



# City of Aurora

2nd Floor Council  
Chambers  
44 E. Downer Place  
Aurora, Illinois 60507

## Planning and Zoning Commission Meeting Minutes

Wednesday

March 04, 2026

7:00 PM

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**PLEASE SEE ATTACHED COURT REPORTER MINUTES.**

### CALL TO ORDER

*Acting Chair Owusu-Safo called the meeting to order at 7:05 pm.*

### ROLL CALL

*The following Commission members were present: Mr. Gonzales, Mr. Kuehl, Mr. Lee, Mrs. Martinez, Mrs. Owusu-Safo, and Mr. Roberts*

*Chairman Pilmer, Mr. Chambers, and Mr. Pickens were excused.*

### OTHERS PRESENT

*The following staff members were present: Mrs. Vacek, Mr. Curley, Ms. Burden, Ms. Lindburg, Ms. Wysocki*

*Shivram Naik/1588 Palomino Dr (RE: Data Centers)  
Laura Evans/2702 Shetland Ln (RE: Data Centers)  
Danielle Fischer/1628 Garfield Av (RE: Data Centers)  
David & Christa Szala/2720 Molitor Rd (RE: Data Centers)  
Shweta Baid/City of Aurora 10th Ward Alderman (RE: Data Centers)  
Leo Wright/2680 Clara Av (RE: Data Centers)  
Kathy Torres/950 Austin Av (RE: Data Centers)  
Karen Lorence/1634 Garfield Av (RE: Data Centers)  
Matt Harvey/Citizens Utility Board (RE: Data Centers)  
Susan Gehrig-Cardona/2681 Shetland Ln (RE: Data Centers)  
Ramon Cardona/2681 Shetland Ln (RE: Data Centers)  
Laura Evans/2702 Shetland Ln (RE: Data Centers)  
Jordan Kapitanoff/2285 Coach & Surrey Ln (RE: Data Centers)  
Julie & Ron Bay/1741 Shetland Ct (RE: Data Centers)  
Linda Cole/450 W Downer Pl #3F (RE: Data Centers)  
Tyler Fischer/1628 Garfield Av (RE: Data Centers)  
Brian Castro/2780 Molitor Rd (RE: Data Centers)  
Georgette Van Daff/1396 S Glen Cr (RE: Data Centers)  
Andreas Vrettos/948 Verona Ridge Dr (RE: Data Centers)*

Mary Anne Cummings/169 S Lincoln Av (RE: Data Centers)  
Ivonne Rychwa/Citizens Utility Board (RE: Data Centers)  
Zoe Huspen/Citizens Utility Board (RE: Data Centers)  
David Stringer/2244 Georgetown Cr (RE: Data Centers)  
Ross Whitaker/Rosanova & Whitaker (RE: Data Centers)  
Catherine Hill/854 Station Bl (RE: Data Centers)  
Elyse Cintora/1013 S 4th St (RE: Data Centers)  
Myoungwhon Jung/2741 Shetland Ln (RE: Data Centers)  
Diane Cihangir/739 Orchard Av (RE: Data Centers)  
Connie /Sugar Grove, IL (RE: Data Centers)  
Anonymous Aurora 9th Ward Resident (RE: Data Centers)

## APPROVAL OF MINUTES

**26-0141**

Approval of Minutes from February 18, 2026, Planning & Zoning Commission Meeting

*MOTION OF APPROVAL WAS MADE BY: Mr. Gonzales*

*MOTION SECONDED BY: Mr. Kuehl*

*AYES: Mr. Gonzales, Mr. Kuehl, Mr. Lee, Mrs. Martinez, and Mrs. Owusu-Safo*

*NAYS: 0*

*ABSTAIN: Mr. Roberts*

*Motion carried.*

*Acting Chair Owusu-Safo said motion carries.*

**A motion was made by Mr. Gonzales, seconded by Mr. Kuehl, that the minutes be approved and filed. The motion carried.**

## PUBLIC COMMENT

*Acting Chair Owusu-Safo said before we begin this evening's agenda, in accordance with the Illinois Open Meetings Act if anyone in the audience would like to speak to the Commission about an item that is relevant to the Commission that is not a public hearing on the agenda, they will have three minutes to do so. Okay. Seeing no one is coming up. Now we can move on to today's business for the meeting.*

## AGENDA

**26-0112**

An Ordinance Amending Chapter 49 of the Code of Ordinances, City of Aurora, by modifying Section 49-103.3 Definitions and 49-104.3 Conditional Uses and Structures with regards to data center facilities

*MOTION TO APPROVE WITH CONDITIONS WAS MADE BY: Mrs. Martinez*

*MOTION SECONDED BY: Mrs. Owusu-Safo*

*AYES: Mr. Gonzales, Mr. Kuehl, Mr. Lee, Mrs. Martinez, Mrs. Owusu-Safo, and Mr. Roberts*

*NAYS: 0*

*ABSTAIN: 0*

*Motion carried.*

**A motion was made by Mrs. Martinez, seconded by Mrs. Owusu-Safo, that this agenda item be Forwarded to the Building, Zoning, and Economic**

Development Committee, on the agenda for 3/11/2026. The motion carried.

**26-0114**

An Ordinance Amending Chapter 49 of the Code of Ordinances, City of Aurora, by modifying Section 49-103.3 Definitions and Section 49-108.10 "ORI" Office, Research and Light Industry District regarding warehouses and Section 49-108.10 "ORI" Office, Research and Light Industry District, Section 49-109.2 "M-1" Manufacturing District, Limited and Section 49-109.3 "M-2" Manufacturing District, General regarding performance standards

*MOTION OF APPROVAL WAS MADE BY: Mr. Kuehl*

*MOTION SECONDED BY: Mrs. Martinez*

*AYES: Mr. Gonzales, Mr. Kuehl, Mr. Lee, Mrs. Martinez, Mrs. Owusu-Safo, and Mr. Roberts*

*NAYS: 0*

*ABSTAIN: 0*

*Motion carried.*

A motion was made by Mr. Kuehl, seconded by Mrs. Martinez, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 3/11/2026. The motion carried.

## **ANNOUNCEMENTS**

## **ADJOURNMENT**

A motion was made by Mr. Kuehl, seconded by Mrs. Martinez, that this meeting be adjourned. The motion carried by voice vote.

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PLANNING AND ZONING COMMISSION MEETING  
MARCH 4, 2026

Report of proceedings had at the City of  
Aurora Planning and Zoning Commission Meeting held at 44  
East Downer Place, Aurora, Illinois, on the 4th day of  
March, 2026, commencing at the hour of 7:00 p.m.

COMMISSION MEMBERS PRESENT

Pedro Gonzales

Bruce Kuehl

Anderson Lee

Nancy Martinez

Yvonne Owusu-Safo

Brennen Roberts

ALSO PRESENT:

Mrs. Vacek

Mr. Curley

Ms. Burden

Ms. Lindburg

Ms. Wysocki

1 CHAIRPERSON OWUSU-SAFO: I would like to call this  
2 planning and zoning commission meeting for Wednesday,  
3 March 4, to order. The time is 7:05 p.m. Please call  
4 roll.

5 THE CLERK: Chairman Pilmer. Mr. Chambers.  
6 Mr. Gonzalez.

7 COMMISSIONER GONZALES: Here.

8 THE CLERK: Mr. Kuehl.

9 COMMISSIONER KUEHL: Here.

10 THE CLERK: Mr. Lee.

11 COMMISSIONER LEE: Here.

12 THE CLERK: Mrs. Martinez.

13 COMMISSIONER MARTINEZ: Here.

14 THE CLERK: Mrs. Owusu-Safo.

15 CHAIRPERSON OWUSU-SAFO: Here.

16 THE CLERK: Mr. Pickens. Mr. Roberts.

17 COMMISSIONER ROBERTS: Here.

18 CHAIRPERSON OWUSU-SAFO: Thank you. I would ask  
19 that those in the audience tonight please sign in, if  
20 you haven't already done so, on a sign-in sheet over  
21 there, your presence at this meeting so your presence  
22 will be included in the meeting records. And thank you  
23 for attending.

24 Before we begin this evening's agenda items,

1 in accordance with the Illinois Open Meetings Act if  
2 anyone in the audience would like to speak to the  
3 Commission about an item that is relevant to the  
4 Commission that is not a published hearing item on the  
5 agenda, they will have three minutes to do so. So, if  
6 anyone?

7 Seeing no one coming forward, we will begin  
8 today's agenda. And in the meantime I'll just wait a  
9 little bit for everybody to get signed in and have a  
10 seat.

11 The first item on the agenda is approval of  
12 the meeting minutes from our last meeting which was  
13 February 21 -- no. February 18. Are there any  
14 requested corrections to the meeting minutes as written?

15 Hearing none, may I have a motion to approve  
16 the meeting minutes from the 18th of February.

17 COMMISSIONER LEE: So moved.

18 COMMISSIONER KUEHL: Second.

19 CHAIRPERSON OWUSU-SAFU: Motion has been moved and  
20 seconded. Are there any commissioners (indiscernible)  
21 for it to be moved? Hearing none, please call roll.

22 THE CLERK: Mr. Gonzales,

23 COMMISSIONER GONZALES: Yes.

24 THE CLERK: Mr. Kuehl.

1 COMMISSIONER KUEHL: Yes.

2 THE CLERK: Mr. Lee.

3 COMMISSIONER LEE: Yes.

4 THE CLERK: Mrs. Martinez.

5 COMMISSIONER MARTINEZ: Yes.

6 THE CLERK: Mrs. Owusu-Safo.

7 CHAIRPERSON OWUSU-SAFO: Yes.

8 THE CLERK: Mr. Roberts.

9 COMMISSIONER ROBERTS: Pass.

10 CHAIRPERSON OWUSU-SAFO: Motion carried. And we  
11 will go on to today's agenda. Should I read both into  
12 record at the same time like the last time?

13 All right. The first item on the agenda is  
14 Item 26-0112 An ordinance amending Chapter 49 of the  
15 Code of Ordinances City of Aurora by modifying Section  
16 49-103.3, Definitions and 49-104.3, Conditional Uses and  
17 Structures with regards to data center facilities. This  
18 is a public hearing.

19 Second item is Item 26-0114 An ordinance  
20 amending Chapter 49 of the Code of Ordinances. City of  
21 Aurora by modifying Section 49-103.3, Definitions and  
22 Section 49-108.10, ORI, Office Research and Light  
23 Industrial District regarding warehouses and Section  
24 49-108.10, ORI, Office, Research and Light Industrial

1 District, Section 49-109.2 M-1 Manufacturing District,  
2 Limited and Section 49-109.3, M-2, Manufacturing  
3 District, General regarding the performance standards.  
4 That is also a public hearing.

5 I think now we would like to hear from staff.

6 MR. CURLEY: Good evening, Commissioner.

7 CHAIRPERSON OWUSU-SAFO: Oh, let me just say that  
8 this is also a continuance from our last Planning and  
9 Zoning Meeting from February the 18th. Thank you.

10 MR. CURLEY: Thank you, Commission. Good evening  
11 John Curley, Chief Development Services Officer for the  
12 City of Aurora. As you will recall we had plenty of  
13 public comment at our last hearing, and I wanted to  
14 touch on some of those comments, and we have proposed a  
15 modest change to the presentation in front of you for  
16 data centers that I will highlight, and the warehouse  
17 proposal is unchanged from the last viewing you had at  
18 the last hearing.

19 So if you permit me, I would like to read a  
20 statement about a bunch of, kind of some of the  
21 situation and comments that we received.

22 So we have many adversely affected neighbors  
23 to some currently operating facilities. We are all  
24 indebted to you all for having continue to press for



1 resolutions to this issue for both currently --  
2 residents currently living with these impacts and wish  
3 to ensure that no other residents be impacted similarly  
4 in the future.

5           Development staff is convinced that we need to  
6 adopt the data centers to specific standards and we are  
7 here proposing these changes in part due to your  
8 advocacy and persistence.

9           As you know the Planning and Zoning Commission  
10 tonight is hearing a staff recommendation for zoning  
11 regulation changes that would ensure that future data  
12 center developments have additional regulations to  
13 comply with which would minimize impacts on those future  
14 neighbors.

15           For those who have, unfortunately, not had the  
16 benefit of a data center neighbor in compliance with the  
17 Illinois Pollution Control Board Act yet, we hope that  
18 you might consider that comparisons to any noncompliant  
19 existing conditions that exist today may not provide an  
20 accurate prediction for our proposed regulation  
21 performance in the future.

22           As we indicated in earlier meetings of this  
23 hearing, staff feels that the most important provisions  
24 of the changes that are now contemplated and being

1 suggested are for conditional use approvals in the  
2 properties for M-1 and M-2 and ORI zoning where data  
3 centers are currently permitted uses.

4 This is the same provision of regulations that  
5 recently provided neighbors in Naperville and Chandler,  
6 Arizona the ability to use the conditional use process  
7 to deny petitions for proposed data centers.

8 At the advice of Aurora's counsel, legal  
9 counsel, the following suggestions will likely be viewed  
10 or would likely be viewed as a taking invested property  
11 rights and would not likely stand up to any legal  
12 challenge, and I wanted to highlight those because they  
13 have been part of public comment so far.

14 Banning of data centers outright. Entirely  
15 removing data centers from any of the currently  
16 permitted zoning districts, that being M-1, M-2 and ORI  
17 zoning. Separation distances that far exceed the  
18 industry standard practices or are unlikely to be  
19 achieved anywhere in the city of Aurora. Decibel levels  
20 which are far lower than standard industry practices or  
21 are incapable of being achieved by this use type. And  
22 modifying written notice requirement distances from a  
23 long-time state standard, and then those also only apply  
24 to this use type.

