

## STAFF DEVELOPMENT COMMITTEE REPORT

**To:** Plan Commission  
**Prepared By:** Latika Bhide, Development Planner  
**Meeting Date:** May 27, 2015  
**Date Prepared:** May 21, 2015  
**Project Title:** Northwest Crossings  
**Address:** 1501 and 1421 W. Shure Drive.

### BACKGROUND INFORMATION

**Petitioner:** Adam Keldermans, General Manager  
**Address:** Torburn Partners  
1033 Skokie Blvd., Suite 480  
Northbrook, IL 60062

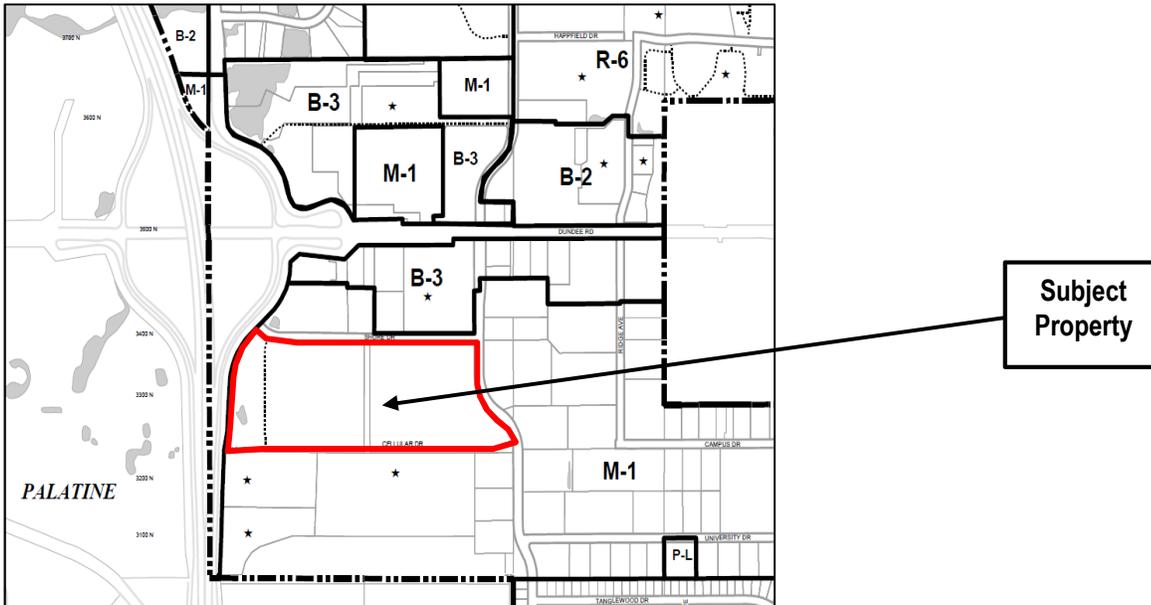
**Existing Zoning:** M-1, Research Development and Light Manufacturing District

### **Requested Action:**

- Amendment to PUD Ordinances 88-060, and 14-002
- A Preliminary Plat of Subdivision to create 2 lots

### **Variations Required:**

- Chapter 28, Section 5.1-17.7, required Minimum Yards, to allow a side yard reduction from 50 feet to allow 0 feet for Lot 1;
- Chapter 28, Section 6.12, Traffic Engineering Approval, to waive the requirement for a traffic study and parking analysis;
- Chapter 28, Section 11.2-11.2 from the requirement that off-street parking spaces in the M-1 district not be located in the front yard to allow the existing spaces for Lots 1 and 2 in the front yard;
- Chapter 28, Section 11.4, Schedule of Parking Requirements to allow a reduction from the required 1,061 spaces for Lot 1 to allow 792 spaces, a deficit of 269 spaces.



