

STATE OF ILLINOIS)
)
COUNTY OF DUPAGE)
)
CITY OF NAPERVILLE)

PETITION TO THE NAPERVILLE CITY COUNCIL AND PLAN COMMISSION FOR DEVELOPMENT APPROVAL

THE UNDERSIGNED Petitioner, RiddleBox Escape, Corp. (“**Petitioner**”), respectfully petitions the City of Naperville to approve a conditional use for an amusement establishment in the B4 Downtown Core District to install and operate the proposed use on the property legally described in **Exhibit A** (the “**Subject Property**”) and depicted in the Existing Conditions Package submitted herewith as **Exhibit B** pursuant to the appropriate provisions of the Naperville Municipal Code, as amended (the “**Code**”).

BACKGROUND INFORMATION

1. RiddleBox Escape, Corp., an Illinois corporation with an office at 620B W. 5th Ave, Naperville, Illinois 60563, is the Petitioner and lessee of the Subject Property.
2. The owner of the Subject Property is Naperville 125 Washington LLC, an Illinois limited liability company with an address of 2 Ethel Road, Suite 205A, Edison, NJ 08817 (the “**Owner**”).
3. The Subject Property is located on the second floor of the two-story building located at 125-127 S. Washington St. in downtown Naperville, Illinois and consists of approximately 2,241 square feet.
4. The Subject Property is zoned B4 Downtown Core District.
5. All surrounding properties are similarly zoned B4 Downtown Core District.
6. The Subject Property sits above a chocolate and pastry shop (Le Chocolat du Bouchard)

and nail salon (Sis Nails & Spa).

7. Naperville's Land Use Master Plan adopted March 1, 2022 (the "**Master Plan**") designates the future use of the Property as "Downtown."

8. Naperville's Downtown2030 Plan adopted April 6, 2011 ("**Downtown Plan**") designates the future use of the the Subject Property as "Downtown Core."

9. Petitioner currently owns and operates a successful "escape room" commonly referred to as the RiddleBox Escape Room located at 620B W 5th Ave, Naperville, IL 60563.

10. Petitioner desires to expand its business operations and open a second location in downtown Naperville.

SUMMARY OF DEVELOPMENT

Petitioner proposes to expand its business operations through the operation of a RiddleBox Escape Room in downtown Naperville. The Subject Property is located on Washington Street between Van Buren Avenue and Jefferson Avenue and is adjacent to a variety of uses including restaurants, a bank, and retail stores. The location is currently occupied by a two-story building containing a restaurant and nail salon on the ground level with the Subject Property being located on the second floor. Whereas restaurant and retail establishments are abundant in downtown Naperville, the Subject Property presents a unique opportunity for variety with a new entertainment attraction that will bring families, friends, and co-workers downtown to experience the various amenities downtown Naperville offers. The proposed conditional use for an amusement establishment will optimize the use of currently vacant space by providing an excellent entertainment opportunity that does not currently exist in downtown Naperville.

REQUIRUEED DEVELOPMENT ENTITLEMENTS – B-4 ZONING DISTRICT

1. To approve a conditional use for an amusement establishment.

CONDITIONAL USE

The requested Conditional Use meets the requirements under the Naperville Municipal Code and is appropriate based upon the following factors:

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

The establishment, maintenance or operation of the conditional use will not be detrimental to, or endanger the public health, safety and general welfare. The use provides for a unique and desirable entertainment opportunity that complements the surrounding downtown area. Petitioner currently operates a RiddleBox Escape Room located near Naperville Downtown, just behind Naperville North High School, and has successfully operated at the location without incident since 2018. The proposed use will improve the real estate tax base and value of adjacent properties through attracting families, friends, and co-workers to the downtown area and spurring impulse retail activity in Naperville’s downtown. The Master Plan and Downtown Plan state the community is better served with a variety of uses in the downtown area and encourage exploration of incentives for repurposing vacant and underutilized commercial buildings and spaces to promote gathering spaces within new and redesigned commercial developments. In line with the City’s vision for the Subject Property, the proposed use will complement an area already consisting of a wide variety of land uses by introducing a unique entertainment opportunity where they are currently lacking, thereby improving the public welfare and satisfying the City’s vision for broad diversity of the downtown area.