1           So those items which have come up in public  
2 comment are, again, likely, our advice from legal  
3 counsel is that they will likely not stand up to legal  
4 challenges.

5           What you have in front of you today staff  
6 believes that these proposed provisions would bring the  
7 minimum constant noise threshold at the nearest  
8 residential property lines which, again, to remind you  
9 would be a thousand feet for ground-mounted chillers --  
10 again, generators are all ground mounted in our  
11 proposal -- or 1500 feet for roof-mounted chillers.

12           We believe that the decibel levels that would  
13 be found at the nearest residential property line would  
14 be 40 decibels during the day and even less at night.

15           Also, I wanted to highlight that we will  
16 additionally be bringing another zoning proposal related  
17 to this matter to the April 8 Planning Commission  
18 Meeting which has to do with how we deal with  
19 nonconformity in the zoning ordinance for existing data  
20 centers.

21           So I will move on to just highlighting the  
22 modest changes that we put in place here.

23           CHAIRPERSON OWUSU-SAF0: Does the Commission have  
24 any questions for staff at this time? You can now

1 explain the changes.

2 MR. CURLEY: It will be really quick. I can  
3 highlight the one modification that you will find on  
4 page -- this is item 112, you will find it at the bottom  
5 of page 12 in your text, and just scrolling through the  
6 section here where we have added to the presentation for  
7 the public hearing.

8 So one of the provisions we talked about last  
9 time was on-site renewable energy and resiliency  
10 requirement for either having on-site clean energy or  
11 on-site resilient storage. We have additionally, based  
12 on comments we have gotten from the industry, added a  
13 third means of alternative compliance. So this entire  
14 slide has been added and these passages are added in  
15 page 12 again of your text modification for an  
16 alternative compliance means, where if demonstrated, it  
17 cannot be met, that there is the ability to purchase  
18 renewable energy threads for the facility.

19 That is the only change that we have modified  
20 from the prior presentation.

21 CHAIRPERSON OWUSU-SAF0: Now we ask the questions  
22 to the Commission, do we have any questions for staff?

23 I think the only question that came to my mind  
24 is for the proposed next meeting in April for existing

1 facilities, is there any highlights that you want to  
2 give as to what you anticipate to see? Would it be  
3 recommendations to adopt some of the changes into this  
4 new ordinance changes?

5 MR. CURLEY: It would be related to this ordinance,  
6 but as we have not published notification, we really  
7 can't discuss it at this particular meeting. It is  
8 related to this topic.

9 CHAIRPERSON OWUSU-SAFO: All right. Bearing there  
10 is no other questions for staff, this is a public  
11 hearing. Are there members of the public wishing to  
12 give testimony to this matter, please raise your hand.  
13 You will be sworn in en masse. Then please approach the  
14 podium one at a time to give your testimony.

15 You will need to state your name and address  
16 for the record, and please sign the sign-in sheet, if  
17 you haven't already done so. Let us know. We can bring  
18 that back to you to sign, if you haven't signed it.

19 So thank you. At this time can everybody who  
20 needs to be sworn in, please stand so we can swear you  
21 all in at the same time.

22 (All public participants  
23 sworn.)

24 CHAIRPERSON OWUSU-SAFO: So we can start at this

1 end. Please approach the podium, start from there.

2 Anybody in the first row or second row?

3 Please state your name and address.

4 MS. EVANS: My name is Laura Evans and I am at  
5 2702 Shetland Lane in Aurora.

6 And I know this is pertaining to the new ones  
7 that are coming in, this is not reflecting incoming that  
8 is already existing. So I have a copy of the ordinance  
9 that was being suggested, and there are a few things.  
10 Basically what I think it makes sense that, I believe it  
11 is line 25, it really should only be an M-2. ORI and  
12 M-1 should not house a data center, going forward.  
13 Understanding that there will be in the ones in  
14 occurrence, but considering it is office, research and  
15 light industrial, it really should be an industrial,  
16 especially with all the heat and generators and  
17 everything else in the buildings that should really be  
18 an M-2 only. So I believe that's in line 25 on the  
19 second page.

20 Also, when, there should be environmental, I  
21 believe, there is line 4 that says energy consumption.  
22 There really should be environmental concerns as well.  
23 So I am very concerned for our health going forward, so  
24 that should also be added.

1           Going to Exhibit A, line 2, on page 6, where  
2 it mentioned, and I know John mentioned, about 1500 feet  
3 from chillers on the ground or -- the 1500 in line 2 and  
4 the 1,000 in line 1, I am a thousand feet. It is not  
5 far enough. This needs to go more. We hear it, we feel  
6 it. It needs to go more.

7           I understand you don't want to go miles.  
8 Let's compromise. How about 5,000 feet. That's a half  
9 a mile. It helps. People are still hearing it at that  
10 distance by us, but let's moving forward, let's make  
11 more distance between residents and data centers. So on  
12 page 6 those really should be extended. That 1500 and  
13 thousand should go to five. I believe that's also on  
14 page 7 where it says, also down here, that it should be  
15 five, instead of 1500.

16           Also, on page 8 it says, there should be  
17 something about the generators that had to run 24/7.  
18 They should be held accountable for something like that,  
19 and I know it is catastrophic and out of control since  
20 there are going to be situations, but they should be  
21 responsible for that as well. So when there is a  
22 transformer is blowing or a power outage and they are  
23 having to run the generators, I think there needs to be  
24 some language that keeps them to what they can and can't

1 do in there. Running three days straight was just  
2 unbearable and very unlivable.

3 The daytime hours, if we can go down, even if  
4 we go to like 40 and 50, that's great. The timing,  
5 also, go to 8 to 8. 7 o'clock in the morning is just  
6 too early. Some of those need to be a little bit  
7 extended as well so that also needs to be considered on  
8 page 8. If we can extend those times to be a little bit  
9 more reasonable for families.

10 Also, it would be nice if all studies that  
11 they are requiring should be open to residents. We  
12 should be able to see -- there needs to be some  
13 transparency in what is being built moving forward. So  
14 I think with that transparency there should be studies  
15 available upon requests by residents, and that would be  
16 nice to have in this language as well.

17 So we appreciate you working on this, and yes,  
18 I totally agree when you mention that the existing needs  
19 to be looked at as well, but if now we can get some of  
20 this taken care of, that would be very helpful.

21 CHAIRPERSON OWUSU-SAF0: Thank you. Anybody else  
22 on this side?

23 ANONYMOUS RESIDENT: Hi, good evening. I am  
24 Anonymous Aurora resident and, again, I am not giving my



1 address, but I am in Ward 9.

2 I want to know how do we get proof of  
3 compliance, and how are we going to hold their feet to  
4 the fire for when they are not in compliance? Because  
5 from what I understand already, many of the residents  
6 that are here to explain their personal situation in  
7 dealing with this nightmare in which they live, there  
8 are a lot of things that have not happened yet.

9 And although they promised to be good  
10 neighbors, well, they really haven't been, and they  
11 likely won't continue to be good neighbors either  
12 because there is too much money at stake, and they  
13 really don't give a rip about the residents as long as  
14 they can get what they want. And at some point there  
15 has to be when is enough enough.

16 We already have a approximately eight data  
17 centers in this area either that are already existing,  
18 up and running, and/or are in the process and in the  
19 pipeline to be on board, or they ran to submit their  
20 application, like the day before the moratorium went  
21 into place, I think that was four of them. This  
22 community can only sustain so many.

23 Also, please do not sell out the residents for  
24 revenue. The residents of this community deserve and

1 pay their taxes and are allowed to have their health,  
2 their sanity, their property value, and their right to  
3 quiet enjoyment. The right to quiet enjoyment,  
4 Mr. Whitaker, as the attorney for Cyrus One who is here,  
5 he should know what that means. But since he lives in  
6 Naperville, I bet he wouldn't want a data center going  
7 up next to his home.

8 We are representing the people who couldn't  
9 come tonight. I am sure there is plenty others who  
10 wished to come or yesterday. I also know there are a  
11 lot of people who are pretty upset why some of these  
12 meetings are earlier in the day.

13 As I explain to people, this is a large city.  
14 I want to be reasonably minded. This large city cannot  
15 have all the city's business done on week nights in a  
16 couple of nights in a couple of time slots. So  
17 something has to give, and therefore, some has to be  
18 during the day, and in the evening. And so the people  
19 that are here are just representing many more people who  
20 would if they could.

21 This is a very hot button topic because this  
22 affects so many people and so many lives. Their  
23 children's lives. They can't get any peace and quiet at  
24 night. They can't sleep.

1           They can't open their windows. They can't  
2 even have a barbecue or enjoy life with their friends  
3 and neighbors.

4           Me personally, last year in the fall, my Com  
5 Ed bill went from a hundred and some dollars a month to  
6 750 dollars a month from August to September. When I  
7 called Com Ed -- that was the first time I came to sit  
8 at this podium, sort of pounding on the podium, because  
9 I was really upset.

10           It is because Com Ed told me on the phone that  
11 day that I got that bill that I should pretty much get  
12 used to it because I am living, just my husband and I,  
13 we don't use that much electricity; we don't have an  
14 electric vehicle plugged in. So why is my bill for two  
15 people jumping by hundreds of dollars in a 30-day  
16 period?

17           Com Ed said that pretty much I should get used  
18 to 300 dollars a month because the pool of electricity  
19 is so much, and we are competing as individual  
20 homeowners with these giant companies with deep pockets,  
21 and you can only split the pie so much. Anyone who  
22 knows anything in about economics, you have supply and  
23 demand. When the supply is being strained because they  
24 are sucking up all the water and the electricity, then

1 the demand goes up, and that means that our bills go up.  
2 You, who probably all are required to live in  
3 the city of Aurora to have this position, if not yet,  
4 you will be affected. It is coming to a home and a ward  
5 near you.

6 Now, it is my understanding that most of the  
7 current data centers are in, I think, Ward 10, forgive  
8 me if I am mistaken on that. I don't live in Ward 10.  
9 I am here to help support the neighbors that I don't  
10 even know.

11 Why? Because at some point it is probably  
12 going to affect me with someone wanting to build in my  
13 ward, and so I want to be preemptive because now is the  
14 time, folks, that we have to speak up. We have to show  
15 up, stand up and speak up because those who don't, have  
16 no right to complain later when they get these bills, or  
17 they are living with this nightmare of constant humming  
18 and the sound of the generators.

19 Because it is not fair to have all of them  
20 concentrated one area, in one ward. Now I am not saying  
21 to spread the wealth because it is not fair to anyone to  
22 have to put up with them. They sold a pack of untruth,  
23 I will just say, that they were going to be good  
24 neighbors and monitor the noise and this and that, and

1 that has not materialized.

2 So I am begging of you to please make it as  
3 inhospitable to the companies that are wanting to come.  
4 I understand we already are doing, mitigating the damage  
5 from those you inherited, and let me just say this is  
6 the prior administration giving sweetheart deals to  
7 these companies so that we are now having to clean up  
8 the mess and we are now suffering the result of that.

9 Now, you guys, we are asking you to please be  
10 responsible stewards of this city and to put those  
11 measures in place to keep them honest, to keep them  
12 respecting this community because right now they are  
13 pretty much not respecting anyone. No one is making  
14 them pay their fair share. They need to pay what they  
15 are using, and it is unfair for this community to have  
16 its community members compensate so that they can have a  
17 bigger profit margin.

18 First of all, I would also like to know, and I  
19 don't know if anybody knows this, do they pay the same  
20 rate that we as residents pay, or do they get a buy in  
21 bulk discount? Does anybody know? That would be one  
22 question.

23 CHAIRPERSON OWUSU-SAFO: We will add that to the  
24 questions.

1 ANONYMOUS RESIDENT: I would like to add this to  
2 the questions because it is not fair for them to, A, get  
3 a great deal and a huge discount so we can be  
4 compensating out of our tax system.

5 Second of all -- well, I am probably on the  
6 15th by now. They don't bring that many jobs. And from  
7 what I understand, they bring their own construction  
8 crews from outside the area to build it, and then when  
9 they leave you got a bunch of equipment running but it  
10 doesn't take a whole lot of people to maintain that. So  
11 this nonsense of them creating a whole lot of jobs is  
12 complete nonsense.

13 I will continue on. We need to differentiate  
14 between warehouses likes Loaves and Fishes and the  
15 Aurora Innerfaith Food Pantry, and the places that are  
16 doing good in our community from the places that are  
17 just raping and pillaging our resources. Because the  
18 data centers should not be lumped in with the same  
19 category as these other warehouse businesses.

20 Hang on. There is more. How can we have  
21 confidence and assurance that the water isn't being  
22 contaminated, which they put back after they are using  
23 it, for our children, for the adults, anyone using it,  
24 drinking it, brushing their teeth.

1           Are we looking at another Erin Brockovich? If  
2 you are old enough to remember, in California they had  
3 companies who were dumping toxins and stuff, and Erin  
4 Brockovich, that became a great movie, basically exposed  
5 all of this. And how do we know that the long-range  
6 impact on our water, and on our health and safety? And,  
7 you know, you also have the issue of sound affecting  
8 people's brains and their development and their sanity  
9 and their hearing.

10           There is long-term damage that is occurring.  
11 Do we have any impact statements or any research because  
12 these data centers are being built so fast that we can't  
13 keep up with them, and we need to set the rules so that  
14 we can prevent harm to our families and for their  
15 health.

16           How do we get current, future, and ongoing in  
17 real-time maps or addresses of the places that are on  
18 the pipeline, on the books, that they are trying to  
19 build at? Does that exist? Is that transparent? Is  
20 that public information available to us?

21           Because somebody knows where they are building  
22 and where they are planning to build and where they are  
23 targeting. Where do they do the applications, and how  
24 do we find out so that they, them, me, you, we can find

1 out, oh, hey, well, in another year or two this sucker  
2 is going to be popping up in our neighborhood.

