

Ordinance 2025-42

An Ordinance Granting a Special Permit for More Than One Principal Structure on A Single Zoning Lot; Special Permit Authorizing Three Wall Signs in Excess of the District Height Limit of 20 Feet; Parking Variation; and Site Plan Approval in the O-1 District (333 Pfingsten Road) (Plan Commission Docket No. PCD-25-03)

Passed by the Board of Trustees, 07/08/2025
Printed and Published 07/08/2025

Printed and Published in Pamphlet Form
by Authority of the
President and Board of Trustees
VILLAGE OF NORTHBROOK
COOK COUNTY, ILLINOIS

I hereby certify that this document
was properly published on the date
stated above.

/s/ Derek Gau

Village Clerk

Ordinance 2025-42

BE IT ORDAINED by the Board of Trustees of the Village of Northbrook, County of Cook and State of Illinois, THAT:

An Ordinance Granting a Special Permit for More Than One Principal Structure on A Single Zoning Lot; Special Permit Authorizing Three Wall Signs in Excess of the District Height Limit of 20 Feet; Parking Variation; and Site Plan Approval in the O-1 District (333 Pfingsten Road) (Plan Commission Docket No. PCD-25-03)

shall be and is hereby adopted as follows:

Section 1. BACKGROUND

UL Solutions Inc. ("*Applicant*") is the owner of the property commonly known as 333 Pfingsten Road, Northbrook, Illinois ("*Property*").

The Property is improved with multiple office and laboratory buildings ("*UL Campus*"). The Applicant has proposed two new office and laboratory buildings on the UL Campus. The Applicant has requested relief from the requirements of the Zoning Code, including the approval of (i) a special permit to allow multiple buildings on a single zoning lot; (ii) special permit for three wall signs in excess of district height limit of 20 from grade; (iii) parking variation; and (iv) site plan approval in O-1 Campus Office District (collectively, the "*Requested Relief*").

The Board of Trustees hereby find that it is in the best interest of the Village and the public to adopt the Requested Relief in accordance with the Zoning Code and pursuant to the Village's home rule powers.

Section 2. DESCRIPTION OF PROPERTY

The Property is legally described in *Exhibit A* attached to and, by this reference, made a part of this Ordinance. The Property is located within the O-1 Campus Office District.

Section 3. PUBLIC MEETINGS & HEARINGS

A public hearing to consider the Requested Relief was duly advertised on May 29, 2025 in the *Northbrook Star* and was held at the Plan Commission's regular meeting on June 17, 2025. On June 17, 2025 the Plan Commission formally adopted Resolution No.25-PC-11 recommending approval of the Requested Relief.

Section 4. SPECIAL PERMITS

The following special permits shall be granted to the Applicant to construct, maintain, and operate the UL Campus on the Property in accordance with and pursuant to Section 11-602 of the Code and the home rule powers of the Village of Northbrook:

1. Special Permit for More Than One Principal Structure on a Zoning Lot in the O-1 Campus Office District (SIC No. 9880.00); and
2. Special permit to allow three wall signs in excess of 20 feet in height above grade (SIC No. 9966.00).

Section 5. PARKING VARIATION

A variation to reduce the off-street parking requirement from 1,667 spaces to 1,536 spaces on the Property shall be, and is hereby granted to the Applicant in accordance with and pursuant to Section 11-503 of the Zoning Code and the home rule powers of the Village of Northbrook.

Section 6. SITE PLAN APPROVAL

The Site Plan for the Property, prepared by Epstein, consisting of one page, with the most recent revision date of April 14, 2025, a copy of which is attached to, and by this reference made a part of, this Ordinance as ***Exhibit B*** (“***Site Plan***”), shall be, and is hereby, approved in accordance with and pursuant to Section 11-604 of the Zoning Code and the home rule powers of the Village.

Section 7. AMENDMENT TO SPECIAL PERMIT

Any amendment to the special permit granted by this Ordinance that may be requested by the Applicant after the effective date of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Code.