- b. 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 neighborhood;

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 neighborhood. Downtown Naperville is an exciting and diverse area comprised of a wide range of retail, service, office, residential, institutional and recreational activities. The conditional use will provide for the improvement of the Subject Property with a new downtown attraction in an otherwise vacant space and will complement the adjacent uses through spurring additional impulse retail activity to their benefit. As a result, the conditional use will enhance and support the surrounding uses and community.

c. 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; and

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. As the Subject Property is located in downtown Naperville, the adjacent properties are already developed and will not be negatively impacted by the introduction of the RiddleBox Escape Room. The proposed development is consistent with the City's Master Plan and Downtown Plan for this property which help ensure the normal, orderly and desirable development of the Subject Property and nearby areas. The proposed development will create the highest and best use of the Subject Property and eliminate an otherwise vacant building with a new downtown attraction.

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

The establishment of the conditional use is not in conflict with the adopted comprehensive


master plan. The Master Plan designates the location of the Subject Property as “downtown,” which it describes as mixed-use destination known for its distinct character and walkability. Further, the Downtown Plan designates the Subject Property as “downtown core,” the purpose of which is to serve the retail and activity center of the downtown, allowing for the most intense development form and uses. The Master Plan and Downtown Plan state the community is better served with a variety of uses in the downtown area and encourage exploration of incentives for repurposing vacant and underutilized commercial buildings and spaces to promote gathering spaces within new and redesigned commercial developments. As such, the proposed development is immediately in line with the City’s adopted plans and vision for use of the Subject Property and downtown Naperville at large.

WHEREFORE, by reason of the foregoing, the undersigned Petitioner requests the City Council and Plan Commission approve a conditional use for an amusement establishment in the B4 Downtown Core District pursuant to the appropriate provisions of the Naperville Municipal Code, as amended (hereinafter the “Code”).

RESPECTFULLY SUBMITTED this 12th day of April, 2023.

PETITIONER:

RIDDLEBOX ESCAPE, CORP.



Rosanova & Whitaker, Ltd.
Attorneys for the Petitioner

State of Illinois)
) ss.
County of DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Eric M. Prechtel, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 12th day of April, 2023.



Notary Public

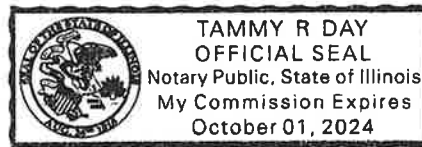


EXHIBIT A
Legal Description

LOT 2 IN OWNER'S RESUBDIVISION OF THE SOUTH 159 FEET OF THE EAST 75.19 FEET OF BLOCK 17 OF THE ORIGINAL TOWN OF NAPERVILLE, A SUBDIVISION IN THE SOUTH ½ OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID OWNER'S RESUBDIVISION RECORDED MAY 7, 1926 AS DOCUMENT 213087, IN DUPAGE COUNTY, ILLINOIS.

Property Address: 125-127 S. Washington Street, Naperville, Illinois 60540

Parcel Identification Number: 07-13-423-020

EXHIBIT B
Existing Conditions Package



SPACE PROFILE

127 S WASHINGTON ST
 NAPERVILLE, IL 60540

OVERVIEW

TOTAL SQUARE FOOTAGE: 7,436
 MEASURED DEPTH OF SPACE: 60'

THICKNESS

FRONT WALL: 1'-1"
 REAR WALL: 1'-1"

