



City of Aurora

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Legistar History Report

File Number: 17-01180

File ID: 17-01180	Type: Petition	Status: Draft
Version: 2	General Ledger #:	In Control: Planning & Development Committee
File Name: CyrusOne / 2705, 2805, 2905 Diehl Road / Final Plan (Lots 1 & 2)		File Created: 12/13/2017
		Final Action:

Title: A Planning and Development Committee Resolution Approving a Final Plan on Lot 1 and Lot 2 of CyrusOne Subdivision, Phase Two located at 2705, 2805, 2905 Diehl Road for an Electronic Data Storage Center and Stormwater Management Facility Use (CyrusOne, LLC - 17-01180 / NA07/2-17.225-Fsd/Fpn - TV - Ward 10)

Notes:

Agenda Date: 01/25/2018

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A-1" Final Plan - 2018-01-08 - 2017.225.pdf, Exhibit "A-2" Landscape Plan - 2018-01-08 - 2017.225.pdf, Exhibit "A-3" Building and Signage Elevations - 2018-01-09 - 2017.225.pdf, Fire Access Plan - 2017-12-08 - 2017.225.pdf, Property Research Sheet - ID #62154 - 2017-10-25 - 2017.225.pdf, Property Research Sheet - ID #62155 - 2017-10-25 - 2017.225.pdf, Property Research Sheet - ID #62159 - 2017-10-25 - 2017.225.pdf, Property Research Sheet - ID #80212 - 2017-10-25 - 2017.225.pdf, Land Use Petition and Supporting Documents - 2017-12-08 - 2017.225.pdf, Plat of Survey - 2017-12-08 - 2017.225.pdf, Address Plat - 2017-12-08 - 2017.225.pdf, Legistar History Report - Final Plan - 2018-01-10 - 2017.225.pdf

Enactment Number:

Planning Case #: NA07/2-17.225-Fsd/Fpn

Hearing Date:

Drafter: tvacek@aurora-il.org

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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1 Committee of the Whole 12/19/2017 Forward to Planning Council DST Staff Council (Planning Council)
Action Text: This Petition was Forward to Planning Council to the DST Staff Council (Planning Council)

1 DST Staff Council (Planning Council) 01/02/2018
Notes: Representative Present: Payman Homayouni

My name is Payman Homayouni. I'm with Bowman Consulting, the project Civil Engineer. The project is basically we are applying right now for the final site plans and plat for CyrusOne. This is following up the expansion of the existing building and also following up on the annexation process. The building is about a 316,000 square foot data center, a 2 story data center. It is basically oriented in the north/south direction. There is a ring road associated with the proposed building. Access to the new building would be from the existing expansion ring road. No access to Diehl Road nor from the southern property. The entire site is within a secured fence. The drainage for the site is basically all collected and conveyed to the north side to a stormwater management facility very similar to the existing 2 that are on the northeast and northwest of the existing buildings right now. Just on the north side of the proposed pond, there is some wetland. We are planning on basically saving all those areas. There is a water main loop that is connected to the existing expansion and basically we are extending that right now. The water loop is already in. The service and fire water is coming in from the existing loop near the northwest corner of the proposed building. Sanitary sewer for the proposed building is connected to the northwest corner of the proposed building and it would go alongside the western property directly to Diehl Road as a 6 inch service line.

Mrs. Vacek said I am finishing up my review right now. I'm hoping to have that out either later today or tomorrow. I think the majority of my comments are going to be landscaping. However, we did discuss kind of some of the comments about the detention pond and trying to keep it on the proposed Lot 2 that was at Preliminary Plat time. I know that you will be working on that too. I should probably have them out later on this afternoon or tomorrow morning.

Mr. Sieben said we want to just make sure as a follow up to the public comment at the preliminary, we want to make sure we get as much landscaping on that southerly lot line as possible. If you recall, the neighbors that are on Molitor were asking for that.

