

MEMORANDUM

TO: Chairman Lorenzini and Members of the Plan Commission

FROM: Latika Bhide, Development Planner *LB*

DATE: May 27, 2015

RE: Northwest Crossings, PC 15-007

The petitioner is seeking an amendment to PUD Ordinances 88-060, and 14-002 and a Preliminary Plat of Subdivision to create 2 lots at 1421 W. Shure Drive and 1501 W. Shure Drive. As part of this request, several variations were identified, including a 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.

At this time, specific users for Lot 1 (1501 W. Shure Drive) are not known. Since the proposed users for this building are not known at this time, the entire Lot 1 was calculated as an office use, which is the most restrictive parking standard. Below is the table listing the Code required parking for this site:

Table 1: Code Required Parking

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

As indicated in Table 1 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 is required for Lot 1 (1501 W. Shure Drive). Lot 2 (1421 W. Shure Drive) has a surplus of 1,045 spaces. The petitioner had initially indicated that a Reciprocal Easement Agreement (REA) establishing cross access as well as shared parking between the two lots will be established. As a result, staff recommended supporting this variation request since there is surplus parking available on Lot 2 and the required variation may be smaller depending upon the specific user. One of the recommended conditions of approval was that a REA with shared parking agreement be established in perpetuity.

However, based on their lease discussions with the potential tenant for 1421 Shure Drive, the petitioner has stated that they will not be able to provide shared parking for the two

lots. They have indicated that going forward they will either comply with the Code required parking requirement based on the specific users, either by adding parking or removing leasable area, which would require a PUD amendment or seeking a parking variation (if identified) at a future date. Alternately, they may find the appropriate industrial tenant so that the Code required parking requirement is met.

Therefore, staff recommends that the 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, not be discussed or considered at this time.

Based on this additional information, the following is the revised request, eliminating the parking variation.

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~~

RECOMMENDATION (REVISED)

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. Lot 1 will comply with zoning requirements, when specific users are known.
8. The Petitioner shall fully comply with all Federal, State, and Village codes, regulations, and policies.

If you should require any additional information, please let me know.