AREAS

BASEMENT: 2,525 SF
 GROUND FLOOR: 1,184 SF (LE CHOCOLAT)
 SECOND FLOOR: 2,241 SF

PLOT DATE: 11/24/2021 2:05 PM PLOTTED BY: RCORPUS

CLIENT



125 S WASHINGTON ST, NAPERVILLE IL

EXISTING CONDITIONS



DATE 11-24-2021

SHEET

ECP-1

© DxU 2021

ALL BUILDING UTILITY INFORMATION

BASEMENT

SW F1: FURNACE
MANUFACTURER: UNABLE TO BE DETERMINED
MODEL #: FB4CNF036
SERIAL #: 2720F31367
TONNAGE: UNABLE TO BE DETERMINED
YEAR: 2020

SW 1: GAS METER
METER #: 0933600

SW 2: GAS METER
METER #: A407261

SW 3: ELECTRIC PANEL
AMPS: 200
PANEL UL NUMBER: NOT LISTED
MANUFACTURER: UNABLE TO BE DETERMINED

WH 1: WATER HEATER
MANUFACTURER: UNABLE TO BE DETERMINED
MODEL #: UNABLE TO BE DETERMINED
SERIAL #: UNABLE TO BE DETERMINED
GALLONS: 40
WATER LINE (IN): UNABLE TO BE DETERMINED
LOCATION: BASEMENT

WH 2: WATER HEATER
MANUFACTURER: UNABLE TO BE DETERMINED
MODEL #: UNABLE TO BE DETERMINED
SERIAL #: UNABLE TO BE DETERMINED
GALLONS: 60
WATER LINE (IN): UNABLE TO BE DETERMINED
LOCATION: BASEMENT

BACKFLOWS
NUMBER OF BACKFLOWS: 1
LOCATION: BASEMENT

W1: ELECTRIC PANEL
AMPS: 125
PANEL UL NUMBER: NOT LISTED
MANUFACTURER: UNABLE TO BE DETERMINED

W2: ELECTRIC PANEL
AMPS: UNABLE TO BE DETERMINED
PANEL UL NUMBER: NOT LISTED
MANUFACTURER: UNABLE TO BE DETERMINED

NW F1: FURNACE
MANUFACTURER: RHEEM
MODEL #: RBHA-17A00NUAA
SERIAL #: M1894 3745
TONNAGE: UNABLE TO BE DETERMINED
YEAR: UNABLE TO BE DETERMINED

