



# CITY OF WOOD DALE

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## **COMMUNITY DEVELOPMENT COMMISSION** **MEETING AGENDA**

Date & Time: January 22, 2024 at 7:00 PM (Special Call)  
Location: Wood Dale City Hall  
404 N. Wood Dale Road, Wood Dale, IL 60191  
Members: Jay Babowice, April Jaeger-Rudnicki, Jaime Ochoa, Jim Parenti,  
Richard Petersen, Tereasa Szatko, David Woods  
Staff Liaison: Gosia Pociecha, AICP - Senior Planner

### **I. CALL TO ORDER**

### **II. ROLL CALL**

### **III. BUSINESS ITEMS**

A. None

### **IV. PUBLIC HEARINGS**

- A. *CDC-2023-0003 – Special Use for Planned Unit Development – Concept Plan and Final Development Plan for Phase I, Special Use for Major Utilities and Public Service Facilities, Final Plat of Subdivision (Resubdivision), and Site Plan Review for CyrusOne Data Centers*

An application has been filed for a Special Use for Planned Unit Development with certain deviations, Special Use for Major Utilities and Public Service Facilities, Site Plan Review, and Final Plat of Subdivision to enable construction of two data center buildings and a ComEd substation on property generally located to the west of IL Route 83 (Busse Road) between Bryn Mawr Avenue on the north and Washington Street to the south. C1 Chicago 1 LLC is the Applicant and the property owner.

- B. *CDC-2024-0001 – Text Amendments to Allow Recreational Cannabis Dispensaries*

The City of Wood Dale is proposing amendments to Chapter 13 of the Municipal Code, the Sign Code and Chapter 17, the Unified Development Ordinance (UDO) that would amend existing cannabis regulations and allow recreational cannabis dispensaries in the City.

### **V. STAFF LIAISON REPORT**

A. None

### **VI. ADJOURNMENT**

# CITY OF WOOD DALE

Community Development



MEMO

DATE: January 22, 2024

TO: Community Development Commission

FROM: Gosia Pociecha, AICP, Senior Planner

SUBJECT: Case No. CDC-2023-0003, Special Use for Planned Unit Development – Concept Plan and Final Development Plan for Phase I, Special Use for Major Utilities and Public Service Facilities, Final Plat of Subdivision (Resubdivision), and Site Plan Review for CyrusOne Data Centers

**REQUEST**

An application has been filed by C1 Chicago 1 LLC for a Special Use for Planned Unit Development (combined Concept for the entire site & Final Development Plan for Phase I) with certain deviations, Special Use for Major Utilities and Public Service Facilities, Site Plan Review, and Final Plat of Subdivision (Resubdivision) to enable construction of two data center buildings and a ComEd substation on property generally located to the west of IL Route 83 (Busse Road) between Bryn Mawr Avenue on the north and Washington Street to the south.

**PROPERTY INFORMATION**

New Address: TBD

Existing Address: Multiple

PINs: 03-10-201-001, -002, -003, -004, -005, -006, -007, -008, -009  
 03-10-204-001, -002, -003, -004, -005, -006, -007, -008, -009, -  
 010, -011, -012, -013, -014, -015, -016, -017, -018  
 03-10-205-001, -002, -003, -004, -005, -006

Property Size: 24.1906 Acres (1,053,741 square feet)

Existing Land Use: Vacant

Future Land Use: Industrial Business Park

Existing Zoning: I-1, Industrial/ Business Park

Surrounding Land Use & Zoning

North: I-1, Light Industrial

South: R-3 Single-Family Residential District (DuPage County)

East: I-2, General Industrial District (Bensenville)

West: TCC, with I-1, Light Industrial



Location Map

## ANALYSIS

### Submittals

The analysis and recommendation provided in this memo are based on the following documents, which are on file in the Community Dev. Dept. and attached as noted:

- Application
- Proof of Ownership
- Letter of Authorization
- Petitioner Narrative (Exhibit A)
  - List of Deviations
  - Responses to Standards for Approval
- Plat of Survey (Exhibit B)
- Site Plan (Exhibit C)
- Floor Plans
- Elevations (Exhibit D)
- Site Improvement Plans (Exhibit E)
- Circulation Diagram (Exhibit F)
- Letter from ComEd re. project phasing
- ComEd Substation Layout & Screening Detail (Exhibit G)
- Landscape Plan (Exhibit H)
- Tree Preservation Plan (Exhibit I)
- Preliminary Stormwater Management Report
- Wetland Delineation Report

- Geotechnical Report
- Traffic Impact Study
- Signage Detail
- Screening Detail (Exhibit L)
- Materials Sample Board (Exhibit K)
- Line of Sight Diagrams
- Photometric Plan & Fixture Cutsheets
- Final Plat of Subdivision (Exhibit L)
- Land Use Opinion Report (Kane/DuPage Soil and Water Conservation District)
- IDNR Endangered Species Consultation application

### **Project Description**

This subject property, approximately 24 acres in size, was annexed to the City and rezoned to I-1 Industrial/Business Park in January of 2022. At the time of annexation, only a Preliminary Plat of Subdivision was approved, hence the Applicant included the Final Plat of Subdivision with this current application. Upon annexation, 32 residential structures were demolished to accommodate the proposed redevelopment, and the property is currently vacant. The North Street and Pine Avenue right-of-ways were vacated during the zoning entitlement process however the pavement for Pine Avenue remains on site to allow emergency responders' access to the residential subdivision to the south of the subject property.

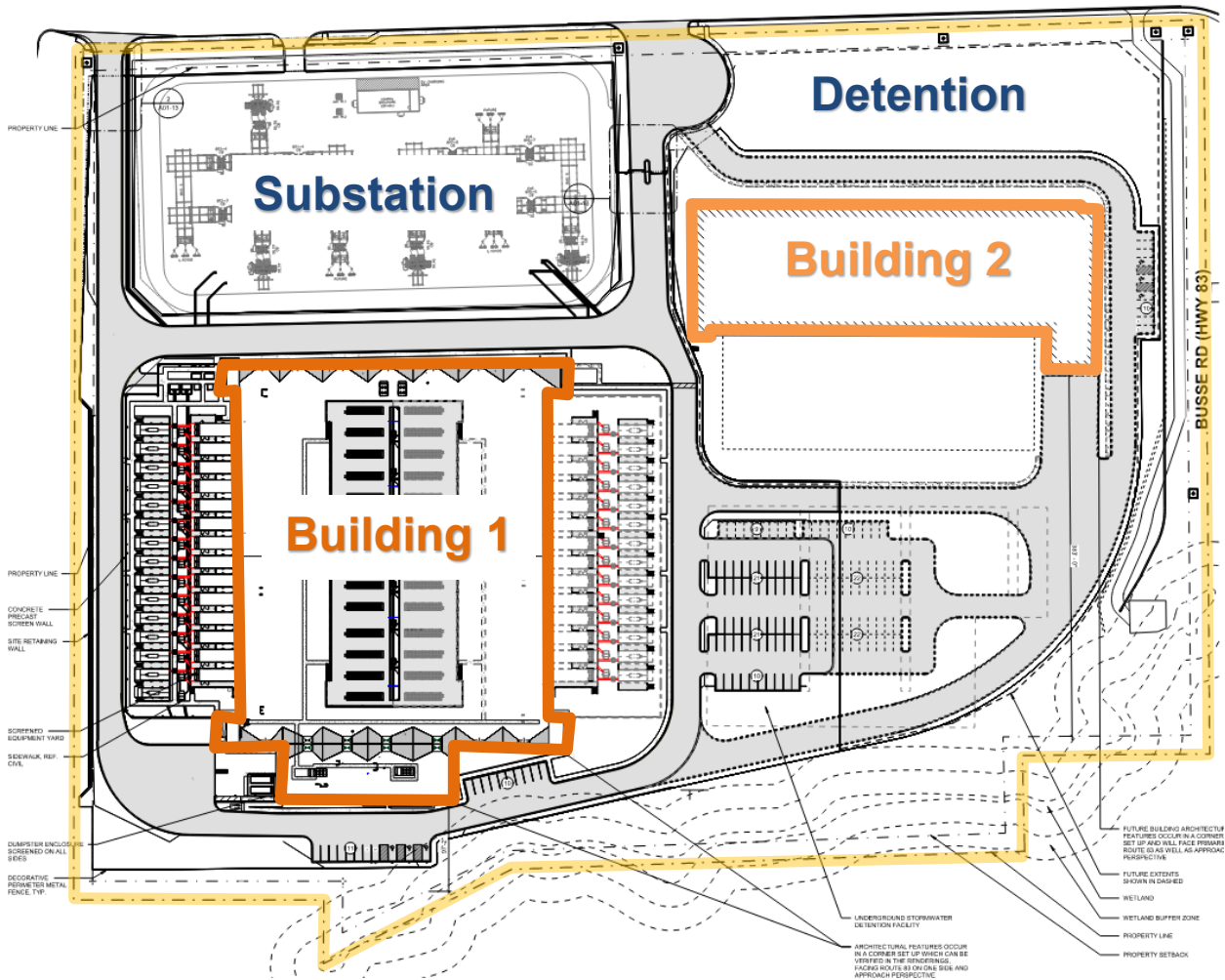
The intent of the petitioner is to redevelop the site into two data center buildings and a ComEd substation. The project will be developed over two phases. C1 Chicago 1 LLC is the Applicant and the property owner.

Phase 1 of the project will encompass approximately 14 acres and will include construction of a data center building, approx. 286,000 sf in size, and site improvements including 73 parking spaces. The ComEd substation will also be constructed in Phase 1 including a stormwater detention basin in the north-east corner of the property. Phase 2 will be approximately 8 acres and will bring in a second data center building, approximately 128,000 sf in size and another 73 parking spaces, for a total of 146 spaces for the entire development. The buildings will be constructed of pre-cast concrete, glass and steel.

The entire site will have a security fence along the perimeter required to meet the strict security requirements for the data center operation. Access to the data centers will be provided via two gated entrances from Bryn Mawr Avenue and a third access will serve the ComEd Substation. A separate access point will be provided via driveway from Bryn Mawr Avenue to the existing to the cell tower. The Applicant also owns the properties adjacent to the south of the subject property. The intent is to redevelop that area into additional data centers in the future with a potential driveway connecting the subject property to the area to the south. Because those plans have not been finalized yet, the connection will be designed and constructed as part of future phases of redevelopment. Extensive landscaping is being proposed throughout the site, including the entire perimeter of the site and foundation landscaping by the building.



Rendering of Proposed Data Center – Building 1



Proposed Master Site Plan

### **Compliance with the Comprehensive Plan**

The Future Land Use Map of the Comprehensive Plan designates the subject property as Industrial/Business Park and Site Likely to Experience Development Pressure. The proposed development proposes two new industrial buildings and is consistent with the land uses surrounding the subject property to the west, north and east. The subject property is currently vacant. Per the plan, “The City is expected to continue building on its current strengths with the business park and manufacturing and distribution industries.” This is achieved with the redevelopment of the subject property into an Industrial type use.

As such, the proposed development would support the following Goals and Objectives (with a brief description of how they are being met):

- Goal 2: Build Community Capacity:
  - *Objective 1: Seek opportunities for economic development.*
    - The Special Use and PUD process will support the redevelopment of the subject property which is currently vacant and provides limited value to the City in its current state.
  - *Objective 2: Expand job opportunities in the community.*
    - The project will further strengthen the City’s industrial base.
- Goal 3: Embrace Small-Town Charm:
  - *Objective 2: Enhance the appearance and “curb appeal” of commercial corridors and residential areas.*
    - With the use of attractive building design and extensive landscaping, the project will greatly enhance an underutilized site that is currently vacant.
- Goal 4: Keep Wood Dale Diverse:
  - *Objective 2: Manage development to create a balanced mix of land uses, promoting economic vitality and a sustainable quality of life.*
    - The Project is consistent with the City’s stated strategy to “Remain current on the changing real estate market’s needs for contemporary industrial uses that can be located in the City and complement existing industries.”
- Goal 5: Protect Land Values:
  - *Objective 3: Encourage investment through redevelopment and by attracting new visitors and residents.*
    - The Project is consistent with the City’s stated strategy to “Balance land use decisions to maintain strong tax base and minimize property tax burden on residents.”

### **Compliance with the Unified Development Ordinance (UDO)**

#### *Allowable Uses*

The subject property is located in the I-1 Industrial/ Business Park district. The proposed use for data centers is classified as a warehouse which is a permitted use in

the I-1 zoning district. The ComED substation that will be constructed on one of the lots is categorized under Major Utilities and Public Service Facilities which requires approval of a Special Use.

The Applicant is proposing to construct two data center buildings on one parcel, which per Sec. 17.302.C, is only permitted in a Planned Unit Development (PUD). As such, the Applicant has submitted a petition for approval of a Special Use for a PUD with certain deviations and a Special Use for Major Utilities and Public Service Facilities for the substation. The standards for Special Use, PUD, and Site Plan Review have been evaluated and are provided for consideration in this report.

*Subdivision*

The subject property will be resubdivided (or consolidated) into three lots to accommodate construction of the proposed data center buildings (Lot 1), the existing cell tower owned by the Wood Dale Park District (Lot 2) and the ComEd substation (Lot 3). North Street and Pine Avenue right-of-ways have already been vacated. The required easements for public utilities constructed with the project are shown on the plat. The draft Plat of Consolidation has been reviewed by City Engineer and is attached to this memo as a reference. It will be considered for approval by the City Council.

*Development Standards*

The following table summarizes the lot development standards for the I-1 zoning district and how the redevelopment meets those code requirements. Note that regulations in **bold and underlined** indicate where deviations will be required.

	<b>Industrial/Business Park District (I-1)</b>			
	<b>Required</b>	<b>Lot 1 (Data Centers)</b>	<b>Lot 2 (Cell tower)</b>	<b>Lot 3 (Substation)</b>
Min. Lot Area	2 acres	20.58 acres	<b><u>0.25 acres</u></b>	3.36 acres
Min. Lot Width at front yard line	200 ft.	779.77 f	<b><u>105.98 ft</u></b>	481.25 ft
Min. Front Yard Setback	40 ft.	110 ft	40 ft	40 ft
Min. Side Yard	20 ft.	110 ft	20 ft	31 ft
Min. Corner Side Yard Setback	20 ft.	179 ft	20 ft	31 ft
Min. Rear Yard	20 ft.	160 ft	20 ft	27.75 ft
Max. Lot Coverage	80%	61.30%	N/A	<b><u>89.58 %</u></b>
Max. Building Height	45 ft.	<b><u>75 ft</u></b>	N/A	23.5 ft

The minimum lot area in the I-1 zoning district is 2 acres and lot width is 200 ft. The proposed Lot 2, where the cell tower is located, is approximately 0.25 acres and 105.98 ft wide and does not meet the lot size requirement, however, the size of the lot has been optimized to accommodate the space needed for the existing cell tower owned by the Wood Dale Park District, hence a deviation from lot size and lot width requirement is requested.

The Applicant is also requesting a deviation from the maximum permitted lot coverage for Lot 2 for the ComEd Substation, which is proposed at 89.58% and exceed the permitted lot coverage of 80%. The nature of ComEd’s substation layout, design and standards do not provide the space necessary to meet this requirement. However, the overall combined lot coverage for the entire development is well within the code limits.

The Applicant is also seeking a deviation from the maximum permitted building height, from 45 ft to 75 ft. With the extensive size of the parcel and significant setback from Route 83, the Applicant is seeking to increase the building height to maximize the usable space within the buildings, which will directly impact the investment and economic benefit.

*Fence*

The entire site will have an 8 ft high ornamental security fence along the perimeter. The ComEd substation is proposed to have a perimeter fence that will be 11.5 ft in height. Sec. 17.3010.B of the UDO states that the maximum height for a fence in the front yard or corner yard shall not exceed 3 ft. the Applicant is seeking a deviation for the fence height requirement because the proposed fencing is required to maintain a secure perimeter and meet strict security requirements.

Further, the proposed fence will be constructed with pointed ends at the top. Typically, this type of fence is prohibited per Sec. 17.3010.C. However, the Applicant is seeking relief from this restriction, noting that it is designed to prevent scaling and is often used around other substations, data centers and other mission critical facilities across the county.

*Parking and Loading*

Per the proposed site plan, there will be a total of 146 parking spaces provided for the entire development, including 6 accessible spaces and 6 electric vehicle parking spaces. Phase 1 of the project will provide 73 spaces, and Phase 2 an additional 73, for a total of 146 parking spaces.

