City of Aurora

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Legistar History Report

File Number: 24-0384

File ID:	24-0384	**Type:**	Ordinance	**Status:**	Agenda Ready
Version:	2	**General Ledger #:**		**In Control:**	Building, Zoning, and Economic Development Committee
				File Created:	05/16/2024
File Name:	C1 Chicago Aurora III LLC / 2725 Bilter Road / PDD Revision			**Final Action:**	

Title: An Ordinance Approving an Amendment to the Plan Description for the Butterfield Planned Development District on 32.08 Acres for the property located at 2725 Bilter Road being south of Bilter Road, west of Eola Road, and north of Interstate 88

Notes:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Legal Description - 2024-05-17 -2024.158, Exhibit "B" PDD Amendment - 2024-05-17 - 2024.158, Public Comment - Dupage County Forest Preserve - 2024-05-21 - 2024.158, Presentation - 2024-05-22 - 2024.158, Land Use Petition and Supporting Documents - 2024-03-21 - 2024.158, Qualifying Statement 5-2 - 2024-05-02 - 2024.158, Location map - 2024-05-17 - 2024.158

Enactment Number:

Planning Case #: NA06/4-24.158 - CUPD/Ppn/Psd

Hearing Date:

Drafter: JMorgan@aurora-il.org

Effective Date:

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning and Zoning Commission	05/22/2024	Forwarded	Building, Zoning, and Economic Development Committee	05/29/2024		Pass

Action Text: A motion was made by Mr. Gonzales, seconded by Mr. Roberts, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 5/29/2024. The motion carried.

Notes: *Chairman Pilmer said we have 3 more agenda items for tonight and they are all related, so I will read these into the record at once.*

Mrs. Morgan said good afternoon. Jill Morgan, Senior Planner. I am going to try to briefly introduce the project and then hand it over to the Petitioner for a presentation.
So, the Petitioner is requesting approval of an amendment to the Plan Description for the Butterfield

Planned Development District, which would include a revision to permit an additional use and some additional minor variations to allow for the development of a data center campus with 2 towers.
The amendment is to allow a 3300 Warehouse, Distribution, and Storage Services use in the form of a data center only. All other 3300 Warehouse, Distribution, and Storage Services would be prohibited on the parcel.
Concurrently with this proposal, the Petitioner is requesting approval of a Conditional Use for a Telecommunications Facility use with the establishment of modified standards. The details of the request include allowing 2 telecommunication facilities, specifically 350-foot, non-guyed tower structures with associated antennas and communication support facilities. The first tower is proposed to be located approximately 199 feet from the northern property line and 140 feet from the eastern property. The second tower would be located at the southeast corner of the property about 185 feet from the closest property line.
The Petitioner is seeking a Conditional Use to construct a tower within the I-88 Technology Corridor and to waive or reduce the burden on the application pursuant to Chapter 19 Article 3. The Petitioner will expand on those specific modifications in their presentation.
The Petitioner is also requesting approval of a Preliminary Plan and Plat for the data center campus on approximately 32 acres. The improvements of the data center campus will be constructed in 3 phases. The first phase will include the construction of a 411,000-square- foot building, 2 generator yards (one facing Bilter Road and one facing the interstate), and 2 towers with associated communication support facilities.
The second phase is for the completion of the utility substation. And the third phase is for an approximately 153 (thousand) square-foot building constructed right adjacent to the first building.
There are 2 means of ingress and egress for the property. The westernmost is the main one and will be a full access. A secondary access point is being proposed towards the eastern edge of the property, which will be limited to a right-in and right-out. It will be used as an ingress/egress for the public utility substation that would be required by Com Ed to have access for their substation, and for egress for any traffic that is not granted access into the data center. So, that way they have a way to leave the data center if they're not allowed in.
This proposed access is contingent upon approval by the Tollway Authority.
The data center complex will be screened from the surrounding properties in a variety of manners. There's a 3-foot berm being proposed along Bilter Road where a berm is feasible. There's going to be…umm…an 8-foot decorative security fence around the property and around the generator yard will be a decorative 20-foot wall. The wall will be designed to achieve the noise modification rating required of a noise modeling study. The substation will be screened by a 12-foot decorative wall as coordinated with Com Ed. The rooftop will include equipment screening but additional noise mitigation measures will be provided if required to comply with the noise modeling study.
While not being approved until Final Plan and Plat, there are draft Landscape Plans and Elevations provided, and I think the Petitioner will show you the Landscape Plan to show you all the heavy berming that's being proposed for the project.
Is there any questions for Staff before I hand it over to the Petitioner?

