

**ORDINANCE NO. CO-2022-21**

**AN ORDINANCE APPROVING A SPECIAL USE  
FOR AN INDOOR RECREATION FACILITY USE AT 1115 MADISON STREET –  
GARRON/YOURS GAMING LLC**

**WHEREAS**, a petition for the granting of a special use pursuant to the Village of Maywood Zoning Ordinance (“Zoning Code”) relative to operation of an Indoor Recreation Facility at property located at 1115 Madison Street, Maywood, Illinois (the “Subject Property”) has been filed with the Village of Maywood (the “Village”) by Petitioner Tori Garron on behalf of Yours Gaming LLC (“Petitioner”); and

**WHEREAS**, the Petition has been referred to the Plan Commission/Zoning Board of Appeals (“Plan Commission”) of the Village and has been processed in accordance with the Zoning Code; and

**WHEREAS**, the Subject Property is legally described in Exhibit “A” attached hereto and made a part hereof; and

**WHEREAS**, on October 25, 2022, the Plan Commission held a public hearing on the question of whether the requested Special Use should be granted, at which time all persons present were afforded an opportunity to be heard; and

**WHEREAS**, public notice in the form required by law was given of said public hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said public hearing. In addition, notice was sent to surrounding property owners; and

**WHEREAS**, on October 25, 2022, the Plan Commission voted to favorably recommend the requested Special Use to the Village President and Board of Trustees of the Village of Maywood on a vote of five (5) in favor, none (0) opposed and one (1) absent ; and

**WHEREAS**, the Plan Commission of the Village has reported its findings and recommendations regarding the Special Use to the Village President and Board of Trustees, and the Village President and Board of Trustees have duly considered the Plan Commission’s findings and recommendations.

**BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MAYWOOD, COOK COUNTY, ILLINOIS, AS FOLLOWS:**

**SECTION 1:** The Petitioner desires to operate an Indoor Recreation Facility on the Subject Property located in the C-2 Pedestrian-Oriented Commercial Zoning District in the form of an indoor gaming space for children. Indoor Recreation Facilities are allowed by special use in the C-2 Zoning District under Table 8-1 (Commercial Districts Permitted and Special Uses) of the Zoning Code.

**SECTION 2:** The President and Board of Trustees of the Village of Maywood approve and adopt the findings of fact and recommendations of the Plan Commission, a copy of which is attached hereto as Exhibit “B” and incorporate such findings and recommendations herein by reference as if fully set forth herein.

**SECTION 3:** The President and Board of Trustees, after considering and adopting the findings and recommendations of the Plan Commission and other matters properly before it, grant the requested Special Use to operate an Indoor Recreation Facility at the Subject Property of 1115 Madison Street, in the C-2 Pedestrian-Oriented Commercial Zoning District.

**SECTION 4:** Any violation of any term or condition stated in this Ordinance or of any applicable code, ordinance or regulation of the Village shall be grounds for the immediate rescission by the President and Board of Trustees of the approvals made in this Ordinance.

**SECTION 5:** All ordinances, or parts of ordinances, in conflict with the provisions of this Ordinance, to the extent of such conflict, are repealed.

**SECTION 6:** Each section, paragraph, clause and provision of this Ordinance is separable, and if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision.

**SECTION 7:** This Ordinance shall be in full force and effect from and after its adoption and approval as provided by law.

**PASSED** this 1<sup>st</sup> day of November, 2022, by the Corporate Authorities of the Village of Maywood on a roll call vote as follows:

**AYES:** Mayor Booker, Trustee(s) A. Sanchez, S. Reyes-Plummer, M. Lightford, A. Peppers and I. Brandon

**NAYS:** None

**ABSENT:** Trustee M. Jones

**APPROVED** by the Village President on the 1<sup>st</sup> day of November, 2022, and attested to by the Village Clerk this same day.

\_\_\_\_\_  
Nathaniel George Booker, Village President

**ATTEST:**

\_\_\_\_\_  
Gwaine Dianne Williams, Village Clerk

This Ordinance was published by me in pamphlet form on the 2<sup>nd</sup> day of November, 2022.