Per the current parking regulations, a total of 493 parking spaces would be required for the proposed development (see below). The Applicant is requesting a deviation to reduce the number of required parking spaces to align with the actual needs for data centers. The City Code parking requirements do not have a designated parking category for data centers; hence the warehouse parking requirement is applied. However, due to the nature of operation of data centers, the warehouse area will house the equipment and will not generate building occupants. The Applicant is providing sufficient parking for the office spaces that will serve the building operators, visitors and service people.

<b>Schedule of Required Parking</b>					
	Use	Total Area (sf)	Parking Ratio	Required Parking	Provided Parking
Building 1	Data Center/ Warehouse	270,795	1 space/1000 sf	271	0



	Office	15,734	4 spaces/1000 sf	63	73
Building 2	Data Center/ Warehouse	117,486	1 space/1000 sf	117	0
	Office	10,514	4 spaces/1000 sf	42	73
Total				<b>493</b>	<b>146</b>

The total number of code required loading berths is determined based upon the total floor area of each buildings per Sec.17.504.G.2. Under the current regulations, a total of 7 loading berths would need to be provided for the two buildings. The Applicant has requested a deviation from this requirement to provide 1 loading berth per building, noting that this code requirement is more appropriate to industrial warehouses, whereas in a data center operation, those additional loading berths would not be needed or used.

	Total Area (sf)	Required Loading Berths	Provided Loading Berths
Building 1	286,529	4	1
Building 2	128,000	3	1
Total	414,529	<b>7</b>	<b>2</b>

Access to the data centers will be provided via two driveways from Bryn Mawr Avenue. There will be a third access to the ComED substation, also off of Bryn Mawr Ave, and a separate driveway serving the cell tower. Driveways on opposite sides of a street shall be either aligned with or offset by at least 150' between the centerlines of the opposing driveway per Sec.17.502.A.2.g. The driveway located at the northwest corner of the site is not aligned with the existing driveway on the opposite side of Bryn Mawr Ave. The Applicant is seeking a deviation from this requirement, citing that aligning the driveways would encroach into the land designated for the ComED substation and create an island of unusable land.

This same proposed access drive exceeds the maximum permitted width of 80 ft when measured at the roadway as regulated by the City of Wood Dale Engineering Design and Development Standards Manual – Pavement Detail 7. However, a larger curb line is allowed with approval from the Director of Public Works. The Applicant submitted a request for consideration of the wider curb line citing that it is required for truck maneuvering movement and turnaround space for visiting vehicles and trucks. The Public Works Director has no objections.

The subject property is located along the IL Route 83 (Busse Road) which is designated as a “Community Gateway Corridor” per Sec. 17.404.A.6.c.(3). There shall be no parking located in the front yard, nor shall there be parking located in the area between the front of the principal structure(s) and the front property line. The master site plan indicates 10 parking spaces will be provided on the east side of the future phase 2 building. The Applicant is seeking deviations to allow parking in the front noting that it is needed to ensure that employees and visitors have convenient access to the building

entrances that face the road. Additional landscaping will be added between the parking lot and right-of-way to provide screening.

Pedestrian traffic can traverse the site with a proposed sidewalk providing pedestrian connection from the data center building and parking lot to Bryn Mawr Avenue. The proposed development will also include an extension of the public sidewalk at Bryn Mawr Avenue along the north-west corner of the subject property.

### *Traffic*

The Applicant submitted a traffic impact study for the proposed development. The expectation is that data centers typically do not have a significant impact on traffic as there are only a few employees present at the building at any time. The Study found that the existing roadway system can sufficiently accommodate the background traffic conditions as well as the traffic estimated to be generated by the proposed development. It also noted that the proposed development will not have a significant impact on traffic operations along IL Route 83 (Busse Road). The submitted Traffic Impact Study was reviewed by the City consultant engineer and he concurred with the findings.

### *Landscaping*

The proposed development will include landscaping as required per Chapter 17 Article VI of the UDO. The site will feature dense landscape cover of the site perimeter including a mix of evergreen and shade trees. Additional trees will be planted within the Bryn Mawr Ave right-of-way. Foundation landscaping will be added around the perimeter of the building, where practical and not in conflict with the circulation of the site.

The submitted tree preservation plan indicates that the majority of the existing trees on site will remain as these are mature trees growing along the creek/wetland area. Only 1 tree is proposed to be removed as it conflicts with the proposed development, requiring a total of 8 replacement trees. Any dead or diseased trees will also be removed, but per Sec. 17.603.F.4.a, those do not require replacement. The proposed landscape plans (see Exhibit H) indicate that a total of 138 shade trees, 30 ornamental, and 81 evergreen trees are proposed on site.

### *Building*

The initial building review of the very conceptual building plans was conducted and did not indicate any items that needed to be addressed during the zoning entitlement process. Since complete building plans are not available yet, the full building code compliance review will be conducted during the permitting process.

### *Design Standards*

The design standards contained in Sec. 17.1005 of the UDO require the main entrance to be street facing on all buildings located in industrial districts. The entrance to the proposed Building 1 is facing south and away from any street. The Applicant is requesting a deviation from this requirement noting that the building placement has

been designed in consideration of the grading constraints and functional feasibility to ensure proper equipment clearances and air flow in the mechanical yard adjacent to the building.

The design standards for industrial districts include specific guidelines for building design, including elevation materials. Sec. 17.1005.D stipulates that the proposed design shall avoid large expenses of undifferentiated blank surfaces and focus on façade diversity, pattern, texture, color, and detail that contributes to visual interest. The buildings will be constructed of pre-cast concrete, glass and steel. Staff worked with the developer and project architect to revise the elevations to add more detail and glazing. The proposed elevations are depicted in Exhibit D.

### *Engineering*

The Applicant has submitted engineering site improvement plans. These documents were reviewed by City Engineers and review comments were issued to the Applicant. At this point, the engineering plans are appropriate for Special Use and PUD approvals, and the remaining comments can be addressed during the building permit process. City Engineers are comfortable with the level of submittal to date and did not raise any concerns. The approval of the PUD will be conditioned on final engineering approval prior to the issuance of building permits for the site.

### *Stormwater Management*

According to the Municipal Code, an increase of 10,000 sf or more of impervious area will require stormwater detention (Sec. 10.105). The proposed development indicates an impervious area of approximately 253,400 sf and therefore stormwater detention for the entire development area would be required per the Municipal Code.

The required on-site stormwater detention will be provided via underground detention and a native vegetative wetland bottom detention basin. City engineers will confirm that the underground stormwater detention meets all code requirements prior to the issuance of a building permit for the site.

### *Public Utilities*

The development will be served by a looped water main that will be tapped off the existing water main in the Bryn Mawr Avenue right of way. The sanitary service will connect to the existing sanitary sewer main along the west property line. No deviations are being requested in regard to the utility services for the development. Any required easements for public utilities constructed with the project are shown on the Plat of Subdivision, subject to review and approval by the City Engineer.

### *ComEd Substation*

The increased demand for electricity driven by development of the new data centers triggers the need for a local substation. The Applicant is working with ComEd to facilitate the construction which will include a temporary installation in 2025. The onsite substation is planned for 2026/27 and will include bringing underground power lines that will enter the site at the north-west corner of the property. ComEd will construct and

operate the substation on land owned by the Applicant. The substation requires approval of a Special Use, which is being requested in this application.

### *Public Safety*

The Wood Dale Fire Protection District has reviewed the plans for the proposed redevelopment. An additional fire hydrant is being proposed near the Pine and Washington Street intersections that would provide water for the Fire District in case of emergency once the access through the subject property is limited due to construction. The Applicant will work with the Fire District to ensure that services can be available during and after construction.

### **PUD Process**

The Petitioner is requesting a combined PUD concept (for the entire site) and final development plan (Phase I), which is permitted per Sec. 17.205.C.b.(8).

### *Requested Deviations*

The Applicant is requesting several deviations (see Exhibit A) through the PUD process and these are as follows:

1. Lot size and width: Deviation from Sec. 17.404.A for the minimum lot area for Lot 2 in the I-1 zoning district from the required 2 acres to approx. 0.25 acres and lot width from 200 ft lot to 105.98 ft. The size of the cell tower lot has been optimized to accommodate the space needed for the cell tower owned by the Wood Dale Park District.
2. Lot Coverage: Deviation from Sec. 17.404.A for the maximum permitted lot coverage in the I-1 zoning district from the required 80% to 89.58% for Lot 3. The nature of ComEd's substation layout, design and standards to not provide the space necessary to meet this requirement. However, the overall combined lot coverage for the entire development is well within the code limits.
3. Building Height: Deviation from Sec. 17.404.A for the maximum permitted building height in the I-1 zoning district from 45 ft to 75 ft on Lot 1. With the extensive size of the parcel and significant setback from Route 83, the Applicant is seeking to increase the building height to maximize the usable space within the buildings, which will directly impact the investment and economic benefit.
4. Fence Height: Deviation from Sec. Sec. 17.3010.B to allow fence in the front and corner side yards that exceeds the height of 3 ft. The entire site will have an 8 ft high ornamental security fence along the perimeter. The ComEd substation is proposed to have a perimeter fence that will be 11.5 ft in height. The Applicant is seeking a deviation for the fence height requirement because the proposed fencing is required to maintain a secure perimeter and meet strict security requirements.
5. Fence Material: Deviation from Sec. 17.3010.C. to allow pointed ends at the top of the fence. Typically, this type of fence is prohibited. However, the Applicant is seeking relief from this restriction, noting that it is designed to prevent scaling

and is often used around other substations, data centers and other mission critical facilities across the county.

6. Number of Required Parking Spaces: Deviation for Sec. 17.503.F to allow a reduction in the number of required parking spaces from 493 to 146. This deviation is requested to align the parking requirements with the actual needs for data centers. The City Code parking requirements do not have a designated parking category for data centers; hence the warehouse parking requirement is applied. However, due to the nature of operation of data centers, the warehouse area will house the equipment and will not generate building occupants. The Applicant is providing sufficient parking for the office spaces that will serve the building operators, visitors and service people.
7. Number of Required Loading Berths: Deviation for Sec. 17.504.G.2 to reduce the number of required loading berths from 7 to 2. The Applicant has requested a deviation from this requirement to provide 1 loading berth per building, noting that this code requirement is more appropriate to industrial warehouses, whereas in a data center operation, those additional loading berths would not be needed or used.
8. Driveway offset: Deviation from Section 17.502.A.2.g.(2)(A) for driveways on the opposite side of the street that are not aligned or offset by at least 150 feet. The Applicant is seeking a deviation from this requirement, citing that aligning the driveways would encroach into the land designated for the ComED substation and create an island of unusable land.
9. Parking in the front: Deviation from Sec. 17.404.A.6.c.(3) to allow parking in the front and parking in the area between the front of the principal structures and the front property line. The Applicant is seeking deviations to allow parking in the front noting that it is needed to ensure that employees and visitors have convenient access to the building entrances that face the road. The number of spaces in this area is limited to 10. Additional landscaping will be added between the parking lot and right-of-way to provide screening.
10. Front facing entrance: Deviation from Sec. 17.1005 requiring the entrances to face the street. The Applicant is requesting a deviation from this requirement noting that the building placement has been designed in consideration of the grading constraints and functional feasibility to ensure proper equipment clearances and air flow in the mechanical yard adjacent to the building.

Deviations are often requested and required with larger PUD developments such as this one. A PUD application offers some public benefit to the City. In this case, the proposal includes new construction, extensive landscaping, and redevelopment of an underutilized site. This project is intended to have a positive economic effect on the surrounding neighborhood and the City.

### **Site Plan Review**

Site plan review in accordance with Sec. 17.206 of the UDO has been conducted by staff. The proposed development, subject to Special Use approval, is not expected to

have an unwarranted or unreasonable effect on the surrounding property or public utilities. Per initial engineering review, the proposal is not expected to create unreasonable drainage or erosion problems. The project will be subject to complete plan review and code compliance during the permitting process.

### **Neighborhood Comment**

Notice was provided to adjacent property owners in accordance with Section 17.202.E of the UDO. A public hearing sign was placed at the subject property and a public hearing notice published in Daily Herald on January 5, 2024. No public comments were submitted.

### **Findings of Fact**

The Community Development Commission may recommend approval of a Special Use and Planned Unit Development if evidence is presented to establish that the application meets the standards. The Applicant has provided responses to the standards in Exhibit A. The standards are as follows (*staff comments italicized*):

#### Special Use Standards per Sec. 17.205.B.5.

1. Code and Plan Purposes. The proposed use and development will be in harmony with the general and specific purposes for which this UDO was enacted and for which the regulations of the district in question were established and with the general purpose and intent of The City of Wood Dale Comprehensive Land Use Plan.

***Response:** The proposed use and development are in harmony with the purpose and intent of the UDO and the Comprehensive Plan. Goals of the UDO which are met by the proposed development include increasing the taxable value of land and buildings, maintaining property values and lessening the burden on the taxpayer, and promoting the public health, safety, comfort, and general welfare of the people. The subject property was designated as a Industrial/Business Park site likely to experience development pressure on the Future Land Use Map. The proposed uses are designated by the UDO as Special Uses which are desirable, but may require more careful consideration by the City.*

2. No Undue Adverse Impact. The proposed use, drainage and development 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.

***Response:** The subject property is located adjacent to an existing commercial and industrial area. The proposed use is conforming to the zoning district and will not have a substantial or undue effect on adjacent property, the character of the area or public health, safety and general welfare. Per an initial engineering review, the proposal is not expected to create unreasonable drainage or erosion problems. The proposed design of the structures enhances the aesthetics of a Community Gateway Corridor (IL Route 83) by incorporating modern materials.*

3. No Interference with Surrounding Development. The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

**Response:** *The surrounding properties can continue to be used in the same manner as they are today or in accordance with the applicable zoning regulations. The site has been designed to orient the buildings, screening, landscaping, and exterior building materials to maximize visual interest and mitigate unsightly views. Loading areas and fully-screened trash enclosures are located at the rear of the buildings. The scale and intensity of the proposed uses is compatible with surrounding development which is primarily industrial. The proposed data center facilities should serve to promote investment in the community to further increase property values in the neighborhood.*

4. Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the Applicant will provide adequately for such services.

**Response:** *The proposed development will be adequately served by City infrastructure including streets and public utilities. IL Route 83 is a high-capacity regional arterial road which will provide sufficient access to the site. Adequate stormwater detention will be accommodated by an on-site stormwater detention basins. There is sufficient existing capacity for Police and Fire protection, refuse disposal, and other local amenities to benefit the site. The new ComEd substation will provide adequate electrical capacity for the development and surrounding areas.*

5. No Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

**Response:** *A Traffic Impact Study was prepared for this development. The City's consultant engineer is in agreement with the findings of the Study indicating that there will be no significant impact on the existing roadway system and traffic operations. Access to the site is provided via multiple access points from Bryn Mawr Avenue which will allow for efficient traffic flow patterns and should have sufficient capacity to handle traffic volumes.*

6. No Destruction of Significant Features. The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic feature of significant importance.

**Response:** *The site is currently vacant. There are very few trees on site, and majority of those will be preserved during construction. Per the Threatened & Endangered Species Review, the subject property may include a roosting habitat for northern long-eared bats. The Applicant will need to adhere to a seasonal clearing time frame (October 15 – April 1). Otherwise further surveys or consultation may be required, as it is indicated on a note on the Landscape Plans. There are no*

*significant geographic features on site. There is no record of scenic or historic features on the subject property. The development would help beautify the area by planting multiple shrubs, trees, and other landscaped areas.*

7. Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this UDO authorizing such use.

**Response:** *The proposed development complies with the provisions of the UDO with the exception of the requested deviations listed above in this memo. Responses to the PUD Standards are evaluated below.*

8. Public Benefit. Whether, and to what extent, the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.

**Response:** *The subject property has been underutilized for the last several years, so redevelopment of the site with code compliant land use would be desirable and in the interest of the community. Furthermore, the proposed project would help to support the tax base and could increase the property values in the neighborhood.*

9. Mitigation of Adverse Impacts. Whether, and to what extent, all steps possible have been taken to minimize any adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping and screening.

**Response:** *The proposed building and site have been designed to minimize any adverse effects on immediate vicinity. Extensive landscaping is proposed around the site perimeter. Any mechanical equipment will be screened and refuse collection will be located within the confines of screened trash enclosure.*

PUD Standards per Sec. 17.205.C.5.

No planned unit development shall be authorized by the City Council unless the Community Development Commission shall find evidence establishing the following general standards and criteria (*found in Chapter 17, Article II, Section 17.205.C.5 of the Municipal Code*):

1. Special Permit Standards. No special permit for a planned unit development will be recommended or granted pursuant to this Section unless the Applicant will establish that the proposed development will meet each of the standards made applicable to special permit uses pursuant to Section 17.205.B.5 of Article 2.

