



Village of Arlington Heights
Plat and Subdivision Committee
Community Room, 3rd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
August 12, 2015
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Northwest Crossings - 1501 W. Shure Dr. - T1511
PUD Amendment

VII. OTHER BUSINESS

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



Item: Northwest Crossings - 1501 W. Shure Dr. - T1511

Department: Planning & Community Development

REQUESTED ACTION

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

RECOMMENDATION

On July 21, 2015, the Staff Development Committee reviewed the Petitioner's request and is generally supportive of the request. The following information must be provided as the project moves through the Plan Commission process:

1. Provide details for proposed interim wall. The wall must meet all applicable Code requirements.
2. Provide options for upgrading the northern wall with time frames for proposed improvements.
3. Provide an interim landscape plan.
4. Review how MWRD and stormwater requirements may impact the property.
5. Provide additional details to make the determination that the integrity of the sprinkler system is maintained.
6. Additional information must be provided to determine construction details, egress paths, etc. for the proposed work.
7. These are preliminary comments only and should not be relied upon as identification of the only major concerns. The Staff Development Committee reserves to the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description

Staff Report
Supporting Documents
Location Map

Type

Board or Commission Report
Exhibits
Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat & Subdivision Committee
Prepared By: Latika Bhide, Development Planner
Meeting Date: August 12, 2015
Date Prepared: August 6, 2015

Project Title: Northwest Crossings
Address: 1501 W. Shure Drive

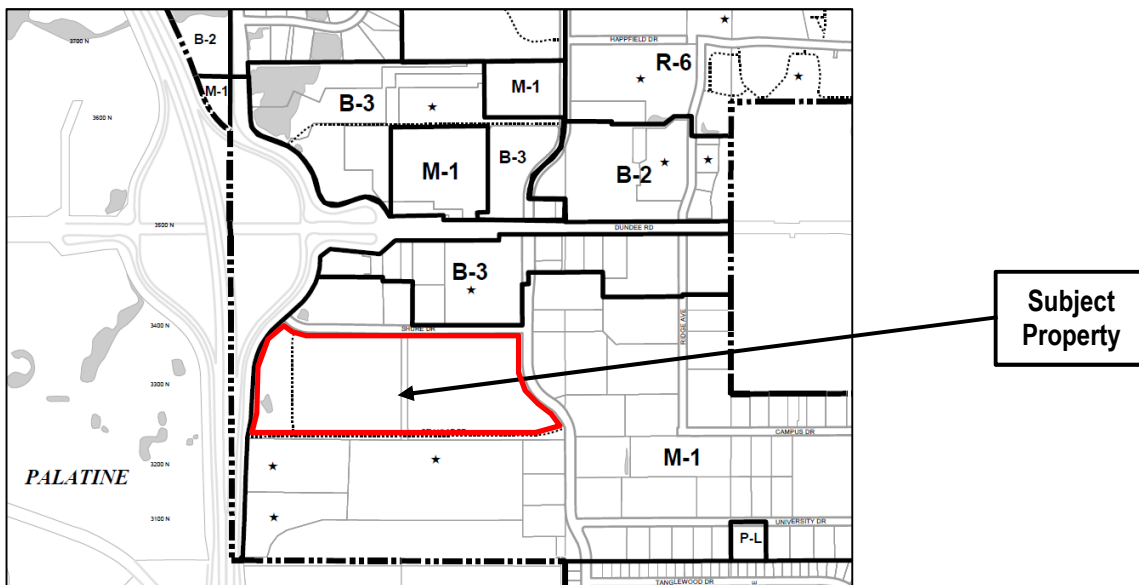
BACKGROUND INFORMATION

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.



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 property in question, 1501 W. Shure Drive, is approximately 22 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 318,000 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 118,000 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.

Site, Traffic & Parking Issues

Site

The petitioner has indicated that they are finalizing the lease for the 1421 W. Shure building. They are required under the parameters of the lease to demolish approximately 118,000 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.

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

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.

It should be noted that 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. However, the Petitioner can elect to seek the following variation:

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

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, 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. must be provided. Details for the interim CMU wall must be provided to ensure that all applicable code requirements are met. The project must meet the requirements in the 2009 I.B.C., I.F.C., and 1997 I.A.C.

Design Commission review of the proposed modifications will be required. A landscape plan will be required and if any trees are proposed to be removed; the Petitioner will need to comply with the Village's exchange rate for tree removal.

