

MEMORANDUM TO: Andrew Balzer
Brixmor Property Group

FROM: Kelly Pachowicz
Consultant

Luay R. Aboona, PE, PTOE
Principal

DATE: December 1, 2022

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 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 financial business. 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 11,561 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 50,670 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		1,319
Westridge Court		
	<i>Lot 1</i>	367
	<i>Lot 2</i>	445
	<i>Lot 3</i>	141
	<i>Lot 4</i>	392
	<i>Lot 5</i>	698
	<i>Lot 6</i>	363
	Westridge Total	2,406
Both Developments		3,725

Parking Assessment

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

- Block 59 will require 1,319 parking spaces based on city code.
- Westridge Court will require 2,406 parking spaces based on city code.
- Combined the two sites will require 3,725 parking spaces based on city code.
- Block 59 is proposed to provide 716 parking spaces, resulting in the development having a deficit of 603 parking spaces.
- Westridge Court is proposed to provide 2,642 parking spaces, resulting in the shopping center having a surplus of 236 parking spaces.
- Combined the two sites are proposed to provide 3,358 parking spaces, resulting in the sites having a deficit of 367 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, such as the proposed financial institution within Block 59, will 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 1,319 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	General Office Building	Event Space	
10:00 AM	0	4	157	28	40	0	229
11:00 AM	40	4	260	61	40	0	405
12:00 PM	102	24	574	101	34	0	835
1:00 PM	112	18	574	86	34	0	824
2:00 PM	80	11	296	58	37	0	482
3:00 PM	54	7	236	43	38	0	378
4:00 PM	54	6	223	45	34	175	537
5:00 PM	78	12	374	60	22	350	896
6:00 PM	142	18	598	63	8	350	1,179
7:00 PM	200	17	604	18	4	350	1,193
8:00 PM	194	7	501	18	0	175	895
9:00 PM	194	5	308	18	0	0	525
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	General Office Building	Event Space	
10:00 AM	0	1	646	17	0	0	664
11:00 AM	37	6	668	27	0	0	738
12:00 PM	126	15	742	48	0	0	931
1:00 PM	184	17	727	54	0	0	982
2:00 PM	99	21	631	41	0	175	967
3:00 PM	75	12	542	27	0	350	1,006
4:00 PM	48	9	430	17	0	350	854
5:00 PM	61	13	467	27	0	350	918
6:00 PM	143	18	564	37	0	175	937
7:00 PM	309	11	579	34	0	0	933
8:00 PM	340	9	564	34	0	0	947
9:00 PM	340	7	408	34	0	0	789
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 553 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.

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	28	33	0	61
11:00 AM	37	55	0	92
12:00 PM	51	121	0	172
1:00 PM	52	121	0	173
2:00 PM	47	62	0	109
3:00 PM	43	50	0	93
4:00 PM	42	47	0	89
5:00 PM	44	79	0	123
6:00 PM	45	126	95	266
7:00 PM	42	127	190	359
8:00 PM	33	105	285	423
9:00 PM	22	65	380	467

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			Total
	Retail ¹	Sit-Down Restaurant ²	Arcade ²	
10:00 AM	35	110	0	145
11:00 AM	44	114	0	158
12:00 PM	49	127	0	176
1:00 PM	52	124	0	176
2:00 PM	51	108	0	159
3:00 PM	48	93	0	141
4:00 PM	45	74	0	119
5:00 PM	41	80	0	121
6:00 PM	37	97	95	229
7:00 PM	36	99	190	325
8:00 PM	31	97	285	413
9:00 PM	27	70	380	477

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.

Vacant Space Hourly Distribution

In order to account for the vacant space 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, respectively. 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 209 parking spaces based on city code.

The hourly distribution for the vacant space within the Westridge Court shopping center (based on the 209 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 5
 ESTIMATED VACANT SPACE HOURLY PARKING OCCUPANCY – WESTRIDGE COURT

Time Period	Parking Occupancy	
	Weekday	Weekend
10:00 AM	79	98
11:00 AM	104	118
12:00 PM	146	147
1:00 PM	147	144
2:00 PM	132	132
3:00 PM	122	115
4:00 PM	119	119
5:00 PM	123	126
6:00 PM	126	123
7:00 PM	118	116
8:00 PM	93	103
9:00 PM	62	103