Chairman Pilmer said questions for Staff? Alright, at this time if the Petitioner would come forward. Again, this is a Public Hearing so I will swear you in. Do you swear to tell the truth, the whole truth, and nothing but the truth?

Mr. Whitaker said I do.

Chairman Pilmer said thank you.

Mr. Whitaker said good evening again. Russ Whitaker, Rosanova and Whitaker, here again on behalf of CyrusOne. So, we've discussed a bit about the existing Aurora Data Center Campus. With that campus at full occupancy, CyrusOne is now proposing a second data center campus in Aurora. The goal is to build upon a very positive relationship with the City. Proximity of the new site provides efficiency in operations and will provide a unique opportunity to grow with both new and existing tenants. So, as we're looking at the map here, you can see the existing CyrusOne Data Center Campus that we were just talking about. And you can see that the new site is just over…I think it's a thousand feet away, just north of the I-88 Tollway. The parcel….I think Jill might have mentioned, but the parcel is 32 acres. It's located on Bilter Road west of the Eola Road interchange on the north side of I-88. The property is part of the Butterfield Planned Development District. That district was originally established in 1976. Kind of remarkable that a property annexed and zoned in 1976 is still vacant and undeveloped. The zoning was established before I was born and that was a long time ago.
So, there's been a lack of development in the area. Kind of as we mentioned in the last case, following CyrusOne's development of this, the existing data center campus, things have really begun to move in this area of the City. You have the Edged Data Center Campus under development today on the