RECOMMENDATION

On July 21, 2015, the Staff Development Committee reviewed the Petitioner's request and is generally supportive of the request. The following information must be provided as the project moves through the Plan Commission process:

1. Provide details for proposed interim wall. The wall must meet all applicable Code requirements.
2. Provide options for upgrading the northern wall with timeframes for proposed improvements.
3. Provide an interim landscape plan.
4. Review how MWRD and stormwater requirements may impact the property.
5. Provide additional details to make the determination that the integrity of the sprinkler system is maintained.
6. Additional information must be provided to determine construction details, egress paths, etc. for the proposed work.
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_____, August 6, 2015

Bill Enright, Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager
All Department Heads



1033 Skokie Blvd, Suite 480
Northbrook, IL 60062

August 3, 2015

Latika Bhide
Development Planner
Village of Arlington Heights
33 S. Arlington Heights Rd
Arlington Heights, IL 60004

Dear Ms. Latika Bhide:

Thank you for taking the time to review our ongoing improvements and repositioning efforts of the Northwest Crossings campus. Torburn North Campus, LLC purchased the 1421, 1441 & 1501 W Shure Drive campus from Nokia Siemens US LLC on June 21, 2013. Nokia Siemens continued to occupy the site until December 31, 2014. During the repositioning of the campus, it was determined that the campus had a surplus of built area. It was under parked to serve today's market and the quality of Tenants that we are looking to bring to the Village of Arlington Heights.

In April of 2014, we proceeded with the demolition of 1441 Shure Drive to open up the eastern parcel. This allowed 1421 W Shure Drive the visibility it required to market to high density, high quality Tenants. It gave us the opportunity to bring the marketplace an office building that could support the demands of an 8/1000 parking ratio. Per our recent conversations, we are in the process of finalizing a Lease for the 1421 W Shure Drive building. We are required under the parameters of that Lease to demolish approximately 118,000 SF of the northern portion of 1501 W Shure Drive, highlighted in the attached site plans. This would reduce the 1501 W Shure Drive building from 318,000SF to approximately 200,000SF.

The Tenant's Lease requirement to downsize 1501 W Shure Drive is beneficial for the Village and the Campus. During our review of the market, we learned that the dimensional footprint of the building was too large for today's market and the site created limitations to support the ever changing demands of high quality Tenants. The reduction of the building allows us to diversify our marketing efforts to attract higher quality Office and/or Industrial Tenant(s) with a more flexible site. There are still multiple scenarios that will be presented to us as we move forward with our improvements to the Campus, but flexibility is paramount.

We look forward to working with the Village as explore the best way to maintain flexibility for the site. We would propose similarly to 1441 W Shure Drive, that we would be allowed to provide a well-maintained, minimally landscaped grass field. Once an agreement is reached with

a tenant for 1501 W Shure Drive, we will work with the Village to complete the final site improvements based on the Village's requirements and the Tenant's needs.

When 1501 W Shure Drive is reduced, we propose to install an interim CMU wall on the northern façade. This would be temporary until a tenant has been identified for 1501 W Shure. Due to the uncertainty of the future user(s), a CMU wall allows us to cost effectively enclose the building prior to winter, while remaining flexible for future improvements. We will not know what the exterior upgrades will be until a tenant has been formalized. We will allow the tenant the opportunity to help shape their building; it is a crucial part of our marketing. If 1501 W Shure becomes an industrial building, we will provide an aesthetic upgrade to the solid CMU wall per Village request. These materials might include, but are not limited to, Stucco, Paint, Metal Panel or one of a variety of Rain Screen Systems applied on top of the CMU wall. If 1501 W Shure becomes an office building, a dramatic renovation could be required for the northern façade. We would design the CMU in a manner that gives us the ability to cut in windows and apply any of the materials listed above. We have included a variety of marketing renderings for multiple types of users. We would like support to proceed with the interim CMU option since it enables to maintain that required flexibility.

We look forward to working with you and thank you for your continued partnership.

