



City of Aurora

44 E. Downer Place
Aurora, IL 60505
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Legistar History Report

File Number: 24-0111

File ID: 24-0111	Type: Petition	Status: Draft
Version: 1	General Ledger #:	In Control: Building, Zoning, and Economic Development Committee
File Name: Infiniti Ltd / 4304 E. New York Street / Conditional Use		File Created: 02/13/2024
Final Action:		
Title: An Ordinance Granting a Conditional Use Permit for a Special Purpose Recreational Institutions Use on the Property located at 4304 E. New York Street (Infiniti Ltd - 24-0111 / NA21/2-24.037-CU - TV - Ward 10) (PUBLIC HEARING)		

Notes:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Legal Description, Exhibit "B" Memorandum of Agreement, Land Use Petition and Supporting Documents - 2024-01-24 - 2024.037, Floor Plan - 2024-01-24 - 2024.037, Maps, Findings of Fact Sheet

Enactment Number:

Planning Case #: NA21/2-24.037-CU

Hearing Date:

Drafter: tvacek@aurora-il.org

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning and Zoning Commission	02/21/2024	Forwarded	Building, Zoning, and Economic Development Committee	02/28/2024		Pass
<p>Action Text: A motion was made by Mrs. Martinez, seconded by Mr. Roberts, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 2/28/2024. The motion carried.</p>							
<p>Notes: <i>Mrs. Vacek said good evening. Tracey Vacek, Senior Planner with the Zoning and Planning Division. The subject property is currently within the Pacifica Square shopping center. The unit is 17,000 square feet and is formerly occupied by the In and Outlet retail store. Prior to that, the unit has been vacant for quite some time. The Petitioner is requesting approval...umm...is requesting approval of the Conditional Use for a Special Purpose recreational institution use. This includes the renovation of this unit into a family friendly arcade and party...uhh...with party rooms. The arcade consists of claw machines and pool tables which will be located throughout the unit. There will be 2 themed party rooms, 2 regular party rooms, 2 dance stages, an interactive music keyboard, and a media room suitable for hosting parties and social gatherings. In addition, the Petitioner is proposing a small restaurant that serves...umm...will be serving the patrons of the arcade. No liquor license is being</i></p>							

requested with this petition.

I can turn it over to the Petitioner to go into a little bit more detail, or if you have questions for me, I can answer those.

Chairman Pilmer said any questions of Staff? Hearing none, would the Petitioner like to add anything? Again, I'll...umm...anyone that wants to speak on behalf of the Petitioner, I'll swear you in first. If you'll raise your right hand. Do you swear to tell the truth, the whole truth, and nothing but the truth?

Mr. Wong said yes, I do.

Chairman Pilmer said thank you.

Mr. Wong said my name is Homan Wong, spelled H-O-M-A-N W-O-N-G. I work for Dearborn Architects, address 141 West Jackson Boulevard, Chicago, Illinois, Suite 3820, and I'm extremely delighted to be here, and I have the Petitioner, Miss Yanqing Gao and her friend Linda. Miss Gao is the owner and operator of the establishment. So, just by way of brief introduction, my client intends to, like...umm...Mrs. Vacek said, to construct a family friendly entertainment venue that's about 17,000 square feet. It has an abundance of entertainment options for guests. Our target market is, obviously you know, younger people. And...umm...there are similar establishments in Aurora, such as at Fox Valley Mall, which is in our view a little bit more adult oriented. It serves liquor, it has a bowling alley, there are pool tables there, claw machines. But what stands out is a...a focus on...on just, you know, young people just being able to have fun. The way of the set-up, as you can see in the plan, is just very, very interesting. There are a lot of unique spaces in there, and the reason for that is to create opportunities for young people to be able to, you know, Instagram...pictures for Instagram. So, and the other key difference, as Tracey had mentioned, is that there is an emphasis on party rooms. It is our intent that we encourage, you know, families to come together and have a day or afternoon of, like...like wholesome fun without alcohol. And also, when you look at an establishment like Round One, there are very few unpaid options. Where here, it's a little bit different. You can come in, you know, you can take pictures, you know, with our exhibits, our displays. And you can sit, and no one will bother you. Of course, it is our wish that you visit the restaurant, and you pay to, you know, play at a pool table and use our claw machines, but I think that that is perhaps one of the more exciting things about this establishment. So, in addition to the entertainment portions of the establishment, there's also, obviously, a gift shop that you can buy souvenirs and whatnot, and also a restaurant. The menu for the restaurant would be hamburger, fries, you know, and alcoholic...no, non-alcoholic beverages and bubble tea. Now, the status of the project right now is that we have completed the architectural plans. We are just waiting for, you know, this first meeting before we simultaneously submit to the City of Aurora, Fox Metro, and the DuPage Health Department. And it's our goal to be able to, you know, get through this process as expeditiously as possible so that we can move on to construction. So, thank you very much.

