VILLAGE PRESIDENT
JEFFERY J. PRUYN

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JODY A. CONIDI

VILLAGE ADMINISTRATOR
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VILLAGE TRUSTEES
JEFF AIANI
BRENDAN DALY
DINO GAVANES
ELLEN LEAHY
FRANK J. MADARAS
PATRICK POWERS

MEMORANDUM

TO: Village Administrator

FROM: Vijay Gadde, Community Development Director

DATE: September 1, 2023

SUBJECT: Request for a Planned Development with Special Uses for a Data Center and an Electric Substation in the Hamilton Lakes Regional Office Center (PC 23-005)

RECOMMENDED MOTION: Move to approve a Planned Development with Special Uses for a Data Center and an Electric Substation, certain Zoning Deviations, and a Plat of Subdivision in the Hamilton Lakes Regional Office Center District (PC 23-005).

UPDATE

Following the Committee of the Whole Meeting on August 15th, three new conditions (#8, #9, and #10, highlighted in red) have been added based on legal review. These conditions specify that the ESS is approved strictly as an accessory to NTT's primary use and mandate the burial of all electric lines. In addition, conditions #3, #6, #7 and #8 were updated per legal review for clarity.

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 deviations approved with this case).
3. Approval is subject to Final Engineering, which shall be submitted prior to issuance of building permit for the CH3 Data Center and electric substation.
4. A complete sign review package shall be submitted for review prior to any signage installation.
5. Update landscaping plan for the CH3 Data Center site to add clusters of trees and add curvature to the shared-use path between Hamilton Lakes Drive and Ketter Drive.
6. Submit any other missing plans including architectural floor plan for the CH3 Data Center, utility plan, lighting plan for the electric substation, noise study, and any other plans upon the Village's request.
7. The petitioner should finalize a development agreement prior to the issuance of a building permit for the CH3 Data Center and substation.

8. The portion of this Planned Development by Special Use for an accessory electric substation is 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 a 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 CH, LLC.
9. The portion of this Planned Development by Special Use for the CH3 Data center runs with title to the property on which it is located and benefits successor owners thereof.
10. Any additional electrical lines coming from or going to the electric substation must be buried within Hamilton Lakes Business Park.

STAFF RECOMMENDATION

Staff recommends the item be forwarded to the Village Board on September 5, 2023, for consideration and approval with the conditions noted above.

ATTACHMENTS

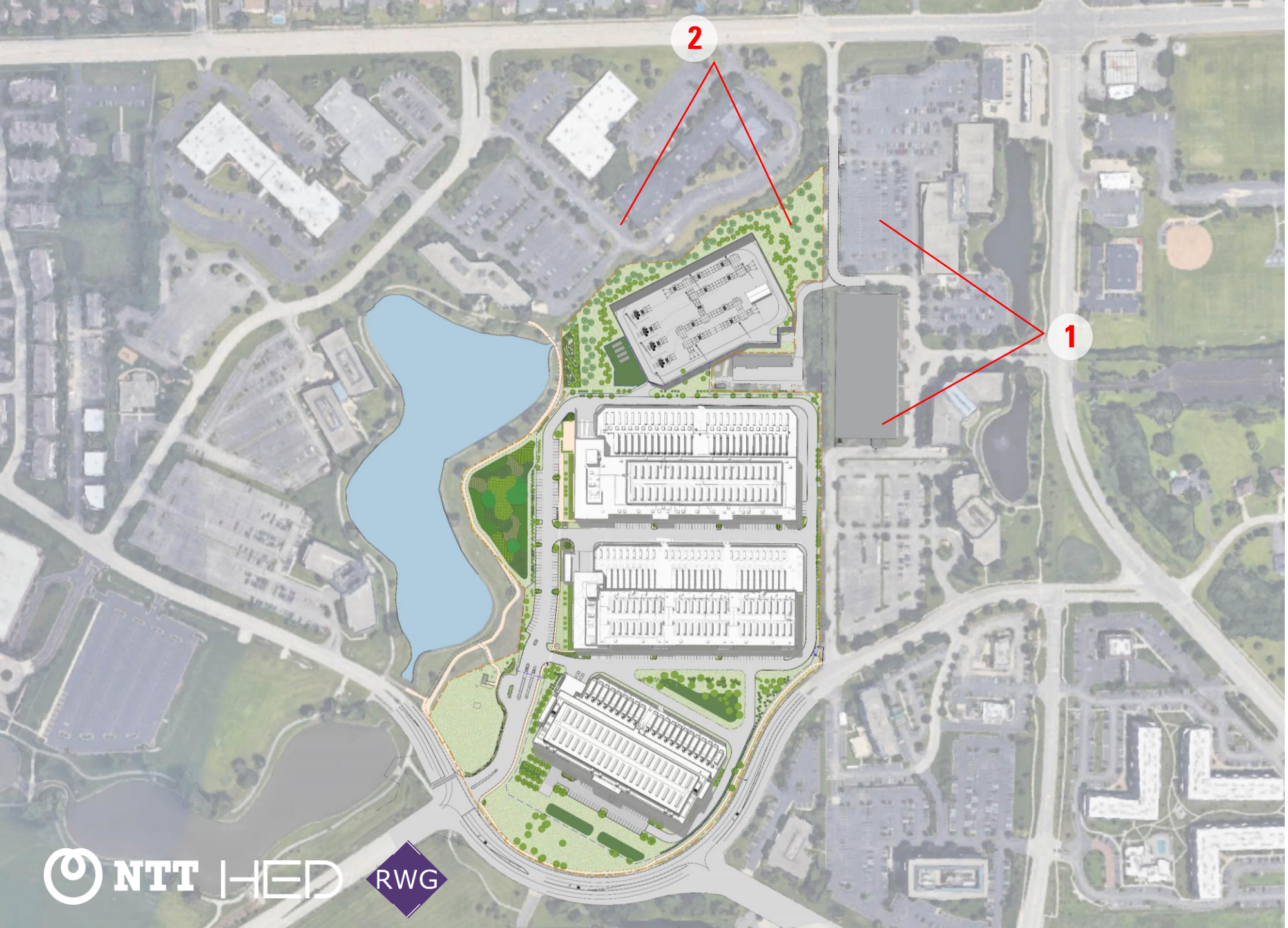
1. Plan Commission Staff Report, dated May 17, 2023