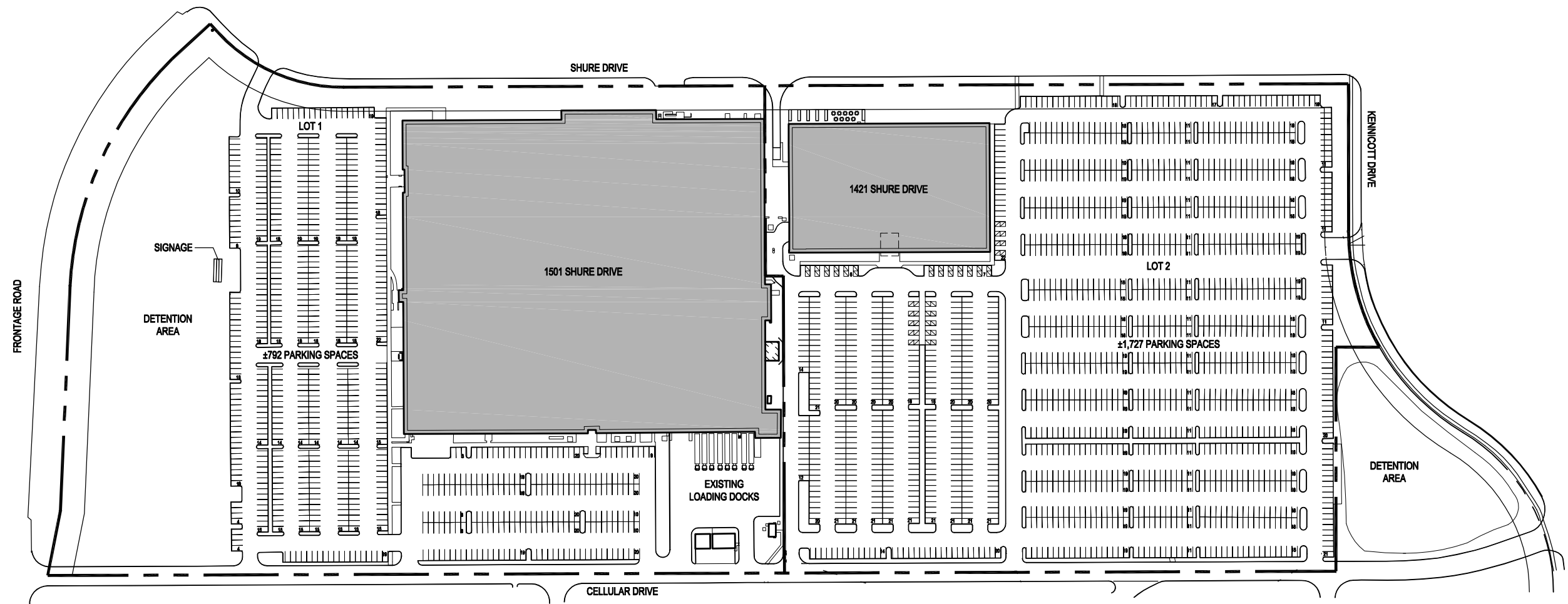
Sincerely,



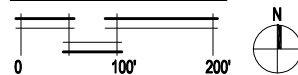
Adam Keldermans

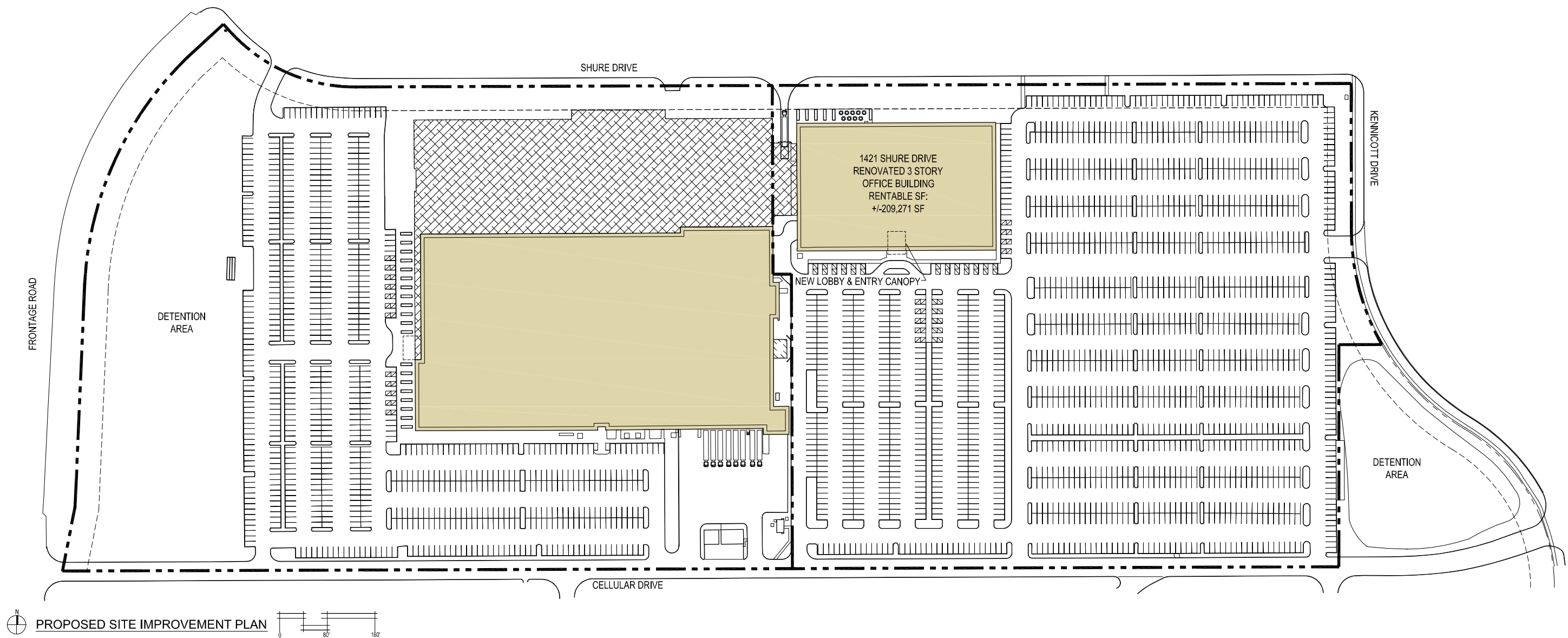
akeldermans@torburn.com

