

Legislation Text

File #: 18-292, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Provide feedback regarding the potential development of the north 58 acres of the Nokia Campus, generally located at the northwest corner of Warrenville Road and Naperville Road, with residential uses.

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Allison Laff, AICP, Deputy Director

BOARD/COMMISSION REVIEW:

Upon formal submittal of a development petition, a public hearing will be required before the Planning and Zoning Commission.

BACKGROUND:

Russell Whitaker, on behalf of K. Hovnanian Homes, contract purchaser of the approximately 58 acres located on the northern portion of the Nokia Campus, is requesting City Council feedback regarding the potential residential redevelopment of the subject property (see attached letter). The proposed residential uses are inconsistent with the subject property's existing ORI zoning and recommended future land use; however, the petitioner believes that a residential layout reflects the highest and best use of this property.

DISCUSSION:

Staff has not conducted a thorough review of the concept plans; however, offers the following comments:

- The concept plan proposes a mix of single-family, townhome, and apartment units on the subject property.
- The Naperville Comprehensive Master Plan 1998 East Sector Update recommends the future land use of the subject property as "Office/Research and Development" (see attached). However, it is notable that this plan update occurred 20 years ago.
- The East Sector Plan provides the following goals with respect to Office and Research uses:
 - *"Promote the continued development of research, development and office use along the I-88 corridor."* It is important to note that the subject property has limited to no visibility from Warrenville Road or I-88. Given the lack of visibility, it is unlikely that a new office user would locate behind the existing Nokia building on the subject property; rather, it is more likely that the property would be developed with a warehouse use.
 - *"Minimize the impact these developments will have on adjacent land uses... Existing residential developments adjacent to this corridor should be protected from its intrusion by adequate setbacks and appropriate landscape buffering."* As depicted on the attached Current Land Use map, the subject property is adjacent to existing residential

uses, including single-family and townhomes, and abuts Forest Preserve property. Residential development may be appropriate for the subject property given the adjacent uses and limited office viability.

- The concept plan provided by the petitioner denotes the proposed roadway within the development as a publicly dedicated right-of-way; to date, the City has not included maintenance of any right-of-way on the subject property (or remaining Nokia campus) within the MIP/CIP. It is important to note that Lucent Lane was built as a private roadway; connecting a public right-of-way to a private street can be done, but is not preferred. However, the dedication of Lucent Lane as a public right-of-way has also not been anticipated to date and would require substantial upgrades to meet City standards.

FISCAL IMPACT:

To be determined.