3 Peoples' property taxes are going down because  
4 you can't sell it because anybody who is going to come  
5 to your house to look at it and do a walk through is  
6 going to do an about face and leave. And if you can  
7 sell your house, you are not going to get the same  
8 amount that you probably paid for it. You are not going  
9 to get a fair price, anyway.

10 People, we are actually really stuck now with  
11 what with the residents have been tricked into welcoming  
12 these data centers like Cyrus One. That is just one of  
13 a number of them. Right now I am just targeting that  
14 one.

15 It is now a matter of mitigating the damage  
16 that they are causing and making them have stricter  
17 rules and compliance and making them prove that they are  
18 regularly being checked in their compliance and not  
19 allowing them to open and postponing putting in the  
20 noise barriers and all the things that they didn't do on  
21 these earlier ones, making sure that before they get  
22 whatever that, the certificate of occupancy, or  
23 whatever. Before they get that, they have to hit the  
24 whole punch list, all checked off that they have done



1 everything they said they were going to do, and expected  
2 and required to do, before they can ever hang their  
3 shingle up.

4 I think I have hit the end. I thank you for  
5 your time.

6 CHAIRPERSON OWUSU-SAF0: Okay. Be reminded we  
7 can't clap for each speech, so please anybody on this  
8 side, come on up.

9 MS. COLE: My name is Linda Cole. I live at 450  
10 West Downer in Aurora. I have lived in Aurora for a  
11 great many years, and I am also a member of the Sierra  
12 Club for a number of years.

13 Data centers are here and more would like to  
14 make Aurora their home. Aurora currently has this  
15 moratorium on them while they work on ways to best  
16 protect their residents' quality of life.

17 I have read a summary of the new zoning  
18 proposal, and whoever put it together, planning and  
19 whoever else worked on it, they did an awesome job.  
20 They have a lot covered. Thank you for all who are  
21 behind this. Thank you for all the hard work that was  
22 done on that.

23 I am not going to be here to see 20 years from  
24 now what is going to happen with data centers. However,

1 I have children, grandchildren, and great grandchildren,  
2 and so do you, and they will be here. And I sat on a  
3 planning commission for a good many years, and soon  
4 after I started one of the things I made up my mind, I  
5 did not want one of my grandchildren visiting me in a  
6 nursing home down the road saying, Grandma, why did you  
7 ever allow that to happen? So I am hoping our city's  
8 fathers and mothers will feel the same way.

9 Now, I have several questions. I see that in  
10 the summary I have, nothing was mentioned about  
11 lighting, and lighting pollution. Somewhere I read that  
12 they are working on a new proposal for lighting  
13 guidelines. Is that true, and if so, will this be part  
14 of this new ordinance?

15 Energy, there is a part in energy that it says  
16 required on-site solar to cover 25 percent or peak  
17 demand or on-site battery storage to cover 50 percent of  
18 peak capacity for 15 minutes to prioritize distribution  
19 to local neighborhoods first is the event -- if the  
20 event of high peak event. I do not understand that at  
21 all. Somebody maybe could explain it to me.

22 And then under water, I would really like to  
23 see them be more -- request more transparency. I would  
24 like to know where the water is coming from. I would

1 like to know what the actual water usage is for, and I  
2 would like to see how they are taking, using and  
3 discharging that water.

4 Data centers can use up to five million  
5 gallons of water per day. That's a lot of water. Our  
6 shallow aquifers can be recharged within one month. Our  
7 deep aquifers, where our water comes from, if we are in  
8 a drought, which I understand Illinois is in right now,  
9 come from their deep aquifers and it can take up to a  
10 thousand years to recharge those aquifers. So the water  
11 we take out today will not be replaced for a thousand  
12 years.

13 And I also, the lady before kind of impressed  
14 it in a way, and I think that municipalities can  
15 regulate and make the rules for utilities that they  
16 control, and I think Aurora does control its water. So  
17 I wonder if they have looked into a different rate for  
18 data centers. She alluded that perhaps they got a  
19 sweetheart deal, I don't know about that, but you can  
20 charge a use more for water than what you would for  
21 residents. So I don't know.

22 And their manual compliance, were spreading  
23 and fees required, who would do that reporting? We  
24 suggest it be a third party, and that the data centers

1 pay for that. Kind of like if you live in a building  
2 where there is an elevator, you have to have that  
3 elevator inspected once a year, and the inspector is not  
4 from the City, and it is not from my building or your  
5 building. It is from a third party. They come in and  
6 do a professional inspection, and then the party that  
7 gets the service pays for it, not the City. The City  
8 issues the license.

9 And in several places in the summary it  
10 referred to high fines for noncompliance. I don't know  
11 what a high fine is to a huge company. A high fine to  
12 me would be ten dollars, but I have a feeling they are  
13 looking at more than that. Also, a high fine, even if  
14 it were in the thousands of dollars, to most big  
15 companies is just like give me a check, let me write out  
16 the check, I'll pay my fine, and that's it.

17 I would like to see, and I don't know whether  
18 it is legal or not, but perhaps if they don't come  
19 within compliance of what the rules have been set up  
20 with in a certain reasonable amount of time, then they  
21 get closed down. That would be very -- I have a feeling  
22 they would stay in compliance if that were the rule.  
23 Making rules and regulations is kind of the easy part.  
24 Enforcing them is what is hard.

1                   And I, again, thank you for sitting up there  
2 and listening, and I thank the staff for working very  
3 hard on this issue. Thank you.

4                   CHAIRPERSON OWUSU-SAFO: Anybody else on this side?

5                   UNIDENTIFIED WITNESS: I am.

6                   CHAIRPERSON OWUSU-SAFO: State your name and  
7 address.

8                   DENISE: My name is Denise. I live at 1013 South  
9 Fourth Street in Aurora.

10                   Good evening chairperson and commission  
11 members. I am here tonight to speak on the proposed  
12 data center ordinance from a unique and urgent  
13 perspective. My perspective is a lot different than the  
14 people in here. And so I am asking you to bear with me  
15 as I regulate my breathing, which you will find out why  
16 I have such a problem here in a moment.

17                   So I come here with 18 years as professional  
18 experience of pharmacy, and a background in I have spent  
19 nearly two decades studying exactly how chemical  
20 compounds and environmental factors interact with the  
21 human biology and our eco system, but most importantly I  
22 stand here as a single mother living with advanced  
23 emphysema due to those data centers, things like that,  
24 that we just kind of let seep into our community

1 system -- communities throughout the years, right?

2 In a pharmacy we look at the burden of the  
3 deed. When these data centers run or test their diesel  
4 generators they release nitrogen oxide and sulfur  
5 dioxide. As a professional I can tell you these aren't  
6 just nuisances. They are triggers for inflammatory  
7 cascades in the lungs.

8 For a person with emphysema, like myself,  
9 these emissions are a direct threat to my respiratory  
10 stability and my ability to be there for my children.  
11 As an artist I am equally concerned about the local eco  
12 system. These facilities using millions of gallons of  
13 water, as others in the community have mentioned, per  
14 day and release thermal pollution that degrade our soil  
15 and our native plants. The very natural researches we  
16 should be protecting in this day and age. We are way  
17 too old for this to be like, oh, this is hearsay or this  
18 is not -- no. We are very well aware of panteal,  
19 Westernized medicine, like we can't be like that naive  
20 for money, right, because that's what these big  
21 industries are bringing in, just money. It doesn't do  
22 anything for our community.

23 And what is the return for how this health  
24 risk? Data centers are not job generators, as they were

1 marketed. I actually did a study this morning, 5 to 50  
2 jobs, per center, after they are built. 5 to 50, right.  
3 Local Walmart, Walgreens, I know we have way more than  
4 one in our little community pharmacy.

5 Then they strain our power grids so heavily  
6 that residents in other states have seen their utility  
7 bills jump, and one local resident has seen, what 600  
8 dollars she said? That's insane. I am a single mom.  
9 That's one paycheck for me. I can't pay a 600 dollar  
10 electric bill, right? They weigh heavily on the utility  
11 bills.

12 We are affected -- we are being asked to  
13 subsidize the energy cost of trillion dollar tech  
14 companies, tech companies. Not your farmers. Not your  
15 local, you know, person trying to get up and make  
16 something of themselves. Tech companies, right? And we  
17 are forced to pay the price.

18 The only people benefiting are out-of-state  
19 developers and the tech giants who pocket and are  
20 getting fat while our local health and resources are  
21 depleted.

22 Our health. This is not something you get  
23 back. I have a lot of knowledge and information. The  
24 air we breathe, I am more susceptible because of my

1 lungs, but guess what, our kids, I can tell you the  
2 increase in kiddos that are getting breathing  
3 treatments, right?

4 Pregnant women, guess what, when they got the  
5 babies in them, what they are breathing in is affecting  
6 those babies. I can tell you because I have two kids  
7 (indiscernible). These things go much farther and much  
8 more deeper than we are giving it credit. We are  
9 complaining about property taxes and resale values.

10 You can't buy your health. You can pump  
11 medicine. You can do more injections. You cannot buy  
12 your health back. You can't.

13 I urge this Commission to pass ordinances that  
14 put people over power consumption. If developers cannot  
15 prove with independent third-party data that they won't  
16 harm our air or drain our water, they have no place in  
17 Aurora.

18 My 18 years in healthcare has taught me that  
19 prevention is the only care. Once our air is polluted  
20 and our water is gone, we can't fix it with a vote later  
21 on. My life, my children's future and our community's  
22 health is not for sale. Thank you for your time.

23 CHAIRPERSON OWUSU-SAF0: Anybody else on that side?

24 MS. TORRES: Hi, I am Kathy Torres. 950 Austin



1 Avenue in Aurora.

2 I want to thank everybody for being here and  
3 the work being done and having an open meeting to the  
4 public. I have done some research, continued research  
5 on this, and I have some statements.

6 So this is a trillion dollar industry that we  
7 are talking about. These are very multi-million dollar  
8 industries that is building these hyper scale centers in  
9 and among our residents, our schools, our parks, our  
10 churches, our area, the established -- there is -- it is  
11 an established residence. Why are they doing that? Why  
12 is it in established areas? Okay.

13 So here is what I have learned. Their shorter  
14 distance, that lowers their construction costs. Did I  
15 mention that this was a business that it is multi  
16 millionaires? I mean trillions of dollars. They are  
17 earnings tens of hundreds of millions of dollars with  
18 this.

19 There is higher building where they are in  
20 established areas. There is higher reliability. There  
21 is less transitional costs. Faster construction.  
22 Timeline.

23 Okay. So how does that affect the community?  
24 All right. the city gets, from what I heard, a million

1 dollars a year, from what I understood, but how does  
2 that affect the residents?

3 Our massive new power demand grid is strained.  
4 Utility infrastructure upgrades are passed on to the  
5 taxpayers. The higher peak load costs to the taxpayers.  
6 There is long-term power contracts that are established.  
7 The infrastructural (sic) strain on power, water and  
8 roads. It is noisy. This adds to the stress and the  
9 health.

10 There is a visual impact. The traffic during  
11 construction. There is 24/7 cooling fan noise, and  
12 there is electrical substation proximity which is all to  
13 their benefit in the neighborhoods that I listed above.

14 All right. So there is five major facts about  
15 the data centers. All right. They consume one to two  
16 percent global electricity. The cooling usage. Their  
17 cooling usage consumes massive amounts of resources,  
18 water resources.

19 Most servers run under -- utilized by 10 to 30  
20 percent. Wasted heat is rarely reused efficiently. I  
21 do have listed the research on how they can reuse and  
22 regenerate the usage of heat that they do use, but  
23 typically do not. AI or A1 workloads are rapidly  
24 reshaping their power demand.

1 All right. So how much profit is obtained  
2 from a large DC, data center? Tens of hundreds of  
3 millions annually. Not in our pockets not in residents,  
4 not near my community, but in the pocket of all these  
5 people that already have trillions of dollars. They are  
6 multi wealthy.

7 All right. The key points between the data  
8 center, I wonder what is the difference between a data  
9 center and an A1? I want to learn. So a data center is  
10 general computer and storage. All right. It has a CPU  
11 based workload. They are moderate power density and  
12 standard cooling.

13 A1 is A1 training and inference, there is GPU  
14 accelerated clusters. So it is not just one, but they  
15 like to cluster them in the same area, which, of course,  
16 as we know, they multiply and everything else is being  
17 used with the water, everything that is being discussed.

18 All right. There is extreme high power. Now  
19 you want the extreme high power versus a data center  
20 with moderate power density. Then you have the advanced  
21 liquid cooling. There is pretty a significant  
22 difference between the two.

23 So then I wondered, well, how many United  
24 States data centers will be the AI focused? Well, 75

1 percent of the new buildings target AI workloads. AI  
2 shares a total of data center demand rising toward 30  
3 percent by 2030. That's four years from now. So 70  
4 percent of the future capacity of an AI ready by 2030.

5 So from my understanding, from what I have  
6 researched, is the data centers that are being approved  
7 and in sight are going to be either converted or used in  
8 a very short amount of time as AI centers. All right.  
9 So this strongly points to most United States data  
10 centers being designed for AI over the next several  
11 years. That's a huge impact and a huge difference.

12 So why are residents electric bills so high?  
13 I mean, we just heard again. I heard last time I was  
14 here there was a woman who said she lived in a townhouse  
15 and it was 400 dollars. This woman tonight is 600  
16 dollars. That's insane. Why?

17 Because I had already asked at a former  
18 meeting, I said are they paying for their usage. They  
19 said yes. And I said well, at the last meeting I asked  
20 are they paying for their delivery charges? Well, yes,  
21 they are. So why is there such a big difference if they  
22 are paying their costs, why is it impacting the  
23 community? It doesn't make sense.