**Response:** *Special Use standards are addressed above.*



2. Additional Standards for All Planned Unit Developments. No special permit for a planned unit development will be recommended or granted unless the Applicant will establish that the proposed development will meet each of the following additional standards:

**Response:** *PUD standards are addressed below.*

3. Unified Ownership Required. The entire property proposed for planned unit development treatment will be in single ownership or under such unified control as to ensure that the entire property will be developed as a unified whole. All owners of the property will be included as joint Applicants on all applications and all approvals will bind all owners. The violation of any owner as to any tract will be deemed a violation as to all owners and all tracts.

**Response:** *The subject property consists of three parcels that will be consolidated into one. All parcels are currently owned by the Applicant.*

4. Minimum Area. The district regulations of this UDO establishing standards for particular types of planned unit developments specify the minimum area required for same planned unit development. In addition to meeting that specific standard, or where no specific standard is set, the Applicant will have the burden of establishing that the subject property is of sufficient size and shape to be planned and developed as a unified whole capable of meeting the objectives for which planned unit developments may be established pursuant to this Section.

**Response:** *The subject property meets the lot development standards for the I-1 zoning district except for lot area and lot width for Lot 2 for which deviations are being requested. This lot has been optimized to accommodate the space needed for the existing cell tower owned by the Wood Dale Park District. The remaining two lots in this development meet the lot size and width regulations.*

5. Covenants and Restrictions to be Enforceable by City. All covenants, deed restrictions, easements and similar restrictions to be recorded in connection with the planned unit development will provide that they may not be modified, removed or released without the express consent of the City Council and that they may be enforced by the City as well as by future landowners within the proposed development.

**Response:** *No new covenants or deed restrictions are being proposed for the subject property. Any easements for public utilities will be reviewed and approved by City Engineer prior to recordation.*

6. Public Open Space and Contributions. Whenever The City of Wood Dale Comprehensive Land Use Plan or Official Map indicates that development of a planned unit development will create a need for land for public purposes of the City within the proposed planned unit development, the City Council may require that such area be designated and to the extent such need is specifically and uniquely

attributable to the proposed development, dedicated to the City for such use. In addition, the City Council may require evidence that all requirements of City ordinances pertaining to the dedication of land or the contribution of cash in connection with subdivisions or developments of land have been met as respects the proposed planned unit development.

**Response:** *The Applicant will be constructing an additional segment of public sidewalk along Bryn Mawr Avenue, connecting to existing sidewalks in the vicinity. Site engineering plans indicate that the existing wetland, stream, and wooded area at the south end of the site will be maintained as greenspace. This will enhance visual screening and help maintain natural features of the area.*

## 7. Common Open Space.

- a. Amount, Location and Use. The failure of a planned unit development to provide common open space will be considered to be an indication that it has not satisfied the objectives for which such developments may be approved pursuant to this UDO. When common open space is provided in a planned unit development, the amount and location of such open space will be consistent with its intended function as set forth in the application and planned unit development plans. No such open space will be used for the construction of any structure or improvement except such structures and improvements as may be approved in the Final Plan as appropriate to the intended leisure and recreational uses for which such open space is intended.

**Response:** *Redevelopment of a parcel as an industrial building with surface parking is not conducive nor does it supports the requirement to create public open space on site.*

- b. Preservation. Adequate safeguards, including recorded covenants or dedication of development rights, will be provided to prevent the subsequent use of common open space for any use, structure, improvement or development other than that shown on the approved Final Plan. The restrictions must be permanent and not for a given period of years and must run with the land.

**Response:** *This standard is not applicable.*

- c. Ownership and Maintenance. The Final Plan will include such provisions for the ownership and maintenance of such open space and improvements as are reasonably necessary to ensure their continuity, care, conservation, maintenance and operation in accordance with predetermined standards and to ensure that remedial measures will be available to the City if such open space or improvements are permitted to deteriorate or are not maintained in a condition consistent with the best interests of the planned unit development or the City.

**Response:** *This standard is not applicable.*

- d. Property Owners' Association. When the requirements of the preceding Subparagraph are to be satisfied by the ownership or maintenance of such open space or improvements by a property owners' association, such association will meet each of the following standards:
- i. The by-laws and rules of the association and all declarations, covenants and restrictions to be recorded must be approved as part of the Detailed Plan prior to becoming effective. Each such document will provide that it will not be amended in any manner that would result in it being in violation of the requirements of this Subparagraph.
  - ii. The association must be established, and all covenants and restrictions recorded prior to the sale of any property within the area of the planned unit development designated to have the exclusive use of the proposed open space or improvements.
  - iii. The association must be responsible for casualty and liability insurance, taxes, and the maintenance of the open space and improvements to be deeded to it.
  - iv. Membership in the association must be mandatory for each property owner, and any successive owner, having a right to the use or enjoyment of such open space or improvements.
  - v. Every property having a right to the use or enjoyment of such open space or improvements must pay its pro rata share of the cost of the association by means of an assessment to be levied by the association that meets the requirements for becoming a lien on the property in accordance with statutes of the State of Illinois.
  - vi. The association must have the right to adjust the assessment to meet changed needs. The membership vote required to authorize such adjustment will not be fixed at more than 51% of the members voting on the issue.
  - vii. The City must be given the right to enforce the covenants.
  - viii. The City must be given the right, after ten days' written notice to the association, to perform any maintenance or repair work that the association has neglected to perform, to assess the membership for such work and to have a lien against the property of any member failing to pay such assessment. For this purpose alone, the City will have all the rights and powers of the association and its governing body under the agreements and declarations creating the association.

**Response:** *This standard is not applicable.*

8. Landscaping and Perimeter Treatment. Any area of a planned unit development not used for structures or circulation elements will be landscaped or otherwise improved. The perimeter of the planned unit development will be treated so as to ensure compatibility with surrounding uses by means such as provision of 76 compatible uses and structures; setbacks; screening; or natural or manmade buffers. Every

planned unit development will provide a perimeter landscaped open space along each of its boundaries; each such open space will have a minimum depth equal to the minimum applicable yard required in the district in which it is located.

**Response:** *The proposed development includes landscaping around the perimeter of the site, particularly in highly visible areas along IL Route 83 and Bryn Mawr Avenue. The entirety of the site will be developed.*

9. Private Streets. Private streets will be permitted in a planned unit development provided that:
  - a. Said streets will be treated as public streets and rights of way for purposes of all setbacks, yards and calculations under this UDO.
  - b. Said streets will be owned and maintained by a property owners' association meeting the requirements set forth in Section 17.205.C.5.g.iv above;
  - c. A covenant will be recorded against the subject property acknowledging that the City will at no time be under any obligation to provide maintenance for or accept dedication of said streets; and
  - d. Said streets shall be constructed in compliance with all city codes, rules, and policies governing the construction of public streets and rights of way.

**Response:** *This standard is not applicable.*

10. Utilities. All utility lines will be installed underground.

**Response:** *All utility lines will be installed underground.*

11. Additional Standards for Specific Planned Unit Developments. Where the district regulations authorizing any planned unit development use in a particular district impose standards to be met by such planned unit development in such district, a special permit for such development will not be recommended or granted unless the Applicant will establish compliance with such special standards.

**Response:** *This standard is not applicable.*

12. Waiver of Additional Standards. The Community Development Commission may waive any additional standards where the Applicant demonstrates to the satisfaction of the Community Development Commission that the information required is not relevant to or necessary for the determination of the application submitted.

**Response:** *This standard is not applicable.*

Site Plan Review Standards per Sec. 17.206.E.

1. Standards. The Development Administrator and the City Council will not disapprove a site plan submitted pursuant to this Section except on the basis of specific written findings directed to one or more of the following standards:

- a. The application is incomplete in specified particulars or contains or reveals violations of this UDO or other applicable regulations that the Applicant has, after written request, failed or refused to supply or correct.

**Response:** *The submitted application is complete and reveals no violations. The Site Plan Review is being considered concurrently with the requests for Special Use requests and Plat of Subdivision.*

- b. The application is submitted in connection with another application, the approval of which is a condition precedent to the necessity for site plan review, and the Applicant has failed to secure approval of that application.

**Response:** *The Site Plan Review is required for Special Use approval, which is being considered as part of the Applicant's zoning petition. The final approval of Site Plan Review will be conditioned on the Special Use approval by City Council.*

- c. The site plan fails to adequately meet specified standards required by this UDO with respect to the proposed use or development, including special use standards where applicable.

**Response:** *The site plan meets the specified standards required by a Special Use for PUD with certain deviations addressed separately in this Memo.*

- d. The proposed site plan interferes with easements or rights-of-way.

**Response:** *The submitted site plan does not indicate that there is any interference with easements or rights-of-way. The development will take place on private property. Any work in the rights-of-way will require permit approval from entities having jurisdiction over the respective rights-of-way (Illinois Department of Transportation).*

- e. The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of surrounding property.

**Response:** *The site plan proposes construction of industrial buildings within an existing commercial/ industrial district. It is not expected to be unreasonable, injurious or detrimental to the surrounding properties.*

- f. The proposed site plan creates undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan unreasonably create hazards to safety on or off site or disjointed or inefficient pedestrian or vehicular circulation path on or off site.

**Response:** *The subject property is designed to provide multiple access points aiming to redistribute and separate the traffic. Any work in the rights-of-way will require permit approval from entities having jurisdiction over the respective rights-of-way.*

- g. The screening of the site does not provide adequate shielding from or for nearby uses.

**Response:** *The Applicant is proposing a dense site perimeter landscape screen and pre-cast concrete walls to screen the uses on site.*

- h. The proposed site plan creates unreasonable drainage or erosion problems or fails to fully and satisfactory integrate the site into the overall existing and planned drainage system serving the City.

**Response:** *It is not expected that the proposed development of the subject property will have an effect on the drainage system. The proposed improvements will require full engineering review and approval in accordance the City's Stormwater Management requirements.*

- i. The proposed site plan places unwarranted or unreasonable burdens on specified utility systems serving the site or area or fails to fully and satisfactory integrate site utilities into the overall existing and planned utility systems serving the City.

**Response:** *It is not expected that the proposed development will place any burdens on the City's utility's system.*

- j. The proposed site plan does not provide for required public uses designated on the Official Map.

**Response:** *The proposed site plan meets the use designated on the Future Land Use Map.*

- k. The proposed site plan otherwise adversely affects the public health, safety or general welfare.

**Response:** *It is not expected that the proposed development would adversely affect the public health, safety or welfare. The proposed industrial development is compatible with the commercial/industrial district and will provide a use that is compatible with the neighborhood.*

Alternative Approaches. In citing any of the foregoing standards, other than those of Article 2 Section 17.206.E.1.a and 17.206.E.1.b, as the basis for disapproving a site plan, the Development Administrator or the City Council may suggest alternative site plan approaches that could be developed to avoid the specified deficiency or may state the reasons why such deficiency cannot be avoided consistent with the Applicant's objectives.

## **RECOMMENDATION**

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The Community Development Department finds that the request for a Special Use for Planned Unit Development (combined Concept for the entire site & Final Development Plan for Phase I) with certain deviations, Special Use for Major Utilities and Public Service Facilities, Site Plan Review, and Final Plat of Subdivision (Resubdivision) on property generally located to the west of IL Route 83 (Busse Road) between Bryn Mawr Avenue on the north and Washington Street to the south is compatible with surrounding

zoning and land use classifications, meets the requirements in the Unified Development Ordinance and is consistent with the City's Comprehensive Plan. Based on the above considerations, staff recommends that the Community Development Commission make the following motion recommending approval of this petition:

Based on the submitted petition and the testimony presented, the proposed request for a Special Use for Planned Unit Development (combined Concept for the entire site & Final Development Plan for Phase I) with certain deviations, Special Use for Major Utilities and Public Service Facilities, Site Plan Review, and Final Plat of Subdivision (Resubdivision) on property generally located to the west of IL Route 83 (Busse Road) between Bryn Mawr Avenue on the north and Washington Street to the south is consistent with the Unified Development Ordinance and Comprehensive Plan; and, therefore, I move that the Community Development Commission adopt the findings of fact included within the staff memo dated January 22, 2024 as the findings of the Community Development Commission, and recommend to the City Council approval of the Special Use for Planned Unit Development (combined Concept for the entire site & Final Development Plan for Phase I) with certain deviations, Special Use for Major Utilities and Public Service Facilities, Site Plan Review, and Final Plat of Subdivision (Resubdivision) on property generally located to the west of IL Route 83 (Busse Road) between Bryn Mawr Avenue on the north and Washington Street to the south in case No. CDC-2023-0003 subject to the following conditions:

1. The Special Use, Planned Unit Development, Variation, Site Plan Review and Plat of Subdivision shall substantially conform to the staff memo dated January 22, 2024 and the attached exhibits, except as such plans may be modified to meet City code requirements. Where deviations to the codes have not been requested as part of this approval, the existing codes must be met, as applicable, at the time of permit application.
2. The Special Use permit shall be deemed to relate to, and be for the benefit of the lot itself.
3. Final engineering approval prior to building permit issuance.
4. If the rooftop units are visible from the streets, the developer will be required to provide screening.
5. The developer has the ongoing obligation to maintain the landscaping on the site in accordance with the approved landscape plan.

***(Yes vote would be to approve; No vote would be to deny)***

May 19, 2023 (Revised January 2, 2024)

Gosia Pociecha  
Community Development – Planner  
City of Wood Dale  
404 N. Wood Dale Road  
Wood Dale, IL 60191

RE: CyrusOne Data Center - Phase I  
SW Corner of Busse Road and Bryn Mawr Avenue, Wood Dale, IL

Dear Ms. Pociecha,

On behalf of the landowner and developer C1 Chicago 1 LLC (“applicant”), enclosed please find detailed project information for review and consideration. As referenced in the enclosed application, the applicant is requesting the following:

- Special Use to allow a Planned Unit Development and
- Special Use for Major Utilities and Public Service Facilities (ComEd Substation)
- PUD Concept and Final Development Plan Approval (Combined)
- Site Plan Review
- Final Plat of Subdivision

## NARRATIVE STATEMENT

The submitted applications are provided to support a new data center campus located at the southwest corner of Busse Road and Bryn Mawr Avenue in Wood Dale, IL (the “Project”). The Project will be built in phases over multiple years on 22.29 acres of land that is classified with I-1 underlying zoning. A detailed description of each phase of work is included below:

<p><b><u>Phase I:</u></b> <b>Site Area:</b> Affects 14.23 of the 22.29 total acres <b>Building Area:</b> 286,529 SF Total <b>Use:</b> Data Center (270,795 SF) and Office (15,734 SF) <b>Parking:</b> 73 Parking Spaces (3 Accessible) <b>Loading Spaces:</b> One (1) Total</p>	<p><b><u>Phase II:</u></b> <b>Site Area:</b> Affects 8.06 of the 22.29 total acres <b>Building Area:</b> 127,990 SF Total <b>Use:</b> Data Center (117,486 SF) and Office (10,504 SF) <b>Parking:</b> 73 Parking Spaces (3 Accessible) <b>Loading Spaces:</b> One (1) Total</p>
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The first phase of development will also include an on-site substation constructed by ComEd, stormwater detention ponds, landscaping, screening, and fencing. The buildings will be made of precast concrete, glass and steel and will produce a high-image data center facility that will serve as a valuable addition to the community’s existing industrial base.

During development, the site will employ hundreds of construction personnel and trades people. Once completed, the facility will operate 24 hours a day, 7 days a week and require a highly skilled and technical staff to maintain and operate. The undeveloped areas shown for conceptual approval are intended to serve an additional data center building that will be designed and constructed at a future date.





