

PROJECT REVIEW GROUP REPORT

TO: PLAN COMMISSION

PREPARED BY: Matt Frank, AICP
Economic Development Manager

HEARING DATE: January 16, 2018

DATE PREPARED: January 4, 2018

CASE NUMBER: P1712-02

TITLE: Amendment to the Village Comprehensive Plan / 90 North District West Master Plan

BACKGROUND INFORMATION

Petitioner: Village of Schaumburg

Address of Petitioner: 101 Schaumburg Court
Schaumburg, IL 60193

Requested Action: Amendment to the Village Comprehensive Plan/ 90 North District West Master Plan

ANALYSIS

The Village Comprehensive Plan recommends that concept plans be prepared for distinctly outlined areas or neighborhoods of the community. Over the past two years, the Village of Schaumburg has worked with Ginkgo Planning and Design on the Motorola Campus Plan to set the stage for a Master Plan and Regulatory Framework for the redevelopment of the Motorola property. The Concept Plan for 90 North Schaumburg adopted by the Village Board in 2016 aimed to create a suburban mixed-use environment that is a viable and attractive alternative to downtown Chicago on the former Motorola Solutions campus. In November 2017, staff presented a proposal to the Committee of the Whole (COW) for the 90 North District West Master Plan. COW recommended that staff move forward with the Master Plan, and now staff has completed a draft of the Master Plan for the Plan Commission to review.

The Master Plan establishes the Village's long-term vision for the 90 North District West and provides the background on how the regulatory framework was developed. The Illustrative Master Plan shows a potential development scenario at full build-out as envisioned by the Village. While actual build-out of development parcels might vary, the Illustrative Master Plan provides a clear and consistent framework for the 90 North District West Zoning Code and Design Guidelines.

Staff studied several items over the past few months relating to the Master Plan including:

- Street layout
- Park location
- Main Street location
- Location of residential uses

Over the past few months, staff has evaluated the street layout and focused on designing the Boulevard and identifying two major streets to provide access into the site and allow for traffic flow within the site. Staff took in consideration proposed uses, market studies and traffic projections to ensure that streets were designed to handle the full buildout. The Greenway Park System was relocated to the center and is proposed to run north from the Boulevard to the North Pond creating a connected trail system and easy access from all locations in the 90 North District. The Main Street retail/entertainment area was moved closer to Zurich and the Renaissance and runs north/south to provide better connectivity and exposure to Meacham Road. Zones were set up within the Land Use Plan to identify where residential development could occur focusing on the

property closest to Algonquin Road and keeping the office core south of the Boulevard along the Jane Addams Tollway (I-90).

The draft Master Plan takes into account several principles and directives to promote, preserve, and improve the economic viability and aesthetics of the area, while also being a more user-friendly document for residents, business owners, developers, and village representatives to utilize. The goals for the Plan are:

- Strengthen the existing core at Meacham Road by concentrating a mix of commercial, entertainment and residential uses that are within easy walking distance of the existing anchors of MSI, Zurich and the Schaumburg Convention Center
- Create a framework of connected public streets, trails and open spaces, and walkable development blocks
- Ensure that safe and seamless pedestrian and vehicular connections are provided across Meacham Road between the North District West and East Areas to create a cohesive overall district
- Maximize the synergy between multiple uses to create a vibrant district and allow for more rapid absorption of the site
- Build a critical employment and residential density that makes Bus Rapid Transit (BRT) and other long-term transit modes viable
- Develop new modern corporate office facilities to attract and retain top tier corporations
- Support a Long Term Phased Development that can respond to changing market trends
- Create a new economic engine for the Village that will drive growth of jobs and tax revenues for many years into the future

Major Plan Elements

The Illustrative Master Plan breaks out the 225 acre Motorola campus into 6 major plan elements that provide the foundation for an exciting mixed-use development:

- **The Business Core.** The property along I-90 provides an opportunity to attract future office, research and hotel uses. This highly visible area will allow for large anchors to develop iconic buildings to complement the new Zurich headquarters and the Renaissance Hotel and Convention Center. The Business Core will bring additional jobs and investment to help support the residential and commercial development with the mixed-use project.
- **The Main Street.** The property just west of Meacham Road will include a diverse mix of commercial, residential, hotel office and entertainment uses. The Main Street will run parallel to Meacham Road and have access across to the 90 North District East and the Convention Center. Main Street will be the destination for employees, residents and visitors to enjoy shops, restaurants, theaters and other entertainment. Upper floors of the development will include residential units and offices.
- **The Greenway Park System.** The 10 acre Greenway Park is located in the middle of the development and will be designed as an urban park similar to Millennium Park in Chicago. The following program elements may be incorporated into the design and master plan for the Greenway Park:
 - Lawn
 - Stage/Amphitheater
 - Flower Gardens

TO: PLAN COMMISSION

HEARING DATE: January 16, 2018

DATE PREPARED: January 4, 2018

CASE NUMBER: P1712-02

TITLE: Amendment to the Village Comprehensive Plan / 90 North District West Master Plan

Page 3 of 4

- Natural Gardens
- Unique Water Features
- Participatory Fountains
- Urban Beach
- Iconic Public Art
- Ice Skating Ring
- Trails and Promenades
- Ponds and Lakes
- Water Activities/Paddle Boats
- Ample Outdoor Seating
- Children's Play Areas
- Dog Park
- Pavilions and Kiosks
- Public Restrooms

The Greenway Park will connect to the North Pond with trails. The existing 14 acre North Pond will be improved with new trails and landscaping as this serves as detention for a large portion of the campus.

- **The North Pond Neighborhood.** Located just south of Algonquin Road, the North Pond Neighborhood will provide a variety of multi-family housing options within walking distance of jobs, shops and parks. These higher density residential developments will cater to millennials, empty nesters, seniors and others. It is also anticipated that the existing 6 story office building will be renovated into a new office development bringing additional jobs to 90 North District West. A Municipal Facility is also planned in the North Pond Neighborhood to serve the District was there are no current police or fire facilities north of I-90.
- **The Boulevard.** The Boulevard is the key thoroughfare that runs through the 90 North District West connecting Meacham Road and Algonquin Road. This will be a public road that will include trails and pedestrian zones. The Boulevard will also accommodate future PACE bus service.
- **The Trail System.** The western edge of the 90 North District West offers significant natural areas that include wetlands, ponds, natural areas and the floodway and flood plain of a significant tributary to Salt Creek. This area provides an opportunity to create natural trails and overlooks, wetland restoration, native vegetation and wildlife habitat. This area can become a significant open space amenity. A future access road is planned from the Boulevard across the wetlands that could connect to Roselle Road. A trail along this road could eventually connect ND West trails to the Paul Douglas Forest Preserves to the west. Trails are also planned along the Boulevard and in the Greenway Park with connections to the east side of Meacham Road.

In addition to the Master Plan, staff and our consultants are working on the Zoning Code and Design Guidelines. A new zoning district is being created that will regulate development and provide developers guidance on creating a multi-modal mixed-use global place of business. The Zoning Code will include regulatory maps which provide a physical planning framework. The Zoning Code will be flexible and similar to a form based code in that it provides a framework for development by identifying the land use sub zones, block size requirements, minimum building heights, build to lines and other requirements but gives developers the ability to bring a variety of uses to the 90 North District West. The Design Guidelines are intended to supplement the 90 North District West Zoning Code by providing direction on the more qualitative aspects of new development related to site planning and

TO: PLAN COMMISSION

HEARING DATE: January 16, 2018

DATE PREPARED: January 4, 2018

CASE NUMBER: P1712-02

TITLE: Amendment to the Village Comprehensive Plan / 90 North District West Master Plan

Page 4 of 4

design of buildings, parking and open spaces. The overarching goal is to foster design excellence in all aspects of the development of 90 North District West to create great architecture and memorable public spaces. It is anticipated that the Zoning Board of Appeals will review the Zoning Code and Design Guidelines for 90 North District West in February.

RECOMMENDATION

Staff recommends **approval** of the update to the 90 North District West Master Plan, Case No. P1712-02.