24 However, the massive power demand is a grid

1 strain. Utility infrastructure upgrades. They are  
2 passed on to rate payers. There is higher peak loads.  
3 They've mentioned that, higher peak loads. It gets  
4 passed on to the resident. There is long-term power  
5 contract costs recovery. There is transmission  
6 expansion fees. There is general energy inflation.

7 So the main reasons for -- all right. We  
8 talked about the noise, right, and people are very -- as  
9 a right, the noise is a big impact. So the main reasons  
10 for buffering the generator noises, you have the diesel  
11 backup. This is going on 24/7 for cooling fan noise.

12 There is the visual impact. There is the  
13 traffic during construction. There is the electrical  
14 substation proximity. There is the electrical  
15 substation proximity is how close to a power station.

16 All right. The steps for voltage that do  
17 increase, as we all know. All right. It connects to  
18 the high voltage transmission lines. The more centers,  
19 and if they turn to clusters, which AI is going to  
20 clearly, so that increases the voltage in the  
21 transmission lines. The distribution of the electricity  
22 to local areas.

23 All right. So why does this matter so much to  
24 the profitable trillionaires in the business? Well,

1 that's their business. They are good at marketing with  
2 what they do. They give the City a million dollars and  
3 look what they have gotten in return so far.

4 Okay. So there is a shorter distance; lower  
5 their connection cost. There is higher reliability.  
6 There is less transmission cost. Faster construction  
7 timelines.

8 So right now the U.S. is -- all right. Right  
9 now we are in the lead of the global of the United  
10 States in our data centers, and where there are  
11 thousands of new AI capable buildings are way on their  
12 way.

13 All right. Right now there is one operational  
14 data center style satellite in space. Now this was  
15 launched in November of 2025. It carries AI capable  
16 computer hardware in orbit.

17 All right. The health concerns, that was  
18 touched on. There is sleep disruption. There is  
19 stress; anxiety; noise; light, and traffic.

20 There is headaches. There is migraines, due  
21 to frequency or vibrational noise. Respiratory  
22 irritation, we have heard.

23 From the diesel generators there is exhaust  
24 backups. There is perceivable heat discomfort. The

1 micro climate changes with the cooling system. That  
2 heat has to go somewhere. People are paying for it with  
3 their health.

4 The water usage for cooling can affect the  
5 community. That is going to affect the community water.  
6 The infrastructural strain on emergency services.

7 Again, this is such an important thing, and so  
8 often we hear well, this was already done before you  
9 moved in here. This had happened. This was -- you knew  
10 this existed before you bought your home.

11 This is something that is in existence;  
12 however, it is continuing to be, and we can look out,  
13 all of us together, to look out for each other and our  
14 children, our grandchildren, our community. We have so  
15 many good things going on.

16 And I agree with what they said in the  
17 February meeting that, really, what is the cost that we  
18 are going to -- what we are paying. Is it worth what we  
19 are receiving. The changes that is obviously going to  
20 continue to take place in upgrading into their AI  
21 systems. They get the property, don't build on it, and  
22 then, you know, it goes into the AI, converting the data  
23 centers into upgrading. It makes a difference.

24 I agree with everybody here. This is a time

1 where we can make a difference. Thanks for listening.

2 CHAIRPERSON OWUSU-SAF0: Okay. Thank you. Anybody  
3 else like to speak on this side.

4 Okay. State your name and address. And if  
5 you haven't signed in, there is the sign-in sheet over  
6 there.

7 MR. VRETTOS: My name is Andreas Vrettos and I live  
8 at 948 Verona Ridge Drive. Sorry for the accent.

9 In any case I have been inside the data center  
10 close to Chicago, and I was touring the presentation.  
11 In the presentation they showed us how the company, that  
12 company started the first centers 25 megawatt and then  
13 about 50, then 125 megawatt. They newer ones will come  
14 out at 650 megawatts. 650.

15 So the gentleman -- the Cyrus One plant here  
16 in Aurora consumes 48 megawatts so at 650 megawatts is  
17 what, 13 times larger. So the requirement 35 percent of  
18 power they have to make themselves is nothing. It has  
19 to be over 90 percent for the impact to remain the same.

20 And even Cyrus One, I am not sure about them,  
21 but I think we have a lawyer there from the company.  
22 Can the lawyer tell us how many megawatts that plant  
23 consumed when it first started. 25 I think, and now it  
24 is at 50. I am not sure this is right. It is



1 confusing.

2 But from the back door they are allowed to  
3 increase capacity, increase the power? In my visit to  
4 the other plant, this is my impression. Yes, that plant  
5 was 125, but the plan was to increase it. So they come  
6 in, they say, oh 200 megawatts but then three years down  
7 the road they are consuming 400 megawatts.

8 That's all.

9 CHAIRPERSON OWUSU-SAFO: Thank you.

10 CONNIE: I am Connie. I actually live in Sugar  
11 Grove. I came last time to the meeting because I  
12 honestly wanted to hear firsthand what was being talked  
13 about; what was being proposed. And I wanted to learn.  
14 I wanted to be educated on what is happening, and  
15 honestly, I was kind of shocked.

16 I had no idea. You know, I guess I didn't do  
17 my research up until this point. I had no idea how many  
18 data centers we already have in Aurora. Why do we need  
19 more?

20 I don't care about what electricity is needed  
21 for those data centers. We were fine without them.  
22 Yes, there are some betterment in, I guess, in some  
23 areas, but I don't know. Last week or two weeks ago, I  
24 actually saw an article about data centers and I wanted

1 to share some of the things that I saw.

2 This is Insider. They won a George Polk award  
3 for investigative reporting, and I am happy to forward  
4 the articles that I saw. It is "The True Cost of Data  
5 Centers", is what it was called. Data center water use  
6 is a closely guarded secret. Many agencies denied our  
7 request for facility specific water use or release their  
8 records, only in aggregates, in a water utility service  
9 area.

10 In Denver and Colorado Springs utility  
11 agencies sued Business Insider to prevent the release of  
12 meter and water use records. Business Insider prevailed  
13 in both lawsuits. Business Insider's data includes  
14 permits for data centers that are not yet built and  
15 fully on line, and therefore, estimates expected  
16 electricity uses in the near future involve data centers  
17 go on line. Their low end estimate is roughly  
18 equivalent to the state of Ohio's electricity use in  
19 2023 on the high end nearly as much power as the entire  
20 state of Florida used that same year.

21 Data centers generators nationwide emit around  
22 2500 tons of nitric oxide annually according to Business  
23 Insider analysis which ran air center permits from every  
24 state with a data center through an environmental

1 protection agency tool that calculates public health  
2 burden. That's equivalent to the air pollutants emitted  
3 by other two million passenger cars making a round trip  
4 drive between New York and California.

5 Business Insider found 56 civil penalties  
6 across nine states levied against tech companies because  
7 their centers were found to have violated air quality  
8 regulations, with fines totally at lease 1.4 million.  
9 The companies with the most penalties were Cyrus One  
10 with seven, and Equinix, Essenix with six, followed by  
11 QTS with four and Amazon with three.

12 Data centers dive up electricity costs for  
13 other rate payers and utility operators and spent  
14 billions of dollars in new grid infrastructure to  
15 support escalating power demand. That has drawn  
16 opposition from other companies including retail giant  
17 Walmart, which has said that surging electricity bills  
18 are imperiling its expansion in states such as Ohio and  
19 Virginia.

20 37 states have tax incentive programs for data  
21 center investments. Most exempt developers from sales  
22 and use taxes on building materials, machinery and  
23 equipment resulting in big hits to state commerce. In  
24 Virginia 56 data center projects cost 928 million in

1 abated state sales tax in the 2020 fiscal year alone.

2 Disclosures in Ohio estimate it forfeited  
3 nearly 360 million dollars in data center related tax  
4 revenue from the 2022 through 2024 fiscal years.

5 Mason M. Jensen, a professor at the University  
6 of Texas at Austin who studies regional tax incentive  
7 programs said cities are better off sitting these deals  
8 out. Communities throw everything they can at tech  
9 companies, yet when the cost of loss tax revenue and  
10 escalating electricity prices are factored against what  
11 the communities get back in jobs, revenue and prestige,  
12 there is just no evidence that you are going to benefit  
13 from that data center.

14 An Amazon data center in Hilliard had saved at  
15 least 195 million dollars in state and local taxes as of  
16 December of 2023 according to annual disclosures driving  
17 the price of each job to over one million dollars in  
18 abated taxes.

19 New Albany, Ohio garnered 98 jobs in a  
20 metadata center but forfeited 189.6 million in state and  
21 local taxes as of the end of '23, making each job worth  
22 about 1.9 million in foregone tax revenue.

23 So these are -- there are more. There are  
24 more that they talked about in terms of air quality,

1 water. I didn't even bring all that because I figured  
2 the dollars is what is going to be more impactful as  
3 these are being considered.

4 I have to say when I was here last time, too,  
5 I was a little annoyed that these people who were  
6 talking about the lawsuits, they were dismissed and it  
7 was dismissed. And I understand that what is happening  
8 with these lawsuits doesn't have anything to do with  
9 this group, necessarily, in terms of decisions that are  
10 made, but you all hold the door to Aurora to letting  
11 more of these data centers in, and I don't understand  
12 why, honestly, we are even talking about this.

13 I am here to help the people that are here, I  
14 hope. I am here to help, as some others have said, to  
15 show my solidarity for generations to come, if at some  
16 point one is being considered where I live. I don't see  
17 why we need to continue to open the door to more and  
18 more and more and more at the expense of the people that  
19 live here.

20 I realize that you have to go through the due  
21 process, and I honor and respect that, but I hope  
22 inwardly you all are saying, "not on my watch".

23 Thank you.

24 CHAIRPERSON OWUSU-SAFO: Thank you. Anybody else

1 on the right side?

2 MR. WHITAKER: Good evening. Russ Whitaker,  
3 Rosanova and Whitaker, on behalf of Cyrus One.

4 Cyrus One is a global leader in the data  
5 center industry with 25 years of experience delivering  
6 state of the art digital infrastructure. Today Cyrus  
7 One operates more than 60 locations representing 20  
8 million square feet in nine different countries. Cyrus  
9 One owns and operates a data center campus at 2905 Diehl  
10 Road in Aurora. Cyrus One is also in the process of  
11 completing construction on phase 1 of a new data center  
12 campus at 2725 Bilter Road also in the city of Aurora.

13 Phase 2 of the Bilter Road campus is approved  
14 by the City, but construction of improvements for phase  
15 2 have yet to commence.

16 I have heard questions from residents on the  
17 benefit of data centers. To be clear, if we look into  
18 statements from both federal government and the state  
19 government, it has been clear that those entities are  
20 treating data centers as infrastructures. When Governor  
21 Pritzker signing the incentive program for Illinois data  
22 centers, he was quoted as saying that in today's world  
23 data centers are as critical a part of our  
24 infrastructure as our roads, trains and schools. It is

1 a pretty dramatic statement if you let it sink in for a  
2 second.

3 The two Cyrus One data center campuses  
4 represent billions of dollars investment in the local  
5 economy, a significant local jobs base, and make Cyrus  
6 One of the city's largest taxpayers. Our interest in  
7 the ordinance before you this evening is limited. We  
8 seek to protect property interest in Cyrus 's existing  
9 data center campuses.

10 This city initiated the moratorium on data  
11 centers and warehouse development last September. At  
12 that time representations were made that the moratorium  
13 would not affect the rights of any person or entity who  
14 has submitted a completed application for zoning relief  
15 or a permit for data center prior to the effective date  
16 of the moratorium.

17 The proposed text amendment that is before the  
18 Commission fails to address this issue. The text  
19 amendment does not acknowledge existing facilities or  
20 take into account the treatment of those facilities  
21 under the city's zoning ordinance following the approval  
22 of the text amendment. This is a significant gap in the  
23 language, but also is one that is easily resolved.

24 Absent of this, the existing facilities would,

1 by operation of law, become legal nonconforming uses  
2 upon approval of the text amendment. Section 49-105.8  
3 of the City Code governs nonconformities.

4 While there are a whole list of issues with  
5 being categorized as legal nonconforming, the language  
6 of the code would expressly prohibit the expansion of a  
7 legal nonconforming facility. In other words, phase 2  
8 of the Bilter Road campus cannot be constructed despite  
9 express representations in the moratorium document to  
10 the contrary.

11 While not before the Planning and Zoning  
12 Commission this evening, staff's draft responsible data  
13 center ordinance provides the obvious fix. The draft  
14 responsible data center ordinance establishes a clear  
15 guideline for application. In Section 50-3, the draft  
16 ordinance provides that, and I quote, "All data center  
17 facilities developed after April 1, 2026, must meet the  
18 standards of this Section 49-104.3(c)25 of the Aurora  
19 Zoning Ordinance.

20 The ordinance further defines development  
21 between data center facilities which do not have zoning  
22 entitlements pursuant to Chapter 49 of this Code as of  
23 April 1, 2026. This exact language which is already  
24 proposed by staff in the response data center ordinance



1 should be, quote, should be included in the amendment to  
2 the zoning ordinance before the Commission this evening.

3 It is a simple yet eloquent solution. It  
4 addresses the issue to the primary objection of Cyrus  
5 One, a concern that I believe is shared by other  
6 interested parties in the city.

7 The solution will also provide symmetry  
8 between several chapters of the municipal code that are  
9 intended to regulate data centers. I appreciate the  
10 Commission's time and consideration this evening.

11 I hate to be hypertechnical and quote sections  
12 or be legalistic about the issues before the Commission,  
13 but I think the text of the legislation before you this  
14 evening is critically important. If you have questions,  
15 I am happy to answer them. Thank you.