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 2,191 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 2,196 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	229	61	79	746	22%
11:00 AM	434	405	92	104	1,035	31%
12:00 PM	524	835	172	146	1,677	50%
1:00 PM	544	824	173	147	1,688	50%
2:00 PM	505	482	109	132	1,228	37%
3:00 PM	558	378	93	122	1,151	34%
4:00 PM	592	537	89	119	1,337	40%
5:00 PM	617	896	123	123	1,759	52%
6:00 PM	613	1,179	266	126	2,184	65%
7:00 PM	521	1,193	359	118	2,191	65%
8:00 PM	395	895	423	93	1,806	54%
9:00 PM	314	525	467	62	1,368	41%

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	664	145	98	1,414	42%
11:00 AM	610	738	158	118	1,624	48%
12:00 PM	810	931	176	147	2,064	61%
1:00 PM	850	982	176	144	2,152	64%
2:00 PM	938	967	159	132	2,196	65%
3:00 PM	899	1,006	141	115	2,161	64%
4:00 PM	803	854	119	119	1,895	56%
5:00 PM	722	918	121	126	1,887	56%
6:00 PM	570	937	229	123	1,859	55%
7:00 PM	470	933	325	116	1,844	55%
8:00 PM	353	947	413	103	1,816	54%
9:00 PM	243	789	477	103	1,612	48%

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 1,893 spaces (78 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 1,711 spaces (70 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	229	61	7	527	22%
11:00 AM	248	405	92	9	754	31%
12:00 PM	304	835	172	13	1,324	54%
1:00 PM	328	824	173	13	1,338	55%
2:00 PM	314	482	109	12	917	38%
3:00 PM	348	378	93	11	830	34%
4:00 PM	375	537	89	11	1,012	42%
5:00 PM	385	896	123	11	1,415	58%
6:00 PM	385	1,179	266	11	1,841	76%
7:00 PM	331	1,193	359	10	1,893	78%
8:00 PM	260	895	423	8	1,586	65%
9:00 PM	215	525	467	5	1,212	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	664	145	9	1,127	46%
11:00 AM	385	738	158	10	1,291	53%
12:00 PM	536	931	176	13	1,656	68%
1:00 PM	534	982	176	13	1,705	70%
2:00 PM	571	967	159	12	1,709	70%
3:00 PM	554	1,006	141	10	1,711	70%
4:00 PM	512	854	119	11	1,496	61%
5:00 PM	458	918	121	11	1,508	62%
6:00 PM	390	937	229	11	1,567	64%
7:00 PM	348	933	325	10	1,616	66%
8:00 PM	279	947	413	9	1,648	68%
9:00 PM	210	789	477	9	1,485	61%

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 1,319 parking spaces.

- Westridge Court requires 2,406 parking spaces.
- Combined, the two sites require 3,725 parking spaces, resulting in a deficit of 603 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 2,434 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 78 percent.

