



VILLAGE PRESIDENT

JEFFERY J. PRUYN

VILLAGE CLERK

JODY A. CONIDI

VILLAGE ADMINISTRATOR

CARIE ANNE ERGO

VILLAGE TRUSTEES

JEFF AIANI

BRENDAN DALY

DINO GAVANES

ELLEN LEAHY

FRANK J. MADARAS

PATRICK POWERS

MEMORANDUM

TO: Carie Anne Ergo, Village Administrator
FROM: Ellen Weber, Interim Community Development Director
DATE: September 17, 2024
SUBJECT: Request for Planned Development by Special Use with Exceptions, Class I Site Plan Review, and Plat of Subdivision approval for 1200 and 1250 Arlington Heights Road for the construction of a Data Center (PC 24-007)

RECOMMENDED MOTION: Move to approve a Planned Development by Special Use with exceptions, Class I Site Plan Review, and the NTT CORP Resubdivision No.4, subject to conditions as recommended by the Plan Commission, to construct a data center at 1200-1250 N. Arlington Heights Road (PC 24-007).

INTRODUCTION

NTT Global Data Centers CH4, LLC, the Petitioner and owner, is requesting the following:

1. Request for Planned Development per Section 4.08.2 by Special Use per Section 14.12 of the Itasca Zoning Ordinance, with exceptions including, but not limited to the following:
 - a. Section 10.07.2 to increase the height of the building from 45' to 90'.
 - b. Section 10.7-6 and 14.12-7-d-5 to increase the permitted floor area ratio (FAR) from 0.60/0.72 to 0.825.
 - c. Section 10.07.4.b(1-3) for a reduction in the percentage of landscaped area along the west and north property lines.
 - d. Section 12.03.10d to reduce the lighting level below the required 0.5 foot-candle for various areas of the parking lot.
 - e. Section 12.09 Bicycle Parking to reduce the required bicycle parking spaces to zero.
2. Class I Site Plan Review
3. NTT CORP Resubdivision No. 3, updated March 23, 2024

HISTORY

In 2017 (PC 17-003), the Village approved the first data center proposed by “Raging Wire” via Ordinance 1852-17 on property that was previously a vacant and decommissioned wastewater treatment plant. The

project has since been acquired by NTT Global Data Centers and was amended via Ordinance 1920-19, which granted a Planned Development by Special Use with two (2) buildings on a lot and approved Hamilton Lakes Subdivision No. 2). CH3 was approved via Ordinance 2081-23 on September 5, 2023. NTT Global Data Centers Americas, Inc. is the 3rd largest data center provider in the world and the 8th in the U.S.

DISCUSSION

NTT Global Data Centers Americas, Inc. proposes to construct a new 441,363 square foot data center on Lots 1 and 2 of the Hamilton Lakes East Assessment (commonly known as 1200 and 1250 Arlington Heights Road), and a portion of Parcel C in Hamilton Lakes East Assessment Plat No. 2. The data center would be known as NTT CH4, and be located east of CH1, CH2, CH3, and the new substation.



Both the zoning and the proposed use are consistent with the 2015 Comprehensive Plan, which identifies this Professional Office. Construction of a data center is a permitted use in the ROC District, per Section 10.03(1)(d) of the Zoning Ordinance.

The properties were rezoned from OR to ROC in 2023 (Ordinance 2097-23) and would be consolidated, resulting in a lot size of 12.258 acres. The Village Engineer has recommended approval of the Plat of Resubdivision for recordation but notes it does not contain needed easements and vacations. After Final Engineering, the required easements would be recorded either through Plats of Easements and Vacations, or through an amendment to this Plat of Subdivision. This two-step process was utilized with CH3.

A permit for demolition has been submitted and reviewed; the Village Engineer has recommended approval of a demolition permit for the buildings and the parking deck, pending final receipt of utility company disconnection letters.

The building would be LEED certified, which is obtained through a point system based on design considerations. Notably, the design of CH4 reduces stormwater runoff through the use of permeable pavers and no irrigation, and the building is air-cooled, reducing the use of potable water. The building is proposed at the same height as CH3, provides architectural detail on three (3) facades, and contains more architectural detail than previous buildings. Project details are provided in the attached Plan Commission packet from August 21, 2024 (Exhibit 1) and the attached PowerPoint presentation prepared by NTT Global Data Centers for the Public Hearing (Exhibit 2).

Planning staff took a conservative approach when legal notice for PC 24-007 was published with a request for seven (7) exceptions. After completing Site Plan Review, Staff recommended to the Plan Commission that two (2) of the exceptions are not required. The Plan Commission accepted the recommendation to modify the zoning request and remove these two exceptions:

- Setback along Pierce Road. Section 10.07.2 of the Zoning Code requires additional heights for buildings along an “arterial roadway” and when writing the Legal Notice for the Public Hearing Staff took a conservative approach and considered Pierce Road to be an Arterial Road.

Arlington Heights/Prospect Road is identified as an Arterial Road in the Comprehensive Plan. The proposed 186' building from the front yard of Arlington Heights Road meets the Zoning Code requirement of 140'. As defined by width and ADT, it has been determined however that Pierce Road is considered a "collector road" and the setback requirement from this corner side yard is 50'. The building setback ranges from 65.36' at the southeast corner to 170' at the southwest corner (due to street alignment), and therefore meets code requirements.

- **Parking requirements.** Staff recommended to the Plan Commission that parking requirements be based upon the "office" space within the building and number of employees, with no requirements for the square footage of the building housing equipment for the data center.

The Zoning Code does not contain specific requirements for data center off street parking and does allow the Zoning Administrator to consider similar uses when determining a parking requirement.

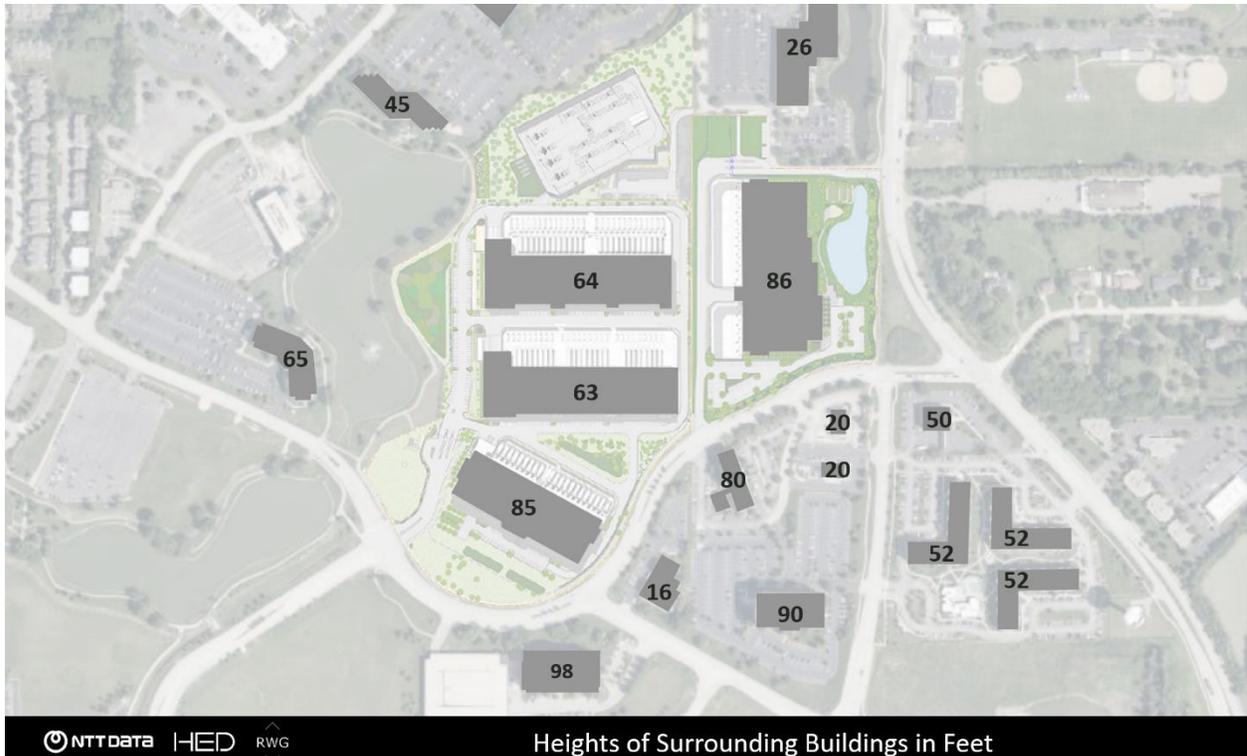
Twenty-five (25) employees are proposed at peak shift. The building would contain 34,086 SF of designated office, and at 3 spaces per 1000 SF, 102 parking spaces would be required. 128 are provided and an additional 28 are land banked.



Discussion by the Plan Commission at the August 21, 2024 Public Hearing centered on:

- **Building height.** The existing building is 70' tall. The diagram above illustrates the height:
 - The office space in the building is designed east of the equipment rooms, set 187' from the east property line on Arlington Heights.
 - The office facade is glass and metal materials and articulates along the east façade in an "accordion" design with a bump-out depth of 50' at the southeast corner which then steps back twice, decreasing the building depth 15' each time.
 - CH4 is proposed at a height of 86' at the top of the mechanical screening, 74' at the top of the main building parapet, and 66' at the top of the office parapet.
 - The rooftop mechanical screening is set back 10' and cannot be set back further due to the needed cooling units for the equipment.

- The height of adjacent buildings is illustrated below.



- Building setback. The proposed building is set back significantly further than the existing buildings which wrap around the pond.
- Building size. The ultimate size of the data center campus has been sized to maximize use of the substation. Buildings 3 and 4 are taller than buildings 1 and 2.
- Public benefit. The Commission asked NTT to consider providing a public benefit of electric automobile charging stations somewhere within Itasca, recognizing that the campus will have security fence, and an on-campus location would not be accessible to the general public.
- Noise. Generators would kick on only if there is an outage in the substation.
- Fence and landscape. The Landscape Plan is still under review and will be finalized at time of Final Engineering.
 - In discussion, the Commission recalled the fencing at the Arlington Heights Road water tower and asked the height of proposed fencing. ORD 2058-23 granted a Variance to Sec. 4.20-9-a-(2) of the Itasca Zoning Ordinance to permit a solid fence or open fence of up to eight feet (8') in height, whereas the maximum allowed is four feet (4') for a solid fence and six feet (6') for an open fence for the fence at the Village water tower located at 1100 N. Prospect (Zoned R3).
 - Through discussion, it was identified that a desired 8' fence, which would meander between the public walking trail and the building, might require a Variation from the Village Zoning Code, or exception through the Planned Development.
 - The Zoning Code is clear that fences should be located along the owner's property line (Section 20.4.5.a).

- While the code clearly requires fencing for development on a property zoned ROC when it is adjacent to existing residential land use, with a minimum 6’ to maximum 8’ solid fences, it is silent on a maximum height of open fences within the ROC District (only referring to the requirement for fencing when property is zoned ROC and adjacent to residential).
- The applicant indicated an amendment of the Planned Development would be sought at later time. This amendment would provide an “exception to § 4.20(5)(c) to permit an 8-foot-high open fence at variable distances from the property line.” *Note – the Applicant has submitted a letter requesting the Village Board consider the deviation on October 1, 2024.*

PUBLIC COMMENTS

Six (6) members of the public were in the audience at the August 21, 2024 Public Hearing, as were representatives from Hamilton Partners. The issues and concerns raised include the following:

- Representatives of the Church:
 - Confirmed the shape of the pond will remain as it exists now.
 - Confirmed that the building height would be equivalent to an eight (8) story building and requested it be no taller than two (2) stories.
 - Voiced concerns on noise, dust, waste, and asbestos during demolition of buildings. Rebecca Bowman of NTT indicated that testing has been completed and there is no asbestos in properties, they abide by strict laws on when they can work on demolition, and OSA regulations ensure safety during demolition. They will recycle copper and concrete. It was noted that training in the office buildings and Marino Court homes has been completed by Police and Fire.
 - Questioned what public agency monitors electromagnetic waves. NTT representatives cited long term studies that indicate limited concern and stated they will provide these reports. Audience member Jerry Posluszny of 752 Rohlwing offered information based on his professional capacity as a design engineer, stating that RFI is monitored by the FCC. He also indicated there have not been health concerns after the many years the CBS towers existed in town.
- Mr. Posluszny noted the current buildings are set back 80’ from Arlington Heights Road, and these are proposed at almost 200’ which is a benefit. He asked if a portion of the building could be placed underground to lower the building height. He stated it is a nice-looking building. He confirmed the location of the proposed CH5 (east of Arlington Heights Road at Marino Court.)

No public comments have been received since the August 21, 2024, Public Hearing.

PLAN COMMISSION RECOMMENDATION

The Plan Commission held a Public Hearing on this matter on August 21, 2024, and recommended approval of the zoning requests (PC 24-0007) by a vote of 5-1 subject to staff recommended conditions:

1. Request for Planned Development per Section 4.08.2 by Special Use per Section 14.12 of the Itasca Zoning Ordinance, with exceptions including, but not limited to the following:
 - a. Section 10.07.2 to increase the height of the building from 45’ to 90’.

- b. Section 10.7-6 and 14.12-7-d-5 to increase the permitted floor area ratio (FAR) from 0.60/0.72 to 0.825.
- c. Section 10.07.4.b(1-3) for a reduction in the percentage of landscaped area along the west and north property lines.
- d. Section 12.03.10d to reduce the lighting level below the required 0.5 foot-candle for various areas of the parking lot.
- e. Section 12.09 Bicycle Parking to reduce the required bicycle parking spaces to zero.
- f. Section 4.20(5)(c) to permit an 8-foot-high open fence at variable distances from the property line.

2. Class I Site Plan Review

3. NTT CORP Resubdivision No. 3, updated March 23, 2024

Approval is recommended subject to the following conditions:

1. Permit Documents must be in substantial compliance with the Plan Commission and Village Board Submittals.
2. The project must comply with all Village Ordinances, Building Codes, Development Standards & Specifications, and the DuPage County Countywide Stormwater and Floodplain Ordinance in place at the time of permit issuance (except for exceptions approved with this case).
3. Approval is subject to Final Engineering, which shall be submitted prior to development permit issuance. This shall include conclusion on stormwater and best management practices requirements, and satisfactorily addressing engineering access concerns along the north drive aisle.
4. Obtaining all necessary permits by outside agencies.
5. A Plat of Subdivision, shall be provided and recorded, and is conditioned upon the Village Engineer's approval of:
 - a. Final engineering
 - b. Coordination of all existing easements to be vacated and or modified by all interested parties.
6. A complete Master sign review package and Sign Permit shall be submitted for review and approval by the Zoning Administrator prior to any signage installation.
7. The Village shall be indemnified and held harmless from any injuries or damages arising from or attributed to the reduced foot-candles levels on the site.
8. Final Landscaping shall be reviewed and approved at Final Engineering and upon receipt of a tree survey.
9. Written approval of the architecture will be provided by Hamilton Partners, prior to issuance of final building permit.
10. ADA requirements shall be met at such time the twenty-four (24) land-banked parking stalls are constructed.

