

## STAFF DEVELOPMENT COMMITTEE REPORT

**To:** Plan Commission  
**Prepared By:** Latika Bhide, Development Planner  
**Meeting Date:** September 16, 2015  
**Date Prepared:** September 10, 2015

**Project Title:** Northwest Crossings  
**Address:** 1421 W. Shure Drive and 1501 W. Shure Drive

### BACKGROUND INFORMATION

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

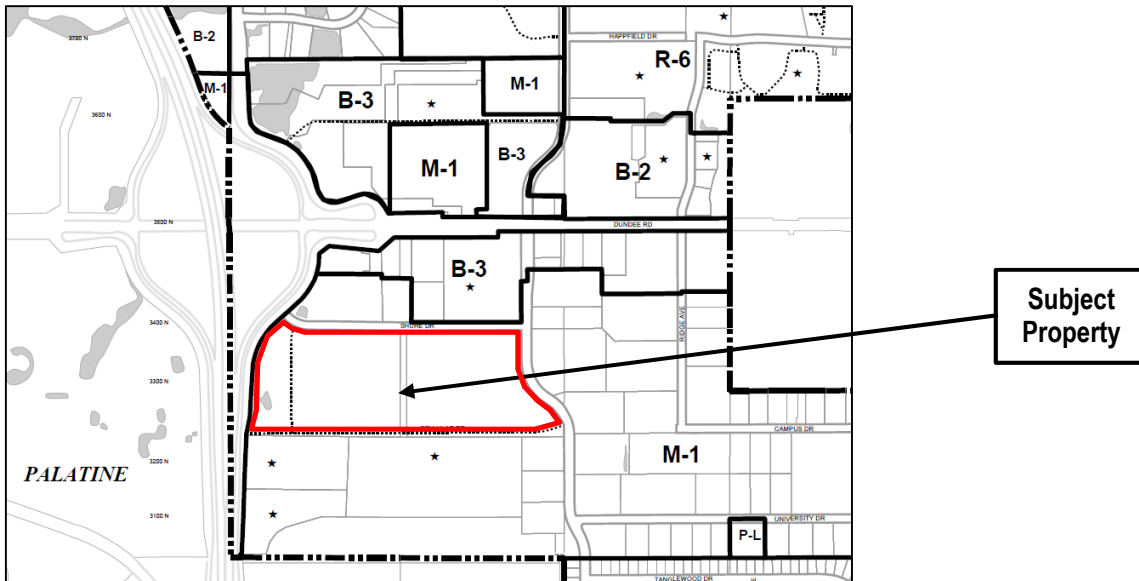
**Existing Zoning:** M-1, Research Development and Light Manufacturing District

### **Requested Action:**

Amendment to PUD Ordinances 88-060, 14-002 and 15-016.

### **Variations Required:**

1. Chapter 28, Section 6.12, Traffic Engineering Approval, to waive the requirement for a traffic study and parking analysis;
2. Chapter 28, Section 6.5, Accessory Structures, to allow a sports/basketball court and associated basketball pole at 1421 W. Shure Drive and within the side yard along Shure Drive;
3. Chapter 28, Section 6.13-3, Location of Fences to allow a fence 14 feet in height (6 feet fence with an 8 foot tall sports net/mesh constructed thereon) in conjunction with the aforesaid sports/basketball court.



**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 buildings	Offices only, Commercial
South	M-1, Research, Development, and Light Manufacturing District	Nokia 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)		

**Summary**

The overall site is approximately 39.6 acres in area and located on the north side of Cellular Drive. The former Nokia Siemens property at 1421, 1441, and 1501 W. Shure Drive was previously purchased by Torburn Partners in 2013. 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 south of Cellular Drive. Nokia completed renovations to this building and relocated and occupied the entire southern portion of the campus in 2014. Earlier this year, Torburn received a PUD amendment and a Plat of Subdivision to subdivide the north campus (1421 and 1501 W. Shure Drive) property into 2 lots.

Currently, the building at 1501 W. Shure Drive is 1-story with an approximately 318,227 SF 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."

As part of this PUD amendment, the petitioner would like to demolish an 118,227 SF portion of the 1501 W. Shure Road building.

**Zoning and Comprehensive Plan**

The Petitioner must amend the existing PUD Ordinances to incorporate the proposed modification 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.

**Plat and Subdivision Committee meeting**

The Plat and Subdivision Committee discussed the project at their meeting on August 12, 2015. The petitioner stated that they have strategically gone over the buildings and are doing some selective demolition on campus to address tenant demand and the marketplace. The Committee response was positive and they stated that the petitioner should move through the process.

