



Legislation Text

File #: 24-0478, Version: 2

TO: Mayor Richard C. Irvin
FROM: Planning and Zoning Commission
DATE: July 8, 2024

SUBJECT:

A Resolution Approving the Final Plat for Butterfield Phase II Subdivision, Unit 5B, on vacant land, located at 2725 Bilter Road being south of Bilter Road, west of Eola Road, and north of Interstate 88 (CyrusOne - 24-0478 / NA06/4-24.245 - Fpn/Fsd - JM - Ward 10)

PURPOSE:

The Petitioner CyrusOne is requesting approval of a Final Plat for 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 which includes a five-lot subdivision with two buildable lots and three stormwater detention lots to allow for the development of a data center campus with associated towers.

BACKGROUND:

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 Plat for Butterfield Phase II Subdivision, Unit 5B. 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.

Concurrently with this proposal, 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 create 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.

DISCUSSION:

Staff has reviewed the Final Plat Resolution petition and have sent comments back to the petitioner on those submittals. The petitioner has made the requested revisions to these documents and they now meet the applicable codes and ordinances, with the exception of the items reflected in the conditions listed in the Staff Recommendation below.

POLICIES AND GUIDELINES:

The Staff's Evaluation and Recommendation are based on the following Physical Development Policies:

10.0 To provide for the orderly, balanced and efficient growth and redevelopment of the City through the positive integration of land use patterns, functions, and circulation systems. To protect and enhance those assets and values that establishes the desirable quality and general livability of the City. To promote the City's position as a regional center.

11.1 (5) To guide and promote development to areas where public utilities, public roads and municipal services are either available or planned.

12.0 To plan and provide for the growth of the city through the integration of land use patterns and functions that promotes complementary interactions between different land use components.

40.1 (1) To attract and encourage industrial, office and office-research development to planned sites where requisite public facilities are either present or proposed.

40.1 (5) To plan and promote the extension of the office and office-research corridor along the tollway in the City of Aurora.

40.1 (6) To promote attractive, well-maintained industrial and office-research areas through landscaping and site design.

RECOMMENDATIONS:

The Planning and Zoning Commission recommended **CONDITIONAL APPROVAL** of the A Resolution Approving the Final Plat for Butterfield Phase II Subdivision, 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 all the comments of the Engineering Division be addressed prior to approval of Final Engineering.

ATTACHMENTS:

EXHIBITS:

Exhibit "A" Final Plat

Land Use Petition with Supporting Documents

Location Map

Legistar History Report

Appealable Sheet

Legistar Number: 24-0478

cc:

Alderman Patty Smith, Chairperson

Alderman Shweta Baid, Vice Chairperson

Alderman Michael B. Saville

Alderman Bill Donnell

Alderman Carl Franco



CITY OF AURORA, ILLINOIS

RESOLUTION NO. _____

DATE OF PASSAGE _____

A Resolution Approving the Final Plat for Lots 1-5 of Butterfield Phase II Subdivision, Unit 5B, on vacant land, located at 2725 Bilter Road being south of Bilter Road, west of Eola Road, and north of Interstate 88

WHEREAS, the City of Aurora has a population of more than 25,000 persons and is, therefore, a home rule unit under subsection (a) of Section 6 of Article VII of the Illinois Constitution of 1970; and

WHEREAS, subject to said Section, a home rule unit may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals, and welfare; and

WHEREAS, by petition dated June 5, 2024, C1 Chicago Aurora III LLC filed with the City of Aurora a petition requesting approval of a Final Plat for 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 and related required documents as attached hereto as Exhibits "A"; and

WHEREAS, the Planning and Zoning Commission conducted a hearing on June 26, 2024, reviewed the petition and recommended CONDITIONAL APPROVAL of said petition; and

WHEREAS, on July 10, 2024, the Building, Zoning and Economic Development Committee of the Aurora City Council reviewed said Final Plat and the before mentioned recommendations and recommended CONDITIONAL APPROVAL of said petition; and

WHEREAS, the decision of the Building, Zoning and Economic Development Committee with respect to a Final Plat is subject to appeal to the City Council in the manner set forth in Chapter 43 of the Code of Ordinances, City of Aurora, Illinois, being the Subdivision Control Ordinance; and

WHEREAS, no person authorized under the Subdivision Control Ordinance, to appeal such decision having done so in the manner set forth in the Code, the Decision of the Building, Zoning and Economic Development Committee constitutes final action on the proposed final plat; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Aurora, Illinois, finds as facts all of the preamble recitals of this Resolution and hereby grants CONDITIONAL APPROVAL of said Final Plat with the following conditions:

1. That all the comments of the Engineering Division be addressed prior to approval of Final Engineering

BE IT FURTHER RESOLVED that the Building, Zoning and Economic Development Committee of the City of Aurora hereby adopts the Final Plat and related required documents as attached hereto as Exhibit "A" Final Plat along with any easement dedications deemed necessary by the Aurora City Engineer.