property that is to the east of the proposed development site, in this case, and then of course, our proposal here this evening. So, lots of good news for Aurora, lots of money flowing into town, and a lot of new tax opportunities that are going to allow the City to do great things moving forward.
Under the…uhh…under the…I do want to mention that under the Butterfield Planned Development District, the property is governed by a Plan Description. As Jill mentioned, we're amending that Plan Description. Under the Plan Description, this property is actually designated as a manufacturing area. Uses in the manufacturing area include a variety of things. We're here this evening seeking an amendment to the Plan Description for a use that we think is more desirable than other things that may have been permitted under the Plan Description. As we'll discuss this evening, the proposed data center campus will function very, very, very similarly to CyrusOne's existing Diehl Road data center campus. This slide depicts specific relief provisions from the Plan Description being modified. We can go through these in detail now, but frankly to me it's always easier to understand the context, see what's going on with the site and be able to come back and revisit on these things. So, if there's specific questions, I can come back and visit on these areas of relief in just a moment.
So, Jill introduced the Preliminary Site Plan. I'm going to walk through a couple of components of the site plan because I think they're sort of critical to understanding the operation of the site and how we've made some improvements learning lessons off of the existing Aurora campus and other development that we've done.
The Preliminary Site Plan depicts full build-out of the campus…umm…but as Jill mentioned, the development will happen in 3 phases. I've got a phasing plan that we can look at…umm…at the back end but I do want to reference that where we're looking at buildings over here, those are future buildings for development.
I want to start talking about ingress and egress because that's certainly an important component of the…uhh…of the project. What's…what's a little atypical of a data center development, particularly the CyrusOne Data Center Development, is the security that's associated with the campus. I mentioned that I was there a week or 2 weeks ago, and you're signing information…you're signing off on the release of biometric data, right? So, this is absolutely a secure campus. You're not getting into the campus unless they know you're supposed to be there. So, entrance into the…entrance into the campus is something that we're monitoring and managing very carefully. Jill mentioned primary access is the western access point, 1 lane in, 2 lanes out. What makes it unique is sort of the operation in this area of the campus. We're going to funnel traffic clockwise around the campus. You can see that these internal roads go all the way around the campus and can put you out at that same location. But, the trick is getting into the internal components of the campus. So, there will be a security system here. You will check in with a guard. If that guard does not know you're supposed to be there, that guard is going to send you on your way. At the existing Aurora campus, there's not a…there's not as much space. It doesn't function real well. We've planned for that here and we have a specific rejection lane, so if somebody's not permitted into the campus, they would be able to use this access route and exit onto…umm…onto Bilter Road in a pretty efficient fashion. As Jill mentioned, this will also be used as access to the substation, and it will also be used for emergency access. We're showing a restricted right-in, right-out at that location. We're in specific communication with the Tollway right now working on the Tollway's approval of that access. It may be right-in, right-out, it may be modified in some other fashion per Tollway direction, but that will serve as a secondary access point to the campus. I would just identify that if you were Com Ed, and you were entering the campus here, you would not be entering the secured component of the campus. You would be taking this access road all the way down into the substation and you would not…you would not have to pass through security, so Com Ed can do what Com Ed needs to do, irrespective of what we have going on in the campus.
If you are…umm…supposed to be in the campus, security here will enter you in through…uhh…through a series of gates to get into the campus. You can see once you're in the campus, we have a parking facility that is dedicated to Building 1 located here, Building 2 over in this location will have a separate parking facility located for that…located for that building.
I talked a lot about security. Obviously, we're going to have a fenced perimeter. I don't know if Jill mentioned, but there will be an 8-foot sort of wrought iron steel metal fence going up around the property. I don't th…I don't have a spec for the fence here, but I think we've submitted it to Staff. You can sort of see the fence-line in this drawing. That fence-line would split these 2 drive aisles. It will wrap around the communication tower down here and will die out into the…uhh…into the substation property, pick back up, and secure the entire perimeter of the property over to the egress point in this location.
So, again, secure campus – a critical component of a CyrusOne facility.
Buildings…2 data center buildings are the core component of the project. The buildings are 2-story structures that total approximately 564,000 square feet. The vast majority, 411,000 square feet of that is in the first building. You can see that the buildings are either attached or very closely located. One of the items of relief is that there would be no setback between these buildings. We're trying to operate these efficiently. There's no reason to have separation between these buildings just because they're being built in phases. So, you will see if we revisit the selection of relief that the separation between

