



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  
January 14, 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 & 1421 W. Shure Dr. - T1470  
Plat of Subdivision
- B. Wireless Antenna Tower - 1000 S. Arlington Heights Rd. - T1487  
Special Use for a Wireless Antenna Tower

**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 & 1421 W. Shure Dr.- T1470

**Department:** Planning & Community Development Department

### **Requested Action**

Amendment to PUD Ordinances 79-045, 79-084, 88-060, and 14-002 for all options.

### **Variations Required**

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

#### **Site Plan Option A**

1. A Plat of Subdivision to create 2 lots.

### **Variations Required**

1. A variation from Chapter 28, Section 11.4 Schedule of Parking requirements, from the required 1062 parking spaces to allow 898 parking spaces for Lot 2 (1501 W. Shure Dr.).

2. A variation from Chapter 28, Section 5.1-17.7 from the required minimum yards, to allow a reduced rear yard for Lots 1 and 2 (1421 W. Shure Drive and 1501 W. Shure Dr.) of 15 feet and 0 feet instead of the required 30 feet.

#### **Site Plan Option B**

1. A Plat of Subdivision to create 2 lots.

### **Variations Required**

1. Variation from Section 5.1-17.7, from the required minimum yards to allow a reduced side yard for Lot 1 (1421 W. Shure Drive) of 20 feet instead of the required 45 feet (10 percent of lot width, not to exceed 50 feet).

2. Variation from Section 5.1-17.7 from the required minimum yards to allow reduced side yards and rear yard for Lot 2 (1501 W. Shure Drive) of 20 feet and 0 feet instead of the required 35.5 feet (10 percent of lot width, not to exceed 50 feet) and 30 feet respectively.

#### **Site Plan Option C**

1. A Plat of Subdivision to create 3 lots.

### **Variations Required**

1. Variation from Section 5.1-17.7, from the required minimum yards to allow a reduced rear yard for Lot 1 (1421 W. Shure Drive) of 15 feet instead of the required 30 feet.
2. Variation from Section 5.1-17.7, from the required minimum yards to allow reduced side yards and rear yard for Lot 2 (1501 W. Shure Drive - North) of 20 feet and 25 feet instead of the required 50 feet (10 percent of lot width, not to exceed 50 feet) and 30 feet respectively.
3. Variation from Section 5.1-17.7 from the required minimum yards to allow a reduced side yard and rear yard for Lot 3 (1501 W. Shure Drive - South) of 20 feet and 0 feet instead of the required 35.5 feet (10 percent of lot width, not to exceed 50 feet) and 30 feet respectively.

### **RECOMMENDATION**

On November 18, 2014, the Staff Development Committee reviewed the Petitioner's request and is generally supportive of the proposal. However, before a formal recommendation can be made, the following issues at a minimum must be addressed as the project moves through the Plan Commission process:

1. The Petitioner shall provide a written justification based on the following land use variation criteria:
  - The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
  - The plight of the owner is due to unique circumstances.
  - The variation, if granted, will not alter the essential character of the locality.
2. Information regarding the existing easement for Cellular Drive or any modifications being proposed to the provisions of the access easement must be provided to make a determination whether the subdivision would be considered as exempt.
3. Cross access easements will be required between the lots.
4. Shared parking agreements should be explored between the lots; otherwise a variation from the required number of parking spaces is required for Lot 2, Site Plan Option A. Additional parking data, surveys, or analysis may be required as this proposal is further evaluated.
5. Following Nokia's relocation from these buildings, if not already completed, the existing Nokia signs must be removed.
6. Separate utility services must be provided for each lot.
7. Additional information must be provided at building permit as it appears that there is a common chiller system for the two buildings that is located in the 1501 building. Per the Building Division, the cooling capacity required and available must be calculated, contract

agreement required between the occupancies, permits obtained for work and all required inspections must be passed.

8. Additional information must be provided at building permit to determine if the electrical system needs to be renovated.

9. The Petitioner shall fully comply with all Federal, State, and Village codes, regulations, and policies.

10. 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:**

| <b>Description</b> | <b>Type</b> |
|--------------------|-------------|
| Staff Report       | Report      |
| Site Plans         | Exhibits    |
| Location Map       | Exhibits    |

## **STAFF DEVELOPMENT COMMITTEE REPORT**

**To:** Plat & Subdivision Committee  
**Prepared By:** Latika Bhide, Development Planner  
**Meeting Date:** January 14, 2015  
**Date Prepared:** January 8, 2015

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

### **BACKGROUND INFORMATION**

**Petitioner:** Michael K. Burns, President & CEO  
**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 79-045, 79-084, 88-060, and 14-002 for all options.

### **Variations Required:**

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

### **Site Plan Option A**

1. A Plat of Subdivision to create 2 lots;

#### **Variations Required:**

- A variation from Chapter 28, Section 11.4 Schedule of Parking requirements, from the required 1062 parking spaces to allow 898 parking spaces for Lot 2 (1501 W. Shure Dr.);
- A variation from Chapter 28, Section 5.1-17.7 from the required minimum yards, to allow a reduced rear yard for Lots 1 and 2 (1421 W. Shure Drive and 1501 W. Shure Dr.) of 15 feet and 0 feet instead of the required 30 feet.