11. The Development Agreement between the Petitioner and the Village will be approved by the Village Board prior to Building Permit.
12. Village Attorney to determine necessary amendments to existing Declaration of Covenant to provide unified control prior to final occupancy.
13. The portion of this Planned Development by Special Use for the CH4 Data Center runs with title to the property on which it is located and benefits successor owners thereof.
14. Any additional electrical lines coming from or going to the electrical substation must be buried within Hamilton Lakes Business Park.
15. Per Ordinance 2081-23, the special use for an accessory electric substation was granted only to NTT Global Data Centers, CH, LLC, NTT Global Data Centers Americas, Inc., and their respective affiliates (each a “Permitted Grantee”). The accessory electric substation and all electricity converted by the electric substation are for the exclusive use of the Permitted Grantees’ operations within the Village of Itasca. If the property on which the electric substation is located is transferred to a person or entity that is not Permitted Grantee, the new owner must obtain approval from the Village President and Board of Trustees to continue the electric substation use provided for in the Special Use Permit. “Affiliate” includes any entity directly or indirectly owned all or in part by NTT Global Data Centers Americas, Inc. or NTT Global Data Centers.

FISCAL IMPACT

The CH#4 Data Center is proposed as a component of a five (5) building campus with an electric substation designed to utilize the power capacity of the new substation. The petitioner estimates the campus will generate more than \$2,000,000 a year in Electric Utility tax. Additional revenues will be generated through property tax. The campus will provide significantly less daytime population than the office buildings did at full occupancy, impacting sales tax revenues, but require significantly fewer municipal services and impact to roadways.

STAFF RECOMMENDATION

Staff recommends the item be forwarded to the Village Board for First Reading on October 1, 2024, for consideration.

ATTACHMENTS

- Letter of request from NTT to for fence locations deviation
- Plan Commission Packet dated August 21, 2024



WWW.HED.DESIGN

Boston

Chicago

Dallas

Denver

Detroit

Los Angeles

Sacramento

San Diego

San Francisco

133 Federal St.

Floor 5

Boston, MA 02110

T 617.338.1177

F 617.338.7377

September 17, 2024

Carie Anne Ergo

Village Administrator, Itasca, IL

550 W Irving Park Road | Itasca, IL 60143

Subject: NTT CH4 Development Plan - Fence

Dear Carie Anne:

The proposed fence height and location is an outstanding item from the August 21st Planning Commission meeting and will be addressed at a later date.

NTT is now seeking an amendment to the Planned Development to allow the fence to be located away from the property line and would like to seek a deviation to § 4.20(5)(c) to permit an 8-foot-high open fence at variable distances from the property line. Based on feedback from the Commissioners at the August 21st meeting, having the fence located away from the property line to provide a landscape buffer to public walkways was the desired, and recommended approach.

Would it be possible to add this item to the Village Board October 1, 2024 agenda?

Sincerely,



Peter Norris, AIA, NCARB, LEED AP
Associate Principal

CC: Ellen Weber



Village of Itasca
Community Development Department

550 W. Irving Park Road, Itasca, IL 60143
PHONE: 630-773-5568 | FAX: 630-773-0852
www.itasca.com

PUBLIC MEETING DATE: August 21, 2024

PC 24-007

TO: Itasca Plan Commission
FROM: Maura A Rigoni, AICP, Robinson Engineering
DATE: August 21, 2024
SUBJECT: Public Hearing to consider a request for Special Use for a Planned Development, Class I Site Plan Review, and Plat of Subdivision approval for 1200 and 1250 Arlington Heights Road for the construction of a Data Center

PROJECT SUMMARY

TITLE: NNT Global Data Centers CH4, LLC
ADDRESS: 1200 and 1250 Arlington Heights Road
PINs: PIN: 03-05-200-019, 03-05-200-020, 03-05-200-029
LEGAL DESC.: LOTS 1 AND 2 IN HAMILTON LAKES EAST ASSESSMENT PLAT NO. 1 IN THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 13, 1991 AS DOCUMENT R91-151950, IN DU PAGE COUNTY, ILLINOIS.

ALSO

THAT PART OF THE WEST 50.00 FEET, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE THEREOF, OF PARCEL C IN HAMILTON LAKES EAST ASSESSMENT PLAT NO. 2 IN THE EAST HALF OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID HAMILTON LAKES EAST ASSESSMENT PLAT NO. 2 RECORDED AUGUST 15, 1997 AS DOCUMENT R1997-120793, LYING SOUTHERLY OF SAID LOT 2 IN HAMILTON LAKES EAST ASSESSMENT PLAT NO. 1 AND LYING NORTHERLY OF THE NORTHERLY RIGHT OF WAY LINE OF PIERCE ROAD PER PLAT OF DEDICATION RECORDED OCTOBER 11, 2000 AS DOCUMENT R2000-159246, ALL IN DUPAGE COUNTY, ILLINOIS.

PROPOSAL: NNT Global Data Center CH4, LLC, is requesting the following:

1. Request for Planned Development per Section 4.08.2 by Special Use per Section 14.12 of the Itasca Zoning Ordinance, with exceptions including, but not limited to the following:
 - a. Section 10.07.2 to increase the height of the building from 45' to 90'.

- b. Section 10.07.4a to decrease the required 140' setback from Pierce Road from 140' to 65.36' at the southeast corner.
 - c. Section 10.7-6 and 14.12-7-d-5 to increase the permitted floor area ratio (FAR) from 0.60/0.72 to 0.825.
 - d. Section 10.07.4.b(1-3) for a reduction in the percentage of landscaped area along the west and north property lines.
 - e. Section 12.03.10d to reduce the lighting level below the required 0.5 foot-candle for various areas of the parking lot.
 - f. Section 12.09 Bicycle Parking to reduce the required bicycle parking spaces to zero.
 - g. Section 12.05.3.b to permit the reduction in the required number of parking spaces from 212 to 128 stalls (plus 24 land banked).
2. Class I Site Plan Review
 3. Plat of Subdivision

PUBLIC NOTICE

The Public Hearing was published in the Daily Herald Newspaper on Monday August 5, 2024.

Two signs were posted (one on Pierce Road and one on Arlington Heights Road) on Friday August 2nd. Certified letters were sent to neighboring properties within 250' on Sunday, August 4, 2024.

BACKGROUND

NTT Global Data Centers Americas, Inc proposes to construct a new 441,363 square foot data center on Lots 1 and 2 of the Hamilton Lakes East Assessment, commonly known as 1200 and 1250 Arlington Heights Road.

The properties were rezoned from OR to ROC in 2023 and would be consolidated through a Plat of Resubdivision, resulting in a lot size of 12.258 acres. The data center would be known as NTT CH4, east of CH1, CH2, and the new substation.

1200 Arlington Heights Road is vacant, and NTT is negotiating with the firm operating in the 1200 building. A permit for demolition has been submitted and reviewed; the Village Engineer has recommended approval of a demolition permit for the buildings and the parking deck, pending final receipt of utility company disconnection letters.



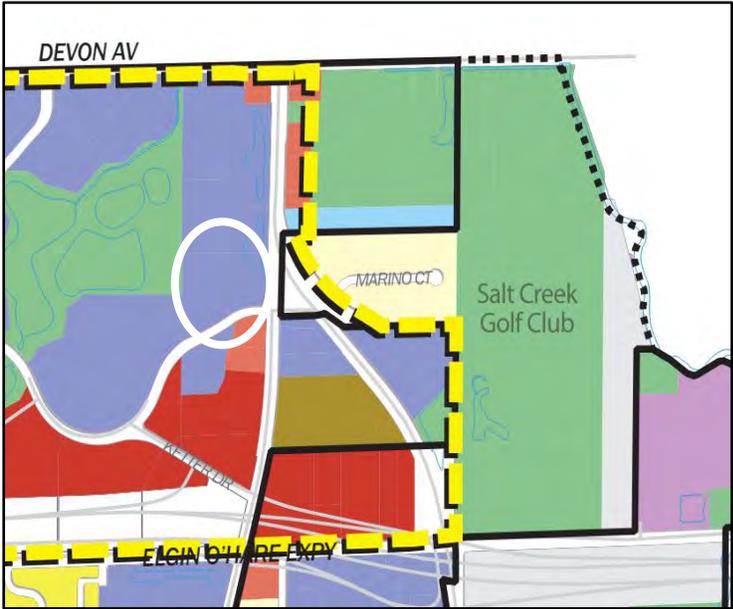
Proposed Site

PLANNING AND ZONING REVIEW

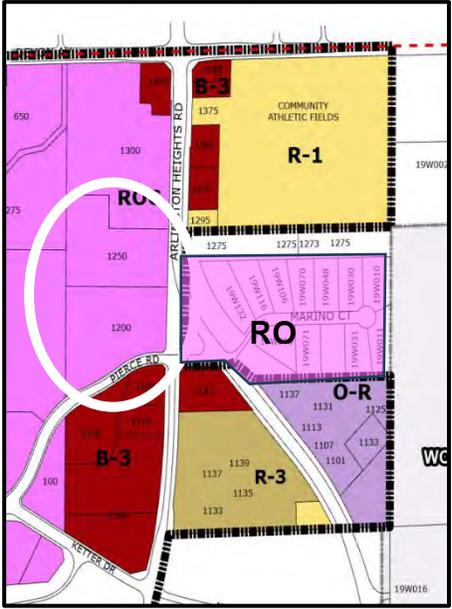
The subject property is approximately 12.258 acres, a consolidation of two lots and a portion of a third lot. The property is currently zoned ROC-Regional Office Center. The zoning and land use of the adjacent properties is as follows:

| | Zoning | Land Use |
|-------|---------------------------------------|-----------------------|
| North | ROC-Regional Office Center | Office |
| South | B-3 Service Business District | Restaurant/Commercial |
| East | County and ROC-Regional Office Center | Church and Vacant |
| West | ROC-Regional Office Center | Data Centers |

Land Use



2015 Comprehensive Plan



2024 Zoning Map - Note: Property on Marino Court has been annexed and rezoned per Ord 2107-34.

The proposed development includes the construction of a data center which is a permitted use by right in the ROC District, per Section 10.03(1)(d) of the Zoning Ordinance.

The property was rezoned in 2023 from OR to ROC. Both the zoning and the proposed use are consistent with the 2015 Comprehensive Plan which identifies this Professional Office.

Data Center Details

Updated building elevations and square footages were submitted on August 16, 2024 with architecture that has been approved by Hamilton Lakes. *Square foot numbers have changed slightly since the case was published; data center CH4 is proposed as follows:*

- A three-story building with floor to height of 22 feet each. The top of the low parapet wall will be 66’ and the top of the high parapet wall will be 74’; the top of the elevator penthouse/equipment screen will be 86.
- The 441,363 SF building will contain 34,086 SF of designated office, 19,112 SF of common area, and 295,032 SF housing equipment (data centers and support infrastructure).

Designated office includes all meeting spaces, private, open and future client office spaces. Common areas include storage rooms, breakrooms and restrooms, shipping and receiving and other support areas that are not office or feature equipment.

- Will function independently of CH1, CH2 and CH3 facilities.
- NTT estimates 25 employees maximum per peak shift.
- Provides 128 parking spaces with an additional 24 parking spaces identified as “land banked.”
- The entire property will be enclosed with a security fence, which will have 24-hour security access.
- The main point of entry and exit will be at the northeast corner of the property where the existing entry is shared with 1300 N. Arlington Heights Road. On that entrance road, a gated entrance to CH4 will be placed west of turn north into the 1300 parking lot. The existing entrance at the southwest corner of the parcel on Pierce Road will remain as a gated emergency entrance/exit.
- A recorded Plat of Easements and written agreement with the northern property owner of 1300 Arlington Heights Road identifying shared elements such as access, maintenance, and shared parking will be required as a condition of approval.



Special Use Request

The applicant is seeking approval for a Planned Development, by Special Use. The intent of the Planned Development is to facilitate comprehensive design of adjoin and adjacent properties, which can include shared access, complementary architectural, and shared parking. Along with this type of development, deviations from the restrict interpretation of the underlying zoning are generally considered to accommodate site plan design, as well as unique requirements of specific uses, such as a data center.

Unlike traditional development, when the requirements of the underlying zoning district are deviated, they are referred to as exceptions, rather than variations. The Legal Notices for the Public Hearing indicate 7 exceptions (a-g) which are listed in the “Proposal” detail on page one of this memorandum. At the time the Legal Notice for the Public Hearing was published, *Planning Staff was very conservative in identifying the needed exceptions and through work with the applicant has determined that two of the listed exceptions (b. Section 10.07.4a - setback from Pierce Road; and g. Section 12.05.3.b required parking spaces) are not required.*

The seven (7) exceptions which were published are listed below, including explanation for the two which are recommended for removal:

a. Section 10.07.2 to increase the height of the building from 45' to 90'.

Section 10.07 Area and Bulk Regulations of the ROC District clearly contemplates tall buildings as evidenced by the built environment, when recommended by the Plan Commission and approved by the Village Board. **Exhibit F** contains the code section providing for a building with a maximum of 40 stories and 600' in height – when such construction does not interfere with Airport operations and FFA regulations.

b. Section 10.07.4a to decrease the required setback from Pierce Road from 140' to 65.36' at the southeast corner. (as stated above, not required)

Section 10.07.2 of the Zoning Code requires additional heights for buildings along an “arterial roadway” and when writing the Legal Notice for the Public Hearing Staff took a conservative approach and considered Pierce Road to be an Arterial Road.

Arlington Heights/Prospect Road is identified as an Arterial Road in the Comprehensive Plan. The proposed 186' building from the front yard of Arlington Heights Road meets the Zoning Code requirement of 140'. As defined by width and ADT, it has been determined however that Pierce Road is considered a “collector road” and the setback requirement from this corner side yard is 50'. The building setback ranges from 65.36' at the southeast corner to 170', due to street alignment, and therefore meets code requirements. *No Exception is needed.*

c. Section 10.7-6 and 14.12-7-d-5 to increase the permitted floor area ratio (FAR) from 0.60/0.72 to 0.825.

Section 10.7.6 allows for a FAR of .6 in the ROC District. Standards in Section 14.1.7.d.5 relating to Planned Developments allow for an additional FAR of 20% which would be .72 FAR. Under 14.2.2.b, Provisions for a Planned Development state that the planned development may be exempted from the provisions of the Zoning Ordinance to the extent specified in the final Special Use Ordinance.

d. Section 10.07.4.b(1-3) for a reduction in the percentage of landscaped area along the west and north property lines.