Section 8. EFFECTIVE DATE

A. This Ordinance shall be effective only upon the occurrence of all of the following events:

- i. passage by the Board of Trustees of the Village of Northbrook by a majority vote in the manner required by law; and
- ii. publication in pamphlet form in the manner required by law.

Adopted: 07/08/25

RESULT:	ADOPTED [6 – 0]
MOVER:	Johannah Hebl, Trustee
SECONDER:	Matt Cassidy, Trustee
AYES:	Israel, Ross, Hebl, Ebhomien, Kohler, Cassidy
NAYES:	None
ABSTAIN:	Kathryn Ciesla, President
ABSENT:	None

/s/ Kathryn Ciesla
Village President

ATTEST:

/s/ Derek Gau
Village Clerk

EXHIBIT A

LEGAL DESCRIPTION

(PER WARRANTY DEED RECORDED MARCH 28, 2012 AS DOCUMENT NUMBER 1208819048 IN COOK COUNTY, ILLINOIS) LOTS 2, 3, 4, 5, 6, AND 7, (EXCEPT THE WEST 17 FEET THEREOF TAKEN FOR PFINGSTEN ROAD) IN FRIEDRICH MEIEROFF'S SUBDIVISION OF LANDS IN SECTION 3 AND 4, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED FEBRUARY 19, 1904 IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT 3501773.

ALSO, THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF THE LAND CONVEYED TO THE CHICAGO MILWAUKEE AND ST. PAUL RAILROAD COMPANY BY DEED DATED AUGUST 22, 1892 AND RECORDED IN THE RECORDERS OFFICE OF COOK COUNTY, ILLINOIS ON SEPTEMBER 6, 1892 IN BOOK 3937 OF RECORDS AT PAGE 317.

ALSO, THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF THE LAND CONVEYED TO SAID RAILROAD COMPANY BY DEED LAST MENTIONED.

ALSO, LOT 1 IN THE UNDERWRITERS / COTSWOLD SUBDIVISION OF PARTS OF LOT 13, 14, AND 15 IN ASSESSORS DIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN.

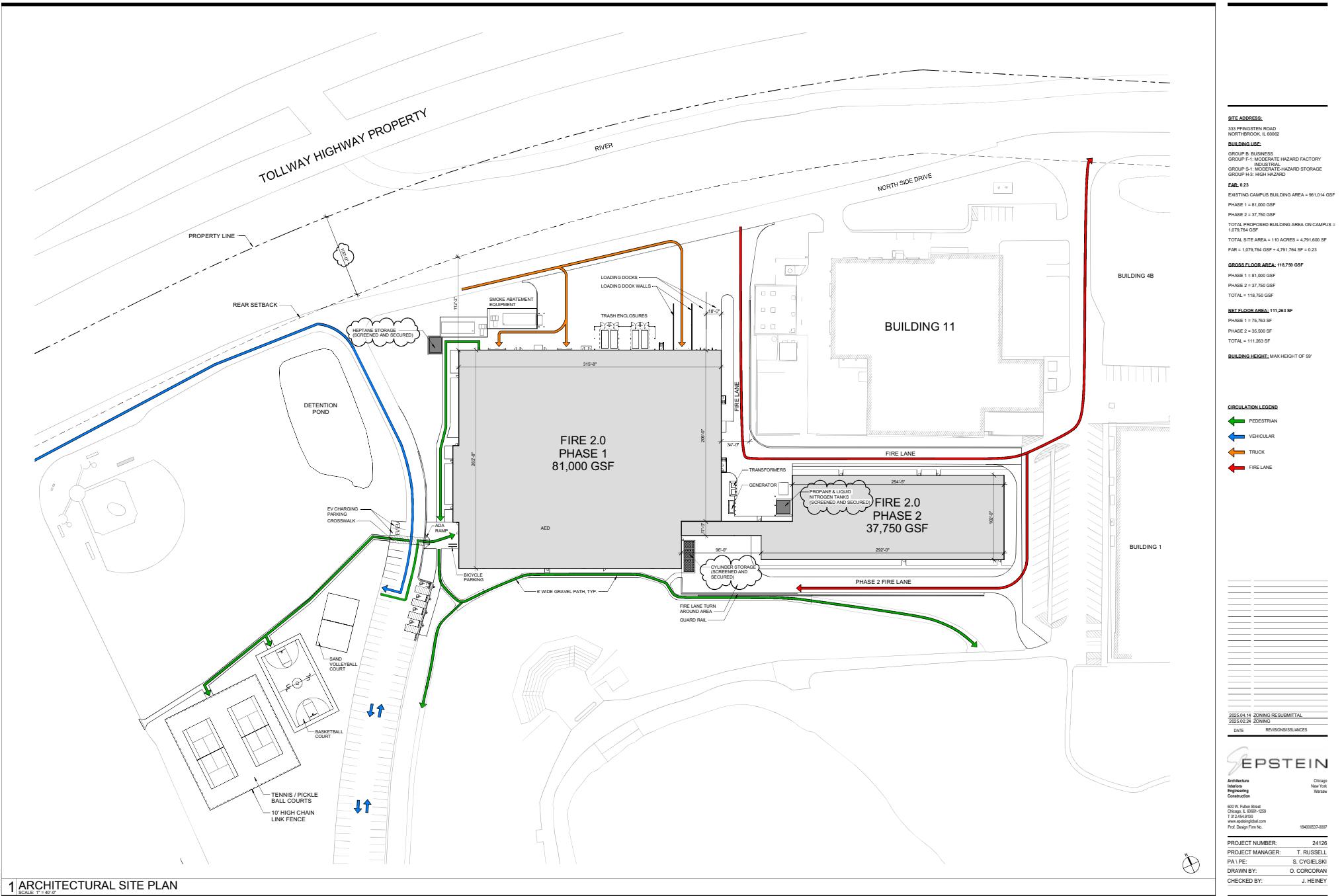
ALSO, LOT B IN COTSWOLD SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 12, IN THE UNDERWRITERS / COTSWOLD SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN.