### **Site Plan Option B**

1. A Plat of Subdivision to create 2 lots;

#### **Variations Required:**

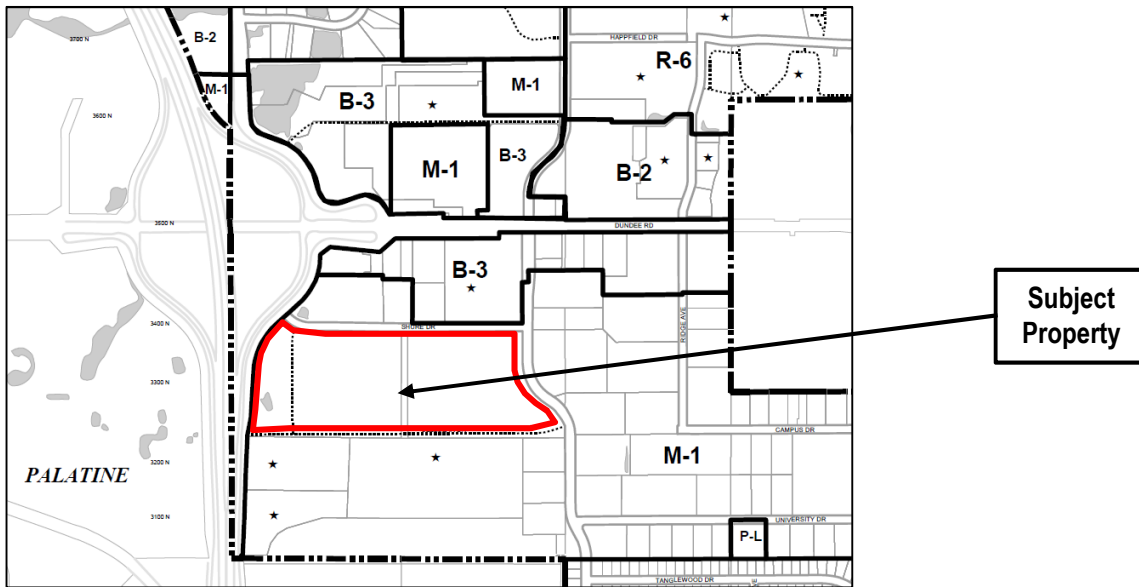
- Variation from Section 5.1-17.7, from the required minimum yards to allow a reduced side yard for Lot 1 (1421 W. Shure Drive) of 20 feet instead of the required 45 feet (10 percent of lot width, not to exceed 50 feet);
- Variation from Section 5.1-17.7 from the required minimum yards to allow reduced side yards and rear yard for Lot 2 (1501 W. Shure Drive) of 20 feet and 0 feet instead of the required 35.5 feet (10 percent of lot width, not to exceed 50 feet) and 30 feet respectively.

### **Site Plan Option C**

1. A Plat of Subdivision to create 3 lots;

#### **Variations Required:**

- Variation from Section 5.1-17.7, from the required minimum yards to allow a reduced rear yard for Lot 1 (1421 W. Shure Drive) of 15 feet instead of the required 30 feet;
- Variation from Section 5.1-17.7, from the required minimum yards to allow reduced side yards and rear yard for Lot 2 (1501 W. Shure Drive - North) of 20 feet and 25 feet instead of the required 50 feet (10 percent of lot width, not to exceed 50 feet) and 30 feet respectively;
- Variation from Section 5.1-17.7 from the required minimum yards to allow a reduced side yard and rear yard for Lot 3 (1501 W. Shure Drive - South) of 20 feet and 0 feet instead of the required 35.5 feet (10 percent of lot width, not to exceed 50 feet) and 30 feet respectively.



#### 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)                                       |                                                            |                          |

#### Summary

The overall site is approximately 44 acres in area and located on the north side of Cellular 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 south 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. Because they are reacting to what potential tenants have indicated they want, therefore they are presenting three potential options for the subject site.

Currently, there are two buildings on the subject property. The building at 1421 W. Shure Drive is 3-stories, with an approximately 214,800 SF floor area. The building at 1501 W. Shure Drive is 1-story with an approximately 319,000 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."

### 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

##### Site Plan A

This option involves subdividing the property into 2 lots. The east lot (Lot 1, 1421 W. Shure Dr.) is proposed to be approximately 17.21 acres in area and the west lot (Lot 2, 1501 W. Shure Dr.) approximately 22.43 acres in area. The atrium currently between the two buildings on lots 1 and 2 would be demolished. The applicant would also be adding 498 additional parking spaces where the 1441 W. Shure Drive building was located prior to being demolished. The two buildings on Lot 1 and Lot 2 would have a floor area of 209,271 SF and 318,750 SF respectively. Lot 1 would have 1,780 parking spaces and Lot 2 would have 898 parking spaces.

##### Site Plan B

This option involves subdividing the property into 2 lots. The 1501 W. Shure Dr. building is proposed to be split into two buildings – north and south. The east lot (Lot 1, 1421 W. Shure Dr. and 1501 W. Shure Dr. - North) is proposed to be approximately 26.85 acres in area. The current atrium between the two buildings will be retained. The west lot (Lot 2, 1501 W. Shure Dr.- South) is proposed to be 12.77 acres in area. The buildings on Lot 1 will total 299,021 SF in floor area and the building on Lot 2 will be approximately 171,000 SF in floor area. The applicant will also be adding 498 additional parking where the 1441 W. Shure Drive building was located prior to being demolished. Lot 1 would have 2,269 parking spaces and Lot 2 would have 578 parking spaces.

##### Site Plan C

This option involves subdividing the property into 3 lots. The 1501 W. Shure building is proposed to be split into two buildings – north and south. The east lot (Lot 1, 1421 W. Shure Dr.), north lot (Lot 2, 1501 W. Shure Dr. - north) and south (Lot 3, 1501 W. Shure Dr. - south) will be approximately 17.21 acres, 9.66 acres and 12.77 acres in area respectively. This option would also involve demolition of the atrium between 1421 W. Shure Drive and 1501 W. Shure Drive - North buildings. The applicant will also be adding 498 additional parking spaces where the 1441 W. Shure Drive building was located prior to being demolished. Lots 1, 2 and 3 will have 1,780, 489, and 578 parking spaces respectively.

Based on a preliminary review, all three site plans appears to function adequately. For the 498 additional parking spaces that are proposed to be added, it appears that landscape islands are provided in the required locations; however, a detailed plan is required to determine if all the Ordinance requirements are met.

A summary of all three site plans is provided below:

| Site Plan   | Lots   | Lot Area           |                    |                    | Parking Provided |            |            | Variations                                                             |
|-------------|--------|--------------------|--------------------|--------------------|------------------|------------|------------|------------------------------------------------------------------------|
| Site Plan A | 2 lots | Lot 1: 17.21 acres | Lot 2: 22.43 acres |                    | Lot 1: 1,780     | Lot 2: 898 |            | Lots 1 & 2: Rear Yards<br>Lot 2: Required number of parking spaces     |
| Site Plan B | 2 lots | Lot 1: 26.85 acres | Lot 2: 12.77 acres |                    | Lot 1: 2,269     | Lot 2: 578 |            | Lot 1: Side Yard<br>Lot 2: Side & Rear Yard                            |
| Site Plan C | 3 lots | Lot 1: 17.21 acres | Lot 2: 9.66 acres  | Lot 3: 12.77 acres | Lot 1: 1,780     | Lot 2: 489 | Lot 3: 578 | Lot 1: Rear Yard<br>Lot 2: Side & Rear Yard<br>Lot 3: Side & Rear Yard |

#### Subdivision

The petitioner would like to subdivide the subject property into 2 lots (Site Plans A and B) or 3 lots (Site Plan C). A Plat of Subdivision must be reviewed by the Plan Commission and approved by the Village Board. However, 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, then it is considered as an exempt subdivision.

Cellular Drive, to the south of the subject property is a private road therefore requiring a cross-access easement. Information regarding the existing easement or any modifications being proposed to the provisions of the access easement are requested to make a determination whether the subdivision is considered exempt.