SECOND FLOOR

W 3: ELECTRIC PANEL
AMPS: 100
PANEL UL NUMBER: NOT LISTED
MANUFACTURER: EATON CUTLER-HAMMER

W 4: ELECTRIC PANEL
AMPS: 125
PANEL UL NUMBER: NOT LISTED
MANUFACTURER: UNABLE TO BE DETERMINED

PLOT DATE: 11/24/2021 2:05 PM PLOTTED BY: RCORPUS

CLIENT



125 S WASHINGTON ST, NAPERVILLE IL

EXISTING CONDITIONS



DATE 11-24-2021

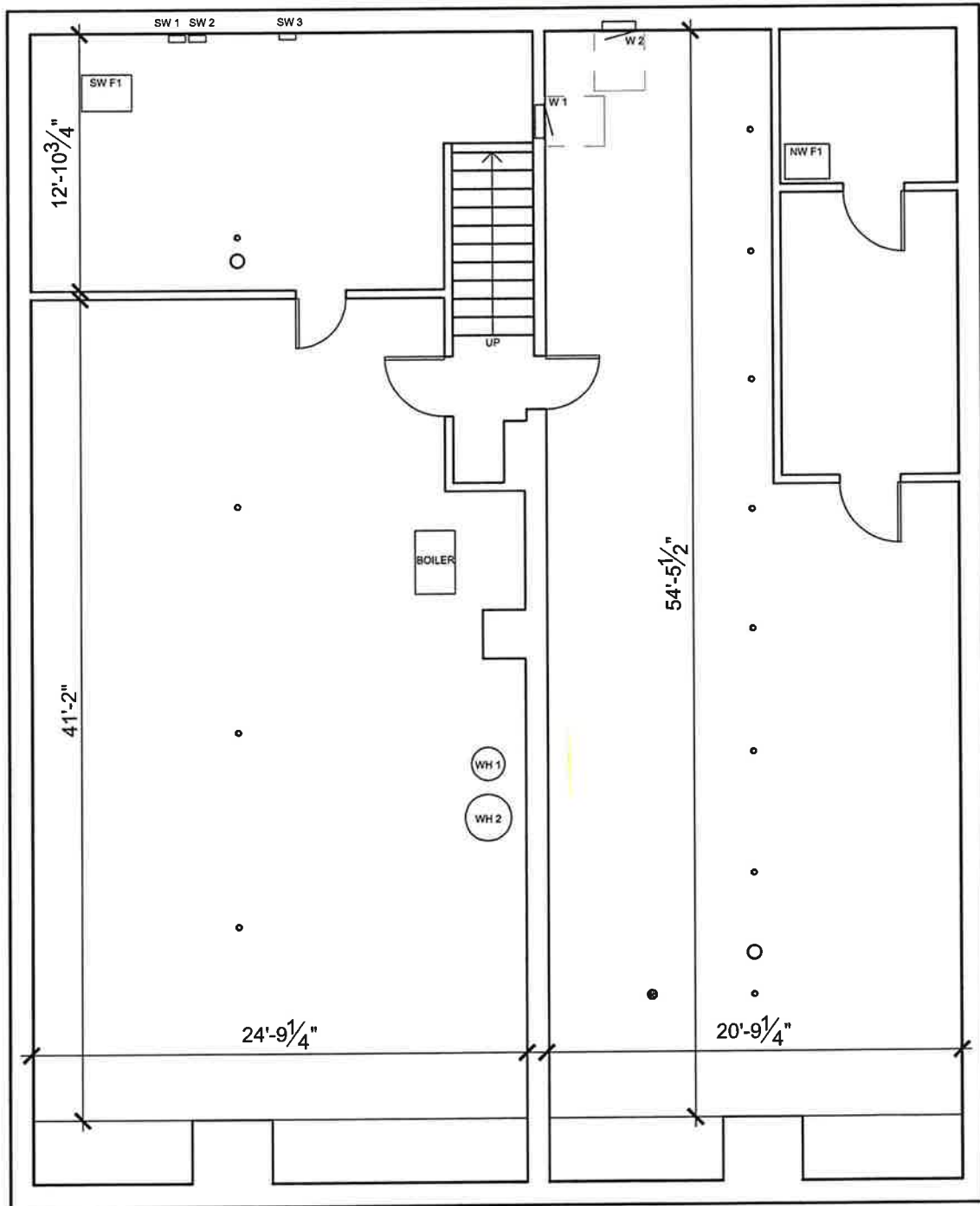
SHEET

ECP-2

412 S Wells Street • 2nd Floor • Chicago • IL • 60607
P: 312 955 0334 • dxuarch.com

© DxU 2021

PLOT DATE: 11/24/2021 2:09 PM PLOTTED BY: RCORPUS



N 0 BASEMENT PLAN
 1/8" = 1'-0"