these 2 buildings is an item of relief. I would note, though, while the buildings may be attached or located closely, they will be completely independent buildings. They will be…they're set up so that they could be located on separate lots, and frankly, owned separately.
Ancillary facilities, each building…I mentioned each building includes a small dedicated parking field. Each building includes a dedicated loading area. You can see loading on Building 2 here, loading on Building 1 to the rear here. Each building will have a dedicated generator yard. Power is….what…what we are doing is providing and guaranteeing power to customers in the data center. So, generation yards…power generation yards, backup generators are very important to the operation. You can see the generation yards here and here on Building 1, future generation yard adjacent to Building 2.
I think Jill mentioned that there would be an acoustic wall surrounding the generation yards, so again, we've sort of learned best practices throughout development of the site. With this building, we are proposing a 20-foot concrete wall that would surround the generator yard. It's going to provide screening; you may see the stacks coming out of the top of the generators. These are not the kind of generators you would have at your house backing up power at your house. They're very, very large scale generators, so again, you may see the stack sticking above that 20-foot screen wall but by and large, that concrete screen wall is going to…uhh…is going to obscure any public facing view of that generator yard.
The…uhh…the fact that it is a masonry wall is also going to provide acoustical benefits for those times when those generators are running.
Elevations – we've submitted architectural elevations for Building 1. The architect…the black and white architectural elevations are pretty hard to read, especially given some of the unique architecture we've got here. We've produced this rendering, which is sort of hot off the presses. We think this does a much better job of depicting the character of the building that we're trying to…uhh…trying to construct here. In this…in this rendering, you're sort of at the northeast corner of the property looking back at the building. I would identify that the lighter color material in this image is precast, so it's concrete material. Glazing is really limited to the east façade and wrapping that north corner creating a prominent entrance feature. Practically speaking, glass is limited to those areas where we have functional lobby or office spaces. If you're in a data center thinking about how a data center wants to operate, glass is not conducive to the type of internal environment that we're operating in a data center.
Darker material in the image is a metal panel system. The…uhh…along sort of the perimeter of the metal panel system, not the top but the bottom edge of…umm…the bottom edge of the metal panel system here and then sort of wrapping around some of the lower edges in the metal panel system. You will see that there's also an LED lighting system that's sort of integral to the building. These elements, both the metal panel system and then the associated LED lighting, help to create a more modern feel which we think is commensurate with the intended use of the property. These unique elements reflect a much higher degree of design than you would typically see associated with large-scale industrial buildings. So, we think there's…the architects here have done a very nice job of dressing up what is, frankly, a very, very expensive industrial building to look like an industrial build…it…it…it is an industrial building, right? We can't change the fact that this is an industrial building housing computers for warehouse purposes, but at the same point in time, there is some…an employment component there, there are tenants in these buildings, there's office space in these buildings, and so where we have those spaces, we want to make sure that those spaces are very nice for those tenants, so they'll have light and air coming in where it is, of course, appropriate.
The substation, we mentioned the substation on the last case. Again, here we have a substation. A substation is located here to the south of the building, between the building and I-88. The dedication…this substation will be dedicated specifically to service of this campus. The substation will be part of Phase 2 improvements. Equipment for the substation is very long lead time. The goal would be to…that the substation would be completed in late '26, early '27. So, the expectation as we begin building this facility this summer. We would be open before this…uhh…before this electrical substation is available, so we're actually pulling temporary power from across Bilter Road with the intent that when the substation is up and operational, that we would be able to power the substation through the on…power the data center through the onsite substation.
Jill mentioned that there would be a wall around the 12…12-foot…around the substation. The wall, as depicted here, is a 12-foot wall. This is…umm…I think this is a spec that's provided by Com Ed. It's something that they've used at other substations. I believe that the concrete, or the precast component of the wall is about 10 feet. The metal component, which is for added security, adds another 2 feet on for the total 12-foot wall surrounding the substation. For context, this is a substation which has that wall applied. You can see there's no way to possibly screen all of the equipment in a substation, but you block a lot of what's going on on the ground that might be cluttered, or just…uhh…even just a gravel section that might be…that might not be attractive. So, it's definitely a way to sort of dress up the appearance from adjacent right-of-ways. And we are committed to the additional cost associated with that, with that wall system.
We spent a bit of time already talking about communication towers. What we're doing here with communication towers is absolutely no different than what we were doing on the other campus. We

were, just in the last case, we were looking for a 300-foot-tall communication tower on the existing campus. What we're proposing here is two 350-foot-tall communication towers. Just for identification, the north tower is located here. The south tower is located here adjacent to the campus, just to the south of the building. I would identify that the same issues are at play here, where the goal is to have these towers situated so that they have equidistant access into the building. What is a little bit different with these towers is that there's an external building associated with each tower. If we were to zoom in close, you would see another small building that is a support building for the tower. Data will run underground from that support building and will be managed so that all of the connections between antennas and the data center campus are equidistant.

So, again, very similar, slightly more modern, but very similar set up to what we have at the existing Diehl Road campus.

