



City of Aurora

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

Planning and Zoning Commission Meeting Minutes

Wednesday
February 18, 2026
7:00 PM

PLEASE SEE ATTACHED COURT REPORTER MEETING NOTES

CALL TO ORDER

Acting Chair Owusu-Safo called the meeting to order at 7:01 pm.

ROLL CALL

The following Commission members were present: Mr. Chambers, Mr. Gonzales, Mr. Kuehl, Mr. Lee, and Mrs. Owusu-Safo

Mrs. Martinez arrived at 7:06 pm

Chairman Pilmer, Mr. Pickens, and Mr. Roberts and were excused.

OTHERS PRESENT

The following staff members were present: Mrs. Vacek, Mr. Minnella, Mr. Curley, Ms. Burden, Ms. Lindburg, Mr. Toledo, and Ms. Garcia

*Pat Weiler/1710 Violet St (RE: Data Centers)
David Stringer/2344 Georgetown Cr (RE: Data Centers)
Julie Mraz/1604 Spur Ln (RE: Data Centers)
Shivram Naik/1588 Palomino Dr (RE: Data Centers)
Laura Evans/2702 Shetland Ln (RE: Data Centers)
Danielle Fischer/1628 Garfield Av (RE: Data Centers)
David & Christa Szala/2720 Molitor Rd (RE: Data Centers)
Shweta Baid/City of Aurora 10th Ward Alderman (RE: Data Centers)
Dan Barreiro/City of Aurora 1st Ward Alderman (RE: Data Centers)
Abhijit Choudhury/1684 Spur Ln (RE: Data Centers)
Akshay Dave/1710 Hackney Dr (RE: Data Centers)
Leo Wright/2680 Clara Av (RE: Data Centers)
Kathy Torres/950 Austin Av (RE: Data Centers)
Aron Bartoszek/818 W. Downer Pl (RE: Data Centers)
Anonymous Aurora 9th Ward Resident (RE: Data Centers)*

APPROVAL OF MINUTES

26-0058

Approval of Minutes from January 21, 2026, Planning & Zoning Commission Meeting

MOTION OF APPROVAL WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Mr. Gonzales

AYES: Mr. Chambers, Mr. Gonzales, Mr. Lee, and Mrs. Owusu-Safo

NAYS: 0

ABSTAIN: Mr. Kuehl and Mrs. Martinez

Motion carried.

Acting Chair Owusu-Safo said motion carries.

A motion was made by Mr. Chambers, seconded by Mr. Gonzales, that the minutes be approved and filed. The motion carried.

PUBLIC COMMENT

Acting Chair Owusu-Safo said before we begin this evening's agenda, in accordance with the Illinois Open Meetings Act if anyone in the audience would like to speak to the Commission about an item that is relevant to the Commission that is not a public hearing on the agenda, they will have three minutes to do so. Okay. Seeing no one is coming up. Now we can move on to today's business for the meeting.

AGENDA

26-0112

An Ordinance Amending Chapter 49 of the Code of Ordinances, City of Aurora, by modifying Section 49-103.3 Definitions and 49-104.3 Conditional Uses and Structures with regards to data center facilities (PUBLIC HEARING).

MOTION TO CONTINUE THIS ITEM FOR NEXT MEETING WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Mr. Gonzales

AYES: Mr. Chambers, Mr. Gonzales, Mr. Kuehl, Mr. Lee, Mrs. Martinez, and Mrs. Owusu-Safo

NAYS: 0

ABSTAIN: 0

Motion carried.

A motion was made by Mr. Chambers, seconded by Mr. Gonzales, that this agenda item be Held in Planning Commission. The motion carried.

26-0114

An Ordinance Amending Chapter 49 of the Code of Ordinances, City of Aurora, by modifying Section 49-103.3 Definitions and Section 49-108.10 "ORI" Office, Research and Light Industry District regarding warehouses and Section 49-108.10 "ORI" Office, Research and Light Industry District, Section 49-109.2 "M-1" Manufacturing District, Limited and Section 49-109.3 "M-2" Manufacturing District, General regarding performance standards (PUBLIC HEARING)

MOTION OF APPROVAL WAS MADE BY: Mrs. Martinez

MOTION SECONDED BY: Mr. Gonzales

AYES: Mr. Chambers, Mr. Gonzales, Mr. Kuehl, Mr. Lee, Mrs. Martinez, and Mrs. Owusu-Safo
NAYS: 0
ABSTAIN: 0
Motion carried.

A motion was made by Mrs. Martinez, seconded by Mr. Gonzales, that this agenda item be Held in Planning Commission. The motion carried.

ANNOUNCEMENTS

ADJOURNMENT

Acting Chair Owusu -Safo said Okay. Well, that concludes our meeting for today. Do we have a motion to adjourn?

MOTION OF ADJOURNMENT WAS MADE BY: Mr. Kuehl
MOTION SECONDED BY: Mr. Chambers
Motion carried by voice vote.

Acting Chair Owusu-Safo adjourned the meeting at 9:03 pm.

A motion was made by Mr. Kuehl, seconded by Mr. Chambers, that this meeting be adjourned. The motion carried by voice vote.

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PLANNING AND ZONING COMMISSION MEETING
FEBRUARY 18, 2026

Report of proceedings had at the City of
Aurora Planning and Zoning Commission Meeting held at 44
East Downer Place, Aurora, Illinois, on the 18th day of
February, 2026, commencing at the hour of 7:00 p.m.

COMMISSION MEMBERS PRESENT

- Ivan Chambers
- Pedro Gonzales
- Bruce Kuehl
- Anderson Lee
- Yvonne Owusu-Safo
- Nancy Martinez

ALSO PRESENT:

- Mrs. Vacek
- Mr. Minnella
- Mr. Curley
- Ms. Burden
- Ms. Lindburg
- Mr. Toledo
- Ms. Garcia

1 CHAIRMAN OWUSU-SAFO: The time is 7:00 o'clock and
2 I would to call to order this Planning and Zoning
3 Commission meeting for Wednesday, February 18. It is
4 exactly 7:01 p.m.

5 Please call the role.

6 THE CLERK: Chairman Pilmer. Mr. Chambers.

7 COMMISSIONER CHAMBERS: Here.

8 THE CLERK: Mr. Gonzalez.

9 COMMISSIONER GONZALES: Here.

10 THE CLERK: Mr. Kuehl.

11 COMMISSIONER KUEHL: Here.

12 THE CLERK: Mr. Lee.

13 COMMISSIONER LEE: Here.

14 THE CLERK: Mrs. Martinez. Mrs. Owusu-Safo.

15 CHAIRMAN OWUSU-SAFO: Here.

16 THE CLERK: Mr. Pickens. Mr. Roberts.

17 CHAIRMAN OWUSU-SAFO: Thank you. And for today's
18 meeting the city staff representatives that are here are
19 Ms. Tracey Vacek, zoning and planning director, Sharon
20 Burden, administrative secretary, Jill Morgan, senior
21 planner, Steven Broadwell -- oh, just those two. Okay.

22 All right. Thank you. I will ask that those
23 individuals in the audience tonight please sign in, if
24 you haven't already done so, so that your presence at

1 the meeting can be included in the record. Thank you
2 for attending.

3 Before we begin this evening's agenda, in
4 accordance with the Illinois Open Meetings Act if anyone
5 in the audience would like to speak to the Commission
6 about an item that is relevant to the Commission that is
7 not a public hearing on the agenda, they will have three
8 minutes to do so.

9 Okay. Seeing no one is coming up. Now we can
10 move on to today's business for the meeting.

11 First item on the agenda is approving the
12 meeting minutes from January 21, 2026. Are there any
13 requests or corrections to the meeting as written?
14 Hearing none, may I have a motion to approve the meeting
15 minutes from January.

16 COMMISSIONER CHAMBERS: So moved.

17 COMMISSIONER KUEHL: Second.

18 CHAIRMAN OWUSU-SAFO: Motion has been moved and
19 second. Please call roll.

20 THE CLERK: Mr. Chambers.

21 COMMISSIONER CHAMBERS: Yes.

22 THE CLERK: Mr. Gonzalez.

23 COMMISSIONER GONZALEZ: Yes.

24 THE CLERK: Mr. Kuehl.

1 COMMISSIONER KUEHL: Yes.

2 THE CLERK: Mr. Lee.

3 COMMISSIONER LEE: Yes.

4 THE CLERK: Mrs. Owusu-Safo.

5 CHAIRMAN OWUSU-SAFO: Yes.

6 Okay. Motion passed.

7 Thank you. Okay. The next item on the agenda
8 is the public hearing for Item 26-0112, and that is an
9 ordinance amending Chapter 49 of the Code of Ordinances,
10 City of Aurora by modifying Section 49-103.3
11 Definitions, and 49-104.3, Conditional Uses and
12 Structures with regards to Data Center facilities. This
13 is a public hearing.

14 The other items, I am going to go ahead and
15 read it into the record as well. That is Item No.
16 26-0114. An ordinance amending Chapter 49 of the Code
17 of Ordinances, City of Aurora, by modifying Section
18 49-103-3 Definitions and Section 49-108.10 ORI, Office
19 Research and Light Industry District regarding
20 warehouses and Section 49-108.10, ORI, Office Research
21 and Light Industry District. Section 49-109.2, M-1
22 Manufacturing District Limited and Section 49-109.3,
23 M-2, Manufacturing District. General regarding
24 performance standards. Again, that is also a public

1 hearing.

2 Now I'll call a staff media presentation.

3 MR. CURLEY: Good evening. My name is John Curley.

4 I am Chief Development Services Officer for the City of

5 Aurora, and I will be leading most of the discussion

6 tonight with some assistance from Tracey Vacek and

7 Alison Lindburg from our sustainability group as well.

8 So as part of the staff presentation for the

9 Data Centers, which is the first presentation that we

10 are going to make, this is our agenda. So we wanted to

11 go through the fact that we are going to have a staff

12 presentation. We will then open for a public hearing

13 and take public testimony. I believe we are going to

14 have two public hearings so they will be separated

15 public hearings; one for the Data Center and one for

16 warehouses, just so that is clear to everyone. And

17 these items are going to be held and continued for the

18 public hearings will be held open until March 4 Planning

19 and Zoning Commission.

20 We are going to hold these items and continue

21 the hearing to make sure that the public has adequate

22 time to review, digest and comment on these proposed

23 changes before the Commission takes action. So that's

24 the purpose for holding it here for another two weeks.

1 So, again, on the Data Center presentation,
2 staff is seeking -- or the reasons for our zoning text
3 amendment, actually, staff is seeking, as they have been
4 seeing an increase number of Data Center proposals and
5 we have also been receiving citizen complaints and
6 watching what has been happening nationally,
7 understanding that we needed to consider modifications
8 to the zoning ordinance so that we could address, in
9 particular, neighborhood concerns that we have been
10 getting over Data Center uses in town.

11 Those concerns have a broad spectrum,
12 including noise, traffic, and several types
13 environmental impacts that this specific use type
14 creates in neighborhoods and in our community.

15 Ultimately we want to clarify that the Data
16 Center and the warehouse development process so that we
17 can assure that potential long-term community and
18 environmental impacts are addressed prior to
19 construction and during the approval process and the
20 entitlement process.