As part of the preliminary review process, the relationship of the proposed new lots for all three site plan options 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 |
|----------------------|-----------------------|----------|------------------------|----------|-----------------------------------|----------------------------------------------|-------------------|
| Typical M-1 Lot      | Corner                | Interior | Corner                 | Interior | 40'                               | 10 % of lot width or 25' (not to exceed 50') | 30'               |
|                      | 25,000                | 25,000   | 100                    | 100      | 50' (Major or Secondary Arterial) |                                              |                   |
| Site Plan - Option A |                       |          |                        |          |                                   |                                              |                   |
| Lot 1                | 749,667               | -        | 450                    | -        | 590'                              | 65'                                          | 15'               |
| Lot 2                | 976,179               | -        | 995                    | -        | 550'                              | 40'                                          | 0'                |
| Site Plan - Option B |                       |          |                        |          |                                   |                                              |                   |
| Lot 1                | 1,169,586             | -        | 450                    | -        | 590'                              | 20'                                          | 660'              |
| Lot 2                | 556,261               | -        | 355                    | -        | 560'                              | 20'                                          | 0'                |
| Site Plan - Option C |                       |          |                        |          |                                   |                                              |                   |
| Lot 1                | 749,667               | -        | 450                    | -        | 590'                              | 65'                                          | 15'               |
| Lot 2                | 420,789               | -        | 650                    | -        | 660'                              | 20'                                          | 25'               |
| Lot 3                | 556,261               | -        | 355                    | -        | 560'                              | 20'                                          | 0'                |

#### Traffic & Parking

Based on a preliminary review, the subject property has 2,349 parking spaces. The petitioner is planning on adding 498 parking spaces for a total of 2,847 parking spaces on-site. As the proposed users for the site are not known at this time, the entire site is calculated as an office use. Below is the table listing the available parking for all Site Plan options:

*(Based on square footage and use information provided by Torburn)*

| Building           | Use    | SF      | Divider | Parking Required | Parking Provided | Surplus/(Deficit) |
|--------------------|--------|---------|---------|------------------|------------------|-------------------|
| <b>Site Plan A</b> |        |         |         |                  |                  |                   |
| Lot 1 (1421 Shure) | Office | 209,271 | 300     | 697              | 1780             | 1083              |
| Lot 2 (1501 Shure) | Office | 318,750 | 300     | 1062             | 898              | (164)             |
| <b>Site Plan B</b> |        |         |         |                  |                  |                   |
| Lot 1              | Office | 299,021 | 300     | 997              | 2269             | 1272              |
| Lot 2              | Office | 171,000 | 300     | 570              | 578              | 8                 |
| <b>Site Plan C</b> |        |         |         |                  |                  |                   |
| Lot 1 (1421 Shure) | Office | 209,271 | 300     | 697              | 1780             | 1083              |

|                          |        |         |     |     |     |     |
|--------------------------|--------|---------|-----|-----|-----|-----|
| Lot 2 (1501 Shure - N)   | Office | 84,700  | 300 | 282 | 477 | 195 |
| Lot 3 (1501 S Shure - S) | Office | 171,000 | 300 | 570 | 578 | 8   |

As indicated in the table above, a variation from the required number of 1063 parking spaces to allow 898 spaces, a variation of 164 spaces will be required for Lot 2 (Site Plan A). Shared parking agreements should be explored between the two lots, as a surplus of spaces are available for Lot 1.

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.**

#### **Detention**

A stormwater management plan for the entire site (north and south campuses) must be provided. The existing detention basin on the west side of the subject property is not to 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. Therefore, Final Engineering and detention calculations must be submitted as part of a formal submittal to determine what changes are required to ensure compliance with Village standards and MWRD requirements. Detention easements will be required for both basins.

#### **Building**

From the Building Code perspective, required separation distances between buildings/ between buildings and property lines and also egress paths/ distances/ locations must be maintained. Details including building dimensions, construction details, egress paths, etc. must be provided. The project must meet the requirements in the 2009 I.B.C., I.F.C., and 1997 I.A.C. Additionally, the subdivision details must address utility paths, shared electric service or heat/cool equipment/ facilities, etc. unless the planned remodeling will separate such elements to each building.

#### **Landscape & Signage Issues**

Design Commission review of the proposed modifications may be required. The Petitioner will need to provide a parking lot lighting plan with details of proposed fixtures as well as a sign package, if additional signage is going to be installed. Furthermore, a landscape plan will be required for the areas around the proposed parking modifications. 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 November 18, 2014, the Staff Development Committee reviewed the Petitioner's request and is generally supportive of the proposal. However, before a formal recommendation can be made, the following issues at a minimum must be addressed as the project moves through the Plan Commission process:

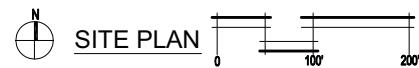
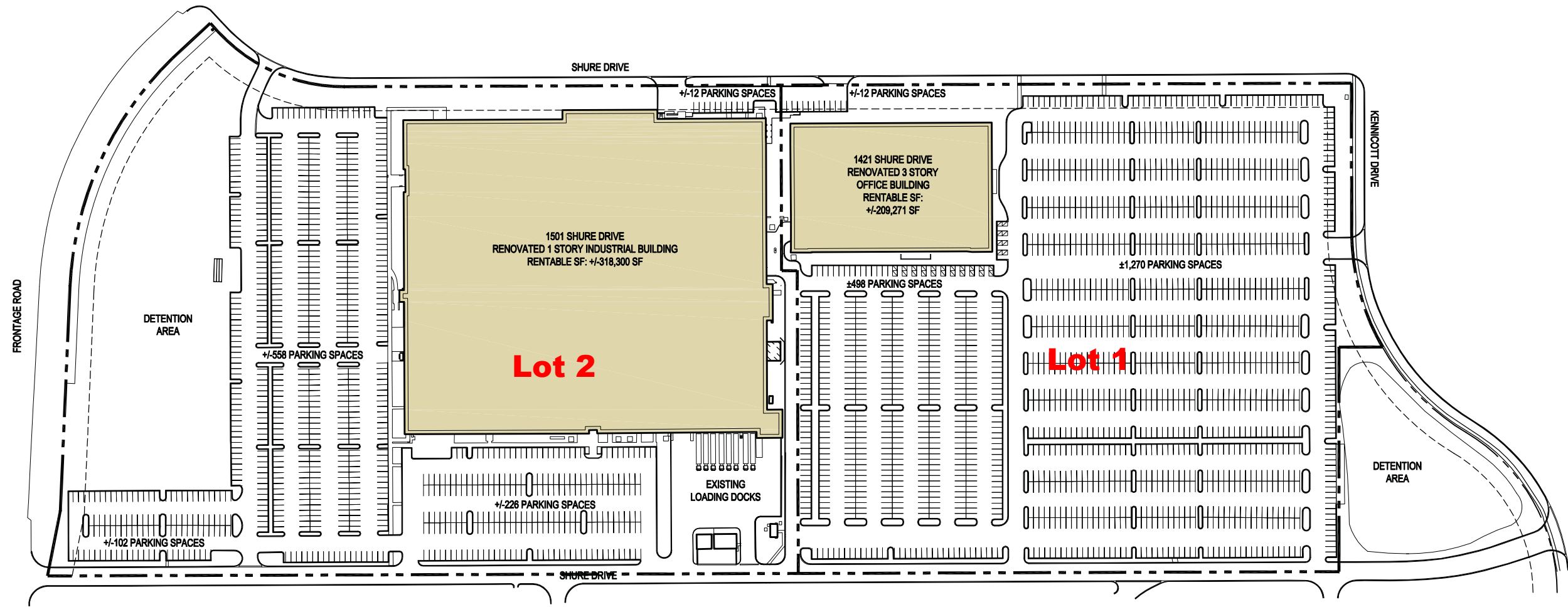
1. The Petitioner shall provide a written justification based on the following land use variation criteria:
  - **The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.**
  - **The plight of the owner is due to unique circumstances.**
  - **The variation, if granted, will not alter the essential character of the locality.**
2. Information regarding the existing easement for Cellular Drive or any modifications being proposed to the provisions of the access easement must be provided to make a determination whether the subdivision would be considered as exempt.
3. Cross access easements will be required between the lots.