These are images of the towers. You can see here each of the towers are 350-foot tall. It's not intuitive looking at this drawing, but it is the 3-legged steel structure, same as before. Here you can see the antennas located on the north and the south tower. Again, I would identify that the height is necessary as with the towers before. This is…uhh…this will be direct point-to-point communication with these antennas so we will not be spraying RF towards the ground, but we will be communicating directly with other…umm…other antennas, other towers that are located across the country.

So, modifications: just, frankly, exactly the same as we had in the last case. We have Conditional Use standards for…uhh…for the towers. That is separate and apart from the Plan Description amendment. So, we filed…I guess we filed one application, but we filed a couple of different requests within that application. There was a Plan Description amendment, and then it was the Conditional Use for the towers, and then of course the modification of standards associated with the towers. Again, it's a unique situation where we have multiple towers being located on our property. Those towers will serve exclusively the data center campus. Because they're both located on our property, obviously they're not going to be meet applicable setback requirements, and they're also not going to meet the setback requirements to other towers in the community. But again, we're not communicating with these other towers in the community that might be providing cell service or other type of data. We're providing communication facilities solely for the purposes of the data center campus. If there's additional questions regarding these standards, I'd be happy to address them.

Landscape Plan: there is a lot going on with the Landscape Plan. This is a little bit hard to read because of the darkness of it. But I would call out that along the Bilter Road frontage, we do have a 3-foot berm, as Jill mentioned, where possible. You could see that there are a lot of trees being scheduled along that Bilter Road frontage. So, I think the… the same kind of concept is embedded…is embedded here as we had at the Diehl Road plan. We might not have the full 300-foot setback that we had on Diehl Road, but again, we do have a large setback that's well in excess of requirements, and we have a bunch of heavy landscaping with some berming in that front yard to help buffer that view of the campus from Bilter Road. I would point out with the Landscape Plan that there are 5 detention basins sort of located around the property. The detention basins are all of these darker…I'm not going to…I don't know what kind of shapes those are, but all of these darker areas sort of located strategically around the property in order to capture stormwater runoff. All of those basins will be native basins, so they will fit within the framework of the surrounding area. We have forest preserve to the north on Bilter Road, and we also have forest preserve to the west, so these will be scheduled so they fit very well within the landscape. These will be improved so they fit very well within the…within that surrounding landscape. Before I move off of this slide, I would point out there is a Landscape Data Table over here; 368 canopy trees, I think that's what that says, 85 evergreen trees, 75 understory trees. In my notes I think that's like 525 trees, give or take a couple. So, I think that came out to like 17 trees per acre. We're planting a lot of trees on this property, right? Day one, we're going to have some immature trees going in. They're probably going to be relatively small, but we don't just plan for day one, we plan for the future, right? And so, what you're seeing with the Landscape Plan, and I would point out specifically as an example along I-88, I-88 the actual interstate is going to be just kind of down off the bottom of the screen, hard to see in this view but this entire row here is an existing…umm…is an existing row of evergreen trees. It's not just a single row, but it's a double-stacked row of evergreen trees. They're not huge today…umm…but again, those evergreen trees will grow in, and those evergreen trees are going to provide a nice screen of property to the north. We're not relying on those evergreen trees, though, as you see when you enter our property…umm…there's another…umm…significant row of evergreen trees along that property line. Again, a double row. These are all canopy trees; we're talking oaks, maples, things are going to grow substantial size, are going to get some height, and are going to, again, if you're on 88, really…umm…make it so you're not looking at a substation, you're not looking at the back of an industrial building, but again, what is…what's…what's in the foreground, and that's what you're picking up. That's what you're reading, and I think what you're going to read is a very well landscaping, highly manicured…umm…property. So, I think this will show very well. It doesn't stop there, though, because we've got this row of trees on our property, then we've got detention basin which is, of course, naturalized, and then we've got an additional row of trees. So, we've kind of got layer of trees plus

layer of trees plus layer of trees. So, there's going to be a forest out there…umm…maybe not, in the next year or 2. But over time, I think this will…umm…grow out to be in a very… a very attractive section…uhh…of the 88 Corridor. I would note that the…the ramp…the tollway ramp is located immediately adjacent to the property. Umm…you can see that we're taking the same care along that tollway ramp. We're showing that there are existing trees already along that tollway ramp, and then again, a layer of trees on our property…umm…additional layer of trees on our property. So, layer after layer, again, providing that buffer. Umm…I think at the end of the day, this building is largely going to blend into the landscape behind.

