



City of Aurora

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

Legistar History Report

File Number: 25-0735

File ID: 25-0735

Type: P&D Resolution

Status: Agenda Ready

Version: 2

General Ledger #:

In Control: Building, Zoning, and Economic Development Committee

File Created: 09/12/2025

File Name: Edged / Bilter Road and N. Eola Road / Final Plat

Final Action:

Title: A Resolution Approving a Revision to the Final Plat for Lots 1 & 5 of Butterfield Phase II Unit 5A Subdivision on vacant land located south of Bilter Road and west of N. Eola Road and establishing Lot 1 of Butterfield Phase II Unit 5A Resubdivision No. 1

Notes:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Final Plat - 2025-09-11 - 2025.227, Land Use Petition and Supporting Documents - 2025-07-29 - 2025.227, Qualifying Statement - 2025-09-11 - 2025.227, Aerial Map - 2025-09-15 - 2025.227, Appeal Sheet - Final Plat - 2025-09-18 - 2025.227

Enactment Number:

Planning Case #: NA05/1-25.227 - Fsd/R/Fpn/R

Hearing Date:

Drafter: JMorgan@aurora-il.org

Effective Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning and Zoning Commission	09/17/2025	Forwarded	Building, Zoning, and Economic Development Committee	09/24/2025		Pass
Action Text: A motion was made by Mrs. Owusu-Safo, seconded by Mrs. Martinez, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 9/24/2025. The motion carried.							
Notes: <i>Mrs. Morgan said thank you. Jill Morgan, Senior Planner. I'm just going to kind of introduce the project and the developers are here with a formal presentation. So, the Petitioner, Edged, is requesting a Final Plat Revision consolidating Lots 1 and 5 of Butterfield Phase 2, Unit 5A, and creating a new Lot 1 of Butterfield Phase 2, Unit 5A Resubdivision number 1. The details in the request include consolidating 2 smaller lots into 1 larger lot along with associated easement dedications. Concurrently with this proposal, the Petitioner is requesting approval of a Final Plan Revision for both Butterfield Phase 2, Unit 5A Subdivision and the new Butterfield Phase 2, Unit 5A Resubdivision number 1 for a Warehouse, Distribution, and Storage Services (3000) Use in the form of a data center. The details of the request include the development of a 376,850 square-foot data center. So, if you</i>							

recall several years back, we have an approved Final Plan for the Butterfield Phase 2, Unit 5A for an electronic data center complex. At that time, it consisted of 2 approximately 209,000 square-foot buildings and 1 410,000 square-foot building...I'm sorry, 415,000 square-foot building...along with an electronic substation.

The first 209,967 square-foot building has been constructed, and the substation is in the process of coming in for building permits. Instead of the 2 smaller buildings, the developers are now proposing 1 larger building on the site. While the Final Plat is just to consolidate the 2 lots into 1 lot to allow that one larger building, the Final Plan does encompass the entire complex because the change to 1 large building did have a slight change on the entire complex as a whole.

The developers...and here is a layout of the Final Plan seeing the new larger...one large...the one new large building on the left and the existing building on the top right and then that future substation kind of on the bottom left. I'm sorry, bottom right.

The developers conducted an acoustic study of the project. To control noise, the chillers will be enclosed with concrete parapet walls. Staff is still working with the developer on several conditions to ensure compliance with the State of Illinois' noise requirements.

I'm going to show the overall Landscape Plan, just so I know there's a lot of details there, but to give you an idea. The revised Landscape Plan generally adheres to the original Landscape Plan, with just some modifications to accommodate the larger building. The Landscape Plan still shows the views of the buildings and the substation are heavily buffered by berms and landscaping.

Staff also worked with the developers to upgrade the elevations of the building including the developers relocating the entrance of the building to the south elevation instead of to the side, which was originally planned, and upgrading the north elevation even though it's not an entrance. The Petitioner is also requesting vacation of easements that are no longer needed with the 1 larger building.

Is there any questions for Staff before I turn it over to the developers?

Chairman Pilmer said any questions? Thank you. At this time, if the Petitioner would like to come forward.

Mr. Houser said hello. Can you guys see...is this flashing up on your screen that's on my computer?

Chairman Pilmer said I might just ask you to state your name and address for the record, please.

Mr. Houser said yeah. Doug Houser. I work for Seefried Properties. We're in...we're at 8745 Higgins in Chicago.

Chairman Pilmer said thank you.