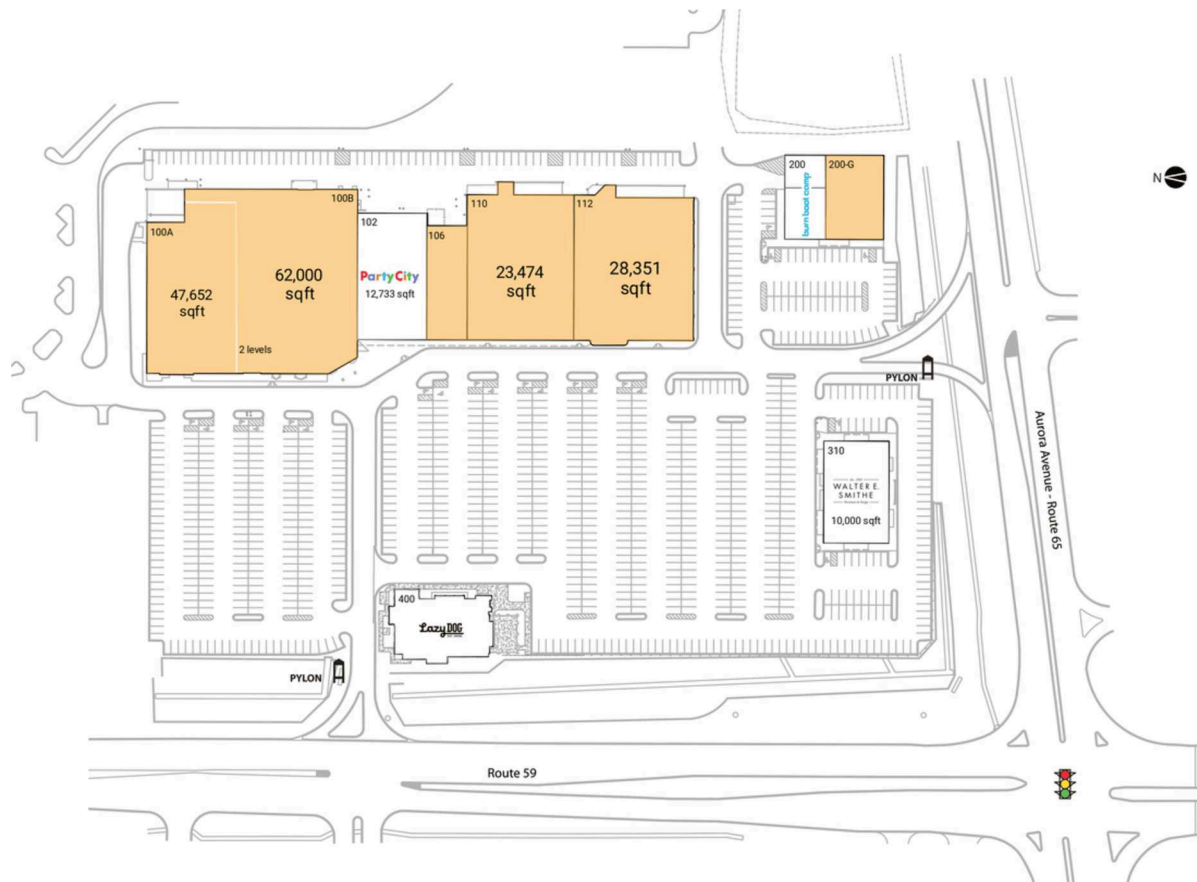
Appendix

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
			36	Chicago Wrap	6,000 SF
12	Miracle-Ear	1,000 SF	38/39/40	Discovery Clothing	11,984 SF
14	Johnson Fitness & Wellness Store	4,000 SF	41	Ulta Beauty	15,216 SF
15	Bath & Body Works	3,600 SF	43	Edge Fitness	49,994 SF
16	SAS Shoes	2,400 SF	43A	Funtopia	27,001 SF
18	Buybuy BABY	23,112 SF	45	Bundoo Khan Express	2,000 SF
			46	Cabinetry Direct	2,000 SF
			47	LL Flooring	6,284 SF

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



EXG. PROP LINE
PUD BOUNDARY

ROUTE 59
(55,000 VPD)

AURORA AVENUE
(20,000 VPD)



Westridge Ct/Block 59 - Parking Analysis

	Use Type	Applicable Parking Requirement	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	103		
Space 1A - Vacant	Retail	4 spaces/ 1,000 sf	12,765	51		
Space 2 - Vacant	Retail	4 spaces/ 1,000 sf	20,000	80		
Space 3 - Painted Tree Marketplace	Retail	4 spaces/ 1,000 sf	33,255	133		
Lot 1 Total			91,745	367	465	98
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 - Removery	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	<i>Seats (with Expansion)</i>			
			979	392		
Lot 4 Total			979	392	43	(349)
Lot 5						
Spaces 31, 33, 34, & 35 (Building N)	Retail	4 spaces/ 1,000 sf	11,561	46		
Spaces 36, 37 (Buildings O & P)	Entertainment	10 spaces/ 1,000 sf	50,670	507		
Space 38,39,40 - Discovery Clothing	Retail	4 spaces/ 1,000 sf	11,998	48		
Space 41 - Ulta	Retail	4 spaces/ 1,000 sf	15,216	61		
Space 42 - Vacant	Retail	4 spaces/ 1,000 sf	9,000	36		
Lot 5 Total			98,445	698	1127	429
Lot 6						
Space 43 - Edge Fitness	Fitness	4 spaces/ 1,000 sf	49,994	200		
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 spaces/ 1,000 sf	2,000	8		
Space 47 - LL Flooring	Retail	4 spaces/ 1,000 sf	6,776	27		
Lot 6 Total			87,771	363	459	96
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	Office	3.3 spaces/ 1,000 sf	12,272	40		
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	1319	716	(603)
Grand Totals			516,357	3,725	3,358	(367)

*Event plaza is 120 ft x 60 ft with a reduction of 15% for circulation for a total of 6,120 sf.
Code requires 1 seat per 7 sf so applying the requirement for a theater would yield a need of 875 seats and 1 space for every 2.5 seats would require 350 spaces