21 So as you will recall, we were here five and a
22 half months ago, five months ago, requesting a
23 moratorium on Data Center uses, which also impacted
24 warehouses, which is why we are making two

1 recommendations to you tonight. We spent this period of
2 time during the moratorium listening to stakeholders of
3 all types that are affected by this use. We have done
4 staff research nationally and regionally to see what
5 other communities are doing to try to mitigate any
6 impacts from this use type, specific use type.

7 We are here today proposing some
8 modifications, and we wanted to emphasize that our
9 current standards do not segregate Data Centers
10 differently from warehouses. Our research and our live
11 experience here in Aurora tells us that these uses are
12 different enough and staff feels strongly enough that we
13 need to separate the use type from warehouses, and try
14 and address the specific impacts as an independent
15 zoning classification as a Data Center.

16 And if we were not to take action and modify
17 the zoning regulations, we would potentially have
18 similar issues that have happened in our neighborhoods
19 continue. So we need, as part of the moratorium we are
20 recommending that we adopt some specific regulations to
21 address these impacts that we found.

22 So kind of walking along the timeline both
23 backwards and forwards, on October 7 we created a
24 working group shortly after the moratorium was put in

1 place. We conducted research, engaged stakeholders,
2 residents, and other cities, and metropolitan cogs, or
3 metropolitan mayors council, as an example.

4 We prepared and presented an interim progress
5 report to council on January 6. We held last week a
6 public presentation to better than 150 people on
7 February 12 and gathered a lot of information from them.

8 We worked diligently after gathering all that
9 information from that public presentation, even modified
10 here in the last couple few days the presentation that
11 we were prepared to present last week, and have modified
12 that and are presenting that today.

13 Going forward, as we mentioned, we will be
14 presenting at RAP on March 3rd, that's the Rules,
15 Administration and Procedures Committee. The subsequent
16 day, which is not on that graph there, March 4 would be
17 the continuation of this public hearing at the next
18 Planning and Zoning Commission meeting.

19 The following meeting would be building,
20 zoning and economic development committee which would be
21 March 11. Then potentially if not held in either of
22 those meetings, it would move on to committee of the
23 whole March 17, and then hit city council March 24.

24 Just as a matter of reference, March 24 is the

1 date that we had targeted for the end of the moratorium
2 and should not be prepared to adopt legislation at the
3 time, we would have to extend the moratorium or request
4 the same.

5 So, again, a high level overview of our
6 process changes that we are suggesting. Again,
7 currently Data Centers are permitted in our warehousing
8 use districts. Because they are permitted, they do not
9 have as much public oversight as we would like, public
10 notice and a public hearing like we are having here
11 tonight.

12 We have through research found that many other
13 communities around the country who have dealt with this
14 issue have changed the category of Data Centers to be a
15 conditional use. We are in fact suggesting we do the
16 same thing. So separate this proposed definition as a
17 Data Center and then only allow it as a conditional use
18 which has additional public notice and oversight as well
19 as city council approvals.

20 So our new requirements are going to suggest
21 that we require this new Data Center category as a
22 conditional use. And additionally, we will require
23 development agreements as part of Data Center approvals.
24 Those development agreements in addition to our

1 regulation changes would allow contractual requirements
2 with the developer to monitor and report compliance with
3 penalties and remedies spelled out in the agreement
4 before work gets under way.

5 This is a table you might be familiar with
6 from our zoning ordinance when items are permitted in
7 the underlying zoning districts. This shows that we are
8 creating a Data Center relevant row in that table and
9 the C's under ORI and M1 and M2 would indicate that it
10 would now be, as suggested, a conditional use in those
11 particular underlying zoning categories only.

12 I think I touched on the development agreement
13 already on the previous slide.

14 So touching on the impacts that we have
15 studied and/or heard from our constituents, we wanted to
16 touch kind of on a high level how we are addressing them
17 and then we will go into more detail on each topic.

18 So noise, on the topic of noise, we currently
19 refer to the Illinois Pollution Control Board Act but
20 find that that Act and its measures are one, difficult
21 to measure; and secondly, difficult to enforce as well.
22 We will be recommending a Aurora promulgated noise
23 decibel level at the property line in order to simplify
24 our measurement of compliance as well as the -- as well

1 as enforcement of the violations.

2 For water use, we currently do not have water
3 use regulated on this particular use type. There are
4 Data Centers that use water to cool their chillers. We
5 do have one of those in town. It actually predates all
6 the current Data Center users that in our town, but it
7 is still in operation by someone who purchased that
8 location.

9 Water is a precious enough resource that we
10 need to ensure that water is not being used simply --
11 potable water is not being simply used to cool chillers
12 for this use type. So we will be indicating in our
13 ordinance that water cool chiller -- potable water used
14 to cool chillers will be prohibited.

15 Energy use and grid strain. We have heard a
16 lot of information and concern about the amount of
17 energy that is used by these facilities as well as the
18 potential ramifications on other rate payers in the same
19 district, and will be addressing some of those concerns
20 as well and promoting.

21 And then on emissions, these facilities are
22 required to run 24/7 by all the contracts that they have
23 with all of their Fortune 10 companies that sit in these
24 buildings so they have backup generation in case there

1 is a grid outage. The most prominent backup source
2 right now in our region is diesel generators, that's
3 what we see in our all of our current Data Centers that
4 we have in town. And we are going to be mandating a few
5 thing about those types of generators to ensure that
6 they are both most recent type of generator as far as
7 reducing emissions as well as eliminating vibration as
8 much as possible.

9 So now kind of digging into a little bit more
10 detail on each of one of those rows from that table.

11 Energy, Climate and Grid Reliability. So what
12 we are going to be asking for, promoting in this
13 modification, is a calculation, what is referred to in
14 the Data Center industry as Power Use Effectiveness or
15 PUE. What that ratio tells you is how much energy is
16 being used for the facility divided by the amount of
17 energy that is being used by the IT equipment. So it is
18 telling you how efficient the building is running in
19 comparison to the amount of energy they need to run all
20 of their Data Center equipment.

21 Paying attention to that, that ratio, which is
22 an industry standard, it is not something that Aurora
23 created. But paying attention to that ratio will help
24 us ensure that we are encouraging the most effective use

1 of energy on sites and promoting the most amount of
2 energy efficiency that we can.

3 The proposed language that we have here, which
4 is on the bottom, is that we are going to be asking for
5 energy modeling reports from a third-party engineer
6 provided during the entitlement process. So we would
7 receive this information prior to approval through the
8 zoning entitlement process.

9 Some more proposed language along the same
10 lines. The PUE that we are setting as the minimum
11 effectiveness or power usage effectiveness is one and
12 two-tenths. That is deemed in the industry to be an
13 energy efficiency standard. It is not the -- it is
14 energy efficient but not impossible to attain I guess is
15 what I want to say.

16 Data centers, in addition, will be asked to
17 meet energy code requirements of -- whichever the
18 following, which is the most stringent. So the IECC,
19 which is the International Energy Conservation Code,
20 that will be the last adopted. So that is something
21 that we would have already done in Aurora.

22 The latest published ASHRAE Standard 90.4
23 which is primarily mechanical standards or the
24 Illinois-specific data center energy code requirements

1 adopted by rule. So as Illinois modifies the
2 requirements for energy efficiency, they will be
3 required to adopt those as well.

4 In addition to that, we have also found that
5 modular nuclear reactors has been part of the discussion
6 for making up power needs on these sites and we will be
7 prohibiting nuclear-based energy on these sites due to
8 concerns with neighboring properties.

9 Proposed language additionally on the energy
10 as well. We are going to be promoting on-site
11 renewable energy and resilience. We are going to be
12 asking Data Centers to install and operate one of the
13 following:

14 On-site clean energy with renewable energy
15 generation to supply not less than 25 percent of the
16 facility's peak electrical demand as demonstrated in the
17 approved electrical load study. Again, that's the load
18 study we are getting on the front end of the project.
19 Or on-site resilience storage. On-site energy storage
20 capable of supplying not less than 50 percent of the
21 facility's peak electrical demand for a minimum duration
22 of 15 minutes for purposes including grid stabilization,
23 brownout mitigation and peak-load support. I think that
24 covers that.

1 Now on to water. Back on that table, water
2 was one of the other rows. Again, we are going -- we
3 are suggesting that we prohibit evaporative cooling
4 using potable water. We are also desiring to adopt a
5 water use effectiveness limit with a similar ratio to
6 what I defined before, which I'll talk about at the
7 bottom of this slide here.

8 We will be asking for water consumption and
9 modeling report from a third-party as we are doing the
10 entitlement approvals that will specify the source of
11 the water, impacts to municipal and regional water
12 systems, and discovery, or disclosure really from them,
13 what their closed-loop cooling system details are. And
14 information about their discharge, how frequently they
15 have to be recharged. Information that would tell us
16 whether we need to be concerned about additional water
17 usage just to fill the loop, or how they are handling
18 potentially likely, like, what I call solutions and how
19 they are disposing of them.

20 This water usage effectiveness score, or WUE
21 as defined on the bottom of the page there. That is
22 defined -- again, it is an industry ratio, and it is
23 defined as the leaders of water consumption per IT
24 equipment kilowatt hour. So it is the amount of liters

1 of water being used in the building over the kilowatt
2 hours for the IT equipment.

3 This is a pretty dense slide. I apologize.
4 This is the water consumption and quality report
5 modeling details. So this is what we are asking for
6 about the water usage on the site as part of that
7 approval process in the original entitlement.

8 Now, moving on to noise. This slide is about
9 noise intensity and compliance monitoring. So as I
10 mentioned early in the presentation, Data Center
11 facilities already are by -- I should say by our
12 reference to the Illinois Pollution Control Board, Data
13 Centers are required to comply with this Act. What we
14 found is this Act is difficult to measure, and thus,
15 difficult to enforce.

16 What we are going to be suggesting is a
17 simpler and more enforceable standard that Aurora
18 proposes as part of these changes. In addition, to
19 those standards, which I'll touch on the next slide, we
20 are suggesting many levels of third-party testing along
21 with the project pathway.

22 Initially there will be a baseline third-party
23 engineer study indicating the predevelopment sound on
24 the site, so literally a study of what is happening on

1 the site so we have a basis for comparison should there
2 be any arguments later about what the underlying
3 environment noise is like.

4 Secondly, we will require a third-party
5 engineer sound modeling study as required by any part of
6 any zoning entitlement. So this will be a sound
7 engineered study that essentially lays their proposal
8 into a computer with all of the sound generating
9 equipment, and it radiates the amount of decibels that
10 are coming off the site and shows you where those
11 decibels are and how far away they are from the site.
12 So that we will be asking for at any zoning entitlement.

13 Thirdly, a third-party sound engineer study
14 that demonstrates compliance in comparison to the
15 baseline preproject sound modeling, I should say there.
16 That's required prior to any temporary or permanent
17 certificate of occupancy. So this is when someone is
18 asking for certificate of occupancy, the building has
19 been built, we are going to ask them for a full-load
20 study, actual study of the sound that is occurring. And
21 they are going have to compare it to what their modeling
22 study showed at the beginning of the project and
23 demonstrate that they were in compliance with both the
24 Aurora and Illinois Pollution Control Board Act before

1 they will be permitted to operate.

2 Fourthly, the third-party engineered sound
3 study shall demonstrate compliance and comparison to
4 baseline preproject sound modeling required as part of
5 any subsequent remodeling permit which adds sound
6 producing equipment prior to any temporary or permanent
7 certificate of occupancy request.

