



City of Aurora

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Legistar History Report

File Number: 24-0479

File ID: 24-0479	Type: Petition	Status: Draft
Version: 1	General Ledger #:	In Control: Building, Zoning, and Economic Development Committee
File Name: C1 Chicago Aurora III LLC (CyrusOne) / 2725 Bilter Road / Final Plan		File Created: 06/20/2024
		Final Action:

Title: A Resolution Approving a Final Plan for Lots 1-5 of Butterfield Phase II Subdivision, Unit 5B located at 2725 Bilter Road being south of Bilter Road, west of Eola Road, and north of Interstate 88 for a Warehouse, Distribution and storage services (3300) in the form of a data center only and a Telecommunications Facility (4211) Use (C1 Chicago Aurora III LLC - 24-0479 / NA06/4-24.245 - Fpn/Fsd - JM - Ward 10)

Notes:

Sponsors:

Enactment Date:

Attachments: Exhibit "A-1" Final Plan - 2024-06-05 - 2024.245, Exhibit "A-2" Landscape Plan - 2024-06-05 - 2024.245, Exhibit "A-3" Elevations -2204-06-21 - 2024.158, Land Use Petition and Supporting Documents - 2024-06-05 - 2024.245, Plat of Survey - 2024-06-05 - 2024.245, Location map - 2024-05-17 - 2024.158, Presentation - 2024-06-26 - 2024.245

Enactment Number:

Planning Case #: NA06/4-24.245 - Fpn/Fsd

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	06/26/2024	Forwarded	Building, Zoning, and Economic Development Committee	07/10/2024		Pass
Action Text: 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 7/10/2024. The motion carried.							
Notes: Mrs. Morgan presented the following: <i>The Petitioner CyrusOne is requesting approval of a Final Plan for Lots 1-5 of Butterfield Phase II Subdivision, Unit 5B located at 2725 Bilter Road being south of Bilter Road, west of Eola Road, and north of Interstate 88 for a Warehouse, Distribution and storage services (3300) in the form of a data</i>							

center only and a Telecommunications Facility (4211) Use which includes the development of a data center campus with associated towers and detention facilities.

The Subject Property is currently vacant with PDD Planned Development District zoning, which is part of the Butterfield Planned Development District. City Council just recently approved a PDD Amendment, a Conditional Use for Telecommunications Facility (4211) use, and a Preliminary Plan and Plat for the development.

The Petitioner is requesting approval of a Final Plan for Lots 1-5 of Butterfield Phase II Subdivision, Unit 5B for a Warehouse, Distribution and storage services (3300) in the form of a data center only and a Telecommunications Facility (4211) Use on approximately 32 acres.

Improvements to the Data Center Campus will be constructed in three phases. The first phase will include the construction of a 411,175 square foot building, two generator yards (one facing Bilter Road and one facing the Interstate), and two towers with associated communication support facilities. The second phase is for the completion of a utility substation to support the electrical requirements of the data centers. The third phase is a future approximately 153,000 square foot building constructed adjacent to the first building with generator yard facing the western property line.

There are two means of ingress and egress for the Data Center Campus off Bilter Road. The western most entrance will serve as the primary means of ingress/egress 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. This access will be limited to serve as ingress/egress for the public utility substation and egress for any traffic that is not granted access to the secure portion of the data center. This proposed access point is contingent upon approval by the Tollway Authority due to the close proximity of the interstate ramps.

The data center complex will be screened from the surrounding properties in a variety of manners. A 3-foot berm is proposed along a portion of Bilter Road where feasible. The northeast corner of the property and much of the southern and eastern property lines feature detention facilities. The complex will be secured by an 8-foot decorative security fence. In addition, the generator yards will be screened by a 20-foot wall. The walls will be designed to achieve the noise mitigation rating required of a noise modeling study. The substation will be screened by a 12-foot decorative wall as coordinated with ComEd. The rooftop will include equipment screening, but additional noise mitigation measures will be provided if required to comply with the noise modeling study.

