19,200	192		
Tenant D - The Cheesecake Factory	Restaurant	10 spaces/ 1,000 sf	9,382	1,630	11,012	110		
Tenant E	Restaurant	10 spaces/ 1,000 sf	2,400		2,400	24		
Tenant F	Restaurant	10 spaces/ 1,000 sf	10,000		10,000	100		
Tenant H - Capital Grille	Restaurant	10 spaces/ 1,000 sf	10,000		10,000	100		
Tenant I - First Watch	Restaurant	10 spaces/ 1,000 sf	4,048		4,048	40		
Tenant J - Piccolo Buco	Restaurant	10 spaces/ 1,000 sf	7,493	1,079	8,572	86		
Tenant K - Shack Shake	Fast food	17 spaces/ 1,000 sf	3,300		3,300	56		
Tenant L - Stan's Donut's	Fast food	17 spaces/ 1,000 sf	2,000		2,000	34		
Tenant M - Walter E. Smithe	Furniture	2 spaces/ 1,000 sf	12,272		12,272	25		
The Lazy Dog	Restaurant	10 spaces/ 1,000 sf	8,213		8,213	82		
Events Plaza*	Theater	1 space/2.5 seats			875 seats*	350		
Lot 1 Total			108,360	3,409	111,769	1407	710	(697)

UPDATED Grand Totals					527,018	3,796	3,358	(438)
Grand Totals (Approved by City)					517,487	3,796	3,358	(438)

Updated from approved quantities

Overflow Parking and AutoTurns Figures

User: mondrep.kour File: \1\2021\1\1\88K.C02 Block 59 - Naperville\09 DESIGN DRAWINGS\09 SHEETS\SITE - EVENT PARKING EXHIBIT.dwg Time: Oct 25, 2023 - 2:20pm



LEGEND:
 — EX. & PR. SITE LINEWORK
 — PR. EVENT PARKING LAYOUT
 — FIRE TRUCK PATH

- EVENT/OVERFLOW PARKING SUMMARY:**
1. THIS AREA OF PARKING TO BE UTILIZED ONLY DURING AFTER TYPICAL WEEKDAY HOURS OR ON WEEKENDS WHILE A SCHEDULED EVENT IS ONGOING AND ANTICIPATION OF ADDITIONAL PARKING SPACES WILL BE REQUIRED.
 2. PARKING ATTENDANT COMPANY TO BE HIRED DURING EVENT. ATTENDANT COMPANY PERSONNEL TO BE LOCATED THROUGHOUT SITE TO ASSIST USERS IN LOCATING THIS OVERFLOW PARKING AREA.
 3. EVENT / OVERFLOW PARKING WAYFINDING SIGNAGE TO BE LOCATED AS PER FOLLOWING EXHIBIT. PARKING ATTENDANT COMPANY TO PROVIDE SIGNAGE.
 4. EVENT / OVERFLOW PARKING SPACES TO BE STRIPED AND MAINTAINED.
 5. SEE FOLLOWING "OVERFLOW PARKING WAYFINDING SIGNAGE LOCATION EXHIBIT" FOR LOCATIONS AND TYPE.

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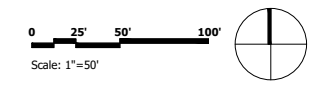
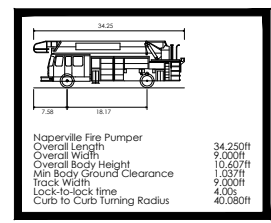
Consultant:

Description:	No:	By:	Date:
FOR REVIEW	0	RTM	01.13.2023
REVISED PER VILLAGE COMMENTS	1	RTM	02.06.2023
SITE PLAN UPDATE	2	RTM	08.11.2023
RESUBMITTAL FINAL COMMENTS	3	RTM	09.21.2023
SITE PLAN UPDATE	4	RTM	10.18.2023
SITE PLAN UPDATE	5	RTM	10.25.2023

BRIXMOR
 Property Group

Client:
 Block 59
 404 S. State Route 59
 Naperville, IL 60540

Project Title & Address:
EVENT PARKING EXHIBIT



Sheet Title:

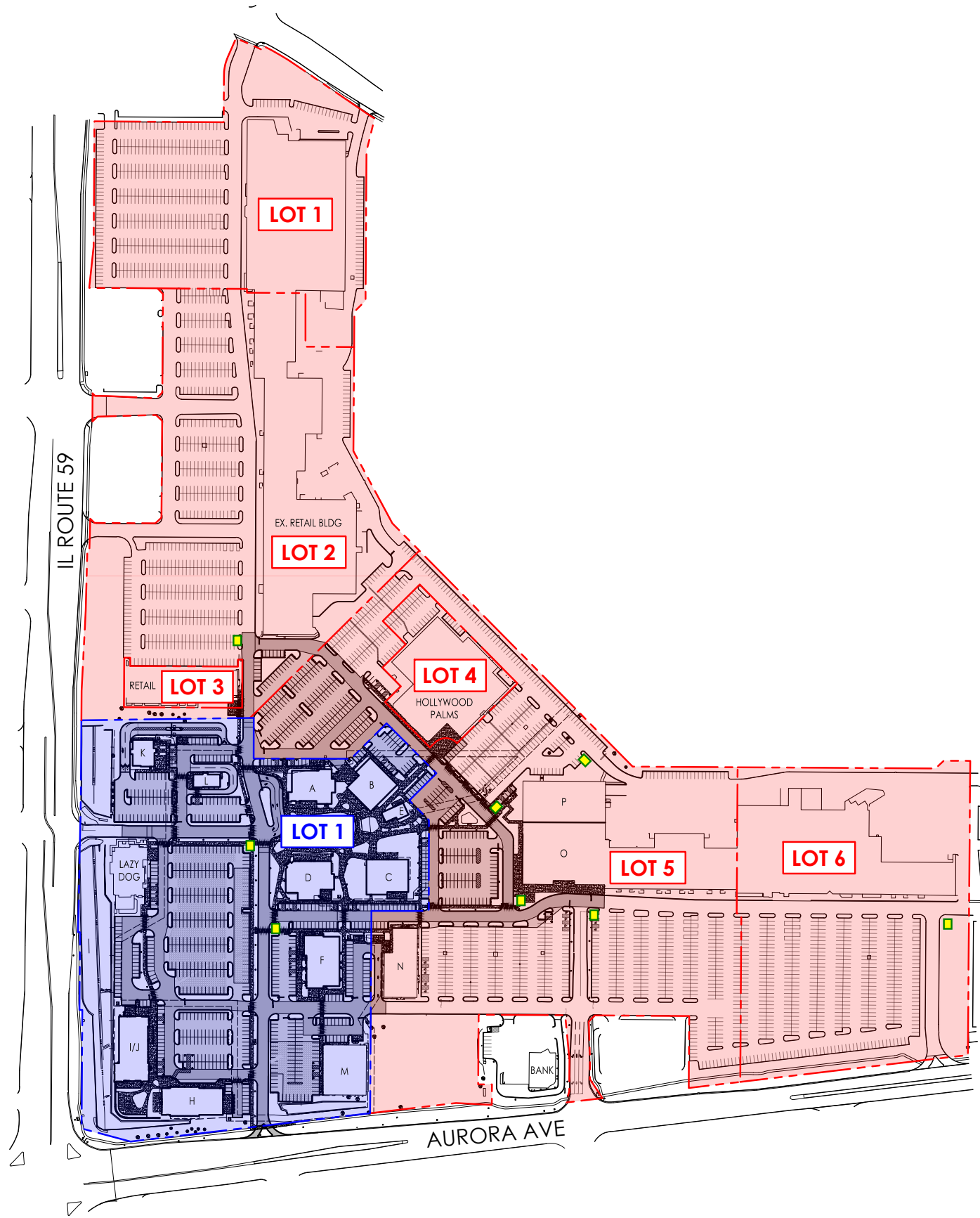
Seal:

Proj. No: 21.0004060.000 Approved By: VPD

Sheet Number:

ALL DIMENSIONS AND CONDITIONS MUST BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR AND SUB-CONTRACTORS PRIOR TO PERFORMING THE WORK. THE PROJECT MANAGER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
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Users: lane.north; File: J:\2021\21 BRX CO2 Block 59 - Naperville\09 DESIGN DRAWINGS\03 SHEETS\02 SITE LOT EXHIBITS - 2023.04.21.dwg Time: Oct 19, 2023 - 8:26am



LEGEND:

LOT # WESTRIDGE LOT

LOT # HERITAGE SQUARE LOT

OVERFLOW WAYFINDING SIGNAGE LOCATION

EXAMPLE OF OVERFLOW WAYFINDING SIGNAGE TYPE

NELSON

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 30 West Monroe Street - Suite 200
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- Environmental Graphics**
 Selbert Perkins Design
 Chris Wong
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 Chicago, IL 60606
 T: 312.876.1839 E: cwong@selbertperkins.com

Consultant:

Description:	No:	By:	Date:
FOR REVIEW	0	RTM	09.22.2022
REVISION PER P&Z MEETING	1	RTM	02.24.2023
SITE PLAN & PROP. BNDY UPDATES	2	RTM	06.21.2023
SITE PLAN UPDATES	3	RTM	08.24.2023
SITE PLAN UPDATES	4	RTM	09.21.2023
SITE PLAN UPDATES	5	RTM	10.18.2023

BRIXMOR[®]

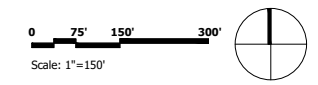
Client: Property Group

Block 59
 404 S. State Route 59
 Naperville, IL 60540
 Project Title & Address:

OVERFLOW PARKING WAYFINDING SIGNAGE LOCATION EXHIBIT

Sheet Title:

Seal:
 Proj. No: 21.0004060.000 Approved By: VPD



Sheet Number: **C2.0**

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