



Legislation Text

File #: 18-600B, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Receive the staff report for Whirlyball located at 3103 Odyssey Avenue, Naperville - PZC 18-1-038 (Item 1 of 3)

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Erin Venard

BOARD/COMMISSION REVIEW:

The Planning and Zoning Commission considered this matter on July 18, 2018 and voted to recommend approval of the request (approved 6-0). Staff concurs.

BACKGROUND:

The petitioner, Christian Baldwin on behalf of ILNAP WB, LLC, is requesting a variance to reduce the required number of parking spaces and approval of plat of subdivision. The petitioner intends to construct a two story, 41,000 square foot building on the subject property. The facility will include two Whirlyball courts, 12 bowling lanes, laser tag, and a restaurant.

The subject property was developed in 2015 as Lot 2 of the Top Golf Subdivision. Bound by Ferry Road on the north, Celebration Drive to the east, and Odyssey Court to the south, the property has a common address of 3103 Odyssey Court. The property is 5.4 acres in size and is zoned I (Industrial District). The Northwest Sector Plan (1996) designates the future land use of the subject property as Business Park and notes that recreational facilities are permissible in this classification provided they are compatible with the nearby development. Staff finds the proposed use is compatible with the Top Golf facility to the west and the surrounding restaurant and hotel uses in the CityGate Centre across Route 59 to the east. Furthermore, fitness facilities are classified as a permitted use within the I (Industrial) zoning district.

DISCUSSION:

The petitioner requests a variance from [Section 6-9-3 \(Schedule of Off-Street Parking Requirements\)](https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH9OFSTPA_6-9-3SCOFSTPARE) to reduce the required number of off-street parking spaces for the subject property. Per Code, the proposed 40,996 square foot facility is required to provide 177 parking spaces. As shown in the table below, the majority of the facility (38,860 square feet) is categorized as a fitness facility and is required to provide 155.44 spaces. The remaining 2,136 square feet is classified as an eating establishment, requiring 21.36 spaces. A total of 177 spaces is required; the petitioner is providing 150 spaces, 27 less than required per Code.

Use	Size	Parking per 1,000 sf	Required Parking
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Fitness Facility	38,860sf	4	155.44
Eating Establishment*	2,136sf	10	21.36
	40,966sf	TOTAL:	176.8

*The eating establishment is permitted as an accessory use as it occupies less than 25% of the total space.

In support of the variance request, the petitioner has submitted a parking study. The study combined parking counts from the existing Whirlyball facility in Lombard with estimated parking demand numbers for the additional activities provided in the proposed facility (i.e. bowling and laser tag) to generate a projected parking demand. Per the study, the peak parking demand is estimated to be on the weekends with between 83 and 142 cars expected to utilize the facility. This demand can be accommodated by the 150 spaces provided on the site.

The petitioner estimates that many of its customers will patronize multiple parts of the facility in one visit. Customers are also encouraged to reserve courts, which allows for staggered customer arrival times. Given these reasons and the data provided in the parking study, staff recommends approval of the variance request conditioned upon the following:

1. In the event that the current and proposed tenants' parking needs cannot be accommodated within the existing parking on the Subject Property, the Petitioner and Owner shall take measures, such as requiring tenants to alter business hours, number of employees or other business operations, or establish an overflow parking location off-site, as necessary, to meet the parking demands of the tenants, subject to review and approval by the Zoning Administrator.

Findings of Fact

Upon review, staff agrees with the petitioner's findings and recommends their adoption by City Council.

Plat of Subdivision

In conjunction with the requested variance, the petitioner requests approval of a preliminary/final plat of subdivision for Odyssey West Lot 1B in order to subdivide the subject property into two lots. The future Lot 1 will be approximately 2.75 acres in size and will house the Whirly ball facility. Lot 2 will be approximately 2.63 acres in size and the user is unknown at this time. Staff finds that the proposed preliminary/final plat of subdivision for Odyssey West Lot 1B meets all technical requirements for approval.

Key Takeaways

- The petitioner requests a variance to reduce the required number of off-street parking spaces for the subject property; Staff is supportive of the variance request given the data provided in the parking study.
- The petitioner is also requesting a plat of subdivision in order to subdivide the property into two lots. Staff finds the proposed subdivision meets all technical requirements for approval.

Planning & Zoning Commission Action

The Planning and Zoning Commission considered this matter at their meeting on July 18, 2018. Scott

McLain with the McLain Group spoke on behalf of the petitioner. No one from the public provided testimony. Following a brief discussion, the Planning and Zoning Commission moved to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-038 (approved, 6-0). Staff concurs with the Planning and Zoning Commission's recommendation.

Related Items

The following agenda items are related to PZC 18-1-038:

- Pass the ordinance granting a variance to Section 6-9-3 to reduce the off-street parking requirements for the property located at 3103 Odyssey Avenue, Naperville (Whirlyball) - PZC 18-1-038 (Item 2 of 3)
- Pass the ordinance approving a preliminary/final plat of subdivision for Odyssey West Lot 1B subdivision (Whirlyball) - PZC 18-1-038 (Item 3 of 3)

FISCAL IMPACT:

N/A