



Naperville

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

PETITION FOR DEVELOPMENT APPROVAL



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 119
PARCEL IDENTIFICATION NUMBER (P.I.N.): 07-22-102-034

I. PETITIONER: Bloom By Iris, LLC

PETITIONER'S ADDRESS: 1552 South Route 59, #1059

CITY: Naperville STATE: IL ZIP CODE: 60564

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

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

OWNER'S ADDRESS: 8600 W. Bryn Mawr Avenue, Suite 740N

CITY: Chicago STATE: IL ZIP CODE: 60631

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

III. PRIMARY CONTACT (review comments sent to this contact): Jackie Burton

RELATIONSHIP TO PETITIONER: Managing Member/Owner

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

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)

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

ACREAGE OF PROPERTY: 9,37 ZONING OF PROPERTY: B2

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

Refer to separate sheet

See attached

Description of Proposal/Use

The petitioner proposes to open a Taste Buds Kitchen franchise, a culinary entertainment business offering cooking classes, summer camps, birthday parties, and corporate events in their kitchen studio at 2603 Aurora Avenue, Suite 119, Naperville, IL 60540, that appeals to both kids and adults. Founded in 2007, Taste Buds Kitchen works with franchisees across the country to delight guests through delicious culinary entertainment experiences. Taste Buds Kitchen Naperville will be the second location in Illinois, joining the first location in Bannockburn.

The petitioner seeks a conditional use in the B2 district to permit an "amusement" use. Taste Buds Kitchen is a complementary concept that aligns with the mixed-use district within Westridge Court that blends retail, dining, and entertainment venues.

Taste Buds Kitchen is not a cooking school or a restaurant. We are the place where kids come to make their first homemade pizza, where couples come for a date night that's actually memorable, where best friends celebrate, where teams bond over something better than a trust fall, and where families make the kind of memories that happen when everyone's hands are covered in flour. Every class is guided by a Chef Instructor, fully hands-on, and ends with a real meal you cooked yourself. You bring the people. We handle the ingredients, the prep, and every last bit of cleanup. This concept is built around community engagement and social gatherings designed for all ages, from 2 to 99. Our ultimate goal is to bring this unique experience to Naperville.

The proposed build out to our 2,000 square foot facility will be made up of our main Kitchen Studio, back of house, an office, storage room, and bathrooms. For safety we only use electric induction burners and a free-standing self circulating convection oven that is similar to a high-powered toaster oven. There are no exterior modifications planned beyond permitted signage adhering to landlord and City of Naperville requirements.

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

Copy of prior title report for the subject property is included in the event 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

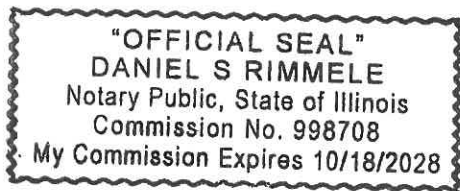
VIII. PETITIONER'S SIGNATURE

I, Jackie Burton (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.

Jackie Burton, managing member 5/1/26
Bloom By Hrs LLC (Date)
(Signature of Petitioner or authorized agent)

SUBSCRIBED AND SWORN TO before me this 1 day of May, 2026

Daniel Rimmele
(Notary Public and Seal)



IX. OWNER'S AUTHORIZATION LETTER¹

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 Executive Vice President of
(Signature of 1st Owner or authorized agent) ~~(Signature of 2nd Owner or authorized agent)~~
Brixmor Holdings 6 SPE, LLC
Owner of the Subject Property
April 29, 2026
(Date) ~~(Date)~~

David Vender, Executive Vice President
1st Owner's Printed Name and Title ~~2nd Owner Printed Name and Title~~

SUBSCRIBED AND SWORN TO before me this 29th day of April, 2026

Debra Ann Pauly
(Notary Public and Seal)



¹ Please include additional pages if there are more than two owners.