Mr. Houser said can you see this now? Okay, great. So, just a little slide show here of what we're doing. So, this is the project team, Edged... Endeavour Edged Energy, that's the owner. Seefried Properties, we're the developer. MG2/Telios, architect and engineer, Kimley-Horn, who's out in the audience, that's our civil engineer...they're local. Griffin Williams, he has Covid tonight, Rick Williams if you guys know that name. He's our zoning attorney helping us get through this process with Staff. A little bit about Edged: I know...I think...I don't think all of you guys were here back in 2022, 2023 when we went through this, so I'll give a brief overview about Edged as a company. They're a global data center operator. They've got operations in the U.S., Portugal, and Spain. They are a collocation, built-to-scale data center with solutions for cloud, enterprise, and service providers. They are built around sustainability, so they're...the 5th bullet point on here is "Historical Success" so the group that founded Edged actually spun off from Aligned Energy in 2011, which is another successful data center company, and then the Skanska Mission Critical group from 2001. So, the group does have a track record of success here. And then, there's also an Endeavour Women in Technology Group that actually goes around to local communities, gives speeches, they bring in women in the technology sector to give presentations. They give out scholarships every year to women in technology as well. The graphic on the bottom kind of shows the mother ship, if you will, that is Endeavour, and then the companies underneath...1, 2, 3, 4, 5, 6...one of which is Edged, so Edged is the data center group under Endeavour, and then there's a couple other companies here that support one another, and support the mission of sustainability in the data center space which I'll talk about a little bit later. There are a couple of the groups among the largest, fastest growing, you know, most profitable companies are associated with the Edged Group. These are groups that Edged will be looking to attract to the data centers that they are putting in this location.

So, just a brief history of milestones: back in April 2023, Edged purchased the 65 acres where we have built one building, Building 1.

We also rezoned the facility...or the parcel...back in April 2023 so that it's a by right use for data centers.

Building 1 was completed at the end of last year.

We started speaking with the Development Services Team for Building 2 back in April of this year, if not before that actually. It's been a slightly longer process, but we finally nailed down our site plan back in April of this year.

Submitted our plans back in July. Looking to start construction here in November and be completed before the end of next year.

Here's an aerial view of our facility. It's on the north side of I-88 at the corners of Eola and Bilter Roads. Great fiber infrastructure at this location, adjacent to a substation down here, southeast corner of the aerial. Provides really great accessibility to power and fiber connectivity for data centers in the area.

Here's an overall view, an aerial. Building 2 is the larger building, so Building 1 is already complete. Over here in this vacant green space, that's where the substation will be located. There will be a substation supporting just these 2 buildings that will be completed at the end of 2026 as well.

This is a picture of the overall site plan. I'll give you a couple of rendering perspectives. This shows kind of where we're coming from on the renderings, but just while we're on this page, this is the larger building that's now being proposed. The existing building that's already here, used to be 2 buildings, 2 2-story buildings. It'll now be 1 single-story 375,000 square-foot building. The 2 2-story facilities, I think they totaled somewhere around 600,000 square feet so they were able to condense this down into a smaller footprint and a single-story, less imposing building.

This is the view from Eola. You'll have your office located down near Eola. This'll have glass all along the front, will have varying heights for our precast concrete exterior walls to give depth perception, and then reveals also give depth perception. We've got a color scheme and then this is actually our wall that hides the generators in here. So, everything is screened.

Here's your view from Bilter. As Jill mentioned, this is the view from the north. So, this is actually it looks like...while it might look like there's an office up here, all this will be spandrel glass so you won't be able to see through it but we worked with Staff to provide some extra aesthetics so that the north end of the building would look like an office and give off a better aesthetic appeal.

Here's the walls around our substation being built by Com Ed. Again, hiding everything within the substation. A couple renderings of the interior of the building. It will look like a very nice space.

Here's some elevations and materials. We can get into that detail if we want to go back to these slides. Low traffic impact...maybe I'll start with the title. Neighborhood Friendly Design, right? So, we want to make sure that we're being good neighbors. That's important to Edged. Low traffic impact, 60 vehicles per day, if that. The truck traffic is only for construction. So, no truck traffic.

This address is low traffic priority for the Big Woods and Ginger Creek neighborhoods. West on Bilter, the design, the stormwater actually exceeds site requirements. So, the substation will have its own stormwater. But our stormwater pond is designed to also accommodate that. So, we're overdesigned on our stormwater requirements.

The corridor aesthetics: we've actually already done it with Building 1. We put in a new landscaping median all throughout the Bilter Corridor, throughout our frontage. And then, we will also be providing 8 EV charging stations available for public use that'll be powered by the Edged Data Center.

Some sustainability notes: this building will be Energy Star certified. The Energy Star program...I've got it on here as a note...the program recognizes projects if they have met the EPA, the National EPA target to perform in the top 20% of the nation's most energy efficient buildings. So, therefore, we expect fewer emissions over the lifetime of the building. We've got zero water, zero net water consumption in this. It's a closed loop cooling system. And then, the tier 4 energy efficient generators. That's the cleanest generators on the market.