## LIST OF VARIATIONS/DEVIATIONS

In order to accommodate the unique attributes of the data center campus, the following deviations are necessary to deliver a building that meets industry design standards and maximizes the economic benefits to the city:

- 1.) *Schedule of Required Parking:* The applicant requests to establish the following formula as a means of calculating the minimum number of required off-street parking spaces for the data center campus: Minimum of four (4) spaces per 1,000 square feet of office space and zero (0) spaces per 1,000 square feet of data center space. This standard brings the minimum parking requirement in line with the actual parking needs of the data center using a ratio tied to the interior space that serves the buildings operators, visitors, and service people. The existing code requirements tied to warehouse uses and square footage would require a significant number of excess spaces that would never be used by the building's occupants.
- 2.) *Loading Berth Requirements:* The applicant requests to establish the following formula as a means of calculating the minimum number of required loading berths: One (1) space per data center building. The current standard tied to warehouse uses would require the construction of multiple loading berths that would not be used or needed by the building's occupants.
- 3.) *Maximum Building Height:* The applicant requests a maximum building height of seventy-five (75) feet. The height increase will allow the applicant to maximize their investment in the property and maximize the economic benefits to the city.
- 4.) *Fence Heights:* The applicant is requesting approval to allow up to 11'-6" height decorative security fencing within the front yard, corner side yard, side yard and rear yard setbacks (where needed). The existing code limits fence heights within the front yard to 3 feet or less. The fence is required to maintain a secure perimeter and meet strict security requirements.
- 5.) *Fence Material:* The applicant is requesting approval to use decorative security fencing that is designed to prevent scaling by using pointed ends of the vertical fence components. The existing code allows for barbed wire in certain industrial applications but does not include a similar exemption for pointed fencing. The type of fence proposed for the site is currently used at new ComEd substations, data centers and other mission critical facilities across the country.
- 6.) *Driveway Location:* The applicant requests approval to install a parking lot driveway that is not aligned or offset by 150' feet from the opposing driveway. The location of our proposed driveway at the NW property corner and the driveway located across Bryn Mawr Avenue do not have a natural alignment. An offset of 150 feet would encroach on land designated for a ComEd substation and create an island of unusable land west of the driveway and access road. The proposed driveway location on our property and the existing drive across the street are not used for primary car and truck access to either site.
- 7.) *ComEd Substation, Impervious Lot Coverage:* The applicant requests approval to exceed 80% impervious lot coverage for Lot 3 that will accommodate a ComEd substation. The nature of ComEd's substation layout, design and standards do not provide the space necessary to meet this requirement. While Lot 3 will exceed the 80% threshold, the overall impervious coverage of the combined Lots 1, 2 & 3 are well within the code limits.
- 8.) *Lot Size and Width:* The applicant requests a deviation from Sec. 17.404.A for the minimum lot area for development in the I-1 zoning district from the required 2 acres to approx. 0.25 acres and lot width from 200 ft lot to 105.98 ft. The size of the cell tower lot has been optimized to accommodate the space needed for the cell tower owned by the Wood Dale Park District.

# Bowman

9.) *Parking in Front Yards along Community Gateway Corridor:* The applicant request permission to include parking in front yards along the Community Gateway Corridor on Busse Road. The parking spaces ensure that employees and visitors have convenient access to building entrances that face this road. Landscaping between the parking lots and public way will be screened appropriately as shown on the Landscape Plans.

10.) *Main Entrance, Street Facing Requirement.* The applicant is requesting relief on this requirement. The grading constraints and functional feasibility of the project relies on the current placement to ensure appropriate equipment clearances and air flow are provided in the mechanical yard without encroaching in existing site constraints. While the front door faces south, the approach of the design is that of a corner condition which is displayed to the side facing Busse Rd. In addition, functionality and proximity of parking played a part in the masterplanning of the site, which fully acknowledges Busse Rd in the design of the future building 2, which is not recessed and when built, will become the campus façade to the city.

## RESPONSES TO STANDARDS FOR APPROVAL

### SPECIAL USE STANDARDS

**General Standards.** No special use permit will be recommended or granted pursuant to Article 2 Section 17.205.B.5 unless the applicant will establish that:

**1. Code and Plan Purposes.** The proposed use and development will be in harmony with the general and specific purposes for which this UDO was enacted and for which the regulations of the district in question were established and with the general purpose and intent of The City of Wood Dale Comprehensive Land Use Plan.

The Project will help establish the most beneficial relationship between the use of land and buildings and meet the other goals and objectives of the City of Wood Dale Comprehensive Plan.

**2. No Undue Adverse Impact.** The proposed use, drainage and development 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.

The Project will improve the existing condition of the site and surrounding area.

**3. No Interference with Surrounding Development.** The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

The Project will not impede, hinder or discourage the development of adjacent land and buildings. Further, the use of attractive building design and extensive landscaping should promote investment in the adjacent properties.

**4. Adequate Public Facilities.** The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

The Property has ready access to existing City utilities, facilities and services. The proposed utility connections as outlined in the enclosed utility plan shall be reviewed and approved by the City.

**5. No Traffic Congestion.** The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

# Bowman

A Data Center does not produce a significant amount of traffic when compared to retail, commercial or warehouse/logistics uses and will not create congestion or draw traffic through residential streets.

**6. No Destruction of Significant Features. The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic feature of significant importance.**

An existing wetland on site will be maintained, protected, and landscaped. Aside from that, there are no natural, scenic or historic features located within the site boundaries.

**7. Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this UDO authorizing such use.**

The Project will comply with additional standards imposed on it by the provision of the UDO authorizing such use.

**8. Public Benefit. Whether, and to what extent, the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.**

The Project will further strengthen the city's industrial base by greatly enhancing an underutilized site and provide significant new tax revenues that will benefit the city for years to come.

**9. Mitigation of Adverse Impacts. Whether, and to what extent, all steps possible have been taken to minimize any adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping and screening.**

The Project utilizes attractive landscape features, ponds and screening along the public right-of-way. The Phase II building façade will be oriented toward Busse Road to establish a building presence near the intersection of Bryn Mawr Avenue. Access to the site located on Bryn Mawr helps to avoid any new curb cuts on Busse Road.

## PUD STANDARDS

No planned unit development shall be authorized by the City Council unless the Community Development Commission shall find evidence establishing the following general standards and criteria (*found in Chapter 17, Article II, Section 17.205.C.5 of the Municipal Code*):

**1. Special Permit Standards. No special permit for a planned unit development will be recommended or granted pursuant to this Section unless the applicant will establish that the proposed development will meet each of the standards made applicable to special permit uses pursuant to Section 17.205.B.5 of Article 2.**

The Project intends to meet the standards applicable to special permit uses as demonstrated in the responses in that section.

**2. Additional Standards for All Planned Unit Developments. No special permit for a planned unit development will be recommended or granted unless the applicant will establish that the proposed development will meet each of the following additional standards:**

**3. Unified Ownership Required. The entire property proposed for planned unit development treatment will be in single ownership or under such unified control as to ensure that the entire property will be developed as a unified whole. All owners of the property will be included as joint applicants on all applications and all approvals will bind all owners. The violation of any owner as to any tract will be deemed a violation as to all owners and all tracts.**

# Bowman

The entire property is held under single ownership and developed by the owner/applicant as a unified whole.

**4. Minimum Area.** The district regulations of this UDO establishing standards for particular types of planned unit development specify the minimum area required for same planned unit development. In addition to meeting that specific standard, or where no specific standard is set, the applicant will have the burden of establishing that the subject property is of sufficient size and shape to be planned and developed as a unified whole capable of meeting the objectives for which planned unit developments may be established pursuant to this Section.

The applicant can demonstrate that the property will be developed as a unified whole capable of meeting the objectives of the PUD ordinance.

**5. Covenants and Restrictions to be Enforceable by City.** All covenants, deed restrictions, easements and similar restrictions to be recorded in connection with the planned unit development will provide that they may not be modified, removed or released without the express consent of the City Council and that they may be enforced by the City as well as by future landowners within the proposed development.

The Project will comply.

**6. Public Open Space and Contributions.** Whenever The City of Wood Dale Comprehensive Land Use Plan or Official Map indicates that development of a planned unit development will create a need for land for public purposes of the City within the proposed planned unit development, the City Council may require that such area be designated and to the extent such need is specifically and uniquely attributable to the proposed development, dedicated to the City for such use. In addition, the City Council may require evidence that all requirements of City ordinances pertaining to the dedication of land or the contribution of cash in connection with subdivisions or developments of land have been met as respects the proposed planned unit development.

Acknowledged.

**7. Common Open Space.**

a. **Amount, Location and Use.** The failure of a planned unit development to provide common open space will be considered to be an indication that it has not satisfied the objectives for which such developments may be approved pursuant to this UDO. When common open space is provided in a planned unit development, the amount and location of such open space will be consistent with its intended function as set forth in the application and planned unit development plans. No such open space will be used for the construction of any structure or improvement except such structures and improvements as may be approved in the Final Plan as appropriate to the intended leisure and recreational uses for which such open space is intended.

b. **Preservation.** Adequate safeguards, including recorded covenants or dedication of development rights, will be provided to prevent the subsequent use of common open space for any use, structure, improvement or development other than that shown on the approved Final Plan. The restrictions must be permanent and not for a given period of years and must run with the land.

c. **Ownership and Maintenance.** The Final Plan will include such provisions for the ownership and maintenance of such open space and improvements as are reasonably necessary to ensure their continuity, care, conservation, maintenance and operation in accordance with predetermined standards and to ensure that remedial measures will be available to the City if such open space or improvements are permitted to deteriorate or are not maintained in a condition consistent with the best interests of the planned unit development or the City.

d. **Property Owners' Association.** When the requirements of the preceding Subparagraph are to be

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Chicago, IL 60603

satisfied by the ownership or maintenance of such open space or improvements by a property owners' association, such association will meet each of the following standards:

- i. The by-laws and rules of the association and all declarations, covenants and restrictions to be recorded must be approved as part of the Detailed Plan prior to becoming effective. Each such document will provide that it will not be amended in any manner that would result in it being in violation of the requirements of this Subparagraph.
- ii. The association must be established, and all covenants and restrictions recorded prior to the sale of any property within the area of the planned unit development designated to have the exclusive use of the proposed open space or improvements.
- iii. The association must be responsible for casualty and liability insurance, taxes, and the maintenance of the open space and improvements to be deeded to it.
- iv. Membership in the association must be mandatory for each property owner, and any successive owner, having a right to the use or enjoyment of such open space or improvements.
- v. Every property having a right to the use or enjoyment of such open space or improvements must pay its pro rata share of the cost of the association by means of an assessment to be levied by the association that meets the requirements for becoming a lien on the property in accordance with statutes of the State of Illinois.
- vi. The association must have the right to adjust the assessment to meet changed needs. The membership vote required to authorize such adjustment will not be fixed at more than 51% of the members voting on the issue.
- vii. The City must be given the right to enforce the covenants.
- viii. The City must be given the right, after ten days' written notice to the association, to perform any maintenance or repair work that the association has neglected to perform, to assess the membership for such work and to have a lien against the property of any member failing to pay such assessment. For this purpose alone, the City will have all the rights and powers of the association and its governing body under the agreements and declarations creating the association.

The property is held under single ownership and will not require a property owner's association.

**8. Landscaping and Perimeter Treatment.** Any area of a planned unit development not used for structures or circulation elements will be landscaped or otherwise improved. The perimeter of the planned unit development will be treated so as to ensure compatibility with surrounding uses by means such as provision of 76 compatible uses and structures; setbacks; screening; or natural or manmade buffers. Every planned unit development will provide a perimeter landscaped open space along each of its boundaries; each such open space will have a minimum depth equal to the minimum applicable yard required in the district in which it is located.

The applicant has provided detailed landscape plans showing perimeter and interior landscape features planned for the Project.

**9. Private Streets.** Private streets will be permitted in a planned unit development provided that:

- a. Said streets will be treated as public streets and rights of way for purposes of all setbacks, yards and calculations under this UDO.
- b. Said streets will be owned and maintained by a property owners' association meeting the requirements set forth in Section 17.205.C.5.g.iv above;
- c. A covenant will be recorded against the subject property acknowledging that the City will at no time be under any obligation to provide maintenance for or accept dedication of said streets; and
- d. Said streets shall be constructed in compliance with all city codes, rules, and policies governing the construction of public streets and rights of way.

The Project does not utilize Private Streets but rather has interior access roads typical of an owner-operated and controlled industrial development.



**10. Utilities. All utility lines will be installed underground.**

Utility lines serving the interior of the site will be installed underground. Power line extensions from ComEd to the site may be delivered overhead to the on-site substation.

**11. Additional Standards for Specific Planned Unit Developments. Where the district regulations authorizing any planned unit development use in a particular district impose standards to be met by such planned unit development in such district, a special permit for such development will not be recommended or granted unless the applicant will establish compliance with such special standards.**

Acknowledged.

**12. Waiver of Additional Standards. The Community Development Commission may waive any additional standards where the applicant demonstrates to the satisfaction of the Community Development Commission that the information required is not relevant to or necessary for the determination of the application submitted.**

Acknowledged.

**SITE PLAN REVIEW STANDARDS**

**1. Standards. The Development Administrator and the City Council will not disapprove a site plan submitted pursuant to this Section except on the basis of specific written findings directed to one or more of the following standards:**

- a. The application is incomplete in specified particulars or contains or reveals violations of this UDO or other applicable regulations that the applicant has, after written request, failed or refused to supply or correct.
- b. The application is submitted in connection with another application, the approval of which is a condition precedent to the necessity for site plan review, and the applicant has failed to secure approval of that application.
- c. The site plan fails to adequately meet specified standards required by this UDO with respect to the proposed use or development, including special use standards where applicable.
- d. The proposed site plan interferes with easements or rights-of-way.
- e. The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of surrounding property.
- f. The proposed site plan creates undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan unreasonably create hazards to safety on or off site or disjointed or inefficient pedestrian or vehicular circulation path on or off site.
- g. The screening of the site does not provide adequate shielding from or for nearby uses.
- h. The proposed site plan creates unreasonable drainage or erosion problems or fails to fully and satisfactory integrate the site into the overall existing and planned drainage system serving the City.
- i. The proposed site plan places unwarranted or unreasonable burdens on specified utility systems serving the site or area or fails to fully and satisfactory integrate site utilities into the overall existing and planned utility systems serving the City.
- j. The proposed site plan does not provide for required public uses designated on the Official Map.
- k. The proposed site plan otherwise adversely affects the public health, safety or general welfare.

**Alternative Approaches. In citing any of the foregoing standards, other than those of Article 2 Section 17.206.E.1.a and 17.206.E.1.b, as the basis for disapproving a site plan, the Development Administrator or the City Council may suggest alternative site plan approaches that could be developed to avoid the specified deficiency or may state the reasons why such deficiency cannot be avoided consistent with the applicant's objectives.**



The Applicant acknowledges the standards for approval and will address any questions, concerns or conflicts relating to the Project and the standards reference above.

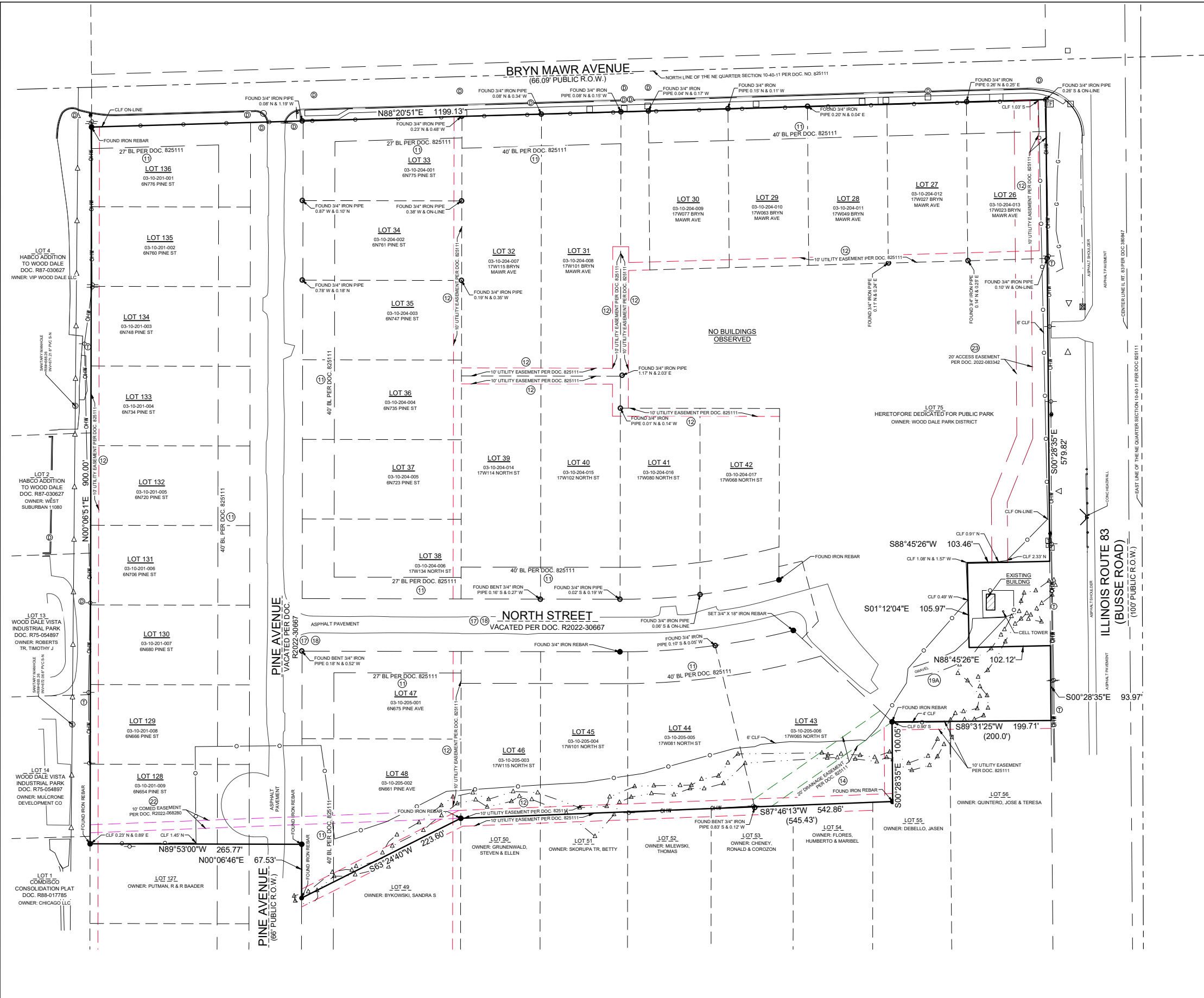
**FINAL SUBDIVISION PLAT REVIEW STANDARDS**

**The Community Development Commission shall recommend approval and the City Council shall approve a final subdivision plat unless it makes written findings specifying the manner in which:**

- a. The design and layout of the subdivision does not conform to the provisions of this Article.**
- b. The applicant has not made adequate provision to install improvements required by the community development commission or city council under authority of this Article VIII.**
- c. The final subdivision plat fails to comply with an approved preliminary plat.**
- d. The plat does not conform to the comprehensive plan, the official map, this article, city ordinances, or established planning policies of the city.**

The Applicant acknowledges the standards for approval and will address any questions, concerns or conflicts relating to the Project and the standards reference above.