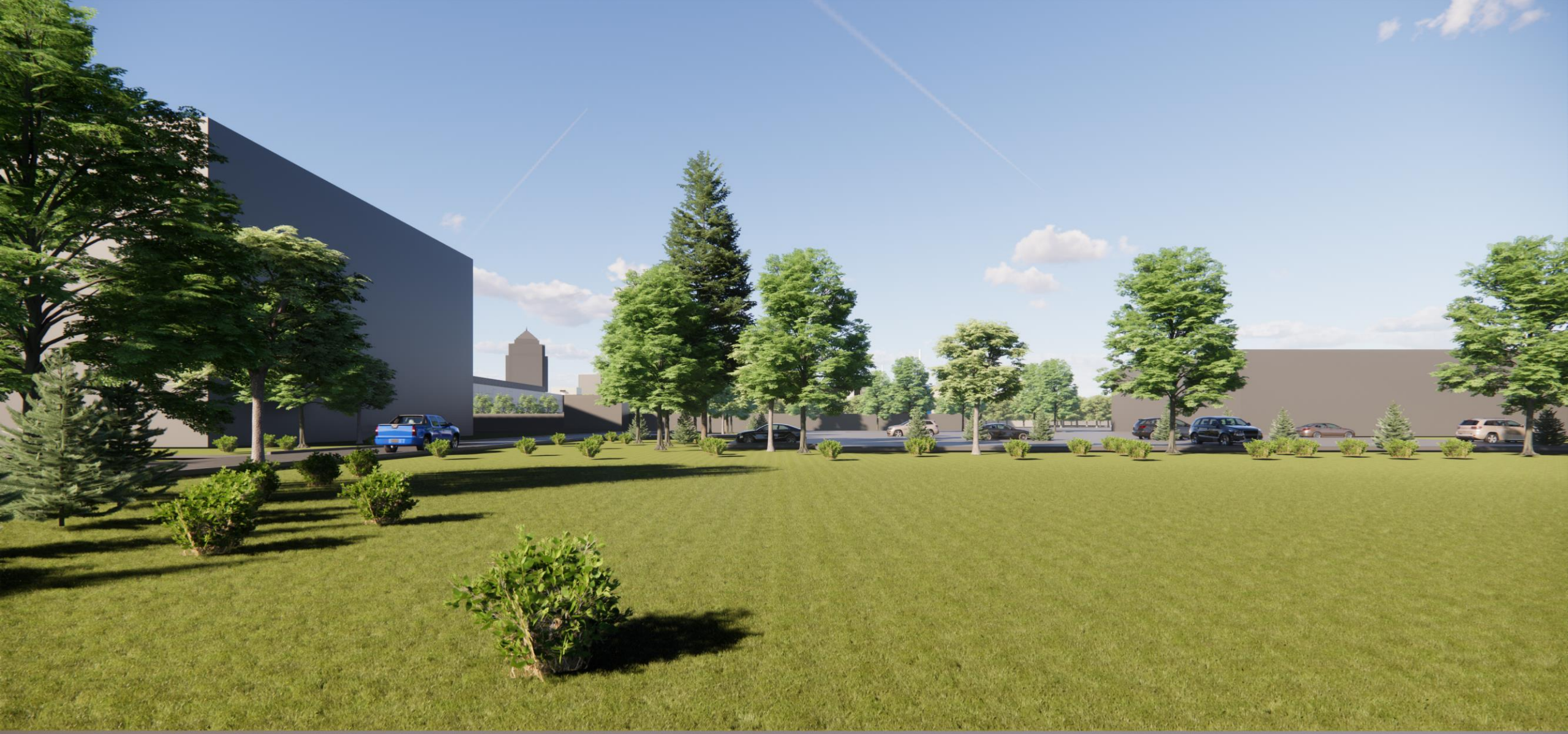
COMED SUBSTATION

08.28.2023

HED



1. View from N Arlington Heights
2. View from Devon



1 View from N. Arlington Heights Road

NTT HED RWG



2 View from Devon Ave

NTT HED RWG

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PATRICK POWERS

MEMORANDUM

TO: Village Administrator

FROM: Vijay Gadde, Community Development Director

DATE: August 10, 2023

SUBJECT: Request for a Planned Development with Special Uses for a Data Center and an Electric Substation in the Hamilton Lakes Regional Office Center (PC 23-005)

RECOMMENDED MOTION: Move to approve a Planned Development with Special Uses for a Data Center and an Electric Substation, certain Zoning Deviations, and a Plat of Subdivision in the Hamilton Lakes Regional Office Center District (PC 23-005).

INTRODUCTION

NTT Global Data Centers CH, LLC, Petitioner, is requesting the following:

1. Request for Recommendation of a Planned Development per Sec. 14.12-3-a of the Zoning Ordinance.
2. Request for Special Use for an electric substation in a business park zoned ROC Regional Office Center per Sec. 10.05-2 of the Zoning Ordinance.
3. Request for Class I Site Plan Review per Sec. 14.13 of the Itasca Zoning Ordinance.
4. Request for zoning deviations to:
    a. Sec. 10.07-2 of the Itasca Zoning Ordinance to permit a 90-foot-tall data center building and an 86-foot-tall substation, whereas the maximum height permitted is 45 feet.
    b. Sec. 10.07-6 of the Itasca Zoning Ordinance to permit a Floor Area Ratio (FAR) of 0.6083 for the CH3 Data Center, whereas the maximum FAR permitted is 0.6.
    c. Sec. 12.05-3-a of the Itasca Zoning Ordinance to permit 50 parking spaces (including 2 ADA parking spaces) for the CH3 Data Center, whereas the minimum required parking spaces is 135.
5. Request for Final Plat of Subdivision which would consolidate Lots 2, 3, and 4, and subdivide Lot 1 with new Lot 2 per Sec. 6.03 of the Itasca Subdivision Ordinance.

DISCUSSION

The petitioner, NTT Global Data Centers CH, LLC, is seeking a development review for a new 270,000-square-foot Data Center and an electric substation. The site for both facilities is on the NTT Global Data

Campus at the Hamilton Lakes Regional Office Center. The Campus was planned in three (3) phases and the first building CH1 Data Center opened in 2019; the second phase CH2 Data Center is currently under construction.

Currently, the campus is divided into four (4) lots. Lot 1 (03-05-200-042) for the electric substation is in between 650 E. Devon Avenue and NTT Global Data Centers - CH1. Lot 3 (03-05-200-044) for the CH3 Data Center is on the north side of the intersection of Pierce Road and Ketter Drive. The petitioner currently also owns Lot 2 (03-05-200-043) and Lot 4 (03-05-103-007). Lot 2 has a completed Data Center CH1 and an unfinished Data Center CH2. Lot 4, as the smallest lot on campus and will remain open. When all facilities are completed, there will be three (3) data center buildings, one (1) maintenance facility, and one (1) electric substation serving the petitioner's 35-acre NTT Global Data Centers Campus.

To better manage the facilities onsite, the petitioner has submitted a Final Plat of Subdivision to adjust the lot lines on the campus. The submitted plat indicates the merger of current Lots 2, 3, and 4 into one (1) unified lot for the three (3) data centers. The existing Lot 1 would be subdivided into two (2) lots due to the proposed electric substation; the new Lot 2 would be designated for the existing maintenance facility.

PUBLIC COMMENTS

There were no public comments at the May 17, 2023, Plan Commission public hearing.

PLAN COMMISSION RECOMMENDATION

The Plan Commission held a Public Hearing on this matter on May 17, 2023, and recommended approval of the zoning requests by a vote of 6-1, There was a question about the proposed scale of the building compared to the surrounding buildings. The petitioner's architect noted the ceiling heights for data centers are typically higher than office buildings to accommodate the mechanical equipment.

The recommended zoning deviations, along with the other recommended zoning approvals, included the following:

a. Sec. 10.07-2 of the Itasca Zoning Ordinance to permit a 90-foot-tall data center building and an 86-foot-tall substation, whereas the maximum height permitted is 45 feet.
b. Sec. 10.07-6 of the Itasca Zoning Ordinance to permit a Floor Area Ratio (FAR) of 0.6083 for the CH3 Data Center, whereas the maximum FAR permitted is 0.6.
c. Sec. 12.05-3-a of the Itasca Zoning Ordinance to permit 50 parking spaces (including 2 ADA parking spaces) for the CH3 Data Center, whereas the minimum required parking spaces is 135.