**Surrounding Land Uses:**

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	M-1, Research, Development, and Light Manufacturing District and B-3	Multi-tenant office/warehouse buildings and Cellular Tower	Offices only, Commercial
South	M-1, Research, Development, and Light Manufacturing District	NSN south campus	R&D, Mfg, Warehouse
East	M-1, Research, Development, and Light Manufacturing District	Multi-tenant office/warehouse buildings	R&D, Mfg, Warehouse
West	Village of Palatine (Route 53)		

**Project Summary**

The overall site is approximately 39.6 acres in area and located on the north side of Cellular Drive and south side of Shure Drive. The former Nokia Siemens property was previously purchased by Torburn Partners. As part of the sale of the property to Torburn, Nokia entered into a 12-year lease for the 1455 W. Shure Drive building located on the south side of Cellular Drive. Nokia has completed renovations to this building and have relocated and occupied the entire southern portion of the campus.

Torburn has indicated that with Nokia Siemens relocating, they are actively conversing with potential tenants and discussing different options for the remaining buildings. The petitioner had previously presented three different options for this site. The petitioner is proposing to subdivide the property into two lots, as presented.

Currently, there are two buildings on the subject property. The building at 1421 W. Shure Drive is 3-stories, with an approximately 209,271 square foot floor area. The building at 1501 W. Shure Drive is 1-story with an approximately 318,227 square foot floor area. In 2014, previous Ordinances 94-026 and 94-098 were repealed to allow Torburn to demolish the building at 1441 W. Shure Drive. As part of that approval, the Village Board conditioned that "Any future changes to the property site shall be subject to submission for all appropriate approvals, which shall include but not be limited to amendment to the Planned Unit Development, Design Commission approval as well as any other Code regulations."

**Zoning and Comprehensive Plan**

The Petitioner must amend the existing PUD Ordinances to incorporate the proposed modifications to the site. Furthermore, the proposed actions are consistent with the Village's Comprehensive Plan that designates the subject site as Research and Development, Manufacturing, and Warehousing.

**Site, Subdivision, Traffic & Parking Issues****Site**

The petitioner is proposing to subdivide the property into 2 lots. Lot 1, the west lot (1501 W. Shure Drive) is proposed to be approximately 21.99 acres in area and Lot 2, the east lot (1421 W. Shure Drive) is proposed to be approximately 17.63 acres in area. The atrium currently connecting the two buildings on lots 1 and 2 is proposed to be demolished. Additionally, the parking area on proposed Lot 1 in the southwest corner of the property along North Wilke Road is proposed to be removed. The petitioner is also proposing to add 428 parking spaces on Lot 2, where the 1441 W. Shure Drive building was located prior to being demolished. The buildings on Lot 1 and Lot 2 will have a floor area of 318,227 square feet and 209,271 square feet respectively. Lot 1 is proposed to have 792 parking spaces and Lot 2 is proposed to have 1,743 parking spaces.

A summary of the site plan is provided below:

# of Lots	Lot Area		Parking Provided		Variations
	Lot 1: 21.99 acres	Lot 2: 17.63 acres	Lot 1: 792 spaces	Lot 2: 1,727 spaces	
2 lots	Lot 1: 21.99 acres	Lot 2: 17.63 acres	Lot 1: 792 spaces	Lot 2: 1,727 spaces	Lots 1: Side Yards Lot 2: Required number of parking spaces

Subdivision

The petitioner would like to subdivide the subject property into 2 lots. A Plat of Subdivision must be reviewed by the Plan Commission and approved by the Village Board. Per Chapter 29, Subdivision Control Regulations, Section 29-104 c, Exempt Subdivisions, a division or further division of land into lots or parcels, each of which contains more than five acres, and where such subdivision does not involve the creation of any new streets or easements of access, is considered as an exempt subdivision.

Cellular Drive, to the south of the subject property is a private road, requiring a cross-access easement. The petitioner has stated that the Reciprocal Easement Agreement (REA) will be amended to allow both lots 1 and 2 the use of Cellular Drive. Therefore, the subdivision does not qualify as an exempt subdivision. Also, since variations are required for the proposed lots, the Plan Commission must review and the Village Board must approve the request.

