

CITY OF NAPERVILLE

PETITION FOR DEVELOPMENT APPROVAL

DEVELOPMENT NAME (should be consistent with plat): VR-360

ADDRESS OF SUBJECT PROPERTY: 22 E. Chicago SUITE 107

PARCEL IDENTIFICATION NUMBER (P.I.N.) _____

I. PETITIONER: MARCUS BEAM

PETITIONER'S ADDRESS: 6420 Double Eagle # 104

CITY: WOODRIDGE STATE: IL ZIP CODE: 60517

PHONE: 224-409-7288 EMAIL ADDRESS: MARCUS.BEAM@GMAIL.COM

II. OWNER(S): NARE RIVER Square, LLC

OWNER'S ADDRESS: 1901 N. Rosell Rd. SUITE 650

CITY: Schaumburg STATE: IL ZIP CODE: 60195

PHONE: 847-882-0471 EMAIL ADDRESS: OLZEN@NAREGROUP.COM

III. PRIMARY CONTACT (review comments sent to this contact): SAME AS PETITIONER

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

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

<input checked="" type="checkbox"/> Amending or Granting a Conditional Use (Exhibit 1)*	<input type="checkbox"/> Landscape Variance (Exhibit 5)
<input type="checkbox"/> Amending or Granting a Planned Unit Development (Exhibit 2)	<input type="checkbox"/> Planned Unit Development Deviation (Exhibit 6)
<input type="checkbox"/> Annexation (Exhibit 3)	<input type="checkbox"/> Sign Variance (Exhibit 7)
<input type="checkbox"/> Plat of Easement/Vacation/Dedication	<input type="checkbox"/> Zoning Variance (Exhibit 7)
<input type="checkbox"/> Rezoning (Exhibit 4)	<input type="checkbox"/> Platted Setback Deviation (Exhibit 8)
<input type="checkbox"/> Subdivision Plat	<input type="checkbox"/> Subdivision Deviation/Waiver (Exhibit 8)
<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Other (Please Specify: _____)

**When requesting approval of a Small Wind and/or a Solar Renewable Energy System complete Exhibit 9 instead of Exhibit 1.*

ACREAGE OF PROPERTY: _____

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

TO ESTABLISH A FAMILY ENTERTAINMENT CENTER WITH
ITS PRIMARY FOCUS BEING ON VIRTUAL REALITY.

VI. 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:

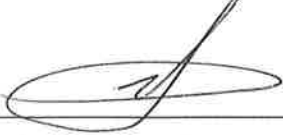
☐ Cash Donation ☐ Land Dedication

Required Park Donation will be met by:

☐ Cash Donation ☐ Land Dedication

PETITIONER'S SIGNATURE

I, Marius Beam / Owner (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 of Petitioner or authorized agent)

2-28-18 MB

(Date)

SUBSCRIBED AND SWORN TO before me this 27 day of February, 2018



(Notary Public and Seal)



OWNER'S AUTHORIZATION LETTER*

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).


(Signature of 1st Owner or authorized agent)

(Signature of 2nd Owner or authorized agent)


2/27/17
(Date)

(Date)

Morris Bean / Owner
1st Owner's Printed Name and Title

2nd Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 27 day of February, 2017


(Notary Public and Seal)



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

**CITY OF NAPERVILLE
DISCLOSURE OF BENEFICIARIES**

In compliance with Ordinance 85-193, An Ordinance amending Title 1 (Administrative) of the Naperville Municipal Code, as amended, by adding Chapter 12 thereto requiring disclosure of certain interests by persons applying for permits, licenses, approvals or benefits from the City of Naperville.

1. Petitioner: MARUS BEAM
Address: 6420 Double Eagle # 304
Woodridge IL 60517

2. Nature of Benefit sought: CONDITIONAL USE PERMIT

3. Nature of Petitioner (select one):

- | | |
|--|------------------|
| <input checked="" type="radio"/> a. Natural Person | d. Trust/Trustee |
| b. Corporation | e. Partnership |
| c. Land Trust/Trustee | f. Joint Venture |

4. If Petitioner is an entity other than described in Section 3, briefly state the nature and characteristics of Petitioner:

5. If in your answer to Section 3 you checked box b, c, d, e or f, identify by name and address each person or entity which is a 5% shareholder in the case of a corporation, a beneficiary in the case of a trust or land trust, in the case of a joint venture, or who otherwise has a proprietary interest, interest in profits and losses or right to control such entity:

- a. _____
- b. _____
- c. _____
- d. _____

6. Name, address and capacity of person making this disclosure on behalf of the Petitioner:

MARUS BEAM - OWNER
6420 Double Eagle # 304 Woodridge, IL 60517

IMPORTANT NOTE: In the event your answer to Section 5 identifies entities other than a natural person, additional disclosures are required for each entity.

VERIFICATION

I, MARUS BEAM, being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the Petitioner, that I am duly authorized to make this disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Signature: _____

Subscribed and Sworn to before me this 27 day of February, 20 18.

Notary Public and seal

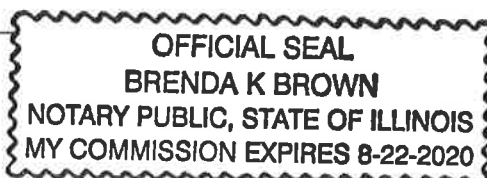


EXHIBIT "A"

LEGAL DESCRIPTION OF SHOPPING CENTER

Lot 1 (except that part falling in the following described property: that part of Lot 1 in Block 1 of Ellsworth Addition to the town of Naperville, described as follows: commencing at the Northwest Corner of Said Lot; thence run Southerly on the Westerly line of Said Lot, 55 feet; Thence East on the South Line of Said Lot, 34 feet; thence Northerly to a point on the North Line of Said Lot, 25 feet and 6 1/2 inches from the point of beginning; thence West on the North Line of said Lot to the point of beginning) in market square Resubdivision Plat of part of the South East 1/4 of the South East 1/4 of Section 13, Township 38 North, Range 9, East of the Third Principal Meridian, and part of the Southwest 1/4 of the Southwest 1/4 of Section 18, Township 38 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded October 28, 1986 as document R86-133262, in DuPage county, Illinois.

