



Legislation Text

File #: 17-789B, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Pass the Ordinance approving a conditional use for an amusement establishment for the subject property located at 2639 Aurora Avenue (Funtopia) - PZC 17-1-099.

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Erin Venard

BOARD/COMMISSION REVIEW:

The Planning and Zoning Commission considered this matter on October 18, 2017 and voted to recommend approval of the request (approved 8-0). Staff concurs.

BACKGROUND:

The petitioner, Yassen Nikolov, is requesting approval of a conditional use for an amusement establishment at the subject property. The petitioner intends to construct Funtopia, an indoor playground and climbing gym for children.

The petitioner proposes to occupy an approximately 27,001 square foot tenant space in the Westridge Court Shopping Center; the tenant space was previously occupied by Cub Foods and most recently Furnish 123. Located on the north side of Aurora Avenue, east of Route 59, the subject property has a common address of 2639 Aurora Avenue and is zoned B2 (Community Shopping Center District). The Northwest Sector Plan (1996) identifies the future land use of the subject property as commercial; the proposed development is compatible with this designation.

DISCUSSION:

The petitioner proposes to improve a 27,001 square foot tenant space with Funtopia, which will include climbing walls, ropes courses, and slides. Minor updates, including signage, will also be made to the exterior façade of the building. As a note, the parking on site is met per code. Funtopia is classified as an amusement establishment, which is defined in [Section 6-1-6 \(Definitions\)](https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH1ZOTIPUDE_6-1-6DE) <https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH1ZOTIPUDE_6-1-6DE> as an establishment whose principal use is providing amusement or entertainment for a fee or admission charge. Per [Section 6-7B-3 \(B2 District: Conditional Uses\)](https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH7BUDI_ARTBB2COSHCEDI_6-7B-3COUS) <https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH7BUDI_ARTBB2COSHCEDI_6-7B-3COUS>, an amusement establishment is a conditional use in B2.

It is the intent of the [B2 District](https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH7BUDI_ARTBB2COSHCEDI) <https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH7BUDI_ARTBB2COSHCEDI> to accommodate the needs of a large

consumer population with a wide range of uses. Staff finds the proposed use is compatible with the intent of the B2 district, the City's future land use plan, and the surrounding uses. The petitioner's responses to the standards for granting a conditional use are attached. Upon review, staff agrees with the petitioner's findings and recommends their adoption by the City Council.

Key Takeaways

- The petitioner requests a conditional use for an amusement establishment in order to construct Funtopia, an indoor playground and climbing gym for children.
- Staff supports the request as it is compatible with the B2 District, the future land use plan, and the surrounding land uses

Planning & Zoning Commission Action

The Planning and Zoning Commission considered this matter at their meeting on October 18, 2017. Richard Thomas, with Richard Thomas Architects, spoke on behalf of the petitioner. After limited discussion, the Planning and Zoning Commission closed the public hearing and moved to adopt the findings of fact as presented by the petitioner and approve PZC 17-1-099 (approved 8-0). Staff concurs with the Planning and Zoning Commission's recommendation.

FISCAL IMPACT:

N/A