Mr. Homayouni said yes, exactly. I think what we are showing, which we will adjust, is we are showing a lot of proposed landscaping and the goal is to maintain as much as possible of the existing and then we will supplement it.

Mr. Feltman said if the detention pond moves I don't know how you are going to make up that volume.

Mr. Homayouni said I had that conversation with our wetland consultant, Carl Peterson. There is right now from the wetland there is a 50 foot buffer from the edge of the wetlands, so basically the dashed line that is presented there is at the edge of the 50 feet wetland buffer. He mentioned that if basically the area that is right now inside of the old ComEd easement, we can recap that on the on the north side and use a portion of that 50 foot buffer area for the pond volume, so we are planning on basically relocating that east piece to the north side. Still that leaves about a 25 foot buffer between the edge of the proposed pond to the actual wetland limits, delineated wetland. That would be all earth work, no structures.

Mr. Feltman said is that Army Corp?

Mr. Homayouni said that is Army Corp, yes. One other thing that we thought of and I want to run it by you, right now we have a 4 to 1 slope. If there is an opportunity to change the 4 to 1 to a 3 to 1 slope that provides volume that way as well.

Mr. Feltman said is it going to be turf grass?

Mr. Homayouni said it would be turf grass, yes.

Mr. Feltman said and that's the problem. To try to mow that on the 3 to 1 is pretty tough.

Mr. Homayouni said we could definitely use erosion mats and things like that once it collects itself, but mowing, yes, that's good.

Mr. Beneke said fire-wise I think we were in pretty good shape. I think we have a couple of small comments. I know that in your gates, any fencing we need gates with lock boxes on them. Make sure that we've got all that squared away. The Fire Department Connection looks like it is not shown on the building. It needs to be on the building face with a 4 inch storage connection and 26 foot wide lanes and all that kind of stuff. I think you had that already. I just don't remember and the Fire Marshall isn't here today. That was one of the things. Also, you mentioned the fire and domestic lines. That needs to be 1 line coming into the building, not 2.

Mr. Homayouni said that's true. That's a good point.

Mr. Beneke said with the State Plumbing Code requirement, we've got to make 1 now.

Mr. Homayouni said I think we had that comment, actually, on the previous building.

Mr. Beneke said other than that, I think it is pretty much what we looked at before. I don't think there was a lot we had on it. I'll confirm and if there is anything we will get it to you.

Mr. Frankino said I believe our second round of review comments are pending. Is that correct Payman?

Mr. Homayouni said yes that is correct. We are working on it right now.

Mr. Frankino said the annexation was completed in November, I believe, so we are in good shape.

Mr. Sieben said once we get your revisions back, Tracey will work with you on a date. I think we can move it pretty quickly then.

1	DST Staff Council (Planning Council)	01/09/2018	Forwarded	Planning Commission	01/17/2018	Pass
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Action Text: A motion was made by Mrs. Vacek, seconded by Mrs. Morgan, that this agenda item be Forwarded to the Planning Commission, on the agenda for 1/17/2018. The motion carried by voice vote.

Notes: Mrs. Vacek said they did resubmit addressing, I think, the majority of my comments. I have to take a full look at that. This will go to the January 17th Planning Commission so I make a motion to move this forward.

Mr. Beneke said we do have a contingency. We are looking for an acknowledgement that they are going to put lock boxes on the gates. We haven't heard on that. It could be simply an e-mail to Javan that they are going to provide those.

Mr. Cross said making it 20 feet wide, maintaining a minimum of the 20 feet wide at the gate opening.

Mr. Sieben said they modified the drainage a little bit, the stormwater.

Mr. Cross said in that northeast corner there, it shows the fence going across it, but there is no indication of a gate or anything being there, but it shows the fence actually crossing over the driveway.

Mrs. Vacek said I will double check that.

Mr. Cross said they mention the pre-existing one, but they don't mention anything about a new gate being there on that corner.

Mrs. Vacek said and I'm not sure there is because I think it comes around and goes around the entire thing and matches up into this area, so I don't know if there is.