CLIENT



125 S WASHINGTON ST, NAPERVILLE IL

EXISTING CONDITIONS



DATE

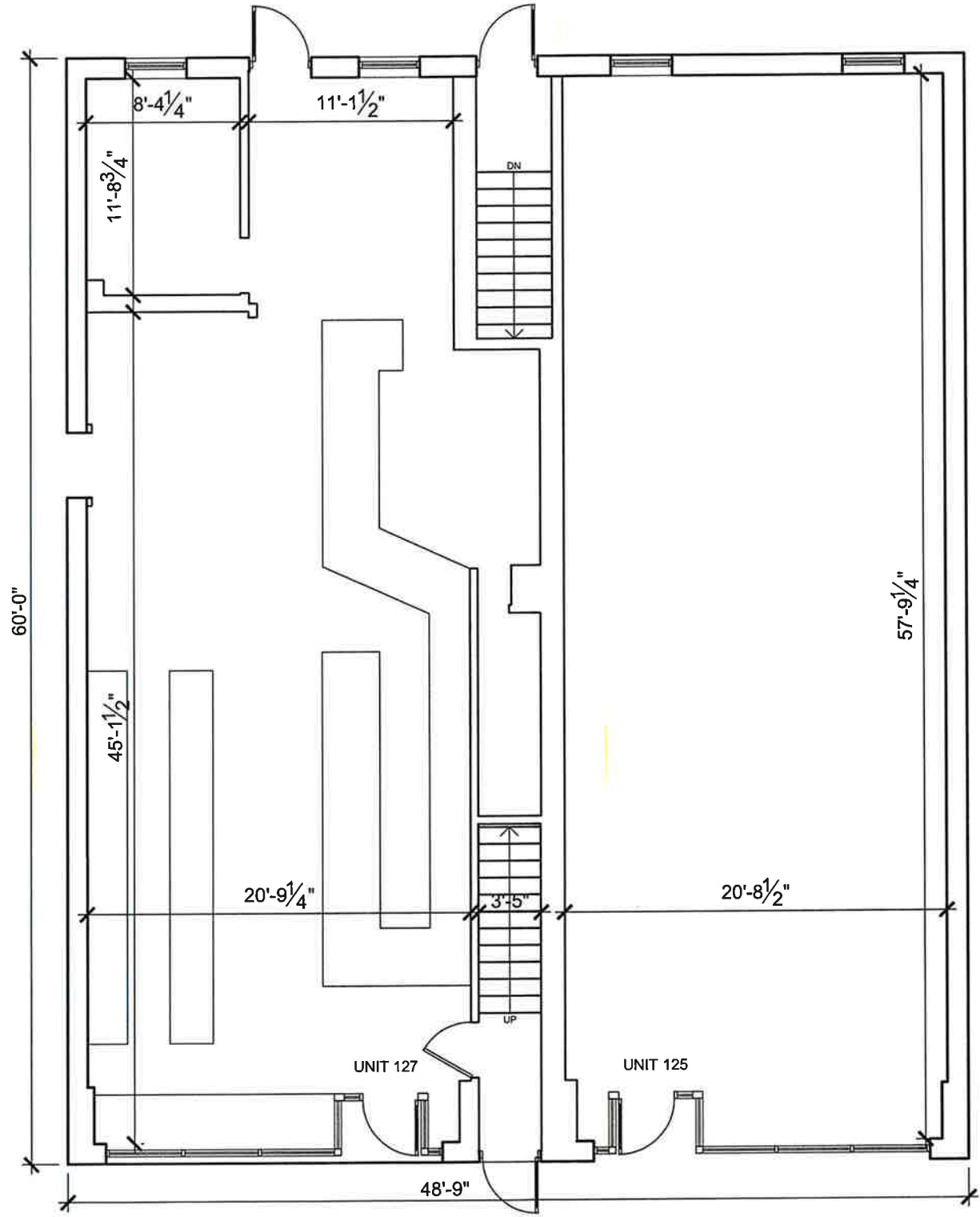
11-24-2021

SHEET

ECP-3

© DXU 2021

PLOT DATE: 11/24/2021 2:05 PM PLOTTED BY: RORPUS



N 1 FIRST FLOOR PLAN
1/8" = 1'-0"



