



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 107

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

I. PETITIONER: Samuel Stockton

PETITIONER'S ADDRESS: 621 Nicholson Street

CITY: Islet STATE: IL ZIP CODE: 60435

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

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: [REDACTED] EMAIL ADDRESS: [REDACTED]

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)

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: 9.3657 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) 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'

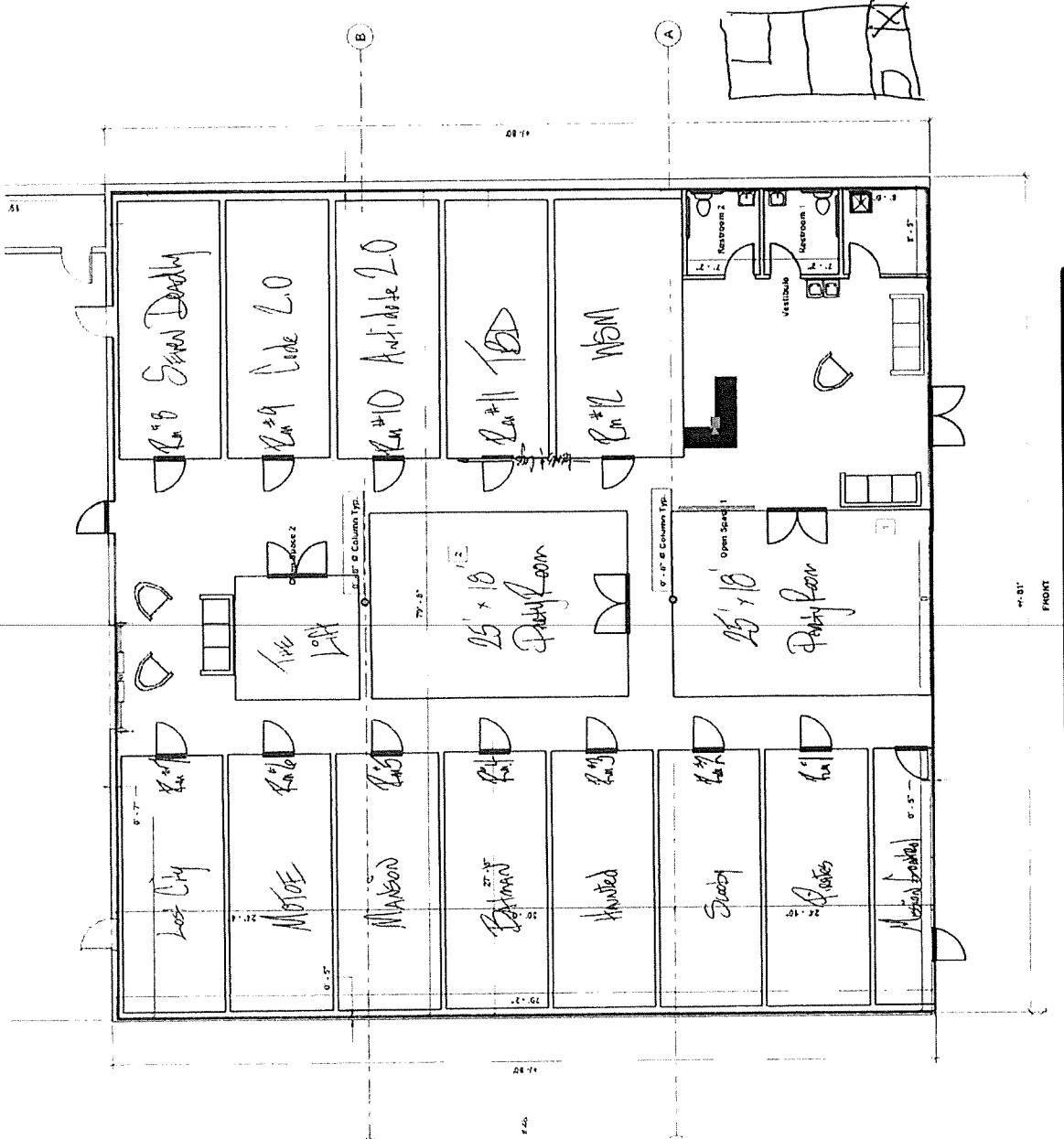
Depth
+/- 80'

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)

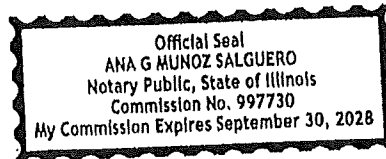
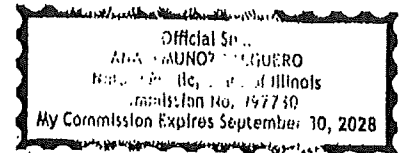
5-19-2025

(Date)

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

Ana Munoz

(Notary Public and Seal)



IX. OWNER'S AUTHORIZATION 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 EVP of Brixmor Holdings 6 SPE, LLC, owner of the Subject Property
(Signature of 1st Owner or authorized agent) (Signature of 2nd Owner or authorized agent)

July 9, 2025
(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 9th day of July, 2025

Debra Ann Pauly
(Notary Public and Seal)



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