The following conditions were included in the recommendation made by 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 deviations approved with this case).
3. Approval is subject to Final Engineering, which shall be submitted prior to Village Board approval.
4. A complete sign review package shall be submitted for review prior to any signage installation.
5. Update landscaping plan for the CH3 Data Center site to add clusters of trees and add curvature to the shared-use path between Hamilton Lakes Drive and Ketter Drive.
6. Submit any other missing plans including architectural floor plan for the CH3 Data Center, utility plan, lighting plan for the substation, noise study, and any other plans upon the Village's request.
7. The petitioner should finalize a development agreement prior to the issuance of a building permit.

In addition, the Plan Commission recommended that, prior to Village Board consideration, the petitioner needs to provide the following:

1. The Revised Fiscal Impact Analysis must be reviewed and confirmed as reasonably accurate by a third-party financial analyst.

   Comment: *NTT has complied with this request.*

2. ComEd must provide written verification that the substation and any future improvements or expansion related to the substation will comply with all local municipal regulations.

   Comment: *Staff became aware that ComEd had the option to purchase the property and staff wanted to make certain that ComEd could not convert ESS to a transmission facility with high voltage power lines similar to the one on Prospect Ave. ComEd has provided a letter indicating the proposed ESS will be equipped with transformers and switchgear solely to serve NTT's load at the 255 Pierce Road location at this time. Staff has asked Legal to craft appropriate Special Use condition language to include in the Final Ordinance for consideration at the September 5, 2023, Village Board meeting to ensure that the ESS is approved as only an accessary to NTT's primary use and is therefore only permitted to meet the petitioner's power needs*.

STAFF RECOMMENDATION

Staff recommends the item be forwarded to the Committee of the Whole on August 15, 2023, for consideration and approval with the conditions noted above.

ATTACHMENTS

1. Plan Commission Staff Report, dated May 17, 2023

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: MAY 17, 2023 **PC 23-005**

TO: Village Administrator

FROM: Yuchen Ding, AICP, LEED AP ND, Planner with Teska Associates, Inc.

THROUGH: Vijay Gadde AICP, Community Development Director

DATE: May 9, 2023

SUBJECT: Request for a Planned Development with Special Use for a Data Center and an Electric Substation in the Hamilton Lakes Regional Office Center

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PROJECT SUMMARY

TITLE: **NTT CH3 Data Center & Electric Substation**
ADDRESS: **North of Pierce Road, South of Devon Avenue, East of Windsor Drive, West of Arlington Heights Road**
PIN: **03-05-200-044; 03-05-200-042**

PROPOSAL: NTT Global Data Centers CH, LLC, Petitioner, is requesting the following:

1. Request for Recommendation of a Planned Development per Sec. 14.12-3-a of the Zoning Ordinance.
2. Request for Special Use for an electric substation in a business park zoned ROC Regional Office Center per Sec. 10.05-2 of the Zoning Ordinance.
3. Request for Class I Site Plan Review per Sec. 14.13 of the Itasca Zoning Ordinance.
4. Request for zoning deviation to Sec. 10.07-2 of the Itasca Zoning Ordinance to permit a 90-foot-tall data center building and an 86-foot-tall substation, whereas the maximum height permitted is 45 feet.
5. Request for zoning deviation to Sec. 10.07-6 of the Itasca Zoning Ordinance to permit a Floor Area Ratio (FAR) of 0.6083 for the CH3 Data Center, whereas the maximum FAR permitted is 0.6.
6. Request for zoning deviation to Sec. 12.05-3-a of the Itasca Zoning Ordinance to permit 50 parking spaces (including 2 ADA parking spaces) for the CH3 Data Center, whereas the minimum required parking spaces is 135.
7. Request for Final Plat of Subdivision which would consolidate Lots 2, 3, and 4, and subdivide Lot 1 with new Lot 2 per Sec. 6.03 of the Itasca Subdivision Ordinance.

BACKGROUND

The petitioner, NTT Global Data Centers CH, LLC, is seeking a development review for a new 270,000-square-foot Data Center and an electric substation. The site for both facilities is on the NTT Global Data Campus at the Hamilton Lakes Regional Office Center. The Campus was planned in three (3) phases and the first building CH1 Data Center opened in 2019; the second phase CH2 Data Center is currently under construction.

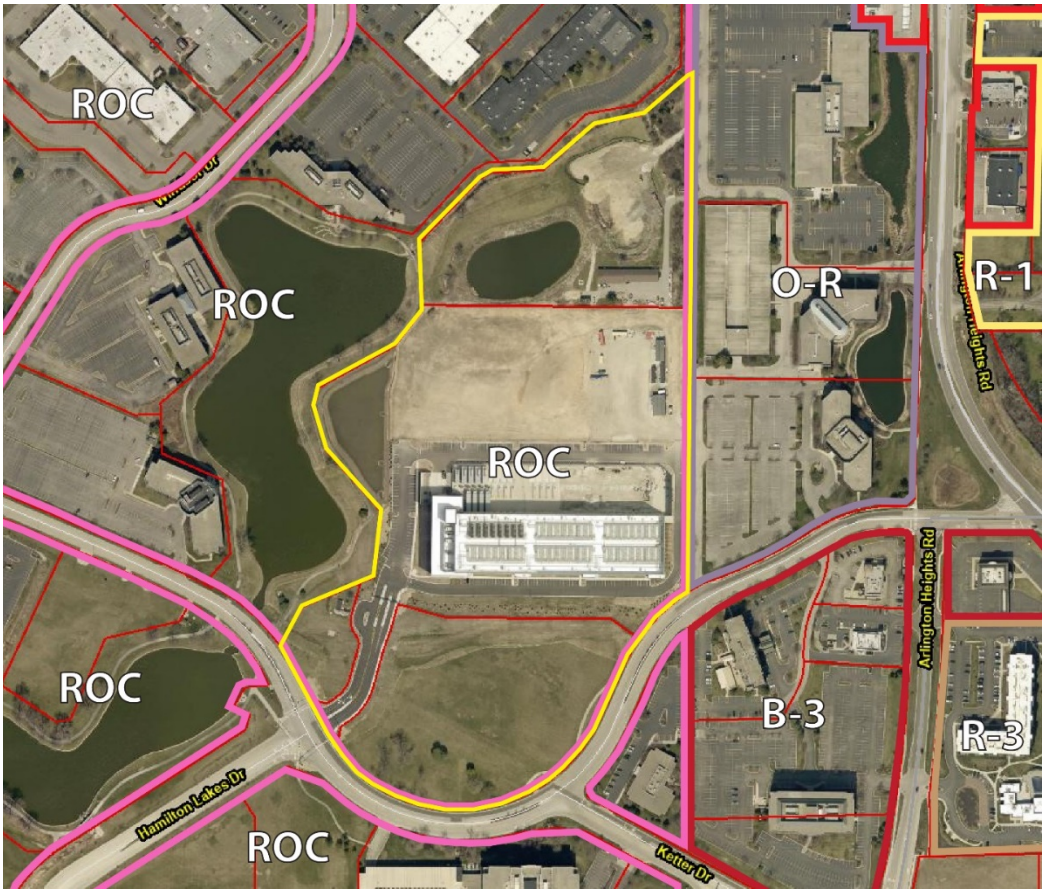
The Hamilton Lakes Regional Office Center was a master-planned business park that encompasses approximately 270 acres bounded by I-290, IL-390, Devon Avenue, and Arlington Heights Road in northeastern Itasca. The business park has approximately 3.5 million square feet of office space. The attached master plan of the Hamilton Lakes Regional Office Center illustrates the location of the NTT Global Data Centers Campus and its three (3) data centers (see Exhibit I).