- The code requires 12.5' of landscaping along the northern property line which is the location of a shared entry aisle. While no landscaping is provided, the shared entrance aisle reduces the number of curb cuts on Arlington Heights Road and provides a public benefit.
- The code requires 15' of landscaping along the western (rear) property line. The landscaping narrows along the southern 35% of the lot line down to a width of 10' of landscaping, for a total of 1,050' feet, in order to create cross

access to the CH 1/CH2 parcel to the west. Again, a shared entry point reduces the number of curb cuts and provides a public benefit.

- e. **Section 12.03.10d to reduce the lighting level below the required 0.5 foot-candle for various areas of the parking lot.**

There are small pockets throughout the site plan that fall below the required .5 footcandles. The petitioner indicates some of these may be eliminated through Final Engineering changes. The site will be fully gated and secure; no public safety concerns exist.

- f. **Section 12.09 Bicycle Parking to reduce the required bicycle parking spaces to zero.**

The petitioner asks to waive the bicycle spaces.

- g. **Section 12.05.3.b to permit the reduction in the required number of parking spaces from 212 to 128 stalls (plus 24 land banked).** (as stated above, not required)

The Zoning Code does not contain specific requirements for data center off street parking and does allow the Zoning Administrator to consider similar uses when determining a requirement.

Twenty-five (25) employees are proposed at peak shift. Staff recommends that parking requirements be based upon the “office” space within the building, with no requirements for the square footage housing equipment for the data center. The building would contain 34,086 SF of designated office, and at 3 spaces per 1000 SF, 102 parking spaces would be required. 128 are provided and an additional 28 are land banked. Construction of the land banked spaces may trigger an additional ADA space. ***Staff recommends that no Exception is needed.***

Exhibit A entitled Review of Bulk Regulations and Requested Exceptions, outlines those regulations that are in compliance with the zoning regulations and those regulations in which the applicant is seeking exceptions. A complete review and analysis of the Planned Development is outlined under in the Class 1 Site Review below.

Refer to the attached **Exhibits B - E** for the Zoning Code Special Use Standards, and the Findings of Facts presented by the petitioner.

Each of the requested exceptions are further discussed within the Class 1 Site Plan Review, outlined below.

Class 1 Site Plan Review

Section 14.13-2a requires that a Class 1 Site Plan Review occur when considering any rezoning to a business district, granting a Special Use Permit, and prior to approval of a zoning certificate for

new construction. In reviewing and evaluating Class I site plans, the standards in **Exhibit E** are to be considered. Also, please refer to **Exhibit A** for those regulations in which an exception is being requested.

Exceptions are being requested where the proposed site plan does not meet the Zoning Code. **Exhibit A** outlines General comments on the site plan are presented here, with the Petitioner's response to the standards found in **Exhibit E**, in *italics*:

1. Relationships of Buildings to Site: The proposed building is located on the western side of the lot, with the greatest setback being that from Arlington Heights Road. The proposed building meets all required setbacks. Section 10.07.04a of the Zoning Ordinance requires an additional building setback of two (2) feet for each additional one foot of building height for those buildings which abut an arterial and greater than 45'. A setback of 140' from Arlington Heights Road is required and 186' is provided.

The proposed 3 story, 441,363 square foot building, as proposed has a floor area ratio of 0.825. The regulations under the ROC District, Section 10.7-6 establish an FAR of 0.60 and the Planned Development regulations in Section 14.12-7-d-5 establish the maximum FAR at 0.72 square feet. As proposed the FAR exceeds the requirement of the ordinance, and the applicant is requesting consideration of the exception due to the nature of the operation of the data center. Previous data centers were approved with FARs exceeding the requirements of the Zoning Ordinance.

2. Building Elevations and Signage: Architectural plans have been submitted for your review. The proposed design is similar to that previously approved for other data centers in the area. The intent is to keep the design consistent to provide a cohesive design among the buildings. As part of the land purchase agreement between NTT and Hamilton Partners, Hamilton Partners retained the right for approval of the final building design; that approval has been provided and will be submitted to the Village in writing.

The applicant seeks an exception for the building height. The ROC District establishes a maximum building height of 45'. The structure is proposed with the top of the high parapet wall at 74' and a the top of the elevator penthouse/equipment screen at 86' tall. Building height is similar the CH3 approval.

The requested height is as result of the nature of the business and internal floor plan needs. Note, the



setback from Arlington Heights Road required in the Zoning Code attempts to address the concern increased height might have on the streetscape.

The Village has approved additional heights for other uses in the vicinity of the subject parcel. The building, located at 150 Pierce Road, is a total of 92 feet.

Signage for the development has not been presented, therefore approval of the Class 1 Site Plan shall be conditioned upon a Master Sign Plan to be submitted and reviewed and in compliance with the Zoning Ordinance.

3. **Lighting Plan:** A photometric plan has been provided. The applicant seeks an exception, to permit a reduced lighting levels in various areas of the parking lot. The Itasca Zoning Ordinance requires a minimum of .5 foot-candles in commercial parking lots. This facility is not a traditional commercial lot, which would be utilized by customers and patrons, but rather these parking areas would be utilized by employees only. It is noted that the other data centers have lighting levels less than .5 foot-candles in the parking lot. The applicant has indicated they would work with Staff during final design to determine if there are areas in which modifications to the light design can assist in reducing the areas that are non-compliant.
4. **Site and Circulation:** Access to the site is provided by two connections, one access to Arlington Heights Road, and the other to Pierce Road. The Arlington Heights Road is existing and serves the subject parcel and the property to the north. Modifications to the access drive, configuration are proposed. Engineering has noted the need to further review to address the alignment of the new configuration of the access drive, therefore consideration of the site plan shall be conditioned on satisfactorily addressing the concern outlined by the engineers.

The second point of access is on the southwest corner of the site on Pierce Road. This access currently exists and is not intended for daily traffic, but rather for emergency purposes only. A gate is located adjacent to Pierce Road in which a Knox box is provided for emergency personnel. It is noted there is a drive at the southwest corner of the site connects the subject property to the property to the west for emergency access.

The entire site is enclosed with a security gate. Those accessing the site will enter off Arlington Heights Road, enter through the security gates and then proceed along the north south drive to access the main parking lot on the east side of the building.

5. **Required Number of Space:** The zoning ordinance does not specifically call out parking requirements for data centers, however the parking requirements for CH1, CH2 and CH3 have been based on manufacturing use and each were approved with a reduction in the number of parking stalls. In like fashion, at the time the case was published, Staff was considering Zoning Code Section 12.05.3.b which requires a parking ratio of 1 parking space per 2,000 square feet of industrial space, which based on the size of the building would require a total of 221 parking spaces. Yet only 25 employees are projected at peak shift.

Section 12.05-5-7 of the Zoning Ordinance does provide the Zoning Administrator to determine the parking for those uses not specifically listed. Because the greatest percentage of the floor area is designated to equipment, parking for that area designated for office only

(required parking ratio of 3 per 1,000) was reviewed which would result in a total number of 102 parking spaces required.

Therefore, Staff recommends the parking requirement be based upon the requirement of 3 parking spaces per 1,000 square feet of office space. The applicant is proposing 102 parking spaces plus has provided room for an additional 24 spaces to be land-banked. With this consideration no exception is needed.

The Zoning Code requires conformance to the Illinois Accessibility Code, and it should be noted that at such time that the 24 parking spots identified as “land-banked” might be installed, the total number of ADA parking stalls would increase. It is recommended that any approval is conditioned upon full compliance with ADA requirements upon installation of the land banked parking.

Section 12.09 Bicycle Parking requires bicycle parking be provided on site. Due to the nature of the business operation, and security, the applicant is requesting consideration of reducing the required bicycle parking space to zero.

- 6. Fencing and Enclosed Area: A fence encloses the entire property with security entrances at the north side of the site. The fencing is similar to that which was proposed and approved for CH3. Also, there is an enclosed area on the west side of the building, which conceals and secures building equipment. Again, this is similar in design to the previously approved data centers.
- 7. Open Space and Landscape Plan: The applicant is seeking an exception for the required green space on the west and north property lines. Per Section 10.07.4.b(1-3) a certain percentage of the required setback shall be designed to green space. The setback from the side yard (north property line) is established at 25’, of which 50% max, of this area can be used for off-street parking and access drive, and the rear yard is established at 50’ of which required 30% be maintained.

See the table below for a comparison of what is required/proposed and reason for request.

| Yard | Required | Proposed | Description |
|----------------------------|-----------------|-----------------|--|
| North Property Line (Side) | 12.5’ | Zero | To accommodate shared access drive with property to the north |
| West Property Line (Rear) | 15’ | 15’ to 10’ | Greenspace is provided for a majority of the length, and then tapers as the drive approaches Pierce Road. Noted similar greenspace provided on the property to the west. |

The landscape plan has been provided and is currently under review. The plan incorporates new plant material while incorporating existing material were possible. The Plan Commission is encouraged to discuss if additional landscaping should be incorporated into the east and south property lines, to offset the loss in green space.

- 8. Engineering: Engineering plans have been submitted and reviewed by the Village's consultant. The applicant is working with Village engineer to address items relating to circulation (as noted above) and stormwater and best management practice requirements (BMPs). The Plan Commission is encouraged to condition any approval on review and approval of preliminary and final engineering.

Refer to the attached **Exhibit E** for the Zoning Code Class I Site Plan Review Standards and the Findings of Facts presented by the petitioner.



PLAT OF SUBDIVISION

Currently the subject parcel consists of Lots 1 and 2 in Hamilton Lakes East Assessment Plat No. 1 and part of Parcel C in Hamilton Lakes East Assessment Plat No. 2. As part of the request, the applicant is seeking approval of a Plat of Resubdivision to consolidate the two lots and a portion of the 3rd (Parcel C, located at the southwest corner Pierce entrance).

The current lots have several easements, including utility, stormwater, drainage, access and emergency. The Village and engineers are working with the applicant to identify those easements that will need to be modified based on the proposed development. This may also require modification of not only easements, but also provisions to ensure the intent of the original easement accommodates the needs of all parties involved.

Village Engineer has recommended approval of the Plat of Resubdivision for recordation to only combine lots 1 and 2 and the portion of Parcel C. The recommendation of approval does not consider existing and proposed easements that may be impacted during the redevelopment; additional easements will be required to address any new or existing easements and provisions. These additional easements will be defined during final engineering and recorded.

The recommendation below would approve the Final Plat of Subdivision (“NTT CORP Resubdivision No. 3,” see **Exhibit J**). Any modifications the village engineer deemed appropriate during final engineering will be recorded either through addition to the NTT CORP Resubdivision NO. 3 document prior to recording, or via an additional Plat of Easements. This two part process is consistent with CH3 approval.

CONDITIONS FOR CONSIDERATION

Refer to the attached **Exhibit B - E** for the Findings of Facts (*presented by the Petitioner*) and Zoning Code Standards the Plan Commission shall consider when reviewing the site plan, rezoning, special use and variance request.

The following conditions shall be considered in conjunction with consideration of the requests before the Plan Commission:

1. Permit Documents must be in substantial compliance with the Plan Commission and Village Board Submittals.
2. The project must comply with all Village Ordinances, Building Codes, Development Standards & Specifications, and the DuPage County Countywide Stormwater and Floodplain Ordinance in place at the time of permit issuance (except for exceptions approved with this case).
3. Approval is subject to Final Engineering, which shall be submitted prior to development permit issuance. This shall include conclusion on stormwater and best management practices requirements, and satisfactorily addressing engineering access concerns along the north drive aisle.

4. Obtaining all necessary permits by outside agencies.
5. A Plat of Subdivision, shall be provided and recorded, and is conditioned upon the Village Engineer's approval of:
 - a. Final engineering
 - b. Coordination of all existing easements to be vacated and or modified by all interested parties.
6. A complete Master sign review package and Sign Permit shall be submitted for review and approval by the Zoning Administrator prior to any signage installation.
7. The Village shall be indemnified and held harmless from any injuries or damages arising from or attributed to the reduced foot-candles levels on the site.
8. Final Landscaping shall be reviewed and approved at Final Engineering and upon receipt of a tree survey.
9. Written approval of the architecture will be provided by Hamilton Partners, prior to issuance of final building permit.
10. ADA requirements shall be met at such time the twenty-four (24) land-banked parking stalls are constructed.
11. The Development Agreement between the Petitioner and the Village will be approved by the Village Board prior to Building Permit.
12. Village Attorney to determine necessary amendments to existing Declaration of Covenant to provide unified control prior to final occupancy.
13. The portion of his Planned Development by Special Use for the CH4 Data Center runs with title to the property on which it is located and benefits successor owners thereof.
14. Any additional electrical lines coming from or going to the electrical substation much be buried within Hamilton Lakes Business Park.
15. Per Ordinance 2081-23 the special use for an accessory electric substation was granted only to NTT Global Data Centers, CH, LLC, NTT Global Data Centers Americas, Inc., and their respective affiliates (each a "Permitted Grantee"). The accessory electric substation and all electricity converted by the electric substation are for the exclusive use of the Permitted Grantees' operations within the Village of Itasca. If the property on which the electric substation is located is transferred to a person or entity that is not Permitted Grantee, the new owner must obtain approval from the Village President and Board of Trustees to continue the electric substation use provided for in the Special Use Permit. "Affiliate" includes any entity directly or indirectly owned all or in part by NTT Global Data Centers Americas, Inc. or NTT Global Data Centers.