Chairman Pilmer said thank you. Any questions of the Petitioner? Thank you.

This is a Public Hearing, if anyone in the audience would like to address the Commission regarding this case, they will have an opportunity to do so. And I will note for the record that no one has come forward, so I will close the Public Hearing and ask Staff to read the Findings of Fact.

Mrs. Vacek said Staff did evaluate the proposal based on the Findings, and we found the following:

- 1. That this establishment will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort, or general welfare as it is within the Route 59 commercial corridor in an existing shopping center with adequate parking.*
- 2. The establishment will not be injurious to the use and the enjoyment of other properties in the immediate vicinity for the purposes already permitted or substantially diminish or impair the property values within the neighborhood as this is within a unit of the existing commercial shopping center. The orientation of the overall building is toward Route 59 and New York Street which are both arterial streets.*
- 3. That the establishment will not impede the normal or orderly development and improvements of the surrounding properties as there is no change to the existing layout.*
- 4. Utilities are already provided as this is an existing building. In addition, there are actually, I said three, but there's actually five different access points into this shopping center that serves this building, two of which are major arterial streets.*

5. That there's five, again, there's five access points into this shopping center which will help minimize the traffic congestion on the public streets as the patrons will be using different ways to enter and exit the center.

6. That this establishment does conform in all other respects to the applicable regulations of the districts that it's located in.

With that, I can give you my recommendation.

Chairman Pilmer said sure.

Mrs. Vacek said Staff would recommend approval of the Ordinance granting a Conditional Use Permit for the Special Purpose Recreational Institution Use on the property located at 4304 East New York Street.

Chairman Pilmer said okay, can the Commission add a condition that the Staff has to partake in the rhythm dance section?

(LAUGHS)

Mrs. Vacek said only Ed...only Ed.

Mr. Sieben said (off mic) I'll do that big keyboard.

(LAUGHS)

Chairman Pilmer said you've heard Staff's recommendation. Is there a motion?

Mrs. Martinez said motion for approval of Findings of Facts.

Mr. Roberts said second.

Chairman Pilmer said so, we'll...uhh...approve...we'll vote on the motion to approve first. Please call the roll.

MOTION OF APPROVAL WAS MADE BY: Mrs. Martinez

MOTION SECONDED BY: Mr. Roberts

AYES: Chairman Pilmer, Mr. Kuehl, Mr. Lee, Mrs. Martinez, and Mr. Roberts

NAYS: 0

ABSTAIN: 0

Motion carried.

Chairman Pilmer said motion carries. And then there were 6 Findings of Fact as read into the record. Is there a motion to approve those?

MOTION OF APPROVAL OF FINDINGS OF FACT WAS MADE BY: Mr. Lee

MOTION SECONDED BY: Mrs. Martinez

AYES: Chairman Pilmer, Mr. Kuehl, Mr. Lee, Mrs. Martinez, and Mr. Roberts

NAYS: 0

ABSTAIN: 0

Motion carried.

Chairman Pilmer said motion carries. And then where will this next be heard?

Mrs. Vacek said this will next go to the Building, Zoning, and Economic Development Committee on February 28th at 4 pm here in the 5th Floor Conference Room.

Chairman Pilmer said good luck. Any announcements?

Aye: 5 Chairperson Pilmer, At Large Lee, At Large Roberts, At Large Martinez and At Large Kuehl

Text of Legislative File 24-0111