



Legislation Text

File #: 16-00890, Version: 3

TO: Mayor Thomas J. Weisner

FROM: Planning Commission

DATE: October 20, 2016

SUBJECT:

A Resolution Approving a Final Plan on Lot 1 of CyrusOne Subdivision located at 2905 Diehl Road being at the southwest corner of Diehl Road and Eola Road (CyrusOne - 16-00890 / NA07/2-16.164-Fsd/Fpn - TV - Ward 10)

PURPOSE:

The Petitioner CyrusOne is requesting approval of a Final Plan on Lot 1 of CyrusOne Subdivision located at 2905 Diehl Road for the expansion of the existing CME Data Center.

BACKGROUND:

The Subject Property is located at 2905 Diehl Road and is currently home of CME Data Center with ORI Office, Research, and Light Industrial zoning. Additional information on the legislative history of the property can be found in the attached Property Information Sheet.

DISCUSSION:

Staff has reviewed the Final Plan petition and have sent comments back to the petitioner on those submittals. The petitioner has made the requested revisions to these documents and they now meet the applicable codes and ordinances.

The details of the Final Plan include a 416,200 square foot building addition, an equipment yard west of the building expansion, and parking lot modifications. The total size of the expanded building will be 719,040 square feet with approximately 40,000 square feet of office, with the remaining majority of the building being a data center and ancillary uses.

The plan includes 284 parking spaces, 91 of which will be banked for future need. The existing secured entrance and parking lot along Diehl Road will be modified to accommodate vehicle circulation for the expansion. The plan includes utilizing access to an existing right out curb cut at the northwest corner of Lot 1 along Diehl Road.

A full Landscape Plan is proposed for the building expansion and the westerly detention pond. The building elevations for the expansion is mainly precast and is consistent with the existing building. Stormwater detention has already been accounted for in Lots 2 and 3 as part of the White Oak Business Park, Unit 1 Subdivision.

Concurrently with this proposal the Petitioner is requesting approval of a Final Plat. The details of the

Final Plat include the subdivision of the Subject Property into 4 lots. The proposed Lot 1 contains the existing building and the proposed building expansion. The proposed Lots 2 and 3 includes the existing detention facilities and proposed Lot 4 is a vacant lot along Eola Road. This property, new Lot 4, was previously sold and an assessment plat recorded with DuPage County to create a separate tax parcel number, but not a new subdivision lot. This four lot subdivision will bring Lot 4 and the balance of the Subject Property into conformance with our Subdivision Control Ordinance.

POLICIES AND GUIDELINES:

The Staff's Evaluation and Recommendation are based on the following Physical Development Policies:

- 10.0 To provide for the orderly, balanced and efficient growth and redevelopment of the City through the positive integration of land-use patterns, functions, and circulation systems. To protect and enhance those assets and values that establishes the desirable quality and general livability of the City. To promote the City's position as a regional center.
- 41.1(1) To attract and encourage industrial, office and office-research development to planned sites where 4requisite public facilities are either present or proposed.
- 41.1(1) To promote a balanced distribution of industries within the City.

RECOMMENDATIONS:

The Planning Commission recommends **CONDITIONAL APPROVAL** of the Resolution Approving a Final Plan on Lot 1 of CyrusOne Subdivision located at 2805 - 2905 Diehl Road being at the southwest corner of Diehl Road and Eola Road, with the following conditions:

- 1. That the Final Plan and Landscape Plan be revised pursuant to Staff's review memo dated October 17, 2016.

ATTACHMENTS:

- Exhibit "A-1" Final Plan
- Exhibit "A-2" Landscape Plan
- Exhibit "A-3" Building and Signage Elevations
- Staff's review comments dated October 19, 2016
- Fire Access Plan
- Land Use Petition with Supporting Documents
- Landscape Material Worksheet (1-23)
- Property Research Sheet

Legistar Number: 16-00890

- cc: Alderman Saville, Chairman
Alderman Donnell
Alderman Irvin
Alderman Hart-Burns, Alternate



CITY OF AURORA, ILLINOIS

RESOLUTION NO. _____
DATE OF PASSAGE _____

A Resolution Approving a Final Plan on Lot 1 of CyrusOne Subdivision located at 2805 - 2905 Diehl Road being at the southwest corner of Diehl Road and Eola Road

WHEREAS, the City of Aurora has a population of more than 25,000 persons and is, therefore, a home rule unit under subsection (a) of Section 6 of Article VII of the Illinois Constitution of 1970; and

WHEREAS, subject to said Section, a home rule unit may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals, and welfare; and

WHEREAS, by petition dated September 9, 2016, CyrusOne filed with the City of Aurora a petition requesting approval of a Lot 1 of CyrusOne Subdivision located at 2805 - 2905 Diehl Road and related required documents as attached hereto as Exhibits "A-1" through Exhibit "A-3"; and

WHEREAS, after referral of said petition from the Aurora City Council, the Aurora Planning Commission on October 19, 2016, reviewed the petition and recommended **CONDITIONAL APPROVAL** of said petition; and

WHEREAS, on October 27, 2016, the Planning and Development Committee of the Aurora City Council reviewed said Final Plan and Plat and the before mentioned recommendations and recommended **CONDITIONAL APPROVAL** of said petition; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Aurora, Illinois, finds as facts all of the preamble recitals of this Resolution and hereby grants **CONDITIONAL APPROVAL** of said Final Plan and Plat with the following conditions:

1. That Landscape Plan be revised to add 100 additional deciduous shrubs and 100 additional evergreen shrubs around the building foundation.

BE IT FURTHER RESOLVED that the City Council of the City of Aurora hereby adopts the Final Plan and Plat and related required documents, subject to Final Engineering approval, as attached hereto as Exhibit "A-1" Final Plan, Exhibit "A-2" Landscape Plan, and Exhibit "A-3" Building and Signage Elevations, along with any dedications or modifications deemed necessary by the Aurora City Engineer.