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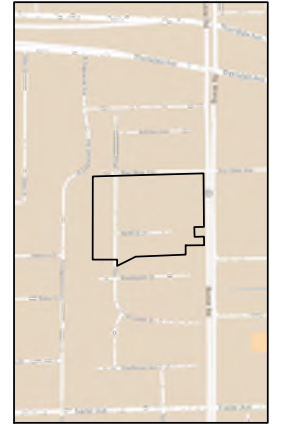


GRAPHICAL SCALE (FEET)  
0 1" = 60' 120'

Bearings referenced to the Illinois State Plane Coordinate System, East Zone (120).

LEGEND OF SYMBOLS & ABBREVIATIONS

- Sanitary Manhole, Storm Manhole, Storm Inlet, Cleanout, Catch Basin, Flared End Section, Unknown Manhole, Well, Hydrant, Water Valve, Down Spout, Sprinkler Valve, Valve Vault, Light Pole, Utility Pole, Guy Wire, Telephone Pedestal, Telephone Manhole, Telephone Marker, Sanitary Sewer, Storm Sewer, Water Main, Fiber Optic Line, Telephone Line, Electric Line, Overhead Wires, Cable Television, Gas Main, Wetlands, Sign, Mail Box, Flag Pole, Transformer, Electric Meter/Pedestal, Electric Manhole/Vault, Cable TV Riser/Box, Cable TV Manhole/Vault, Gas Valve, Gas Meter, Gas Marker, Air Conditioning Unit, Traffic Signal Vault, Cross Cut, Iron Pipe, Iron Rebar/Rod, Wetland Marker, Deciduous Tree, Conifer Tree.



VICINITY MAP

Exhibit B  
CDC-2023-0003

STATEMENT OF POTENTIAL ENCROACHMENTS

NONE OBSERVED

GENERAL NOTES

- 1. FIELD WORK COMPLETED ON JUNE 23, 2022.
2. ALL DIMENSIONS ARE MEASURED DIMENSIONS. RECORD DIMENSIONS ARE SHOWN PARENTHETICALLY. THE BOUNDARIES OF THE PARCELS AS DESCRIBED FORM A MATHEMATICALLY CLOSED FIGURE.
3. NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, GAPS, STRIPS, GORES OR ERRORS IN BOUNDARY LINES OR BETWEEN PARCELS EXIST.
4. PROPERTY DESCRIBED ON THIS SURVEY IS THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT.
5. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THIS SUBJECT PROPERTY BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
6. ACCESS TO SUBJECT PROPERTY DIRECT VIA SOUTH RIGHT OF WAY LINE OF BRYN MAWR AVENUE, NORTH RIGHT OF WAY LINE OF PINE AVENUE TO SITE.
7. NO BUILDINGS OBSERVED.

LEGAL DESCRIPTION:

AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER CCHI2202606LD, WITH A COMMITMENT DATE OF AUGUST 16, 2022.

ALL OF LOTS 26 THROUGH 48, PART OF LOT 75, AND ALL OF LOTS 128 THROUGH 136 IN BRANIGAR'S MOHAWK MANOR, BEING A SUBDIVISION IN SECTIONS 3 AND 10, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 28, 1955 AS DOCUMENT NUMBER 825111, AND VACATED PINE AVENUE AND NORTH STREET PER DOCUMENT NUMBER R2022-030667, ALL IN THE CITY OF WOOD DALE, DU PAGE COUNTY, ILLINOIS

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 136; THENCE NORTH 88 DEGREES 20 MINUTES 51 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF BRYN MAWR AVENUE 1199.13 FEET TO THE WEST RIGHT-OF-WAY OF ILLINOIS ROUTE 83; THENCE SOUTH 00 DEGREES 28 MINUTES 35 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE 579.82 FEET; THENCE SOUTH 88 DEGREES 45 MINUTES 26 SECONDS WEST, 103.46 FEET; THENCE SOUTH 01 DEGREES 12 MINUTES 04 SECONDS EAST 105.97 FEET; THENCE NORTH 88 DEGREES 45 MINUTES 26 SECONDS EAST, 102.12 FEET TO THE AFORESAID WEST RIGHT OF WAY LINE; THENCE SOUTH 00 DEGREES 28 MINUTES 35 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE 93.97 FEET TO THE SOUTH LINE OF SAID LOT 75; THENCE SOUTH 89 DEGREES 31 MINUTES 25 SECONDS WEST ALONG SAID SOUTH LINE, 199.71 FEET TO THE EAST LINE OF SAID LOT 43; THENCE SOUTH 00 DEGREES 28 MINUTES 35 SECONDS EAST ALONG SAID EAST LINE, 100.05 FEET; THENCE SOUTH 87 DEGREES 46 MINUTES 13 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 43 AND THEN ALONG THE SOUTH LINES OF SAID LOTS 44 THROUGH 46, 542.86 FEET TO THE SOUTH LINE OF SAID LOT 48; THENCE SOUTH 63 DEGREES 24 MINUTES 40 SECONDS WEST ALONG SAID SOUTH LINE 223.60 FEET TO THE EAST RIGHT OF WAY LINE OF PINE AVENUE; THENCE NORTH 00 DEGREES 06 MINUTES 51 SECONDS EAST ALONG SAID EAST RIGHT OF WAY LINE OF PINE AVENUE 265.77 FEET TO THE SOUTH LINE OF SAID VACATED PINE AVENUE; THENCE NORTH 89 DEGREES 53 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID VACATED PINE AVENUE AND THEN THE SOUTH LINE OF SAID LOT 128, 265.77 FEET TO THE SOUTHWEST CORNER OF SAID LOT 128; THENCE NORTH 00 DEGREES 06 MINUTES 51 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 128 AND THEN ALONG THE WEST LINE OF SAID LOTS 129 THROUGH 136, 900.00 FEET TO THE POINT OF BEGINNING

TO BE KNOWN AS LOT 1 OF PROPOSED BRYN MAWR AVENUE ADDITION TO WOOD DALE UNIT TWO.

CONTAINING 1,042,848 SQUARE FEET OR 23.9405 ACRES

PINNACLE ENGINEERING GROUP logo and contact information including website, address, and phone number.

LOTS 26-48 & 128-136  
BRANIGAR'S MOHAWK MANOR  
BENSENVILLE, ILLINOIS

ALTA/NSPS LAND  
TITLE SURVEY

Table with 2 columns: REVISIONS, SHEET. Lists revision numbers, dates, and descriptions.

REG. JOB No., REG. No., DATE, SCALE, SHEET 1 of 2, and SURVEY logo.

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**NOTES CORRESPONDING TO SCHEDULE B PART II**

ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER CCH2202606LD, COMMITMENT DATE AUGUST 16, 2022 WAS USED IN PREPARATION OF THIS SURVEY. PIN AS LISTED IN TITLE COMMITMENT: 03-10-201-001, 03-10-201-002, 03-10-201-003, 03-10-201-004, 03-10-201-005, 03-10-201-006, 03-10-201-007, 03-10-201-008, 03-10-201-009, 03-10-204-001, 03-10-204-002, 03-10-204-003, 03-10-204-004, 03-10-204-005, 03-10-204-006, 03-10-205-001, 03-10-205-002, 03-10-204-007, 03-10-204-008, 03-10-204-009, 03-10-204-010, 03-10-204-011, 03-10-204-012, 03-10-204-013, 03-10-204-014, 03-10-204-015, 03-10-204-016, 03-10-204-017, 03-10-205-003, 03-10-205-004, 03-10-205-005, 03-10-205-006 AND 03-10-204-018

ITEMS 1, 3-10, 13, 20-21 NOT SURVEY RELATED  
ITEMS 2, 17-18 VISIBLE EVIDENCE SHOWN, IF ANY

ITEM 11 IN SCHEDULE B PART II OF SAID COMMITMENT REFERS TO Building setback lines as shown on the Branigar's Mohawk Manor Subdivision, recorded November 28, 1956 as Document Number 825111:

- The North 27 and East 40 feet of Lot 136
- The East 40 feet of Lots 128, 129, 130, 131, 132, 134 and 135
- The North 27 feet and West 40 feet of Lot 33
- The West 40 feet of Lots 34, 35, 36, and 37
- The South 27 feet and West 40 feet of Lot 38
- The North 40 feet of Lots 32, 31, 28, 27, 28, 29 and 30
- The South 40 feet of Lots 39, 40, 41 and 42
- The North 27 feet and West 40 feet of Lot 47
- The West 40 feet of Lot 48

The North 40 feet of Lots 43, 44, 45 and 46 **LIES WITH IN THE SURVEYED PROPERTY, AS SHOWN ON SURVEY.**

ITEM 12 IN SCHEDULE B PART II OF SAID COMMITMENT REFERS TO Easements for public utilities as shown on the Branigar's Mohawk Manor Subdivision, recorded November 28, 1956 as Document Number 825111:

- The West 10 feet of Lots 128, 129, 130, 131, 132, 134, 135 and 136 The East 10 feet of Lots 33, 34, 35, 36, 37, 38 and 47
- The South 10 feet and East 10 feet of Lot 26
- The South 10 feet of Lots 27, 28, 29, 30, 31, 32, 44, 45, and 46
- The North 10 feet of Lots 39, 40, 41 and 42
- The Northeastly 10 feet of Lot 40
- The Southerly 10 feet and East 10 feet of Lot 48

The South 10 feet and East 10 feet of Lot 43 **LIES WITH IN THE SURVEYED PROPERTY, AS SHOWN ON SURVEY.**

ITEM 14 IN SCHEDULE B PART II OF SAID COMMITMENT REFERS TO Drainage and public utility easement provisions as noted on the plat of subdivision recorded November 28, 1956 as document number 825111, and the terms and conditions therein contained. **LIES WITH IN THE SURVEYED PROPERTY, AS SHOWN ON SURVEY.**

ITEM 15 IN SCHEDULE B PART II OF SAID COMMITMENT REFERS TO Drainage/Sanitary Sewer/Public Utility Easement Encroachment Commitment Form recorded April 30, 2002 as Document Number R2002-116181. (As to Lot 39) **DOCUMENT REFERENCES A FENCE, FENCE REMOVED, NOT SHOWN ON SURVEY.**

ITEM 16 IN SCHEDULE B PART II OF SAID COMMITMENT REFERS TO Terms and provisions contained in Drainage/Sanitary Sewer/Public Utility Easement Encroachment Commitment Form recorded July 30, 2013 as document number R2013-109823, relating to permission to install a fence over drainage, sanitary sewer, or public utility easements at the premises, together with the covenants and conditions as therein contained. (As to Lot 128) **DOCUMENT REFERENCES A FENCE, FENCE REMOVED, NOT SHOWN ON SURVEY.**

ITEM 17 IN SCHEDULE B PART II OF SAID COMMITMENT REFERS TO Rights of the municipality, the State of Illinois, the public and adjoining owners in and to vacated Pine and North Street, **AS SHOWN ON SURVEY.**

ITEM 18 IN SCHEDULE B PART II OF SAID COMMITMENT REFERS TO Rights of the public and quasi-public utilities, if any, in said vacated Pine Avenue and North Street for maintenance therein of poles, conduits, sewers and other facilities. We have received utility maps that confirm AT&T does not have any facilities within these vacated streets. Nicor Gas does have facilities in both vacated streets. Commonwealth Edison and Comcast have facilities in vacated North Street. We do not have any information as to water and sewer. **AS SHOWN ON SURVEY.**

ITEM 19 IN SCHEDULE B PART II OF SAID COMMITMENT REFERS TO We have examined the plat of survey by Pinnacle Engineering Group dated July 6, 2022 project no. 2499.00A and note the following:

- A. There is a gravel driveway that extends to the excepted out cell tower property along Illinois Route 83.
- B. Encroachment of the fence located mainly on the land onto property north and adjoining by up to 16.08 feet
- C. Encroachment of the fence located mainly on the land located mainly on the land onto property east and adjoining by up to 50.36 feet and onto property south and adjoining by up to 51.55 feet. **LIES WITH IN THE SURVEYED PROPERTY, AS SHOWN ON SURVEY.**

ITEM 22 IN SCHEDULE B PART II OF SAID COMMITMENT REFERS TO Grant of Easement in favor of Commonwealth Edison Company recorded July 18, 2022 as document R2022-086280 affecting 10 feet of lot 48 and lot 128 as depicted on Exhibit "A" attached thereto and the terms and conditions set forth therein. **LIES WITH IN THE SURVEYED PROPERTY, AS SHOWN ON SURVEY.**

ITEM 23 IN SCHEDULE B PART II OF SAID COMMITMENT REFERS TO Access Easement recorded as Document No. R2022-083342 made by and between CH Realty IX-TDC I Chicago Wood Dale III, L.P. and Wood Dale Park District granting a 20 foot wide perpetual easement for vehicular and pedestrian ingress and egress to and from the "Tower Parcel" described on Exhibit "B" over and upon that portion of lots 26 and 75 described on Exhibit "C" and depicted on Exhibit "D" attached thereto. **LIES WITH IN THE SURVEYED PROPERTY, AS SHOWN ON SURVEY.**

**TABLE A**

- Monuments placed at all corners of the surveyed property boundary.
- Address: Bensenville, IL 60106 (See plat for individual addresses)
- Flood Zone Classification: Property lies with in Zone "X" of the Flood Insurance Rate Map Number 17043C0077J with a revised date of AUGUST 1, 2019. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- Gross Land Area: 1,042,848 Square Feet (23.9405 Acres).
- Letter / Zoning Report not supplied by client at time of survey.
- Evidence of underground utilities existing or serving the property as determined by:  
a) No plans and/or reports provided by the client.
- Names of adjoining owners according to current public records: Shown on Survey.
- Distance to the nearest intersecting street: Shown on Survey.
- Evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
- No proposed changes in street right of way lines made available. Evidence of street or sidewalk construction or repairs observed with in Bryn Mawr Avenue in the process of conducting the fieldwork.
- Certificate of Professional Liability Insurance furnished upon request and in effect throughout the contract term.

**CERTIFICATION**

To: Wooddale Park District  
CH REALTY IX-TDC | CHICAGO WOOD DALE III, L.P., a Delaware limited partnership  
Chicago Title Insurance Company  
C1 Chicago 1 LLC, a Delaware limited liability company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS LAND TITLE SURVEYS, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(b), 11(a), 13, 14, 16, 17 and 19 of Table A thereof. The fieldwork was completed on August 26, 2022.