8 This one gets a little bit into the weeds, but
9 as we -- our lived experience tells us that we need
10 something along this line, and we also realize that it
11 doesn't appear that anyone else in the nation has dealt
12 with this.

13 These facilities, the structures that Data
14 Centers are in cost somewhere between 20 to 30 percent
15 of the overall cost of the Data Center. So what occurs
16 is the Data Center may build a shell of a building in
17 hopes that they land a Fortune 10 company to come, they
18 probably got some prospects, but there is a possibility,
19 and we actually experienced that here, where there was a
20 pretty decent delay between when the actual sound
21 producing equipment made it onto the site versus when
22 the original completion of the shell permit was done.

23 So unlike other uses, we are realizing that we
24 have to not -- so -- well, I think actually the cleanest

1 way to look at this is in addition.

2 So let's say a quarter of the data hall gets
3 built out and gets a certificate of occupancy. The last
4 three-quarters comes in later. I've already passed the
5 last three sound studies. I need a fourth in order to
6 prove that now the new sound generating equipment is
7 still in compliance.

8 So as part of -- and you are going to see --
9 it actually doesn't come before your group, but as part
10 of what we present to council, we will be proposing some
11 building and permit -- or building permit modifications
12 as well, building ordinance modifications as well,
13 outside of the zoning ordinance. So that's what that
14 topic is about.

15 So in addition to that, we are going to be
16 setting up requests in our development agreements for on
17 demand -- I'm sorry -- we are going to be asking for on
18 demand constant sound monitoring of the facilities, and
19 if requested, we are going to be asking for a
20 third-party sound study which demonstrates compliance,
21 if we determine that there is some issue with sound or
22 getting complaints that have merit to them so that they
23 are keeping a record that we can then ask from them and
24 also even ask from third-party study to, again,

1 demonstrate that they are in compliance.

2 And, again, we reiterate that the facilities
3 are going to provide 24/7 monitoring equipment as part
4 of our proposal for sound.

5 So another means of noise mitigation is
6 through use separation businesses. And I wanted to
7 highlight for everyone that is in the room that might
8 have been at our -- I have it behind this, but I realize
9 I should have put it above it -- at Thursday night
10 public meeting or town hall meeting, essentially, open
11 house, we had some different numbers in this screen, and
12 we were suggesting some longer distances as a part of
13 that meeting and will be heard at the meeting.

14 So what we are suggesting with respect to use
15 separations for distances which, again, the separation
16 helps mitigate the noise, is for the separations or
17 residential, education and hospital uses for
18 roof-mounted equipment, roof-mounted chillers, would be
19 1500 feet minimum from the screening to the closest
20 residential, educational and hospital use lot lines.
21 That is fully three times more than any other standard
22 we found nationwide.

23 And in addition to that, we did not find other
24 communities that dealt with roof-mounted distances

1 differently than ground-mounted equipment distances.
2 Our roof experience tells us that we should deal with
3 them separately and be more -- and require additional
4 distance on roof-mounted equipment. Partly I think it
5 has to do with equipment being higher than the canopy or
6 the trees that are helping mitigate some of the sound.

7 For ground-mounted equipment and chiller
8 equipment we are proposing a thousand foot distance from
9 the screening to the closest residential, education or
10 hospital use lot line. And all of that equipment is
11 required to be surrounded by full height sound
12 attenuation screening.

13 The other primary noise producer on these
14 sites is emergency generators. What we are suggesting
15 on separation distance there is a thousand feet from the
16 screening for the closest residential, educational or
17 hospital use lot lines. We are suggesting prohibiting
18 emergency generators on roof tops. Again, this is also
19 required to be surrounded by full height attenuation
20 screening.

21 And as part of the development agreement we
22 are suggesting that we require testing and exercising
23 activities in a limited window of 9 to 5 week days and
24 not on holidays. That is a relatively typical time

1 window, more restrictive than some from the other
2 communities that we evaluated.

3 In addition to that we also found that when
4 more generators were running, they naturally create more
5 noise so we wanted to limit the number of generators
6 operating simultaneously during their tests and that's
7 something that other communities across the country have
8 not dealt with yet, but we think it is a smart move.

9 So we talked about the separation distances on
10 the first two rows there, and the separation distance on
11 the fourth row on the bottom. I'll talk about the noise
12 intensity on the next slide, but we are, additionally,
13 for everyone that was at our open house on Thursday, we
14 additionally have reduced the daytime and nighttime
15 Aurora promoted or suggested decibel levels at the lot
16 line to 59 daytime and 49 nighttime.

17 So, again, touching on the proposed language
18 regarding the noise testing, this is the language that
19 talks about the baseline predevelopment sound study, and
20 noise modeling prior to the entitlement approval.

21 The next slide here talks about the
22 roof-mounted chillers being at 1500 feet away, separated
23 from any residential, hospital or educational use lot
24 line.

1 Next item talks about the thousand feet for
2 the ground-mounted chillers to the same lot lines. And
3 we also had a provision both in the area of chillers and
4 emergency generators that should the Data Center ever
5 decommission or need to remove all the now obsolete
6 equipment.

7 On to the generators. Again, the language in
8 the proposed ordinance prohibits roof-mounted
9 generators. The next line is the separation distance
10 promoted for the generators to the residential, hospital
11 or educational use lot lines. And the same provision
12 for decommissioning the equipment should the use ever
13 change.

14 Now on to noise intensity reduction. So as I
15 mentioned a couple of times in the presentation now, the
16 Illinois Pollution Control Board Regulations are
17 difficult to enforce and measure, and we have done some
18 analysis both in 15 communities around the country that
19 have dealt with this, some regionally. And we are
20 promoting a lot line decibel level measurement that is
21 less than any of the other communities that we found,
22 and it would be 59 daytime decibels (A)weighted scale
23 from 7 to 7, and at 49 nighttime from 7 to 7. This is
24 measured at the lot line.

1 There are standards from other communities
2 that are measured at different locations, but as we are
3 requiring these facilities to constantly measure their
4 decibel levels, I need to set a number for them at their
5 lot line so that they can tell if they are in compliance
6 and we can tell whether they are in compliance or not.

7 There is a table there that shows you some
8 comparison decibel levels for different household or
9 experiences that everyone might be familiar with.

10 The proposed language for the sound
11 attenuation screening talks about it being the full
12 height and some esthetic qualities as well on the tail
13 end of both of those two sections there. But both
14 require full height sound attenuation screens,
15 roof-mounted or ground-mounted equipment.

16 Now on to vibration mitigation. This is
17 through use separation distances. So like the sound
18 generation we are promoting a thousand-foot separation
19 from the screening of the generator yard to the closest
20 residential, educational and hospital use lot line. And
21 as we mentioned, the testing and exercising activities
22 will be limited to a window during the day, and limited
23 by the number of generators operating simultaneously to
24 try and not create -- I probably should touch on this.

1 The testing of these generators is required
2 for them to make sure that they have got their emergency
3 generators operational when they need them, but it is an
4 exercise that they can control. So asking them to do
5 that within a window that's less troublesome for the
6 neighbors, and with fewer generators operating at the
7 same time, seems a reasonable request for us to ask them
8 to be good neighbors.

9 The other thing that we are asking as part of
10 our proposed language is that all the generators be
11 equipped with vibration and isolation systems. These
12 big diesel engines have the capability of having
13 vibration isolation and we are simply putting something
14 in there so we can insist that they are using those
15 systems as they are installing generators.

16 In addition to the constant monitoring of
17 sound, we will also be asking for constant monitoring of
18 vibration at their lot lines in regular intervals around
19 their lot lines that are within a thousand feet of
20 residential, hospital and educational uses.

21 This is some of the details on vibration. The
22 vibration standards that we are now promoting -- well,
23 I'll jump into this now. We will save some time on our
24 warehouse discussion later.

1 We currently have two vibration standards in
2 our zoning ordinance, unfortunately. There is one that
3 is in M1 and M2 and there is one that is in ORF. So as
4 staff was analyzing this, we thought it prudent to come
5 up with a single standard across all of our zoning
6 categories.

7 We analyzed what other communities were doing
8 and what we are promoting is the least amount of
9 vibration that we found and using the most prominent
10 calculation type that we found through other
11 communities. This one was more regional in nature, in
12 regional Illinois, but it was pretty obvious that this
13 was the more prominent measurement tool. And again, we
14 picked the least amount of vibration from all of these
15 standards that we found regionally.

16 Again, we are going to be asking them for
17 information on their vibrations. Should we have any
18 issues we will ask for a third-party engineer to prepare
19 a study about the vibration coming off the site.

20 That is the Data Center discussion. I think
21 now -- Chairman, I am not sure if you want to do the
22 public hearing for this, or if you want me to do the
23 other presentation and then do the two public hearings
24 simultaneously?

1 CHAIRMAN OWUSU-SAFO: I would -- unless she wants
2 to say something, I think we probably complete with this
3 one and then go to the next one after this one in the
4 hearing.

5 All right. Now we heard staff's presentation.
6 Does Commission have any questions for staff?

7 COMMISSIONER KUEHL: Do these proposed regulations
8 affect Data Centers that are currently operating?

9 MR. CURLEY: These regulations will not affect
10 currently operating Data Centers as they are zoning
11 entitlement regulations that we have talked about
12 tonight, and those would apply to future uses that are
13 requesting approvals through the entitlement process.

14 CHAIRMAN OWUSU-SAFO: I have one question. I know
15 you talked about sound attenuators type, especially if
16 it is going to be near residential areas and what not,
17 what type of attenuation are we looking at here? Is it
18 berms? Is it trees? What kind of things have you seen
19 being implemented?

20 MR. CURLEY: The primary thing we have been seeing
21 is walls and there are multiple types. We have seen
22 hard concrete and precast walls which are not truly
23 sound attenuating. They reflect sound. And what we --
24 after a couple instances of looking at sound studies

1 that we have been seeing for a few facilities in town,
2 there are attenuation screens that exist, that are
3 designed and built intentionally to absorb sound, and
4 the staff feels that that is the best way to insist on
5 attenuation.

6 Now that said, if someone is going to propose
7 something, if they want to do a full-height berm to meet
8 the definition and they can prove that a sound study
9 works, we might -- we may discuss that as part of the,
10 but I think the amount of land that would be eaten up in
11 order to do that, because you have to also remember this
12 equipment -- these walls that we are seeing are probably
13 10 to 12 feet tall, at least. So the berm with the one
14 to four slope that engineering is going to want to see
15 is pretty immense.

16 CHAIRMAN OWUSU-SAFO: And so this would be like
17 noise walls you find on a highway, something similar to
18 that?

19 MR. CURLEY: It is actually different than that.
20 Those are more reflective. The stuff you see on the
21 highway is more reflective than sound attenuating. What
22 you would see -- I am trying to think of an example. On
23 the sound -- on the noisy side of the wall you would see
24 perforations in the wall that would allow sound to enter

1 the skin of the wall and then be absorbed into a sound
2 absorbent material. We do have some examples in town
3 that exist and it is made for this type of industry.

4 CHAIRMAN OWUSU-SAFO: I have one more just
5 following up on that. In general, like, if a facility
6 is proposing a Data Center, would the noise attenuation
7 system, would the public have input on it? You know,
8 typically on other projects we get input so it doesn't
9 change the feel of the neighborhood and it is consistent
10 with the area that is going to.

