



City of Aurora

City Hall - Second Floor
Council Chambers
44 E. Downer Place
Aurora, IL 60507

Building, Zoning, and Economic Development Committee Meeting Minutes - Final

Wednesday

September 24, 2025

4:00 PM

Chairperson Mike Saville
Vice Chair Patty Smith
Alderman Javier Bañuelos
Alderwoman Juany Garza
Alderman-at-Large Will White

Members of the public wishing to provide public comment for this meeting must be physically present at the meeting and registered to speak prior to the meeting being called to order. Please contact the Aldermen's Office at (630) 256-3020.

CALL TO ORDER

Chairperson Saville called the meeting to order at 4:00 pm.

ROLL CALL

Present: 4 - Chairperson Mike Saville, Alderman Javier Bañuelos, Alderwoman Juany Garza and Alderman-At-Large Will White
Absent: 1 - Vice Chair Patty Smith

APPROVAL OF MINUTES

25-0728

Approval of the minutes from the Building, Zoning, and Economic Development Committee meeting held on September 10, 2025.

A motion was made by Alderwoman Garza, seconded by Alderman Bañuelos, that this agenda item be accepted and filed. The motion carried.

Ayes: 4

PUBLIC COMMENT

AGENDA

[25-0738](#)

An Ordinance Vacating a Water Main Easement and Cross Access Easement on the Property located south of Bilter Road and west of N. Eola Road, in Dupage County, Aurora, Illinois 60502.

Jill Morgan, Zoning & Planning - City of Aurora
Doug Houser - Seefried Properties
Patrick Rice - Edged Energy Data Centers
Shannon Cameron, Mayor's Office - City of Aurora
Joe Keefe - Ostergaard Acoustical Associates
Richard Williams, Attorney - Seefried Properties
John Curley, Development Services - City of Aurora

A motion was made by Alderwoman Garza, seconded by Alderman Bañuelos, that this agenda item be recommended for approval. The motion carried.

Ayes: 4

BUILDING, ZONING AND ECONOMIC DEVELOPMENT RESOLUTIONS

[25-0735](#)

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

Jill Morgan, Zoning & Planning - City of Aurora
Doug Houser - Seefried Properties
Patrick Rice - Edged Energy Data Centers
Shannon Cameron, Mayor's Office - City of Aurora
Joe Keefe - Ostergaard Acoustical Associates
Richard Williams, Attorney - Seefried Properties
John Curley, Development Services - City of Aurora

approved with conditions read by staff:

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

A motion was made by Alderwoman Garza, seconded by Alderman Bañuelos, that this agenda item be forwarded to the Committee of the Whole (Final/Appealable). The motion carried.

Ayes: 4

25-0736

A Resolution Approving a Revision to the Final Plan on Butterfield Phase II Unit 5A Subdivision and Butterfield Phase II Unit 5A ReSubdivision No. 1 located south of Bilter Road and west of N. Eola Road

*Jill Morgan, Zoning & Planning - City of Aurora
Doug Houser - Seefried Properties
Patrick Rice - Edged Energy Data Centers
Shannon Cameron, Mayor's Office - City of Aurora
Joe Keefe - Ostergaard Acoustical Associates
Richard Williams, Attorney - Seefried Properties
John Curley, Development Services - City of Aurora*

approved with conditions read by staff:

- 1. That the Fire Access Plan be updated prior to building permit application to show the Fire Department Connection (FDC) facing the street of address, that the FDC is equipped with a 4"30 degree downturn Storz, and a paved access route is shown to the FDC from the public way.*
- 2. That at the time of building permit application, confirmation from the 3rd party sound engineer that the Site Sound Emission study matches what was submitted in the permit application shall be provided to demonstrate compliance with all State of Illinois noise regulation requirements.*
- 3. That third-party testing studies shall be submitted demonstrating compliance of all State of Illinois noise regulation requirements prior to issuance of all certificates of occupancy permits.*
- 4. That the generator yards be fully enclosed with full height walls.*
- 5. That the architectural drawings submitted with the building permit application show that the generators use vibration isolation mounts as necessary to adequately provide compliance of any regulation requirements.*
- 6. That the architectural drawings submitted with the building permit application show fully enclosed sound attenuating screens/barriers or parapet walls that extend around all chillers to adequately provide sound attenuation to maintain compliance of all State of Illinois noise regulation requirements.*
- 7. That the chillers use closed loop, high efficiency heat transfer without regular water usage.*
- 8. That the architectural drawings submitted with the building permit application show that the condensers, fan blades, and equipment mounts use manufacturers sound rated options to adequately provide compliance of all State of Illinois noise regulation requirements as determined by the Architect and sound consultant.*
- 9. That the developer agrees to install aftermarket baffles on top of each chiller if the third-party testing studies required at the time of occupancy permits show that the site is not complying with all State of Illinois noise regulation requirements unless the developer provides another form of mitigation which achieves compliance with the State of Illinois noise regulation requirements.*
- 10. Upon request from the city, ownership shall provide an arranged third-party test*

study of sound leaving the site if the City determines it necessary due to noise complaints. This type of testing shall be limited to either once per year or if any sound sources have been added or modified since the last noise complaint. Records of these tests shall be maintained and released to the city upon request.

A motion was made by Alderwoman Garza, seconded by Alderman Bañuelos, that this agenda item be forwarded to the Committee of the Whole (Final/Appealable). The motion carried.

Ayes: 4

CLOSED SESSION

ADJOURNMENT

A motion was made by Alderwoman Garza, seconded by Alderman-At-Large White, that this meeting be adjourned. The motion carried. Chairperson Saville adjourned the meeting at 4:58 pm.

Ayes: 4

THIS MEETING AGENDA SHALL ALSO SERVE AS NOTICE THAT A MAJORITY OF A QUORUM OF THE CITY COUNCIL OF THE CITY OF AURORA, ILLINOIS MAY ATTEND OR PARTICIPATE IN THIS COMMITTEE MEETING. NO OFFICIAL ACTION OF THE CITY COUNCIL SHALL OCCUR AT THIS COMMITTEE MEETING. MINUTES OF THE COMMITTEE MEETING SHALL CONSTITUTE THE OFFICIAL RECORD OF THE COMMITTEE MEETING AND ANY MEETING OF THE MAJORITY OF THE QUORUM OF THE CITY COUNCIL OCCURRING AT THE SAME TIME AND LOCATION.

**VISIT OUR WEB SITE FOR CURRENT AGENDAS -
<https://www.aurora-il.org/985/City-Council-Agendas-Minutes>**

Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the Aldermen's Office at least 48 hours in advance of the scheduled meeting. The Aldermen's Office can be reached in person at 60 E. Downer Place, Aurora Illinois, via telephone at 630-256-3020 or email at AldermensOffice@aurora.il.us. Every effort will be made to allow for meeting participation.