*Paul A. Kubicek*  
Paul A. Kubicek, PLS  
License No. 035-003296  
EXPIRES 11/30/2022



PINNACLE ENGINEERING GROUP, LLC #184006289-0010  
EXPIRES 04/30/2023

Date of Plat or Map: AUGUST 29, 2022

**REVISIONS**

No.	Description	Date	No.	Description	Date
1	UPDATED TITLE COMMITMENT	07/08/2022	5	REVISED CERTIFICATION	09/13/2022
2	UPDATE	08/29/2022			
3	RELOCATED FENCE	09/06/2022			
4	UPDATED TITLE COMMITMENT	09/09/2022			

REG JOB No. 2499.00A  
REG PIN: BDI  
DATE: 07/06/2022  
SCALE: 1"=60'

**SHEET**  
2  
of  
2

PLAN | DESIGN | DELIVER  
www.pinnacle-engr.com  
**PINNACLE ENGINEERING GROUP**  
ENGINEERING | NATURAL RESOURCES | SURVEYING  
ILLINOIS OFFICE:  
1051 E. MAIN STREET - SUITE 217  
EAST DUNDEE, IL 60118  
(847) 551-5300  
CHICAGO | MILWAUKEE | NATIONWIDE

**LOTS 26-48 & 128-136**  
**BRANIGAR'S MOHAWK MANOR**  
**BENSENVILLE, ILLINOIS**

**ALTA/NSPS LAND**  
**TITLE SURVEY**



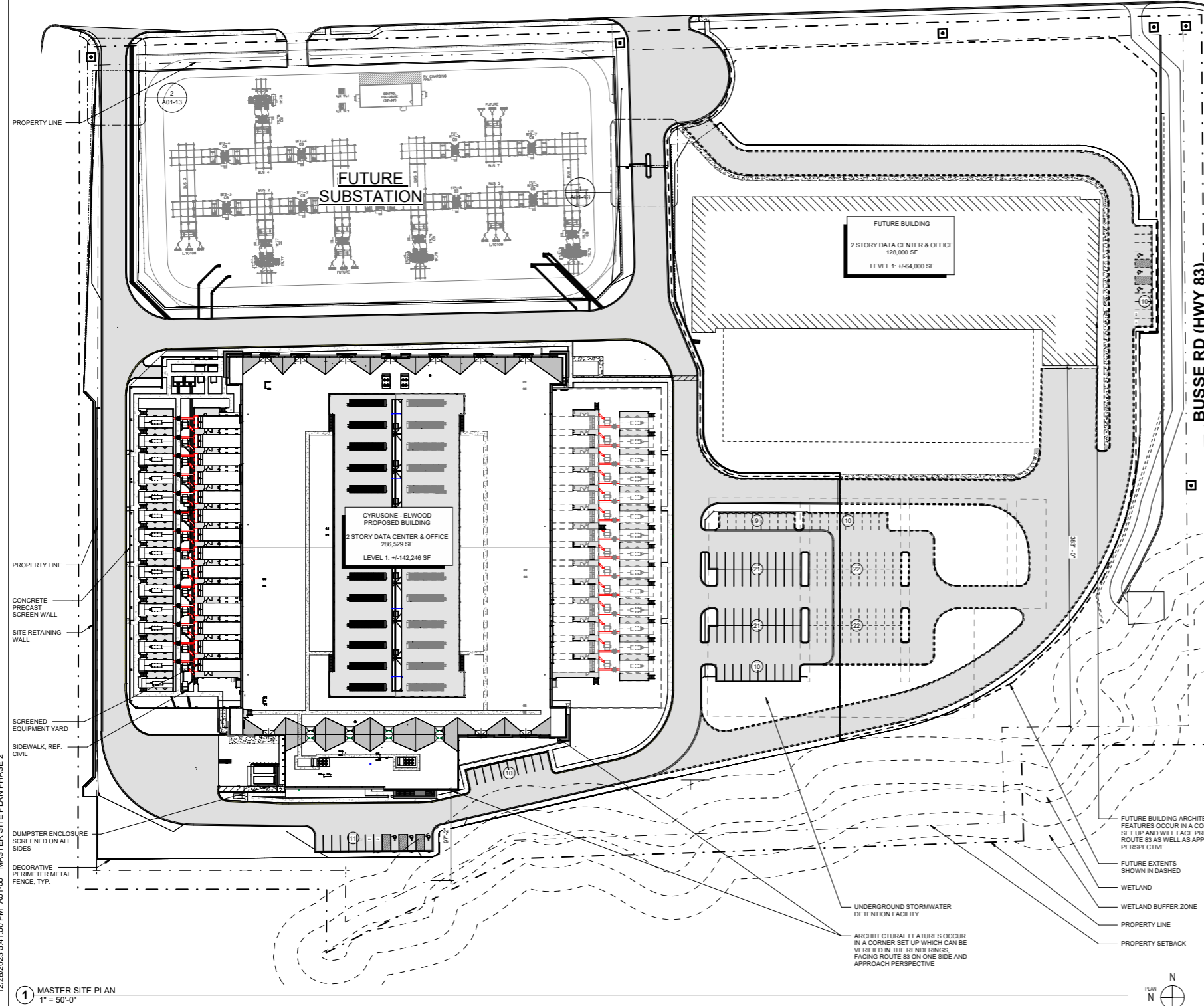
FIGURE 1: PROPOSED BUILDING RENDERING OF MAIN ENTRANCE CORNER



FIGURE 2: AERIAL VIEW OF PROPOSED BUILDING RENDERING WITH CAMPUS CONTEXT

BRYN MAWR AVE

BUSSE RD (HWY 83)



SITE PLAN LEGEND

- ORNAMENTAL SECURITY FENCE
- GRAVEL
- PAVING
- PROPOSED NEW CONCRETE
- PROPOSED NEW ASPHALT
- PROPOSED FUTURE SHOWN DASHED
- POST MOUNTED SIGN @ PARKING SPACE (INCLUDING HANDICAP PARKING)
- WHEEL STOP, REF. CIVIL
- PROPERTY LINE
- EASEMENT
- LIGHT POLE, REF. CIVIL & ELECT.
- CONCRETE FILLED STEEL BOLLARD
- PARKING COUNT
- FIRE HYDRANT, REF. CIVIL

SITE PLAN GENERAL NOTES

1. ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEAN UP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
2. LIGHTING NOTE: ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.
3. MECHANICAL EQUIPMENT NOTES: A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALL EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT. B. SOLID CONCRETE WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT. REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
4. THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MAY BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT. FUTURE PROJECT IDENTIFICATION AND MONUMENT SIGNAGE - SHALL BE SUBMITTED TO THE CITY OF QUINCY FOR APPROVAL OF DESIGN AND LOCATION UNDER SEPARATE PERMIT. ALL SITE IMPROVEMENT, PAVING, CONCRETE CURBS, GUTTERS, ETC. SHALL BE DESIGNED AND INSTALLED PER THE GEOTECHNICAL SOILS REPORTS.
5. ALL PEDESTRIAN SIDEWALKS, CROSSWALKS, AND ASLES THROUGHOUT THE SITE AND INCLUDING CONNECTIONS TO THE PUBLIC WAY ARE PART OF THE ACCESSIBLE ROUTE AND SHALL HAVE BEEN DESIGNED TO MEET ACCESSIBLE ROUTE GUIDELINES AND REQUIREMENTS.
6. CURBING ALONG ALL FIRE ACCESS LANES, OTHER THAN THAT WITHIN PARKING STALLS, SHALL BE PAINTED AND MARKED "NO PARKING - FIRE LANE" PER CITY OF QUINCY.
7. FIRE DEPARTMENT: DOUBLE CHECK ASSEMBLY SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR.
8. REQUIRED ACCESS FOR CONSTRUCTION PROJECTS: APPROVED VEHICLE ACCESS OF EMERGENCY VEHICLES SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED BY TEMPORARY ROADS, CAPABLE OF SUPPORTING VEHICLES LOADING UNDER ALL WEATHER CONDITIONS. TEMPORARY ACCESS ROADS ACCESS SHALL BE MAINTAINED UNTIL APPROVED PERMANENT ROADS ARE AVAILABLE (FD107). PROVIDE TEMPORARY ACCESS (ROADWAY) TO FURTHEST POINT OF THE FIRST FLOOR OF THE FURTHEST BUILDING TO WITHIN 150 FEET FROM WHERE THE TRUCK CAN STOP. THE ROUTE IS TO BE MEASURED AROUND THE BUILDING(S) ALONG THE ACCESS ROAD(S) AT THE END OF THIS AN APPROVED TURN AROUND OR "T" SHALL BE PROVIDED IN ACCORDANCE CFD DETAIL FD141.
9. ALL STUB OUT AND TEMPORARY FIRE LINE TERMINATIONS (PHASED PROJECTS) SHALL END WITH A PH PAINTED FOREST GREEN.
10. ALL FIRE HYDRANTS INSTALLED ON PRIVATE AND PUBLIC WATER LINES SHALL BE PROVIDED WITH "OUT OF SERVICE" SIGNS. UPON COMPLETION OF REQUIRED INSPECTIONS, TEST ACCEPTANCE AND APPROVAL OF THE WATER SYSTEM AND THE SYSTEM IS VERIFIED TO BE IN SERVICE, THE "OUT OF SERVICE" SIGNS SHALL BE REMOVED. SIGNS SHALL BE IN ACCORDANCE WITH FD123.
11. ALL GATES WILL BE USED BY THE FIRE DEPARTMENT AND SHALL BE INSTALLED IN ACCORDANCE WITH FIRE DEPARTMENT AND CITY STANDARDS, INCLUDING EXIT ONLY GATES. GATES SHALL BE DESIGNED IN ACCORDANCE WITH ASHBURN FIRE DEPARTMENT DETAIL FD108.
12. ELECTRICALLY OPERATED OR LOCKED GATES INSTALLED ACROSS REQUIRED FIRE APPARATUS ACCESS ROADWAYS SHALL BE PROVIDED WITH PRE-EMPTION DEVICES AND KEY SWITCH. THE GATE(S) WITH THE PRE-EMPTION DEVICES SHALL REMAIN OPEN FOR 30 MINUTES AFTER THE FIRST UNIT ENTERS. TO ALLOW OTHER UNITS OR AMBULANCES TO ENTER DURING EMERGENCIES. G.C. SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF ANY DEMOLITION, SALVAGING, CONSTRUCTION, ETC. AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY AND PRIOR TO COMMENCEMENT OF WORK. AUTHORIZATION FROM OWNER AND APPLICABLE JURISDICTIONS, AGENCIES, COMPANIES, ETC. SHALL BE OBTAINED BY CONTRACTOR PRIOR TO INITIALIZATION OF DEMOLITION WORK AND PRIOR TO SHUTTING OFF, CAPPING, RELOCATING, AND COSTING ANY EXISTING SERVICES AND UTILITIES.
13. ANY AND ALL SUSPECTED HAZARDOUS MATERIALS SUCH AS LEAD PAINT, ASBESTOS OR OTHER TOXIC MATERIALS DISCOVERED DURING DEMOLITION AND CONSTRUCTION OF NEW WORK MUST BE REPORTED IMMEDIATELY TO THE OWNER FOR ACTION AND ABATEMENT PROCESS AS DIRECTED BY THE OWNER.
14. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
15. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
17. ADD NEW SOD OR GROUND COVER AS REQUIRED; RE LANDSCAPE PLANS.
18. RELOCATED AND/OR ADD IRRIGATION LINES AND HEADS TO PROVIDE NECESSARY COVERAGE AS REQUIRED; RE LANDSCAPE PLANS.
19. CONTRACTOR TO PROVIDE A MINIMUM OF 2% SLOPE AWAY FROM ALL STRUCTURES.
20. SIDEWALKS AND ACCESSIBLE ROUTES SHALL HAVE A RUNNING SLOPE NO GREATER THAN 5% (UNLESS NOTED OTHERWISE) AND A CROSS SLOPE NO GREATER THAN 2%.
21. ALL DRIVE AND WALK DIMENSIONS ARE FROM THE BACK FACE OF CURB, UNLESS NOTED OTHERWISE. ALL STRIPING SHALL BE 4" WIDE UNLESS NOTED OTHERWISE.
22. FIRE LANE STRIPING SHALL CONFORM TO GENERAL DESIGN STANDARDS AS OUTLINED BY THE CITY OF ASHBURN.
23. CONTRACTOR SHALL SUBMIT A JOINT SPACING PLAN TO THE ENGINEER AND ARCHITECTS FOR APPROVAL. EXPANSION JOINT SPACING SHALL BE 90' MAX. EACH WAY WITH NO KEYWAYS AND SAVED DUMMY JOINTS SHALL BE 15' EACH WAY UNLESS NOTED OTHERWISE.
24. ALL PAVEMENT SHOWN TO BE REMOVED SHALL BE SAW CUT TO A NEAT LINE. WHERE NEW CONCRETE MEETS EXISTING CONCRETE, REFERENCE THE CITY OF ASHBURN'S GENERAL DESIGN STANDARDS.
25. SECURITY FENCE/GATE CONTROL MECHANISMS SHALL BE INACCESSIBLE/SECURE/ENCLOSED FROM EXTERIOR, EXCEPT FOR REQUIRED FIRE DEPARTMENT ACCESS.
26. CONTRACTOR TO COORDINATE FENCE ELEVATION WITH SURROUNDING GRADES TO MINIMIZE GAPS BELOW FENCE/GATES AS REASONABLY AS POSSIBLE. FENCE SHALL HAVE NO GAPS GREATER THAN 6" AT GRADE LEVEL.
27. FENCE SHALL NOT HAVE ELEVATION JOGS OR SLOPE CHANGES IN A SINGLE PANEL RUN WITHOUT CONSULTING ARCHITECT.
28. CONTRACTOR TO COORDINATE ALL ELECTRICAL SITE CONDUIT STUB UPS.
29. CONCRETE PAVING JOINTS SHALL BE CONSTRUCTED AS RECOMMENDED IN THE GEOTECHNICAL REPORT. EXPANSION JOINTS SHALL BE PLACED AT CHANGES IN DIRECTION OF PAVING, AT DRIVEWAY AND/OR AS SHOWN ON THE DRAWING ON THE DRAWINGS. REF. CITY OF ASHBURN GENERAL DESIGN GUIDELINES FOR EXPANSION JOINT DTL.