Currently, the campus is divided into four (4) lots. Lot 1 (03-05-200-042) for the electric substation is in between 650 E. Devon Avenue and NTT Global Data Centers - CH1. Lot 3 (03-05-200-044) for the CH3 Data Center is on the north side of the intersection of Pierce Road and Ketter Drive. The petitioner currently also owns Lot 2 (03-05-200-043) and Lot 4 (03-05-103-007). Lot 2 has a completed Data Center CH1 and an unfinished Data Center CH2. Lot 4, as the smallest lot on campus and will remain open. When all facilities are completed, there will be three (3) data center buildings, one (1) maintenance facility, and one (1) electric substation serving the petitioner's 35-acre NTT Global Data Centers Campus. To better manage the facilities onsite, the petitioner has submitted a Final Plat of Subdivision to adjust the lot lines on the campus. The submitted plat indicates the merger of current Lots 2, 3, and 4 into one (1) unified lot for the three (3) data centers. The existing Lot 1 would be subdivided into two (2) lots due to the proposed electric substation; the new Lot 2 would be designated for the existing maintenance facility.

PLANNING & ZONING REVIEW

According to the current lot lines, Lot 1 is 7.47 acres; Lot 2 is 18.91 acres; Lot 3 is 7.62 acres; and Lot 4 is 1.07 acres. Lot 1 is mostly vacant except for a detention pond and an on-site maintenance facility. Lot 2 is occupied by the CH1 Data Center and the CH2 Data Center, which is under construction. Lots 3 and 4 are vacant.

Lots 2, 3, and 4 are proposed to be consolidated for the data center zone on campus and the new Lot 3 would be 27.6 acres in total. Lot 1 would be subdivided between the electric substation area and the existing maintenance facility area. The new Lot 1 (substation area) would be reduced to 6.65 acres and the new Lot 2 (maintenance facility area) would be 0.817 acres. The following table shows the proposed changes to lot subdivisions before and after the development proposal.



	Current	Use	Proposed	Use	Remarks
Lot 1	7.47 ac.	Vacant & Maintenance Facility	6.55 ac.	Substation	Remaining Lot 1
Lot 2	18.91 ac.	Data Centers CH1 & 2	0.82 ac.	Maintenance Facility	Subdivided from Lot 1
Lot 3	7.62 ac.	Vacant	27.6 ac.	Data Centers CH 1, 2, & 3	Consolidated Lots 2, 3, and 4
Lot 4	1.07 ac.	Vacant	N/A	N/A	Merged into new Lot 3

Ultimately, the NTT Global Data Campus would be comprised of three (3) lots with redrawn lot boundaries, including a data center area, an electric substation area, a maintenance facility area, and an open area. In the long run, the electric substation area would be owned by ComEd. All four (4) lots are zoned ROC, Regional Office Center District. The adjacent property zoning and uses are as follows:

North: ROC Regional Office Center District – Office
South: ROC Regional Office Center District – Office
East: O-R Office Research District – Office
West: ROC Regional Office Center District – Office

Bulk Standards & Off-Street Parking Requirements

The ROC, Regional Office Center District Standards found in Sec. 10.07 and the Off-Street Parking Requirements found in Sec. 12.00 of the Zoning Ordinance will be applicable. A full zoning analysis is as follows. Based on the submitted plans, the petitioner requests the following zoning deviation:

Code Section	Description	Required	CH3 Data Center	Substation
10.07-2	Building Height	≤ 3 Stories	3 stories	N/A
		≤ 45 ft.	**90 ft.**	**86 ft.**
10.07-4-a	Front-Yard Setback	≥ 50 ft.	225 ft.	72 ft.
10.07-4-b-(2)	Side-Yard Setback	≥ 25 ft.	59 ft.	177 ft.
10.07-4-b-(3)	Rear-Yard Setback	≥ 50 ft.	130 ft.	64 ft.
10.07-5	Landscape Buffer	≥ 25 ft.	**10 ft.**	N/A
10.07-6	Floor Area Ratio	≤ 0.6	**0.6083 Overall**	N/A
12.06	Parking Lot Drive Aisle Width	≥ 24 ft.	26 ft.	N/A
12.03-8	Parking Lot Setback	≥ 5 ft.	93 ft.	N/A
12.05-3-b	# of Parking Stalls	1/2,000 SF = 135 for CH3 1/2,000 SF = 366 Total	**50 New** **274 Total**	N/A
2018 IAC	# of ADA Stalls	2 for 26 to 50 Off-Street Parking Spaces 8 for 301 to 400 Off-Street Parking Spaces	2 New	N/A
12.03-5	Parking Stall Size	≥ 9 x 18 ft.		N/A
2018 IAC	ADA Stall Size	≥ 16 x 18 ft.		N/A

1. Exception to permit a 90-foot-tall data center building and an 86-foot-tall electric substation, whereas the maximum height permitted is 45 feet. [Sec. 10.07-2].
2. Exception to permit overall Floor Area Ratio (FAR) 0.6083 for three (3) data centers, whereas the maximum FAR permitted is 0.6 [Sec. 10.07-6].
3. Request to permit 58 parking spaces (including 2 ADA parking spaces) for the CH3 Data Center, whereas the minimum required parking spaces is 135 [Sec. 12.05-3-a].

Staff deems that the requested deviations on building height, FAR, and parking are reasonable. Previously, the Village had approved two (2) three-story data centers on the same campus. This proposed data center building would be consistent with the other two (2) in terms of the architectural style, scale, and functions. The new building would not change the character of the business park. This also applies to the proposed electric substation. Since the substation site would be enclosed by landscaped space, parking lots, and other office buildings, the structures would be minimally visible from the streets in the office park. In addition, as the office park has a limited daytime population, low density, and no residences nearby, the proposed height of the data center building and electric substation would not cause detrimental impact to the immediate area. In terms of the proposed number of parking stalls, while the proposed 50 parking stalls including two (2) ADA parking stalls for CH3 are significantly lower than the required number (135) in the Zoning Ordinance, we believe that they would be able to accommodate future employees' needs for

parking. The petitioner explained that there would be up to 24 employees in each data center building with minimal visitors. The parking spaces could be shared among the three (3) data centers, and they are underutilized.

Class I Site Plan Review

Sec. 14.13-2-a requires that a Class I Site Plan Review occur when considering any Special Use Permit.