PERMANENT INDEX NUMBER: . 04-04-102-004-0000, 04-04-103-001-0000; 04-04-304-008-0000

COMMONLY KNOWN AS 333 PFINGSTEN ROAD, NORTHBROOK, ILLINOIS 60062

EXHIBIT B

SITE PLAN



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 40'-0"

Landscape Design

Fire & Life Safety

MEP / FP Engineer

Structural Engineer

Civil Engineer

Architect of Record
STEIN
10 W. FULTON ST.
CHICAGO, IL.
2-454-9100

design Architect

rn
er
SOLUTIONS
Pfingsten Road
Brook, Illinois

Project

UL Solutions

ARCHITECTURAL SITE
PLAN

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Supplement(s)

APPROVED
RESOLUTION NO. 25-PC-11

**VILLAGE OF NORTHBROOK PLAN COMMISSION
DOCKET NO. PCD-25-03
(333 PFINGSTEN ROAD)**

WHEREAS, an application has been filed by UL Solutions Inc. (the “Applicant”) as owner of the property commonly known as Underwriters Laboratory at 333 Pfingsten Road (the “Subject Property”), and

WHEREAS, the Applicant has filed an application (Docket No. PCD-25-03) with the Village of Northbrook requesting:

- A. Special Permit for More Than One Principal Structure on a Zoning Lot in O-1 Campus Office District (SIC No. 9880.00);
- B. Approval of a special permit to allow three wall signs in excess of 20 feet in height above grade (SIC No. 9966.00);
- C. Parking variation to reduce required parking from 1,667 spaces to 1,536 spaces (8%);
- D. Site Plan Approval; and
- E. Approval of any other such variations, waivers, and zoning relief as may be necessary to accomplish development and use of the Subject Property as requested by the Applicant.