4. Shared parking agreements should be explored between the lots; otherwise a variation from the required number of parking spaces is required for Lot 2, Site Plan Option A. Additional parking data, surveys, or analysis may be required as this proposal is further evaluated.
5. Following Nokia's relocation from these buildings, if not already completed, the existing Nokia signs must be removed.
6. Separate utility services must be provided for each lot.
7. Additional information must be provided at building permit as it appears that there is a common chiller system for the two buildings that is located in the 1501 building. Per the Building Division, the cooling capacity required and available must be calculated, contract agreement required between the occupancies, permits obtained for work and all required inspections must be passed.
8. Additional information must be provided at building permit to determine if the electrical system needs to be renovated.
9. The Petitioner shall fully comply with all Federal, State, and Village codes, regulations, and policies.
10. 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.

\_\_\_\_\_, January 8, 2015  
Bill Enright, Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager  
All Department Heads

SITE PLAN OPTION A



| 1501 SHURE DRIVE<br>SITE TABULATION: | 1421 SHURE DRIVE<br>SITE TABULATION: |
|--------------------------------------|--------------------------------------|
| LOT AREA: +/- 22.43 ACRES            | LOT AREA: +/- 17.21 ACRES            |
| BUILDING AREA: +/- 318,750 S.F.      | BUILDING AREA: +/- 209,271 S.F.      |
| PARKING COUNT: +/- 898 SPACES        | PARKING COUNT: +/- 1,780 SPACES      |
| PARKING RATIO: 2.82 / 1,000 SF       | PARKING RATIO: 8.51 / 1,000 SF       |

PROPOSED SITE PLAN A  
NORTHWEST CROSSINGS  
ARLINGTON HEIGHTS, ILLINOIS

TORBURN PARTNERS

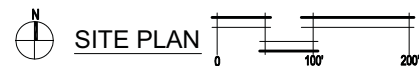
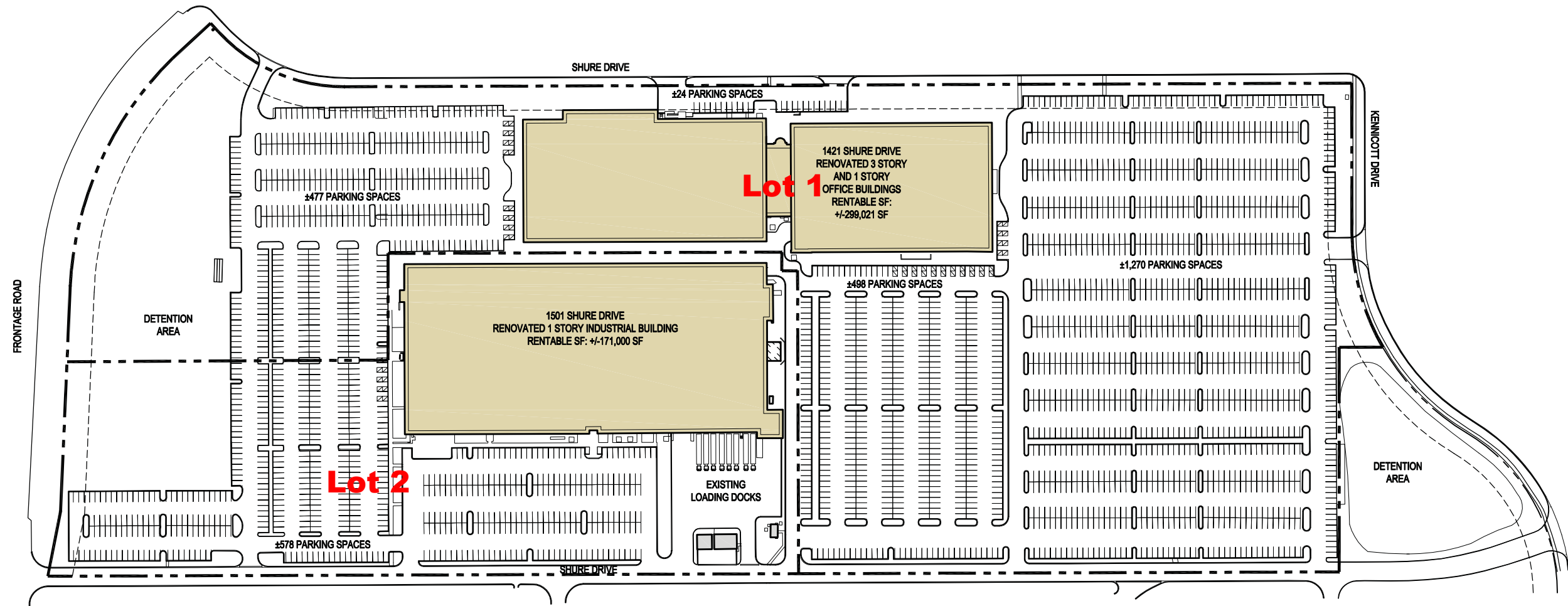