125 S WASHINGTON ST, NAPERVILLE IL

EXISTING CONDITIONS

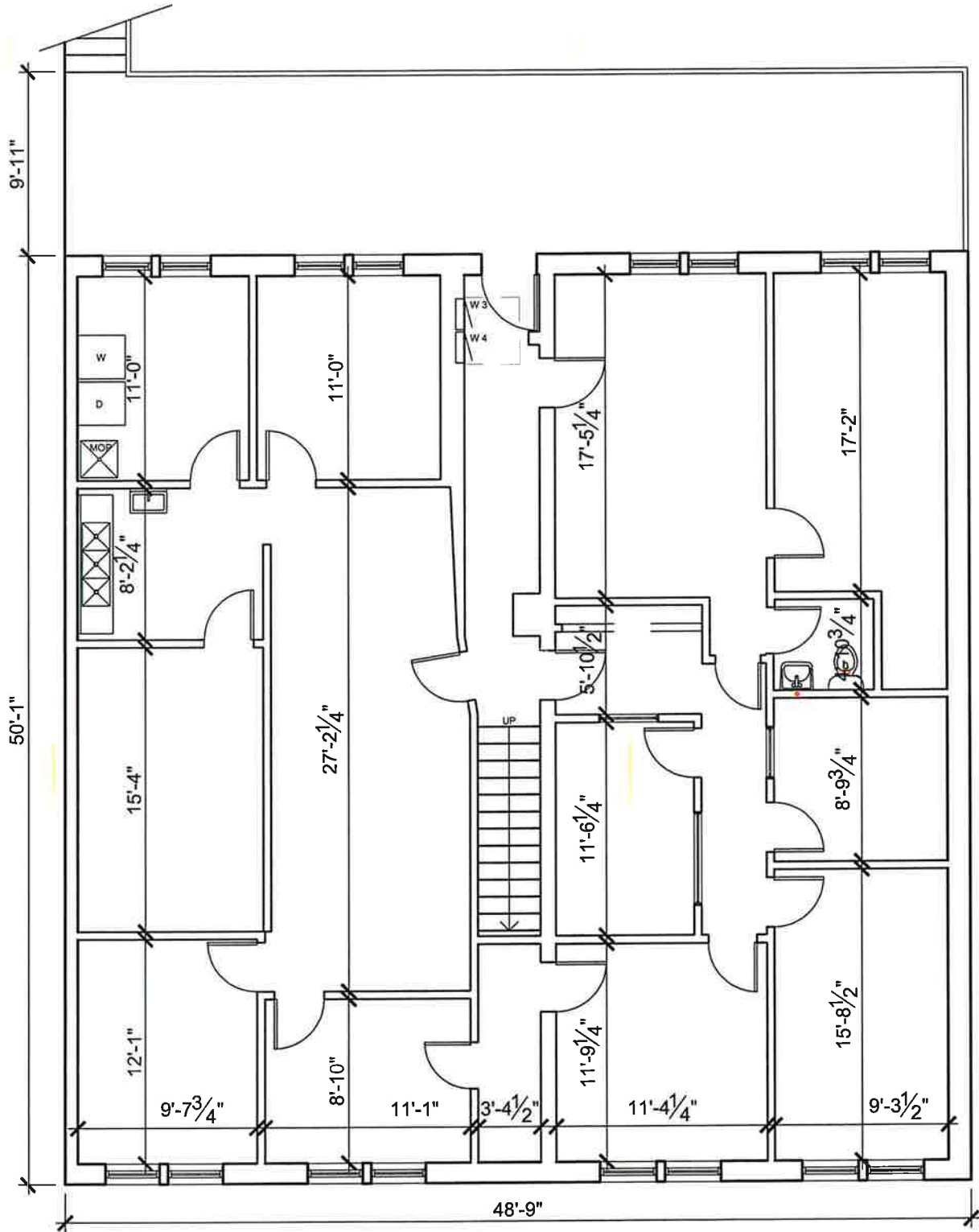


DATE 11-24-2021
 SHEET

ECP-4

© DXU 2021

PLOT DATE: 11/24/2021 2:05 PM PLOTTED BY: RCORPUS



N 2 SECOND FLOOR PLAN
1/8" = 1'-0"

CLIENT



125 S WASHINGTON ST, NAPERVILLE IL

EXISTING CONDITIONS



DATE

11-24-2021

SHEET

ECP-5

412 S. Wells Street • 2nd Floor • Chicago • IL • 60607
P.312.955.0334 • dxuarch.com

© DXU 2021