WHEREAS, the Subject Property is designated as appropriate for Corporate/Corridor uses in the Village of Northbrook Comprehensive Plan; and

WHEREAS, a public notice for this docket was duly published on May 29, 2025 in the *Northbrook Star* and a public hearing was held at the Plan Commission’s regular meeting on June 17, 2025; and

WHEREAS, the Applicant has submitted evidence that signs were properly posted on the Subject Property, indicating the time and date of the Commission hearing, and that all property owners within 250 feet of the Subject Property were notified of the Commission hearing by certified mail; and

WHEREAS, the Plan Commission has considered all the evidence presented to it, including, but not limited to, the following:

1. Village of Northbrook Plan Commission Application form & attachments received March 6, 2025, and all subsequent additions and revisions to these application materials and attachments.
2. Comments made by the Board of Trustees during its review of the preliminary application regarding this request.
3. All written and oral testimony concerning the application.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Northbrook, Cook County, Illinois, THAT:

1. Findings:

- A. Comprehensive Plan Compliance. The Northbrook Plan Commission does hereby find that with respect to Docket No. PCD-25-03 the proposed application **is in general compliance** with the Northbrook Comprehensive Plan, and specifically in compliance with the Future Land Use Map.

Resolution No. 25-PC-11
Docket No. PCD-25-03 – 333 Pfingsten Road

B. Special Permit. With respect to Docket No. PCD-25-03A/B, the Plan Commission does hereby find that the Special Permit standards established in Paragraph 11-602 E1 of the Zoning Code, for the proposed gym addition for a public elementary school (the “Facility”), are **satisfied** as follows:

- 1) The Facility will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the O-1 Campus Office District were adopted, and with the general purpose and intent of the Official Comprehensive Plan.
- 2) The Facility will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.
- 3) The Facility will be arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property.
- 4) The Facility will be served adequately by essential public facilities and services.
- 5) The Facility will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.
- 6) The Facility will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance.
- 7) The Facility complies with all additional standards imposed on it by the particular provisions of the Zoning Code authorizing such use.

C. Parking Variation. With respect to Docket No. PCD-25-03C, a request to reduce the required number of off-street parking spaces, the Plan Commission finds that a variation to reduce the required number of parking spaces from 1,667 to 1,536 (8% reduction) is **consistent** with the standards for variations established in subsection 11-503F of the Zoning Code.

D. Site Plan Approval. With respect to Docket No. PCD-25-03D, the Plan Commission does hereby find that the proposed plan on the Subject Property are **consistent** with the standards for such approvals as established in Section 11-604 of the Zoning Code.

E. Other Relief. With respect to Docket No. PCD-25-03E, the Plan Commission does hereby find that no other relief is necessary.

2. **Recommendations:** The Northbrook Plan Commission does hereby recommend to the President and Board of Trustees of the Village of Northbrook **approval** of Docket No. PCD-25-05A/B/C/D based on the findings established herein, subject to the following conditions:

- A. Special Permit for Facility. Special permits to allow more than one building on a zoning lot (SIC No. 9880.00) and three wall signs in excess of the 20-feet height from grade (SIC No. 9966.00) on the Subject Property.
- B. Parking Variation. An off-street parking variation to reduce the required number of parking spaces from 1,667 to 1,536 on the Subject Property.
- C. Site Plan Approval. The site plan consisting of one page, attached as ***Exhibit A***.

ADOPTED THIS 17th day of June 2025.

AYES: (5) Braiman, DeBartolo, Karavitis, Morgen, Elisco

Resolution No. 25-PC-11
Docket No. PCD-25-03 – 333 Pfingsten Road

NAYS: (0)

ABSENT: (4) Halperin, Melnick, Sandler, Walden

ABSTAIN: (0)