Mr. Beneke said and if there isn't, they can acknowledge that, but it shows it as if it were there.

Mrs. Vacek said I will double check that with them.

Mr. Feltman said Engineering had some comments on detention and it looks like they've adjusted a little bit. We have not seen a resubmittal on this, so we'll need to, obviously, review that in detail.

Mr. Sieben said I think what he did was they reconfigured the pond on Lot 2 and then they added some detention to the southeast, so they added some here too, right?

Mrs. Vacek said yes. That little triangle area is where they added, so we'll take a look at that.

Mr. Feltman said so the only thing that we would want to see is a stormwater control easement over that little triangular piece that has just been added and then, obviously, Lot 2 will have a stormwater control easement over it.

Mr. Cross said I was just trying to see if it still showed that fence. It showed like there was a fence right across that access.

Mr. Feltman said keep in mind they could be graphically showing a silt fence. A lot of times that symbol is a silt fence too.

Mrs. Vacek said I made a motion to move this forward. Mrs. Morgan seconded the motion. The motion carried unanimously.

2	Planning Commission	01/17/2018	Forwarded	Planning & Development Committee	01/25/2018	Pass
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Action Text: A motion was made by Mr. Chambers, seconded by Mrs. Duncan, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 1/25/2018. The motion carried.

Notes: See attachment for Items 17-01179 and 17-01180.

Aye: 10 At Large Bergeron, At Large Cameron, At Large Cole, At Large Pilmer, Aurora Twnshp Representative Reynolds, At Large Anderson, SD 204 Representative Duncan, Fox Valley Park District Representative Chambers, At Large Owusu-Safo and SD 129 Representative Head

Attachment for Items 17-01179 and 17-01180:

- 17-01179 A Planning and Development Committee Resolution approving the Final Plat for CyrusOne Subdivision, Phase Two located south of Diehl Road, north and south of the Prairie Path, west of 2905 Diehl Road (CyrusOne, LLC – 17-01179 / NA07/2-17.225-Fsd/Fpn – TV – Ward 10)
- 17-01180 A Planning and Development Committee Resolution approving a Final Plan on Lot 1 and Lot 2 of CyrusOne Subdivision, Phase Two located at 2705, 2805, 2905 Diehl Road for an Electronic Data Storage Center and Stormwater Management Facility Use (CyrusOne, LLC – 17-01180 / NA07/2-17.225-Fsd/Fpn – TV – Ward 10)

Mrs. Vacek said the subject property is located south of Diehl, north and south of the Prairie Path and just west of 2905 Diehl Road. It is zoned ORI Office Research and Light Industrial, OS-1 Conservation, Open Space and Drainage District and E Estate Single Family Detached Dwelling District. The Petitioner is requesting approval of a Final Plat of CyrusOne Phase 2. If you do recall, this was before you, I believe, October of last year for the Annexation, Annexation Agreement, Preliminary Plan and the Rezoning and I think there was a Variance also in there. They are just coming back to do the Final Plan and the Plat for this. The details of the request include a 3 lot subdivision with 40 feet of dedication right-of-way along Molitor Road. Lot 1 of CyrusOne Subdivision Phase 2 is located on the north side of the Prairie Path and is being combined with the existing lot to the east, which is Lot 1 of CyrusOne Subdivision. So it is Phase 2 and then the original subdivision, so they are combining Lot 1 to 1 lot. The lot will consist of the existing and the newly proposed data center. Lot 2 is along Diehl Road and that consists of the detention pond and Lot 3 located south of Prairie along Molitor Road and consists of a future residential lot. Concurrently with the Final Plat proposal the Petitioner is also requesting a Final Plan for Lot 1 and Lot 2 of CyrusOne Subdivision, Phase 2. Details of the request include the construction of a 2 story data center with a 113 space surface parking lot on Lot 1. This is located just southeast of the existing data center. The building is approximately 316,000 square feet and 6,500 square feet of that is going to be used as office. The building elevations for the new data center is primarily precast and is consistent with the buildings on-site. Their stormwater management is being provided on Lot 2. There may be a portion that will be provided on Lot 1, but it will be pretty minimal and it will be east of the existing building. Landscaping is included for Lot 1 and Lot 2. The Petitioner is proposing to preserve the existing wooded area along the southwest corner of Lot 1 and the north portion of Lot 2 where the existing wetland is located. The Petitioner is intending to preserve some of the trees along the south property line as well and supplement with new landscaping to insure that there is an adequate buffer to the residential lots to the south. They are still working through some of that and seeing if they can save some of those trees, so that's kind of a work in progress. I'll turn it over to the Petitioner unless you have any questions for me.