The Landscape Plan depicts how the buildings and substation are heavily buffered by berms and trees. The detention facilities are lined along the edges with canopy trees and evergreen trees where possible. Staff and the Petitioner worked on developing a double row of trees along all perimeters including a substantial amount of evergreen trees for year-round screening. Shrub beds are at the entrances and along Bilter Road to creative attractive viewsheds.

Staff and developers worked to create more attractive elevations than a standard data center by adding architectural features, such as large windows and metal paneling. The east elevation features full height windows at the entrance and metal paneling along the top lined with LED light that is punctuated by additional glass windows. The metal paneling wraps onto the north elevation and continues until the generator yard. Additional spandrel glass or similar material was incorporated into this elevation. The developers used additional metal paneling on the South Elevation to create a visual focal point on the elevation facing the Tollway. The generator yards will be screened by a 20-foot concrete wall with decorative reveal and the substation will be screened by a decorative 12-foot ornamental masonry wall with a security fence on top.

Concurrently with this proposal, the Petitioner is requesting approval of a Final Plat for Butterfield Phase II Subdivision, Unit 5B, located. The details of the request include a five-lot subdivision with one lot for the data center and two lots for the associated detention. In addition, per the requirement of ComEd, the Plat shows one lot for the public utility substation and one lot for the detention associated with the substation. Associated cross access, stormwater control, and city easements are being granted with the Final Plat.

Staff would recommend **CONDITIONAL APPROVAL** of the A Resolution Approving a Final Plan for Lots 1-5 of Butterfield Phase II Subdivision, Unit 5B located at 2725 Bilter Road being south of Bilter Road, west of Eola Road, and north of Interstate 88 for a Warehouse, Distribution and storage services (3300) in the form of a data center only and a Telecommunications Facility (4211) Use, with the following conditions:

- 1) That the screen walls around the generator yards incorporate architectural detail, such as a decorative reveal.
- 2) That the screen walls around the generator yards be designed to ensure that the screened equipment will comply with applicable Illinois Pollution Control Board noise limits.
- 3) That the rooftop equipment is screened, and that the equipment screening incorporate such noise mitigation as may be required to ensure that the screened equipment will comply with applicable Illinois Pollution Control Board noise limits.
- 4) That the easternmost access is approved by the City subject to concurrence of the Tollway Authority. If the easternmost access is fully approved, the City may require the Developer to construct a raised median from the Tollway ramp west approximately 600 feet.
- 5) If the eastern access is not fully approved, the final plan shall be updated to include an on-site turnaround such that all traffic utilizes the singular western point of ingress and egress and in which case the City shall approve the singular point of access for the property. An emergency only eastern access point shall include the construction of a mountable "Pork Chop" median as per City Standard Specifications for Improvements.
- 6) That the documents be revised to incorporate paving the portion of the Illinois Prairie Path located on the Subject Property as per the City's Standard Specifications for Improvements.
- 7) That all the comments of the Engineering Division be addressed prior to approval of Final Engineering.
- 8) Drainage going offsite to the Tollway shall be approved by the Tollway prior to approval of any Mass Grading Plans and Final Engineering Plans.
- 9) A Dormant SSA shall be established over the entire property as required by the Stormwater Control Ordinance.
- 10) A Long-Term Maintenance Plan for the maintenance of all on site stormwater management facilities shall be made a part of the CC&R's or other similar document for the development as required by the Stormwater Control Ordinance.
- 11) That the Landscape Plan be updated to incorporate Zoning and Planning and Engineering Staff comments prior to approval of the Resolution approving the Final Plan.

Mr. Whitaker gave a presentation as representative of CyrusOne and answered questions from Commission members.

MOTION OF APPROVAL WAS MADE BY: Mr. Kuehl

MOTION SECONDED BY: Mrs. Martinez

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

NAYS: 0

Motion carried.

Chairman Pilmer said the motion carries and asked Staff where this will next be heard.

Mrs. Morgan said that this will next be heard at the Building, Zoning, and Economic Development Committee meeting on Wednesday, July 10th at 4:00 pm.

Aye: 7 Chairperson Pilmer, At Large Lee, At Large Chambers, At Large Gonzales, At Large Pickens, At Large Martinez and At Large Kuehl