As part of the preliminary review process, the relationship of the proposed new lots to the applicable Zoning and Subdivision regulations is evaluated below.

Zoning Requirements	Minimum Lot Size (SF)		Minimum Lot Width (FT)		Front Yard setback	Side yard setback	Rear yard setback
	Corner	Interior	Corner	Interior			
Typical M-1 Lot	25,000	25,000	100	100	40' 50' (Major or Secondary Arterial)	10 % of lot width or 25' (not to exceed 50')	30'
Lot 1 (1501 W. Shure)	957,688	-	954.96	-	40.05	0	220
Lot 2 (1421 W. Shure)	767,895	-	447.12	-	595	63.43	40

Per Chapter 28, Section 5.1-17.7, for properties in the M-1 district, a minimum side yard of 10% of the lot width, but not to exceed 50 feet is required. Therefore, for Lot 1, the required side yard is 50 feet. As proposed, the building on Lot 1 will be 0 feet from the proposed lot line, therefore requiring the following variation:

- **Chapter 28, Section 5.1-17.7, required Minimum Yards, to allow a side yard reduction from 50 feet to allow 0 feet for Lot 2.**

Staff does not object to this variation request as this is an existing building.

Per Chapter 29, Subdivision Regulations, Section 29-501, Required Improvements, curb and gutters, sidewalks, street lighting, and parkway trees are required as part of a subdivision request. There is no curb and gutter along North Wilke Road along this property, however it is not required with this project. A sidewalk is located in the Kennicott Avenue right-of-way; there are no sidewalks along Shure Drive, North Wilke Road or Cellular Drive. Staff is not requiring the addition of sidewalks on these streets. Parkway trees are located within the Kennicott Avenue and Shure Drive right-of-ways and street lights are located along Kennicott Avenue and a portion of Shure Drive and Cellular Drive, but do not meet the requirements of the Code. No public improvements are being required with this project.

Traffic & Parking

As part of this request, the petitioner will be removing approximately 111 parking spaces located at the southwest corner of Lot 1 (1501 W. Shure Drive). The petitioner will also be adding 428 parking spaces on Lot 2, where the 1441 W. Shure Drive building was located prior to being demolished. Lot 1 (1501 W. Shure Drive) is proposed to have 792 parking spaces and Lot 2 (1421 W. Shure Drive) is proposed to have 1743 parking spaces.

At this time, specific users for Lot 1 are not known. Per the information provided by Torburn, for the building at 1501 W. Shure Drive, 215,927 square feet will be marketed for lease as office area; 64,200 square feet will be storage and warehouse; and 38,100 square feet will be service and support area. Per Chapter 28, the office area requires 1 parking space for every 300 square feet and warehouses require 1 parking space for each 2 employees plus 1 space for each vehicle used in the conduct of the business. Since the proposed users for this building are not known at this time, the entire Lot 1 is calculated as an office use which is the most restrictive parking standard. Below is the table listing the Code required parking for this site:

<b>Building</b>	<b>Use</b>	<b>SF</b>	<b>Divider</b>	<b>Parking Required</b>	<b>Parking Provided</b>	<b>Surplus/(Deficit)</b>
Site Plan A						
Lot 1 (1501 W. Shure)	Office	318,227 SF	300	1,061	792	<b>(269)</b>
Lot 2 (1421 W. Shure)	Office	209,271 SF	300	698	1743	<b>1,045</b>

As indicated in the table above, if computed entirely as an office use, a variation from the required number of 1061 parking spaces to allow 792 spaces, a variation of 269 spaces will be required for Lot 1 (1501 W. Shure Drive). Lot 2 (1421 W. Shure Drive) has a surplus of 1,045 spaces. The petitioner has indicated that a Reciprocal Easement Agreement (REA) establishing cross access as well as shared parking between the two lots will be established. Staff supports this variation request since there is surplus parking available on Lot 2, the required variation may be smaller depending upon the specific user and with the condition that a REA with shared parking agreement established in perpetuity. The following variation is needed:

- **Variation from Chapter 28, Section 11.4, Schedule of Parking Requirements to allow a reduction from the required 1,061 spaces for Lot 1 to allow 792 spaces, a deficit of 269 spaces.**

Per Chapter 28, Section 6.12, a traffic study and parking analysis prepared by a qualified professional is required, since the project is 5,000 square feet or more in floor area and located along a major or secondary arterial street as defined by the Village's Thoroughfare Plan. The petitioner is requesting the following variation:

- **Variation from Chapter 28, Section 6.12, Traffic Engineering Approval, to waive the requirement for a traffic study and parking analysis.**

Staff does not object to this variation as the existing buildings were previously used for office uses and there has been an overall reduction in the gross leasable area on this site as the building at 1441 W. Shure Drive was previously demolished.

A very small portion of the existing parking area lies within the front yard setback (along Shure Drive for Lot 1 and along Kennicott Drive for Lot 2) for Lots 1 and 2. Per Chapter 28, Section 11.2-11.2, in the M-1 and M-2 districts, off-street parking areas are not permitted in the front yard. Therefore, a variation is necessary for the existing parking. Staff does not object to this variation request as the encroachment is minimal and these are existing parking areas. The following variation is being requested:

- **Variation from Chapter 28, Section 11.2-11.2 that off-street parking spaces in the M-1 district not be located in the front yard to allow the existing spaces for Lots 1 and 2 in the front yard;**

**Detention**

The existing detention basin on the west side of proposed Lot 1 is designed to old MWRD standards. Ordinance No. 14-002, which repealed Ordinance numbers 94-026 and 94-098 (approved as part of the request to demolish 1441 W. Shure Drive) included the condition that any future redevelopment of the property shall require updating the storm water management facilities to current Village standards. As previously stated, the existing parking at the southwest corner of Lot 1 is proposed to be removed and the detention basin enlarged. The petitioner has provided preliminary engineering which is acceptable. As part of the Final Plat approval, final engineering and detention calculations must be submitted to ensure compliance with Village standards and MWRD requirements.