OKW Architects

DATE: 15 DECEMBER 2014

PROJECT NUMBER: 13043

SITE PLAN OPTION B



| 1501 SHURE DRIVE<br>SITE TABULATION: | 1421 SHURE DRIVE<br>SITE TABULATION: |
|--------------------------------------|--------------------------------------|
| LOT AREA: +/- 12.77 ACRES            | LOT AREA: +/- 26.85 ACRES            |
| BUILDING AREA: +/- 171,000 S.F.      | BUILDING AREA: +/- 299,021 S.F.      |
| PARKING COUNT: +/- 578 SPACES        | PARKING COUNT: +/- 2,269 SPACES      |
| PARKING RATIO: 3.38 / 1,000 SF       | PARKING RATIO: 7.59 / 1,000 SF       |

PROPOSED SITE PLAN B  
NORTHWEST CROSSINGS  
ARLINGTON HEIGHTS, ILLINOIS

TORBURN PARTNERS

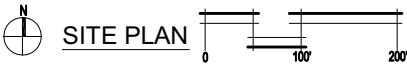
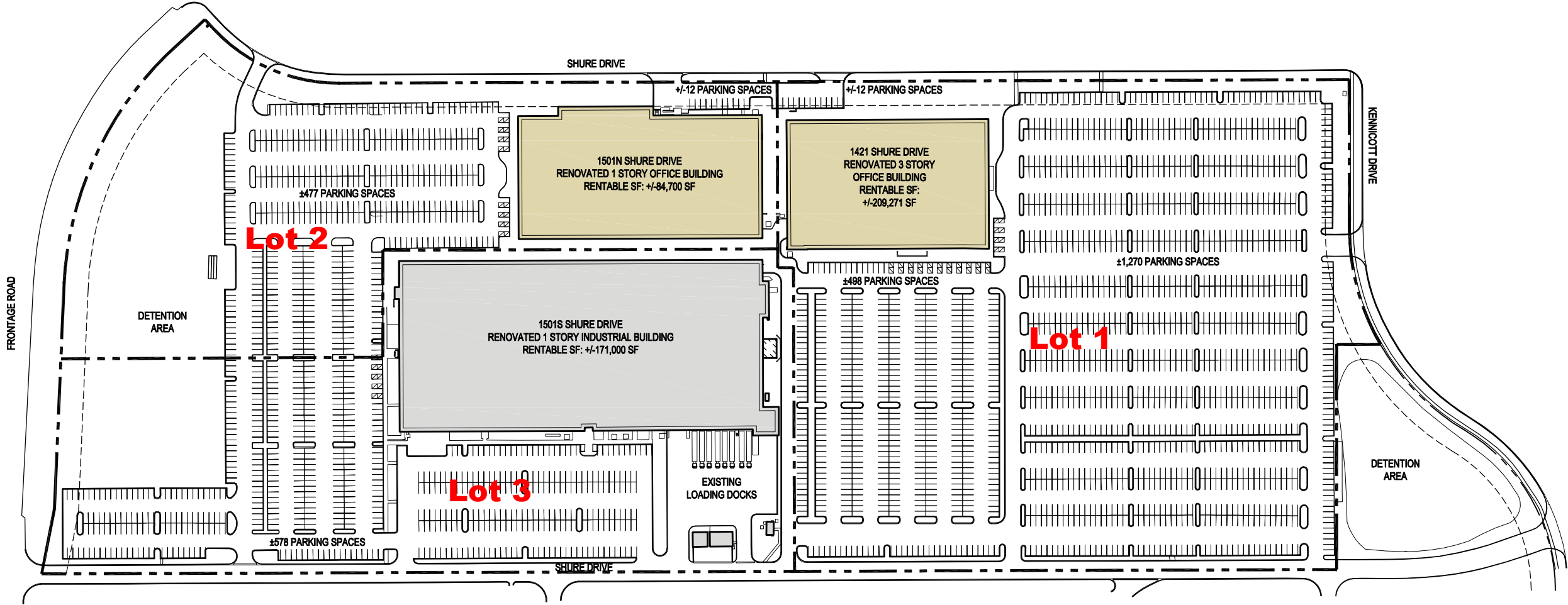


OKW Architects

DATE: 15 DECEMBER 2014

PROJECT NUMBER: 13043

SITE PLAN OPTION C



| 1421 SHURE DRIVE<br>SITE TABULATION: |                  |
|--------------------------------------|------------------|
| LOT AREA:                            | +/- 17.21 ACRES  |
| BUILDING AREA:                       | +/- 209,271 S.F. |
| PARKING COUNT:                       | +/- 1,780 SPACES |
| PARKING RATIO:                       | 8.51 / 1,000 SF  |

| 1501N SHURE DRIVE<br>SITE TABULATION: |                 |
|---------------------------------------|-----------------|
| LOT AREA:                             | +/- 9.66 ACRES  |
| BUILDING AREA:                        | +/- 84,700 S.F. |
| PARKING COUNT:                        | +/- 489 SPACES  |
| PARKING RATIO:                        | 5.77 / 1,000 SF |

| 1501S SHURE DRIVE<br>SITE TABULATION: |                  |
|---------------------------------------|------------------|
| LOT AREA:                             | +/- 12.77 ACRES  |
| BUILDING AREA:                        | +/- 171,000 S.F. |
| PARKING COUNT:                        | +/- 578 SPACES   |
| PARKING RATIO:                        | 3.38 / 1,000 SF  |