1. *Landscape Plan & Landscaping Requirements:*
   Landscape plans for both the CH3 data center and electric substation have been submitted. The landscape plans illustrate the locations of existing trees, proposed removals of trees, and other proposed vegetation. Overall, the landscape plans provide proper allocations of plants. Both the CH3 Data Center and electric station would be screened by security fences and barriers. We noticed that the requirement for a 25-foot landscape buffer is in compliance in an alternative way. The section between Ketter Drive and Hamilton Lakes Drive would be filled with prairie grass instead. For the requirement for street tree along Pierce Road, instead of planting trees 50 feet apart, we suggest the following design to be similar with other developed properties in this business park:
   - Curve the shared-use path and create clusters of trees along Pierce Road between Ketter Drive and Hamilton Lakes Drive.

2. *Lighting Plan:*
   The applicant has submitted a lighting plan for the CH3 Data Center. According to the engineering feedback sheet, the petitioner should "verify if the site is intended to be illuminated at night. If so, verify that the proposed lighting meets Village ordinance requirements for light trespass, and lighting fixture cutoff." In the photometric plan for the CH3 Data Center, the lighting level along the proposed driveway would exceed the maximum limit per Sec 12.03.10-d. This is due to the proposed lighting along the driveway overlapping with the existing street lighting along Pierce Road. It should also be noted that the lighting plan for the substation is missing. The petitioner shall update the CH3 Data Center lighting plan accordingly and submit the substation lighting plan before receiving the Building Permit

3. *Building Elevations:*
   Architectural plans for the CH3 Data Center and electric substation are submitted for the Village's review. The design and bulk of the data center building are consistent with the other two (2) approved data centers. However, we recommend considering a less heavy but subtle accent color that is not black (such as blue) for the façade. Also, a floor plan for the proposed CH3 Data Center should be submitted.

4. *Signage:*
   While NTT logos are displayed in the architectural rendering, no signage application has been submitted at this time. A signage packet should be submitted and approved by the Village upon approval of the Building Permit.

5. *Site Access & Circulation:*
   The submitted site plan illustrates the access point and internal circulation of the CH3 Data Center and electric substation. The CH3 Data Center would utilize the existing entryway for the CH1 Data Center to connect to its parking lot through a driveway. Since this Data Center would not have an immediate access point to the main right-of-way, the curvature of the proposed driveway might be questionable for large trucks and emergency vehicles. Therefore, the engineering consultant has commented that vehicular turning movements shall be provided along the access routes and around the Phase 3 building. In addition, the width of the proposed driveway in the substation site is missing and should be added for review. Also, the dimensions of both regular and ADA parking stalls should be labeled or illustrated separately.

6. *Environmental Considerations:*
   The preliminary engineering plans have been reviewed with comments for changes submitted by the City's engineering consultants. The petitioner shall comply with the recommendations and comments and submit all the required documents upon applying for a Permit of Occupancy. In the engineering review, it is recommended that a noise study for the substation with solutions needs to be provided.

FINDINGS OF FACT

Planned Development

Sec. 14.12-7 sets forth the following standards of approvals:

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:

a. General (Sec. 14.12-7-a)
   (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.
   (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.
   (3) That any industrial park areas established in the planned development conform to all requirements therefore, as set forth elsewhere in this Ordinance.
   (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.
   (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.

(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.
(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.

b. Residential (Sec. 14.12-7-b)
This standard is not applicable as the proposed development is not a traditional residential subdivision.

c. Cluster Subdivision (Sec. 14.12-7-c)
This standard is not applicable as the proposed development is a not a cluster residential, for example townhome, duplex, or other medium- or high-density residential development.

d. Business (Sec. 14.12-7-d)
This standard is not applicable as the proposed development is not an office/business campus.

e. Variations of Minimum Requirements – Industrial (Sec. 14.12-7-e)
Both sites have more than 20 percent of the areas reserved for landscape and open space purposes. This meets the minimum requirement for industrial planned development.

Staff deems that the petitioner's responses to the standards above are reasonable. Overall, the proposed planned development is logical and consistent with the existing environment. Other than the recommended enhancements, the architectural and landscaping design and site plan would fit in with the existing NTT campus with a coherent building style and interconnected internal circulations. As the subject development is located in a business park and surrounded by office buildings with limited daytime population and traffic, we expect that the proposed development would produce a minimal impact on the surrounding properties. However, as recommended by the engineering consultant, a noise study for the substation should be submitted for review upon receiving approval of occupancy.

Special Use
Section 14.11-4 sets forth the following Standards of Approval:

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

Section 14.11-7 requires the Plan Commission to consider the following Findings of Facts for Special Uses.

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.

a. 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;
   (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;
   (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
   (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.

The petitioner has provided responses to address the standards of approval and findings of fact for Special Use (In Exhibit B). Overall, we agree with the response. The proposed electric substation is essential as it is to provide utility service to the three (3) data centers on campus. Also, the generator yard attached to the rear side of the CH3 Data Center would be supporting the functionality of the data center building. Neither facilities would be adjacent to any residential communities nor exposed to streets in the office park, because of deep setbacks. The architectural design of the CH3 Data Center would be comparable to the other two (2) on site to form consistency as a data center campus. Furthermore, they would be screened by landscaping and fences to alleviate the visual impact to the surrounding office buildings. In terms of potential traffic burden, an electric substation would not be accessed by the public, so it would not add an additional volume of traffic for the site and the office park. However, as suggested by the engineering consultant in the review feedback, a noise study should be submitted to the Village to understand any potential impacts of noise generated by the substation.

STANDARDS FOR CLASS I SITE PLAN REVIEW

Section 14.13-7 sets forth the following Standards for Class I Site Plan Review:

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.
b. The plan shall be in a reasonable conformity with the Comprehensive Plan.
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:
        i. 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.
        ii. 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 plants and other landscape materials.
        iii. 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.

    (2) Building Design:
        i. 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.
        ii. 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.
        iii. Building materials should be of durable quality, suitable for the building type and design and related to surrounding buildings and the local context.

    (3) Signs: All signage shall be in strict accordance with the Village of Itasca Municipal Code and shall conform with the following:
        i. Every sign should be designed as an integral architectural element of the building and site to which it principally relates.
        ii. The colors, material and illumination of every sign should be compatible and harmonious with the building and site to which it principally relates.

iii. Each sign should be compatible with signs on adjoining premises and should not compete for attention.

(4) Lighting:

i. Exterior lighting should be part of the architectural concept. Fixtures, standards and exposed accessories should be integrated with the building design.

ii. 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.

d. Open Space and Landscaping:

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

(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.

(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.

(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.

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.

(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.

(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.

(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.

f. 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.

Overall, other than the requested deviations for the planned development, the submitted site plan packets meet the requirements in the Zoning Ordinance and Subdivision Regulations. This proposal would help accomplish the petitioner's data center campus project in Itasca. The completion of the campus would further encourage the Village's economic development with more job opportunities and tax base expansion. It surely matches the development goals listed in the Comprehensive Plan. The site plan efficiently utilizes the land with proper amount of landscaping and harmonious architectural design. The proposed circulation is accessible from public streets and is connected to other data center buildings on campus. Even though the parking lot for the CH3 Data Center is smaller than the required number of stalls in the Zoning Ordinance, it would be sufficient for the proposed number of employees on site.