/s/ Steven Elisco
Steven Elisco, Chairman
Northbrook Plan Commission

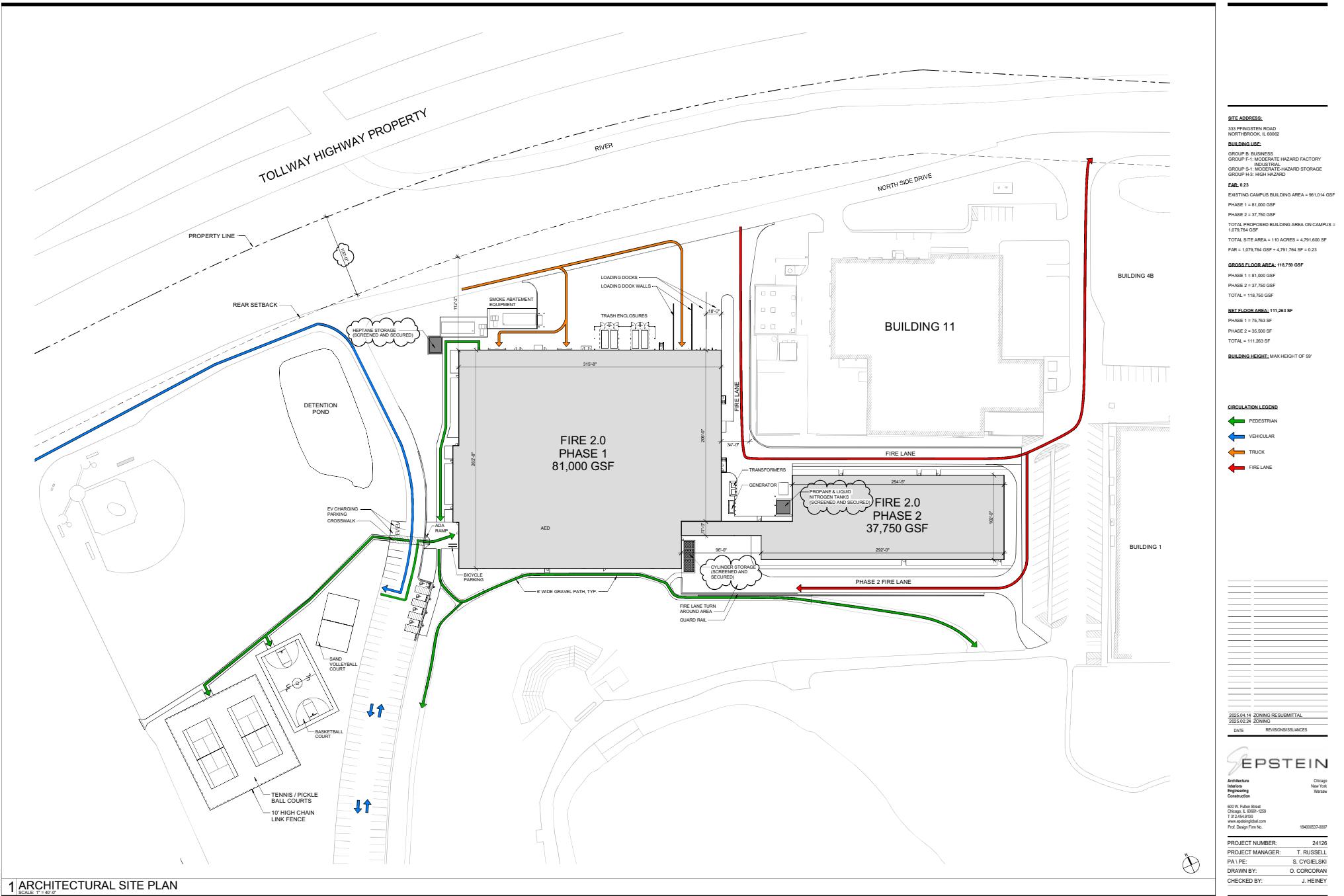
ATTEST:

/s/ Amy McEwan
Amy McEwan, Director
Development and Planning Services

Resolution No. 25-PC-11
Docket No. PCD-25-03 – 333 Pfingsten Road

EXHIBIT A

SITE PLAN



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 40'-0"

Landscape Design

Fire & Life Safety

MEP / FP Engineer

Structural Engineer

Civil Engineer

Architect of Record
STEIN
10 W. FULTON ST.
CHICAGO, IL.
2-454-9100

design Architect

rn
er
SOLUTIONS
Pfingsten Road
Brook, Illinois

Project

UL Solutions

The seal of the State of Illinois, featuring a circular design with the words "THE GREAT SEAL OF THE STATE OF ILLINOIS" around the perimeter and a central figure.