Some economic benefits: the project will provide the City of Aurora with utility taxes in excess of \$3,000,000 a year. The project will have real estate taxes around \$800,000 per year. Again, from one of the previous slides, will be attracting Fortune 100 tenants that will hopefully look to relocate other elements of their business to Aurora. We've got high tech full-time jobs, 40 to 60 people located in these buildings, over 2,000 construction jobs over the course of the build-out of the entire campus, and no municipal or local economic incentives will be requested for any of this, any of the construction.

Minimal impact to the taxing bodies. Infrastructure improvements will benefit the regional power grid.

Here's a picture, just a depiction of the sound study, one of the figures from the sound study. So, to control noise, the chillers, as Jill mentioned, will be enclosed by solid concrete parapet walls. We've extended the height of those walls; 8-foot high on the west and east sides, 4-feet high on the south side, which is further away from the residents, and then 8 to 12-feet on the north side closest to the residents. We are shielding all the sound towards those residents. Acoustical models do show that these sound levels will comply with the State of Illinois regulatory limits.

The project will also use magnetic levitation, mag lev in short, chillers for the data center's critical cooling which uses low friction magnetic bearings in the compressors, operate with reduced vibration and significantly lower noise compared to traditional chillers. The generator yards will also be fully enclosed with full height walls. And this is just a note on the...it's the site plan overlaid on the zoning map just to show that we're of by right use as a data center.

A little note about Seefried Properties: we're local, we're over in Chicago as I mentioned in the address. Five people, small, privately owned group and we're helping Edged to entitle this site here. That's it.

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

Mrs. Martinez said I live over by the area, and I was just wondering if...I know the sound report looks good, but we do have, our subdivision has had complaints about noise. We still can't figure out what it is, whether it's a cell phone tower or everyone keeps saying the data centers. So, I'm not sure if anyone has shown them this because it would be great. Everyone keeps blaming the data centers right now, so just FYI.

Mr. Houser said yeah, we're happy to share this. I mean, this is all within the State limits.

Mr. Lee said there's, it looks like a restricted entrance on Eola Road that I've seen get built over time. Can you please tell me when that's used?

Mr. Houser said yeah. So, this is just for fire.

Mr. Lee said got it.

Mr. Houser said only for fire.

Mrs. Owusu-Safo said so, you have a gate or something like that to restrict it?

Mr. Houser said yeah, exactly. Like a crash gate with a Knox box so the Fire Department can get in.

Mr. Roberts said can you tell me about the 60 jobs? Like how many people are working up there today, and how many more jobs will be created?

Mr. Houser said yeah, so today they have 10 to 15 jobs out of the...I'll go back to the overall aerial. So, if you could imagine this building is 24 megawatts...so, you know, these groups speak more in terms of megawatts as opposed to square footage when you're talking about use. This building is a quarter of...the existing building is a quarter of the size of what the new building will take. The new building will have 100-megawatt capacity, and the current building has 10 to 15 jobs currently there, mostly operational, some IT folks. There's an office component to this building, and that office has sales folks. That's who make up the 10 to 15 people, and so, you know, if you...4 X is facility in the neighboring facility, so that's how you'll grow to 40 to 60 jobs.

Mr. Lee said if I could follow up on that, are you able to tell us how many people live in Aurora?

Mr. Houser said I am not. I don't know how many people do live in Aurora.

Chairman Pilmer said any other questions? Thank you. Thanks. Any final questions of Staff? Does Staff have a recommendation?

Mrs. Morgan said yes. We'll start with the Final Plat recommendations and then we'll do the Final Plan. We are altering the recommendations for the Final Plan, so just to note that. I'll go through all those, but let's start with the Final Plat.

Staff would recommend Conditional Approval of a Resolution approving a Revision to the Final Plat for Lots 1 and 5 of Butterfield Phase 2 Unit 5A Subdivision on vacant land located south of Bilter Road and west of North Eola Road and establishing Lot 1 of Butterfield Phase 2 Unit 5A Resubdivision Number 1, with the following condition:

- 1. That the documents be revised to incorporate Engineering Staff comments prior to Final Engineering approval.*

Chairman Pilmer said you've heard Staff's recommendation with 1 condition. Is there a motion?

MOTION OF APPROVAL WAS MADE BY: Mrs. Owusu-Safo

MOTION SECONDED BY: Mrs. Martinez

AYES: Chairman Pilmer, Mr. Chambers, Mr. Lee, Mrs. Martinez, Mrs. Owusu-Safo, and Mr. Roberts

NAYS: 0

ABSTAIN: 0

Motion carried.

Chairman Pilmer said motion carries. 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, September 24th at 4 o'clock in this room.

Aye: 6 Chairperson Pilmer, At Large Lee, At Large Chambers, At Large Owusu-Safo, At Large Roberts and At Large Martinez

Text of Legislative File 25-0735