



Legislation Details (With Text)

**File #:** 17-486      **Version:** 1  
**Type:** Ordinance      **Status:** Passed  
**File created:** 6/9/2017      **In control:** City Council  
**On agenda:** 6/20/2017      **Final action:** 6/20/2017  
**Title:** Pass the Ordinance granting a temporary use to allow for a temporary parking lot to be constructed at 19 W. Benton through June 21, 2022, PZC 17-1-050.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 19 W. Benton - Ordinance, 2. Exhibit A - Legal Description, 3. Exhibit B - Dimension Plan, 4. Development Petition

| Date      | Ver. | Action By    | Action            | Result |
|-----------|------|--------------|-------------------|--------|
| 6/20/2017 | 1    | City Council | passed as amended | Fail   |
| 6/20/2017 | 1    | City Council | passed            | Pass   |

**CITY COUNCIL AGENDA ITEM**

**ACTION REQUESTED:**

Pass the Ordinance granting a temporary use to allow for a temporary parking lot to be constructed at 19 W. Benton through June 21, 2022, PZC 17-1-050.

**DEPARTMENT:** Transportation, Engineering and Development

**SUBMITTED BY:** Erin Venard

**BOARD/COMMISSION REVIEW:**

Not Required.

**BACKGROUND:**

The petitioner, JDDD Development, requests approval of a temporary use at 19 W. Benton to allow the construction of a temporary parking lot. Located on the north side of Benton Avenue, west of Washington Street, the subject property is zoned TU (Transitional Use District). The 5,280 square foot subject property is currently improved with a two story stucco residence.

The subject property is located within the North Downtown Planning Area as defined by the Naperville Downtown2030 Plan (2011). Per the Downtown 2030 Plan,

*This area merits special planning attention due to its ability, if redeveloped, to impact the downtown environment and culture, impact on nearby institutional uses such as Washington Junior High and the DuPage Children’s Museum, as well as serve the northern gateway into downtown Naperville. Should development occur in this area, it should be meaningful and result in the creation of a special place.*

**DISCUSSION:**

The petitioner has acquired the subject property and other properties in the North Downtown Planning Area, including the properties directly to the north. Currently the petitioner intends to demolish the existing residential structure in order to construct a temporary parking lot for a period of five years. Per Section 6-2-11 (Temporary Buildings, Structures and Uses of Land), City Council must approve a temporary use which exceeds a six month period of time.

The proposed temporary asphalt surface lot will contain 14 parking spaces. Due to the temporary nature of the lot, curb and gutter will not be provided. The proposed lot is screening by landscaping along the Benton Avenue frontage and a fence along western property line. As the fence is owned by the neighboring property owner, the petitioner has agreed to install an equivalent fence along the west property line if the fence is removed during the term of the temporary use. The petitioner has indicated that the parking lot will be used for valet parking for Fiamme or leased to a dentist in Main Street Promenade. Staff supports the proposed parking lot due to the temporary nature and intended future development on the site.

*Key Takeaways*

- The petitioner requests approval of a temporary use to construct a temporary parking lot on the subject property.
- Staff is supportive of the temporary use for a period of five years subject to the condition that the petitioner install an equivalent fence along the west property line if the neighboring property owner's fence is removed during the term of the temporary use.

**FISCAL IMPACT:**

N/A