ARCHITECTURAL SITE
PLAN

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MEMORANDUM

To: Plan Commission
From: Swati Pandey, Senior Planner
CC: Michaela Kohlstedt, Deputy Director
Date: June 17, 2025
Subject: PCD-25-03: 333 Pfingsten Road – UL New Buildings

INTRODUCTION

On June 17, 2025 the Plan Commission will conduct a public hearing on an application filed by UL Solutions Inc. (the "Applicant") as owner of Underwriters Laboratory ("Facility") located at the property commonly known as 333 Pfingsten Road (the "Subject Property"). The Applicant is proposing to construct two new buildings on the existing office campus for UL Solutions office and testing laboratory use. The following zoning relief is requested:

- A. Special Permit for More Than One Principal Structure on a Zoning Lot in O-1 Campus Office District (SIC No. 9880.00);
- B. Approval of a special permit to allow three wall signs in excess of 20 feet in height above grade (SIC No. 9966.00);
- C. Parking variation to reduce required parking from 1,667 spaces to 1,536 spaces (8%);
- D. Site Plan Approval; and
- E. Approval of any other such variations, waivers, and zoning relief as may be necessary to accomplish development and use of the Subject Property as requested by the Applicant.

A sign has been posted on the Subject Property indicating the time and date of the Plan Commission public hearing. The Applicant has submitted evidence that the mailed notice requirements of the Zoning Code have been satisfied. The Plan Commission hearing was properly noticed in the May 29, 2025 edition of the *Northbrook Star*. To date staff has not received any public comments on the application.

PROPERTY DESCRIPTION

The Subject Property is:

- approximately 115 acres and is zoned O-1 Campus Office District;
- located on the east side of Pfingsten Road, south of the Edens Spur;
- developed with multiple buildings on the corporate campus for Underwriters Laboratory;
- is surrounded with zoning and land uses as noted in the attached application summary;
- is designated as appropriate for Office – Corporate/Corridor in the Comprehensive Plan's Future Land Use;
- located with the northeast and east portion of the Subject Property within the 100-year flood plain;
- not located in proximity to any areas identified in the Master Stormwater Management Plan; and
- The Village's Bicycle and Pedestrian Plan identifies Pfingsten Road for a Sidepath (subset of shared-use paths that are located adjacent to a roadway) in front of the Subject Property.

BACKGROUND INFORMATION

Preliminary Review

On February 11, 2025, the Board of Trustees conducted a preliminary review of the request for the facility. The Board found the request to be appropriate with questions related to parking and requested Applicant to incorporate sustainability action items into the project. An excerpt of the Board of Trustees minutes along with the preliminary site plan is attached for reference, and the meeting can be viewed on the Village website as well to hear the actual commentary from the Trustees.

The following is a table of the comments made by members of the Board of Trustees on the preliminary review application and concept site plan:

Trustee	Title	Status	Comments
Kathryn Ciesla	Village President	Present	In-favor of the use
Robert Israel	Trustee	Present	In-favor of the use; sustainability items to be addressed; look into transit management agency/public transportation
Heather Ross	Trustee	Present	In-favor of the use; CAP plan actions items should be accommodated
Johannah Hebl	Trustee	Present	In-favor of the request; PC to review parking, stormwater detentions plans.
Daniel Pepoon	Trustee	Present	In-favor of the use
Joy Ebhomielien	Trustee	Present	In-favor of the use
Michelle Kohler	Trustee	Present	Asked a question about parking; in-favor of the use

Staff Review

Prior to scheduling a public hearing, the application underwent the standard review process and was reviewed by the following departments/entities:

- Development and Planning Services (Planning & Zoning)
- Sustainability
- Public Works Department (Engineering and Tree Preservation)
- Stormwater Consultant
- Fire
- Police

Staff reviewed the application and provided comments and requested revisions and information through the review process. All departments have approved the application to proceed for a public hearing. Any comments pending will be reviewed at the time of site work and building permit submittal.

Included with the material submitted by the Applicant are the responses to those questions as well as staff review comments.

Compliance with Village Plans

- The Comprehensive Plan identifies the property for corporate corridor office (OCC) uses which is intended to provide areas to accommodate the needs of regional, national, and international corporate headquarters.
- The Village's Bicycle and Pedestrian Plan is applicable and as noted earlier in this memo, a Sidepath (subset of shared-use paths that are located adjacent to a roadway) is proposed in front of the Subject Property on Pfingsten Road.