PROPOSED SITE PLAN C  
NORTHWEST CROSSINGS  
ARLINGTON HEIGHTS, ILLINOIS

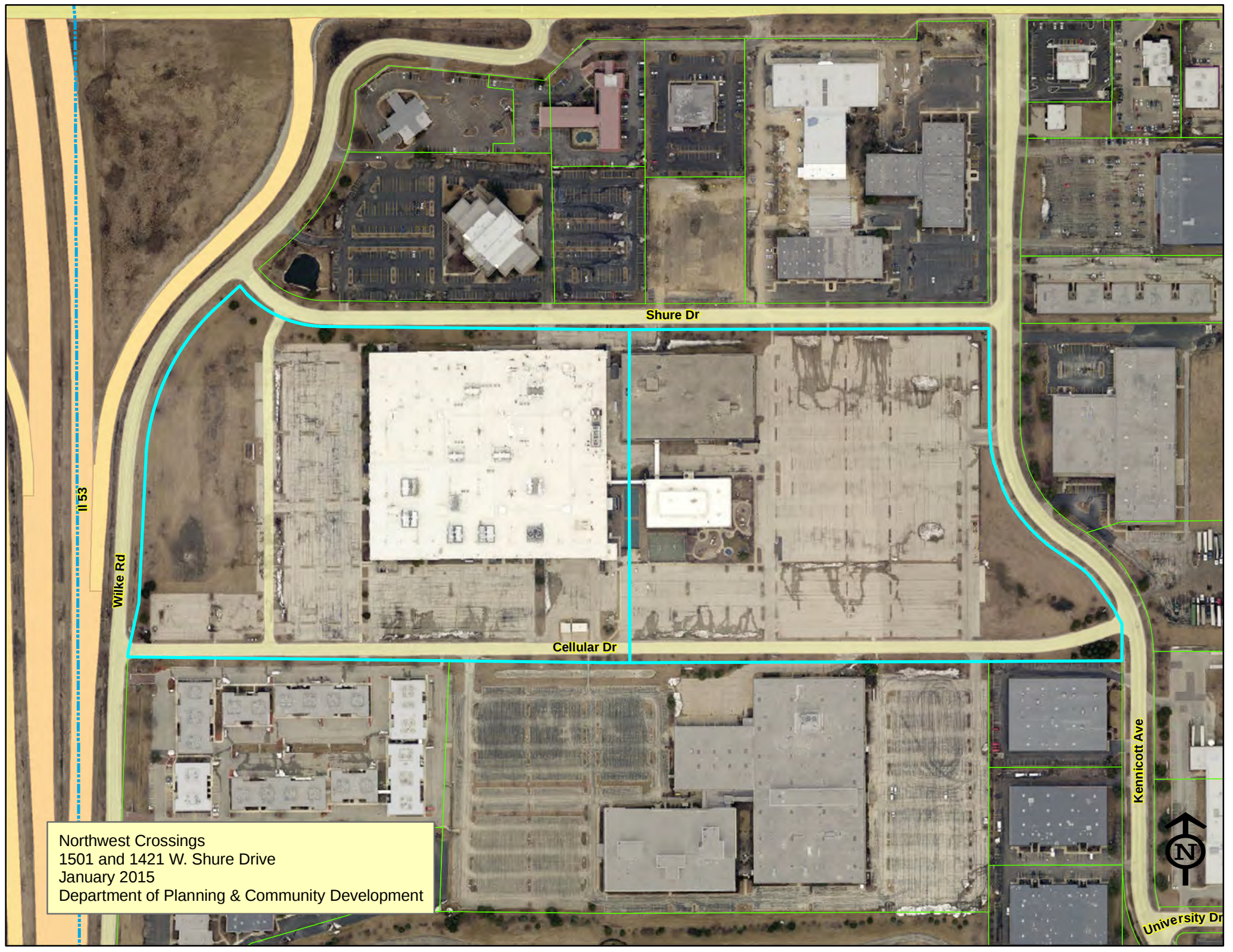
TORBURN PARTNERS



OKW Architects

DATE: 15 DECEMBER 2014

PROJECT NUMBER: 13043



11 53

Wilke Rd

Shure Dr

Cellular Dr

Kennicott Ave

University Dr

Northwest Crossings  
1501 and 1421 W. Shure Drive  
January 2015  
Department of Planning & Community Development





**Item:** Wireless Antenna Tower - 1000 S. Arlington Heights Rd. - T1487

**Department:** Planning & Community Development Department

### **Requested Action**

A Special Use Permit for a Wireless Antenna Tower.

### **Variations Identified**

1. Chapter 23, Section 203, Restrictions, from the requirement that ground base antenna cannot exceed 75 feet above the grade level to allow 100 feet tall monopole.
2. Chapter 28, Section 6.14-2.1, Location, from the requirement that where no minimum yard is established, commercial antenna structures may be located no closer than ten-feet to any lot line or 25-feet to lot line, if adjacent to a residential district, to allow 5 feet.

### **Recommendation**

The Staff Development Committee is not supportive of this Special Use request. If the applicant should elect to submit a Plan Commission application, the following must be addressed:

1. Submittal of a Plan Commission application for formal review and public hearing.
2. Provide a propagation report that includes a coverage plot depicting "current coverage" and "proposed coverage" with the addition of this site.
3. What is the height of the proposed chain link fence? Work with staff to adequately address the screening requirement.
4. Provide a parking analysis that includes the impact of the proposed antenna and access easement on parking and traffic circulation on-site. Provide a full parking plan for the site.
5. Provide information regarding the number of employees on the site to determine the code parking requirement for the site.

6. These are preliminary comments only. Additional comments may be provided during formal review.

**ATTACHMENTS:**

| <b>Description</b> | <b>Type</b> |
|--------------------|-------------|
| Staff Report       | Report      |
| Plans              | Exhibits    |
| Location Map       | Exhibits    |

## **STAFF DEVELOPMENT COMMITTEE REPORT**

**To:** Plat and Subdivision Committee  
**Prepared By:** Latika Bhide, Development Planner  
**Meeting Date:** January 14, 2015  
**Date Prepared:** January 8, 2015  
**Project Title:** T-Mobile  
**Address:** 1000 S. Arlington Heights Road

### **BACKGROUND INFORMATION**

**Petitioner:** Pete Aimaro, National Wireless Ventures, LLC. (Agent for T-Mobile)  
**Address:** 505 N. Lake Shore Drive, Suite 2109  
 Chicago, IL 60611

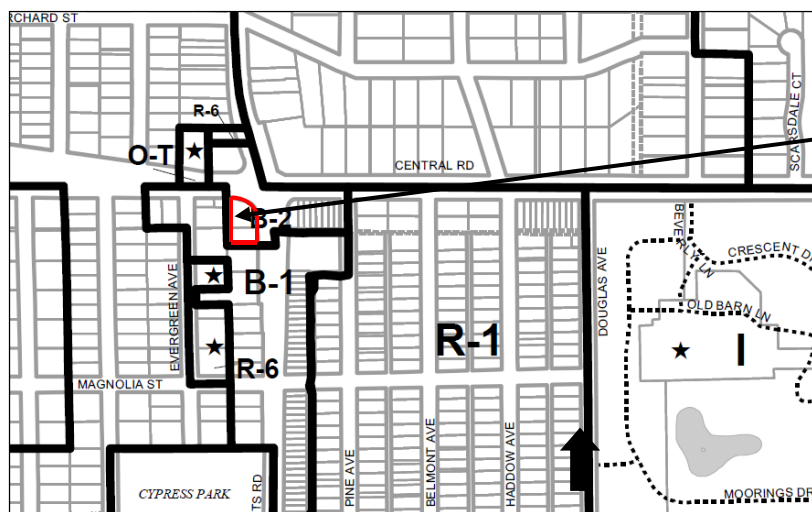
**Existing Zoning:** B-2, General Business District

### **Requested Action:**

- A Special Use Permit for a Wireless Antenna Tower

### **Variations Identified:**

- Chapter 23, Section 203, Restrictions, from the requirement that ground base antenna cannot exceed 75 feet above the grade level to allow 100 feet tall monopole.
- Chapter 28, Section 6.14-2.1, Location, from the requirement that where no minimum yard is established, commercial antenna structures may be located no closer than ten-feet to any lot line or 25-feet to lot line, if adjacent to a residential district, to allow 5 feet.



