



Legislation Text

File #: 18-982, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Pass the ordinance approving a temporary use for a parking facility for Bill Jacobs Volkswagen at 2155 Aurora Avenue until December 31, 2023 (PZC 18-1-088)

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Sara Kopinski, AICP

BOARD/COMMISSION REVIEW:

N/A

BACKGROUND:

Bill Jacobs Volkswagen is located at 2211 Aurora Avenue and owns the adjacent lot, 2155 Aurora Avenue (Subject Property), as well. Due to the dealership's success at this location, Bill Jacobs Volkswagen began parking some of its inventory on the subject property several years ago. Parking on this lot was permitted by right given the property's B3 (General Commercial) zoning, as well as the fact that the cars were being parked on an approved hard surface.

In September 2012, Bill Jacobs Volkswagen was granted approval of a temporary use (Ordinance 12-120) to allow a non-hard surface parking lot to be installed on the subject property to provide additional space for inventory parking. The temporary use was approved for two years, through December 31, 2014, subject to the condition that the non-hard surface lot only be utilized for inventory and employee parking. [Section 6-2-11 \(Temporary Buildings, Structures, and Uses of Land\)](https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH2GEZOPR_6-2-11TEBUSTUSLA) <https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH2GEZOPR_6-2-11TEBUSTUSLA> of the Naperville Municipal Code allows the City Council to approve a temporary use for more than a six-month timeframe so long as the use does not have an adverse impact on the surrounding properties, public health, safety and general welfare.

DISCUSSION:

Currently, the subject property's Aurora Avenue frontage includes a 50 ft. by 250 ft. temporary parking lot comprised of granulated grindings. [Section 6-9-2:5 \(Off-Street Parking: Access to Off-Street Parking Facilities\)](https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH9OFSTPA_6-9-2OFSTPAFA) <https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH9OFSTPA_6-9-2OFSTPAFA> of the Naperville Municipal Code requires parking facilities and access to be provided on a hard surface approved by the City engineer.

At this time, Bill Jacobs Volkswagen requests approval to continue to use the existing non-hard surface parking lot through December 31, 2023. In recent years, changes in Volkswagen ownership and operations overlooked the previously approved temporary use (Ordinance 12-120); and, current

leadership only recently became aware of its' expiration. The petitioner now requests approval to utilize the temporary parking lot as-is until facility expansion plans are finalized.

It should be noted that the City does track temporary uses and their expiration dates. However, the expiration of the subject temporary use was also missed by our staff. Staff is currently refining our tracking system to ensure that such expirations are better identified moving forward.

The purpose of the temporary parking lot is to continue to provide a short-term (through December 31, 2023) parking solution for inventory that is allocated to the Bill Jacobs Volkswagen dealership. The petitioner has provided documentation stating that the company has seen significant upheaval due to recall and emission issues in recent years. Though these issues have been rectified, previous plans to expand and renovate their facilities have been delayed.

Now, Bill Jacobs Volkswagen has confirmed continued intentions to expand operations on the subject property, and construct a new building along Aurora Avenue. It is believed that by leaving the front portion of the subject property as-is, Volkswagen will be able to improve the property more easily in the future.

Staff supports the requested temporary use through December 31, 2023 given the lack of customer access to this parking area (dealer employees only), and the petitioner's long-term plan for the site. The City has not received any complaints about the subject parking facility since its installation.

Key Takeaways

- The petitioner is requesting approval to use the existing non-hard surface parking facility for Bill Jacobs Volkswagen at 2155 Aurora Avenue until December 31, 2023. Staff is in support of the request due to the lack of customer access to this parking area (dealer employees only), and the petitioner's long-term plans for the site.
- City Council approval of a temporary use is needed for the requested parking area because previous approval (Ordinance 12-120) has expired, and the proposed parking surface does not comply with Section 6-9-2:5 (Off-Street Parking: Access to Off-Street Parking Facilities).

FISCAL IMPACT: N/A