

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.



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