PROPOSED PROJECT

- The Applicant is proposing to construct two single-story buildings at the UL corporate campus in Northbrook. The proposal is phased construction of office and laboratory buildings to accommodate the existing use on the Subject Property for efficient business purposes. The Subject Property is zoned O-1 Campus Office District, and multiple buildings on a zoning lot require a special permit in the O-1 District. While the campus has multiple existing buildings on-site, it is considered an existing non-conforming condition since there are no previous approvals to allow for more buildings on a single parcel for the Subject Property. Considering new buildings are proposed, which will expand the non-conforming condition, it is required that the Applicant request a special permit for more than one principal structure on a zoning lot. Details regarding the proposed request are outlined in the attached material submitted by the Applicant.
- The first phase of construction would include an 81,000 square foot single-story building to consolidate multiple laboratory services on campus and additional office space. The building will be located near the north side of the campus (near I-94), adjacent to an existing UL building. A future phase two laboratory building (37,750 square feet) is also proposed east of the phase one building and will be connected through an enclosed breezeway, as shown on the site plan. All existing buildings will remain in active use.
- The proposed scope of work will require that some portions of the existing parking lot be reconfigured – approximately 21 parking spaces will be removed. There are existing recreational courts (such as tennis/pickleball, basketball, volleyball, etc.) within the scope of work area, which will be relocated further west (as shown on the site plan) and additional courts will be added. The proposed site plan shows outdoor storage of tanks, cylinders and material stored in designated areas that are screened and secured – it has been reviewed and approved by the Fire Marshall. Stormwater detention will be handled through an enlarged detention pond, already existing on-site. The Village Engineer has reviewed and approved the engineering plans subject to site work permit review.
- The proposed buildings comply with the bulk requirements of the O-1 District, such as building height (59 feet), setback, and FAR. The buildings will be constructed with precast concrete in light and dark grey. The floor plan shows the layout of the proposed space primarily consists of laboratory space, office, and storage space. There will be an indoor loading dock with overhead doors on the north side of the phase one building. The floor and elevation plans are attached.
- The hours of operation and number of employees will remain unchanged at this time, which includes:
 - Hours: 24 hours, seven days a week
 - Employees: 1,470 employees approximately
- A landscape plan has been provided by the Applicant. Foundation landscaping near the buildings, and, parking lot screening for the new spaces are in compliance with the landscaping requirements within the Zoning Code. A mix of shade, ornamental, and evergreen trees are proposed along the north property line. A mix of trees, deciduous shrubs, and grass are shown to screen the mechanical equipment located near the northwest portion of the phase one building. The Village's tree preservation officer has reviewed and approved the plan subject to final site work permit approval.
- Parking is discussed later in the report.
- Trash enclosure is proposed adjacent to the phase one building on the north side facing the tollway. The trash enclosure will be a covered structure with light grey metal panel screening as shown on the elevation plan.
- Signage: A total of four wall signs are proposed for the two buildings, three of which require a special permit to exceed the 20-feet sign height from grade in O-1 District. All signs are in compliance with the sign size requirement. The wall signs show the UL logo and lettering ("Solutions") in corporate design and color. The signs will be illuminated channel letter signs. A sign permit will be required prior to installation of these signs, upon approval of the special permit.
 - Phase one: The phase one building includes three wall signs. Two wall signs are proposed

on the west facade facing the parking lot and recreational courts – one of these two signs requires a special permit to exceed the wall sign height of 20 feet from grade. Similarly, there is one wall sign proposed on the north facade (facing tollway), also requires a special permit for height from grade.

- Phase two: The phase two building has one wall sign facing the campus looking south. Similarly, the sign exceeds the wall sign height requirement and requires a special permit for the wall sign.

SUSTAINABILITY

Following the adoption of the Climate Action Plan (CAP), it is important to reference action items found in the CAP as they relate to development proposals. The Village's Sustainability Coordinator has drafted a Sustainability Addendum attached to this report, which goes into further detail on CAP items that are relevant to the Subject Property and the proposed plan.