\_\_\_\_\_  
Gwaine Dianne Williams, Village Clerk

**Exhibit "A"**

**Legal Description  
of the Subject Property**

**PARCEL 1: LOTS 819, 820, 821, 822, 823, 824 AND 825 IN MADISON STREET ADDITION, A SUBDIVISION OF PART OF SECTION 10 TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDAN, IN COOK COUNTY, ILLINOIS.**

**COMMON PROPERTY ADDRESS: 1115 MADISON STREET, MAYWOOD, ILLINOIS 60153  
PIN: 15-10-436-050-0000**

**Exhibit "B"**

**Findings of Fact and Recommendations of  
the Maywood Plan Commission/Zoning Board of Appeals**

(attached)



**FINDINGS OF FACT AND RECOMMENDATIONS OF  
THE PLAN COMMISSION/ZONING BOARD OF APPEALS OF THE VILLAGE OF MAYWOOD TO  
THE PRESIDENT AND BOARD OF TRUSTEES**

**Case #22-003  
October 25, 2022**

**APPLICATION:** PC/ZBA Case #22-003 – For a Special Use Permit, to allow the operation of an Indoor Recreation Facility in the C-2 Pedestrian-Oriented Commercial Zoning District, on the property located at 1115 Madison Street, Maywood, Illinois.

**PROPERTY:** 1115 Madison Street, Maywood, Illinois 60153 (the “Property”)

**PETITIONER:** Tori Garron (the “Petitioner”)

**SUMMARY OF REQUEST AND RECOMMENDATION:** The Petitioner is seeking a special use permit to construct and operate an Indoor Recreation Facility in the C-2 Pedestrian-Oriented Commercial Zoning District, on the multi-tenant Property located at 1115 Madison Street. The Petitioner’s proposed Facility will have video arcade game machines, video gaming and board games for use by area children.

Following a public hearing held on October 25, 2022, the Plan Commission/Zoning Board of Appeals (PC/ZBA) recommended approval of the special use permit for the proposed facility on a vote of 5-0.

**BACKGROUND:** Petitioner is seeking to open an Indoor Recreation Facility called Your Game Room on the Property (the “Facility”). The Petitioner has owned and operated a small candy store and hair salon for children on a property located at 1007 S. 17<sup>th</sup> Avenue since 2017. She recently received a special use to operate this same Indoor Recreation Facility at the 1007 S. 17<sup>th</sup> property, but shortly thereafter began to have issues with the building that caused her to seek to relocate to the proposed location at the 1115 Madison Street Property. She also plans to move the candy store use to the Property. Operation of an Indoor Recreation Facility is a special use in the C-2 Zoning District.

**PUBLIC HEARING:** Chairperson Lira opened the Public Hearing on October 25, 2022. Michele Kitch, the Village’s Business Retention and Attraction Coordinator provided the PC/ZBA with an overview of the petition and background. She noted that staff was supportive of the request.

Petitioner Tori Garron was sworn in and testified regarding her petition. She is a Village of Maywood resident, has owned and operated a candy store at 1612 Madison Street for five (5) years, is a current employee of the Maywood Park District, is recently retired from her longtime career in the airlines after 25 years, is a mental health advocate for adolescent teen girls and is a foster parent. She desires to offer children an alternative to athletics and a safe space.

Ms. Garron noted that she had been previously approved for this same special use for a property at 1007 South 17<sup>th</sup> Avenue but had started experiencing problems with the building shortly after opening. The problems were impractical for her to address, and she is now seeking the same special use so she can relocate the Facility to the 1115 Madison Property.

She described different gaming systems that would be available, including Xbox and Playstation games. Board games will be available as well. The Facility is strictly for children 18 and under, and no smoking or alcohol use will be tolerated. Children ages 12 and up are welcome without a parent, and children under 12 can come with a parent.

A Commissioner asked about security at the proposed Facility. The Petitioner stated that the Facility has community and police department support, and has a metal detector. Questions were also asked about on-line gaming. There is currently no on-line gaming at the Facility. Petitioner noted that the new space was larger than the 1007 S. 17<sup>th</sup> location and provided a better space for the use.