So, I think this was just context, right? We talked about it…umm…with the Diehl Road campus. Umm…when you have that appropriate landscaping, when you have that…those layers of trees providing the buffering, you don't frankly notice the building. You notice the landscape that's in your foreground, so I think that's really just what I wanted to show with that image.

With that, you know what, I want to hit on the phasing slide. We talked about it a couple of times. So, just to show you here that there are 3 intended phases to the project. The plan of attack is that we will go out, we will do mass grading, we will build detention basins, we will set up the…uhh…entire site for development as part of Phase 1. And so that is the peach or pinky type color…umm…identified in this exhibit.

While we are finishing Phase 1, we will begin Phase 2. Again, that's probably dictated by the timing of the delivery of the electrical equipment for the substation. Umm…but the…the intent is Phase 1 begins this summer. Phase 2 begins when equipment is available, but delivery…uhh… '26…uhh…'26, '27. Phase 3 is…umm…as needed space. So, we don't have a planned date to break ground on Phase 3, but if things move as quickly as they did on the last building on the existing campus, I think you'll see that building going up sooner than later.

So, that's…that kind of provides a broad summary. I tried to set the framework, helping you understand the existing campus with the first case, so it made what we're doing on this case pretty simple and understandable. I hope you…uhh…I hope that helped out. If you have any questions, we'd be happy to answer them but…uhh…again, we're excited about the opportunity and looking to invest…uhh… substantial additional dollars in the City of Aurora.

Chairman Pilmer said thank you. Any questions of the Petitioner at this time?

Mr. Pickens said yeah, I have a couple questions. You show a temporary power station. I assume that's a mini substation, and will that be screened? I assume that's going to stay there until the new substation, the permanent one gets installed.

Mr. Whitaker said yeah…you're talking about the equipment in this location here?

Mr. Pickens said yes.

Mr. Whitaker said yeah…umm…I don't…I don't know the exact timing of that. I'm not sure of exactly the equipment. We could call…umm…one of the engineers up to answer that question if…

Mr. Pickens said in the interim, that will be screened off from the street and well landscaped?

Mr. Whitaker said yes, and then that…that equipment is temporary in nature so the equipment will be removed as the…as the full substation comes online. So, I think it's pretty temporary in application.

Mr. Pickens said okay. Next question was regarding traffic. Has there been a traffic study prepared? I assume looking at it and looking at your other facility, the traffic that you create is minimal but not knowing for sure, just wondering if there was a requirement of a traffic light or something…some type of control matter, because you are dumping into a 4-lane…uhh…road there, Bilter.

Mr. Whitaker said there…so, we have done traffic study, and the traffic study was submitted as part of the plan…uhh…plan application. There is no need for a traffic signal. We have…umm…there will absolutely be…umm…jobs associated with this facility, but…umm…there's not a ton of jobs when you think about the scale of a 500,000 square-foot facility…

Mr. Pickens said do we have an idea of how many people would be…

Mr. Whitaker said we're anticipating a minimum of 20 jobs. So, the scale of the traffic coming in and out of the facility is just not enough that it would dictate any sort of substantial traffic.

Mr. Pickens said how about employee? How many employees, basically?

Mr. Whitaker said I think that's what I was trying to say. We…we anticipate that there would be a minimum of 20…I guess I said jobs…but 20, a minimum of 20 jobs. I…I guess I don't want to say…

Mr. Pickens said oh, okay. I misunderstood you. I thought you said trucks.