11 MR. CURLEY: Yeah, so going back to the first
12 couple of slides, we are suggesting that we allow Data
13 Centers only as a conditional use and only in those
14 three underlying zoning types. So making it a
15 conditional use requires public notice; it requires a
16 public hearing. So you all will see all of these coming
17 forward if we approve, amendments that include the
18 conditional use.

19 It additionally will require public meetings
20 going all the way through city council. We are
21 intentionally adding more opportunity for the public to
22 participate in the process of what we are suggesting.

23 CHAIRMAN OWUSU-SAFO: I also heard you say you
24 would not permit water to be used for chillers?

1 MR. CURLEY: Right.

2 CHAIRMAN OWUSU-SAFO: Okay. And so no water at
3 all, not even the looped water circulated? As part of
4 the presentation you also mentioned how to -- how these
5 waters will be impacting community use, discharge
6 locations and what not. It seemed a little conflicting
7 to me.

8 MR. CURLEY: Yeah, I see your point. I think I was
9 a little sloppy when I talked about the water on the
10 first instance. So what we are prohibiting is
11 evaporative chillers using potable water. So what those
12 are is a heat exchanger that you literally run water
13 over the coils and then flush all of that water right
14 into the sewer system.

15 So that's what we are prohibiting. There are
16 systems that could use recycled water for that. That
17 would be fine. There are instances that you could use
18 pond water for that.

19 So there are evaporative chiller types that
20 might work. This is also an area where technology is
21 changing very rapidly. That's one of the reasons we
22 kind of latched on to this WUE and PUI idea so that we
23 can prohibit all the possibilities of technology
24 improving, and we are just encouraging efficiency for

1 both of those things by paying attention to those
2 ratios.

3 But, I think you are right. I think I was a
4 little sloppy in the first instance that I mentioned
5 that. So it is really the evaporative chillers that are
6 using potable water that we are prohibiting.

7 CHAIRMAN OWUSU-SAFO: Okay. And I have one -- I
8 was taking notes. I have one last question. Maybe you
9 can touch a little bit on the current energy status for
10 the City, and what is the anticipated increase? Because
11 obviously you want to curb destructive impact to the
12 community. So with all these Data Centers coming into
13 the community, are there any studies on how much impact
14 they are having on communities energy use and have there
15 been any instances of destruction?

16 MR. CURLEY: Well, you are touching on one of the
17 reasons we are asking for some of the information that
18 we are asking for. Because we are not the energy
19 provider, we don't really have line of sight to the
20 capacity or the grid or the energy that is being asked
21 for by these users. The timeline for development of
22 these is very long. I believe there is a year and a
23 half to two years from a request for this amount of
24 power to Com Ed in order to even get a substation in

1 place to supply power for this. So the request for the
2 power are really long.

3 We have heard information from CUB and from
4 Com Ed in some of the meetings that we have had that
5 there is more -- there is currently more requests for
6 power than we are currently providing power for, that
7 Com Ed is currently providing power for. So they are
8 needing to be very judicious about what are they
9 reserving power and what projects are moving forward and
10 that two-year gap is problematic for them because they
11 are making commitments to somebody, and then somebody
12 else may move their project more quickly. So they are
13 struggling with this as well.

14 But one of the reasons we are asking for a lot
15 of the power information on the front end is that we
16 don't have line of sight to that and we would like to
17 understand what is happening and be able to assure our
18 constituents that there is not an impact by this
19 particular use coming to town.

20 CHAIRMAN OWUSU-SAFO: My last one, and that is,
21 there is going to be a lot of almost frequent and
22 continuous monitoring of the sound and vibrations. Just
23 in general who pays for that? Is that something that is
24 going to be an ordinance for the Data Centers to pay for

1 these monitoring or is something that the City is going
2 to be responsible for monitoring and paying for all
3 these testing?

4 MR. CURLEY: The way the ordinance is written
5 currently, it is the data center will be responsible for
6 the continuous monitoring, and additionally, they will
7 be responsible for paying for third-party analysis,
8 should we ask them for third-party analysis as well.

9 CHAIRMAN OWUSU-SAFO: Okay. Thank you.
10 Ms. Martinez.

11 COMMISSIONER MARTINEZ: The question I had is, you
12 say technology is constantly changing and we don't know
13 where Data Centers might end. And the quality you guys
14 have, language in there about once they are done, if
15 they were to move, if they were to burn down, is there
16 even any information about the assess of a Data Center
17 after they leave, like, is there any -- I know it is so
18 new, but beside just bringing it down to the ground, is
19 there any plans in case they do leave and there is this
20 huge plot of land?

21 MR. CURLEY: Well, I am not aware of instances that
22 I can cite for you across the country, but we, in
23 attempting to plan ahead, what we have actually asked
24 for is the removal of all of the generators and

1 chillers. This use type is very unique and requiring
2 all of those things, and if a different use type showed
3 up, if they needed any of those, they would need, you
4 know, like a 16th of them or something like that.

5 In addition to that, we have also thought, and
6 you will see some parking regulations as well. We are
7 going to be asking entitlement requesters going forward
8 for Data Centers that they can park for a warehouse, a
9 future warehouse use on the site.

10 We currently, and it seems responsible that we
11 do this, we currently allow a lot less parking on a Data
12 Center than we do a manufacturing use because there is
13 many fewer employees. It also, by not requiring so much
14 parking it affords us more opportunity to do screening
15 and buffering, both visually and for sound.

16 So on both sides of that equation we are
17 trying to be responsible while it is a Data Center
18 trying to take advantage of the extra land that we are
19 asking for, but making sure there is an opportunity or
20 at least enough land to convert that structure into
21 something at a later date, should it even be
22 convertible.

23 CHAIRMAN OWUSU-SAFO: Does the staff have any other
24 questions?

1 I was going to read the questions sent by Ward
2 10 residents Mr. Leo Wright, but he is present here so I
3 am hoping he will be going through those questions.

4 I have some points that I wanted to bring up
5 and they can be included as part of the upcoming
6 ordinance. I think a lot of them were covered by John
7 already, but I still want to read all of them here.

8 So I wanted to say that the distance from the
9 residential we should make sure that none of the new
10 Data Centers are near any of the residential radius.
11 Some decibel limit, day and night, should be reduced.
12 Testing at the premises of the facility and at least .5
13 miles away from the facility should be done.

14 Notification to be sent to all the residents
15 and businesses not just 250 feet away, but at least if
16 the residents are present, half a mile away. They
17 should be sent, notified, about any upcoming Data
18 Centers or warehouses.

19 Schedule any maintenance during time so none
20 of the residents have to go through any painful noise or
21 disturbance at night. And enclosure requirement for all
22 the equipment that are placed outside. Annual testing
23 of air and water quality to be sent to the city. Even
24 though we are limiting water use to certain types, but

1 still they should test the water quality.

2 And I would also be interested in knowing more
3 about the utility consumption in the long run. How is
4 it impacting the residents. Thank you.

5 CHAIRMAN OWUSU-SAFO: Okay. Next person. Who
6 would like to speak? State your name and your address.

7 ANONYMOUS AURORA RESIDENT: I go by Anonymous
8 Aurora Resident, but I am not giving you my address, but
9 I am in Ward 9. So I have been up at this podium quite
10 a few times so that's what I go by when I come here.

11 I just want to jump in because I have a lot.
12 I support what Mr. Curley and the administration is
13 trying to do to put limits in place. We need to limit
14 as many Data Centers as we can. I mean, how many does
15 this community need? We already have, I think, five,
16 and there is already a bunch that have tried to put
17 their applications in right before the moratorium. It
18 is insane how many we have, and that's also not going to
19 just affect Ward 10, but many other people in the
20 community.

21 Can the City of Aurora have any legal way to
22 force the other existing Data Centers to comply or are
23 they going to have to be grandfathered? They have
24 already been given a really sweetheart deal to operate

1 in Aurora and at our expense and that of our environment
2 and utilities.

3 I am begging you on this committee to take a
4 hard stance against Data Centers and to give them no
5 opportunity, incentive, tax breaks, TIF use or anything
6 to encourage them to come here.

7 In August of last summer in '25, my personal
8 Com Ed bill for two people in an interior townhouse with
9 eight windows in the entire place was a modest hundred
10 and some dollars. In September it was \$750 dollars from
11 one month.

12 On my way here tonight I spoke with one of my
13 friends who lives in Aurora, who is a senior on a fixed
14 income, she told me as I was driving here hers jumped
15 \$450 dollars a month for one person in a townhouse,
16 which is insane.

17 I called Com Ed and they told me basically get
18 used to because there is only so much of the energy pie,
19 and I am competing against all of these Data Centers
20 that have bigger and deeper pockets than I do. We have
21 supply and demand. When the supply goes up, so does the
22 cost, and I am livid that that cost is affecting us as
23 residents. If it hasn't yet, it will be.

24 It is my understanding that these companies

1 don't really hire local to construct and build these
2 facilities, but they bring their own construction people
3 in. So we are not really gaining a lot of jobs. Also,
4 once that is built, you also don't have humans really
5 operating it. It is pretty much just electrical stuff
6 running. So this is really not generating a whole bunch
7 of jobs for our community.

8 Please do not give them any approval to
9 operate until all compliant elements and modifications
10 are in place so there is no gap between opening for
11 business and when those sound upgrades, et cetera finely
12 get put into place.

13 This is not in any particular order. I am
14 writing all over this page.

15 Basically the revenue generated is not worth
16 selling out our quiet enjoyment to live without fumes,
17 noise, vibrations, a drain on the water and electrical
18 grid, plus it is a terrible environmental impact.
19 Please do not sell out the Aurora residents to do this.

20 It is imperative that you make it as
21 inhospitable as possible that these companies decide not
22 to even come here. Put in so many hurdles, so many
23 compliance, making it so challenging that they want to
24 go somewhere else and not here. Every time a Data

1 Center shows up, bad things happen. It has a terrible
2 influence and the money that you are generating isn't
3 worth it.

4 The diesel generators are extremely loud; they
5 have exhaust fumes; they run 24/7. Don't allow these
6 Data Centers to pass any building cost, maintenance
7 cost, water, electrical, anything that is related to
8 their existence, don't allow them to pass any of that on
9 to Aurora residents. It is not fair to us that we have
10 to give them the opportunity to make a ton of money at
11 our expense.

12 You need to do another of those town hall open
13 public presentation meetings like you had on the 12th,
14 which I was at, but you need to do it at a different
15 time slot and a different day, like 11 a.m. on a
16 Saturday or 7 p.m. on a week night. By having it at
17 5 p.m. you excluded a ton of people who I know wanted to
18 be there but couldn't because they are commuting. If
19 they get off work at 5 and it takes them 40 minutes to
20 get into this area, they don't even have time to even
21 get there.

22 It lowers the property value of the current
23 people who have businesses or homes when they try to
24 sell them if they are now having this thing that has

1 been built since they purchased and moved into that home
2 or business.

3 We need to differentiate the warehouses and
4 what your definition is. So that places like Loaves and
5 Fishes is not lumped into a Data Center because they
6 have different purposes and there is different
7 constraints and different -- the dynamics are completely
8 different.

