

QUALIFYING STATEMENT

I. Introduction: Petitioner, Edged Chicago LLC (“Developer”), is a Delaware limited liability company and the owner and developer of an approximately 65.297 acre parcel generally located at southwest corner of Eola and Bilter Roads, lying north of the I-88 Toll Road and east of the westbound I-88 Westbound on-off ramp in the City of Aurora, DuPage County, Illinois known as Lots 1 – 5 of Butterfield Phase II Unit 5A or “Parcel A” (the “Subject Property”). The Subject Property is currently zoned PDD and is part of the Butterfield Center for Business and Industry, which PDD was last amended on February 14, 2023 pursuant to Ordinance No. 023-009. Developer has constructed an approximately 207,967 square foot data center on Lot 3, and had planned to construct two (2) electronic data center buildings on Lots 1 and 5, but now desires to construct one building with larger footprint on both Lots 1 and 5. An electric substation, generators, electric vehicle charging facility, and potential small retail offering are planned for the remaining lots.

II. Description of Proposal:

The Subject Property was historically vacant. In 2024, Developer completed the 207,967 square foot data center building and is currently operating on Lot 3. In accordance with Final Plat and Plan approved for the Subject Property on March 1, 2023 by Resolutions No. PDFNL23-005 and 006, Developer planned for two (2) additional electronic data center buildings. “Future building 2” (as noted on the previously approved Final Plan) was an approximately 416,006 square foot two-story building (first floor having 253,138 square feet and second floor having 162,868 square feet), and “Future Building 3” was an approximately 207,967 square foot building. In lieu of constructing two (2) separate buildings on two (2) separate lots, Developer proposes to construct one (1) 371,910 single story data center building on lots 1 and 5.

In accordance with the previously approved Final Plan, an electrical substation will be constructed to support the electrical requirements of the data centers, which substation will provide stability to the area electrical grid. In addition, an electric vehicle charging area will be made available with at least five (5) charging stations. These previously approved components to the Final Plat and Plan remain unchanged.

Accordingly, the Developer requests the City:

1. Approve a revised Final Plat and Plan with respect to Lots 1 and 5 to allow for one (1) 371,910 single story data center building; and,
2. Vacate a cross access easement which is no longer necessary as a result of construction of one (1) building.

The proposed plan does not require any amendment the Butterfield Plan Description approved on February 3, 1976 as Ordinance O76-4510, and as subsequently amended on February 3, 2009 by Ordinance O09-004, ON April 28, 2015 by Ordinance O15-011, and

on February 14, 2023 by Ordinance O23-009.

The City has previously found that the proposed development by Developer is the highest and best use for the Subject Property, and will generally benefit the City and its residents. The proposed amendment to the Final Plat and Plan is not a substantial modification to what the City already approved, and will continue to benefit the City and its residents in at least the following ways:

- a) *The public health, safety, morals, comfort or general welfare:*
 - i. The Subject Property has been vacant since the Butterfield PDD was approved in 1976. Improvement of the Subject Property previously constructed and as outlined above will generate job growth in the City of Aurora, with minimal impact on traffic or utilities, the use is consistent with the overall development of this phase of the Butterfield Center and will significantly add to the City's tax base. Developer anticipates 2,000 construction jobs will be created by this project and once operational, approximately 40 – 60 high-tech full-time jobs.
 - ii. It is anticipated that upon completion, the total amount invested in the City will be approximately \$500,000,000 including all infrastructure upgrades like power and fiber optic.
 - iii. Additionally, upon full build out this property is projected to generate in excess of \$3,400,000 in additional utility taxes to the City attributable to the electrical use at the Property, which use shall have no impact on the City.
 - iv. The projected real estate tax revenue to the City and other taxing bodies is projected to be \$800,000 per year upon full build-out.
 - v. Moreover, the complement of electrical substations, generation facilities, and electrical storage capabilities of the project will serve to supplement and bolster the regional electrical grid during areas of high demand, thereby providing a direct benefit to area residents.
 - vi. The project will generate substantial real estate taxes, electrical taxes, and high paying jobs, with minimal impact on City or other taxing body services (*e.g.*, parks, schools, libraries, etc.).
 - vii. The project is ecologically friendly and sustainable, with zero water used for cooling, energy production, and charging facilities for area electric vehicles, all while remaining a carbon neutral facility.

viii. The modification from two (2) additional buildings to one (1) building will reduce the amount of previously approved impervious surface, will improve stormwater storage, and will result in a more efficient use of the land.

b) *The use and enjoyment of other property already established or permitted in the general area:* The proposed development is consistent and in harmony with the previously approved Butterfield Planned Development District and the existing uses in the area. The immediately surrounding area is office, warehouse, and light industrial, in addition to a church, farmland, and open space. The uses at surrounding properties are generally as follows:

North: PDD/P - Office, retail and industrial type uses and open space: St. John African Methodist Episcopal Church and Big Woods Forest Preserve.

South: M1/ORI – Office, retail and industrial: Farmland and Cyrus One Data Center (one data center is existing and another immediately adjacent to the Subject Property is under construction).