16 MS. BAY: Good evening. I am Julie Bay. I live in  
17 Ward 10. I back up next to the data center, and I know  
18 that with the current data you have bought an 8 to 13  
19 second attention span tonight for details. I didn't  
20 understand a thing he said, honestly. So I don't know  
21 what that means for me, the lawyer, speak, and I have a  
22 master's degree. And what I would like to tell you  
23 this, simply, and I appreciate all of your eye contact.

24 This impacts me. This impacts my family. I

1 have recordings of the middle of the night of me being  
2 awake due to these sounds of the data center. I  
3 built -- I was the first home in Palomino Springs. We  
4 have been paying taxes for a really long time, and we  
5 are big supporters of Aurora, Illinois.

6 Thank you for taking all of this into account  
7 about us, as in the people that live here, because  
8 really this is what it is about.

9 CHAIRPERSON OWUSU-SAFO: Thank you.

10 MS. FISCHER: Hi. Danielle Fischer, 1628 Garfield.

11 First, want to thank the City again for  
12 hosting, the moratorium and city staff for all their  
13 hard work. I really appreciate it. I don't want the  
14 data centers here, but I do realize we are focusing on  
15 the regulations right now and thank you for allowing.

16 I said some things before, but I don't know  
17 where to check to see if they are added. I wanted to  
18 require them to prepare an environmental impact study  
19 when applying. Air pollution permits required yearly.

20 I was also wondering if a general clause could  
21 be added in the development agreement that states that  
22 they will rectify any other health or safety issues that  
23 arise and would be resolved within a certain amount of  
24 time, general catch-all. I think John, the staff said

1 that you can't change where the zoning is allowed, but I  
2 do agree with the other speaker that I feel like they  
3 belong in just W-2 with an additional use. Aurora is a  
4 home use so home rules so I think they could have more  
5 power with that.

6 Also, I thought John had mentioned the  
7 notification requirements can't be changed. The 250,  
8 that's not even half a block. I know Yorkville has a  
9 500 feet notification for their city. This it can be  
10 done, it is their home rule.

11 In regards to the water contamination, even  
12 with those cooling waters used from toxic, I was hoping  
13 if it doesn't exist, again, I don't know where it needs  
14 to be added, if staff could have an arising development  
15 agreement handling, disposing and monitoring of the  
16 contaminated water for a straight coolant substance, if  
17 they don't use water, and by a third party the City  
18 selects, not them.

19 Contaminated water can't just be discharged  
20 into our water treatment plant. It isn't equipped to  
21 filter the types of toxins they produce. Nitrate is one  
22 of them, and I believe causing cancer in Oregon around  
23 their data center.

24 The last time I mentioned the E. waste plan.

1 I am not sure if that was added, but found out if they  
2 produced many other hazardous waste so I am requesting  
3 regulations in place for all the hazardous waste  
4 produced by (indiscernible) agents, cleaning chemicals.  
5 There needs to be a plan in place in writing handling  
6 both in while they operate and if they shut down, and a  
7 third party should handle this for the City and not  
8 them.

9           Regarding sound, I don't know if landscaping  
10 was added, but I feel comprehensive landscaping at least  
11 a hundred feet bumpered by different species of trees  
12 should be required, and I do feel distance is the best  
13 defense. It was increased a thousand feet, but existing  
14 residents around Cyrus One say they can hear three  
15 miles. So even with these regulations in place, you  
16 just don't know what it is going to sound like until  
17 after it is done and then it is too late.

18           John said legally maybe can't change, but we  
19 are home ruled so set regulations high for other  
20 communities to follow.

21           I mentioned it before, and others have too,  
22 the City really needs to have in writing the right to  
23 terminate operations, not just fine them. They will  
24 just pay the fines, continue violating the City

1 regulations causing irreparable damage and the City will  
2 only fine them.

3 And lastly, I know that this is still being  
4 worked on, but I feel it is imperative that somehow  
5 these requirements retroactive to the current ones that  
6 have already been improved, and at least to people  
7 around Cyrus One now and ensure the ones being built  
8 don't cause the same problems. Thank you.

9 CHAIRPERSON OWUSU-SAFO: Thank you. Anyone else?

10 UNIDENTIFIED WITNESS: Good evening everybody.  
11 Thanks for letting me speak. I guess I just wanted to  
12 start by stating that this moratorium should stay  
13 extended until more research is done on the health  
14 hazards what of data centers cause the residents.

15 COMMISSIONER KUEHL: State your name and address,  
16 please.

17 MR. WRIGHT: Oh, I'm sorry. My name is Leo Wright.  
18 I live at 2680 Clara. I am a 30-year resident of  
19 Aurora. I live in the same neighborhood, a block away  
20 from the Bays, and I feel that noise every day, like I  
21 said at the meeting the last time. This has been so  
22 unbearable.

23 With that being said, this moratorium has got  
24 to stay in place. I forwarded a study that was

1 conducted about health hazards to Alderman Baid, she is  
2 supposed to share with everybody tonight. I really urge  
3 everybody to read it and take everything into  
4 consideration before making any judgments about moving  
5 forward with any more new data centers.

6 The health effects are detrimental to  
7 everybody and what the previous speaker said, the  
8 carcinogens from the diesel fumes, we don't know what  
9 they are. I asked Cyrus One in our last community  
10 meeting are they conducting air monitoring, and I was  
11 promptly told they are not required to, but they want to  
12 be good neighbors.

13 They got 90 generators sitting on that site  
14 that could go off at any time. It is not like a truck  
15 moving down the highway where it is moving and it's  
16 dispersing. These things are stationary and they are  
17 1200 feet from my property, closer to other neighbors.  
18 What health effects is that going to have in the future?

19 You know, a few years ago there was a big  
20 story about, I believe the company was called  
21 Sterigenics of Willowbrook, right? A company that  
22 sterilized medical equipment. During their operation  
23 people in the community started getting cancer. They  
24 started investigating it, and they found out that

1 carcinogens that were dispersed in the air from that  
2 plant's operation was causing this cancer.

3           So it took them a long time, the Village got  
4 behind them and shut them down. There are a lot of  
5 things that are going on here that we don't know about  
6 that Cyrus One is not disclosing. They have had the  
7 same problems in Chandler, Arizona that they have here,  
8 and they are just ignoring them.

9           They apologize. They ask us for -- they thank  
10 us for our patience. But we are not patient anymore.  
11 We want results. We want them shut down, and we don't  
12 want any more data centers unless there is rock solid  
13 evidence that they are healthy to the environment and  
14 that they are a benefit to the community.

15           What benefits does Cyrus One give to the  
16 community or future data centers? Are they paying  
17 taxes? Well, 60 homes in each community probably pay  
18 about the same amount of taxes.

19           You know, we talk about state law versus local  
20 law. From what I understand the City of Aurora can make  
21 ordinances, right? They have a very good ordinance on  
22 the books right now, 29-28 noise restrictions. I also  
23 sent this to the alderwoman to share with everybody.

24           If the City of Aurora would enforce these

1 ordinances on Cyrus One, they would shut them down and  
2 it states in here that the police department has the  
3 authority to do it. So I urge everybody to get this  
4 from the alderwoman and read it, read it thoroughly.  
5 And let's enforce what is also already on the books.

6 One other thing about the new regulation,  
7 there was one good thing I did hear tonight from  
8 Mr. Curley that they are going to reduce the decibel  
9 level down to 40 decibels. That needs to be instituted  
10 to the existing data center immediately. And we don't  
11 even know if that's low enough.

12 There was no base line sound study conducted  
13 initially. They just started them up. So we don't know  
14 what the sound level was unless we shut them down and do  
15 a comprehensive sound study. And there should be,  
16 again, constant sound monitoring where the residents, if  
17 they hear it, it is too loud, they can go online and  
18 look on the City website and see where it is currently  
19 at and then file a complaint with the police department  
20 to get them shut down.

21 What is happening there was no thought put  
22 into it. Again, like they say, they treat it like a  
23 warehouse, but anybody can see they are putting 90  
24 generators on the site, 1400 fan units on the roof and



1 they didn't think it was going to make noise? It is  
2 ludicrous.

3 I would like to thank everybody for their  
4 comments tonight, they are all very good, but let's  
5 enforce the regulations that are on the books now that  
6 pertains to noise, and let's do our research on all the  
7 health hazards that pertain to these data centers with  
8 noise and air quality. Thank you.

9 CHAIRPERSON OWUSU-SAFO: Thank you.

10 MR. CASTRO: My name is Brian Castro. I live at  
11 2780 Molitor Road.

12 There is no home closer to a data center than  
13 our home. I can stand at the back of my property and  
14 throw a baseball 200 feet and hit the wall of Cyrus One.

15 I am here tonight because I didn't get this  
16 opportunity when Cyrus One came to town and basically  
17 ravaged the property behind our house which used to be  
18 nothing but farmland and a forest. I have watched -- in  
19 fact, when I built my second home -- I have been living  
20 in Aurora now almost 40 years. My first home I lived in  
21 18 years and I am in my new home 20 years.

22 And for the last ten years all I have watched  
23 in my backyard is construction by Cyrus One as they  
24 built the second data center and then the third data

1 center. And it has been contact construction. They  
2 still don't have a permanent certificate of occupancy  
3 which is ludicrous. Most other operations under those  
4 conditions would have been shut down, but Cyrus One  
5 continues to do what they do every day.

6 I have been monitoring the sound in our  
7 backyard for the last two years with a decibel meter and  
8 there is not a single time at any point in any day,  
9 seven days a week, 365 days a year, seven days a week  
10 that it gets below 60 decibels. Every swinging day it  
11 is above 60 decibels 24 hours a day.

12 It is imperative that the moratorium be  
13 extended until that building can get to a level that is  
14 acceptable to the neighbors. There is a thousand homes  
15 to the south of Cyrus One. They are all being impacted,  
16 every one of them.

17 People living in Stonebridge in million dollar  
18 homes are hearing the same sounds that people standing  
19 on the sidewalk are hearing. There is a constant hum, a  
20 constant whirl, and when those generators run, our house  
21 shakes. I have drywall damage in my house because of  
22 the generators running for three days straight last  
23 summer. It is unbelievable.

24 There should not be a data center that close

1 to any house anywhere. It is incomprehensible. I did  
2 not have this chance to do this when Cyrus One built  
3 building 3, but I am here to tell you that they cannot  
4 build any data centers any closer to homes than they are  
5 doing right now.

6 There is talk, the mayor has already gone on  
7 record on a radio program that they are decommissioning  
8 the fire station on Molitor Road and turning that into a  
9 data center, and there is a really scary thought the 21  
10 acres to the east of that property on the southside of  
11 Diehl Road is going to be another data center.

12 You people have got to understand, you are  
13 just going to make the matter worse. There needs to be  
14 a stop to this problem. You need to find better places  
15 for these buildings. They just can't be put near homes.  
16 And that's all I have to say.

17 MR. JUNG: Hi. My name is Myoungwhon Jung. I am  
18 living at 2741 Shetland Lane. I am living here, Aurora  
19 resident. Thank you for the opportunity.

20 Before the vote is had, I would like to  
21 respectfully ask each of the counsel members how  
22 confident are you that the proposed data center  
23 regulations will fully protect all of our residents from  
24 long-term environmental and health impact and what

1 independent studies and what evidence are you relying on  
2 to support that confidence? Until you are fully  
3 confident that these protections are sufficient and  
4 grounded in solid independent study research, I urge you  
5 not to move forward with approving new data center  
6 development.

7 At the same time I respectfully ask you to  
8 evaluate whether the current rules are strong enough to  
9 address the long-term environmental health impact these  
10 facilities may bring to us. The long-term health of our  
11 community and environment should take priority over  
12 rushing into decisions that could have lasting  
13 consequences. As elected officers you serve as a  
14 safeguard for the residents of Aurora.

15 I ask that you carefully consider whether  
16 these regulations truly provide the protection our  
17 community deserves before allowing any large scale data  
18 center development in our city.

19 Thank you.

20 CHAIRPERSON OWUSU-SAFO: Okay. Any other?

21 ANONYMOUS RESIDENT: Can I get a second tour? I  
22 have a couple of last things, just really quick.

23 Do I have to repeat --

24 CHAIRPERSON OWUSU-SAFO: Yes.

1 ANONYMOUS RESIDENT: Anonymous Aurora resident.  
2 Not telling you my address. Ward 9.

3 Basically I just want to say the thousand  
4 dollars a day that they want to fine them for being  
5 noncompliant is a complete joke. And companies that  
6 have that kind of money and deep pockets will just write  
7 it off as a loss. So they need to give them some  
8 significant dollar fines that are really going to hit  
9 them in their wallet.

10 Basically make them go elsewhere. Let other  
11 cities have to fight the good fight for this as well.  
12 We are already doing that, and it is exhausting, but we  
13 are going to do it until we see it till the end.

14 Continue the moratorium. And basically those  
15 buildings are vehemence and an eyesore. They are just a  
16 blight on our city. We have such great architecture and  
17 things. And how much farmland has to be eaten up in  
18 these huge buildings? Again, no more excuses. We want  
19 results. I like that statement that he had.

20 My other thing is as far as Mr. Whitaker  
21 yesterday, he was saying that, you know, before the  
22 meeting tonight I actually approached him and asked him,  
23 "How do you sleep at night?" And he basically said, "I  
24 am not doing this", and he ran off and found a seat.

1 So, you know, he is doing the coward and didn't want to  
2 talk about that.

3 So the other thing is we need to be able to  
4 stand together and support our community. The  
5 biometrics, I don't think any of you guys were here  
6 yesterday, but I was here for the RAP meeting. I was  
7 flabbergasted to find out and sit right in the same spot  
8 and hear, and I don't know if you are aware of this, but  
9 the data centers and the companies that are behind them  
10 are collecting everybody's information and they are  
11 selling it.