Mr. Whitaker said oh, I don't want to say that they would necessarily be employees. I would say that they would be jobs located at the campus.

Mr. Pickens said okay. Okay, and I assume FAA is involved in the review of the 2 towers? Umm…oh, the new substation; do you have a feel for where the new primary overhead lines will be coming into that substation?

Mr. Whitaker said that is…again, we can grab an engineer and we can get you an answer to that.

Mr. Pickens said okay, just out of curiosity for neighboring properties.

Chairman Pilmer said so, I'll…I'll have to swear you in. Do you swear to tell the truth, the whole truth, and nothing but the truth?

Mr. Putnam said yes, I do.

Chairman Pilmer said thank you.

Mr. Putnam said Jamie Putnam, Kimley-Horn, 4201 Winfield Road in Warrenville.

Chairman Pilmer said thank you.

Mr. Putnam said so, the power is coming from Edged Energy to the east underground.

Mr. Pickens said all underground?

Mr. Putnam said yes.

Mr. Pickens said okay. I wish they all were underground.

Chairman Pilmer said maybe can you help with…uhh…I think the temporary substation on the north side of the building?

Mr. Putnam said I don't have the exact numbers on that. But same thing that we talked about is it's there temporary. It's (unintelligible). As soon as the substation is operational, those will be removed and it'll be, you know, turned back to grass.

Mr. Pickens said okay.

Chairman Pilmer said thank you.

Mr. Pickens said one more. The basins: are they…I didn't understand completely. Are they wet basins or are they dry basins?

Mr. Putnam said dry basins. Native planted.

Mr. Pickens said okay.

Mr. Putnam said so it'll be flat with the…uhh…prairie grass…

Mr. Pickens said okay, with no flowing water…

Mr. Putnam said correct…

Mr. Pickens said other than the stormwater?

Mr. Putnam said correct.

Mr. Pickens said okay.

Mr. Putnam said yup.

Mr. Pickens said thank you.

Chairman Pilmer said any other questions of the Petitioner at this time?

Mr. Gonzales said I had a quick question. It was probably for engineering as well. The question is about the lighting. There's been…and this is the beacon lighting that's on there. Where they'll be positioned on the tower, there are 350…two 350s and one 300 on the other spot, but is there any…umm…lighting requirement based on FAA? Can it be shielded below somewhat? So, the spray of light would not add to existing flashes that are going to the residents that are close by?

Mr. Whitaker said so, we've got some people who came here just for this hearing, so and it's not that guy to answer that question. I'm going to call…

Mr. Gonzales said sure.

Mr. Whitaker said they came all the way here. Let's make them come up and answer those questions…

Mr. Gonzales said okay. Excellent.

Mr. Whitaker said it looks like Brady's going to come up. He's…uhh…so Brady is with Versacom. They are sort of the specialists working on the tower details.

Chairman Pilmer said if you'll raise your right hand. Do you swear to tell the truth, the whole truth, and nothing but the truth?

Mr. Kepler said I do.

Chairman Pilmer said thank you. If you'll just state your name and address, please.

Mr. Kepler said yeah, Brady Kepler, 4608 Trillium Drive, Springfield, Illinois.

Chairman Pilmer said thank you.

Mr. Kepler said with regards to the FAA: so, at the end of the day, the final determination is going to come from the FAA, them deciding where exactly the lights need to be. Our anticipation for these towers is that there will be a beacon at the top of the tower, and then 3 mid-level beacons on each leg. But again, that will…final determination will be from the FAA. With regards to shielding underneath, I can honestly say that I've never done that before or had that requested before, so I can't give a definitive answer. There is a definite standard against any sort of nesting. So, anything at level or above level, we're not able to obstruct that light at all. But I've never come to a situation where we've shielded it from the bottom, so that is something we can definitely look into for you.

Mr. Gonzales said thank you.