MOTIONS IN THE AFFIRMATIVE

I move to (accept or deny) and adopt the Staff's Findings of Fact included in the Staff Report and recommend approval of PC 24-005 subject to conditions as discussed above:

1. Request for Planned Development per Section 4.08.2 by Special Use per Section 14.12 of the Itasca Zoning Ordinance, with exceptions including, but not limited to the following:
 - a. Section 10.07.2 to increase the height of the building from 45' to 90'.
 - b. Section 10.7-6 and 14.12-7-d-5 to increase the permitted floor area ratio (FAR) from 0.60/0.72 to 0.825.
 - c. Section 10.07.4.b(1-3) for a reduction in the percentage of landscaped area along the west and north property lines.
 - d. Section 12.03.10d to reduce the lighting level below the required 0.5 foot-candle for various areas of the parking lot.
 - e. Section 12.09 Bicycle Parking to reduce the required bicycle parking spaces to zero.
2. Class I Site Plan Review
3. NTT CORP Resubdivision No. 3, updated March 23, 2024

ATTACHMENTS

1. Exhibit A – Review of Bulk Regulations and List of Requested Exceptions
2. Exhibit B-E – Standards and Findings of Fact
3. Exhibit F – Excerpt of Section 10 Regional Office District in the Zoning Code
4. Exhibit G – Petition for Development Review
5. Exhibit H – Project Narrative
6. Exhibit I– Plans
7. Exhibit J – NTT CORP Resubdivision No. 3, revised May 23, 2024

Exhibit A - Review of Bulk Regulations and Requested Exceptions

Note: Those regulations in bold are requested exceptions to the Planned Development. Two have been removed since publication of legal notice.

| Code Section | Description | Required Per ROC Zoning | CH4 Data Center | Exception |
|------------------------------------|---|--|-----------------------------------|------------|
| 10.07-2 | Building Height | ≤ 3 Stories | 3 story | No |
| | | ≤ 45 ft. | 90 ft | Yes |
| 10.07-4-a | Front-Yard Setback (Arl Hts Road) | ≥ 140 ft. | 186 ft | No |
| 10.07-4-b-(2) | Side-Yard Setback (North Side) | ≥ 25 ft. | 38 ft | No |
| 10.07-4-b-(3) | Rear-Yard Setback | ≥ 50 ft. | 171 ft | No |
| 10.07-5 | Corner Side Yard Setback (S. Side) (Pierce Road) | ≥ 140 ft. | 64 ft | No |
| 10.07-5 | Landscape Buffer (Arl Hts Road) | ≥ 25 ft. | 25 ft | No |
| 10.07-5 | Landscape Buffer (West Side) | 15 ft. | 15 ft to 10 ft | Yes |
| 10.07-5 | Landscape Buffer (Arl Hts Road) | 12.5 ft | Zero | Yes |
| 10.07-5 | Landscape Buffer (Pierce Road) | ≥ 25 ft. | 25 ft | No |
| 10.07-6 and 14.12.7.d.5 | Floor Area Ratio | ≤ 0.6/0.72 | 0.825 | Yes |
| 12.03-5 | Parking Stall Size | ≥ 9 x 18 ft. | Yes | No |
| 2018 IAC | ADA Stall Size | ≥ 16 x 18 ft. | Yes, shared | No |
| 12.03-8 | Parking Lot Setback | ≥ 5 ft. | 25 ft | No |
| 12.05-3-b | # of Parking Stalls | 1/3,000 SF of Office 34,086 SF office = 102 spaces required | 128 (plus 24 L.B.) | No |
| 2018 IAC | # of ADA Stalls | 5 (based on 128 provided now) | 5 | No |
| Section 12.09 | Bicycle Parking | 11 | Zero | Yes |
| 12.03.10d | Lighting levels in Parking Lot | ≥ .50 FC | Varies less than .5 FC | Yes |

Exhibit B - Findings of Fact: Special Use for Planned Development 14.11-4 of the Itasca Zoning Ordinance.

Responses prepared by the applicant are in Italics.

No Special Use shall be granted by the President and Board of Trustees unless the Special Use:

- a) Is deemed necessary for the public convenience at the location;

Response: Public convenience is provided via the attractive architectural façade of the CH4 building along with the placement of the building on the property employing substantial setbacks and landscaped open space.

- b) Is so designated, located and proposed to be operated such that the public health, safety and welfare will be protected;

Response: The CH4 data center facility is located on the site to provide significant setbacks along with the vehicular and fire safety access around the perimeter of the building. Landscaping and architectural façade treatment will also provide for a healthy and clean environment. The building, due to its nature, is completely secured via fencing.

- c) Will not cause substantial injury to the value of other property in the neighborhood in which it is located; and has been recommended by the Plan Commission and approved by the President and the Board of Trustees, and conforms, except in the case of a planned development, to the applicable regulations of the district in which it is located.

Response: The CH4 data center is an attractive facility located immediately adjacent to existing data center CH1 and CH2, and the future data center CH3. Thus this overall data center complex is clustered together within the ROC District at Hamilton Lakes. With the exception of the relatively few requested deviations [exception], these projects intend to conform to applicable regulations of the ROC District within which they reside.

Exhibit C - Findings of Fact: For Special Use Planned Development 14.11-7 of the Itasca Zoning Ordinance.

Responses prepared by the applicant are in Italics.

The Plan Commission shall make written findings of fact and shall submit same together with its recommendations to the Village Board within sixty (60) days following the date of concluding the public hearing on each application, unless said application is withdrawn or tabled by the petitioner. The Plan Commission shall make findings based upon the evidence presented to it in each specific case with respect to the following:

1. The approval of such Special Use is in the public interest and is not solely for the interest of the applicant; and

Response: The development is consistent with the zoning designation for the property provided that requested relief is granted as outlined and presented. It is in the public interest to promote and approve this compatible use, which will be located immediately adjacent to almost identical usage facilities on the site campus.

2. That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community; and

Response: This project is located on a development campus that is within a mature office center well established within the Village. This addition to the data center campus will provide public revenues that will contribute to the municipal tax base and thus allow for improved general welfare for the community.

3. That such use will not under the circumstances of the particular case be detrimental to the health, safety, morals or general welfare of person residing or working in the vicinity or injurious to property values or improvements in the vicinity; and

Response: This project is comparable to other existing data centers immediately adjacent. This project will not be detrimental or injurious to persons, property values or existing improvements in the vicinity.

4. That the proposed use will comply with the regulations and conditions specified in this Ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

Response: This project will comply with the regulations and conditions specified in the Zoning Code for uses allowed in the ROC District, subject to the stipulations and conditions which will be made part of the ordinances and resolutions approving this project.

Exhibit D – Standards for a Planned Development 14.12-7 of the Itasca Zoning Ordinance.

Responses prepared by the applicant are in Italics.

8. Standards: No planned development shall be authorized unless the Plan Commission shall find and recommend, in addition to those standards established herein for Special Uses, that the following standards shall be met:

1. The uses permitted by such exceptions as may be requested or recommended are necessary or desirable and appropriate to the purpose of the development.

Response: The requested exceptions denoted within this document [narrative in application] and/or displayed on the submittal drawings and plans are necessary, desirable and appropriate to the purpose of this development.

2. The uses permitted in such development are not of such nature or so located as to exercise an undue detrimental influence or effect upon the surrounding neighborhood.

Response: The proposed data center project is comparable to other buildings and land uses in the vicinity of this site.

3. That any industrial park areas established in the planned development conform to all requirements therefore, as set forth elsewhere in this Ordinance.

Response: This project will conform to the ROC District requirements and site design as set forth in the subject ROC District, with deviations [exceptions] /modifications as outlined with the project document submittals.

4. That all minimum requirements pertaining to commercial, residential, institutional, or other uses established in the planned development shall be subject to the requirements for each individual classification as established elsewhere in this Ordinance, except as may be specifically varied in the Ordinance granting and establishing a planned development use.

Response: This project should meet the applicable minimum requirements for the subject ROC District as established, subject to approval of the deviations [exceptions] requested primarily dealing with building height, FAR and parking provisions, in accordance with the final approved project documentation.

5. When private streets and common driveways are made a part of the planned development or private common open space recreational facilities are provided, the applicant shall submit, as part of the application, the method and arrangement whereby these private facilities shall be operated and maintained. Such arrangements for operating and maintaining private facilities shall be subject to the approval of the Village Board.

Response: There are no private streets provided or needed with this project, and appropriate ingress/egress easements will be established as needed.

6. That any bulk exceptions shall be solely for the purpose of promoting an integrated site plan more beneficial to the residents or occupants of such development as well as neighboring property, that would be obtained under the bulk regulations of this Ordinance for building developed on separate zoning lots.

Response: NTT is requesting relief from the 45' height limit to accommodate a 90' high, 3 story, state of the art data center that will integrate well with the data center campus and the variable building heights in the subject ROC.

7. Architectural Consistency. The architectural style and features established for an approved planned development shall be maintained throughout the entire project unless otherwise recommended by the Plan Commission and approved by the Village Board.

Response: The CH4 building blends well with the other data centers on the campus and presents its own unique style.

Exhibit E - Standards for Class I Site Plan Review: 14.13-7 of the Itasca Zoning Ordinance.

Applicant's Response in Italics

In reviewing and evaluating Class I site plans, the Plan Commission, Village Board, and Zoning Administrator shall consider those factors listed below which it determines to be applicable to a given plan. These standards are guidelines to enable new development, redevelopment and major alterations to further the Village's long-term goals. Variations from these standards may be allowed by the Village Board.

- a) The application shall comply with the provisions of this ordinance and other ordinances of the Village and of any other applicable laws.

Response: The subject site plan complies with known Village ordinances, except as may be modified by exceptions granted by the Village Board.

- b) The plan shall be in a reasonable conformity with the Comprehensive Plan.

Response: The site plan for this project basically conforms to the overall comprehensive plan for Hamilton Lakes (Hamilton Lakes Concept Plan) as modified over the 40+ years of development.

- c) **Site and Building Design:** Adequate provision shall be made to ensure that the proposed development shall be integrated with and enhance the character of the streetscape, the surrounding context and the neighborhood in terms of scale, massing, site layout and site and building design, including:

1. Relationships of Buildings to Site:

- a) The site should be planned to achieve a desirable transition to the street, with buildings and landscaping fronting on and reinforcing the streetscape to the greatest extent practicable and encouraging safe pedestrian movement.

Response: The CH4 data center building is as much as 186 feet setback from the front side corridor of Arlington Heights Road, allowing an ample area of landscaping between the building and the ROW. Security fence is set back from the roadway corridor and the existing pedestrian path will remain as-is or in some cases shifted slightly. The main access to the property will be via the existing entrance driveway from Arlington Heights Road, which is already a nice landscaped boulevard style entrance. And regarding the two existing driveways connecting to Pierce Road, the eastern one will be removed and the western one used only as a secondary emergency type access driveway, thus making the sidewalk/pedestrian experience safer.

- b) Parking, loading, storage and service areas, utility structures and machinery should not be visible from public ways and surrounding areas. Shared parking lot access shall be promoted where practical. Substantial and immediately effective perimeter screening and interior lot landscaping should be provided to break up large expanses of asphalt with plant and other landscape materials.

Response: Data centers are unique developments, requiring very minor amounts of parking and/or loading facilities. Vehicle parking lots are provided in front of the building and provided with landscape and stormwater management buffers.

The loading dock, consisting of spaces for two trucks plus a trash compactor, is hidden from view on the west side of the building.

Berming and perimeter landscaping ties everything together for a pleasant streetscape appearance.

- c) Without restricting the permissible limits of the applicable zoning district, the height, massing and scale of each building should be integrated with its site, the existing terrain, surrounding landscape and existing (or anticipated) adjoining buildings.

Response: The height, massing and scale of CH4 fits in well with the adjacent data center buildings.

2. Building Design:

- a) Proposed buildings and structures should be encouraged to generally enhance or relate to the surrounding buildings and local context, or in any case, not have an adverse impact on these. The scale, proportions, massing, articulation and design features of structures should enhance the continuity of the streetscape, emphasize the human scale and integrate with the surrounding landscape.

Response: The CH4 building relates well to the other data centers on the campus. The building design and exterior materials, along with the highlights and entrance locations, contribute to a well thought out data center campus. The CH4 building massing is varied to break down its scale. The extensive office area facing Arlington Heights Road has a lower roof line and materials synonymous with office buildings with abundant glazing.

- b) Entrances should be articulated. Long, uninterrupted wall or roof planes should be avoided and signs, lighting, utilities and services should be integrated with the building design.

Response: Data centers are by necessity very secure buildings with limited access. The main entrance to CH4 is located along the east wall at the southeast corner of the building. Like the existing buildings, the entrance is an important gesture and is held within an NTT branded blue glass frame. CH4's entrance is at the highly visible and important southeast corner of the site, becoming the iconic gateway when entering Hamilton Lakes from the east.

- c) Building materials should be of durable quality, suitable for the building type and design and related to surrounding buildings and the local context.

Response: The materials selected for the building are precast concrete panels with various reveals and color schemes, along with spandrel glass at the entry and special corner treatments. Refer to architectural renderings for detail. CH4 utilizes the same rich color and material palette as CH1, CH3, and CH3.

3. Signs: All signage shall be in strict accordance with the Village of Itasca Municipal Code and shall conform with the following:

- a) Every sign should be designed as an integral architectural element of the

building and site to which it principally relates.

- b) The colors, material and illumination of every sign should be compatible and harmonious with the building and site to which it principally relates.
- c) Each sign should be compatible with signs on adjoining premises and should not compete for attention.
- d) Signs and other site graphics should be minimized in size and number to promote their effectiveness. Such signs and site graphics should be integrated with architectural and landscape features.

Response: NTT's building and site signage will conform to requirements of the Village's municipal code and with these site plan signage standards.

4. Lighting:

- a) Exterior lighting should be part of the architectural concept. Fixtures, standards and exposed accessories should be integrated with the building design.
- b) Adequate provision should be made to avoid glare of vehicular and stationary lights that would affect the established character of the neighborhood, and to the extent such lights will be visible across any property line, the performance standards for illumination shall be met.

Response: The lighting of the data center campus in the area surrounding CH4 shall follow the precedent set with the previously approved adjacent CH1 and CH2 and future CH3 facilities.

d. Open Space and Landscaping

- 1. Maximize retention of open space and preserve scenic views from publicly accessible locations.

Response: The site design in the vicinity of CH4 reserves a major portion of site area for landscape, open space, and preservation of some of the larger existing trees along the Arlington Heights Road frontage. Pedestrians walking along perimeter pathways, along with drivers on both Pierce Road and Arlington Heights Road, have a view of the data center campus and open lake areas.

- 2. Configure open space to be usable, functional and appropriate to the development proposed. Address the functional aspects of landscaping such as drainage control, erosion prevention, screening, provision of shade and reduction of glare, energy conservation, windbreaks, as well as the enhancement of architectural and site features.

Response: The open space is utilized for landscaping and stormwater management volume control facilities.

- 3. Minimize tree, vegetation and soil removal. Existing mature trees of five (5) inches or more in diameter, measured on the trunk three (3) feet from grade and shrubs shall be maintained to the greatest extent practicable; if evidence supports removal of these, indicate the specific procedure, types and sizes for replacement.

Response: Most of the development area for CH4 is void of substantial tree growth, as this has already been an office development center since its conception years ago. Where possible, some of the larger perimeter trees will be preserved.

4. Landscape design should provide an aesthetically pleasing design, create a logical transition to adjoining development, screen incompatible uses, screen unsightly activities from public view and break up large expanses of asphalt with plant materials. Plant materials shall be selected so as to withstand Itasca's climatic conditions and the specific constraints imposed by adjacent functions.

Response: Refer to the landscape plans, master plant list, and planting specifications. Landscape material has been designed surrounding the site.

e. Access and Circulation:

2. Streets, sidewalks and bike paths should, insofar as reasonably practicable, provide access and good traffic circulation to and from adjacent lands, existing streets and sidewalks.