**Subject  
Property**

### **Surrounding Properties**

| Direction | Zoning | Existing Land-Use          | Comprehensive Plan |
|-----------|--------|----------------------------|--------------------|
| North     | B-2    | Shell                      | Commercial         |
| South     | B-1    | Armand's Beauty Salon      | Offices Only       |
| East      | B-2    | Goodyear Tires, KinderCare | Commercial         |
| West      | B-1    | Central Podiatry           | Offices Only       |

### **Background**

The subject property at 1000 S. Arlington Heights Road is approximately 0.52 acres in area. Autotech Auto Repair is located on the subject property. The applicant, T-Mobile is interested in leasing a 30' x 30' area at the southwest corner of the property

and locating a wireless antenna. The antenna is proposed as a monopole design, 100 feet to the top of the tower. The antenna will be located approximately 125 feet from Arlington Heights Road and 185 feet from Central Road. The closest residential structure is located approximately 247 feet from the antenna on the west side of Evergreen Avenue. Radio and Telephone Antenna are required to obtain a Special Use Permit in the B-2, General Business District.

The lease area will occupy 4 existing parking spaces in the southwest corner of the site. In addition, a 12 foot wide access easement is proposed to provide access to the lease area. The Staff Development Committee does not support locating the antenna at this location because of the negative visual impact of the 100 foot tall monopole, as it is in close proximity to residential uses. The applicant should address whether they have explored the possibility of co-locating on an existing antenna.

### **Zoning and Comprehensive Plan**

The site is zoned B-2 General Business District. Because the use is permitted as a Special Use in the B-2 district, therefore the petitioner must submit a written justification based on the following special use criteria:

- **That said special use is deemed necessary for the public convenience at this location.**
- **That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**
- **That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**

Additionally, the following standards are considered when determining whether approval of an application for a commercial antenna structure is in the public interest:

- **The petitioner must demonstrate that there is not technically suitable space available on an existing tower or structure within the geographic area to be serviced.**
- **A landscaping plan shall be submitted that demonstrates substantial screening of the antenna and related structures from adjacent land uses. Screening must consist of a well-maintained masonry wall of brickwork or stonework, solid wood fence, densely planted compact hedge or berm and hedge.**

The Village's Comprehensive Plan designates this property as 'Commercial'.

The Land Use Goals of the Village's Comprehensive Plan state that "incompatible zoning should be avoided"; a 100 foot tall monopole would be incompatible with the residential uses to the east. Additionally, the Land Use Policies of the Comprehensive Plan state that encouragement should be given to commercial uses which have safe access, respect nearby land uses, do not landlock nearby land parcels and which can provide adequate screening and landscaping. As discussed below, there does not appear to be adequate room to provide substantial landscape screening.

### **Building, Site and Landscape Related Issues**

The proposed monopole will be located at the southwest corner of the property, visible from both Arlington Heights Road and Central Avenue. The applicant is proposing a chain link fence enclosing the four parking spaces where the base station and the monopole will be located. Per Chapter 28, Section 6.14-2.2, a landscaping plan is required to be submitted that demonstrates substantial screening of the antenna and related structures from adjacent land uses. Screening must consist of a well-maintained masonry wall of brickwork or stonework, solid wood fence, densely planted compact hedge or berm and hedge. It appears that adequate room is not available on the site to provide substantial landscape screening. The proposed chain link fence does not meet the screening requirements of Chapter 28. The applicant should work with staff to adequately address the screening requirement.

The following variations are being requested:

- Chapter 28, Section 6.14-2.1, Location, from the requirement that where no minimum yard is established, commercial antenna structures may be located no closer than ten-feet to any lot line or 25-feet to lot line, if adjacent to a residential district, to allow 5 feet.

- Chapter 23, Section 203, Restrictions, from the requirement that ground base antenna cannot exceed 75 feet above the grade level to allow 100 feet tall monopole.

For the subject property, the side along Central Road is considered as front and the side along Arlington Heights Road is considered exterior side. For properties in the B-2 district, where a side (west property line) or rear (south property line) lot line coincides with a side or rear lot line of a property in an adjacent residential district, a yard equal in dimension to the minimum yard required for a residential use on the adjacent property in the residential district must be provided. Since the side and rear lot line of the subject property does not coincide with the side or rear lot line of the property in an adjacent residential district, therefore, the antenna structure must be located no closer than ten feet to any lot line. A variation is required to allow the antenna to be as close as 5 feet to the rear property line.

The overall height of the antenna tower falls under the purview of the Building Code Review Board (BCRB). The BCRB must review and make a recommendation on the height variation prior to the Plan Commission hearing. This recommendation will be forwarded to the Village Board along with the Plan Commission recommendation relative to the land use variation.

The petitioner must submit a response to the following variation hardship criteria.

- **The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and**
- **The plight of the owner is due to unique circumstances; and**
- **The variation, if granted, will not alter the essential character of the locality.**

#### **Traffic & Parking Related Issues**

There appear to be 25 parking spaces at the subject property. Because a Plat of Survey has not been provided, it cannot be determined if the spaces meet the dimensional requirements of the Zoning Regulations. Automobile Service Stations are required to provide one space for each employee plus three spaces for each service bay. Autotech Auto Repair has three service bays, requiring nine parking spaces. The number of employees must be confirmed prior to the Plan Commission application to determine the code parking requirement for this site.

Four parking spaces will be removed to locate the antenna and the base station, reducing the total parking spaces on-site to 21 spaces. Per Chapter 28, Section 6.12-1, any special use less than 5,000 square feet in floor area and located along a major or secondary arterial street (Arlington Heights Road and Central Road) as defined by the Village's Thoroughfare Plan, does not need to provide a traffic study, but shall be required to provide a detailed parking analysis. The analysis should document the impact of the proposed antenna and access easement on parking and traffic circulation on-site. A full parking plan for the site must be provided.