There being no further questions or members of the public wishing to speak on the application, the Public Hearing was closed.

The PC/ZBA unanimously approved entering the staff memo, Petitioner's application, and the accompanying Agenda packet materials into the record as **Group Exhibit 1**.

**MOTION:** After the Public Hearing was closed by Chairperson Lira, Commissioner Dawson made a motion to recommend for approval to the Board of Trustees a special use for the Indoor Recreation Facility use in the C-2 Pedestrian-Oriented Commercial Zoning District at the Property located at 1115 Madison Street. The motion was seconded by Commissioner Files. The motion was carried by roll call vote as follows:

**Ayes: Chairperson Lira, Commissioners Dawson, Files, Campbell and Vallow.**

**Nays: None.**

**Abstain: None.**

**5-0-0 motion carried.**

**FINDINGS:** The PC/ZBA makes the following Findings as to the proposed special use:

1. The establishment, maintenance and operation of the special use in the specific location proposed will not be unreasonably detrimental to or endanger the public health, safety or general welfare of any portion of the community.
  - The proposed Indoor Recreation Facility will be close to Petitioner's other businesses, including the candy store that will move to the same Property, and has a goal of providing a safe and secure space for children. The PC/ZBA found this standard to have been met.
2. The proposed special use is compatible with the adjacent properties and the other property within the immediate vicinity of the special use.
  - The proposed Indoor Recreation Facility will be located close to Petitioner's other businesses and is generally compatible with the existing C-2 commercial uses, including

the existing businesses located at the Property. The PC/ZBA found this standard to have been met.

3. The proposed special use will not substantially diminish and impair property values within the immediate vicinity.
  - The Petitioner is investing in the area in order to provide a safe space for children and to help change the trajectory of the area. The redevelopment of the vacant space on the Property with the proposed Facility should help to increase area property values.
4. The establishment of the proposed special use will not impede the normal and orderly development and improvement of surrounding property uses permitted in the district.
  - The area is already largely developed and establishing the proposed Facility on the Property will be compatible with the existing uses nearby, those already operating on the Property and anticipated future improvements of nearby properties in this already developed area. The PC/ZBA found this standard to have been met.
5. Adequate utilities, access road, drainage or other necessary facilities have been or are being provided.
  - The Property is served by the existing infrastructure, and the existing utilities and access roads are adequate to service the proposed Indoor Recreation Facility use and ensure its efficient operation. The PC/ZBA found this standard to have been met.
6. The special use in the specific location proposed is consistent with the spirit and intent of the Village's Zoning Ordinance and its Comprehensive Plan.
  - The proposed Indoor Recreation Facility use is found to meet this standard.

**RECOMMENDATION:** Based upon the foregoing Findings, the Plan Commission/Zoning Board of Appeals, by a vote of 5-0-0, recommends to the President and Board of Trustees that the following requested zoning relief be approved:

A Special Use Permit to allow an Indoor Recreation Facility use in the C-2 Pedestrian-Oriented Commercial Zoning District at the Property commonly known as 1115 Madison Street.

Signed: \_\_\_\_\_  
Sara Lira, Chairperson  
Plan Commission/Zoning Board of Appeals  
Village of Maywood



*Village of*

# MAYWOOD

40 MADISON STREET • MAYWOOD, ILLINOIS 60153 • (708) 450-4406  
COMMUNITY DEVELOPMENT

**To: Plan Commission/ZBA**

**Date: October 19, 2022**

**From: Community Development Dept. Prepared by: Michele Kitch**

**Case PC/ZBA 22-003**

## **BACKGROUND**

An application requesting a special use permit for Indoor Recreation for the property commonly known as 1115 Madison has been submitted by Ms. Tori Garron (applicant on behalf of Yours Gaming LLC and is scheduled for the PC/ZBA meeting on October 25, 2022. The special use permit will allow Yours Gaming to relocate from its current location at 1007 S. 17<sup>th</sup> where it operated with a special use permit for Indoor Recreation in a C-2 district to 1115 Madison also in a C-2 District.