Response: Perimeter walkways are maintained. Access to internal campus encroachment is not permitted due to high level security requirements.

3. adequate access roads or entrance or exit drives should be provided and should be designed and improved so as to prevent traffic hazards or problems, to minimize traffic congestion in public streets and to encourage pedestrian access.

Response: This requirement does not really apply to these proposed projects, as they result in extremely minor additional auto traffic and there are no new access roads or entrance/exits proposed.

4. Design should ensure that the vehicular circulation elements of the proposed development will not create hazards to the safety of vehicular or pedestrian traffic on and off the site, disjointed vehicular or pedestrian circulation paths on or off the site, or undue interference and inconvenience to vehicular and pedestrian travel.

Response: The site design for CH4 provides a continuous drive aisle around the north, west and south sides of the building, utilizing the existing single secured access to the campus and terminating in a parking area turn-around near the southeast corner of the building. Truck and trailer traffic to this building is almost non-existent after full occupancy of the data center is achieved. There is no pedestrian interface in this secured facility.

5. Any building or structure should be reasonably accessible to fire, police, emergency and service vehicles. When deemed necessary for access, emergency vehicle easements shall be provided. The access for fire, police and emergency vehicles shall be unobstructed at all times.

Response: Access to CH4 for emergency service vehicles is via the secured main entrance through the intersection at Arlington Heights Road or via the secondary emergency access gate off of Pierce Road at the southwest corner of the site.

- f. Public Services and Utilities:** Provision shall be made to ensure that development will be served by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, schools, drainage, structures, refuse disposal, water, sewer, and

electricity. Impact on these services should be as minimal as practicable.

Response: As an extension of an existing fully served development lot, CH4 is served by all essential public facilities and services.

g. Environmental Considerations:

1. Adequate provision should be made to minimize the impact on existing or developing wetlands, steep slopes, flood plains and hilltops.

Response: Not applicable.

2. The obstruction of natural watercourses shall be discouraged.

Response: Not applicable.

3. The development should incorporate measures that are adequate to prevent pollution of surface or groundwater, to minimize erosion and sedimentation, and to prevent changes in groundwater levels, increased rates of runoff, and minimize potential for flooding.

Response: The CH4 site conforms to the criteria required to claim existing stormwater detention in the onsite detention pond, however onsite volume control measures will be implemented to reduce runoff from development, extract pollutants and conform to best management practice.

4. Drainage should be designed so that groundwater recharge is maximized, and at the project boundaries the rate of runoff shall not be increased.

Response: For details, refer to the Site Improvement Plans prepared by RWG Engineering, LLC.

5. Adequate provision shall be made for the collection and disposition of all on and off-site storm water and natural water, including but not limited to, on-site drainage retention facilities.

Response: For details, refer to the Site Improvement Plans prepared by RWG Engineering, LLC.

6. Adequate provision shall be made to control the slippage, shifting, erosion, accretion and subsidence of soil, as well as the slipping and shifting of buildings and structures.

Response: For details, refer to the Site Improvement Plans prepared by RWG Engineering, LLC.

7. Adequate provision shall be made to clean, control and otherwise alleviate contamination or environmental hazards on land when the site is in an area found by the Zoning Administrator to be contaminated by a toxic substance or otherwise to contain environmental hazards which are detrimental to the public health, safety and welfare.

Response: Not applicable to this project site. It has been subjected to detailed Phase I Environmental studies, copies of which can be provided.

- h.** Preservation: Adequate provision should be made to preserve unique architectural, cultural, environmental and historical resources. Development designs and treatments that respect such desirable resources on adjacent properties are also encouraged.

Response: *Not applicable.*

- i.** Downtown Design Guidelines: All developments located in the Traditional Downtown area (B-4, B-5 and B-6 zoning districts) shall be compatible with the Downtown Design Guidelines, as defined in Section

3.02 Definitions. Site plans should also be forwarded to the Downtown Itasca Advisory Committee (DIAC) and the Historic Preservation Commission for review and comment prior to Plan Commission recommendation.

Response: *Not applicable.*

Exhibit F - Excerpt of ROC Zoning District

10.07 AREA AND BULK REGULATIONS

2. **Building Height:** All buildings constructed in the R.O.C. – Regional Office Center District, shall be limited to three (3) stories or forty-five (45) feet in height, whichever is lesser, except that in such District having areas greater than one hundred (100) acres, one (1) additional story, or an additional fifteen (15) feet in building height shall be permitted for each full three (3) acres in addition to and in excess of one hundred (100) acres, when recommended by the Plan Commission and approved by the Village Board; provided and regardless of the amount of acres in one contiguous area lying within the District, no building shall be of a height greater than forty (40) stores, or six hundred (600) feet, whichever is lesser.

This paragraph shall not be construed as limiting the total number of stories in all buildings in any such District, but rather as limiting the height of any single building in such a District. All of the above are further subject to the then current Federal Aviation Administration standards and regulations.

4. **Yard Requirements:**

- a. **Perimeter Yards:** Along those perimeter property lines which abut an arterial or a freeway road, a fifty (50) foot perimeter yard, as measured from the right-of-way line shall be required. For buildings greater than forty-five (45) feet in height, the required setback or yard shall be increased by two (2) feet for each additional one (1) foot of building height.

An approved concept plan which indicates specific locations for construction of buildings greater than forty-five (45) feet in height may limit the perimeter yard required to not less than fifty (50) feet.

- b. **Other Yards:**

- (1) **Front Yard:** A front yard of not less than fifty (50) feet where a maximum of fifty (50) percent may be used for off-street parking and access drives, provided that that remaining fifty (50) percent be landscaped area.
- (2) **Side Yard:** There shall be provided two (2) side yards, each of which is to be twenty-five (25) feet where a maximum of fifty (50) percent may be used for off-street parking and access drives.
- (3) **Rear Yard:** A rear yard of not less than fifty (50) feet where parking shall be permitted within the rear yard, provided that the thirty (30) percent shall be maintained as landscaped area.

5. **Other Requirements:** Adjacent to any lot line abutting an interior street, there shall be a yard not less than fifty (50) feet and a continuous landscaped area not less than twenty-five (25) feet wide except at points of approved vehicular access to the street.



Petition for Development Review

Village of Itasca
 Community Development Department
 550 W. Irving Park Rd., Itasca, IL 60143
 Staff Contact: Sam Shore
sshore@itasca.com | 630-228-5631

| | | |
|-------------------------------|----------------|----------|
| <i>For Office Use Only</i> | | |
| Case # PC | Project Title: | |
| Fee Amount: | Date Paid: | Check #: |
| Plan Commission Hearing Date: | | |

Request (Check/Highlight All Applicable)

- | | | |
|---|---|---|
| <input type="checkbox"/> Re-Zoning/ Map Amendment | <input type="checkbox"/> Text Amendment | <input type="checkbox"/> Pre-/Annexation |
| <input checked="" type="checkbox"/> Planned Development | <input checked="" type="checkbox"/> Class I Site Plan | <input checked="" type="checkbox"/> Special Use |
| <input checked="" type="checkbox"/> Plat of Subdivision | <input checked="" type="checkbox"/> Variation | <input type="checkbox"/> Appeal |
| <input type="checkbox"/> Easement Dedication/Vacation | | |

| | |
|---|--|
| Property Information | |
| Property Address(es): Proposed 1200/1250 Arlington Heights Road | |
| P.I.N. Numbers: 03-05-200-019, 03-05-200-020, 03-05-200-029 | |
| Existing Use: Two existing office buildings to be demolished | |
| Zoning: ROC | Lot Size (in Sq. Ft.): 533,939 S.F. Combined |
| Project Description: CH4 Data Center Development | |
| Property Owner Information | |
| Owner's Name(s) ¹ : NTT Global Data Centers CH4, LLC | |
| Address: 1625 W. National Drive, Sacramento, CA 95834 | |
| Phone: [REDACTED] | |
| Petitioner Information (if different from Owner) | |
| Petitioner's Name(s): Same as owner | |
| Address: | |
| Phone: | E-Mail: |

¹If the property is held in a trust, a letter naming all beneficiaries of the trust must be submitted as part of the application. Letter must be signed by authorized agent and notarized.

Petition for Development Review – Village of Itasca

With the submittal of this application, I hereby request that the Village of Itasca grant the approvals as noted for the subject property as described in the attached documents and specifications. In addition, by signing below, I certify the following:

1. All information contained in this application and accompanying documents is true and correct to the best of my knowledge.
2. I am solely responsible for compliance with the provisions of the Village of Itasca Municipal Code, Zoning Ordinance, Development Standards and Specifications, Subdivision Regulations, and any other ordinances, as well as the provisions, laws, and regulations of any other entity having jurisdiction over any facet of the matters coming before the Plan Commission and Village Board.
3. I permit entrance to the subject property by Village officials and their consulting staff as necessary for the purpose of inspections related to this request.
4. I acknowledge that as the Applicant, I am solely responsible for compliance with the provisions of the Village of Itasca Municipal Code, Zoning Ordinance, Development Standards and Specifications, Subdivision Regulations, and other ordinances, as well as the provisions, laws, and regulations of any other entity having jurisdiction over any facet of the matters coming before the Plan Commission and Village Board.
5. I acknowledge that all application fees are non-refundable and that I will be billed for all third-party fees incurred by the Village as part of the review of this application and accompanying documents.

Owner's/ Owner's Agent Printed Name: _____

Owner's/ Owner's Agent Signature: _____

Subscribed and Sworn to Before Me

This _____ Day Of _____, 20 _____

See California Jurat Attached

Notary Public

Petitioner's Printed Name: _____

Petitioner's Signature: _____

Subscribed and Sworn to Before Me

This _____ Day Of _____, 20 _____

Notary Public

CALIFORNIA JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Placer)

Subscribed and sworn to (or affirmed) before me on this 10th day 11 of July, 2024, by 

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



(Seal)

Signature 

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

This certificate is attached to a document titled/for the purpose of

Petition for Development Review

containing 2 pages, and dated _____

Additional Information

Method of Affiant Identification

Proved to me on the basis of satisfactory evidence:

form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

Affiant(s) Thumbprint(s) Describe: _____



975 E. 22nd Street, Suite 400,
Wheaton IL 60189
630.480.7889
www.rwg-engineering.com

July 12, 2024

FILE: 746-247-23

NTT GLOBAL DATA CENTERS AMERICAS, INC

Application for Special Use, Plat of Subdivision, and Class I Site Plan Approval for the Data Center to be known as CH4, located on the NTT Campus at the Hamilton Lakes Regional Office Center (ROC) District and addressed as 1200 Arlington Heights Road, Itasca, IL 60143.

Project Narrative:

NTT Global Data Centers Americas, Inc is pleased to submit to the Village of Itasca its Petition for Development Review for a new 440,500 SF Data Center to be known as CH4 and located on what is currently known as NTT Corp Resubdivision No. 3 (which is a consolidation of Lots 1 & 2 in Hamilton Lakes East Assessment Plat No.2), immediately east of the existing CH1 and CH2 data centers. The subject property totals 533,939 SF, or 12.258 acres, and is all located in Section 5, Township 40 North, Range 11 East of the Third Principal Meridian, in the Village of Itasca, DuPage County, Illinois.

The 12.258 acre property is bordered on the north with the existing Hamilton Partners office building known as 1300 Arlington Heights Road, on the south the site fronts Pierce Road, on the east the site fronts Arlington Heights Road, and on the west the site shares a common property line with the CH1 and CH2 data centers and the proposed substation site.

The new CH4 Data Center will consist of a 440,500 SF, 3 story, 90 foot tall building and will function securely and independently from the adjacent CH1, 2, and 3 facilities. Vehicular access to the CH4 building will be primarily via the existing shared access driveway from Arlington Heights Road located on the north side of the property and straddling the property line with the 1300 Arlington Heights Road building to the north. The security gate providing direct access to the CH4 site will be located approximately 500 feet west of Arlington Heights Road, thereby negating any impact to said public road while providing free flowing access to the 13300 Arlington Heights Road site exactly as it has been provided in the past. A secondary gated access/exit driveway connects to Pierce Road at the southwest corner of the site.

A parking lot providing 82 stalls is located near the southwest corner of the building, and this lot connects via the onsite access driveway to the parking lot immediately adjacent to the secured main entrance doors. This lot provides another 34 stalls, 5 of which are ADA compliant. At the north end of the site there is an existing parking lot providing 12 stalls which will remain. And at the northwest corner of the property a land-banked parking area capable of providing 24 stalls has been designated. Thus, a total of 128 parking stalls will be provided with initial development and an additional 24 stalls are land-banked for a grand total of 152 parking stalls (if all are needed).

With the exception of the eastern portion of the building immediately adjacent to the existing detention pond, the building is surrounded with vehicular driveway access that has been sized and designed to accommodate emergency vehicles if ever needed. The loading dock is located on the west wall of the building, well screened from any public roadway view. The dock provides space for 2 trucks and a trash compactor. The electrical and generator yard is located along the remainder of the west wall. Screening following the same basic design format as what was implemented with the previous data centers is included. An 8' wrought iron security fence will encapsulate the new CH4 facility in the same manner as what has been accomplished at the other data centers on the NTT campus.

The CH4 data center building is a well thought out architecturally attractive facility that will blend nicely with the preceding data centers on the overall NTT campus. The exterior of the building will be constructed of stacked vertical spanning precast insulated wall panels, incorporating entry highlights, metal panels, spandrel glass and corner accents. Refer to the architectural exhibits and material boards for details. The building will be 3 stories in height with computer rooms located on the second and third floors. The ground floor will provide all the support, administration and infrastructure spaces, and all the chillers will be installed on the roof.

The landscape plan provides for a series of new trees and shrubs to be placed around the site perimeter. Where possible, existing large trees along the site frontage will be preserved. The building setback from Arlington Heights Road frontage, coupled with the installation of berms and volume control basins and preservation of the detention pond, will result in a landscape front yard as much as 245' deep in some areas.

The CH4 development area is well supported with conventional public utilities. Having been the location of two prominent multi-story office buildings, the property is basically surrounded with sanitary sewer, watermain, and storm sewer facilities. A mainline 12" sanitary sewer flows south across the entire Arlington Heights Road frontage of the site. Likewise, a 12" watermain exists along the site's Arlington Heights Road frontage with interconnecting watermains on Pierce Road and within easements immediately north of the property. The proposed data center will reduce the service demand on these public facilities over what was required for the original two office buildings.

