



**Naperville**

TRANSPORTATION, ENGINEERING, AND DEVELOPMENT (TED)  
BUSINESS GROUP  
400 S. Eagle Street  
Naperville, IL 60540  
[www.naperville.il.us](http://www.naperville.il.us)

# **PETITION FOR DEVELOPMENT APPROVAL**

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**Naperville**  
**CITY OF NAPERVILLE**  
**PETITION FOR DEVELOPMENT APPROVAL**

DEVELOPMENT NAME (should be consistent with plat): Westridge Court

ADDRESS OF SUBJECT PROPERTY: 2603 Aurora Avenue, Suite 107

PARCEL IDENTIFICATION NUMBER (P.I.N.) 07-22-102-034

**I. PETITIONER:** Samuel Stockton

PETITIONER'S ADDRESS: 621 Nicholson Street

CITY: Idol. STATE: IL ZIP CODE: 60435

PHONE: 815-272-5269 EMAIL ADDRESS: Sam.Stockton@Escapology.com

**II. OWNER(S):** Brixmor Holdings 6 SPE, LLC, c/o Brixmor Property Group

OWNER'S ADDRESS: 8700 W. Bryn Mawr Avenue, Suite 1000S

CITY: Chicago

STATE: Illinois

ZIP CODE: 60631

PHONE: 847-562-4148 EMAIL ADDRESS: dana.meadowcroft@brixmor.com

**III. PRIMARY CONTACT** (review comments sent to this contact): \_\_\_\_\_

RELATIONSHIP TO PETITIONER: \_\_\_\_\_

PHONE: \_\_\_\_\_ EMAIL ADDRESS: \_\_\_\_\_

**IV. OTHER STAFF**

NAME: \_\_\_\_\_

RELATIONSHIP TO PETITIONER: \_\_\_\_\_

PHONE: \_\_\_\_\_ EMAIL ADDRESS: \_\_\_\_\_

NAME: \_\_\_\_\_

RELATIONSHIP TO PETITIONER: \_\_\_\_\_

PHONE: \_\_\_\_\_ EMAIL ADDRESS: \_\_\_\_\_

## V. PROPOSED DEVELOPMENT AND PROPERTY

(check applicable and provide responses to corresponding exhibits on separate sheet)

<b>PZC&amp;CC Processes</b>	<input type="checkbox"/> Annexation <input type="checkbox"/> Rezoning <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Major Change to Conditional Use <input type="checkbox"/> Planned Unit Development (PUD) <input type="checkbox"/> Major Change to PUD <input type="checkbox"/> Preliminary PUD Plat <input type="checkbox"/> Preliminary/Final PUD Plat <input type="checkbox"/> PUD Deviation <input checked="" type="checkbox"/> Zoning Variance <input type="checkbox"/> Sign Variance <input type="checkbox"/> Subdivision Variance to Section 7-4-4
<b>CC Only Process</b>	<input type="checkbox"/> Minor Change to Conditional Use <input type="checkbox"/> Minor Change to PUD <input type="checkbox"/> Deviation to Platted Setback <input type="checkbox"/> Amendment to an Existing Annexation Agreement <input type="checkbox"/> Preliminary Subdivision Plat (creating new buildable lots) <input type="checkbox"/> Final Subdivision Plat (creating new buildable lots) <input type="checkbox"/> Preliminary/Final Subdivision Plat (creating new buildable lots) <input type="checkbox"/> Final PUD Plat <input type="checkbox"/> Subdivision Deviation <input type="checkbox"/> Plat of Right-of-Way Vacation
<b>Administrative Review</b> <b>Administrative Review</b>	<input type="checkbox"/> Engineering Plan Review <input type="checkbox"/> Administrative Subdivision Plat (no new buildable lots are being created) <input type="checkbox"/> Administrative Adjustment to Conditional Use <input type="checkbox"/> Administrative Adjustment to PUD <input type="checkbox"/> Plat of Easement Dedication/Vacation <input type="checkbox"/> Landscape Variance
<b>Other</b>	<input type="checkbox"/> Please specify:

ACREAGE OF PROPERTY: 9.3657 ZONING OF PROPERTY: B2

DESCRIPTION OF PROPOSAL/USE (use a separate sheet if necessary)

*See Attached*

**Background Information and Highlights of Proposed Project**

The applicant proposes to open an Escapology franchise, a premium indoor escape room entertainment venue, in a Retail Center within the City of Naperville, IL, located at 2603 Aurora Avenue, Suite 107, Naperville IL 60540, in a vacant space in Westridge Court. Escapology is a globally recognized brand with over 60 locations worldwide, including 2 in the Chicago suburbs, known for delivering immersive, family-friendly puzzle experiences in a safe, controlled, and professionally operated environment. Escapology ([www.escapology.com](http://www.escapology.com)) provides immersive, team-based puzzle-solving experiences for groups of 2–8 people, designed to promote collaboration, cognitive engagement, and social interaction.