Chairman Pilmer said thank you. Anything else? Thank you. This is a Public Hearing. If anyone in the audience has a question regarding this case, or cases, there's 2 Public Hearings here, they'll have the opportunity to do so. And I'll note for the record that no one has come forward. And I will close the Public Hearing. And then, we have 3 cases so if you will read the Findings of Fact for the Amendment to the Plan Description, please.

Mrs. Morgan said Staff has the following comments regarding Findings of Facts:

1) The project will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare as a vacant property will be developed with a use similar to the existing uses to the east and what the properties to the north are zoned and will have minimal impact on traffic or utilities. The use will bring new jobs and revenue from a property that has sat vacant for more than 50 years.

2) The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity or diminish or impair property values as the use is similar to surrounding uses. A data center use is a lighter industrial use with less traffic than other industrial uses permitted in the

"Manufacturing Area" of the Butterfield Planned Development. Other commercial uses have failed to attract the investment necessary to facilitate development of the property. Berming, masonry walls, and heavy landscaping was used to buffer the views from surrounding roads and properties. Development of a data center typically entails significant new private investment in upgrades to utility infrastructure. The ultimate development results in uniquely high values within a sub-market. These values bolster assessed value and additional investment.

3) The development will not impede the normal and orderly development and improvement of surrounding properties as it is a similar use, it does not create heavy traffic, and is consistent with the trend to create a high-tech corridor, The proposed Data Center Campus represents a low-impact use. The north and west boundaries are both publicly owned and largely encumbered by wetlands. These public wetlands will remain open space in perpetuity, creating a substantial natural buffer on two sides.

4) The proposal will provide adequate utilities, drainage, etc. as the Property is part of the regional system originally constructed as a component of the Butterfield Planned Development District. To accommodate current legal requirements, there are a series of additional stormwater management basins which will handle additional runoff that will be improved with native vegetation. A new Public Utility Electric Substation will be developed as a critical component of the project.

5) The project does provide adequate ingress/egress. The traffic study concludes that the study intersections are projected to adequately accommodate the proposed development.

6) The Conditional Use in all other respects conforms to the applicable regulations of the Butterfield PDD.

Staff also wants to note that the public input I'm changing slightly. At the time, we hadn't received public comments except for additional information. In your packet now is a letter from the Dupage County Forest Preserve on their comments to the development that will be added to the record. And that is available in your packet now.

Chairman Pilmer said is there a recommendation?

Mrs. Morgan said Staff would recommend Approval of An Ordinance Approving an Amendment to the Plan Description for the Butterfield Planned Development District on 32.08 Acres for the property located at 2725 Bilter Road being south of Bilter Road, west of Eola Road, and north of Interstate 88.

Chairman Pilmer said you've heard Staff's recommendation. Is there a motion?

MOTION OF APPROVAL WAS MADE BY: Mr. Gonzales
MOTION SECONDED BY: Mr. Roberts
AYES: Chairman Pilmer, Mr. Gonzales, Mr. Lee, Mrs. Martinez, Mr. Pickens, and Mr. Roberts.
NAYS: 0
Motion carried.

Chairman Pilmer said motion carries. With this case, Staff did read into the record 6 Findings of Fact. Are there any additions or corrections. Hearing none, is there a motion to accept those Findings of Fact as read?

MOTION OF APPROVAL OF FINDINGS OF FACT WAS MADE BY: Mrs. Martinez
MOTION SECONDED BY: Mr. Roberts
AYES: Chairman Pilmer, Mr. Gonzales, Mr. Lee, Mrs. Martinez, Mr. Pickens, and Mr. Roberts.
NAYS: 0
Motion carried.

Chairman Pilmer said motion carries. And if Staff will state where this will next be heard.

Mrs. Morgan said this will next be heard at the Building, Zoning, and Economic Development Committee meeting on May 29th, 4 o'clock, at Council Chambers.

Aye: 6 Chairperson Pilmer, At Large Lee, At Large Gonzales, At Large Pickens, At Large Roberts and At Large Martinez

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