As mentioned previously, the CH4 project is the re-development of what previously was two large multi-story office buildings. This original development included a large stormwater management and detention pond on the east side of the property adjacent to the Arlington Heights Road right-of-way corridor. This existing pond was designed with a storage volume "bounce" of 4 feet (normal water elevation is 684 and high water elevation is 688) providing storage and controlled stormwater release rates directed northward into a sister pond on the 1300 Arlington Heights Road property. These ponds work together, ultimately releasing runoff northward to discharge into the large box culvert located under the eastbound lanes of Devon Avenue, and the stormwater then flows east to discharge into Salt Creek. The subject property was originally known as "Hamilton Lakes East" and from a stormwater perspective is independent of the drainage system in the adjacent Hamilton Lakes development. The existing onsite pond will be maintained as-is for stormwater detention. With regard to adherence to current stormwater management programs, the CH4 development will conform to and exceed criteria as outlined in the DuPage County Stormwater Management Commission requirements. The property re-development for CH4 is actually less intensive with regard to impervious conditions than that which preceded it. Neither impervious criteria threshold requiring additional stormwater detention or volume control is triggered (additional 25,000 SF for detention of 2,500 SF for volume control). However, multiple best management approaches have been included in the design, including the use of permeable brick pavement and the inclusion of elements of volume control and swale drainage to provide greatly enhanced stormwater management on the property.

It is anticipated that the CH4 construction permit documents will be submitted for permit review/approval in mid-2025. Construction will likely commence when the CH3 project starts to come online and function. The summarized statistics for CH4 are as follows:

| | |
|-------------------------|-----------------------------|
| Lot Size | – 12.258 Ac (533,939 SF) |
| Building SF | – 440,500 SF |
| Standard Parking Stalls | – 123 (plus 24 land-banked) |
| ADA Parking Stalls | – 5 |
| F.A.R. | – 0.8250 |
| Building Height | – 90 feet |

In summary, and as part of its Application of Special Use, Plat of Subdivision, and Class I Site Plan Approval, NTT Global Data Centers Americas, Inc requests that the Village Board grant approval of any deviations and exceptions from Itasca's Zoning Code, Subdivision Regulations and Development Standards which may be reflected on NTT's plans and plats associated with the CH4 development. Based on previous discussions with Itasca staff who confirmed front yard (Arlington Heights Road frontage), rear yard (west property line), corner side yard (Pierce Road frontage), and side yard (north property line), following is a Regional Office Center (ROC) Bulk Standards Analysis for review and approval:

| Code Section | Description | Required Per ROC Zoning | CH4 Data Center |
|---------------|--------------------------------------|----------------------------------|-----------------------|
| 10.07-2 | Building Height | ≤ 3 Stories | 3 story |
| | | ≤ 45 ft. | 90 ft |
| 10.07-4-a | Front-Yard Setback (Arl Hts Road) | ≥ 140 ft. | 186 ft |
| 10.07-4-b-(2) | Side-Yard Setback (North Side) | ≥ 25 ft. | 38 ft |
| 10.07-4-b-(3) | Rear-Yard Setback | ≥ 50 ft. | 171 ft |
| 10.07-5 | Corner Side Yard Setback (S. Side) | ≥ 50 ft. | 64 ft |
| 10.07-5 | Landscape Buffer | ≥ 25 ft. | 25 ft |
| 10.07-6 | Floor Area Ratio | ≤ 0.6 | 0.825 |
| 12.03-5 | Parking Stall Size | ≥ 9 x 18 ft. | Yes |
| 2018 IAC | ADA Stall Size | ≥ 16 x 18 ft. | Yes, shared |
| 12.03-8 | Parking Lot Setback | ≥ 5 ft. | 25 ft |
| 12.05-3-b | # of Parking Stalls | 1/2,000 SF = 221 for CH4 | 128 (plus 24 L.B.) |
| 2018 IAC | # of ADA Stalls | 5 (based on 128 provided now) | 5 |

Zoning Exception Summary Request:

1. CH4 building height of 90' vs. 45' in the ROC District
2. FAR of 0.825 vs. 0.60 in the ROC District
3. Parking total of 128 stalls (plus 24 land-banked) vs. 221 required at 1/2,000 SF

**Responses to the Standards of Approval and Findings of Fact
For Special Use of Planned Development and Class I Site Plan**

Special Use Standards: 14.11-4: No Special Use shall be granted by the President and Board of Trustees unless the Special Use:

- a) Is deemed necessary for the public convenience at the location;

Response: Public convenience is provided via the attractive architectural façade of the CH4 building along with the placement of the building on the property employing substantial setbacks and landscaped open space.

- b) Is so designated, located and proposed to be operated such that the public health, safety and welfare will be protected;

Response: The CH4 data center facility is located on the site to provide significant setbacks along with the vehicular and fire safety access around the perimeter of the building. Landscaping and architectural façade treatment will also provide for a healthy and clean environment. The building, due to its nature, is completely secured via fencing.

- c) Will not cause substantial injury to the value of other property in the neighborhood in which it is located; and has been recommended by the Plan Commission and approved by the President and the Board of Trustees, and conforms, except in the case of a planned development, to the applicable regulations of the district in which it is located.

Response: The CH4 data center is an attractive facility located immediately adjacent to existing data center CH1 and CH2, and the future data center CH3. Thus this overall data center complex is clustered together within the ROC District at Hamilton Lakes. With the exception of the relatively few requested deviations, these projects intend to conform to applicable regulations of the ROC District within which they reside.

Findings of Fact and Recommendation: 14.11-7: The Plan Commission shall make written findings of fact and shall submit same together with its recommendations to the Village Board within sixty (60) days following the date of concluding the public hearing on each application, unless said application is withdrawn or tabled by the petitioner. The Plan Commission shall make findings based upon the evidence presented to it in each specific case with respect to the following:

1. The approval of such Special Use is in the public interest and is not solely for the interest of the applicant; and

Response: The development is consistent with the zoning designation for the property provided that requested relief is granted as outlined and presented. It is in the public interest to promote and approve this compatible use, which will be located immediately adjacent to almost identical usage facilities on the site campus.

2. That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community; and

Response: This project is located on a development campus that is within a mature office center well established within the Village. This addition to the data center campus will provide public revenues that will contribute to the municipal tax base and thus allow for improved general welfare for the community.

3. That such use will not under the circumstances of the particular case be detrimental to the health, safety, morals or general welfare of person residing or working in the vicinity or injurious to property values or improvements in the vicinity; and

Response: This project is comparable to other existing data centers immediately adjacent. This project will not be detrimental or injurious to persons, property values or existing improvements in the vicinity.

4. That the proposed use will comply with the regulations and conditions specified in this Ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

Response: This project will comply with the regulations and conditions specified in the Zoning Code for uses allowed in the ROC District, subject to the stipulations and conditions which will be made part of the ordinances and resolutions approving this project.

Planned Development Standards: 14.12-7: No planned development shall be authorized unless the Plan Commission shall find and recommend, in addition to those standards established herein for Special Uses, that the following standards shall be met:

1. The uses permitted by such exceptions as may be requested or recommended are necessary or desirable and appropriate to the purpose of the development.

Response: The requested exceptions denoted within this document and/or displayed on the submittal drawings and plans are necessary, desirable and appropriate to the purpose of this development.

2. The uses permitted in such development are not of such nature or so located as to exercise an undue detrimental influence or effect upon the surrounding neighborhood.

Response: The proposed data center project is comparable to other buildings and land uses in the vicinity of this site.

3. That any industrial park areas established in the planned development conform to all requirements therefore, as set forth elsewhere in this Ordinance.

Response: This project will conform to the ROC District requirements and site design as set forth in the subject ROC District, with deviations/modifications as outlined with the project document submittals.

4. That all minimum requirements pertaining to commercial, residential, institutional, or other uses established in the planned development shall be subject to the requirements for each individual classification as established elsewhere in this Ordinance, except as may be specifically varied in the Ordinance granting and establishing a planned development use.

Response: This project should meet the applicable minimum requirements for the subject ROC District as established, subject to approval of the deviations requested primarily dealing with building height, FAR and parking provisions, in accordance with the final approved project documentation.

5. When private streets and common driveways are made a part of the planned development or private common open space recreational facilities are provided, the applicant shall submit, as part of the application, the method and arrangement whereby these private facilities shall be operated and maintained. Such arrangements for operating and maintaining private facilities shall be subject to the approval of the Village Board.

Response: There are no private streets provided or needed with this project, and appropriate ingress/egress easements will be established as needed.

6. That any bulk exceptions shall be solely for the purpose of promoting an integrated site plan more beneficial to the residents or occupants of such development as well as neighboring property, that would be obtained under the bulk regulations of this Ordinance for building developed on separate zoning lots.

Response: NTT is requesting relief from the 45' height limit to accommodate a 90' high, 3 story, state of the art data center that will integrate well with the data center campus and the variable building heights in the subject ROC.

7. Architectural Consistency. The architectural style and features established for an approved planned development shall be maintained throughout the entire project unless otherwise recommended by the Plan Commission and approved by the Village Board.

Response: The CH4 building blends well with the other data centers on the campus and presents its own unique style.

Standards for Class I Site Plan Review: 14.13-7: In reviewing and evaluating Class I site plans, the Plan Commission, Village Board, and Zoning Administrator shall consider those factors listed below which it determines to be applicable to a given plan. These standards are guidelines to enable new development, redevelopment and major alterations to further the Village's long-term goals. Variations from these standards may be allowed by the Village Board.

- a) The application shall comply with the provisions of this ordinance and other ordinances of the Village and of any other applicable laws.

Response: The subject site plan complies with known Village ordinances, except as may be modified by exceptions granted by the Village Board.

- b) The plan shall be in a reasonable conformity with the Comprehensive Plan.

Response: The site plan for this project basically conforms to the overall comprehensive plan for Hamilton Lakes (Hamilton Lakes Concept Plan) as modified over the 40+ years of development.

- c) **Site and Building Design:** Adequate provision shall be made to ensure that the proposed development shall be integrated with and enhance the character of the streetscape, the surrounding context and the neighborhood in terms of scale, massing, site layout and site and building design, including:

- 1. **Relationships of Buildings to Site:**

- a) The site should be planned to achieve a desirable transition to the street, with buildings and landscaping fronting on and reinforcing the streetscape to the greatest extent practicable, and encouraging safe pedestrian movement.

Response: The CH4 data center building is as much as 186 feet setback from the front side corridor of Arlington Heights Road, allowing an ample area of landscaping between the building and the ROW. Security fence is set back from the roadway corridor and the existing pedestrian path will remain as-is or in some cases shifted slightly. The main access to the property will be via the existing entrance driveway from Arlington Heights Road, which is already a nice landscaped boulevard style entrance. And regarding the two existing driveways connecting to Pierce Road, the eastern one will be removed and the western one used only as a secondary emergency type access driveway, thus making the sidewalk/pedestrian experience safer.

- b) Parking, loading, storage and service areas, utility structures and machinery should not be visible from public ways and surrounding areas. Shared parking lot access shall be promoted where practical. Substantial and immediately effective perimeter screening and interior lot landscaping should be provided to break up large expanses of asphalt with plant and other landscape materials.

Response: Data centers are unique developments, requiring very minor amounts of parking and/or loading facilities. Vehicle parking lots are provided in front of the building and provided with landscape and stormwater management buffers. The loading dock, consisting of spaces for two trucks plus a trash compactor, is hidden from view on the west side of the building. Berming and perimeter landscaping ties everything together for a pleasant streetscape appearance.

- c) Without restricting the permissible limits of the applicable zoning district, the height, massing and scale of each building should be integrated with its site, the existing terrain, surrounding landscape and existing (or anticipated) adjoining buildings.

Response: The height, massing and scale of CH4 fits in well with the adjacent data center buildings.

2. Building Design:

- a) Proposed buildings and structures should be encouraged to generally enhance or relate to the surrounding buildings and local context, or in any case, not have an adverse impact on these. The scale, proportions, massing, articulation and design features of structures should enhance the continuity of the streetscape, emphasize the human scale and integrate with the surrounding landscape.

Response: The CH4 building relates well to the other data centers on the campus. The building design and exterior materials, along with the highlights and entrance locations, contribute to a well thought out data center campus. The CH4 building massing is varied to break down its scale. The extensive office area facing Arlington Heights Road has a lower roof line and materials synonymous with office buildings with abundant glazing.

- b) Entrances should be articulated. Long, uninterrupted wall or roof planes should be avoided and signs, lighting, utilities and services should be integrated with the building design.

Response: Data centers are by necessity very secure buildings with limited access. The main entrance to CH4 is located along the east wall at the southeast corner of the building. Like the existing buildings, the entrance is an important gesture and is held within an NTT branded blue glass frame. CH4's entrance is at the highly visible and important southeast corner of the site, becoming the iconic gateway when entering Hamilton Lakes from the east.

- c) Building materials should be of durable quality, suitable for the building type and design and related to surrounding buildings and the local context.

Response: The materials selected for the building are precast concrete panels with various reveals and color schemes, along with spandrel glass at the entry and special corner treatments. Refer to architectural renderings for detail. CH4 utilizes the same rich color and material palette as CH1, CH3, and CH3.

- 3. **Signs:** All signage shall be in strict accordance with the Village of Itasca Municipal Code and shall conform with the following:
 - a) Every sign should be designed as an integral architectural element of the building and site to which it principally relates.
 - b) The colors, material and illumination of every sign should be compatible and harmonious with the building and site to which it principally relates.
 - c) Each sign should be compatible with signs on adjoining premises and should not compete for attention.
 - d) Signs and other site graphics should be minimized in size and number to promote their effectiveness. Such signs and site graphics should be integrated with architectural and landscape features.

Response: NTT's building and site signage will conform to requirements of the Village's municipal code and with these site plan signage standards.

- 4. **Lighting:**
 - a) Exterior lighting should be part of the architectural concept. Fixtures, standards and exposed accessories should be integrated with the building design.
 - b) Adequate provision should be made to avoid glare of vehicular and stationary lights that would affect the established character of the neighborhood, and to the extent such lights will be visible across any property line, the performance standards for illumination shall be met.

Response: The lighting of the data center campus in the area surrounding CH4 shall follow the precedent set with the previously approved adjacent CH1 and CH2 and future CH3 facilities.

d) Open Space and Landscaping:

- 1. Maximize retention of open space and preserve scenic views from publicly accessible locations.

Response: The site design in the vicinity of CH4 reserves a major portion of site area for landscape, open space, and preservation of some of the larger existing trees along the Arlington Heights Road frontage. Pedestrians walking along perimeter pathways, along with drivers on both Pierce Road and Arlington Heights Road, have a view of the data center campus and open lake areas.

2. Configure open space to be usable, functional and appropriate to the development proposed. Address the functional aspects of landscaping such as drainage control, erosion prevention, screening, provision of shade and reduction of glare, energy conservation, windbreaks, as well as the enhancement of architectural and site features.

Response: The open space is utilized for landscaping and stormwater management volume control facilities.