ZONING RELIEF

Special Permit

Two special permits are requested through this application as listed below:

- A. Special Permit for More Than One Principal Structure on a Zoning Lot in O-1 Campus Office District (SIC No. 9880.00);
- B. Approval of a special permit to allow three wall signs in excess of 20 feet in height above grade (SIC No. 9966.00);

The Plan Commission and Board of Trustees must consider the general standards for special permit established in Paragraph 11-602 E1 of the Zoning Code when deciding whether to grant the requested special permits. These standards include the following:

- 1) Is the proposal in compliance with the Zoning Code and Official Comprehensive Plan?
- 2) Will there be any adverse impact upon adjacent properties?
- 3) Will the proposed use interfere with the orderly development of adjacent properties?
- 4) Are there adequate public facilities to serve the development?
- 5) Will the use cause undue traffic congestion?
- 6) Will the development cause loss of significant environmental or historical features?
- 7) Will the use comply with other applicable Village standards?

The specifics for each of these special permits, as they relate to the above listed standards, is discussed below:

More Than One Principal Structure:

The Applicant is requesting approval of Special Permit to allow multiple buildings on a single zoning lot in the O-1 Campus Office District. There are multiple office and laboratory buildings on the property. The entire property is considered one zoning lot and therefore a special permit is required through the public hearing process to allow multiple buildings, which is an existing non-conforming condition.

In considering the request for special permit, several of the above criteria are of particular importance in considering whether or not a special permit should be granted for multiple buildings on a single zoning lot, specifically standards 2 (impact on adjacent properties) and 5 (traffic impact). The special permit being requested would bring the existing non-conformity into compliance. The Applicant has stated that the existing use and function would remain the same on the property. Considering the buildings are located in a campus setting, it would not impact any adjacent properties. There is no increase of traffic since the new buildings do not impact employee count but rather will be used to increase efficiency.

Wall Signs Above 20'

In reviewing a special permit request to allow three wall signs in excess of the sign height limitation the two major issues for the Commission to consider are:

- (1) the general placement of the signs on the wall face and
- (2) the visual impact the higher signs may have on adjacent uses, particularly residential uses.

Two proposed signs will be mounted on the phase one building. In this case, the signs will be mounted on the north and west facade, facing the parking lot and the tollway. Across the tollway are office buildings in Deerfield and the proposed signs would not impact any single-family residential neighborhoods. The signs will be approximately 200 feet from the property line along tollway. The third proposed sign on the phase two building will be facing towards the campus and does not impact adjacent properties. The proposed wall signs comply all other sign regulations of the O-1 District, except height from grade.

Parking Variation

There are 1,536 parking spaces on the Subject Property. The Applicant has submitted a detailed parking analysis of the entire campus, which is attached with the narrative. Based on the information submitted, 1,667 parking spaces will be required. There will be a deficit of 131 parking spaces based on the requirements of the Zoning Code. Therefore, based on the proposed plan, up to 8% approximately parking variation will be required, where a maximum of 25% can be requested. Staff has not received any complaints related to parking on this property.

The Applicant has submitted a statement of justification for their request (which is attached), stating primarily that their parking variation request is to right size the parking on campus and not create unused paved parking surface. Some of the other reasons for the request include hybrid work schedules, shift work, and public transportation option (shuttle from train station to campus).

SUMMARY

In reviewing this request, staff suggests the Plan Commission consider the following policy questions:

- 1) Is the expansion of the existing use appropriate on the Subject Property?
- 2) Should a special permit be granted for more than one principal structure on a zoning lot?
 - a) Should there be any operational limitations?
- 3) Should a special permit be granted for three wall signs to exceed the height limit from grade?
- 4) Is it appropriate to grant a parking variation for a deficit of 131 spaces or 8%?

Staff has prepared the attached draft resolution for consideration by the Commission. If the Commission should choose to amend and/or take action on this resolution, it would be **Resolution No. 25-PC-10**.

The Applicant and staff will attend the June 17, 2025 Plan Commission meeting to answer any questions.