



Legislation Text

File #: 18-268, Version: 1

PLANNING AND ZONING COMMISSION AGENDA ITEM

ACTION REQUESTED:

Conduct the public hearing for VR-360 (PZC 18-1-018) located at 22 E Chicago Avenue, to consider a conditional use in the B4 (Downtown Core) District to allow an amusement establishment.

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Kasey Evans, AICP

BOARD/COMMISSION REVIEW:

Official notice for the public hearing for PZC 18-1-018 was published in the Naperville Sun on March 18, 2018.

BACKGROUND:

The property is located at the southeast corner of Chicago Avenue and Washington Street, with a common street address of 22 E Chicago Avenue. The property is improved with an existing multi-tenant commercial shopping center and associated surface parking.

DISCUSSION:

The petitioner seeks to operate a virtual reality family entertainment center in an existing tenant space on the subject property. No exterior changes to the building or site are proposed. Hours of operation are anticipated to be 11am to 11pm Monday through Saturday and noon to 9pm on Sunday. Individual and team virtual reality experiences would be available such as climbing Mount Everest or riding a roller coaster.

Per [Municipal Code Section 6-7D-3 \(B4: Conditional Uses\)](#)

[https://library.municode.com/il/naperville/codes/code_of_ordinances?](https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH7BUDI_ARTDB4DOCODI)

[nodeId=TIT6ZORE_CH7BUDI_ARTDB4DOCODI](https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH7BUDI_ARTDB4DOCODI)>, amusement establishments are permitted in the B4 district with approval of a conditional use, therefore the petitioner requests a conditional use in the B4 district to permit a virtual reality entertainment center on the subject property. The B4 district is intended to provide retail, service and office uses which are characteristic of the core of downtown Naperville. The proposed entertainment center is consistent with the intent and character of the B4 district by providing an interactive business that is complimentary to the other retail, restaurant and service uses downtown. Staff finds the proposed amusement establishment will contribute to existing commerce downtown as patrons of the virtual reality experience may also choose to dine or shop at nearby businesses while downtown.

Staff finds the proposed conditional use is compatible with the adjacent uses, is consistent with the intent of the B4 district, and meets the standards for granting a conditional use. The petitioner's responses to the Standards for Granting a Conditional Use are included in the Development Petition.

Staff is in general agreement with the petitioner's Findings and recommends adoption by the Planning and Zoning Commission.

Key Takeaways

- The petitioner requests a conditional use in the B4 district to operate a virtual realty family entertainment center on the subject property.
- Staff supports the conditional use as the proposed virtual reality center is complimentary to existing uses in the central business district.