3. Minimize tree, vegetation and soil removal. Existing mature trees of five (5) inches or more in diameter, measured on the trunk three (3) feet from grade and shrubs shall be maintained to the greatest extent practicable; if evidence supports removal of these, indicate the specific procedure, types and sizes for replacement.

Response: Most of the development area for CH4 is void of substantial tree growth, as this has already been an office development center since its conception years ago. Where possible, some of the larger perimeter trees will be preserved.

4. Landscape design should provide an aesthetically pleasing design, create a logical transition to adjoining development, screen incompatible uses, screen unsightly activities from public view and break up large expanses of asphalt with plant materials. Plant materials shall be selected so as to withstand Itasca's climatic conditions and the specific constraints imposed by adjacent functions.

Response: Refer to the landscape plans, master plant list, and planting specifications. Landscape material has been designed surrounding the site.

e) Access and Circulation:

1. Streets, sidewalks and bike paths should, insofar as reasonably practicable, provide access and good traffic circulation to and from adjacent lands, existing streets and sidewalks.

Response: Perimeter walkways are maintained. Access to internal campus encroachment is not permitted due to high level security requirements.

2. Adequate access roads or entrance or exit drives should be provided and should be designed and improved so as to prevent traffic hazards or problems, to minimize traffic congestion in public streets and to encourage pedestrian access.

Response: This requirement does not really apply to these proposed projects, as they result in extremely minor additional auto traffic and there are no new access roads or entrance/exits proposed.

3. Design should ensure that the vehicular circulation elements of the proposed development will not create hazards to the safety of vehicular or pedestrian traffic on and off the site, disjointed vehicular or pedestrian circulation paths on or off the site, or undue interference and inconvenience to vehicular and pedestrian travel.

Response: The site design for CH4 provides a continuous drive aisle around the north, west and south sides of the building, utilizing the existing single secured access to the campus and terminating in a parking area turn-around near the southeast corner of the building. Truck and trailer traffic to this building is almost non-existent after full occupancy of the data center is achieved. There is no pedestrian interface in this secured facility.

4. Any building or structure should be reasonably accessible to fire, police, emergency and service vehicles. When deemed necessary for access, emergency vehicle easements shall be provided. The access for fire, police and emergency vehicles shall be unobstructed at all times.

Response: Access to CH4 for emergency service vehicles is via the secured main entrance through the intersection at Arlington Heights Road or via the secondary emergency access gate off of Pierce Road at the southwest corner of the site.

- f) **Public Services and Utilities:** Provision shall be made to ensure that development will be served by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, schools, drainage, structures, refuse disposal, water, sewer, and electricity. Impact on these services should be as minimal as practicable.

Response: As an extension of an existing fully served development lot, CH4 is served by all essential public facilities and services.

g) **Environmental Considerations:**

1. Adequate provision should be made to minimize the impact on existing or developing wetlands, steep slopes, flood plains and hilltops.

Response: Not applicable.

2. The obstruction of natural watercourses shall be discouraged.

Response: Not applicable.

3. The development should incorporate measures that are adequate to prevent pollution of surface or groundwater, to minimize erosion and sedimentation, and to prevent changes in groundwater levels, increased rates of runoff, and minimize potential for flooding.

Response: The CH4 site conforms to the criteria required to claim existing stormwater detention in the onsite detention pond, however onsite volume control measures will be implemented to reduce runoff from development, extract pollutants and conform to best management practice.

4. Drainage should be designed so that groundwater recharge is maximized, and at the project boundaries the rate of runoff shall not be increased.

Response: For details, refer to the Site Improvement Plans prepared by RWG Engineering, LLC.

5. Adequate provision shall be made for the collection and disposition of all on and off-site storm water and natural water, including but not limited to, on-site drainage retention facilities.

Response: For details, refer to the Site Improvement Plans prepared by RWG Engineering, LLC.

6. Adequate provision shall be made to control the slippage, shifting, erosion, accretion and subsidence of soil, as well as the slipping and shifting of buildings and structures.

Response: For details, refer to the Site Improvement Plans prepared by RWG Engineering, LLC.

7. Adequate provision shall be made to clean, control and otherwise alleviate contamination or environmental hazards on land when the site is in an area found by the Zoning Administrator to be contaminated by a toxic substance or otherwise to contain environmental hazards which are detrimental to the public health, safety and welfare.

Response: Not applicable to this project site. It has been subjected to detailed Phase 1 Environmental studies, copies of which can be provided.

8. Preservation: Adequate provision should be made to preserve unique architectural, cultural, environmental and historical resources. Development designs and treatments that respect such desirable resources on adjacent properties are also encouraged.

Response: Not applicable.

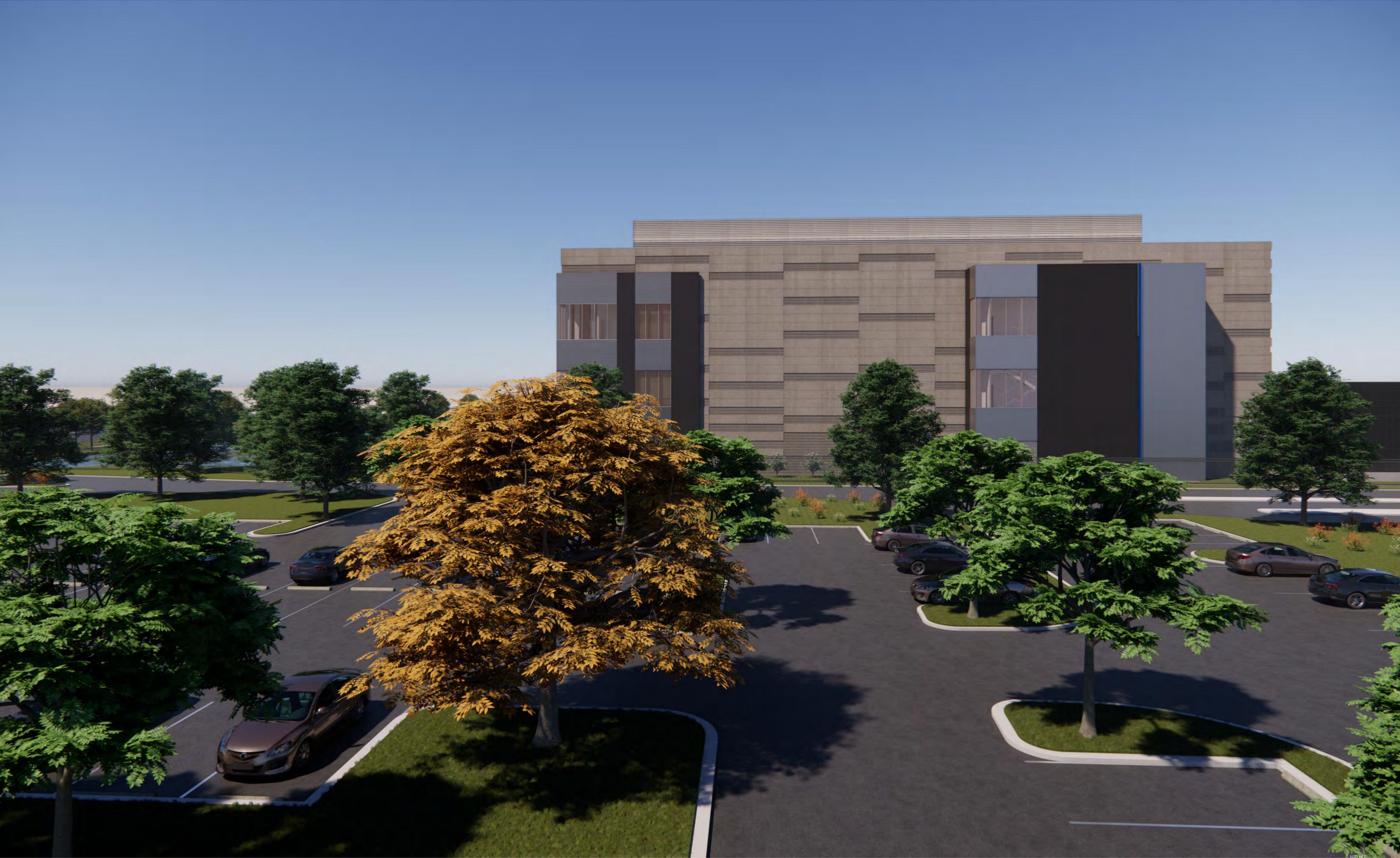
9. Downtown Design Guidelines: All developments located in the Traditional Downtown area (B-4, B-5 and B-6 zoning districts) shall be compatible with the Downtown Design Guidelines, as defined in Section 3.02 Definitions. Site plans should also be forwarded to the Downtown Itasca Advisory Committee (DIAC) and the Historic Preservation Commission for review and comment prior to Plan Commission recommendation.

Response: Not applicable.











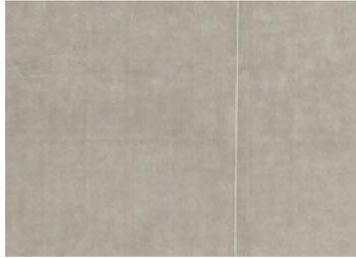




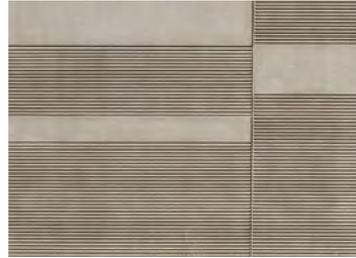




COLORS / MATERIALS



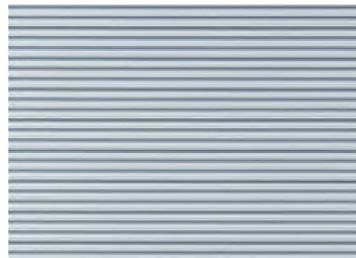
SMOOTH PRECAST CONCRETE WITH INTEGRAL BUFF COLOR



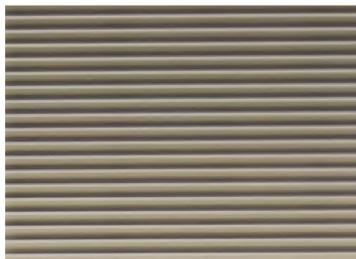
RIBBED PRECAST CONCRETE WITH INTEGRAL BUFF COLOR



SMOOTH METAL PANEL WITH DARK BRONZE COLOR



CORRUGATED METAL PANEL WITH SILVER COLOR



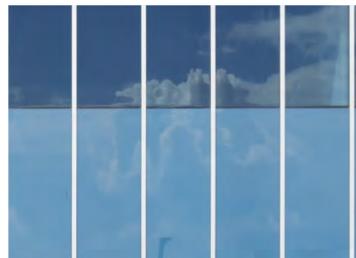
METAL INVERTED LOUVER EQUIPMENT SCREEN - PAINTED BUFF COLOR



DECORATIVE METAL EQUIPMENT SCREEN - PAINTED BUFF COLOR



METAL MINI-MESH FENCING



BLUE-TINTED VISION GLASS - CLEAR ANODIZED ALUMINUM FRAME

CAMPUS-WIDE BRANDING ELEMENTS



STAIR TOWER COMPOSITION: DARK SMOOTH BRONZE PANEL AND SILVER CORRUGATED PANEL WITH BLUE ACCENT



MAIN BUILDING COMPOSITION: SMOOTH AND RIBBED PRECAST CONCRETE PANELS WITH INTEGRAL BUFF COLOR AND BANDBLAST FINISH



ENTRANCE "PORTAL" COMPOSITION: SILVER METAL PANEL FRAME LINED WITH BLUE-TINTED VISION GLASS AND CLEAR ANODIZED ALUMINUM CURTAIN WALL

MATERIALS

May 31, 2024

To: Village of Itasca
550 W. Irving Park Road
Itasca, IL 60143

Attn: Mr. Mike Latoria, Building Supervisor
Ms. Ellen Weber, Interim Community Development Director

RE: **Consolidation Plat for 1200 and 1250 Arlington Heights Road
NTT Corp Resubdivision No. 3 - Review #3
REL Project No. 24-R0334**

Review Status: **SUPPORT RECORDING PLAT**

Dear Mr. Latoria:

We have received the following items, from the Village of Itasca for review:

- Plat of Resubdivision No. 3, prepared by Edward J. Molloy & Associates, revised May 23, 2024.

Based on the information provided by the applicant and the available records, at this time we support the Village executing and recording the plat.

This review is only for general conformance with the design criteria established by the Village and is subject to both the completeness of the information submitted by the developer's professional staff, and also the actual ability of the plan to perform in accordance with its intent. Actual field conditions may vary, and additional items may arise which are not readily apparent based on this submittal. The developer's design professionals are responsible for performing and checking all design computations, dimensions, and details relating to design, construction, compliance with all applicable codes and regulations, and obtaining all permits. Additionally, other bodies of government may have jurisdiction over various aspects of this development. The developer should be advised that additional measures may be required based on actual field conditions and formal approvals of the other agencies. Compliance with all requirements of the Americans with Disability Act (ADA) is borne by the applicant and their design professional. The Village's review does not cover ADA compliance.

Please note that this review does not include all site & landscaping issues per the Zoning Ordinance such as building setbacks, lot coverage, parking dimensions, etc. and the applicant shall refer to the Community Development Department for a complete review of such issues.

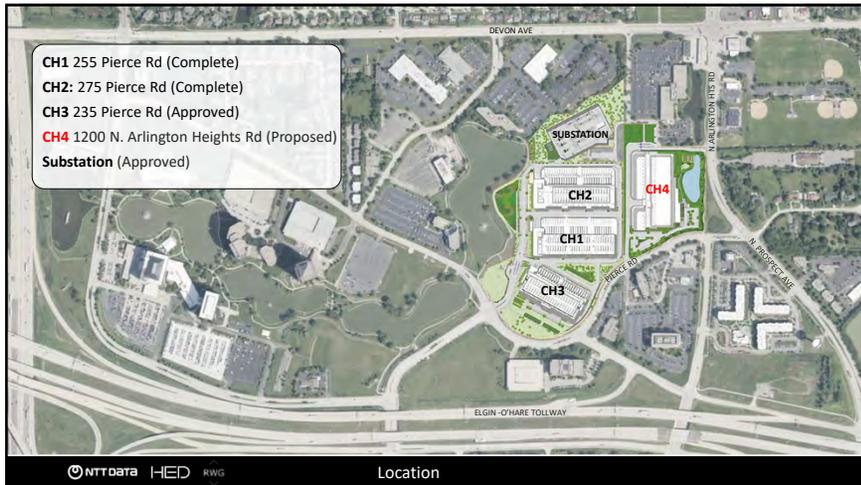
Should you have any questions or concerns, please do not hesitate to contact me at 815-412-2710 or mwesolowski@reltd.com.