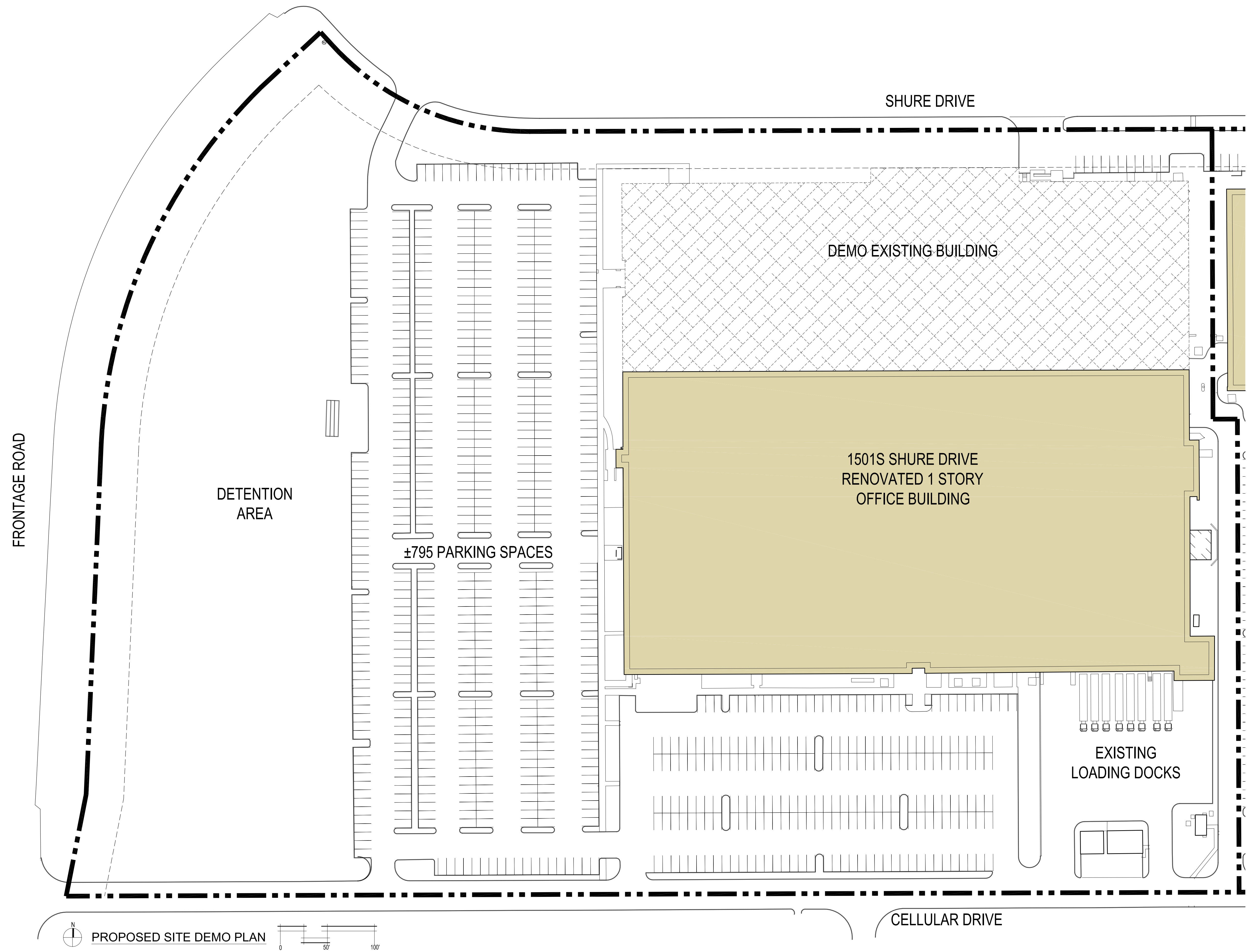
847-562-1616



CAMPUS PLAN

















Northwest Crossings
1501 W. Shure Drive
Prepared by: Planning & Community
Development Department
August 2015