



**VILLAGE OF WESTMONT  
PLANNING AND ZONING COMMISSION  
AGENDA ITEM**

**MEETING DATE:** November 28, 2018

**PZ 18-021**

**TITLE:** The purpose of the hearing is to consider a request from Illinois Cafe & Service Company LLC (d/b/a Dotty's) and 6601 S. Cass Avenue LLC (Falcon Shopping Center) regarding property located at 6601 S. Cass Avenue, Westmont, Illinois, for the following:

- (A) Special use permit to operate a Video Gaming Cafe on the property in the B-2 General Business District.

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**BACKGROUND OF ITEM**

Dotty's video gaming cafe has successfully operated at 6188 S. Cass Avenue within the Westmont Village Shopping Center since 2014. As part of the redevelopment plans and agreements with the Bradford Company for the redevelopment of the Westmont Village Shopping Center, it has become necessary for Dotty's operation to relocate.

To facilitate the redevelopment, the Village, through the Westmont Economic Development Partnership, actively pursued a new location within the Village. The proposed relocation will place Dotty's into the existing Falcon shopping center property located on the southwest corner of Falcon Place and South Cass Avenue. The petitioner has a lease agreement to move into Space M of the existing center (See Site Plan exhibit below). Unit M consists of 1,175 sq. ft., which is very similar to their existing operation. The current center consists of a variety of service business, food and retail uses. According to information provided by the petitioner, the shopping center has 10 tenant spaces, three of which are vacant.

The proposed Dotty's operation will be similar to their existing operation. Dotty's is proposed as a full-service restaurant with a revolving menu offering a selection of alcoholic and non-alcoholic beverages and video gaming. Dotty's is a well-established business with more than 200 locations in four states, including several locations in the Chicago area. According to the petitioner, Dotty's has contributed almost \$200,000 to the Village of Westmont since opening their doors.

"Upon approval of our special use permit and subsequent text amendment Dotty's plans to relocate in approximately 90 days after our building and construction permits are approved."

In addition to the request for a special use to operate in this location, the petitioner will also be subject to the Village's liquor control licensing requirements, which provide the Village with more control over the number, location, and operations of video gaming cafes.

SPACE	GLA	TENANT
A	2,400	Falcon Pantry
D	1,200	Coin Laundry
E	1,600	Currency Exchange
F	1,785	EB30 Fitness Studio
G	1,400	Available
H	880	Available
L	1,865	A1 Indian Grocers
M	1,175	Available
P	1,710	Los Burritos Tapatios Restaurant
R	1,110	New Look Salon & Spa
15,115		TOTAL GLA

Site Plan Map Exhibit



Zoning Map



Aerial Map

### ZONING ANALYSIS

This petition is subject to and dependant upon the Planning and Zoning Commission's recommendation under Case # 18-020 to amend the Village Zoning Code to add Video Gaming Cafe's as a Special Use to the B-2 General Business District. Doty's proposed location is Zoned B-2. Their current liquor license classifies Dotty's as a video gaming café and currently, video gaming café operators are not a zoned use in a B-2 district.

There are no proposed special conditions in the Zoning Code associated with this request, and this use meets all the Special Use standards for which supporting Findings of Fact will be provided by the Village attorney prior to the public hearing.



Falcon Shopping Center (Google Earth)

### PARKING ANALYSIS

Although the Zoning Code does not specifically identify parking requirements for Video Gaming Cafe's,

Staff finds that the most similar use type would be those listed under “Low Volume Commercial Businesses,” which requires a lower parking ratio of 1 space per 600 square feet of floor area, as opposed to higher parking requirements for typical retail spaces in shopping centers. Staff’s review of the existing center indicates that sufficient parking exists in the front and rear of the center to satisfy this use and other existing tenant spaces in the shopping center. (See Appendix A, Section 10.06)

#### **STAFF COMMENTS**

The current building has sprinklers. All fire and building code issues will be addressed at the time of building permit. There are no other staff comments at this time.

#### **SUMMARY**

The relocation of Dotty’s Video Gaming Cafe to the Falcon Shopping Center in the B-2 District will not increase the number of gaming establishments in the Village, will allow for the redevelopment of the Westmont Shopping Center, and will comply with all zoning standards. The approval of Dotty’s special use is recommended subject to the Planning and Zoning Commission’s approval of the text amendment to the Zoning Code under Case 18-020 to allow Video Gaming Cafes as a Special Use in the B-2 General Business District.

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#### **DOCUMENTS ATTACHED**

1. Publication notice appearing in the October 31, 2018 edition of the Westmont Suburban Life.
2. Tenant Location photos in Falcon Shopping Center
3. Dotty’s floor plan at the current location in the Westmont Shopping Center
4. Video gaming cafe locations near proposed space in Falcon Shopping Center
5. Application for public hearing and associated attachments.
  - a. Cover letter explaining Special Use request
  - b. Lease agreement from Baum Realty Group, dated April 25, 2018.