

Nokia of America Corporation

AMENDED APPLICATION

for Approval of

Rezoning, Final Plat of Subdivision, Zoning Variances, and Subdivision Variances



1960-2000 Lucent Lane, Naperville, Illinois

January 27, 2020

(originally submitted August 9, 2019 and September 23, 2019)

Introduction and Subject Property

Nokia of America Corporation, formerly known as Alcatel-Lucent USA Inc. (“**Nokia**”) owns Lot 2 (the “**Subject Property**”) in the “Alcatel-Lucent USA Inc.” subdivision, approved by the City of Naperville (the “**City**”) in 2011 (the “**2011 Subdivision**”). The plat that was approved in the 2011 Subdivision is included with this Application as EXHIBIT A (“**2011 Plat of Subdivision**”).

The Subject Property is 175.22 acres in size, is located within the City’s ORI zoning district, and is improved with two large office/research buildings:

- 1960 Lucent Lane, an approximately 613,620 sq. ft. office building constructed in 2000; and
- 2000 Lucent Lane, an approximately 1,056,000 sq. ft. office and laboratory/research building constructed in 1960 and 1974.

These buildings are generally located at the intersection of Warrenville Road and Naperville Road in the City. The Subject Property also includes (i) a large vacant area at its north end, which is adjacent to residential and institutional (i.e., forest preserve) uses and (ii) a large detention facility. Lot 1 of the 2011 Plat of Subdivision is a City-owned electric facility.

Nokia vacated 1960 Lucent Lane and consolidated its workforce into 2000 Lucent Lane. 1960 Lucent Lane is currently vacant. The current buildings and other improvements on the Subject Property are depicted on the ALTA plat of survey included with this Application as EXHIBIT B (the “**ALTA Survey**”).

Subdivision and Variances

Nokia desires to re-subdivide the Subject Property (which, as stated above, is Lot 2 in the 2011 Plat of Subdivision) into 3 lots and 1 outlot, in accordance with the plat of subdivision included with this application as EXHIBIT C (the “**Proposed Plat of Subdivision**”). We have also included with this application, as EXHIBIT D, an overlay exhibit identifying the ALTA Survey and the Proposed Plat of Subdivision on an aerial photograph the “**Overlay Exhibit**”). Under the Proposed Plat of Subdivision, the City’s electric facility would retain its designation as “Lot 1.” “Lot 2” would be 1960 Lucent Lane, “Lot 3” would be 2000 Lucent Lane, “Lot 4” would be the large vacant area to the north, and “Outlot A1” would be the large detention facility.

The Proposed Plat of Subdivision makes good sense from both a municipal planning and real estate investment standpoint. However, due to the location/orientation of existing improvements, the Proposed Plat of Subdivision also creates technical zoning/subdivision non-conformities. With its application, Nokia seeks the City’s approval for any and all necessary variances. The specific variances necessary to alleviate these non-conformities are described in more detail in prior filings (on file with the City). We have included EXHIBIT F with this application, identifying the actual building setbacks and floor areas for the principal buildings and accessory buildings within the Subject Property (the “**Setback/FAR Exhibit**”).

In conjunction with the recordation of the Proposed Plat of Subdivision, Nokia will record a Reciprocal Easement Agreement or similar document that includes the necessary easements and other agreements for cross-access, stormwater management, utilities, and other matters that will allow the subdivision lots to function in a cohesive manner.

Rezoning

All of the Subject Property is currently zoned ORI (Office, Research and Light Industrial). Nokia desires to rezone the large vacant area to the North (Lot 4) to R2 (Single-Family and Low Density Multiple Family Residence District) with a conditional use for a Planned Unit Development (PUD).

Note: In anticipation of development on Lot 4, the portion of Lucent Lane (a currently existing private drive) will be re-constructed as a public street to serve Lot 4 (as generally depicted in the "Lucent Lane Public Street Exhibit" included as EXHIBIT E). Some of the variances (described above) are necessitated by this modification.

Summary

1960 Lucent Lane has not been utilized for a considerable period of time. In addition, Lot 4 is totally undeveloped and economically idle. The proposed subdivision is, in effect, a retroactive subdivision that will allow the lots comprising the Subject Property to be owned and operated as separate facilities. Doing so will enhance the future marketability of the Subject Property. The goal is to (i) preserve Nokia as a long-term City resident in 2000 Lucent Lane (lot 3) and (ii) facilitate the renovation of 1960 Lucent Lane (Lot 2) into a multi-tenant office facility (from its current configuration as a single tenant building,) and (iii) facilitate the development of Lot 4 in a manner that efficiently utilizes the land and is compatible with the surrounding uses. Without approval of the requests set forth in this Application, the Subject Property becomes substantially less marketable and will likely continue to languish as an underperforming asset within the City's tax base.