12 And you can't get it back. You don't have the  
13 right to say what is going to be done with it. When are  
14 they going to have to stop using it. They are  
15 collecting your information on your facial recognition,  
16 your irises, your eyes, all that kind of stuff, that  
17 technology, if you use it on your phone or your  
18 fingerprint, things like that.

19 Yeah, they are profiting from your biometrics.  
20 I am not sure if you guys were aware of that. And that  
21 is just insane to me.

22 The City is actually given the opportunity for  
23 everybody to hear it from them, they are trying to put  
24 things in place where they would be required to dispose

1 of that information in a certain amount of time, and  
2 then require them to have a certificate proving that  
3 they have done it, because personally, I think, I don't  
4 trust them farther than I can throw them. And so find a  
5 way to limit how they can collect your biometric  
6 information, and how they can keep your personal data.

7 So in case you weren't aware of that, that is  
8 a huge thing as well. Thank you for your time.

9 CHAIRPERSON OWUSU-SAF0: Thank you.

10 UNIDENTIFIED WITNESS: One more comment. One thing  
11 I wanted to impose upon you all --

12 CHAIRPERSON OWUSU-SAF0: Please state your name.

13 MR. CASTRO: Brian Castro, 2780 Molitor Road.

14 I would invite all of you, every one of you  
15 who are unsure about what the impact of a data center is  
16 to come spend a weekend at Casa De Cyrus One. I will  
17 put you up for the weekend. I will let you experience  
18 yourself what it is like to try and sleep and just do  
19 everyday things on a weekend, preferably the summer  
20 because that's when the coolers are running the most.

21 And I would also invite Mr. Whitaker to come  
22 out of his nice little Naperville residence and spend a  
23 night there also. You are all free to come.

24 CHAIRPERSON OWUSU-SAF0: Thank you.

1 MS. VAN DAFF: Hi everybody. My name is Georgette  
2 Van Daff. I am at 1396 South Glen Circle.

3 I just want to say, she made a comment of how  
4 does he sleep at night. Well, he sleeps well. He  
5 sleeps in Naperville because they denied the one  
6 proposed data center. That's how he sleeps.

7 So I also think that the moratorium should  
8 continue until the studies are completely done. They  
9 keep pushing these data centers in these specific areas  
10 because they think they can get away with it. Sorry, I  
11 can't breathe. So they think they can get away with it  
12 because of the demographics here.

13 We need to continue to push back. And I have  
14 a really hard time believing that HOAs have more power  
15 than this City Council. HOAs can force people out of  
16 that homes, force them to sell, but somehow we don't  
17 have the power to tell these people they don't belong  
18 here.

19 CHAIRPERSON OWUSU-SAFO: Can I interrupt you for a  
20 second. Could you please state your name and address.

21 THE WITNESS: Sure. I did.

22 CHAIRPERSON OWUSU-SAFO: Okay. Thank you.

23 MS. VAN DAFF: But HOAs have the ability to force  
24 people out of their homes that they purchase because



1 they don't abide by rules, but somehow all we are  
2 talking about these minimal fines. It doesn't even make  
3 sense. How? These people operate on do first,  
4 apologize later. They don't care what the rules are.  
5 They know they are going to break it.

6 Like that gentlemen said over there. They  
7 start with, oh, it's going to 40 decibels, and then it  
8 is a hundred. So I really implore the counsel to  
9 continue the moratorium and make sure that we do the  
10 studies if we are going to have these people here.

11 Thank you for your time.

12 CHAIRPERSON OWUSU-SAF0: Thank you. We are going  
13 to close the public hearing prior to today's meeting.

14 Maybe I should ask, there is no other comment?  
15 Nobody else have a comment? Okay. Please come up.

16 MS. CIHANGIR: Hi, I am Diane Cihangir, 739 Orchard  
17 Avenue in Aurora.

18 I agree with all the points that they were  
19 making except for Cyrus One. And one interesting thing  
20 that I just noticed, if you know about the war that is  
21 going on right now, they are hitting data centers. And  
22 even though that is not something that you think could  
23 happen, there could be terrorist attacks on the data  
24 centers here. Even if it is out, really out of, you

1 know, very small slim chance, I just wanted to add that  
2 because the destruction that it is already giving to the  
3 whole community is bad enough, and the destruction that  
4 is going to keep happening year after year.

5 Because I had just discussed with a friend of  
6 mine in Beaver Dam, Wisconsin all of the horrible things  
7 that are happening with the people there, their health,  
8 their raising all the utility bills and everything, but  
9 right now she said that the governor of Wisconsin is  
10 trying to get together with governors in other states to  
11 tell them, to warn them of basically the negative  
12 effects of data centers.

13 So I also agree you should really do a lot  
14 more research, so continue the moratorium, and pursuing  
15 I hope you just don't agree to have any more data  
16 centers here at all. And do whatever it is you need to  
17 do to force whatever bad effects these data centers have  
18 had on our community to pay for those, infrastructure,  
19 also. I don't know if that was mentioned much. But I  
20 know that, you know, the roads and all of the  
21 stakeholders in our community, we are all stakeholders  
22 for this, as if it affects us financially and our health  
23 and our well-being in general. Thank you.

24 CHAIRPERSON OWUSU-SAFO: Thank you.

1 MR. CAVATEL: I'll keep it brief. Good evening.  
2 My name is Jordan Cavatel. I live at 2285 Coach and  
3 Surrey Lane. Thanks for hosting us tonight and  
4 continuing the discussion. I appreciate that.

5 I am not an expert on everything data center  
6 or all of the things that it can and can't do, or the  
7 things that have different impacts for the community.  
8 But what I can tell you is that in the work I do,  
9 anytime that you move a decision and have to make a  
10 correction to another stage, ten times factor of cost  
11 and impact. So I say that if these things are approved  
12 and they go ahead and later on we find out, oh, that was  
13 a mistake, we shouldn't have done that, you have now  
14 cost, you know, ten, hundred thousand X what you could  
15 have resolved earlier on.

16 And so to say that, I encourage you to  
17 continue the moratorium and continue this discussion and  
18 debate to make sure that we are doing all the right  
19 things for the community, making sure that we continue  
20 to make it safe. And if it is safe and it meets our  
21 health standards and it meets the things that make for a  
22 good community, awesome. Then let's do it.

23 But we have the opportunity now to make those  
24 decisions at a much less costly point than we do a year

1 from now, five years from now, ten years from now. So I  
2 appreciate the discussion and I hope that you guys take  
3 those comments into consideration, and really hope that  
4 we can do our due diligence up front to make sure that  
5 we continue to have a great and safe community.

6 Thank you.

7 CHAIRPERSON OWUSU-SAFU: I think you had okay.

8 MR. VRETTOS: I am Andrea Vrettos, 948 Carriage  
9 Meadow Drive.

10 I just made an observation, everybody, the  
11 residents who spoke, every resident who spoke was  
12 against data centers, except the lawyer who is not a  
13 resident, and he is paid to speak for data centers. So  
14 how does democracy work in Aurora exactly?

15 I am saying this because when I believe every  
16 resident, homeowners association, and you, in the  
17 neighborhood, was against the factory, against the  
18 warehouses they put out there, but this didn't prevent  
19 them from building the factory, building the warehouse.  
20 And everybody says, like, something about the  
21 demographics.

22 I don't know what this means exactly, sounds  
23 derogatory, but it seems to me that because of the  
24 demographics of Aurora a lot of things are happening in

1 the city that can never happen in Geneva or Naperville.  
2 This is very clear to me. I don't know. Maybe I  
3 misunderstood something. But we have to clarify how the  
4 democracy works in Aurora. Yeah, that's all.

5 CHAIRPERSON OWUSU-SAFO: Thank you. I think we can  
6 basically close the public comments section of this  
7 meeting today. Now I will call staff back up to address  
8 some of these questions, comments that you had.

9 So where do we start? I know I took some  
10 notes, but I think it is probably, unless any of you  
11 have a better solution, but have too many to try to go  
12 over each one at a time. So maybe you can tell us what  
13 you know based on the comments and the questions others  
14 had, and then you can summarize the questions and  
15 address them as we go along.

16 MR. CURLEY: Well, thank the Chair again. John  
17 Curley, chief development services officer.

18 If I might repeat what I started the meeting  
19 with on what our advice of legal counsel would consider  
20 not standing up to a legal challenge. I think some of  
21 the comments that were made tonight still fall under  
22 that category, so if I can start in that area.

23 MS. WYSOCKI: Yeah, I think some of the requests  
24 such as continuing the moratorium forever, that's not

1 really possible and it is beyond the purview of this  
2 Commission. This Commission is here to consider text  
3 amendments into the zoning ordinance. The moratorium,  
4 there is already an expiration date. Whether the City  
5 Council extends it so that, you know, they can be more  
6 encouraged on this issue. I think that was one of the  
7 things that was brought up.

8           There was also a lot of comments about tax  
9 dollars and how, you know, the tax benefits or not  
10 benefits or how that is weighed, and that is also out of  
11 the purview of this Commission. This Commission is an  
12 advisory board or advisory commission for purpose of  
13 considering the amendments to the zoning ordinance. The  
14 City Council is the body that would consider any tax  
15 incentives or tax consequences.

16           Do you want me to -- I am trying to remember  
17 what else was brought up.

18           CHAIRPERSON OWUSU-SAF0: I think one general line  
19 was is there a specific rate that the data centers get  
20 compared to what the average residents get?

21           MS. WYSOCKI: Honestly, I don't know, but that  
22 would be something that Com Ed would handle. That is  
23 something not even in our power. Unlike Naperville, we  
24 don't run our own power plant. So, you know, Naperville

1 was very concerned about that because they have their  
2 own power, they run their own there.

3 But we do not. All of our power is by Com Ed  
4 and so as a result, that's all the results of  
5 negotiations between Com Ed and the developers. So that  
6 is not something that the City has control over, and  
7 definitely not something this Commission as the body  
8 hearing applications for zoning relief and tax  
9 amendments has control over.

10 COMMISSIONER MARTINEZ: I do have some questions.  
11 You said that legally we could not, and I understand  
12 this is not the body for it, that data centers, why  
13 can't we legally, the City of Aurora, do that?

14 MS. WYSOCKI: Because generally you can't ban any  
15 (indiscernible) municipality. It is not just like we  
16 can't ban something like, you know, like dump towers or,  
17 you know, we have to have a place to have, even if they  
18 are not desirable by everyone, we can't outright ban  
19 them. So, you know, we can limit them to certain zoning  
20 districts. We can limit them to certain, you know,  
21 certain areas within the city, but an outright ban is  
22 not.

23 COMMISSIONER MARTINEZ: How is a -- excuse me --  
24 this is as a resident as well. How is that if we can't

1 ban building, because it's a building versus, like, for  
2 example, BYOB or smoking in public, that can be banned  
3 because there is healthcare officials said there is a  
4 danger to other people.

5 MS. WYSOCKI: So it's a little different of a  
6 problem. So the issue of whether or not you can smoke  
7 in public is a health issue that, you know, affects  
8 people around you. The issue of a (indiscernible) you  
9 know, sometimes developments attach, you know,  
10 properties and that's why we have zoning, you know,  
11 specific areas where people can build things, and also  
12 we have zoning hearings, that's the whole purpose of the  
13 zoning ordinance is to establish regulations surrounding  
14 property rights. But we can't cut it off completely.

15 Just like, you know, you can smoke in your own  
16 home and in your own backyard, and you can build on your  
17 property. It doesn't mean (indiscernible) --

18 COMMISSIONER MARTINEZ: So that does remain a  
19 question. So you said health experts said this does  
20 have damage to people around you, correct? Was a health  
21 expert consulting the City during this time as to what  
22 the effects are healthwise toward humans. And then also  
23 were they consulting the park district as to what the  
24 noise, the light, any pollution would do to a forest



1 preserve that are right next to these data centers.

2 MR. CURLEY: We did not consult a health expert,  
3 per se. We have been studying what a lot of other  
4 communities have done across the country and consulting  
5 with a lot of regional groups, including the  
6 Metropolitan Mayor's Caucus, and a myriad of experts  
7 from water experts, power experts, emissions experts,  
8 but we did not directly consult with a health  
9 professional about emissions on a singular basis. I  
10 think we had some discussions about emissions in a  
11 larger group in the Metropolitan Mayors Caucus meeting.

12 CHAIRPERSON OWUSU-SAFO: Can I ask that if we have  
13 not and we are a proven constant 49 decibels noise as an  
14 allowable or permitable level, then we don't really have  
15 evidence to say that is not have a long-term effect or  
16 the 59 for night? I mean day and night. I am getting  
17 the two confused.

18 MR. CURLEY: Yeah, if you will allow me, again, to  
19 clarify. That measurement that you are citing is at the  
20 property line. We are additionally beyond the property  
21 line requiring a separation distance. That separation  
22 distance is the reason why I am confident that we would  
23 have less than -- 40 or less at the residential property  
24 line, and less than that at night.

1 But the measurement and the numbers that we  
2 have in the ordinance are at the data center property  
3 line because we are requiring them to provide  
4 measurements and constant measuring of the sound at the  
5 property line, and that's what they can control. We  
6 couldn't insist that they constantly measure at other  
7 people's property lines.

8 So the numbers that we arrived at were to  
9 design a 40 or less at the residential property line and  
10 that's what I am comfortable that we have achieved with  
11 our proposal.

12 CHAIRPERSON OWUSU-SAFO: I guess I am just looking  
13 at it from we do have a distance (indiscernible). We  
14 also have a distance, relative distance from the  
15 property line to residents. I don't see why we can't  
16 just take samples at these known facilities to get  
17 concrete data, say, based on an existing one, like Cyrus  
18 One, do you know what their output is? Why can't we  
19 take some samples along these individual items, I am  
20 assuming by a trade, and when we have highways coming  
21 through, we do go and get permission to properties and  
22 we take samples to see and get backyard permission to  
23 enter personal properties and take noise level samples.