Good evening. My name is Payman Homayouni with Bowman Consulting, the project Civil Engineer. The access to the proposed building, we are using the ring road of the existing building or just recently expanded building. Just an overall about the utilities around the site. Currently we have an existing water main that loops around the building and it is connected to Diehl Road. For the water services, we are going to be using that existing water main. Sanitary sewer for the building will be discharging from the north corner of the building to an existing sanitary sewer pipe in Diehl Road and stormwater

management will be basically collected throughout the site and conveyed to the detention facility on the north side of the site.

Mr. Cameron said are there any changes to this from the Preliminary?

Mr. Homayouni said it is very, very similar. What we actually looked at is we dash lined an area on the east side of the proposed building. We are working through the stormwater management facility in case if we need additional storage we are thinking to use that portion, but I think we basically dash lined, it is a triangular piece, just on the east side of the proposed building. At this point I don't think we are going to need it, but basically that would be the area that if we need extra volume for the detention facility we are looking at that as a compensatory volume.

Mrs. Vacek said otherwise it is consistent with the Preliminary. Staff would recommend conditional approval of the Resolution approving the Final Plat for CyrusOne Subdivision Phase Two located south of Diehl Road, north and south of the Prairie Path and west of 2905 Diehl Road for the following condition:

1. That the documents be revised to incorporate the Planning and Zoning staff comments in the memo dated January 11, 2018 prior to the building permit issuance.

What that comes down to is there are just a couple little minor things that they just need to add. If they are going to do a stormwater in that one area that they were just pointing out, they would need a stormwater control easement over it. It is just some formality things.

MOTION OF APPROVAL WAS MADE BY: Mr. Cameron

MOTION SECONDED BY: Mrs. Anderson

AYES: Mrs. Anderson, Mr. Bergeron, Mr. Cameron, Mr. Chambers, Mrs. Cole, Mrs. Duncan, Mrs. Head, Mrs. Owusu-Safo, Mr. Pilmer, Mr. Reynolds

NAYS: None

Mrs. Vacek said this will next be heard at the Planning and Development Committee on Thursday, January 25, 2018, at 4:00 p.m. on the fifth floor of this building.

Mrs. Vacek said staff would recommend conditional approval of the Resolution approving a Final Plan for Lot 1 and 2 of CyrusOne Subdivision Phase Two located at 2705, 2805 and 2905 Diehl Road with the following conditions:

1. That the documents be revised to incorporate the Planning and Zoning staff comments included in the memo dated January 11, 2018 prior to building permit issuance.
2. That the documents be revised to incorporate the Engineering staff comments included in the memo dated January 3, 2018 prior to building permit issuance, which shall be contingent on Final Engineering approval.

Mrs. Vacek said again, they are just working on that little bit of that stormwater so we just wanted to make sure that we condition it on that.

MOTION OF APPROVAL WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Mrs. Duncan

AYES: Mrs. Anderson, Mr. Bergeron, Mr. Cameron, Mr. Chambers, Mrs. Cole, Mrs. Duncan,
Mrs. Head, Mrs. Owusu-Safo, Mr. Pilmer, Mr. Reynolds

NAYS: None

Mrs. Vacek said this will next be heard at the Planning and Development Committee on Thursday,
January 25, 2018, at 4:00 p.m. on the fifth floor of this building.