Engineering Review
Robinson Engineering conducted a thorough review of the submittals from the petitioner and provided feedback on each item. The comments cover the Preliminary Site Development Plans, Engineering and Utility Plans, Landscape Plans, Lighting Plans, and Project Narrative for both the CH3 Data Center and electric substation. The petitioner's team has covered most of the comments by revising the submittals. Some remaining key comments and recommendations that need to be addressed for the later submittal of final engineering plans include:

- Engineering Plan
    - Provide substation dimensions and setbacks on the civil engineering plans.
    - Submit written request for aluminum conductor with 200 Amps and over.
    - Identify corridor needs for the proposed electrical and telecommunication infrastructure which would be extended to the various sites.
    - Show preliminary rim and invert of the sewers.
    - Show preliminary grade and overland flow paths on the grading plan.
- Project Narrative
    - Submit a noise study for the proposed electric substation.
    - Submit an environmental impact analysis for the proposed electric substation.
    - Request onsite PCBMP for any additional impervious areas on the electric substation site.
    - Verify the proposed setbacks.
    - Verify the proposed structure heights.

The petitioner has requested that the comments and recommendations for changes submitted by Robinson Engineering be a condition of the zoning approval.

STAFF RECOMMENDED CONDITIONS OF APPROVAL

We recommend the following conditions be included if a favorable recommendation is made by 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 deviations approved with this case).
3. Approval is subject to Final Engineering, which shall be submitted prior to Village Board approval.
4. A complete sign review package shall be submitted for review prior to any signage installation.
5. Update landscaping plan for the CH3 Data Center site to add clusters of trees and add curvature to the shared-use path between Hamilton Lakes Drive and Ketter Drive.
6. Submit any other missing plans including architectural floor plan for the CH3 Data Center, utility plan, lighting plan for the substation, noise study, and any other plans upon the Village's request.

As of May 12, 2023, staff has requested and the peititioner has provided a detailed breakdown of the Fiscal Impact Analysis. As administrative staff is currently reviewing this data, staff will confirm at the Plan Commssion meeting, if the report is 100% complete, and if not, staff will be requesting to table the motion until the next PC meeting.

RECOMMENDED MOTION

I move to accept and adopt Staff's Findings of Fact included in the Staff Report and recommend approval of PC 23-005 for the Special Use request to Sec. 10.05-2 of the Itasca Zoning Ordinance to permit a Planned Development for a data center and electric substation in a business park zoned ROC Regional Office Center subject to the conditions noted above.

ATTACHMENTS

1. Exhibit A – Petition for Development Review
2. Exhibit B – Project Narrative
3. Exhibit C – Plat of Survey (CH3 and Substation)
4. Exhibit D – Plat of Subdivision
5. Exhibit E – Preliminary Site Development Plans
6. Exhibit F – Architectural Plans (CH3 and Substation)
7. Exhibit G – Landscape Plans (CH3 and Substation)
8. Exhibit H – Photometric Plan (CH3 Data Center)
9. Exhibit I – Master Plan of Hamilton Lakes Regional Office Center
10. Exhibit J – Economic Impact Analysis
11. Exhibit K – Staff Review Letter
12. Exhibit L – Engineering Review Letter

Petition for Development Review

Village of Itasca
Community Development Department
550 W. Irving Park Rd., Itasca, IL 60143
Staff Contact: Mo Khan, Village Planner
mkhan@itasca.com | 630-228-5631

For Office Use Only		
Case # PC 23-005	Project Title: NTT CH3 Data Center & Electric Substation	
Fee Amount:	Date Paid:	Check #:
Plan Commission Hearing Date: May 17, 2023		

Request (Check/Highlight All Applicable)

☐ Re-Zoning/ Map Amendment	☐ Text Amendment	☐ Pre-/Annexation
■ Planned Development	☐ Class I Site Plan	☐ Special Use
☐ Plat of Subdivision	■ Variation	☐ Appeal
☐ Easement Dedication/Vacation		

Property Information	
Property Address(es): Pierce Road, Itasca. -- TBD Village needs to assign address	
P.I.N. Numbers: Subdivision PIN 03-05-200-044	
Existing Use: Vacant land	
Zoning: Regional Office Center in Hamiltc	Lot Size (in Sq. Ft.): 7.6231 Acres (332,063 sq ft)
Project Description: Three story, 270,000 SF. Data Center. Proposed FAR 0.8	
Property Owner Information	
Owner's Name(s)[1]: NTT Global Data Centers CH, LLC	
Address: 1625 West National Drive, Sacramento CA 95834	
Phone:	E-Mail: dca.legal@global.ntt
Petitioner Information (if different from Owner)	
Petitioner's Name(s): Rebecca Bowman	
Address: 1625 West National Drive, Sacramento CA 95834	
Phone:	E-Mail: Rebecca.bowman@Global.NTT

[1]If 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 23 Seal Here

_____

Notary Public

Petitioner's Printed Name: _____

Petitioner's Signature: _____

Subscribed and Sworn to Before Me

This _____ Day Of _____ , 20 _____ Seal Here

_____

Notary Public

RWG Engineering, LLC
Civil Engineering • Real Estate Consulting • Project Management

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

April 7, 2023

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 CH3 and the Electrical Substation, located on the NTT Campus at the Hamilton Lakes Regional Office Center (ROC) District and addressed as 255 Pierce 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 270,000 SF Data Center to be known as CH3 and located on what is currently known as Lot 3 of Hamilton Lakes Subdivision No. 2, immediately south of the existing CH1 data center and the CH2 data center (under construction) on Lot 2. In addition, and in order to provide the necessary electric power to operate this new data center, NTT proposes to acquire Lot 1 of Hamilton Lakes Subdivision No. 2 and coordinate with ComEd for the installation of a new Electric Substation.

NTT currently owns Lot 2 (823,508 SF or 18.91 Ac), Lot 3 (332,063 SF or 7.62 Ac) and Lot 4 (46,520 SF or 1.07 Ac) and with this application seeks to combine these 3 lots into a single lot that will be 1,202,091 SF or 27.596 acres in size. This new combined lot will house 3 data centers: CH1 (existing), CH2 (under construction), and the proposed CH3 data center (a primary component of this application).

NTT intends to complete the acquisition of Lot 1 of Hamilton Lakes Subdivision No. 2 (said lot located at the north end of the Hamilton Lakes Subdivision) which is 325,518 SF (or 7.47 Ac) in size, subdivide that lot into an approximately 1.2 acre parcel that will stay in Hamilton Partners ownership and house the existing maintenance building and the graywater fire protection pumping system, and dedicate the remainder of that lot (approximately 6.27 Ac) for the location of a ComEd constructed Electrical Substation to provide power for the proposed and possible future data centers on an expanded NTT Data Center Campus.

The proposed subdivision plat (which is actually a combination subdivision and consolidation document) will thus result in a 3-lot assemblage with Lot 1 at about 6.27 acres housing the new Electrical Substation, Lot 2 at about 1.2 acres remaining with Hamilton Partners, and Lot 3 at exactly 27.596 acres housing CH1, CH2, and the proposed CH3 data centers.

