



City of Aurora

44 E. Downer Place
Aurora, IL 60505
www.aurora-il.org

Legistar History Report

File Number: 24-0478

File ID: 24-0478

Type: Petition

Status: Draft

Version: 1

General
Ledger #:

In Control: Building, Zoning,
and Economic
Development
Committee

File Created: 06/20/2024

File Name: C1 Chicago Aurora III LLC (CyrusOne) / 2725 Bilter
Road / Final Plat

Final Action:

Title: A Resolution Approving the Final Plat for Lots 1-5 of Butterfield Phase II Subdivision, Unit 5B, on vacant land, located at 2725 Bilter Road being south of Bilter Road, west of Eola Road, and north of Interstate 88 (CyrusOne - 24-0478 / NA06/4-24.245 - Fpn/Fsd - JM - Ward 10)

Notes:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Final Plat - 2024-06-05 - 2024.245, Land
Use Petition and Supporting Documents -
2024-06-05 - 2024.245, Plat of Survey - 2024-06-05 -
2024.245, Location map - 2024-05-17 - 2024.158

Enactment Number:

Planning Case #: NA06/4-24.245 - Fpn/Fsd

Hearing Date:

Drafter: JMorgan@aurora-il.org

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning and Zoning Commission	06/26/2024	Forwarded	Building, Zoning, and Economic Development Committee	07/10/2024		Pass
Action Text: A motion was made by Mr. Chambers, seconded by Mrs. Martinez, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 7/10/2024. The motion carried.							
Notes: Mrs. Morgan, Senior Planner for City of Aurora Zoning and Planning Division, presented the following: The Petitioner CyrusOne is requesting approval of a Final Plat for Butterfield Phase II Subdivision, Unit 5B, located at 2725 Bilter Road being south of Bilter Road, west of Eola Road, and north of Interstate 88 which includes a five-lot subdivision with two buildable lots and three stormwater detention lots to allow for the development of a data center campus with associated towers. The Subject Property is currently vacant with PDD Planned Development District zoning, which is part of the Butterfield Planned Development District. City Council just recently approved a PDD Amendment, a Conditional Use for Telecommunications Facility (4211) use, and a Preliminary Plan and Plat for the development. The Petitioner is requesting approval of a Final Plat for Butterfield Phase							

II Subdivision, Unit 5B. The details of the request include a five-lot subdivision with one lot for the data center and two lots for the associated detention. In addition, per the requirement of ComEd, the Plat shows one lot for the public utility substation and one lot for the detention associated with the substation. Associated cross access, stormwater control, and city easements are being granted with the Final Plat. Concurrently with this proposal, the Petitioner is requesting approval of a Final Plan for Lots 1-5 of Butterfield Phase II Subdivision, Unit 5B for a Warehouse, Distribution and storage services (3300) in the form of a data center only and a Telecommunications Facility (4211) Use on approximately 32 acres.

Improvements to the Data Center Campus will be constructed in three phases. The first phase will include the construction of a 411,175 square foot building, two generator yards (one facing Bilter Road and one facing the Interstate), and two towers with associated communication support facilities. The second phase is for the completion of a utility substation to support the electrical requirements of the data centers. The third phase is a future approximately 153,000 square foot building constructed adjacent to the first building with generator yard facing the western property line. There are two means of ingress and egress for the Data Center Campus off Bilter Road. The western most entrance will serve as the primary means of ingress/egress and will be a full access. A secondary access point is being proposed towards the eastern edge of the property, which will be limited to a right-in and right-out. This access will be limited to serve as ingress/egress for the public utility substation and egress for any traffic that is not granted access to the secure portion of the data center. This proposed access point is contingent upon approval by the Tollway Authority due to the close proximity of the interstate ramps. The data center complex will be screened from the surrounding properties in a variety of manners. A 3-foot berm is proposed along a portion of Bilter Road where feasible. The northeast corner of the property and much of the southern and eastern property lines feature detention facilities. The complex will be secured by an 8-foot decorative security fence. In addition, the generator yards will be screened by a 20 -foot wall. The walls will be designed to achieve the noise mitigation rating required of a noise modeling study. The substation will be screened by a 12 -foot decorative wall as coordinated with ComEd. The rooftop will include equipment screening, but additional noise mitigation measures will be provided if required to comply with the noise modeling study. The Landscape Plan depicts how the buildings and substation are heavily buffered by berms and trees. The detention facilities are lined along the edges with canopy trees and evergreen trees where possible. Staff and the Petitioner worked on developing a double row of trees along all perimeters including a substantial amount of evergreen trees for year-round screening. Shrub beds are at the entrances and along Bilter Road to create attractive viewsheds. Staff and developers worked to create more attractive elevations than a standard data center by adding architectural features, such as large windows and metal paneling. The east elevation features full height windows at the entrance and metal paneling along the top lined with LED light that is punctuated by additional glass windows. The metal paneling wraps onto the north elevation and continues until the generator yard. Additional spandrel glass or similar material was incorporated into this elevation. The developers used additional metal paneling on the South Elevation to create a visual focal point on the elevation facing the Tollway. The generator yards will be screened by a 20-foot concrete wall with decorative reveal and the substation will be screened by a decorative 12-foot ornamental masonry wall with a security fence on top.

Staff has reviewed the Final Plat Resolution petition and have sent comments back to the petitioner on those submittals. The petitioner has made the requested revisions to these documents, and they now meet the applicable codes and ordinances, with the exception of the items reflected in the conditions listed in the Staff Recommendation below.

Staff would recommend **CONDITIONAL APPROVAL** of the A Resolution Approving the Final Plat for Butterfield Phase II Subdivision, Unit 5B, on vacant land, located at 2725 Bilter Road being south of Bilter Road, west of Eola Road, and north of Interstate 88, with the following condition:

1. That all the comments of the Engineering Division be addressed prior to approval of Final Engineering.

Mr. Whitaker gave a presentation as representative of CyrusOne and answered questions from Commission members.

MOTION OF APPROVAL WAS MADE BY: Mr. Chambers
MOTION SECONDED BY: Mrs. Martinez

AYES: Chairman Pilmer, Mr. Chambers, Mr. Gonzales, Mr. Kuehl, Mr. Lee, Mrs. Martinez, and Mr. Pickens.

NAYS: 0

Motion carried.

Chairman Pilmer said the motion carries and asked Staff where this will next be heard.

Mrs. Morgan said that this will next be heard at the Building, Zoning, and Economic Development Committee meeting Wednesday, July 10th at 4:00 pm.

Aye: 7 Chairperson Pilmer, At Large Lee, At Large Chambers, At Large Gonzales, At Large Pickens, At Large Martinez and At Large Kuehl

Text of Legislative File 24-0478