PROJECT DATA

SITE AREA: +/- 970,681.58 S.F. (+/- 22.29 ACRES)

PHASE 1: +/- 619,706.13 S.F. (+/- 14.23 ACRES)

PHASE 2: +/- 350,975.45 S.F. (+/- 8.06 ACRES)

SCHEDULE OF REQUIRED AND PROPOSED PARKING

USE	SQUARE FEET	REQUIRED	PROPOSED	PROVIDED
BUILDING 1	DATA CENTER	1 SPACE / 1,000 SF 271 SPACES	0 SPACES / 1,000 SF 0 SPACES	0 SPACE
	OFFICE	4 SPACE / 1,000 SF 64 SPACES	4 SPACE / 1,000 SF 64 SPACES	73 SPACE
BUILDING 2	DATA CENTER	1 SPACE / 1,000 SF 118 SPACES	0 SPACES / 1,000 SF 0 SPACES	0 SPACE
	OFFICE	4 SPACE / 1,000 SF 43 SPACES	4 SPACE / 1,000 SF 43 SPACES	73 SPACE

SCHEDULE OF REQUIRED AND PROPOSED OFF STREET LOADING BERTHS

TOTAL SQUARE FEET	REQUIRED	PROPOSED	PROVIDED
BUILDING 1	3 SPACE / 100,000 SF + 1 PER ADD'L 100,000 SF OR FRACTION THEREOF	1 SPACE PER DC BLDG	1 SPACE
	5 SPACES	1 SPACE	
BUILDING 2	3 SPACE / 100,000 SF + 1 PER ADD'L 100,000 SF OR FRACTION THEREOF	1 SPACE PER DC BLDG	1 SPACE
	4 SPACES	1 SPACE	

ACCESSIBLE PARKING:

TOTAL ACCESSIBLE REQUIRED PHASE 1:	3 SPACES
TOTAL ACCESSIBLE PROVIDED PHASE 1:	3 SPACES
TOTAL VAN REQUIRED PHASE 1:	1 SPACES
TOTAL VAN PROVIDED PHASE 1:	1 SPACES
TOTAL EV REQUIRED PHASE 1:	2 SPACES
TOTAL EV PROVIDED PHASE 1:	4 SPACES
TOTAL ACCESSIBLE REQUIRED PHASE 2:	1 SPACES
TOTAL ACCESSIBLE PROVIDED PHASE 2:	3 SPACES
TOTAL VAN REQUIRED PHASE 2:	1 SPACES
TOTAL VAN PROVIDED PHASE 2:	1 SPACES
TOTAL EV REQUIRED PHASE 2:	2 SPACES
TOTAL EV PROVIDED PHASE 2:	2 SPACES

BIKE RACKS:

TOTAL PROVIDED PHASE 1:	10 SPACES
-------------------------	-----------



FIGURE 3: FUTURE BUILDING ANTICIPATED FACADE

TOTAL LOT AREA	AREA (AC)	% OF TOTAL AREA
EXISTING IMPERVIOUS AREA	0 AC	0.0%
NET IMPERVIOUS AREA	8.40 AC	40.1%
TOTAL IMPERVIOUS AREA	8.40 AC	40.1%

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103 E Haring St., Howe, TX 75459

**Bowman**  
CONSULTING  
10 S LaSalle St. Suite 2110, Chicago, IL 60603

ISSUES

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6	11/15/2023	75% ISSUE FOR PERMIT
7	11/30/2023	ISSUE FOR PUD R4
8	12/28/2023	ISSUE FOR PUD R5
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REVISIONS

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**Exhibit C**  
CDC-2023-0003

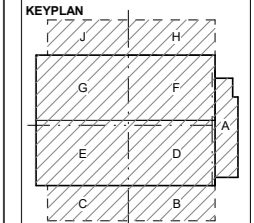
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Date of issue:  
12/28/2023

**CyrusOne**

**ELWOOD BLDG 1**  
PHASE 1 CORE & SHELL

SW CORNER OF BRYAN MAWR & ROUTE 83  
WOOD DALE, IL 60191



MASTER SITE PLAN PHASE 2

JOB 22188.0100  
DATE 12/28/2023  
SHEET  
**A01-00**

12/28/2023 5:41:00 PM A01-00 MASTER SITE PLAN PHASE 2

1 MASTER SITE PLAN  
1" = 50'-0"

SITE PLAN LEGEND	
-----X-----	ORNAMENTAL SECURITY FENCE
GRAVEL	GRAVEL
PAVING	PROPOSED NEW CONCRETE
	PROPOSED NEW ASPHALT
-----	PROPOSED FUTURE SHOWN DASHED
	POST MOUNTED SIGN @ PARKING SPACE (INCLUDING HANDICAP PARKING)
	WHEEL STOP, REF. CIVIL
-----	PROPERTY LINE
-----	EASEMENT
	LIGHT POLE, REF. CIVIL & ELECT.
	CONCRETE FILLED STEEL BOLLARD
	PARKING COUNT
	FIRE HYDRANT, REF. CIVIL

**SITE PLAN GENERAL NOTES**

- ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEAN UP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
- LIGHTING NOTE: ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED. PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.
- MECHANICAL EQUIPMENT NOTES:  
A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALL EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.  
B. SOLID CONCRETE WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT. REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MAY BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT. FUTURE PROJECT IDENTIFICATION AND MONUMENT SIGNAGE - SHALL BE SUBMITTED TO THE CITY OF QUINCY FOR APPROVAL OF DESIGN AND LOCATION UNDER SEPARATE PERMIT.
- ALL SITE IMPROVEMENT, PAVING, CONCRETE CURBS, GUTTERS, ETC. SHALL BE DESIGNED AND INSTALLED PER THE GEOTECHNICAL SOILS REPORTS.
- ALL PEDESTRIAN SIDEWALKS, CROSSWALKS, AND AISLES THROUGHOUT THE SITE AND INCLUDING CONNECTIONS TO THE PUBLIC WAY ARE PART OF THE ACCESSIBLE ROUTE AND SHALL HAVE BEEN DESIGNED TO MEET ACCESSIBLE ROUTE GUIDELINES AND REQUIREMENTS.
- CURBING ALONG ALL FIRE ACCESS LANES, OTHER THAN THAT WITHIN PARKING STALLS, SHALL BE PAINTED AND MARKED "NO PARKING - FIRE LANE" PER CITY OF QUINCY.
- FIRE DEPARTMENT: DOUBLE CHECK ASSEMBLY SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR.
- REQUIRED ACCESS FOR CONSTRUCTION PROJECTS:  
APPROVED VEHICLE ACCESS OF EMERGENCY VEHICLES SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED BY TEMPORARY ROADS, CAPABLE OF SUPPORTING VEHICLES LOADING UNDER ALL WEATHER CONDITIONS. TEMPORARY ACCESS ROADS ACCESS SHALL BE MAINTAINED UNTIL APPROVED PERMANENT ROADS ARE AVAILABLE (FD107). PROVIDE TEMPORARY ACCESS (ROADWAY) TO FURTHEST POINT OF THE FIRST FLOOR OF THE FURTHEST BUILDING TO WITHIN 150 FEET FROM WHERE THE TRUCK CAN STOP. THE ROUTE IS TO BE MEASURED AROUND THE BUILDING(S) ALONG THE ACCESS ROAD(S) AT THE END OF THIS AN APPROVED TURN AROUND OR "T" SHALL BE PROVIDED IN ACCORDANCE CFD DETAIL FD141.
- ALL STUB OUT AND TEMPORARY FIRE LINE TERMINATIONS (PHASED PROJECTS) SHALL END WITH A PIV PAINED FOREST GREEN.
- ALL FIRE HYDRANTS INSTALLED ON PRIVATE AND PUBLIC WATER LINES SHALL BE PROVIDED WITH "OUT OF SERVICE" SIGNS. UPON COMPLETION OF REQUIRED INSPECTIONS, TEST ACCEPTANCE AND APPROVAL OF THE WATER SYSTEM AND THE SYSTEM IS VERIFIED TO BE IN SERVICE, THE "OUT OF SERVICE" SIGNS SHALL BE REMOVED. SIGNS SHALL BE IN ACCORDANCE WITH FD123.
- ALL GATES WILL BE USED BY THE FIRE DEPARTMENT AND SHALL BE INSTALLED IN ACCORDANCE WITH FIRE DEPARTMENT AND CITY STANDARDS, INCLUDING EXIT ONLY GATES. GATES SHALL BE DESIGNED IN ACCORDANCE WITH ASHBURN FIRE DEPARTMENT DETAIL FD108.
- ELECTRICALLY OPERATED OR LOCKED GATES INSTALLED ACROSS REQUIRED FIRE APPARATUS ACCESS ROADWAYS SHALL BE PROVIDED WITH PRE-EMPTION DEVICES AND KEY SWITCH. THE GATE(S) WITH THE PRE-EMPTION DEVICES SHALL REMAIN OPEN FOR 30 MINUTES AFTER THE FIRST UNIT ENTERS, TO ALLOW OTHER UNITS OR AMBULANCES TO ENTER DURING EMERGENCIES. G.C. SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF ANY DEMOLITION, SALVAGING, CONSTRUCTION, ETC., AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY AND PRIOR TO COMMENCEMENT OF WORK. AUTHORIZATION FROM OWNER AND APPLICABLE JURISDICTIONS, AGENCIES, COMPANIES, ETC., SHALL BE OBTAINED BY CONTRACTOR PRIOR TO INITIALIZATION OF DEMOLITION WORK AND PRIOR TO SHUTTING OFF, CAPPING, RELOCATING, AND CONTINUING ANY EXISTING SERVICES AND UTILITIES.
- ANY AND ALL SUSPECTED HAZARDOUS MATERIALS SUCH AS LEAD PAINT, ASBESTOS OR OTHER TOXIC MATERIALS DISCOVERED DURING DEMOLITION AND CONSTRUCTION OF NEW WORK MUST BE REPORTED IMMEDIATELY TO THE OWNER FOR ACTION AND ABATEMENT PROCESS AS DIRECTED BY THE OWNER.
- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- ADD NEW SOD OR GROUND COVER AS REQUIRED, RE: LANDSCAPE PLANS.
- RELOCATE AND/OR ADD IRRIGATION LINES AND HEADS TO PROVIDE NECESSARY COVERAGE AS REQUIRED, RE: LANDSCAPE PLANS.
- CONTRACTOR TO PROVIDE A MINIMUM OF 2% SLOPE AWAY FROM ALL STRUCTURES.
- SIDEWALKS AND ACCESSIBLE ROUTES SHALL HAVE A RUNNING SLOPE NO GREATER THAN 5% (UNLESS NOTED OTHERWISE) AND A CROSS SLOPE NO GREATER THAN 2%.
- ALL DRIVE AND WALK DIMENSIONS ARE FROM THE BACK FACE OF CURB, UNLESS NOTED OTHERWISE.
- ALL STRIPING SHALL BE 4" WIDE UNLESS NOTED OTHERWISE.
- FIRE LANE STRIPING SHALL CONFORM TO GENERAL DESIGN STANDARDS AS OUTLINED BY THE CITY OF ASHBURN.
- CONTRACTOR SHALL SUBMIT A JOINT SPACING PLAN TO THE ENGINEER AND ARCHITECTS FOR APPROVAL. EXPANSION JOINT SPACING SHALL BE 90' MAX. EACH WAY WITH NO KEYWAYS AND SAWED DUMMY JOINTS SHALL BE 15' EACH WAY UNLESS NOTED OTHERWISE.
- ALL PAVEMENT SHOWN TO BE REMOVED SHALL BE SAW CUT TO A NEAT LINE. WHERE NEW CONCRETE MEETS EXISTING CONCRETE, REFERENCE THE CITY OF ASHBURN'S GENERAL DESIGN STANDARDS.
- SECURITY FENCE/GATE CONTROL MECHANISMS SHALL BE INACCESSIBLE/SECURE/ENCLOSED FROM EXTERIOR, EXCEPT FOR REQUIRED FIRE DEPARTMENT ACCESS.
- CONTRACTOR TO COORDINATE FENCE ELEVATION WITH SURROUNDING GRADES TO MINIMIZE GAPS BELOW FENCE/GATES AS REASONABLY AS POSSIBLE. FENCE SHALL HAVE NO GAPS GREATER THAN 6" AT GRADE LEVEL.
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4	08/10/2023 ISSUE FOR PUD R2
5	11/1/2023 ISSUE FOR PUD R3
6	11/15/2023 75% ISSUE FOR PERMIT
7	11/30/2023 ISSUE FOR PUD R4
8	12/28/2023 ISSUE FOR PUD R5
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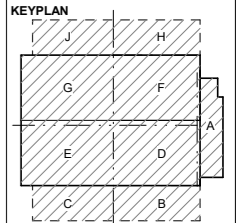
  

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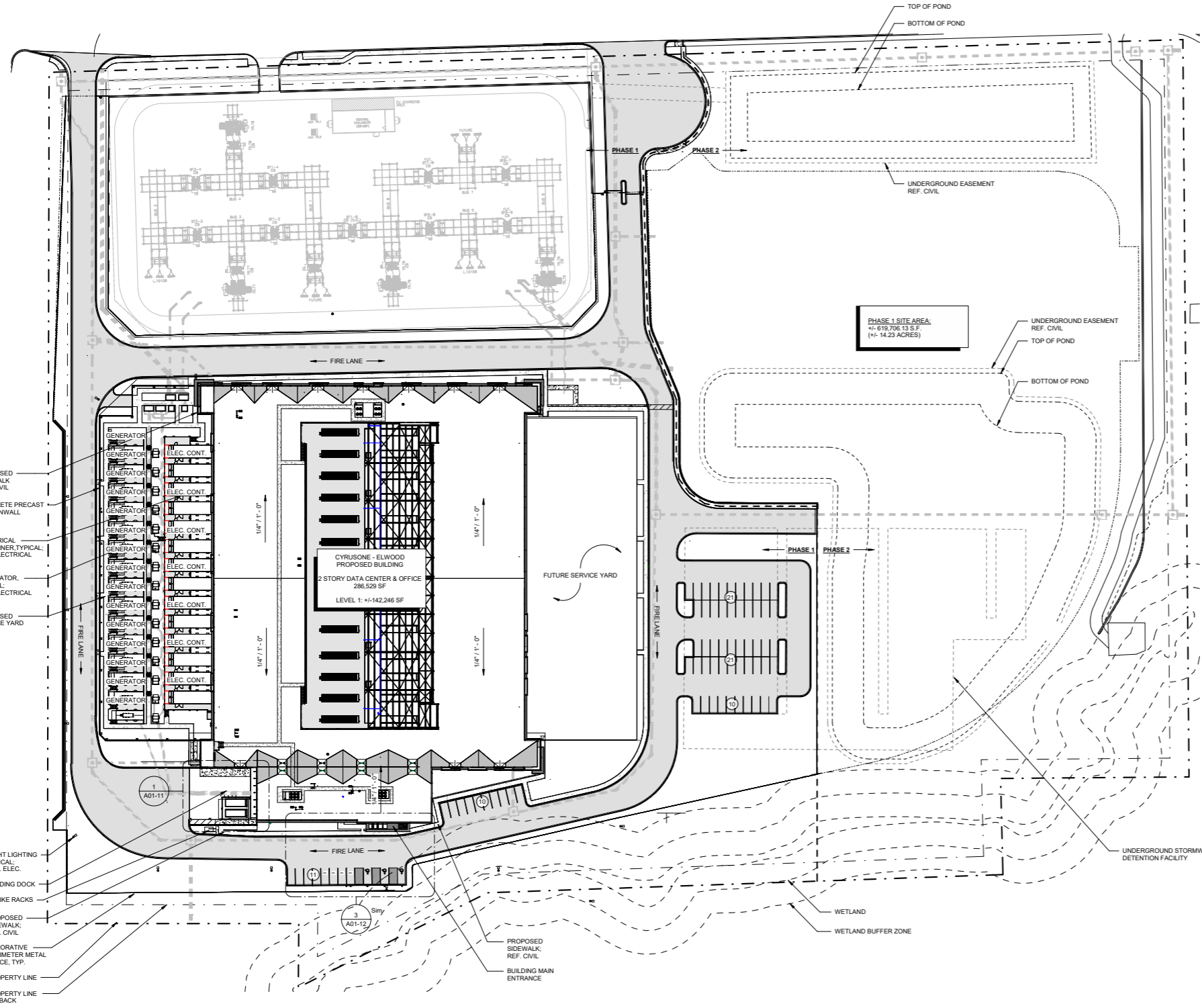
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**ELWOOD BLDG 1**  
**PHASE 1 CORE & SHELL**  
SW CORNER OF BRYAN MAWR & ROUTE 83  
WOOD DALE, IL 60191



**SITE PLAN**

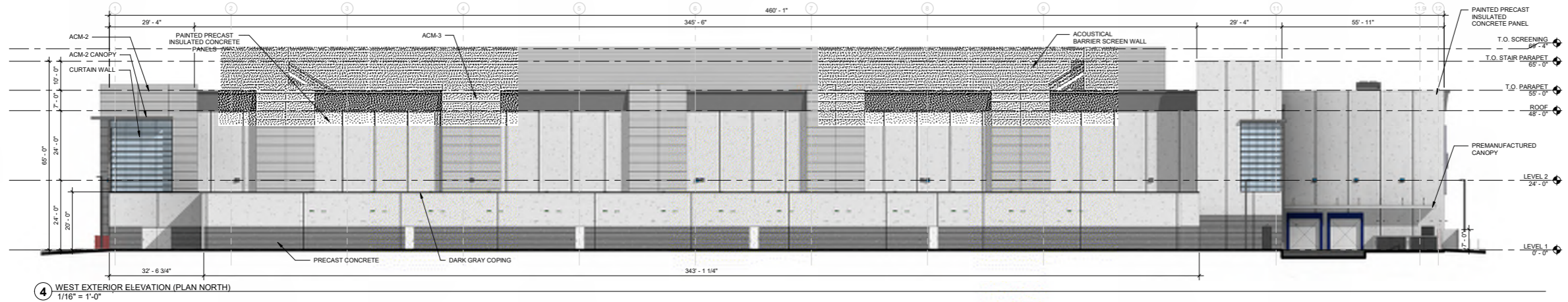
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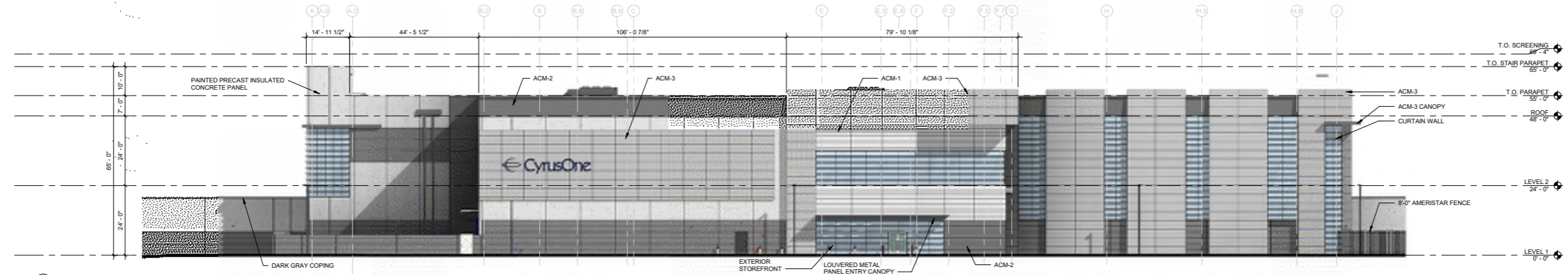
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1 SITE PLAN  
1" = 50'-0"