Both the CH3 and Electrical Substation development areas will be required to conform to stormwater management criteria in the same basic manner that was accomplished for the CH1 and CH2 data centers. As born out in the detailed overall Hamilton Lakes stormwater detention analysis done previously (and will be amended to include these two new developments), stormwater detention was regionalized for all of Hamilton Lakes and provided in the 5 lakes present on the property. Provided that each of these new projects conform to a maximum impervious percentage of 75% or less, all detention is provided. The only exception is the requirement to provide onsite volume control, which was not a criteria when Hamilton Lakes was master planned. Thus volume control facilities, consisting of shallow depressional areas that will promote ground absorption, evaporation and plant transpiration will be provided for both sites, and detailed calculations bearing out development intensity will be provided to confirm conformance to the previously established criteria.

The new CH3 Data Center will consist of a 270,000 SF, 3 story, 90-foot-tall building located to the south of existing CH1 (please refer to the “Preliminary CH3 Data Center Land Use Plan”). Vehicular access to the CH3 facility will be exclusively via the private and secured driveway from Pierce Road that currently services the other data center facilities. A parking lot providing 50 stalls, two of which are ADA compliant, will be located on the south side of the building, and a minimum

26’ wide access driveway will be constructed along the north, east and south sides of the building terminating in a hammerhead turn-around driveway near the southwest corner of the building. This access drive is sized and designed to accommodate emergency vehicles if ever needed. The loading dock is located on the north wall of the building at the west end, well screened from view. Just like the dock areas for CH1 and 2, this dock provides space for 2 trucks and a trash compactor. And the electrical and generator yard is located along the remainder of the north wall, well screened from view and following the same basic design format as what was implemented with the previous data centers. A security fence, the same as already existing at the first data center, will be extended to encapsulate the new CH3 facility.

The CH3 data center building is a well thought out architecturally attractive facility that will blend nicely into 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 detail. The building will be 3 stories in height with four 8 MW vaults located on the second and third floors (two on each floor), thus being a 32 MW facility. The ground floor will provide all the support, administration and infrastructure spaces, and all the chillers will be installed on the roof.

The CH3 development area is well supported with conventional public utilities. Sanitary sewer is immediately west of the building, having been constructed with CH1. An 8” watermain was constructed in the driveway west of the building, and a 12” watermain crosses through the property within the old Pierce Road corridor south of the building. A 30” storm drainage culvert built with the CH1 improvements conveys stormwater runoff from this development area westerly and into existing Lake No. 5.

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 the Pierce Road arc frontage; coupled with the installation of berms and volume control basins, will result in a landscape front yard as much as 200’ deep in some areas.

It is anticipated that the CH3 construction documents will be submitted for permit review/approval in the fourth quarter of 2023, with construction then scheduled to commence in early 2024 and completion of the data halls starting in late 2025. So to summarize the CH3 portion of this narrative, when combined with CH1 and CH2 on the consolidated lot assemblage, we provide the following statistics:

Lot Size	–	27.596 Ac (1,202,091 SF)
Combined Bldg SF	–	731,285 SF
Standard Parking Stalls	–	265
ADA Parking Stalls	–	9
Overall F.A.R.	–	0.6083
CH3 Bldg Height	–	90’

The Electrical Substation development is proposed to be constructed north of CH2, on an approximately 6.27 Ac portion of what is currently known as Lot 1 of Hamilton Lakes Subdivision No. 2. Access to the substation site will be provided via ingress/egress easements both across the parcel Hamilton Partners keeps and through the CH2 site. Although NTT will be the facilitator and beneficiary of the substation and will provide the specific site for same, the construction design documentation and actual construction will be handled by ComEd and their specific consultants and contractors. The goal regarding the site development plan is to include berms and plant material vegetation around the substation, particularly where it is exposed to the adjacent walking path around the lake. It is the intent for this substation to provide the needed power grid for all the anticipated data centers on the NTT campus, both present and future.

The current anticipation for this substation, as illustrated on the “Preliminary Electric Substation Land Use Plan”, is for a development somewhat rectangular and roughly 280’ x 470’ in size. Expecting this area to be primarily impervious, that equates to a development intensity of approximately 48% on the 6.27 Ac lot, which is well below the maximum design intensity of 75% to qualify for detention already provided. So theoretically the design/development of this substation lot should only require onsite volume control facilities, identical to that required with the CH3 development. Based on information provided by ComEd and their consultants, the tallest components of this electric plant will be 23.5 feet for

the high bus, 21 feet for the transformers, and 23 feet for the transformer firewalls. Lightning masts will be installed at the standard height of 86 feet.

The Electrical Substation development area will be shielded from view with a 40' tall wall/screen on the northeast, northwest and southwest sides, and a 12' fence on the southeast side since that side has view blockage from other campus buildings. Although driveways certainly enter the substation and a driveway encapsulates the electric components, there are no parking stalls, no habitable building, no sanitary sewer or domestic water required or desired on this parcel.

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 proposed CH3 and electrical substation developments. Following is a Regional Office Center (ROC) Bulk Standards Analysis for review and approval:

Code Section	Description	Required	CH3 Data Center	Electric Substation
10.07-2	Building Height	≤ 3 Stories	3 story	N/A
		≤ 45 ft.	90 ft	Elec = 23.5 ft Lightning = 86 ft
10.07-4-a	Front-Yard Setback	≥ 86 ft. (CH3) (Substation)	225 ft	72 ft
10.07-4-b-(2)	Side-Yard Setback	≥ 25 ft.	59 ft	177 ft
10.07-4-b-(3)	Rear-Yard Setback	≥ 30 ft.	N/A	64 ft
10.07-5	Landscape Buffer	≥ 25 ft.	25 ft	N/A
10.07-6	Cumulative Floor Area Ratio (CH1, 2 & 3)	≤ 0.6	0.6083	N/A
12.03-5	Parking Stall Size	≥ 9 x 18 ft.	Yes	N/A
2018 IAC	ADA Stall Size	≥ 16 x 18 ft.	Yes, shared	N/A
12.03-8	Parking Lot Setback	≥ 5 ft.	93 ft	N/A
12.05-3-b	# of Parking Stalls	1/2,000 SF = 135 for CH3 Total Provided on Lot 3	48 new 265 total	0
2018 IAC	# of ADA Stalls	CH3 Provided Lot 3 Total Provided	2 new 9 total	0

Zoning Exception Summary Request:

1. CH3 building height of 90' vs. 45' in the ROC District
2. Cumulative FAR of 0.6083 vs. 0.60 in the ROC District
3. Parking total of 274 stalls vs. 366 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 CH3 building along with the placement of the building on the property employing substantial setbacks and landscaped open space. With regard to the electric substation, public convenience is provided via the implementation of a single source for electric power to feed all the data centers on campus.

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

Response: The CH3 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 identical to CH1 and 2. The substation is deliberately located in one of the most obscure areas at Hamilton Lakes to minimize visualization and maximize security. The electrical components are enclosed by a fence and screen that is 40' tall on 3 sides and 12' on the southeast side, which is visible only from CH2. ComEd installs security cameras and other measures to ensure that the area is protected.

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 CH3 data center is an attractive facility located immediately adjacent to existing data center CH1, and the overall data center complex is clustered within the interior of the Hamilton Lakes ROC. The electric substation is well secured in one of the most unobvious and quasi-hidden areas of the office park. 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.

a. 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: *Both of the developments are consistent with the zoning designations for the property provided that requested relief is granted as outlined and presented. It is in the public interest to promote and approve these compatible uses, 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: *These projects are located on a development campus that is centered within a mature office center well established within the Village. These additions 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.

