



City of Aurora

2nd Floor Council
Chambers
44 E Downer Place
Aurora, IL 60507

Planning and Zoning Commission Meeting Minutes

Wednesday
February 22, 2023
7:00 PM

CALL TO ORDER

Mrs. Owusu-Safo called the meeting to order at 7:05 pm.

In absence of Chairman Pilmer and Vice-Chair Anderson, Mrs. Owusu-Safo was nominated by Mr. Choudhury to be Acting Chair for this meeting. Mr. Kuehl seconded. Motion carried.

ROLL CALL

The following Commission members were present: Mr. Choudhury, Mr. Kuehl, Mrs. Martinez, Mrs. Owusu-Safo, Mr. Roberts. Chairman Pilmer, Mrs. Anderson, Mr. Chambers, and Mr. Gonzales were excused.

OTHERS PRESENT

The following staff members were present: Mr. Sieben, Mrs. Morgan, Ms. Burden

*Richard Williams – Griffin Williams McMahon & Walsh
Doug Houser – Seefried Properties
Jared Kenyon – Kimley-Horn & Associates*

APPROVAL OF MINUTES

23-0118

Approval of minutes from 2/8/2023 meeting

MOTION OF APPROVAL WAS MADE BY: Mr. Choudhury

MOTION SECONDED BY: Mrs. Martinez

AYES: Mr. Choudhury, Mrs. Martinez, Mrs. Owusu-Safo, and Mr. Roberts

NAYS: 0

ABSTAIN: Mr. Kuehl

Motion carried.

A motion was made by Mr. Choudhury, seconded by Mrs. Martinez, that the minutes be approved and filed. The motion carried.

PUBLIC COMMENT

Acting Chair Owusu-Safo said if you are here for an item that does not appear on the

agenda as a public hearing and you wish to speak to the Commission, we can give you 3 minutes to do so.

No one came forward.

AGENDA

23-0145

A Resolution Approving the Final Plat for Butterfield Phase II Unit 5A Subdivision, on vacant land located at 2815 Bilter Road being south of Bilter Road and west of N. Eola Road

Mrs. Morgan said good afternoon. Jill Morgan with Staff. If you recall, this has come before you for the Zoning and Preliminary Plan and Plat just a few weeks ago. So, they're coming forward for the Final Plan and Plat. Everything is very consistent with the Preliminary Plan and Plat. Even at Preliminary, we went ahead and saw some of the preliminary elevations and landscaping so a lot of this is just kind of a refresher, so I'll just quickly introduce it and then I can hand it over to the Petitioners if there are any questions.

So, this is the Final Plan. The Final Plat is to subdivide it into 6 lots with associated easements. Concurrently, they're wanting to do a Final Plan on lots 1 through 6 for the Warehouse, Distribution, and Storage Services Use, limited to a data center complex only. The rest is a 3 phased development with 3 buildings; 2 of the buildings are approximately 209,000 square feet. The 3rd building is larger at 415,000 square feet. Along with this, there is the proposed substation to support the electrical requirements of the data center and there is a charging...electric vehicle charging station being proposed. It's going to start with 5 spaces, but there is room to grow as you'll see on the Final Plan. Then there is a space just kind of identified as future commercial for a retail to help for that...to kind of service the vehicle charging station. The data center will be accessed with a full entrance on Bilter across from the full entrance of the church and there's going to be a right-in/right-out across from the entrance of the right-in/right-out of the church. There will be a left turn bay installed on Bilter at the full entrance and a landscaped median will be inserted along much of the roadway of Bilter. This Landscape Plan you saw at Preliminary, this is the Final. As you can see, we worked with the Petitioner to get a lot of heavy landscaping, particularly from the views of the substation, there's heavily buffered by berms and trees. There's a 3 to 4-foot berm installed on Bilter Road in front of the building and the charging station for more buffering. The substation will also have a 10-foot wall along it and then from the Preliminary, the only really change in the landscaping is that it's kind of been more developed; you can see more landscaping in the back and a lot more evergreen trees to kind of get some year-round screening. That's really the only change from what you saw at Preliminary is some additional landscaping. As you recall, we also worked...we saw preliminary elevations. We have worked with the developers on the elevations to create more of...less than just the data center and your typical just walls. We added some architectural features like height variations, large expanses of spandrel glass, large glass office space on the front. But they are the same as you saw at Preliminary. There's the elevations for the first building and as you can see the renderings. Is there any question for Staff?

Mr. Roberts said I wasn't here a few weeks ago (laughs). What were the issues that were raised a couple of weeks ago that were....?