1

| | | |
|-----------------------------|---------------------------------------|-----------------------------------|
| | | |
| Owner | Architects & MEP Engineers | Civil Engineers |
| Rebecca Bowman Paul Mihm | Peter Norris | Bob Gudmundson Andrey Strelkov |

2



3



4



5



6



7



8



CH4 View of Site Entrance at NE Corner

9



CH4 Site Entrance From N Arlington Heights Rd

10



CH4 North Façade from 1300 N Arlington Heights Rd

11



CH4 North Façade from 1300 N Arlington Heights Rd

12



NTT DATA HED RWG

CH4 Main Façade from N Arlington Heights Rd

13



NTT DATA HED RWG

CH4 Building Entrance at N Arlington Heights Rd & Pierce Rd

14



NTT DATA HED RWG

CH4 South Façade Along Pierce Rd

15



NTT DATA HED RWG

CH4 Landscape Plan

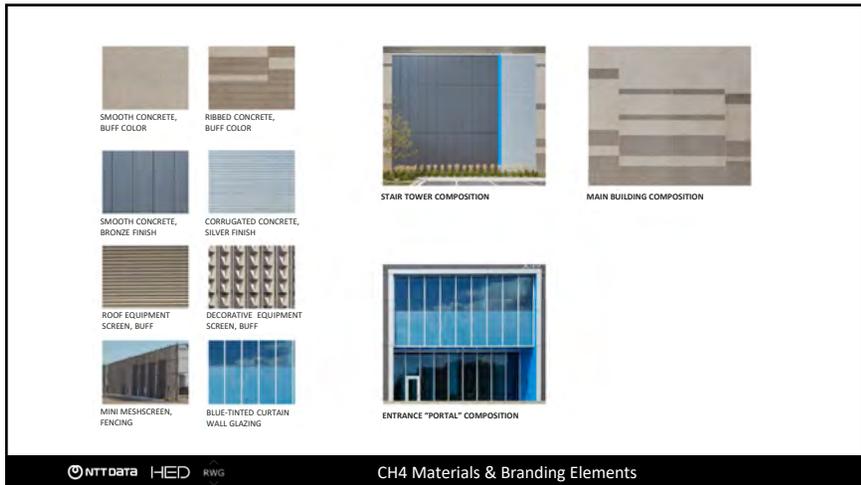
16



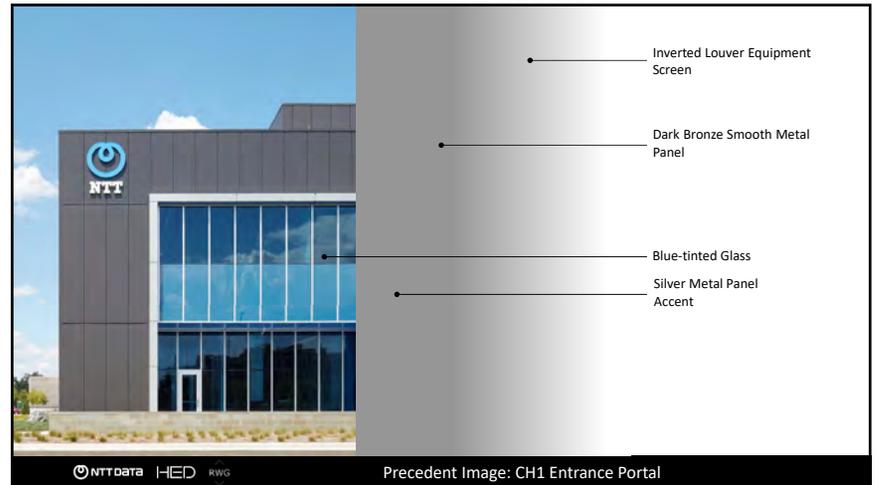
17



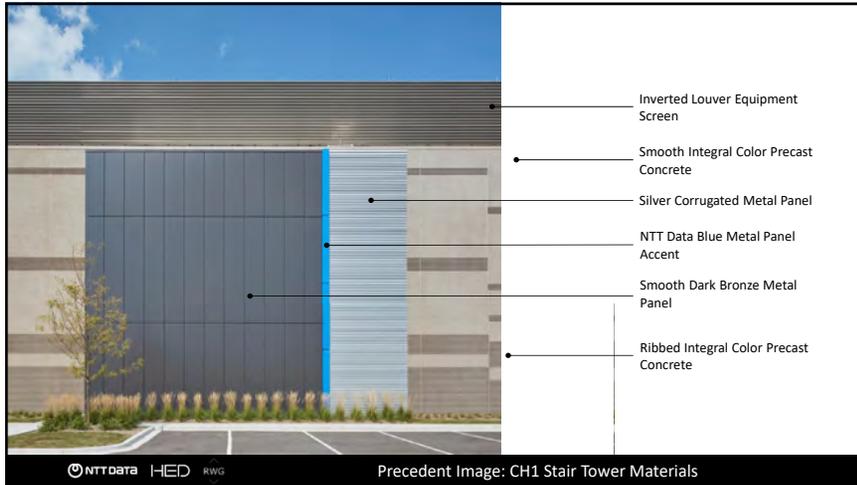
18



19

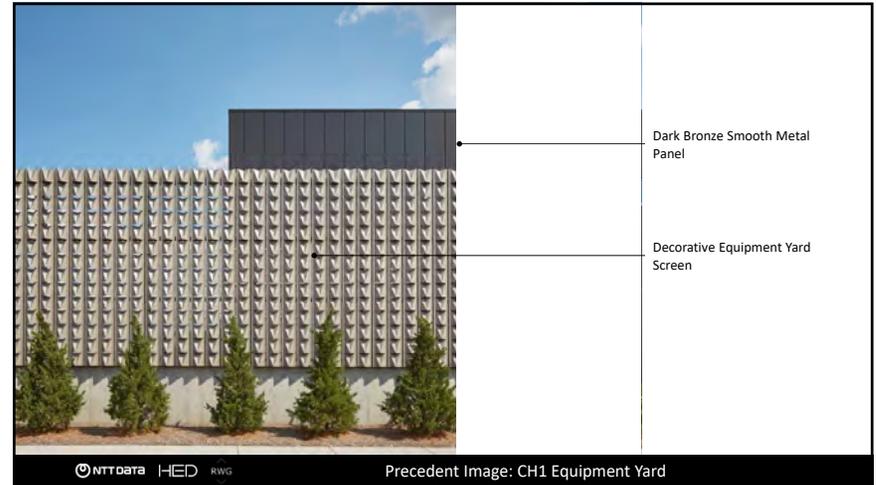


20



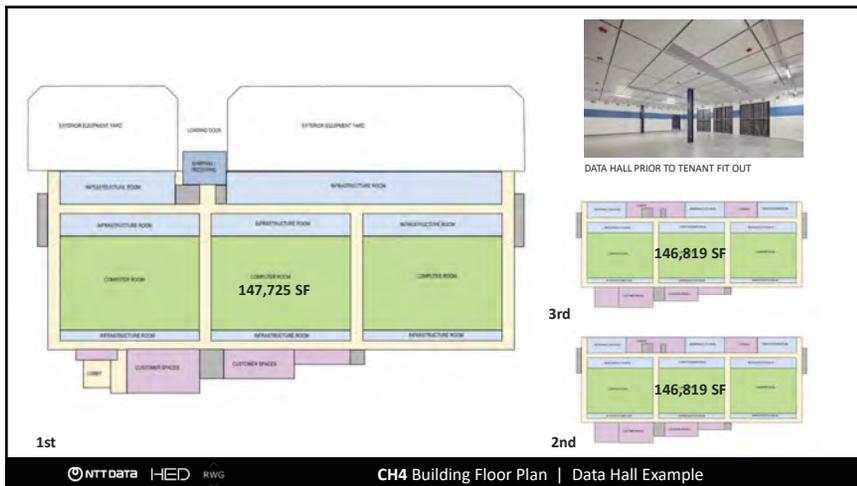
Precedent Image: CH1 Stair Tower Materials

21



Precedent Image: CH1 Equipment Yard

22



CH4 Building Floor Plan | Data Hall Example

23



CH4 Limiting Impacts of Sound

24



Sustainable Design Impacts

- LEED for Data Centers
- **Reduced Parking Count:** Less stormwater management
- **Potable Water Reduction:** no water used for cooling data center loads; No irrigation
- **Industry Leading Technology:** Efficient Mechanical & Electrical Systems
- Reduced Construction Waste

NTT DATA HED RWG CH4 Sustainable Design Strategies

25



Economic Impacts

- Corporate Tax Contributions
- Employment
- Low Traffic Impact
- Low School Impact
- Low Municipal Utility Impact

NTT DATA HED RWG CH4 Economic Impacts

26

CH3 CH1 CH2 SUBSTATION

Questions?

NTT DATA HED RWG

27

ORDINANCE NO. 2119-24

AN ORDINANCE APPROVING A PLANNED DEVELOPMENT BY SPECIAL USE WITH EXCEPTIONS, CLASS I SITE PLAN, AND APPROVAL OF FINAL PLAT OF SUBDIVISION (NTT GLOBAL DATA CENTERS, CH4)

WHEREAS, NTT Global Data Centers, LLC (hereinafter referred to as “Petitioner”) has filed a petition for the property located at 1200 and 1250 Arlington Heights Road, Itasca, Illinois (“Subject Property”), in the ROC District, for the following relief:

1. Planned development by special use to allow for the construction of a data center with the following exceptions from the Itasca Zoning Ordinance:
 - (a) Section 10.07-2 to permit a 90-foot-tall data center building, whereas the maximum height permitted is 45 feet.
 - (b) Section 10.07-6 to permit a Floor Area Ratio (FAR) of 0.6083 for the CH3 Data Center, whereas the maximum FAR permitted is 0.6.
 - (c) Section 10.07.4.b(1-3) for a reduction in the percentage of landscaped area along the west and north property lines.
 - (d) Section 12.03.10d to reduce the lighting level below the required 0.5 foot-candle for various areas of the parking lot.
 - (e) Section 12.09 Bicycle Parking to reduce the required bicycle parking spaces to zero.
2. Class I Site Plan, per Section 14.13 of the Itasca Zoning Ordinance.
3. Plat of Resubdivision (No. 3).

WHEREAS, Petitioner submitted applications, attached hereto and incorporated herein as Group Exhibit A, for the above listed approvals; and

WHEREAS, a public hearing was held by the Itasca Plan Commission on September 18, 2024, pursuant to public notice, with respect to Petitioner’s applications (PC 24-007); and

WHEREAS, the Plan Commission made the following findings of fact with respect to the planned development by special use with exceptions:

1. The approval of the special use is in the public interest and not solely for the interest of the applicant.
2. The proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

3. Such use will not under the circumstances of the particular case be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.
4. The proposed use will comply with the regulations and conditions specified in the Zoning Ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

WHEREAS, the Plan Commission recommended to the Village Board of Trustees that Petitioner's requests for (1) a planned development by special use to allow for the construction of a data center with certain exceptions (CH4); (2) a Class I Site Plan; and (3) a Plat of Resubdivision be approved subject to the following conditions:

1. Permit Documents must be in substantial compliance with the Plan Commission and Village Board Submittals.
2. The project must comply with all Village Ordinances, Building Codes, Development Standards & Specifications, and the DuPage County Countywide Stormwater and Floodplain Ordinance in place at the time of permit issuance (except for exceptions approved with this case).
3. Approval is subject to Final Engineering, which shall be submitted prior to development permit issuance. This shall include conclusion on stormwater and best management practices requirements, and satisfactorily addressing engineering access concerns along the north drive aisle.
4. Obtaining all necessary permits by outside agencies.
5. A Plat of Subdivision, shall be provided and recorded, and is conditioned upon the Village Engineer's approval of:
 - (a) Final engineering
 - (b) Coordination of all existing easements to be vacated and or modified by all interested parties.
6. A complete Master sign review package and Sign Permit shall be submitted for review and approval by the Zoning Administrator prior to any signage installation.
7. The Village shall be indemnified and held harmless from any injuries or damages arising from or attributed to the reduced foot-candles levels on the site.
8. Final Landscaping shall be reviewed and approved at Final Engineering and upon receipt of a tree survey.
9. Written approval of the architecture will be provided by Hamilton Partners, prior to issuance of final building permit.

10. ADA requirements shall be met at such time the twenty-four (24) land-banked parking stalls are constructed.
11. The Development Agreement between the Petitioner and the Village will be approved by the Village Board prior to Building Permit.
12. Village Attorney to determine necessary amendments to existing Declaration of Covenant to provide unified control prior to final occupancy.
13. The portion of this Planned Development by Special Use for the CH4 Data Center runs with title to the property on which it is located and benefits successor owners thereof.
14. Any additional electrical lines coming from or going to the electrical substation much be buried within Hamilton Lakes Business Park.
15. Per Ordinance 2081-23, the special use for an accessory electric substation was granted only to NTT Global Data Centers, CH, LLC, NTT Global Data Centers Americas, Inc., and their respective affiliates (each a “Permitted Grantee”). The accessory electric substation and all electricity converted by the electric substation are for the exclusive use of the Permitted Grantees’ operations within the Village of Itasca. If the property on which the electric substation is located is transferred to a person or entity that is not Permitted Grantee, the new owner must obtain approval from the Village President and Board of Trustees to continue the electric substation use provided for in the Special Use Permit. “Affiliate” includes any entity directly or indirectly owned all or in part by NTT Global Data Centers Americas, Inc. or NTT Global Data Centers.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Itasca, DuPage County, Illinois, as follows:

SECTION ONE: The corporate authorities accept and incorporate the findings of fact and recommendation of the Itasca Plan Commission concerning Petitioner’s application (Group Exhibit A) for approval of (1) a planned development by special use to allow for the construction of a data center with certain exceptions; (2) a Class I Site Plan; and (3) final plat of subdivision be approved, subject to the conditions listed above.

SECTION TWO: SEVERABILITY. The various provisions of this Ordinance are to be considered as severable, and if any part or portion of this Ordinance shall be held invalid by any Court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Ordinance.

SECTION THREE: REPEAL OF PRIOR ORDINANCES. All prior Ordinances and Resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION FOUR: EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

| | Trustee Aiani | Trustee Daly | Trustee Gavanese | Trustee Leahy | Trustee Madaras | Trustee Powers | Mayor Pruyn |
|---------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Aye | <input type="checkbox"/> |
| Nay | <input type="checkbox"/> |
| Absent | <input type="checkbox"/> |
| Abstain | <input type="checkbox"/> |

APPROVED and ADOPTED by the Village President and Board of Trustees of the Village of Itasca this 15th day of October, 2024.

APPROVED:

Village President Jeffery J. Pruyne

ATTEST:

Village Clerk Jody Conidi