9 You have Data Centers that if they have any
10 infractions, then fine them, stay on them, give them no
11 leniency, and if they don't comply, close them and don't
12 allow any replacements.

13 I appreciate your time. Thank you.

14 CHAIRMAN OWUSU-SAFO: All right. The next person.

15 MS. FISCHER: Danielle Fisher, 1628 Garfield
16 Avenue. First, I want to thank the City for putting a
17 moratorium in. That was awesome. And all the work that
18 City staff has done, and that open house, it was great.
19 I don't support them, but I know we want to focus on the
20 stipulations that we are trying to put in place right
21 now.

22 I really like the idea of making them
23 conditional use. Gives us power to express that we
24 don't want them here. I like the increase separation

1 from the centers that he presented tonight. That's
2 awesome.

3 I am still a little concerned about water
4 contamination. That was mentioned a little bit ago too.
5 It sounds like they still discharge using evaporated
6 chillers so I am wondering if something can be put in
7 place to purify, monitor that discharge, especially if
8 they are able to retroact the requirements to the
9 existing ones, they need something more in place about
10 the water contamination.

11 I am also wondering if each applicant could be
12 required to prepare an environmental impact study when
13 they apply. Obtain an air pollution control permit and
14 to renew them yearly. And establish a wastement plan
15 for disposal of electronic and toxins. You touched on
16 that. What are they going to do with it all when they
17 are not used anymore. They have to be disposed of
18 properly.

19 I mentioned it briefly, previously, but what
20 about the existing ones. I am still worried about that
21 too. Is there any way to make existing ones become
22 retroactive to these regulations? I am just hoping the
23 City is trying to work on fixing the problems of
24 existing ones and the ones that are in the approval

1 process, if there is anything that can be done,
2 especially ones that haven't even been built yet.

3 Lastly, I notice there is a function in the
4 timeline, which terrible to say, but can something in
5 the development agreement removing their ability to
6 operate if they violate the City's regulations? I don't
7 feel like you are going to have any power. They are
8 just going to keep violating the regulations that you
9 guys put in place.

10 Thank you for the opportunity to talk.

11 UNIDENTIFIED WITNESS: Hi. I want to thank
12 everyone for being here and the work --

13 CHAIRMAN OWUSU-SAFO: Please state your name and
14 address.

15 MS. TORRES: I am Kathy Torres, 950 Austin Avenue.
16 I was just wondering if there is any restrictions, I
17 didn't hear it, on the heights level. There are some
18 Data Centers that have built up and so I haven't heard
19 so far anything on the heights level which may hopefully
20 would include any air conditioning units if, if, any of
21 these are permitted to go through in the Aurora area.

22 Also, I was wondering if there is any kind of
23 violations on what they are doing, how do we reinforce
24 it? I mean, they can just -- it all can go to

1 litigation, and it is not as though we can shut them
2 down because the Data Centers are Data Centers. You
3 just can't turn it off. So how is that going to be
4 reinforced? I don't understand that part of it.

5 Also, there is many -- all right. I wanted to
6 ask also -- just a second. All right. I just wanted to
7 say I have been doing some research also on all this
8 since it was brought to my attention a week and a half
9 ago, and there is one of the Data Centers that is in
10 Quincey, Washington. It has white painted hardware and
11 OCT compliant rack. Both of them are there in existence
12 to reduce the heat, energy, the Data Centers will
13 produce. I haven't heard anything about any type of
14 internal, if this does go through in Aurora if they do
15 come. So do what we can to do infrastructure and inside
16 structure to reduce any kind of heat to reduce the
17 energy usages.

18 And, you know, as everybody knows, that there
19 is minimal amount of employees that are employed in the
20 Data Centers. Once the structure is up and in place and
21 running, it is a minimal amount.

22 There is, for example, there is an Apple Data
23 Center that is Arizona. It has 1.5 million square feet.
24 There is 150 employees there, but they are running on

1 10-hour shifts a day, you know 10-hour shifts.

2 It is a large amount of land that is being
3 consumed. A lot, as we know from all the research and
4 what I have heard everybody come forward in saying, they
5 are adjusting with compliances. It is a large amount of
6 land that is continually being consumed and used for
7 these Data Centers which are not going to go away. They
8 are continuing.

9 The AI is building. I even saw somewhere
10 where there was a subtrillion megawatts. I don't even
11 begin to know what that amount of energy begins. How do
12 you even equate to that. But we know AI is just going
13 off the charts and will continue to do that. I mean
14 there is nothing but going forward.

15 So I don't know, with the land that is being
16 used for that, with the structures that are being used,
17 I am just concerned about what we are all in for and
18 what we are getting in for. You know, this is not going
19 anywhere. I am looking at my notes. Excuse me.

20 All right. I believe that's all that I have
21 right now. Thank you for your time. I appreciate it.

22 CHAIRMAN OWUSU-SAFO: Anybody else?

23 MR. CHOUDHURY: Hi, Abhijit Choudhury, 1684 Spur
24 Lane in Aurora. Coming from Ward 10. Nice to see all

1 the commissioners again. Long time. Yeah, as I said, I
2 am coming from Ward 10 and we are getting surrounded by
3 all the (indiscernible). We talk about the condition
4 about the sound and stuff like that, but I haven't heard
5 people talking about like collectively what is the
6 effect, right? If each resident is hearing different
7 decibel sound, collectively what is that going to be.

8 Anyway, thank you to John and the city people
9 who are working on this resolution and we understand why
10 this is required and I think it is important, I commend
11 your job. Work on it, and it has been quite an ordeal
12 for that. But really baffles me when John just said
13 that it is not going to apply to existing Data Centers,
14 reach out to the companies. We are here today in
15 numbers because of the existing Data Centers and making
16 all these rules if Data Centers are not going to follow
17 or comply with, then what is the use? So that has to be
18 done. I don't understand why we would let the Data
19 Centers operate. They need to follow these rules,
20 whatever time they require, adjustment and they need to
21 comply with this.

22 I have randomly stuff in no particular order,
23 but one thing about enforcement, you know, I think we
24 found the City to be really lacking in that. We have

1 issues with the existing Data Centers. They are
2 completely noncompliant. They have had enough
3 opportunity for that, they are still not compliant, and
4 we shouting when they started bringing the stuff. That
5 was one year later, possibility two days before the
6 compliance renew was closing, they had a meeting and the
7 aldermen, they hadn't even started on the things they
8 are supposed to.

9 I mean if they do not comply, so why should we
10 have the Data Centers. We should do that. No matter
11 how you put in there because they matter to the land
12 view of the people who are living around them. And we
13 need to do these things. So anyway, we talked about the
14 rules and I think it falls short in safeguarding the
15 interest of the community to live peacefully in our own
16 homes.

17 Apart from all the other environmental
18 concerns and rising costs, these rules, they do not
19 address the noise level that they didn't have to deal
20 with every so often on a regular basis. Leo, I think
21 has a recording of the noise that it is producing right
22 now, and we hear that. And that is a sound that we hear
23 24/7.

24 If a dishwasher is running for 5 minutes or an

1 hour, that is manageable, but if it runs for 24/7
2 everyday it is not manageable. So that is what we are
3 dealing with. And we have heard the racket of the Data
4 Center and last April when I think there was some issue
5 with the grid and all the generators came on for three
6 full days, 24/7. It was like a chopper on top of our
7 roof. We could not sleep. We could not have a peaceful
8 life. Kids were having issues, the old people were
9 having issues.

10 So I mean, what I am going to say, think about
11 the nuclear power generation sites. They are the most
12 cleanest form of energy generation, but you won't find
13 them in residential places. And there is a reason why
14 there is such a big buffer from residential and the
15 nuclear sites. In case of an accident the residents
16 have a chance to get out of there. It does not affect
17 them. If an accident happen, if a problem happens over
18 there.

19 We are facing constantly the noise level, but
20 those there are hell, you cannot leave there. And we
21 need to avoid that and that's why I believe there has to
22 be a larger buffer distance, buffering the residential
23 and the Data Centers. Akshay, I think his house is
24 around a thousand feet from the Data Center and the type

1 of noise that he hears each and every day. And I
2 probably 2,000 feet from the Data Center, but I feel
3 that every day, day in and day out. It is not
4 acceptable level. We live there and we know, we
5 experience it daily, day in and day out.

6 I personally believe that if the City cannot
7 go away with the Data Centers, if our City is so poor
8 that we need those kinds of dollars, then please, go
9 ahead, put in your rules and regulations, but definitely
10 put a ruler on that, that there should be no Data
11 Centers within three miles to five miles of residential
12 communities which give us enough buffer so that in case
13 of any accident or any noncompliance that residents do
14 not have -- it does not destroy the peaceful existence
15 of the residents.

16 These are our homes that we have built that we
17 have purchased and we plan to stay there forever and
18 enjoy it in a peaceful manner. We do not want anybody
19 to come in and destroy it, and I think the City needs to
20 prevent that, and I think the City needs to hear that.
21 And we have been saying this for a long time and each
22 and every meeting that we don't need anymore Data
23 Centers in our ward, in our City of Aurora. We have
24 enough of them. I don't know if the City is hearing

1 that or not. And if the City cannot do without it, then
2 put it as far as away as possible.

3 Thank you very much.

4 CHAIRMAN OWUSU-SAFO: Any others that wish to speak
5 tonight before the Commission please come up.

6 MS. MRAZ: Hi. My name is Julie Mraz and I am at
7 1604 Spur Lane. I think it was great that the team did
8 comparisons to other cities, but what I didn't hear, any
9 survey feedback from the people who live there. So it
10 is great that we are comparing ourselves to other
11 standards that are out there, but how do we know that
12 those standards are the right standards? I would rather
13 Aurora lead than just follow along in a pack if they
14 were this much better than them.

15 1,000 to 1500 feet to a residential area is
16 just too close. That is like one-third of a football
17 field, including the end zones. Would you want your
18 house that close to a Data Center? 59 and 49 decibels
19 in the proposal is too loud.

20 Again, I appreciate the comparison to a vacuum
21 cleaner and dishwashers, but those only run minutes at a
22 time, ten minutes for a vacuum. This is 24/7. It is
23 just too much.

24 I live in the Palomino Springs subdivision

1 which is right by Cyrus One. When I go outside, I
2 started hearing my phone to figure out what the decibel
3 level is because I am almost in tears as I walk my dog
4 because you have that constant noise, and it is always
5 around like 50, 55. And I am at least, we were talking,
6 I am probably about 1300 feet away. I am further south
7 of where Abhijit is.

8 When one day, I think it was when the
9 generators were actually doing testing. The noise was
10 so loud that I could it hear it while I was brushing my
11 teeth, with the water on. I mean would you want to live
12 like that? I respectfully request that Data Centers not
13 be built by residential areas.

14 Someone last week recommended three to five
15 miles from neighborhoods, and I think that it is a
16 reasonable measure. 1,000 to 1500 feet is just way too
17 close.

18 I am disappointed that the proposal doesn't
19 include any requirements for existing Data Centers
20 because we are not going to get any relief from this
21 process. The monitoring that they recommended,
22 potentially being annually, I would like to see it on a
23 website on a weekly basis of what that shows so that we
24 can see if they are in compliance or not.

1 I get that we need Data Centers to run
2 artificial intelligence, but there has to be a smarter
3 way to do this. Thank you for hearing me.