#### **Recommendation**

The Staff Development Committee is not supportive of this Special Use request. If the applicant should elect to submit a Plan Commission application, the following must be addressed:

1. Submittal of a Plan Commission application for formal review and public hearing.
2. Provide a propagation report that includes a coverage plot depicting "current coverage" and "proposed coverage" with the addition of this site.
3. What is the height of the proposed chain link fence? Work with staff to adequately address the screening requirement.
4. Provide a parking analysis that includes the impact of the proposed antenna and access easement on parking and traffic circulation on-site. Provide a full parking plan for the site.
5. Provide information regarding the number of employees on the site to determine the code parking requirement for the site.
6. These are preliminary comments only. Additional comments may be provided during formal review.

\_\_\_\_\_, January 8, 2015  
Bill Enright, Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager  
All Department Heads



8550 BRYN MAWR AVENUE, SUITE 100  
CHICAGO, ILLINOIS 60631

W-T

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Hoffman Estates, Illinois 60192  
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CARISSA WENDT  
LICENSED ARCHITECT  
STATE OF ILLINOIS  
LICENSE # 001-0208  
EXPIRES: 11/30/14 SIGNED

**SITE INFORMATION:**  
**IL1204/CH73218**

**AUTO TECH**

**1000 S. ARLINGTON HEIGHTS  
RD., ARLINGTON HEIGHTS,  
ILLINOIS 60005**

**W-T JOB NUMBER: T143899**

## OVERALL SITE PLAN

**LE-1**

PLOT SCALE: 1:1 @ 24"x36"



**SCALE: 1"=100'-0"**



8550 BRYN MAWR AVENUE, SUITE 100  
CHICAGO, ILLINOIS 60631

W-T

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Hoffman Estates, Illinois 60192  
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IL License No.: 184.006042 Exp: 04/30/15

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SEAL:

CARISSA WENDT  
LICENSED ARCHITECT  
STATE OF ILLINOIS  
LICENSE # 001-0208  
EXPIRES: 11/30/14 SIGNED

EXPIRES: 11/30/14 SIGNED: / /

|          |               |     |      |
|----------|---------------|-----|------|
| DATE:    | DESCRIPTION:  | BY: | REV: |
| 11/11/14 | LEASE EXHIBIT | JL  | A    |

[illegible]

**IL1204/CH73218**

1000 S. ARLINGTON HEIGHTS  
RD., ARLINGTON HEIGHTS,  
ILLINOIS 60005

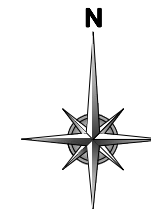
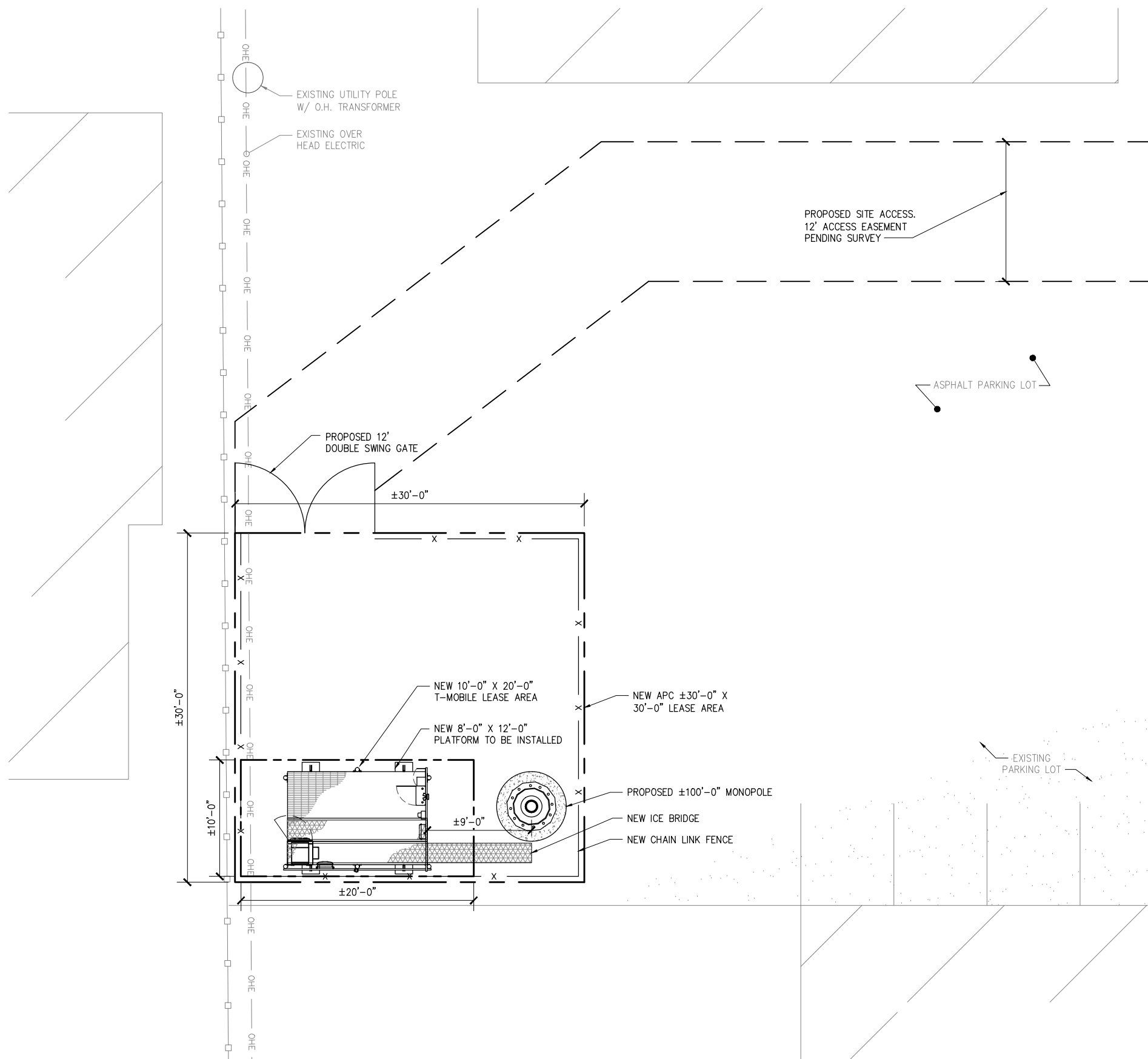
W-T JOB NUMBER: T143899

**SHEET TITLE:**

## ENLARGED SITE PLAN

LE-2

PLOT SCALE: 1:1 @ 24"x36"



**SCALE: 1"=10'-0"**

1





T-Mobile  
1000 S. Arlington Heights Road  
Prepared by: The Village of Arlington Heights  
Department of Planning & Community Development  
January 2015