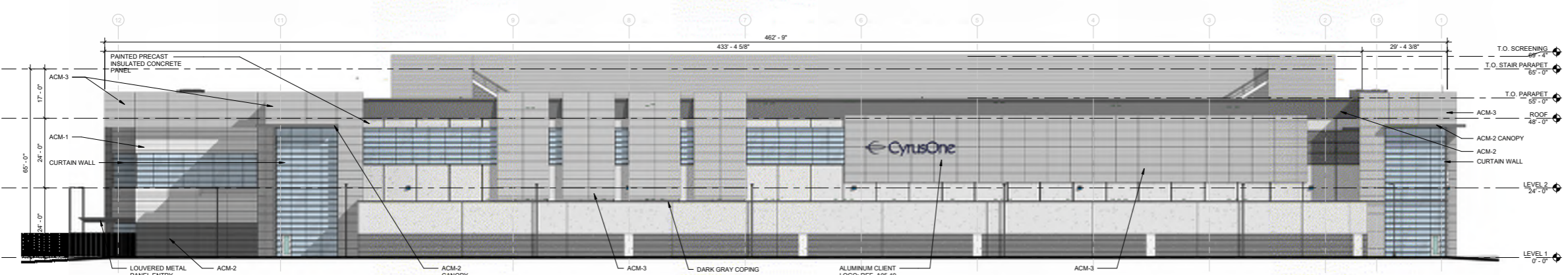




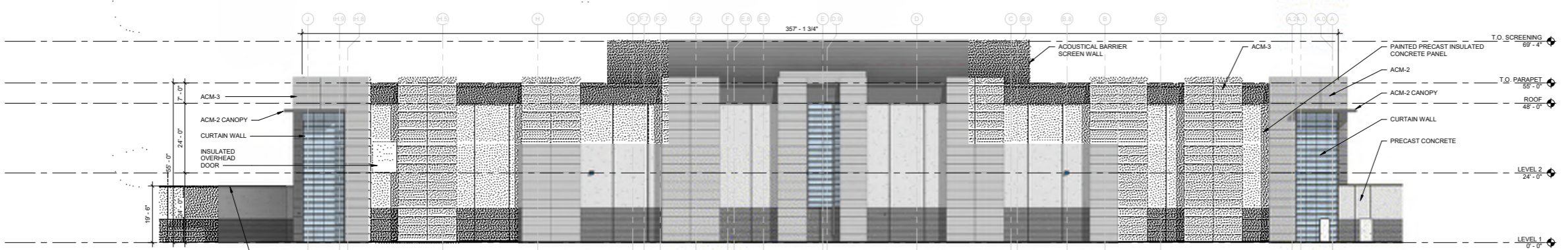
**4 WEST EXTERIOR ELEVATION (PLAN NORTH)**  
1/16" = 1'-0"



**3 SOUTH EXTERIOR ELEVATION (PLAN WEST)**  
1/16" = 1'-0"



**2 EAST EXTERIOR ELEVATION (PLAN SOUTH)**  
1/16" = 1'-0"



**1 NORTH EXTERIOR ELEVATION (PLAN EAST)**  
1/16" = 1'-0"

**ISSUES**

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8	12/28/2023	ISSUE FOR PUD R5
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PHASE 1 CORE & SHELL  
SW CORNER OF BRYAN MAWR & ROUTE 83  
WOOD DALE, IL 60191

**Exhibit D**  
CDC-2023-0003

**EXTERIOR ELEVATIONS**

**JOB** 22188.0100  
**DATE** 12/28/2023  
**SHEET**

**A05-01**

EXT. MATERIALS LEGEND			
<b>CONCRETE</b>		<b>METAL</b>	
	MFR: PRECAST CONCRETE PANEL (REF. SPEC) TYPE: PAINTED COLOR: SHERWIN WILLIAMS SW7075 WEB GREY COATING: ELASTOMERIC		MFR: MITSUBISHI CHEMICAL COMPOSITES TYPE: ALPOLIC COMPOSITE METAL PANELS COLOR: MICA MNC CLEAR
	MFR: PRECAST CONCRETE PANEL (REF. SPEC) TYPE: PAINTED COLOR: BENJAMIN MOORE 2121-40 SILVER HALF DOLLAR COATING: ELASTOMERIC		MFR: MITSUBISHI CHEMICAL COMPOSITES TYPE: ALPOLIC COMPOSITE METAL PANELS COLOR: MZG MICA GREY
			MFR: MITSUBISHI CHEMICAL COMPOSITES TYPE: ALPOLIC COMPOSITE METAL PANELS COLOR: PEX PEWTER METALLIC
			MFR: OLD CASTLE TYPE: CURTAIN WALL COLOR: VISION GLASS
			MFR: ACoustical BARRIER SCREEN WALL TYPE: GALVANIZED STEEL SHADOW 100 DESIGN COLOR: WHITE



**Bowman**

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www.bowman.com  
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OVERALL SITE AND GEOMETRIC PLAN  
PHASE 1  
**ELWOOD**

WOOD DALE, ILLINOIS

COUNTY PROJECT NUMBER



DATE	DESCRIPTION
06/21/2023	CITY COMMENTS R1
08/10/2023	CITY COMMENTS R2
09/01/2023	REVISIONS TO R2
11/01/2023	CITY COMMENTS R3
11/15/2023	75% IFP
12/01/2023	CITY COMMENTS R4
12/22/2023	CITY COMMENTS R5

DATE	DESCRIPTION	AS	PH
	DESIGN	AS	PH
	DRAWN	AS	CHKD

SCALE: 1" = 50'  
JOB NO: 040029-01-017  
DATE: 05/22/2023  
FILE NO: 040029-01-017

**C01-01**

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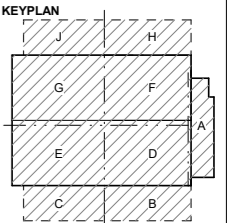
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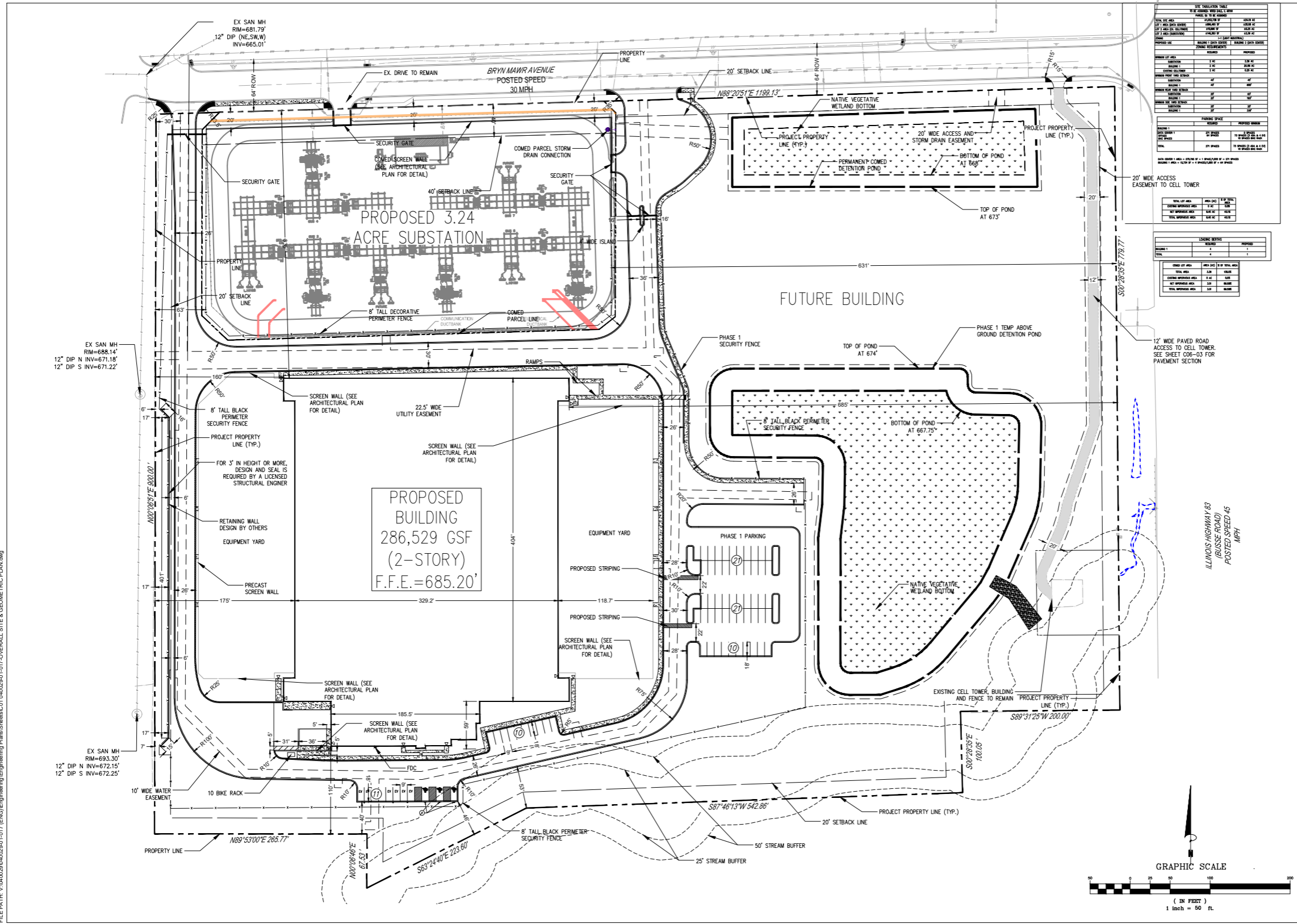
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OVERALL SITE AND GEOMETRIC

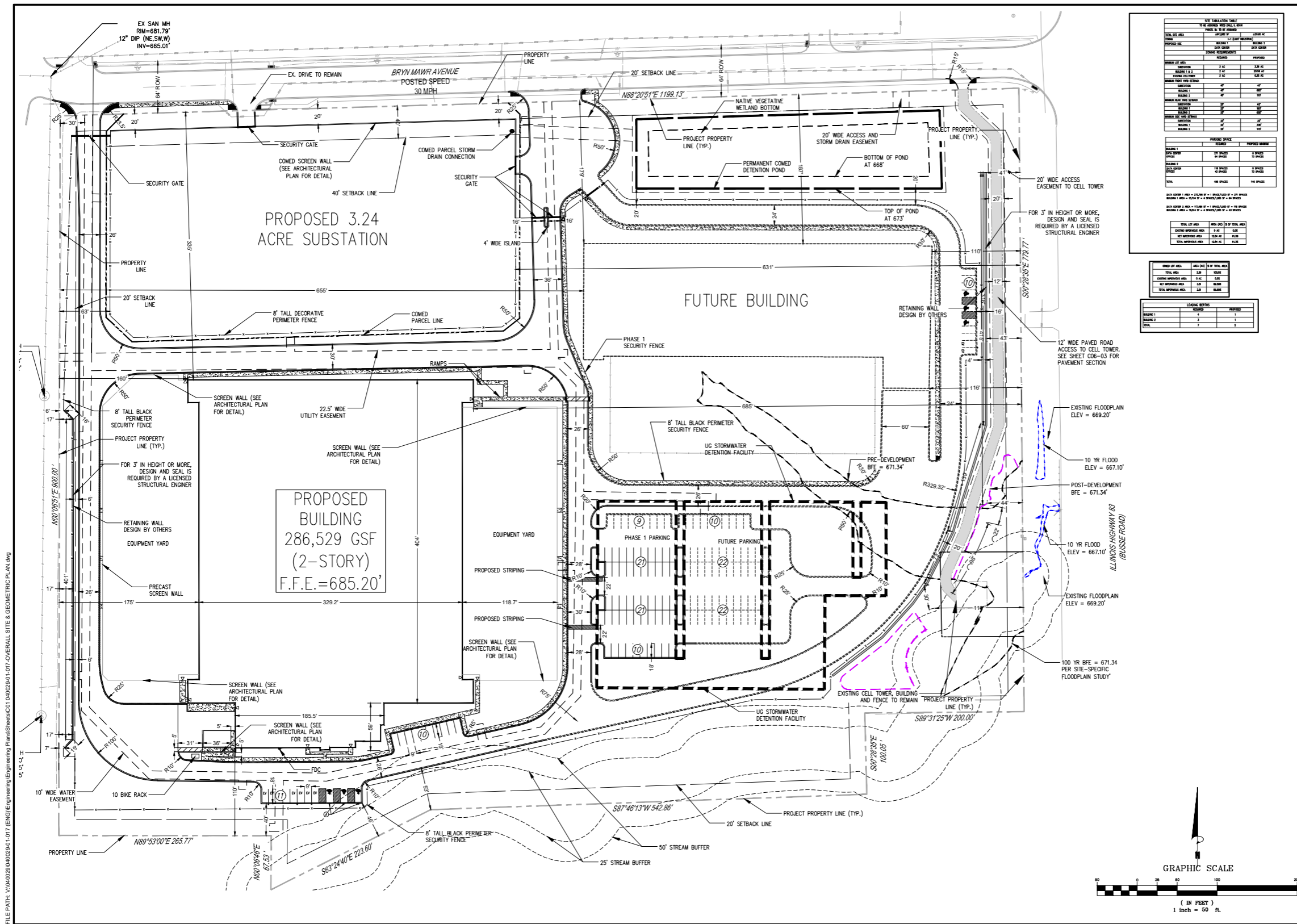
JOB 22188.0100  
DATE 05/25/2023  
SHEET  
**C01-01**



TOTAL AREA		TOTAL AREA	
DESCRIPTION	AREA (SQ FT)	DESCRIPTION	AREA (SQ FT)
TOTAL LOT AREA	1,100,000	TOTAL LOT AREA	1,100,000
TOTAL IMPAVED AREA	100,000	TOTAL IMPAVED AREA	100,000
TOTAL UNIMPAVED AREA	1,000,000	TOTAL UNIMPAVED AREA	1,000,000

LOADING SPACE		LOADING SPACE	
LOADING SPACE	AREA (SQ FT)	LOADING SPACE	AREA (SQ FT)
LOADING SPACE	10,000	LOADING SPACE	10,000
LOADING SPACE	10,000	LOADING SPACE	10,000

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4	08/10/2023	ISSUE FOR PUD R2

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OVERALL SITE AND GEOMETRIC PLAN  
ULTIMATE CONDITION  
**ELWOOD**

WOOD DALE, ILLINOIS  
DUPAGE COUNTY

COUNTY PROJECT NUMBER  
040029-01-017

DATE DESCRIPTION  
06/21/2023 CITY COMMENTS R1  
08/10/2023 CITY COMMENTS R2  
09/01/2023 REVISIONS TO R2  
11/01/2023 CITY COMMENTS R3  
11/15/2023 75% I/F P  
12/01/2023 CITY COMMENTS R4  
12/22/2023 CITY COMMENTS R5

DATE DESCRIPTION  
AS DESIGN AS DRAWN PH CHKD

SCALE: 1" = 50'  
JOB NO: 040029-01-017  
DATE: 05/22/2023  
FILE NO: 040029-01-017

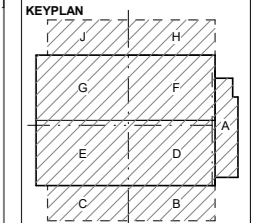
C01-01A

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**GABE CLARK**

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Date of issue:  
12/01/2023

**CyrusOne**  
**ELWOOD BLDG 1**  
PHASE 1 CORE & SHELL  
SW CORNER OF BRYAN MAWR & ROUTE 83  
WOOD DALE, IL 60191



OVERALL SITE AND GEOMETRIC ULTIMATE

JOB 22188.0100  
DATE 05/25/2023  
SHEET

**C01-01A**