4 CHAIRMAN OWUSU-SAFO: Anybody else?

5 MR. WRIGHT: Hello, everybody. My name is Leo
6 Wright. I live at 2680 Clara Avenue. I am a 30-year
7 resident of the City of Aurora. There are so many
8 things that are wrong with Cyrus One building, I don't
9 even know where to begin. This has been going on since
10 April when they started the generators, and I want to --
11 probably not going to do it justice, but this is what we
12 are hearing (playing recording from cell phone) on a
13 daily basis in our backyard, in our house, but I am sure
14 it is much louder than this when you are out there.

15 Would you want to hear that every day? Would
16 you? You are okay to answer. Would you want to hear
17 it? No. I am sure you don't.

18 One of the things that I can't understand why
19 a city hasn't shut them down until they make the
20 corrections because they are on a temporary occupancy
21 permit. If somebody from the City can answer that right
22 now, I would much appreciate it.

23 Can anybody answer that?

24 CHAIRMAN OWUSU-SAFO: I think typically we wait for

1 questions and --

2 MR. WRIGHT: Oh, I have a series of questions here
3 I have been asking since this whole thing started. Why
4 haven't they been shut down? Are they being fined on a
5 daily basis for noise ordinances that are already in
6 place.

7 How did the City allow them to start this
8 operation with no sound attenuation at all in place or
9 even designed? There is 1400 fan units on the roof and
10 90 something generators on the ground. They inspected
11 this, they seen them, and didn't they think that was
12 going to make any kind of noise?

13 There was no baseline sound study conducted
14 which John said they are going to do for potential
15 future ones to determine what the actual noise level is
16 in the community now. That ship has sailed unless we
17 shut them down and get a sound study, which we need to
18 do.

19 Why did the design only start after complaints
20 from the residents came in? Did they not see the
21 generators and the fan units?

22 And I was told by the engineering department
23 that there were no fan units on the original permit
24 drawings. I don't even know how that can be. I have

1 been in the construction industry for over 30 years. I
2 am a senior vice president of one of the largest
3 contractors in the country. I don't know how the City
4 can allow that to happen.

5 And why is the City hiding sound studies done
6 by Ramble, engineering reports and the design for a
7 sound attenuation that Cyrus One is trying to install
8 now? The weather has been beautiful for the last week.
9 There has been no activity on that roof whatsoever.

10 And who is conducting the sound monitoring?
11 They started doing some sound monitoring just recently,
12 but who is getting those results? I am not seeing it.
13 Is it going to the City? If they see something they
14 don't, like they are just going to delete it. There is
15 no oversight whatsoever with these guys.

16 And there are still open generators on site.
17 Cyrus One has told us they spent millions of dollars
18 putting sound retaining walls around generators. You
19 drive Diehl Road and Eola Road, there is a half dozen
20 sitting out in the open, there is another half a dozen
21 on Eola, and then there is containment that is still
22 partially open.

23 These people are prolific liars. They say
24 what they need to say to get out of the moment and get

1 out of the situation, and then they just go on because
2 there is no ramifications for what they are doing. The
3 city has no control over them whatsoever.

4 And we talked about generators. I asked at
5 the last meeting with Cyrus One is air monitoring going
6 to be conducted too. You have 90 diesel generators
7 sitting there. Even if six or nine of them run, the
8 diesel fuel is just sitting there, the exhaust is
9 sitting there, and it is going to migrate into the
10 neighborhood. They said they didn't have to do it.
11 They didn't have to do it.

12 The City needs to shut down Cyrus One until
13 they get in compliance and keep them shut down until
14 they can prove, like they say they are, a good member of
15 the community. This is ludicrous what we have been
16 putting up with for the past almost a year now. And if
17 you have any control over this, we would appreciate your
18 effort to get this done.

19 And there are so many things that are wrong
20 with this study. It doesn't address any sound
21 monitoring. Decibel levels are too high. I can go on
22 and on, but this needs to be looked at very carefully.

23 You are affecting many lives here, many
24 residents. It is a very nice community. It affects

1 Palomino Springs, Stonebridge, Stone Gate and Harris
2 Farms, and probably the ones in Hartfield subdivision
3 too. So thank you.

4 CHAIRMAN OWUSU-SAFO: After we close, or at some
5 point we will have the City come up and respond to your
6 questions, but as part of the public hearing we have got
7 to keep going with this meeting.

8 MS. EVANS: My name is Laura Evans. I live at 2702
9 Shetland Lane and our backyard backs up to what I
10 discovered is now called the sky which houses the cloud.
11 So that's in our backyard.

12 In 2017 I stood before the planning
13 commission, again, stating our concerns about being
14 close to our neighborhood and a lot of other things, and
15 we were promised and told, don't worry. We are going to
16 make great neighbors. You are not going to have a lot
17 of trucks from us. We are not residential. You are not
18 going to have more residents going to your school. You
19 are going to love having us in your backyard. This is
20 not true.

21 So we were here and promised a lot of things
22 that never came to fruition. Again, similar to Leo, we
23 built our house 30 years ago. So we have been in the
24 neighborhood. We have come and gone, see a lot of

1 things happen and change.

2 So this Data Center, the last -- well, the
3 second to last. Their second expansion really hit us
4 hard, especially when it was built in basically
5 residential farmland. So it really should have had a
6 lot more contingencies and restrictions on it.

7 What we are asking for is basically
8 transparency. We asked for results and sound studies
9 from noise, air quality, anything that we can get. We
10 have asked. We have never been presented from Cyrus
11 One, from the City, anyone. So we would like to see
12 transparency.

13 And yes, thank you for putting this together,
14 because this is definitely helpful for those going
15 forward, but again, we need to look at those, what,
16 seven to nine, I am not sure how many have been
17 grandfathered into this, to be looked at and not
18 grandfathered. And also have what we are putting into
19 the new ones be looked at for the current ones.

20 So we are looking for your air quality. We
21 are looking for enforcing penalties. Shutting them
22 down, if they have to. Because, again, I am sure they
23 are in trouble and not happy with their groups that they
24 house if they are closed down. So they will become more

1 compliant if they have to. So we would like to see more
2 of this done.

3 And, again, great that you are doing it for
4 new ones. Please definitely put these restrictions in
5 for new, so yes, proceeding, but also look back and make
6 sure THAT the other ones are somewhat included as well.

7 When measuring noise it is great that it is at
8 a property line, but could you make it the property line
9 closest or shortest to a resident, because Cyrus One has
10 many different angles. I think the measurements should
11 be done where they are closest to the residents, not
12 just the furthest, where is where they have sound
13 studies at.

14 Also, with the sound study showing a
15 dishwasher and a fan, that's great. That's one. We
16 have 1400 fans on those units. So add that toward times
17 1400. So that all needs to be looked at.

18 Also, it is great that you are putting up the
19 walls along the ceiling. Make sure they are higher than
20 the chillers because I am not sure if they quite are
21 there. They also have a lot of gaps. We were told is
22 because they have stairs. So that needs to be looked
23 at. They should put a door for their stairs. That all
24 needs to be done.

1 They had issues with that with a temporary
2 wall. It looks like they haven't quite completed that
3 with a permanent wall.

4 You may want to add the chiller racks to your
5 prerequisites for your chillers because they swear that
6 is going to reduce the noise. So when you are adding
7 all this stuff -- also, it looks like there is a big gap
8 under the wall. So there is going to be noise escaping
9 from there as well. So when you are making it should be
10 solid from top to bottom so it is the whole thing all
11 the way around. You are saying it is a permanent wall,
12 so please make sure that happens.

13 Again, I did ask AI, I asked Alexa how far
14 should a Data Center be from a resident. The AI said
15 two and a half miles. So three to five is probably more
16 accurate. But I thought I would just see what the AI
17 had to say. So it said at least two and a half miles to
18 make sure that we are compliant.

19 Warehouses, they also -- and I am glad to see
20 that it is a two-parter because they have fans on theirs
21 as well. So we would like to see that and make sure
22 those are compliant as well with the noise restrictions.

23 And also, as you have heard, all of them --
24 all of the Data Centers, which seven to nine Data

1 Centers that are currently up and in process, are all in
2 Ward 10. So that doesn't mean sneak one into Ward 1
3 down the street from us. We would really appreciate not
4 having any more Data Centers along our corridor. I
5 think we have enough to put up with.

6 So we would really appreciate it if there is
7 no more, so, at least by us. Maybe you can find another
8 spot of land a little bit more rural where we can put
9 these in Aurora. So thank you.

10 CHAIRMAN OWUSU-SAFO: Anymore?

11 MR. BARTOSZEK: Good evening. My name is Aron
12 Bartoszek. I live at 818 West Downer Place, Aurora,
13 Illinois and I didn't submit any prior paperwork, this
14 is my first time coming to a town hall. Am I till
15 permitted to speak?

16 CHAIRMAN OWUSU-SAFO: Yes.

17 MR. BARTOSZEK: So I am actually a student at A
18 University for a bachelor's in computer science, and the
19 more I learn about AI technology, the more I am hesitant
20 to embrace it and allow it into our communities. For
21 instance, I just don't see any positive impacts for
22 taxpayers.

23 We are talking about facilities, we have
24 already covered, there are not really any permanent

1 jobs. They are just technician jobs, and only a
2 handful, and custodial staff. The most jobs they have
3 is in construction and that's not forever, right?

4 So there is also the increased water and
5 electric bill usage. That is a factor. And in
6 addition, there has been some recent --

7 I don't know if you know a YouTuber by the
8 name of Ben Jordan. He is a sound engineer. He
9 released some recent information regarding infrasonic
10 sound. He has been going across the country using his
11 equipment to detect the infrasonic levels which
12 infrasonic sound is basically like sound that is below
13 the range humans can hear, but it still exists and these
14 sound waves hit our bodies and do things to them.

15 And he did find that -- well, chronic
16 infrasonic sound has been linked to health risks such as
17 increased cortisol levels, anxiety and on the more
18 severe end, heart problems, sleep disorders and
19 seizures.

20 I am a paramedic. I have been working at a
21 private ambulance company for a few years now, and one
22 of the places we transfer to is Seasons Hospice, which
23 it was formally known as. It is now called Accent Care
24 inpatient hospice. I just want to point out, like that

1 gentleman said earlier, Cyrus One, that facility is two
2 miles away from a hospice center.

3 So there is -- we just simply don't know
4 enough. Right? We definitely need more research into
5 this kind of risks because these are definitely health
6 risks for your constituents, and people in Ward 10, they
7 are experiencing negative health effects actively,
8 chronically.

9 So it is definitely something that needs to be
10 evaluated, and I appreciate the opportunity to speak.
11 So AI Data Centers are basically anti-human in more ways
12 than metaphorical. So thank you very much.

13 CHAIRMAN OWUSU-SAFO: Anyone else wish to speak?

14 Okay. Tracey.

15 MS. VACEK: Whoever spoke I just want to make sure
16 that you guys signed in. So if you could sign in, that
17 would be great. And then we are holding this until next
18 commission. So we would ask for a motion to hold this
19 until the March 4th.