24 So can we get some of those to kind of be

1 comfortable with the levels that we think would be in  
2 the residential areas?

3 MR. CURLEY: Chairman, you are pointing out the  
4 exact puzzle that I feel stuck in. We have been  
5 measuring the sound in these neighborhoods. They far  
6 exceed what we are proposing. The issue is that we are  
7 proposing something that is less than what is being  
8 experienced, yet we are -- the comments that you are  
9 receiving are I'm within the distance that is being  
10 proposed and it is too loud.

11 Well, they are also generating more noise than  
12 we would permit in the new ordinance, and therefore, the  
13 comparison is not an apples-to-apples comparison. I  
14 completely understand it is too loud. I think it is too  
15 loud.

16 But that said, the fact that it is too loud  
17 today is not comparable to when we drop the requirement  
18 for the noise at the property line to a much lower  
19 threshold than what is being experienced today. So  
20 comparing the two distances, I don't find that  
21 informative today the analysis that we have done is  
22 showing me that we have achieved 40 at the residents'  
23 property lines at either a thousand or 1500 linear feet  
24 of distance separation. That's how we arrived at the

1 numbers.

2 COMMISSIONER MARTINEZ: Then one other question. I  
3 did do some research and I noted that in Europe a lot of  
4 the data centers are now using what they call a  
5 hydrotreated vegetable oil system, and that is what  
6 Europe is rapidly moving to, 90 percent is what the  
7 numbers said, and Cyrus One is actually one of them that  
8 is proposing it.

9 So my question is, did we look into that? And  
10 if they are doing that in Europe, why are they not doing  
11 that here?

12 MS. LINDBURG: Thank you. Apologize for my voice.  
13 Hi, everyone. I am Alison Lindburg, director of  
14 sustainability for the City of Aurora. We actually did  
15 look at that, they have an acronym, hydrotreated --

16 COMMISSIONER MARTINEZ: HVO.

17 MS. LINDBURG: HVO, I was going to say, I think it  
18 is, oil. And what we were told is that here in the  
19 United States it is actually really difficult to ensure  
20 that there is a consistent supply for it. So while we  
21 can't mandate it, necessarily, because it doesn't mean  
22 they would be able to meet the requirements, it is  
23 something that we want to encourage the data centers to  
24 do.

1 I agree that I would like to see that go  
2 forward rather than them using it for diesel. My  
3 understanding is that also not all generators can use  
4 the HVO, although some of them can. So some of the  
5 existing generators that may not be compatible to using  
6 HVO.

7 COMMISSIONER MARTINEZ: I guess that leads to my  
8 next question. That these are, as was mentioned, at  
9 least Cyrus One for one campus generates a billion  
10 dollars. So for them to change any of this equipment,  
11 even if it is in the millions of dollars with existing  
12 ones, and when the residents are saying that there is  
13 issues, why couldn't we make them? They have the money.

14 MS. LINDBURG: So I appreciate that question. I  
15 don't know that we can answer that question today  
16 because it is not related to the zoning requirements. I  
17 don't know. I would look at legal counsel for that. I  
18 honestly don't have a good answer for you on that.

19 But as we are talking about the zoning  
20 requirements today because that is existing. Zoning is  
21 for planning. It is not for existing.

22 MS. WYSOCKI: Our intention is to, especially with  
23 the -- you know, the data centers internally and trying  
24 to figure out what to do with the existing, our proposal

1 is that the data centers that will be -- once this  
2 ordinance is passed -- will be conforming, that we will  
3 tweak the nonconforming section of the zoning ordinance  
4 and that that will address that problem. However, that  
5 would have to come through a separate text amendment.

6 I know that Mr. Whitaker mentioned the change  
7 now and I was trying to quickly follow -- I'm sorry, he  
8 is behind Mr. Curley -- I was trying to quickly follow  
9 on whether or not the proposal you were discussing now  
10 would take care of that, and honestly I need time to  
11 kind of digest that.

12 So, you know, to the extent that we will  
13 address existing structures and existing data centers, I  
14 think our intention was to have that meeting in early  
15 April, so I don't want to spend too much time on that.

16 MR. CURLEY: And if I might just add to elaborate a  
17 little further on the technology. This technology in  
18 this sector is moving very quickly, faster than  
19 regulations can keep up with it across the country.  
20 That said, we have what -- the proposal you have in  
21 front of you today is monitoring and mandating a very  
22 energy efficient solution as well as a water  
23 conservation solution.

24 So as technologies come forward that can

1 save -- so I think -- let me step back a second.

2 Noise at these centers can be mitigated much  
3 more readily if they use evaporative chillers. It is a  
4 much more efficient way to cool and you have many fewer  
5 fans, and less fans to be in order to accomplish the  
6 cooling that is required.

7 The industry is moving away from it and our  
8 aquafors can't handle the amount of volume that would be  
9 required for all of us to essentially flushing potable  
10 water into the sanitary drain because that's what ends  
11 up happening.

12 So what we have done is we have protected the  
13 most precious, we are attempting to protect the most  
14 precious commodities that we have in the water and  
15 encouraging the most efficient use of power in the  
16 regulations that we are proposing while not prohibiting  
17 future technological advances that presumably would be  
18 doing the same thing. They would be trying to save more  
19 energy because it is in everyone's best interest, and we  
20 would still be preserving our potable water.

21 CHAIRPERSON OWUSU-SAFO: I have one more question  
22 and that is, there was a question that came up if there  
23 is so much unknown already, why can't we have these  
24 facilities restricted to two zoning areas as opposed to

1 all the other areas that we are proposing. Because we  
2 can't outright ban them, but could we possibly have them  
3 as far away from residential or light -- you know,  
4 resident, light areas, that we could. Just a  
5 suggestion.

6 MR. CURLEY: Understood and legal counsel might  
7 want to chime in on this as well. Again, currently the  
8 data centers not being defined separately from  
9 warehouses are permitted in ORI and M-1 and M-2.

10 CHAIRPERSON OWUSU-SAFO: Why can't you change that?  
11 Can't you in the industry --

12 MR. CURLEY: Understood, and the conditional use  
13 which, again, last time we mentioned is the most  
14 important part of the regulations that we are proposing  
15 would allow a hearing to occur on a case-by-case basis  
16 and it is exactly the mechanism that was used in our  
17 neighbors to the east to discourage a recent request for  
18 a data center. It is also the exact same mechanism that  
19 was used in Chandler, Arizona where a data center spent  
20 almost a year complying with new regulations that they  
21 had adopted, yet they still were denied their petition  
22 to develop a new data center.

23 So, again, the most important part, in my  
24 opinion the most important part of the regulations being



1 proposed is eliminating the permitted use which limits  
2 the amount of public participation and oversight  
3 happening and the approval on the front end of these  
4 projects and allows the public to participate.

5 CHAIRPERSON OWUSU-SAFO: Anybody else on the  
6 Commission have questions for staff?

7 Okay. Hearing none. Ask for staff  
8 recommendations.

9 MS. VACEK: Staff would recommend approval of the  
10 text amendment before you.

11 CHAIRPERSON OWUSU-SAFO: You heard staff's  
12 recommendation. What is the wish of the Commission?

13 COMMISSIONER MARTINEZ: Can we clarify that this is  
14 not the end be all. This is just for zoning we are  
15 putting in place --

16 MS. VACEK: Correct. You guys are just a  
17 recommending body to the RAP Committee and then to the  
18 Commission -- I'm sorry, committee as a whole and then  
19 full City Council. So you will have time to -- or they  
20 will actually be able to amend it if they wanted to  
21 amend it. You guys are just a recommending body to  
22 them.

23 COMMISSIONER MARTINEZ: And just, sorry. So there  
24 are no rules right now before this, correct?

1 MS. VACEK: Correct. There is no rules for data  
2 centers. They are permitted as a warehouse would be  
3 permitted.

4 COMMISSIONER MARTINEZ: So this would be a rough  
5 draft to send to RAP and to a committee whole?

6 MS. VACEK: Correct.

7 COMMISSIONER MARTINEZ: And then at that point  
8 citizens can -- residents can go and ask these other --

9 MS. VACEK: Correct.

10 MS. LINDBURG: Apologies for interrupting. Alison  
11 Lindburg, director of sustainability. I know we are  
12 only talking about these two pieces, these two text  
13 amendments here today related to zoning for warehouses  
14 and for new data centers. There are other pieces of  
15 legislation that are going before council that address  
16 other things.

17 So I just want to be clear about that. I am  
18 not saying it goes as far as those other pieces as what  
19 the residents here are talking about. I do want to  
20 mention, though, there were a couple of things here  
21 today that did get brought up that they wished were part  
22 of the new zoning regulations, and they are part of it.

23 So, for example, all of the things that were  
24 asked about water, will be part of new studies and will

1 be requirements. There will be water plans. There will  
2 be energy plans. There will be noise studies that are  
3 required. So new data centers will have all of those  
4 requirements.

5 So I just wanted to make it clear that yes, we  
6 are only talking about those things today, and yes, you  
7 are just a recommending body to move this forward.

8 COMMISSIONER MARTINEZ: Can we set in there also as  
9 studies, can we add a health expert on like respiratory  
10 as well as recommending, you know, a person or I don't  
11 know if --

12 MS. LINDBURG: So, Tracey, correct me if I am  
13 wrong, but didn't we also ask for an air quality study?

14 No? Are you sure? For new.

15 I mean we can certainly consider it. I don't  
16 know that we have the language that we would propose  
17 today, but this will go to RAP, that would be a  
18 recommendation that we can put in there.

19 CHAIRPERSON OWUSU-SAF0: There was also some  
20 questions about, and I know we had a portion where we  
21 are supposed to be making whether we accept it or not,  
22 but we also -- I didn't see transparency on findings in  
23 this ordinance. I don't know if it belongs here or not  
24 but --

1 MS. WYSOCKI: I'm sorry. Finish your question. I  
2 just have a clarifying.

3 CHAIRPERSON OWUSU-SAFU: I just have the question,  
4 does this new ordinance language include how does the  
5 public get to know what the findings of any violations,  
6 or even if it is not a violation, peace of mind. What  
7 are we finding with air, water, and any other monitoring  
8 that is being done on site?

9 MS. LINDBURG: So what is before you today will  
10 require those reports for studies for the new proposed  
11 data centers and then they will all come before this  
12 Commission as part of the materials that you all will be  
13 able to look over when you are making recommendations on  
14 whether those data centers go forward. So there will be  
15 an opportunity for them to be public.

16 I don't think it is explicit that it is  
17 public, but it is part of the development process. So I  
18 am looking to Tracey to see what she thinks.

19 Okay. So everybody here is agreeing with me  
20 on that.

21 For existing, or I shouldn't say existing  
22 because it doesn't apply to existing data centers, but  
23 when a data center is completed and operational, so a  
24 new one that goes through the process and it becomes

1 operational, there is a piece of legislation that just  
2 went through RAP and went to the committee as a whole  
3 yesterday that addresses operational transparency.

4 Air quality is not in there. Air quality is  
5 kind of hard to test around a singular area. So we did  
6 not put that in there, but we do have energy, water and  
7 noise, and there will be annual requirements for them to  
8 report and they will go on to a website.

9 Now, again, we are not talking about that  
10 today, but I just want you to know that's what we were  
11 trying to get with the transparency issue.

12 MS. WYSOCKI: I just want to clarify, the issue  
13 that was mentioned a couple of times, the annual report  
14 will apply to all data centers in the city, new and old,  
15 the reporting requirements, the annual reporting  
16 required.

17 MS. LINDBURG: I thought we had to take that piece  
18 out.

19 MS. WYSOCKI: Did we take that piece out?

20 MS. LINDBURG: Yeah, I think we are still  
21 considering whether we can do it for existing data  
22 centers, but I think it needs to be rewritten.

23 MS. WYSOCKI. All right. I'm sorry.

24 MS. LINDBURG: No. It was in there initially for

1 everyone's' benefit.

2 CHAIRPERSON OWUSU-SAFO: Unfortunately, the public  
3 comment section is closed so I have to keep things  
4 moving.

5 I need to get back to the Commission. What is  
6 the wish of the Commission? Move this forward? Not  
7 move it forward? Any amended or suggested  
8 recommendations?

9 COMMISSIONER KUEHL: Can you recall the question?

10 CHAIRPERSON OWUSU-SAFO: Is there a recommendation  
11 to approve an ordinance amending Chapter 49 of the Code  
12 of Ordinances City of Aurora by modifying Section  
13 409-103, Definitions, and Section 49.104.3, Conditional  
14 Uses and Structures with regards to data centers  
15 facilities per the text draft that is provided to us at  
16 this time.

17 Is there a motion not to proceed?

18 COMMISSIONER ROBERTS: I know we can't put a  
19 moratorium on this indefinitely, but feels like there is  
20 a lot of moving parts still, and I know we are only here  
21 on a little sliver of this entire issue and a lot of it  
22 is not in our purview or our area of discussion, that it  
23 feels like there is a lot of ifs, then and things going  
24 to happen after this that we are going to take under.

1           So is there a reason we couldn't extend the  
2 moratorium, this is not ours, I think you said  
3 Council's, for three months so we can kind of get all  
4 the ducks lined up. I understand you guys have a  
5 concept.