## **REQUIRED SPECIAL USE PERMIT**

The petitioner obtained a special use permit for Yours Gaming, a business where children can play video games on PlayStation, Xbox and Nintendo gaming systems after school and socialize with other youth in a safe environment. The special use permit application for Indoor Recreation at 1007 S. 17<sup>th</sup> was heard at the PC/ZBA on May 24, 2022 as Case #22-001 (Findings of Fact, Attachment 1) and was approved by the Village Board of Trustees on June 21, 2022 (Ordinance 22-12, Attachment 1). Unfortunately, shortly after opening, the business was experiencing some building issues at 1007 S. 17<sup>th</sup> which were impacting the operations. The petitioner met with the Community Development Department in July 2022 to discuss possible relocation options for its business. The petitioner approached the Village for a special use permit for indoor recreation at a new location of 1115 Madison.

The new location is part of a multi-tenant building which has other businesses including Proviso Community Bank, The Meeting Place, Nene's African Hair Braiding, Sky Nails and VIP Wireless. Additionally, the petitioner is also planning to relocate another business, D&A Candy Corner to 1117 Madison. The location enjoys ample private, off-street parking providing easy access for any children that will be dropped off by a parent or guardian. The business plan is provided as Attachment 4.

## **RECOMMENDATION**

Staff recommends that the Plan Commission/Zoning Board of Appeals (PC/ZBA) grant the special use permit for Indoor Recreation.





1115 Madison

**ATTACHMENTS:**

1. ORDINANCE 22-12 INCLUDING FINDINGS OF FACT
2. PETITION
3. BUILDING OWNER APPROVAL
4. YOURS GAMING BUSINESS PLAN
5. TABLE 8-1 COMMERCIAL DISTRICT PERMITTED & SPECIAL USES
6. APPROVAL STANDARDS FOR SPECIAL USE PERMIT
7. PROOF OF PAYMENT FOR SPECIAL USE PERMIT
8. AFFIDAVIT
9. PUBLIC HEARING NOTICE
10. PROOF OF PUBLICATION IN SUN TIMES
11. PHOTOS OF PUBLIC HEARING NOTICE AT 1115 MADISON
12. MAIL LIST
13. MAIL RECEIPTS

**RECOMMENDED MOTION**

**MOTION: TO RECOMMEND THE REQUESTED SPECIAL USE PERMIT FOR INDOOR RECREATION FOR THE PROPERTY LOCATED AT 1115 MADISON, MAYWOOD, IL 60153, PC/ZBA CASE 22-003 TO THE VILLAGE BOARD OF TRUSTEES FOR FINAL APPROVAL.**

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK        )

**CLERK'S CERTIFICATE**

I, Gwaine Dianne Williams, Clerk of the Village of Maywood, in the County of Cook and State of Illinois, certify that the attached document is a true and correct copy of that certain Ordinance now on file in my Office, entitled:

**ORDINANCE NO. CO-2022-21**

**AN ORDINANCE APPROVING A SPECIAL USE  
FOR AN INDOOR RECREATION FACILITY USE AT 1115 MADISON STREET –  
GARRON/YOURS GAMING LLC**

which Ordinance was passed by a roll call vote of the Board of Trustees of the Village of Maywood at a Special Village Board Meeting on the 1st day of November, 2022, at which meeting a quorum was present, and approved by the President of the Village of Maywood on the 1st day of November, 2022.

I further certify that the vote on the question of the passage of said Ordinance by the Board of Trustees of the Village of Maywood was taken by Ayes and Nays and recorded in the minutes of the Board of Trustees of the Village of Maywood, and that the result of said vote was as follows, to-wit:

**AYES:** Mayor Booker, Trustee(s) A. Sanchez, S. Reyes-Plummer, M. Lightford, A. Peppers and I. Brandon

**NAYS:** None

**ABSENT:** Trustee M. Jones

I do further certify that the original Ordinance, of which the foregoing is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the Village of Maywood, this 2<sup>nd</sup> day of November, 2022.

\_\_\_\_\_  
Gwaine Diane Williams, Village Clerk

[SEAL]