20 CHAIRMAN OWUSU-SAFO: Would we be permitted to hold
21 and to have him answer a couple of his questions?

22 MS. VACEK: Absolutely. Okay.

23 CHAIRMAN OWUSU-SAFO: So please pass the motion.

24 MR. CURLEY: Commission members, as you know your

1 body is not responsible for enforcement in our -- what
2 you are responsible for as a city. There currently is
3 litigation going on between a Data Center, and the Data
4 Center that most of the neighbors have talked about, and
5 there is an agreement that has been forwarded at the
6 hearing for that so violations have been cited, hearings
7 have been held, and there is an agreement for compliance
8 that has been arranged.

9 That's really the extent of the comments that
10 I can make about the existing conditions. I appreciate
11 everyone's participation in bringing this issue to light
12 so that we all understood we needed to deal with it.
13 And additionally, very much so the support that has been
14 shown here in understanding that we need to add
15 regulations so that this does not occur again.

16 It is not to say that we are not doing
17 something about mitigation of the existing issues that
18 are being felt by the neighbors. We are. I wish it was
19 faster, but this is not really the -- your forum can't
20 really address those topics, so that's really the extent
21 of the comments that I wanted to make about the existing
22 locations that we have in town.

23 CHAIRMAN OWUSU-SAFO: Okay. We have some hands
24 raised. If you want to speak again please come to the

1 mic.

2 UNIDENTIFIED WITNESS: So every day since April
3 they have been in violation of --

4 CHAIRMAN OWUSU-SAFO: Please state your name.

5 MR. WRIGHT: My name is Leo Wright, 2680 Clara
6 Avenue.

7 Every day since April they have been in
8 violation of City ordinances that are already on the
9 books. Now, if anybody in this room did it, disrupted
10 their entire community, the police would arrive at your
11 house, make you stop. If you kept doing it, you would
12 probably be arrested, wouldn't you? I would imagine you
13 would.

14 There is no ramifications whatsoever for Cyrus
15 One to keep operating the way they are. The only tool
16 the City has in that chest is to pull their temporary
17 occupancy permit and shut them down. You will see those
18 sound barriers go up overnight, if they had to.

19 Why hasn't the City shut them down, John?

20 MR. CURLEY: As I mentioned, there is violations
21 that have been cited. There is a hearing which is
22 actually the right forum to have these discussions, and
23 this is not the right forum to answer those questions.
24 We are not going to talk about the existing locations.

1 MR. WRIGHT: I have been asking since April.

2 MR. CURLEY: Again, there is a forum to have this
3 discussion, Leo. We have had this discussion before.
4 This is in litigation and I am disclosing what I can
5 disclose based on litigation.

6 CHAIRMAN OWUSU-SAFO: Okay. I think based on what
7 the planning commission is set up to do, we really can't
8 have these discussions. Part of it could have been a
9 statement that you had early, in the beginning, where it
10 wasn't an item on the agenda. So I am sure you have the
11 City's contact and we can continue to discuss it --

12 MR. WRIGHT: I have a --

13 CHAIRMAN OWUSU-SAFO: As a right --

14 MR. WRIGHT: -- in this city. So you need to
15 please take this into consideration, if you ever
16 consider granting another Data Center to the City of
17 Aurora. Letting Aurora run a Data Center is like giving
18 a loaded gun to a child right now, for what they did.
19 Made my granddaughter cry the noise is so loud one day.

20 CHAIRMAN OWUSU-SAFO: Thank you.

21 MR. WRIGHT: Thank you.

22 CHAIRMAN OWUSU-SAFO: We will take one more.

23 MR. CHOUDHURY: Abhijit Choudhury, 1684 Spur Lane
24 in Aurora.

1 John, can you just explain to me why you think
2 or why the existing Data Center will be pardoned from
3 complying to the rules that you are now putting in?

4 MR. CURLEY: The rules that we are contemplating
5 today are zoning regulations that have to do with the
6 entitlement approval process. The entitlement approval
7 process for the Data Center that you guys are concerned
8 about, close to Harris Farms and Palomino Springs,
9 occurred eight-and-a-half years ago. That's when the
10 entitlement occurred. That would have been the
11 opportunity to implement rules like this.

12 MR. CHOUDHURY: Hold on. Eight, nine years ago,
13 all you guys were sleeping, that's why it did not
14 happen, and now it is happening you should do something
15 so that the existing Data Centers comply with those
16 rules. You have eight Data Centers that are not
17 complying, and the new Data Centers don't comply, I just
18 don't know what you look at. Is that how the rules
19 work?

20 CHAIRMAN OWUSU-SAFO: I think most of your
21 questions have to be addressed to the Commission, not
22 directly to staff. And all your questions are being
23 recorded, and I am sure you will get responses on the
24 next meeting when we get a chance to review all the

1 questions. But all questions for this forum has to be
2 directed all to the Commission.

3 MR. CHOUDHURY: Sorry, pardon my ignorance.
4 Actually I was addressing to you, but it is for him.
5 Because I just don't understand it.

6 You are saying one of the new guys, they will
7 be following the rules. The old guys will be creating
8 nuisance and who are the problems? They will just keep
9 on doing what they are doing. There will be absolutely
10 no enforcement from the City for them to comply with the
11 new rules. Which makes sense. The new rule makes
12 sense.

13 But the existing ones who are operating, that
14 they need to comply with it. If they need some time,
15 they are going to give them some time needed, but they
16 need to at some point comply with the new rules. That's
17 one thing.

18 Second thing, another point which I said last
19 time was, Cyrus One has 108 generators. If they operate
20 two generators for testing each day, that is 54 days.
21 54 days we have to deal with that noise, and then again,
22 they start back again because they test the first batch
23 that they did again. So this is what we are dealing
24 with.

1 So, again, just to point out, like, the
2 nuisance that you guys are creating, and it is just not
3 right, and something needs to be done about it.

4 CHAIRMAN OWUSU-SAFO: Thank you. Think we need to
5 close the meeting.

6 ANONYMOUS: It will be really quick. Anonymous
7 Aurora resident, not giving my address, Ward 9.

8 I think just to summarize, the problem that is
9 existing now, and it is not taking it away from
10 anybody's present experience, but the current
11 administration inherited this from a prior
12 administration who had their own self-serving beneficial
13 means of allowing this to happen so they gave a
14 sweetheart deal, they did not put a lot in place because
15 they didn't want to.

16 Now, unless I am mistaken, I don't even know
17 any of you or how long you have been in these positions,
18 but I am going to assume that these Data Centers were in
19 the works, it takes a long time to get everything and
20 permits and stuff in place. It didn't happen overnight.
21 Probably happened before any of you were even in this
22 position, and now everybody now is trying to clean up
23 the mess, and is trying to put the restrictions in
24 place, and put these corrections so that these people

1 can have quality of life and quiet enjoyment. But we
2 have to place the blame where it exists, and that was
3 with the prior administration.

4 So thank you for your time.

5 CHAIRMAN OWUSU-SAFO: All right. Thank you. Well,
6 as Tracey's staff stated, we are going to close and
7 continue this meeting and this matter on March 4th. The
8 planning commission will meet again to continue this
9 discussion and then go on to the second item that I read
10 into the meeting this evening.

11 So on that, I will have to close the public
12 meeting for today.

13 MS. VACEK: No. We will not close the public
14 meeting. We will keep it open and just need to have a
15 motion for the continuation.

16 CHAIRMAN OWUSU-SAFO: Okay. So now we need a
17 motion to continue this meeting on March 4th.

18 COMMISSIONER CHAMBERS: Move for approval for the
19 continuation of the planning and zoning meeting for
20 March 4th.

21 COMMISSIONER GONZALES: Second.

22 CHAIRMAN OWUSU-SAFO: The motion has been made and
23 seconded. Can you please call the roll.

24 THE CLERK: Mr. Chambers.

1 COMMISSIONER CHAMBERS: Yes.

2 THE CLERK: Mr. Gonzalez.

3 COMMISSIONER GONZALES: Yes.

4 THE CLERK: Mr. Kuehl.

5 COMMISSIONER KUEHL: Yes.

6 THE CLERK: Mr. Lee.

7 COMMISSIONER LEE: Yes.

8 THE CLERK: Mrs. Martinez.

9 COMMISSIONER MARTINEZ: Yes.

10 THE CLERK: Ms. Owusu-Safo.

11 CHAIRMAN OWUSU-SAFO: Yes.

12 All right. Thank you. And, again, this is
13 the end of our planning commission meeting for tonight.
14 Can we get a motion to adjourn?

15 MS. VACEK: No, no.

16 MR. CURLEY: We would like to open the public
17 hearing for this. This is a much shorter presentation
18 and actually, it is quite repetitive so I will move
19 through the slides very quickly.

20 CHAIRMAN OWUSU-SAFO: Staff may now proceed with
21 the second item on the agenda.

22 MR. CURLEY: Thank you. As we mentioned the
23 moratorium affected both warehouses and Data Centers
24 because we did not define them independently. And we

1 are also proposing some warehouse regulation changes as
2 well, some of which I touched on, and I'll go through
3 briefly.

4 Again, the Data Centers were not separately
5 defined, and we are now defining that as described in
6 the last meeting. Our moratorium research additionally
7 review warehouse regulations regionally to determine if
8 we can encourage higher wage jobs and a reduction in
9 truck traffic.

10 We did find that our neighbors to the east has
11 ORI underlying zoning limitations which were aimed at
12 similar goals that we had in looking and researching
13 other ordinances, and we are promoting their approach
14 essentially as amendments for Aurora as well.

15 We do, and I'll show you a slide. We have
16 relatively few ORI zoned parcels that are unimproved
17 today, and as a result of that we would like to protect
18 those parcels and make sure that we get higher wage jobs
19 of office research and limited manufacturing uses in
20 lieu of warehouse and storage uses, which would promote
21 lower paying jobs as well as higher truck traffic
22 volume.

23 So what we are proposing is limiting the
24 amount of use dedicated to storage and warehousing to 50

1 percent in an ORI district. Again, this is only ORI
2 district. Next couple of slides I am going to talk
3 about ORI and M1 and 2. This particular slide is only
4 about ORI. So we are limiting the amount of use
5 dedicated for these uses to only 50 percent maximum of
6 storage and warehouse, and limiting the amount of truck
7 docks to one dock per 40,000 square feet. This is
8 mimicking one of our neighbors approaches to the same
9 topic.

10 This map indicates -- let me put my pointer on
11 here, if I can. This map shows the ORI zone parcels in
12 Aurora as the kind of peach color, maybe beige, and the
13 red outlined beige color lots are unimproved lots
14 currently. We have listed those lots from the largest
15 acreage to the smallest acreage. Only seven lots are
16 larger than five acres. And there is an assemblage of
17 lots adjacent below that is six acres in the red dashes,
18 and four acres in the purple dashes.

19 Those are the lots that are unimproved, that
20 again, we would like to see higher and better uses than
21 storage and warehouse uses. You may remember that we
22 recently flipped the yellow highlighted parcel, which is
23 this parcel right here, from ORI to a conditional use
24 for a different use than ORI. It was a Toyota-owned

1 parcel, if you remember that came through a couple of
2 months ago. So that one has been addressed. It is one
3 of the larger ones.

4 The 40 -- there is a quarry, a 50-acre quarry
5 that sits right here. I'm sorry, it is right here.
6 That is the larger one. This parcel here is actually
7 owned by the Swami Temple so it is a religious use and
8 they are very protective of the land around them.

9 The next one is actually a dedicated detention
10 facility for a bunch of ORI that sits around it. So
11 that will not be developed. So you can see the
12 availability of ORI parcels to develop now is really
13 pretty precious and we are attempting to improve the
14 uses and limit the amount of storage and warehouse use
15 that can be in those uses going forward.

