



# City of Aurora

44 E. Downer Place  
Aurora, IL 60505  
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## Legistar History Report

**File Number: 24-0386**

**File ID:** 24-0386

**Type:** Resolution

**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 / Preliminary Plan and Preliminary Plat

**Final Action:**

**Title:** A Resolution Approving a Preliminary Plan and Plat for Butterfield Phase II Unit 5B, on vacant land 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-1" Preliminary Plan - 2024-05-02 - 2024.158, Exhibit "A-2" Preliminary Plat - 2024-03-21 - 2024.158, Land Use Petition and Supporting Documents - 2024-03-21 - 2024.158, Qualifying Statement 5-2 - 2024-05-02 - 2024.158, Preliminary Landscape Plan - 2024-05-02 - 2024.158, Preliminary Building Elevations - 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:
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1	Planning and Zoning Commission	05/22/2024	Forwarded	Building, Zoning, and Economic Development Committee	05/29/2024		Pass
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**Action Text:** A motion was made by Mr. Lee, seconded by Mrs. Martinez, 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 and then do you want to read the recommendation for the Final Plat?*

*Mrs. Morgan said yes. Staff would recommend Conditional Approval of A Resolution Approving a Preliminary Plan and Plat for Butterfield Phase II Unit 5B, on vacant land located at 2725 Bilter Road being south of Bilter Road, west of Eola Road, and north of Interstate 88 with the following conditions:*

- 1) That the Final Plan show a 12-foot decorative screen wall with fencing along the top of the wall for security around the substation as coordinated with Com Ed.
- 2) That the Elevations for Final Plan be enhanced with additional architectural features.
- 3) That the screen wall be as decorative as possible contingent upon coordination with any noise mitigation measures required.
- 4) That the walls around the generators be designed to achieve the noise mitigation rating required by the noise modeling study that is currently being prepared.
- 5) That the rooftop include equipment screening with additional noise mitigation measures being provided if required to comply with the noise modeling study.
- 6) That the easternmost access be contingent upon approval of the Tollway Authority.
- 7) That a raised median may be required contingent upon approval of the easternmost access point. Raised median would be from intersection with Tollway ramp access to where existing striped median ends, approximately 600 ft west.
- 8) If Tollway Authority will not allow easternmost access, a turnaround on site will be needed to direct traffic back to full access.
- 9) That the documents be revised to incorporate the Engineering Staff comments prior to petitioning for Final Plan and Plat approval.
- 10) That the Petitioner continue to work with Staff prior to approval on the Final Plan on the location of the temporary power equipment yard.

Chairman Pilmer said you've heard Staff's recommendation with 10 conditions attached. Is there a motion?

MOTION OF APPROVAL WAS MADE BY: Mr. Lee

MOTION SECONDED BY: Mrs. Martinez

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

NAYS: 0

Motion carried.

Chairman Pilmer said motion carries. And where will this next be heard?

Mrs. Morgan said Building (Zoning) and Economic Development Committee meeting, May 29th, 4 o'clock, in Council Chambers.

Chairman Pilmer said good luck.

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

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**Text of Legislative File 24-0386**