East: B2 – PDD - RR Donnelly distribution facility; a multi-tenant building; Cardinal Health, and gas distribution

West: P –Big Woods Forest Preserve/Open Space (detention ponds)

c) *Property values within the neighborhood.* Adjacent and nearby property values will not be negatively affected, as the proposed development uses are consistent with nearby properties and the character and trend in the general area as previously planned by the City since 1976. The Development will add significant value to the City's tax base without affecting the value of adjacent or nearby properties. Additionally, there will be significant screening and berming to minimize any visual impact from the Development.

d) *The normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts:* The Butterfield Center for Business and Industry was designed to attract high-end users such as the proposed Development, and similar "high-tech" uses are presently in use immediately to the east and south. This Development will be consistent with the existing adjacent and nearby uses and has been long planned, and is consistent with the trend of this area developing as a "high tech" corridor.

e) *Utilities, access roads, drainage and/or other necessary facilities:* Water, electric and natural gas are already at, or near, the Subject Property. The Development has direct access to I-88. Developer will be bringing additional power supply to the property and bolstering the area fiber optic network.

f) *Ingress and egress as it relates to traffic congestion in the public streets:* Ingress and egress will be by virtue of Bilter and Eola Roads, with the City controlling Bilter Road and DuPage County controlling Eola Road. Both roads were widened during development of the Butterfield Center to be capable of the additional traffic generated by the Development. There is also access to I-88 by virtue of the existing I-88 on-off ramp. The development will generate negligible traffic for a parcel of this size.

g) *The applicable regulations of the zoning district in which the subject property is proposed to be or is located:* The proposed use is consistent with the uses previously approved by the City as part of the Butterfield Planned Development District, which provides for warehouse and distribution facilities as approved uses as a matter of right, and is consistent with the development of the surrounding area. It is also consistent with uses permitted under the City's ORI zoning designation which is consistent with the Butterfield Planned Development Use and the zoning designation for properties immediately south of I-88.

III. Requested Variances, Modifications or Exceptions from the City's Codes and Ordinances.

Developer is requesting to modify Resolution Numbers PDFNL23-005 and 006 to amend the Final Plat and Plan for the Subject Property to construct one (1) 371,910 single story data center building on lots 1 and 5 in lieu of constructing two (2) separate buildings on two (2) separate lots.

IV. Additional Information Regarding the Project.

a) **Acoustic Concerns.** The proposed design includes 108 rooftop chillers, which will operate continuously to support the data center. To control noise, the chillers will be enclosed by solid concrete parapet walls as follows: 8-foot-high on the east and west sides, 4-foot-high minimum on the south side, and 8-12-foot-high parapet wall on the north side to provide additional shielding toward residences. Acoustical modeling of worst-case conditions as set forth in Developers acoustical report - assuming all chillers and generators are operating simultaneously (albeit a very rare scenario) - shows that predicted sound levels will comply with State of Illinois regulatory limits. Developer has added parapet walls at substantial expense (and in excess of what is required by City Code) to limit acoustical impact. Because the parapet enclosures and site layout provide adequate mitigation, no additional noise control measures are required, and based upon extensive modeling, the building is expected to meet noise standards and minimize the potential for disturbance to surrounding receptors. Furthermore, this site will utilize magnetic levitation (maglev) chillers for the data center's critical cooling, which, use low-friction magnetic bearings in the

compressors, operate with reduced vibration and significantly lower noise compared to traditional chillers.

- b) Sustainability Features: The proposed data center has been designed with sustainability and ecological responsibility at its core. The facility will utilize advanced energy-efficient cooling systems and a high-performance building envelope to significantly reduce power consumption. Water conservation measures, specifically a closed-loop cooling, will minimize water use, and the building will use minimal water. Landscaping will incorporate native, drought-tolerant plantings to support local biodiversity. The project site will include public EV charging stations to introduce power back to the grid. In addition, the building is being designed to meet rigorous green building standards, with the goal of achieving ENERGY STAR certification. The project will also use Tier 4 Certified Generator sets. These combined strategies ensure the project not only minimizes its environmental footprint but also contributes positively to long-term ecological sustainability. A few expounded specific design highlights below:

- a. This site will utilize a closed-loop glycol cooling system, which does not use water for cooling compared to traditional evaporative methods. Paired with highly efficient magnetic levitation (maglev) chillers, the design reduces peak and annual energy consumption from the grid.
- b. Office space cooling will use energy recovery wheels to capture and reuse energy from exhaust air, improving overall efficiency.
- c. High-efficiency LED lights will be used throughout the interior and exterior, lowering electricity use.
- d. EV charging stations will be available to the public, encouraging low-emission transportation.
- e. Tier 4 Generators are the cleanest, most efficient option for facilities looking to balance reliable backup power with sustainability. Unlike older or lower-tier models, Tier 4 Final generators dramatically cut harmful emissions—reducing nitrogen oxides (NOx) and particulate matter (PM)—to meet the EPA’s strictest standards. These generators minimize our facility’s carbon footprint. Engines optimized for Tier 4 use fuel more efficiently, meaning lower CO₂ emissions per kWh produced.

A few highlights on ENERGY STAR below:

- a. ENERGY STAR was introduced by EPA in 1992 as a voluntary, market-based partnership to reduce emissions through energy efficiency.
- b. The program recognizes projects if they have met the EPA target to perform in the top 20% of the nation’s most energy-efficient buildings and is therefore expected to create fewer emissions and save money on energy bills over the lifetime of the building.
- c. ENERGY STAR buildings have a proven track record to yield an average of 30% annual energy and emissions savings.

- d. The program incentivizes integrating energy efficiency strategies from the earliest stages of design.
- e. The program aligns with climate action and energy efficiency initiatives, helping jurisdictions meet broader environmental targets.
- f. The program promotes transparency and accountability. It requires verification by licensed professionals and encourages use of EPA's Target Finder tool to model and validate energy performance.
- g. Projects earning this recognition can be publicly promoted, enhancing reputation and demonstrating environmental stewardship to stakeholders and the community.
- h. As of August 2024, the required design score was raised from 75 to 80, reflecting a stronger commitment to energy performance in new commercial construction and major renovations.