16 As I mentioned before, I can go through this
17 real quickly. We talked about vibration before. We had
18 two different standards. We are now consolidating to
19 one standard. We, again, picked the vibration standard
20 that was the most restrictive that we found regionally
21 and we picked the measurement standard that we found
22 most prominently amongst the region. That defines what
23 I just said there.

24 This is the actual language that is being

1 proposed that protects the limits to you. Again, the
2 definition is at the top, that removes the Data Center
3 use from it. The item below talks about the 50 percent
4 maximum for the storage and warehouse use and the
5 limitation on the number of docks for one dock for
6 40,000 square feet.

7 And then it gets into the vibration, which
8 again, I touched on in the last presentation. This
9 talks about the formula that we are adopting. Oh, and
10 this has to be repeated by each underlining zone, the
11 last one was probably ORI, this is M1 and now this is
12 M2. Those slides are all the same, other than they
13 apply to the three different zoning districts. And
14 that's the presentation for the warehouse proposals.

15 CHAIRMAN OWUSU-SAFO: Thank you. Does anyone have
16 any questions or comments for staff, Commission? All
17 right. Hearing none.

18 Again, this is also a public hearing. Are
19 there any members of the public wishing to give
20 testimony in this matter, please raise your hand. You
21 will be sworn in in mass, and then please approach the
22 podium one at a time to give your testimony. You will
23 need to state your name and address for the record, and
24 please sign in on the sheet after or before you have

1 spoken.

2 Please stand and we can swear you in.

3 (Public participants sworn.)

4 CHAIRMAN OWUSU-SAFO: Thank you. All right.

5 Please come to the podium and state your name and your
6 address.

7 MR. BARARO: Dan Bararo. 795 Bluebonnet Court. I
8 wanted to speak regarding the ORI. I am not against the
9 ORI, but what I wanted to advocate for looking at the
10 zoning that we have and being able to take advantage of
11 the land that we have is not all ORI, but there is other
12 zoning, and so we have a comprehensive plan that has
13 designated zoning and future uses.

14 And I think it has been awhile. We need to
15 take a look at that to refresh it because we have quite
16 a lot of warehouses. And I am not against warehouses,
17 but we also need to take advantage of other
18 opportunities in the City. And so I wanted to advocate
19 for that.

20 A lot of the school districts rely on economic
21 development, and so trying to maximize that, you know,
22 for the benefit of taxing bodies like school districts
23 because the businesses, like office research, do not
24 generate kids, but they offer jobs and taxes pay for our

1 school districts. So I think that is important.

2 So I think by limiting warehouses and trying
3 to get other uses is a good thing. So I just wanted to
4 state that. Thank you.

5 CHAIRMAN OWUSU-SAFO: The next person.

6 MS. TORRES: Kathy Torres, 950 Austin Avenue in
7 Aurora. I want to thank you for saying that. That's a
8 great appreciation for open land and thank you for your
9 plan. Also, when he was doing the slides, I don't
10 understand all of this, I am trying to. There was a
11 slide that was showing about reutilizing some of that
12 structure for the trucks or something. You had a yellow
13 picture of it.

14 What are you thinking of? You didn't expand
15 on that. You just kind of said that you would like to
16 have that rezoned, or can you expand on that?

17 CHAIRMAN OWUSU-SAFO: Okay. Please just direct
18 your questions to me and I'll call him back.

19 THE WITNESS: I'm sorry. I am a newbie. Thank
20 you.

21 CHAIRMAN OWUSU-SAFO: Yeah, once we are done with
22 the public hearing, I will call him up and he can answer
23 that question for you.

24 MS. TORRES: All right. I didn't mean to be

1 disrespectful. Thank you.

2 CHAIRMAN OWUSU-SAFO: That's okay.

3 Any other questions?

4 MR. CURLEY: I am thinking this is the slide with
5 the question.

6 MS. TORRES: Yes.

7 MR. CURLEY: Not really quite understanding the
8 question. You mentioned yellow. So I am thinking maybe
9 it was my mention that we just flipped the zoning on a
10 particular parcel; does this sound right?

11 MS. TORRES: Yes.

12 MR. CURLEY: So what recently happened is this
13 parcel at the southeast corner of the tollway and
14 Orchard was changed from straight ORI zoning to a
15 conditional use which defines limited uses and excludes
16 warehouses at this point, and Data Centers as well, by
17 the way. So we just went through a process that
18 modified the zoning for that parcel is what I was
19 referring to.

20 MS. TORRES: Thank you.

21 CHAIRMAN OWUSU-SAFO: All right. Thank you.

22 If nobody else has any questions, the public
23 hearing -- oh, you have one over there. Since you
24 didn't get sworn in, raise your right hand.

1 MS. EVANS: It didn't count for the first time?
2 (Public participant sworn.)

3 MS. EVANS: Laura Evans, 2702 Shetland.

4 Two things. One, so I am just trying figure
5 out, on above Eola, up there there is a big block of
6 yellow. What is that little red? So there is an
7 unoccupied portion. Is that by Cyrus One, or is that by
8 Scientel? We are trying to figure out what that is.

9 Yes. Where is that?

10 MR. CURLEY: Let me get my bearings here for a
11 second.

12 MS. VACEK: It is zoned ORI, but it is the
13 detention pond that is on the Cyrus One property.

14 MS. EVANS: Okay. That makes sense.

15 And, again, I would just ask, again, as being
16 that big block of yellow is in our backyard, is that,
17 not just for data interests, but also for office,
18 research, industry, warehouse, any buildings, that they
19 are also held to a higher standard when it comes to
20 noise because if you have got the noise from the Data
21 Centers and now you have somebody with a couple of fans
22 on their roof, it just expedientially gets out of hand
23 and kind of snowballs.

24 So, again, for the residents that anything is

1 near, not just that one, but all of them, that you
2 please be conscious of noise as well.

3 CHAIRMAN OWUSU-SAFO: Thank you.

4 You need to be sworn you in as well?

5 (Public participant sworn.)

6 MR. BARTOSZEK: Aron Bartoszek, 818 West Downer
7 Place. I just kind of wanted to ask some questions to
8 improve my literacy of this map. So the yellow spots
9 are ORI zones in which Data Centers could potentially be
10 built, but the red zones, the red areas are where there
11 are vacant zones. Could a Data Center move into an area
12 that I guess opens up, or if the land, who owns it, if
13 they move it, could Data Centers then come back into
14 those zones or are the red zones strictly for Data
15 Centers?

16 CHAIRMAN OWUSU-SAFO: I will let John answer that.
17 I could, but he is right there, so...

18 MR. CURLEY: You actually comprehended the point of
19 the map very well. The beige items are underlying ORI
20 zoning that currently exists. If it does not have a red
21 outline around it, it is already a developed ORI
22 property.

23 As has been highlighted, there are a couple
24 here that don't have water services and addresses

1 because they are retention facilities. So it might be
2 fewer than are shown here. But an important distinction
3 to make from your question is currently, with the
4 current regulations for Data Centers, not only is this
5 map possible for Data Centers, it is also the M1 and M2
6 maps that are also possible locations.

7 So, again, I just say that as my opportunity
8 to, again, stress that we need to adopt regulations in
9 order to try and mitigate the impacts that are our lived
10 experiences from some of the neighbors of Data Centers
11 in town.

12 MR. BARTOSZEK: Thank you. And a follow-up
13 question to that. You have been studying these
14 facilities and how they operate --

15 CHAIRMAN OWUSU-SAFO: Once again, if you direct it
16 this way.

17 MR. BARTOSZEK: Oh, sorry. So these facilities
18 have been studied for awhile, and my question is from an
19 expert's point of view, from somebody who has been
20 studying them, what would be, given that current map,
21 the most likely area that a data center would want to
22 move into today? I know they require a lot of space
23 typically.

24 MR. CURLEY: Yeah, it is actually a tough question

1 to answer because there is land decisions that are
2 happening by these uses which we can talk to and look at
3 maps and figure that out. But in addition to that,
4 there is a lot of power availability questions that
5 occur.

6 Part of the reason that CME came to the corner
7 of Diehl and Eola, long before the current user that is
8 there landed there, had to do with the availability for
9 power and the ability for microwave transmissions tower
10 to tower from their downtown location to out here, and
11 the curvature of the earth, is what I understand. So
12 there was some very complex determinations made by
13 whoever was doing the siting decisions that are far
14 beyond just zoning regulations which is what we talk
15 about in this forum.

16 MR. BARTOSZEK: Great. Thank you very much. And
17 thank you very much.

18 CHAIRMAN OWUSU-SAFO: Thank you. Anybody else?

19 MR. BARARO: Dan Bararo, 795 Bluebonnet Court.

20 So it would be helpful to have these maps or
21 have a different map to show the availability of where
22 these Data Centers would go. And then also some kind of
23 measurement device so people can kind of see the
24 distances you know, because we are talking about 1500

1 feet, 2,000 feet. You know, what does that look like?
2 If there could be a little ruler type of thing on the
3 map so people could see what we are talking about here.
4 I think that's very helpful when the residents talked
5 about how far away they lived from one of these Data
6 Centers, so it just would be helpful to have that
7 available. Thank you.

8 MR. CURLEY: I did pull up a map of the M1 and M2
9 districts. The same kind of methodology, the light
10 purple is M1 for M1 conditional use. The darker purple
11 is M2, or M2 conditional use. And if it has a red
12 outline, it is an undeveloped parcel.

13 Important to also flag here, that this map
14 does not include governing all the rail and rail owned
15 parcels which are generally -- the rail owned parcels
16 are generally linear and would not lend themselves to a
17 use like this, but it added a huge number of pins that
18 frankly, I didn't see valuable to list here, so that's
19 why we excluded them.

20 CHAIRMAN OWUSU-SAFO: Thank you. I think we are
21 done with the public hearing.

22 MR. CURLEY: We need to leave the public hearing
23 open for this one as well.

24 CHAIRMAN OWUSU-SAFO: We do? Okay. So this public

1 hearing is also going to be postponed to March 4th and
2 we will resume March 4th this public hearing.

3 MS. VACEK: And now we do need to make a motion.

4 CHAIRMAN OWUSU-SAFO: Make a motion to postpone the
5 public hearing to March 4th.

6 COMMISSIONER MARTINEZ: Motion to postpone the
7 hearing until March 4th.

8 COMMISSIONER CHAMBERS: Second.

9 CHAIRMAN OWUSU-SAFO: Motion has been made and
10 seconded. Please call roll.

11 THE CLERK: Mr. Chambers.

12 COMMISSIONER CHAMBERS: Yes.

13 THE CLERK: Mr. Gonzalez.

14 COMMISSIONER GONZALES: Yes.

15 THE CLERK: Mr. Kuehl.

16 COMMISSIONER KUEHL: Yes.

17 THE CLERK: Mr. Lee.

18 COMMISSIONER LEE: Yes.

19 THE CLERK: Mrs. Martinez.

20 COMMISSIONER MARTINEZ: Yes.

21 THE CLERK: Mrs. Owusu-Safo.

22 CHAIRMAN OWUSU-SAFO: Yes.

23 All right. I am not sure where to take this
24 next now, but do I need to get a motion to adjourn the

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