



Legislation Text

File #: 23-0592, Version: 2

PLANNING AND ZONING COMMISSION AGENDA ITEM

ACTION REQUESTED:

Conduct the public hearing for 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:

1. 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:

Official notice for the public hearing for PZC 23-1-029 was published in the Naperville Sun on Sunday, April 30, 2023.

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 5th Avenue in Naperville and is looking to expand their business and open 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 users. The petitioner states that the proposed use will occupy a space that is currently vacant and will provide a unique use 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.