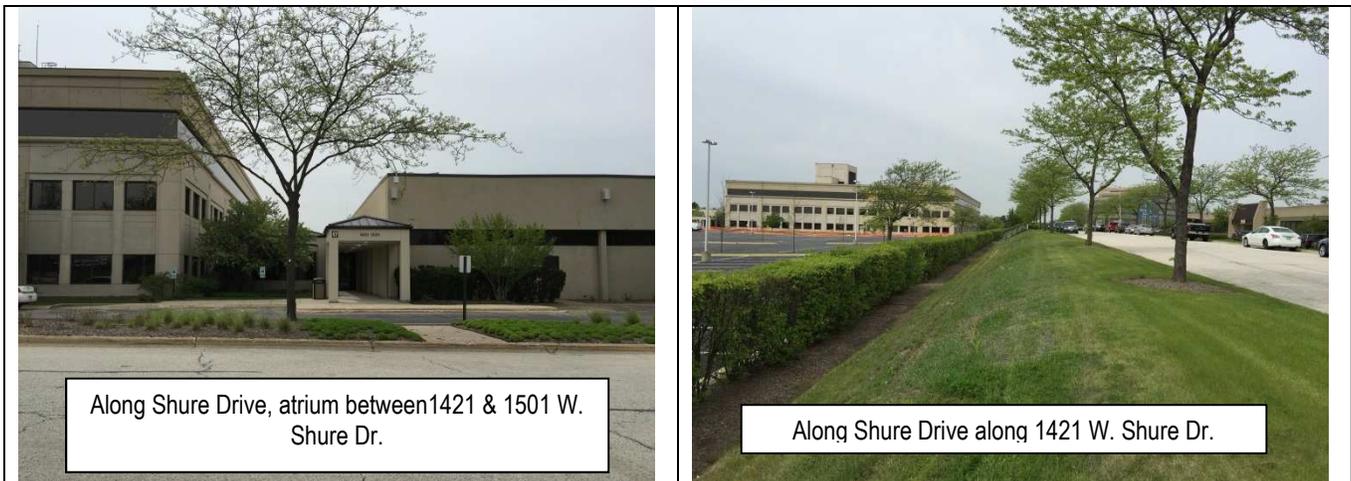
**Building**

From the Building Code perspective, the two buildings must be completely independent from one another including all mechanical, electrical, plumbing, fire protection and fire alarm/life safety systems. The petitioner has indicated that each building will have all separate systems for mechanical, electrical, plumbing, fire protection and fire alarm/life safety systems. Both buildings are sprinklered as required by Code.

**Landscape & Signage Issues**

The petitioner had originally presented a plan that identified 67 trees being proposed to be removed. Per Chapter 28, Section 6.15-5.3, a reasonable effort must be made to retain existing trees through integration into the site and landscaping plan for the proposed development. Per Section 6.15-6.4, 146 replacement trees would be required to replace the 67 trees. The petitioner has revised the plan to preserve more existing trees and transplant a number of existing trees on the site. Per the revised landscape plan provided, 38 trees are proposed to be removed. Based on the number of trees to be removed, per Code, 81 trees must be provided as replacement trees. The petitioner has provided 88 replacement trees (4" caliper trees) on site. An additional 35 ornamental and evergreen trees are provided. These trees are provided around the detention basin on Lot 1 and on Lot 2 in front of the building as well as within the new parking area.

Per Chapter 28, Section 6.12-1.2 a three foot high landscape screening is required for parking areas that adjoin public rights-of-way. Since Cellular Drive is a private road, screening is not required for parking areas along Cellular Drive. Screening is provided for parking areas along Kennicott and Shure Drive. The parking area along North Wilke Road (proposed Lot 1) does not have the required screening. However, the parking along North Wilke Road is setback from the street. Additionally, the petitioner is adding several trees around the detention basin; therefore three foot high screening is not required.



The proposed modifications – new office entrance and canopy for the building at 1421 W. Shure Drive and CMU wall infill for the building at 1501 W. Shure Drive – qualify for an administrative “Small Project Design Approval” and a formal Design Commission application is not required and had already received administrative approval.

The proposed signage does not comply with the requirements in Chapter 30, Signage Regulations and must be revised to meet the requirements of the Ordinance or a Sign Variation is required, which is a separate process through the Design Commission and Village Board.

**RECOMMENDATION**

The Staff Development Committee has reviewed the Petitioner's request and recommends **approval** of the amendment to PUD Ordinances 88-060 and 14-002 and a preliminary plat of subdivision to resubdivide the property into two lots. This approval shall be subject to the following conditions:

1. A Final Plat of Subdivision will be submitted.
2. As a condition of approval of the PUD amendment, the petitioner shall provide a Reciprocal Easement Agreement (REA) for the two lots prior to Final Plat approval. The REA must address cross-access, shared parking, shared detention and utilities in perpetuity.
3. The petitioner can proceed at their own risk with improvements on the site, prior to Final Plat approval, and shall comply with other outside agency requirements, as requested by said agencies.
4. The petitioner may divide the property in meets and bounds for financing prior to Final Plat approval and shall complete the Final Plat as soon as possible, within the prescribed timeframe in Chapter 29, Subdivision Regulations.
5. A landscape compliance bond in the amount of 30 percent of the landscaping costs will be required at the time of building permit along with a tree fee of \$200 per tree identified for preservation.
6. The signage as proposed does not meet the requirements of Chapter 30, Sign Regulations. The signage must be revised to meet Code or a variation must be sought.
7. The Petitioner shall fully comply with all Federal, State, and Village codes, regulations, and policies.

\_\_\_\_\_ May 22, 2015

Bill Enright, Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager  
All Department Heads