



Legislation Details (With Text)

**File #:** 23-0592B      **Version:** 1

**Type:** Ordinance      **Status:** Agenda Ready

**File created:** 5/18/2023      **In control:** City Council

**On agenda:** 6/6/2023      **Final action:**

**Title:** Pass the ordinance approving a conditional use for the property at 125-127 S. Washington St (Riddlebox Escape Room) - PZC 23-1-029

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Ordinance, 2. Exhibit A - legal, 3. Exhibit B - location map, 4. Exhibit C - standards, 5. Petition for Development Application, 6. Petition, 7. Disclosure of Beneficiaries - Petitioner, 8. PZC Meeting Minutes 5-17-23 DRAFT, 9. NDP and DNA Letter

Date	Ver.	Action By	Action	Result
6/6/2023	1	City Council	passed	Pass

**CITY COUNCIL AGENDA ITEM**

**ACTION REQUESTED:**

Pass the ordinance approving a conditional use for the property at 125-127 S. Washington St (Riddlebox Escape Room) - PZC 23-1-029

**DEPARTMENT:** Transportation, Engineering and Development

**SUBMITTED BY:** Adam Beaver, AICP Candidate, Community Planner

**ENTITLEMENTS REQUESTED:**

A conditional use pursuant to Section 6-7D-3:1 (B4 Downtown Core District /Conditional Uses) for an amusement establishment in the B4 district for Riddlebox Escape Room.

**BOARD/COMMISSION REVIEW:**

The Planning and Zoning Commission (PZC) considered PZC 23-1-029 on May 17, 2023 and recommended approval of the request (approved 6-0). Staff concurs.

**BACKGROUND:**

The subject property is located on Washington Street near the northwest corner of Washington Street and Jefferson Avenue. It is zoned B4 and is developed with a two-story, multi-tenant commercial building. The petitioner, Riddlebox Escape Corp., is seeking to utilize approximately 2,241 sq.ft. on the second floor of the building as an amusement establishment.

**DISCUSSION:**

The petitioner requests approval of a conditional use for an amusement establishment use on the subject property, pursuant to Section 6-7D-3:1 (B4 Downtown Core District /Conditional Uses) of the Municipal Code.

The petitioner currently operates a Riddlebox Escape Room location at 620B W 5<sup>th</sup> Avenue in Naperville and wishes to expand the business by opening a second location in downtown Naperville. The Naperville Downtown 2030 Plan states the desire for a variety of synergistic uses in the downtown, including entertainment options. With the proposed use being on the second floor, it would not occupy space that could otherwise be used by permitted first floor pedestrian-friendly retail or restaurant businesses. The petitioner states that the proposed use will occupy a space that is currently vacant and will provide a unique experience that does not currently exist in downtown Naperville.

### **Key Takeaways**

- The petitioner requests conditional use approval pursuant to Section 6-7D-3:1 (B4 Downtown Core District/ Conditional Uses) of the Naperville Municipal Code to operate an amusement establishment. Staff supports the requested conditional use approval.

### *Findings of Fact*

The petitioner's responses to the Standards for Granting a Conditional Use can be found in the attachments. Staff is in general agreement with the petitioner's findings and recommends their approval by the Planning and Zoning Commission.

### ***Planning and Zoning Commission Action***

The PZC conducted the public hearing to consider PZC 23-1-029 on May 17, 2023. No members of the public provided testimony; however, a letter was submitted by the Naperville Development Partnership and the Downtown Naperville Alliance expressing support for the request. After limited discussion, the PZC closed the public hearing and voted to recommend approval of the petitioner's request (6-0). Staff concurs with the recommendation.

### **RELATED FILES**

N/A

### **FISCAL IMPACT:**

N/A