Mrs. Morgan said no issues but...it was a Rezoning so it was a Public Hearing. We had people from the neighboring church property come out, all supportive of it. No one expressed any dissupport. The Alderman has spoken to some of the neighbors as

well; they all seem to support. The one thing that came up during the Zoning part was that it's going to be low traffic compared to a typical industrial or manufacturing or even like a warehouse. Low truck traffic and even low vehicular traffic. You're looking at about 60 vehicles a day. And then there were some conditions at Preliminary from Engineering, which most of those conditions are coming through to Final. Most of it's just kind of codifying some of the agreements, like making sure they...that we're conditioning that they at least start with 5 electric vehicle charging stations, that the median with the trees are installed on Bilter, that the developers work with our Economic Development Department on like marketing the retail part, because that's not what they do is retail, so to work with the City on that. And then we've added since then, the only other conditions we've added is get associated organizational permitting from other, like the County permitting, possibly tollway...make sure they get all the other agency permits and then there's some minor prior comments that might be able to address before we finish with City Council.

Acting Chair Owusu-Safo said the only question I had was I saw there's some kind of access off of Eola that's called "fire only." How is that treated?

Mrs. Morgan said no...that....yes, that is....

Mr. Sieben said yeah, that's that....

Mrs. Morgan said it's a....you've probably seen them, there's one....

Acting Chair Owusu-Safo said is it like a gate?

Mrs. Morgan said it's a gate...a gated one, yeah. There is already one being built for a warehouse on Eola as well that has the similar...it's going to be a gated...it's only accessed by the Fire Department and they have special codes that allow them to get into the gates.

Acting Chair Owusu-Safo said alright, any questions for Staff? Does the Petitioner have something to say, add in addition?

Mr. Williams said good evening, my name is Richard Williams, I'm the attorney for Seefried Properties, the Petitioner here. With me tonight is Doug Houser; he's a representative of Seefried. Then we have Jared Kenyon from Kimley-Horn; he's our engineer. As Jill indicated, we were before you on January 18th for a public hearing. It couldn't have gone better, to be perfectly honest with you. Our neighbors, the church, they were very supportive of the project. You know, this is a property that if it was developed in accordance with the permitted zoning you could have thousands and thousands of cars generated from this 65-acre project, but we're going to have 60. And we're going to generate....it's a \$500,000,000 project, so it's going to generate a lot of money in construction jobs, it's going to generate a lot of EAV for the City, it's going to generate over \$3 ½ million dollars a year in utility tax – just to the City. So, there's a lot of positives to this project with hardly any impact to the City and the neighbors are thrilled that we're not going to be adding to the traffic problem in that corridor, so we're here to answer any questions you might have but nothing really has changed in the last 45 days.

Mr. Choudhury said I have one question. I remember that you were saying that this was going to be a net zero energy project, right? Where you'll be giving energy back to the grid. Will it be part of this first building or is it like future....?

Mr. Williams said so that's the solar component that will come in the second building, is that correct? Yeah, the second building. One of the things about Endeavor Edge is that they're the only data company that doesn't use water to cool their facilities. Out west where water's a big issue...it's an issue here, but where water is a premium, they use thousands and thousands of gallons a day to cool their equipment; we don't use any water except for employee uses: toilets, drinking water, that's it. It's very low impact on City services. There will be, as Jill pointed out, a future Com Ed substation. We will have generating capabilities. We will work interactively with Com Ed as a backup to the grid, so if there's a lot of demand in the area we can actually give power back to the grid. Works as a stability, like a...they call it a mini grid...so it stabilizes the electrical grid in the area. Micro grid, thank you....mini, micro...very close. And then we'll have excess power and so one of the things we'll do with that is we're going to be developing an EV charging area. What's unique about Endeavor is they're developing their own proprietary charging capabilities. We've agreed with the City that we're going to be putting in charging stations by the completion of the 3rd building. It may not be the proprietary Endeavor charging station, but we will definitely have charging stations and when that final product comes out that'll be showcased here. One of the things that the City wanted to make sure we did was leave some retail space for people who are coming to charge their cars to get coffee, have a sandwich. And we're not in that space so we've worked with the City to set aside property for that. We're going to work with the City to market that property and then we'll work collaboratively with whoever ends up running that retail spot to integrate our charging capabilities with the retail offer.

Acting Chair Owusu-Safo said okay, sounds good. Oh, just one question; with the charging stations I think you said potentially 5. Is the infrastructure going to be in place for the expansion?

Mr. Williams said it's a minimum of 5; we've committed to do at least 5. We're going to let the market drive when the rest of that is built out but there's plenty of room for plenty of charging stations. If you go to Woodman's in North Aurora, I mean that's a good example of what it could be. There's 20 Tesla charging stations there on the south side of the property, outside the liquor store area (laughs). Just a coincidence that I know that, but when we go over there there's a lot of cars there. But that's Tesla only, although I hear Tesla's changing that to be for everybody. But we envision it to be very similar to that.

