



Legislation Text

File #: 18-268B, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Pass the ordinance approving a conditional use for VR-360 (PZC 18-1-018) to allow an amusement establishment at 22 E Chicago Avenue

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Kasey Evans, AICP

BOARD/COMMISSION REVIEW:

The Planning and Zoning Commission considered this matter on April 4, 2018 and voted to recommend approval of the request (approved 8-0). Staff concurs.

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 City Council.

Planning & Zoning Commission Action

The Planning and Zoning Commission considered this matter at their meeting on April 4, 2018. The petitioner described the business. The Planning and Zoning Commission moved to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-018 (approved 8-0). Staff concurs with the Planning and Zoning Commission's recommendation.

FISCAL IMPACT:

N/A