The primary goal of this project is to bring a high-quality, low-impact entertainment option to Naperville that serves families, young adults, professionals, and corporate groups. The venue will consist of approximately 6,284 square feet of commercial space, with multiple themed escape rooms, a guest reception/lounge area, and supporting back-of-house operations.

The buildout will involve minimal structural work, primarily limited to interior design and partitioning for themed escape rooms, a small reception/lounge area, and restrooms. No exterior structural modifications are planned beyond compliant signage and aesthetic improvements as permitted by the City. The proposed use aligns well with other low-impact commercial uses commonly permitted in mixed-use districts.

New York, NY 10017

Unit # 47  
Ground Floor  
+/- 6,284 SF

Square footage provided by the customer

Width  
+/- 81'

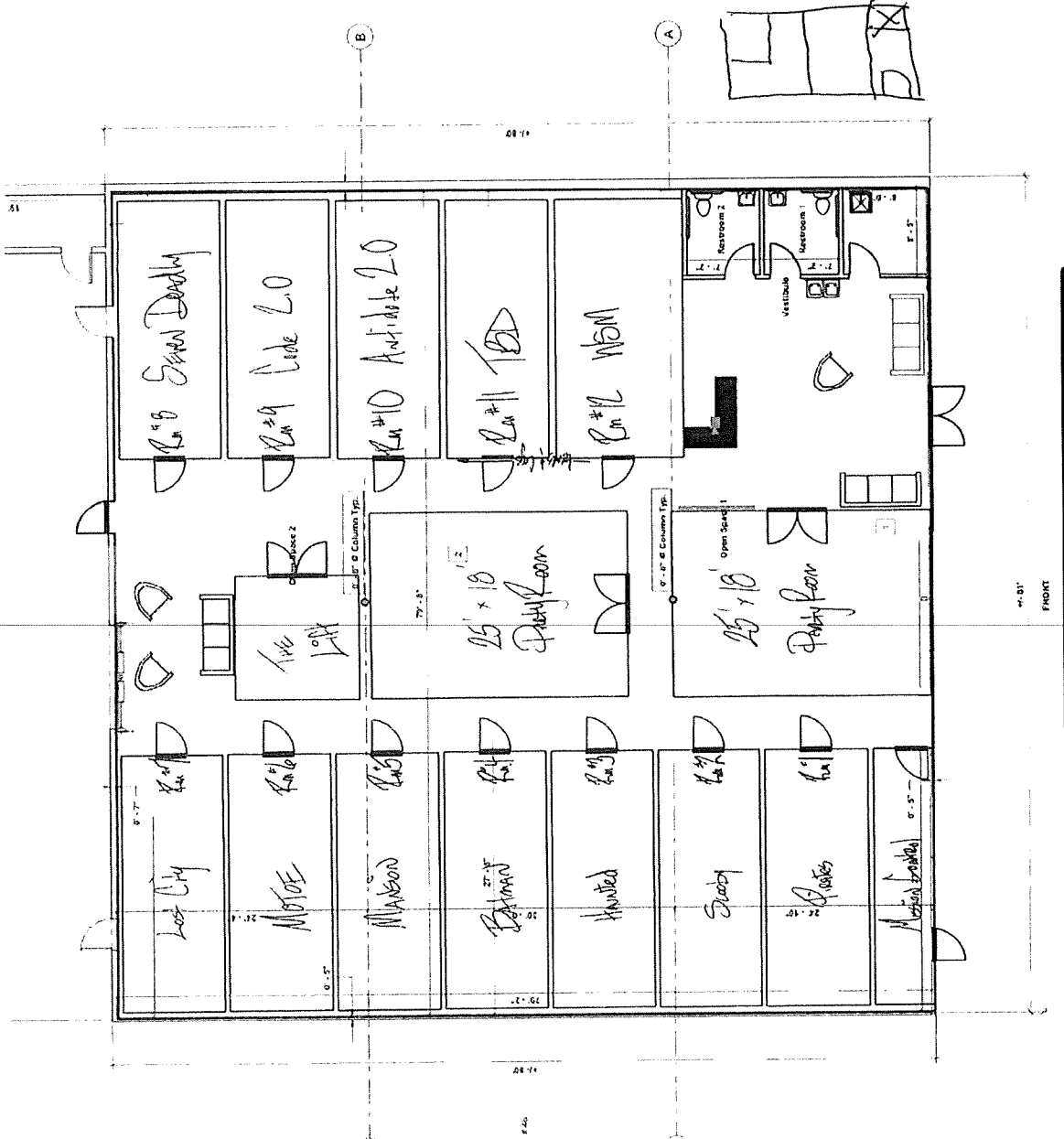
Depth  
+/- 80'