Acting Chair Owusu-Safo said alright, thank you.

Mr. Williams said thank you.

Acting Chair Owusu-Safo said is there any Staff recommendations?

Mrs. Morgan said yes. Staff would recommend for 23-0145 approval of the Resolution approving the Final Plat for Butterfield Phase II Unit 5A Subdivision, on vacant land located at 2815 Bilter Road being south of Bilter Road and west of North Eola Road with the following conditions:

- 1) That all the comments of the Engineering Division be addressed prior to approval of Final Engineering.
- 2) That all required permits and approvals from outside agencies be obtained.

Acting Chair Owusu-Safo said is there a motion?

MOTION OF APPROVAL WAS MADE BY: Mr. Choudhury

MOTION SECONDED BY: Mrs. Martinez

AYES: Mr. Choudhury, Mr. Kuehl, Mrs. Martinez, Mrs. Owusu-Safo, Mr. Roberts

NAYS: 0

Motion carried.

A motion was made by Mr. Choudhury, seconded by Mrs. Martinez, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 3/1/2023. The motion carried.

23-0146

A Resolution Approving a Final Plan for Lots 1-6 of Butterfield Phase II Unit 5A Subdivision, located at 2815 Bilter Road being south of Bilter Road and west of N. Eola Road, for a Warehouse, Distribution and Storage Services (3300) Use in the form of a data center complex

Mrs. Morgan said and Staff's recommendation for 23-0146, Staff would recommend approval of...a conditional approval of a Resolution approving a Final Plan for Lots 1 through 6 of Butterfield Phase II Unit 5A Subdivision, located at 2815 Bilter Road being south of Bilter Road and west of North Eola Road, for a Warehouse, Distribution, and Storage Services (3300) Use in the form of a data center complex, with the following conditions:

1) That at least five (5) electronic vehicle charging stations be installed prior to the Certificate of Occupancy for the last building. The entirety of the vehicle charging station to be completed in conjunction with the development of the commercial area on Lot 2 and in accordance with market demands and conjunction with the end user for the commercial lot.

2) That the street trees along North Eola Road and Bilter Road, the street trees in the landscaped medians, and the berm be installed with Building 1. Landscaping in front of the future substation shall be installed as soon as weather permits after construction plans for the substation are finalized and construction of the future substation has progressed to a point that landscaping in front of the future substation can be completed without risk of damage or potential replanting to landscaping.

3) That the developers and owners work with the Mayor's Office of Economic Development to market the area identified as future commercial on Lot 2.

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

5) That the developers extend the multi-use path across the property with the detention pond at the southwest corner of Bilter Road and North Eola Road.

6) That the developers install raised medians on Bilter Road as required by the Engineering Division.

The Condition on 7, the Staff Report is being removed per Engineering's request as it has been addressed.

7) That all required permits and approvals from outside agencies be obtained.

8) That the FDC at Building 3 be moved to in front of the sidewalk and not be obstructed by a parking space, and that all Fire Hydrants be placed within five (5) feet of a fire lane. An FDC is Fire Department Connection.

Acting Chair Owusu-Safo said you heard the Staff's recommendation, is there a motion?

MOTION OF APPROVAL WAS MADE BY: Mr. Kuehl
 MOTION SECONDED BY: Mr. Choudhury
 AYES: Mr. Choudhury, Mr. Kuehl, Mrs. Martinez, Mrs. Owusu-Safo, Mr. Roberts
 NAYS: 0
 Motion carried.

Acting Chair Owusu-Safo said motion carries. Where does this go next?

Mr. Sieben said oh, they have to vote.

Mrs. Morgan said this will next be heard on March 1st at the Building, Zoning, Economic Development Committee meeting at 4:00 pm.

A motion was made by Mr. Kuehl, seconded by Mr. Choudhury, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 3/1/2023. The motion carried.

ANNOUNCEMENTS

Acting Chair Owusu-Safo said alright, thank you. That's all we have on today's agenda. Is there any announcements?

Mr. Sieben said the next meeting will be March 8th, so we'll send out an agenda ahead of that date.

ADJOURNMENT

Acting Chair Owusu-Safo said alright, so that's it. Is there a motion to adjourn?

MOTION OF ADJOURNMENT WAS MADE BY: Mrs. Martinez
 MOTION SECONDED BY: Mr. Choudhury
 Motion carried by voice vote.

Acting Chair Owusu-Safo adjourned the meeting at 7:20 pm

A motion was made by Mrs. Martinez , seconded by Mr. Choudhury, that this meeting be adjourned. The motion carried by voice vote.

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