**Site, Traffic & Parking Issues**Site

The petitioner has executed the lease with HSBC for the 1421 W. Shure building. They are required under the parameters of the lease to demolish approximately 118,227 SF of the northern portion of the 1501 W. Shure building. The petitioner has also indicated that the reduction of the building will allow them to diversify their marketing efforts with a more flexible site. With the demolition of the building, the 1501 W. Shure Drive will have approximately 200,000 SF of tenant space remaining.

After a portion of the building at 1501 W. Shure Drive is demolished, Torburn is proposing to install an interim CMU wall on the northern façade, until a tenant has been identified for 1501 W. Shure Drive. The petitioner has stated that the CMU wall will allow them to enclose the building prior to winter, while remaining flexible. Once a tenant is identified, the exterior

upgrades can be finalized. The petitioner has indicated that if the building is occupied by an industrial user, they can provide an upgrade to the CMU wall with materials including stucco, paint, metal panel, etc. If the building is occupied by an office user, the petitioner is proposing to add windows to the CMU façade.

Torburn has indicated that they will upgrade the proposed interim CMU block wall once a tenant is identified. The upgrades to that wall and the 1501 W. Shure Drive building will be tenant-driven and determined based upon the proposed use thereof and the tenant's requirements. Therefore, the petitioner has not provided options for upgrading the wall with timeframes at this time.

The area that will be demolished will be restored with bluegrass/fescue hydroseed and hydromulch and will tie in to match existing turf.

The petitioner is also installing a half basketball court north of the cafeteria along Shure Drive for the building at 1421 W. Shure Drive. The half court will be located approximately 16 feet from the property line along Shure Drive. The court will be enclosed by a perimeter fence 6 FT tall semi-open wood, stone-textured precast concrete or metal with an 8 foot tall sports net/mesh constructed thereon. Since accessory structures are not permitted in the yard adjoining a street, a variation will be necessary. Also, per Chapter 28, the maximum height of the fence is limited to 5 FT. Therefore, the following variations are needed:

- **Chapter 28, Section 6.5, Accessory Structures, to allow a sports/basketball court and associated basketball pole at 1421 W. Shure Drive and within the side yard along Shure Drive;**
- **Chapter 28, Section 6.13-3, Location of Fences to allow a fence 14 feet in height (6 feet fence with an 8 foot tall sports net/mesh constructed thereon) in conjunction with the aforesaid sports/basketball court.**

Traffic & Parking

The subject property has approximately 795 parking spaces. As the proposed users for the site are not known at this time, the entire site is calculated as an office use.

<i><b>Building</b></i>	<i><b>Use</b></i>	<i><b>SF</b></i>	<i><b>Divider</b></i>	<i><b>Parking Required</b></i>	<i><b>Parking Provided</b></i>	<i><b>Surplus/(Deficit)</b></i>
1501 Shure	Office	200,000	300	667	795	<b>128</b>

As indicated in the table above a surplus of 128 spaces are available on the lot.

Per Ordinance 15-016 approved earlier this year, the property is required to comply with all zoning requirements, when specific users are known. By removing leasable square footage from the building, adequate parking will be available on site for an office user.

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 seeking 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 1501 W. Shure Road building was previously used for office uses and there has been an overall reduction in the gross leasable area on this site with the demolition of approximately an 118,227 SF of leaseable space.

**Building and Detention**

As part of the recent PUD amendment, the existing detention basin on site was upgraded. The removal of a portion of the building will not negatively impact the available detention on-site. From the Building Code perspective, at building permit, additional details must be provided to determine that the integrity of the sprinkler system is maintained. Details including building dimensions, construction details, egress paths, etc. will be required. The interim CMU wall must meet all applicable code requirements and the project must meet the requirements in the 2009 I.B.C., I.F.C., and 1997 I.A.C. Once upgrades to the wall are proposed, Design Commission review of the proposed modifications will be required.

**RECOMMENDATION**

The Staff Development Committee has reviewed the Petitioner's request and recommends **approval** subject the following conditions:

1. The petitioner shall provide options for upgrading the northern wall with timeframes for proposed improvements, irrespective of when the space is tenanted and within a specified timeframe to be determined by the Plan Commission and Village Board.
2. Prior to Village Board consideration, the petitioner shall provide a landscaping plan that consists of shade trees, shrubs, and perennials on the north elevation of the 1501 W. Shure Drive building. Foundation plantings must be provided.
3. Prior to Village Board consideration, the petitioner shall provide details of the proposed sports fence.
4. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.

\_\_\_\_\_, September 10, 2015

Bill Enright, Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager  
All Department Heads