Revisions

Floor Plan  
Unit # 47  
Prepared 09/10/2024

Plans Produced by:  
ID PLANS

4300 West Cypress Street, Suite 160  
Tampa, Florida 33607  
Phone: (866) 557-2545



**VI. REQUIRED DISCLOSURE:**

DISCLOSE ANY ORDINANCES, COVENANTS, DEED RESTRICTIONS, OR AGREEMENTS RECORDED AGAINST THE PROPERTY WHICH CURRENTLY APPLY TO OR AFFECT THE PROPERTY.

- For ordinances, provide only the title(s) of the ordinance and their recording number.
- For mortgages, provide only the name of the current mortgagee and the recording number.
- For all other documents, provide an electronic copy with this Petition with the recording number.

**FAILURE TO FULLY COMPLY WITH THIS REQUIRED DISCLOSURE WILL ENTITLE THE CITY TO REVOKE ONE OR MORE ENTITLEMENTS SOUGHT IN THIS PETITION.**

Ordinance #23-036 R2023 - 021673

Ordinance #23-037 R2023 - 021674

Ordinance #23-038 R2023 - 021675

Ordinance #23-157 R2024 - 030647

Ordinance #23-158 R2024 - 030649

Copy of Amended and Restated Declaration of Easements and Parking Requirements dated February 5, 2025 is attached for reference.

Copy of prior title report for the subject property is included in the event any other documents are determined to be needed.

**VII. REQUIRED SCHOOL AND PARK DONATIONS (RESIDENTIAL DEVELOPMENT ONLY)**

(per Section 7-3-5: Dedication of Park Lands and School Sites or for Payments or Fees in Lieu of)

**Required School Donation will be met by:**

- ☐ Cash Donation (paid prior to plat recordation)
- ☐ Cash Donation (paid per permit basis prior to issuance of each building permit)
- ☐ Land Dedication

**Required Park Donation will be met by:**

- ☐ Cash Donation (paid prior to plat recordation)
- ☐ Cash Donation (paid per permit basis prior to issuance of each building permit)
- ☐ Land Dedication

VIII. PETITIONER'S SIGNATURE

I, Samuel Stockton (Petitioner's Printed Name and Title), being duly sworn, declare that I am duly authorized to make this Petition, and the above information, to the best of my knowledge, is true and accurate.

[Signature]

(Signature of Petitioner or authorized agent)

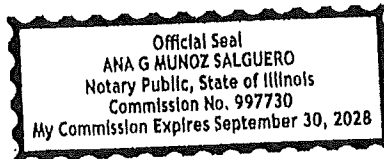
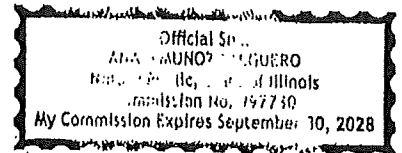
5-19-2025

(Date)

SUBSCRIBED AND SWORN TO before me this 19 day of May, 2025

Ana Munoz

(Notary Public and Seal)



**IX. OWNER'S AUTHORIZATION LETTER<sup>1</sup>**

I/we hereby certify that I/we am/are the owner(s) of the above described Subject Property. I/we am/are respectfully requesting processing and approval of the request(s) referenced in this Petition. I/we hereby authorize the Petitioner listed on this Petition to act on my/our behalf during the processing and presentation of this request(s).

David Vender in his capacity as EVP of Brixmor Holdings 6 SPE, LLC, owner of the Subject Property  
(Signature of 1<sup>st</sup> Owner or authorized agent) (Signature of 2<sup>nd</sup> Owner or authorized agent)

July 9, 2025  
(Date)

\_\_\_\_\_  
(Date)

David Vender - Executive Vice President  
1<sup>st</sup> Owner's Printed Name and Title

\_\_\_\_\_  
2<sup>nd</sup> Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 9th day of July, 2025

Debra Ann Pauly  
(Notary Public and Seal)



<sup>1</sup> Please include additional pages if there are more than two owners.