6           MS. WYSOCKI: No, no. That's fine. It would be up  
7 to City Council. So I think part of the issue is that,  
8 you know, you are a recommending body, and so part of  
9 our -- and I don't mean to diminish your role in any  
10 way -- this is very helpful and your recommendation is  
11 certainly taken very seriously by City Council, but part  
12 of it is that we are trying to get everything to the  
13 City Council so it can be considered all as one package.  
14 Because you guys only consider the zoning aspect, you  
15 know, route, consider the ordinance. So right now it  
16 has to be piecemeal because it's in early in the  
17 process.

18           It is, you know, it is set out, and the City  
19 Council is the one that sees the whole package. So I  
20 don't -- you know, if you want to hold it and, you know,  
21 we will have to talk about meeting dates and so forth  
22 and see what we can do.

23           City Council does have the authority to extend  
24 the moratorium, they can do that. We as staff can only

1 extend it one 30-day period which would take us to mid  
2 April. So that's, you know, we are just very aware of  
3 that deadline because we don't want this moratorium  
4 expires before a new text amendment is passed, then it  
5 reverts back to warehouse. So there will be a gap.

6 COMMISSIONER ROBERTS: So if we, just to clarify,  
7 if we vote not to pass this today, you are saying that  
8 the moratorium will lapse?

9 MS. WYSOCKI: If the text amendment does not get  
10 passed by the City Council and there is no -- and the  
11 moratorium lapses.

12 MR. CURLEY: If it doesn't pass City Council.

13 MS. WYSOCKI: Yeah. So if the moratorium lapses  
14 the result is back to the old ordinance because the text  
15 amendment has not passed. That's the legal effect.

16 COMMISSIONER MARTINEZ: Can I move with the  
17 recommendation to extend the moratorium until we get  
18 more information? No?

19 COMMISSIONER ROBERTS: I have a motion to decline  
20 and then I would just add the note that I think there  
21 should be an extension of the moratorium. Just feel  
22 like there is too many moving parts for us to make a  
23 decision.

24 MS. WYSOCKI: I just want some clarification on the



1 motion. Are you moving to recommend the denial of the  
2 text amendment?

3 COMMISSIONER ROBERTS: Yes.

4 MS. WYSOCKI: Okay. So it would move forward to  
5 City Council with the denial, with the recommendation of  
6 the denial.

7 COMMISSIONER MARTINEZ: That means then that they  
8 can come in and ask for zoning on any --

9 MS. WYSOCKI: It is permitted so that there is no  
10 (indiscernible) --

11 COMMISSIONER MARTINEZ: I guess the other question,  
12 can I recommend to move it with it being zoned in M-2  
13 only?

14 MS. VACEK: So I believe you would need to make  
15 that modification and then everybody would have to  
16 approve the modification.

17 MS. WYSOCKI: So there is a motion on the floor. I  
18 don't know if there is a second. I haven't heard a  
19 second yet.

20 CHAIRPERSON OWUSU-SAF0: Do you have a motion --  
21 have you motioned it officially? What is the motion?

22 MS. WYSOCKI: Wait, wait. So is there a second  
23 for --

24 COMMISSIONER ROBERTS: Well, my first motion, let

1 me withdraw it.

2 MS. WYSOCKI: So Commissioner, can you state your  
3 motion so we are all on the same page.

4 COMMISSIONER MARTINEZ: I move to approve with the  
5 recommendation of only having it in M-2 zoning.

6 MS. WYSOCKI: Okay. Can I help you -- you would  
7 like to move to recommend approval with the change that  
8 data centers only be allowed as a conditional use in the  
9 M-2.

10 COMMISSIONER MARTINEZ: Yes. So do I have to  
11 repeat all that?

12 CHAIRPERSON OWUSU-SAF0: Second?

13 COMMISSIONER ROBERTS: Before we vote, I would love  
14 to hear your point of view, like, on what changes. I  
15 know we talked about it. Are there any other changes  
16 that that would impact?

17 MS. VACEK: Changes to the text amendment?

18 COMMISSIONER ROBERTS: Well, not to the text  
19 amendment. If it gets changed, like, what is the  
20 holistic impact of that?

21 MR. CURLEY: The current ORI and M-1 zoning  
22 districts would not be able to take a conditional use.  
23 So that means that fewer locations would be eligible for  
24 conditional use, and most of your answer I think would

1 be legalistic rather than zoning.

2 CHAIRPERSON OWUSU-SAFO: Okay. There is a motion.  
3 I know I second. So all in favor. Please call roll.

4 THE CLERK: Mr. Gonzalez.

5 COMMISSIONER GONZALES: Yes.

6 THE CLERK: Mr. Kuehl.

7 COMMISSIONER KUEHL: No.

8 THE CLERK: Mr. Lee.

9 COMMISSIONER LEE: Yes.

10 THE CLERK: Mrs. Martinez.

11 COMMISSIONER MARTINEZ: Yes.

12 THE CLERK: Mrs. Owusu-Safo.

13 CHAIRPERSON OWUSU-SAFO: Yes.

14 THE CLERK: Mr. Roberts.

15 COMMISSIONER ROBERTS: Yes.

16 CHAIRPERSON OWUSU-SAFO: Motion passed.

17 We have our second item on the agenda, the  
18 warehouse.

19 MR. CURLEY: Again, Chairperson, thank you. John  
20 Curley, chief development services officer. The  
21 presentation that we presented two weeks ago has not  
22 been amended. We have not modified the text before you  
23 for warehouses. So I am open to any questions that you  
24 might have, and any public testimony.

1 CHAIRPERSON OWUSU-SAF0: Anyone? Any Commission  
2 have a question for staff?

3 Okay. This is also a public hearing. Any  
4 members of the public wishing to give testimony in this  
5 matter, please raise your hand. You will be sworn in en  
6 masse. Then please approach the podium one at a time to  
7 give your best testimony. You will need to state your  
8 name and address for the record and sign up on the  
9 sign-in sheet after you have spoken, if you haven't  
10 already done so.

11 Do we have others that would like to speak so  
12 we can swear you all in at the same time, for the  
13 warehouse?

14 (All public participants  
15 sworn.)

16 CHAIRPERSON OWUSU-SAF0: State your name.

17 MS. TORRES: Kathy Torres. I just have a question,  
18 a clarification for the warehouse that is being approved  
19 or up for tonight, is that clarification if the  
20 warehouse is going to be identified -- one of the other  
21 homeowners, residents had said, you know, she made a  
22 point. There is a huge difference between a warehouse  
23 for packaging for Post cereal versus a different sort of  
24 warehouse. I guess I need clarification on how the

1 warehouse is going to be used and that under, like, a  
2 disguised name?

3 So a warehouse, say, is going to be for a  
4 certain use, but then it is used for maybe supply or for  
5 a data center kind of industry or anything like that?

6 MS. WYSOCKI: The definitions of a warehouse.

7 MS. TORRES: Right. I just want clarification on  
8 what the warehouses are going to be used for; not just  
9 under one big umbrella of saying "warehouse" when there  
10 could be along some --

11 MS. WYSOCKI: So the text amendment addresses the  
12 definition of warehouse. I don't know if you --

13 MS. TORRES: No, I didn't see that.

14 MS. WYSOCKI: So there is a text amendment. So the  
15 text amendment addresses the issue of the definition of  
16 warehouse, and it strikes the language about a warehouse  
17 being that it can be used to store computer systems and  
18 association hubs. So the rest of the definition, we  
19 already said it stands. I don't necessarily want to  
20 read the whole thing, but it changes that definition.

21 It also provides some changes to the -- I'm  
22 sorry -- it is hard for me to read it. I can either see  
23 you or the text. So it also changes -- I don't know if  
24 we went with the accessory use, but it changes to the

1 percentage of the building that needs to be used for  
2 other than storage to 50 percent I believe, but  
3 Mr. Curley --

4 MR. CURLEY: Again, I can highlight the provisions  
5 again. The primary change to the definition of  
6 warehouse is to extract the data center from the  
7 warehouse. So someone coming in as a warehouse that  
8 becomes -- then becomes a data center would be in  
9 violation of the use and would not be permitted to do  
10 that without meeting all the regulations that would be  
11 required.

12 Additionally, when we analyze vibration and  
13 the warehouse modifications fall in the three categories  
14 of zoning that we have touched on today, there is ORI,  
15 M-1 and M-2. When staff analyzed the vibration  
16 standards that we had between ORI and the M uses, they  
17 were different and we realized we needed to consolidate  
18 them so we studied what other communities did.

19 We found the most common regulation type. We  
20 are promoting that as well as the most least amount of  
21 vibration being emitted from the site. So we have a  
22 bunch of regional and national examples from that as  
23 well. So there are some vibration regulations that  
24 affect M-1, M-2 and ORI.

1           In addition to that, ORI, but only ORI is  
2 being -- we are suggesting the proposal would limit the  
3 warehouse portion of ORI to now be a limited use  
4 permission. So 50 percent or less of the ORI use would  
5 be permitted for warehouse, a warehouse in an ORI  
6 district, and additionally, there is a limitation on the  
7 number of docks that would be permitted at an ORI use as  
8 well. But those two provisions only apply to the ORI.

9           Obviously the M uses are intended for  
10 warehousing and distribution facility uses, and thus, it  
11 would make sense to apply them in that category. That  
12 last thing about ORI is something that is very similar  
13 to what our neighbor did to the east, and we are  
14 recommending a similar provision. It would encourage  
15 more research and development kind of uses within the  
16 ORI and fewer warehousing and distribution type uses in  
17 the ORI district.

18           MS. TORRES: I am not sure what ORI means.

19           MR. CURLEY: I'm sorry, it is an acronym for  
20 office, research and light industrial.

21           MS. TORRES: Okay. So as far as air conditioning  
22 units and things like that that would go on top of a  
23 warehouse to keep the warehouse down, all that has been  
24 addressed as well?

1           You said about the vibration, but I was  
2 wondering about because a lot of warehouses are huge and  
3 they need a huge cooling system, et cetera, et cetera.  
4 I just want, question transparency and that sort of  
5 thing on what is being approved today as far as noise  
6 level and air conditioning units going forward with  
7 progress.

8           MR. CURLEY: We did not additionally add noise  
9 constraints to the M-1, M-2 or ORI districts. We,  
10 again, found that the use type of a data center was  
11 different enough in particular in those areas that it  
12 needed a definition to be carved out of warehouses, and  
13 staff did not feel we needed to promulgate new or  
14 additional sound regulations, but we did need to clean  
15 up the vibration regulations because of the discrepancy  
16 that we found.

17           MS. TORRES: Thank you. I appreciate, and I do  
18 understand today's meeting was with the zoning, but I  
19 felt that the zoning also included everything that was  
20 included in the response from the residents as far as  
21 the zoning because it does affect the residents as far  
22 as the water, as far as the electric, as far as the  
23 health, as far as the air control.

24           All of that is all compiled to one. It is not



1 just property. It is the whole package. And so I know  
2 there is different entities and branches that are coming  
3 in or approved to coming in or will be coming in.

4 However, it is part of a full package of zoning.

5 Thank you.

6 CHAIRPERSON OWUSU-SAFO: Okay. Anybody else wish  
7 to speak?

8 All right. We will consider the public  
9 comment portion of this meeting closed.

10 Does staff have any recommendations?

11 MR. CURLEY: Staff would request that Commission  
12 approve the text amendment as presented.

13 CHAIRPERSON OWUSU-SAFO: Thank you. You heard  
14 staff's recommendation. What is the Commission's wish?

15 COMMISSIONER ROBERTS: Move to approve.

16 COMMISSIONER MARTINEZ: Second.

17 CHAIRPERSON OWUSU-SAFO: Please call roll.

18 THE CLERK: Mr. Gonzalez.

19 COMMISSIONER GONZALES: Yes.

20 THE CLERK: Mr. Kuehl.

21 COMMISSIONER KUEHL: Yes.

22 THE CLERK: Mr. Lee.

23 COMMISSIONER LEE: Yes.

24 THE CLERK: Mrs. Martinez.

1 COMMISSIONER MARTINEZ: Yes.

2 THE CLERK: Mrs. Owusu-Safo.

3 CHAIRPERSON OWUSU-SAFO: Yes.

4 THE CLERK: Mr. Roberts.

5 COMMISSIONER ROBERTS: Yes.

6 CHAIRPERSON OWUSU-SAFO: Motion carried. Please  
7 tell us where this goes next for both items.

8 MS. VACEK: This will next go to RAP Committee or  
9 Rules Administration and Procedure Committee on  
10 March 18th at 3 p.m. here, in this room.

11 CHAIRPERSON OWUSU-SAFO: Thank you. Can we have  
12 any announcements for coming up that we need to be aware  
13 of? No announcements?

14 Okay. That concludes our scheduled meeting  
15 for tonight. May I have a motion to adjourn the  
16 meeting?

17 COMMISSIONER KUEHL: I so move.

18 COMMISSIONER MARTINEZ: Second.

19 CHAIRPERSON OWUSU-SAFO: All in favor.

20 (Chorus of ayes.)

21 CHAIRPERSON OWUSU-SAFO: Thank you.

22 (Hearing was adjourned at  
23 9:22 p.m.)  
24

1 STATE OF ILLINOIS )  
2 ) SS  
3 COUNTY OF COOK )

4 I, Sharon A. Jerndt, being first duly sworn,  
5 on oath says that she is a Certified Shorthand Reporter  
6 and Registered Professional Reporter doing business in  
7 the City of Chicago, County of Cook and the State of  
8 Illinois;

9 That she reported in shorthand the proceedings  
10 had at the foregoing Planning and Zoning Commission  
11 Meeting;

12 And that the foregoing is a true and correct  
13 transcript of her shorthand notes so taken as aforesaid  
14 and contains all of the proceedings had at the said  
15 Planning and Zoning Commission Meeting.

16   
17 SHARON A. JERNDT, CSR, RPR

|                                           |                                               |                                                               |                                                       |                                                                                                           |
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**LEXITAS**<sup>TM</sup>

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