Address: 22 E Chicago Avenue, Naperville IL 60540

PIN: 08-18-32-7017

Standards for Granting a Conditional Use

1. *The establishment, maintenance or operation of the conditional use will not be detrimental to, or endanger the public health, safety and general welfare;*

Our establishment, maintenance or operational use will in no way endanger or be detrimental to the health, safety or general welfare to the public. We will abide by all city and state safety standards and best practices. There are no dangerous machines and our limited motion experiences are all equipped with safety belts and kill switches as well as having a well trained attendant nearby. All cleaning and maintenance equipment will be stored when not in use in a locked closet.

2. *The conditional use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish and impair property values within the neighbor-hood;*

Our establishment will in no way shall hinder the use and enjoyment of neighboring properties or businesses, in fact we believe it will add value by attracting new business and creating a new buzz for the city and our surrounding neighbors.

3. *The establishment of the conditional use will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district;*

Granting us conditional use will not impede the normal and orderly development of our proposed location. We are not modifying the exterior or interior more so than any typical business.

4. *The establishment of the conditional use is not in conflict with the adopted comprehensive master plan.*

Our establishment will in no way conflict with the adopted comprehensive master plan. It's a simple concept with very few minor updates required to the existing interior only.



About VR-360

VR-360 is a completely new and exciting concept in family entertainment, and we are the first to bring this as a national concept. “VR” stands for Virtual Reality - a completely amazing and immersive 360 degree **3D** visual experience that creates an altered perception of reality. In “VR” you can do and be things you couldn’t imagine in real life, like climb Mount Everest, be a super hero, kill zombies, fly, extreme roller coasters or travel the world.

“VR” achieves this through technology that tricks your brain visually and audibly and in some cases with motion simulators to believing you’re inside an alternate environment.

We see this concept being geared towards teens and adults and believe it provides a dynamic alternative to more traditional forms of entertainment such as the movies or bowling. We believe that the addition of our location will bring a renewed excitement to the area and draw in new business for surrounding businesses without creating added competition or adding another cookie cutter type of business.

It’s been a long time since there has been anything new in entertainment. It’s time for something new, it’s time for **VR-360**!





Operational Details

VR-360 intends to operate under the listed parameters below at most locations:

Hours of operation:

Monday - Saturday 11am - 11pm

Sunday 12pm - 9pm

Staffing:

During normal operation there will always be a manager on duty and 2 attendants to provide personalized service. During peak hours we may add additional attendants as needed.

Each attendant will be trained in all technical aspects of our VR system, the current titles, sanitation procedures that are preformed prior to each use and safety guidelines.

Equipment:

Our VR locations will utilize both motion, non motorized seated and standing stations. All motion rides have safety belts and kill switches to prevent injury or illness. All touch surfaces are sanitized prior to use in front of the patrons to avoid potential contamination. Our vertical VR experiences will require patrons to use a harness prior to play to prevent injury.

Bar:

VR-360 will server beer and wine products as well water, teas, juices, gourmet snacks and promotional retail items. A member of management will typically man the bar and registration station. (Liquor should account for less than 20% of our total sales).

Registration:

Each patron will be required to read and electronically sign a disclosure prior to paying and playing. Drinks are only served at the bar to patrons with proper ID. Patrons may also choose to register for membership which will keep a photocopy of their ID and their signed disclosure on file. The patron would simply click on the membership tab on the swivel tablets at registration counter, enter their custom pin and a copy of their ID is digitally presented to cashier along with any member discounts. Our system keeps track of every purchase from experiences to liquor and can trigger alerts to our team such as game play trends, purchase habits or allow us to track liquor consumption.

Cost:

VR-360 has a simple pricing structure of \$15.00 for the 1st experience and \$10.00 for each additional per patron per visit. There is also the ability to rent rooms or stations by the 1/2 hour which would allow for as many different experiences or adventures as the patron would like to try. Members will also receive discounts and daily promotions and we will offer additional daily, weekly and happy hour specials as well discounted deals via Groupon.

Security:

Security measures employed by VR-360 include but aren't limited to: Monitored alarm system, live 24 hour motion cameras with 1TB back up.



Legal Description of Property

Location:

This proposed location is 22 E. Chicago, Suite 107. Set at 1,679 square feet and will contain 2 bathrooms, a small bar, office, storage room & employee break room. (See Exhibit A)

VR Stations:

Our VR stations will consist of two full motion rides, 1 luxury room with 4 plush leather power reclining seats, 1 team play standing station and 4-5 standing stations.

Seating:

Seating areas throughout with room for 30 plus so that groups and families can watch each other play.

Bar:

Our bar at most locations will be small and simple with 3-4 stools and will be fully enclosed with separate and locked liquor storage.

Restrooms:

Our locations will have both a male and female ADA compliant restrooms.

Office:

There will be a separate and lockable managers office.

Employee Break Room:

There will be a separate and lockable break room complete with kitchenette.

Storage:

There will be separate and locked storage for liquor and computers.

VR-360

Virtual Reality Playground

Exhibit A