   Response: *These projects are comparable to other existing data centers immediately adjacent, and the function of the substation is to support all these facilities. These projects 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: *These projects 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 these projects.*

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:

a. General:
   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 these developments.*

   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 and substation projects are comparable to other buildings and land uses in the vicinity of these sites.*

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

   Response: *These projects 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: *These projects 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, cumulative 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 these projects, 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 32MW 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 CH3 building blends well with the other 2 data centers on the campus and presents its own unique style. The substation is a required amenity to allow for operation of the data centers.*

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 plans comply 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 plans for these projects basically conform 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 CH3 data center building is as much as 280 feet setback from the front side corridor of Pierce Road, allowing an ample area of landscaping between the building and the ROW. Security fence is well set back from the roadway corridor and the existing pedestrian path will remain as-is or in some cases shifted slightly. The substation site plan is deliberately a remote facility not intended to promote any pedestrian encroachment.

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 north side of the building. Berming and perimeter landscaping ties everything together for a pleasant streetscape appearance. The substation site involves no needs for parking or loading facilities, and the facility itself is surrounded by a high fence feature limiting visibility.

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 CH3 fits in well with the adjacent CH1 existing building (with the exception of the overall building height, which still blends well on the campus).

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 CH3 building relates well to the other two 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.

   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 CH3 is located to the left of center, within the plaza along the south face of the building.

   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.

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 south end of the data center campus in the area surrounding CH3 shall follow the precedent set with the previously approved adjacent CH1 and CH2 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 CH3 reserves a major portion of site area for landscape, open space, and preservation of some of the larger existing trees along the Pierce Road frontage. Pedestrians walking along perimeter pathways, along with drivers on Pierce Road, have a preserved view of the Hamilton Lakes development 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 areas for both CH3 and the substation are 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 both sites.*

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 CH3 provides a continuous drive aisle around the north, east and south sides of the building, utilizing the existing single secured access to the campus and terminating in a hammerhead turn-around near the southwest 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. With regard to the substation, once constructed the traffic is limited to basic ComEd maintenance, and once again there is zero pedestrian interface involved at such a 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: *Almost identical to the CH1 and CH2 facilities, access to CH3 for emergency service vehicles is via the secured main entrance thru the signalized intersection at Pierce Road or via the same secondary emergency access gate already serving CH1 and CH2. Access to the substation site is thru the driveway connecting to Devon Avenue.*

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, CH3 is served by all essential public facilities and services. The electric substation has no need for sanitary sewer but gray water fire protection is available if needed.

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: Both sites conform to the criteria required to claim existing stormwater detention in Hamilton Lakes No. 5, 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.

   <u>Response:</u> Not applicable to these project sites. Both have been subjected to detailed Phase 1 Environmental studies, copies of which can be provided.



BASIS OF DESIGN

NTT
CH3 – Itasca, IL

01/06/2023 | Block Stack

NTT

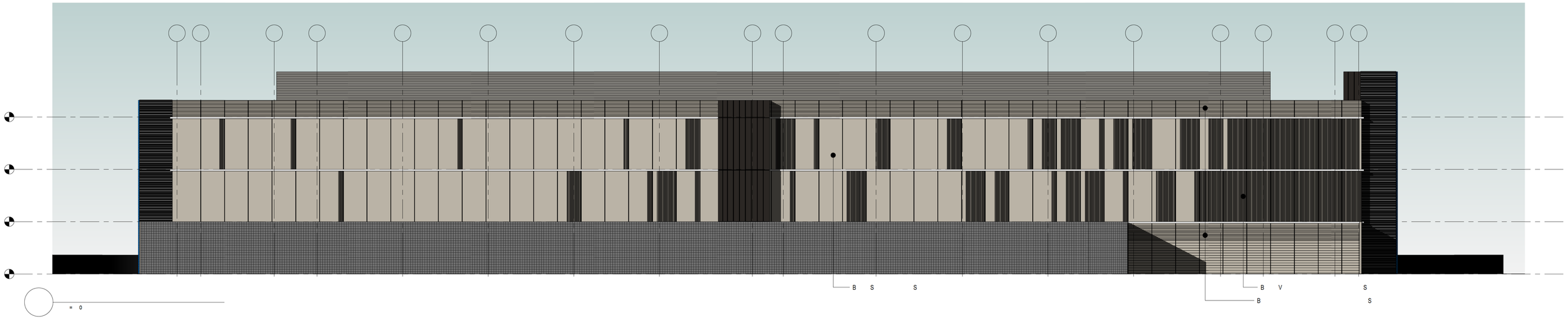
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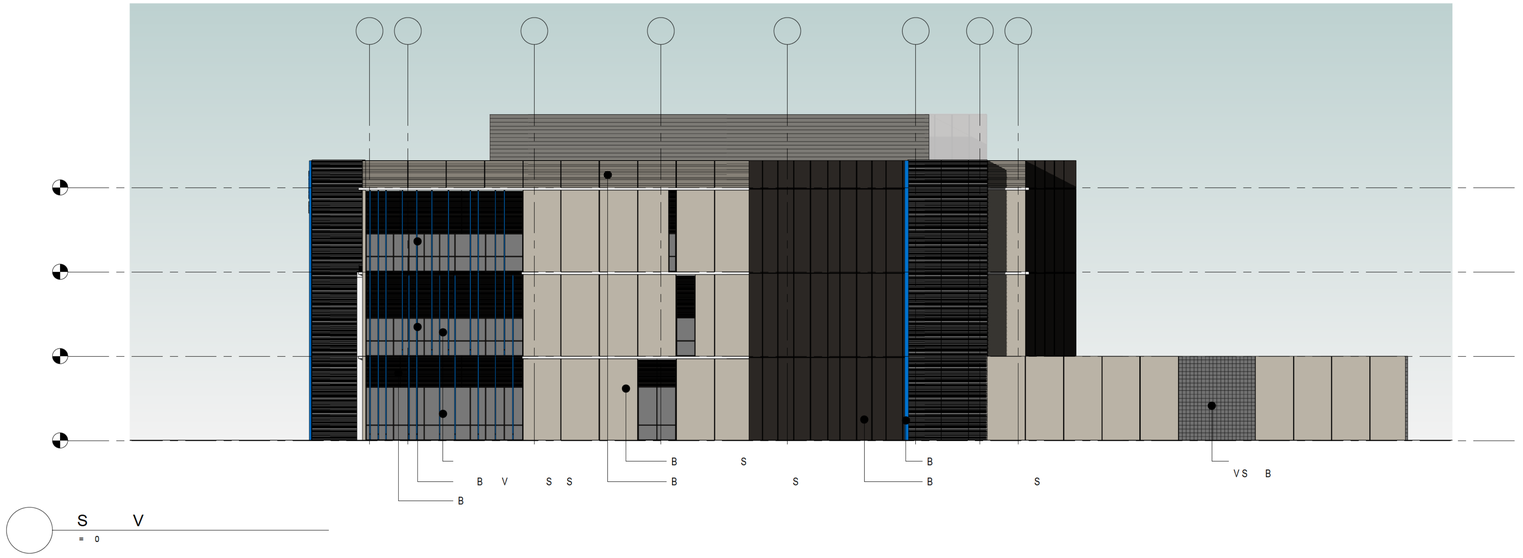
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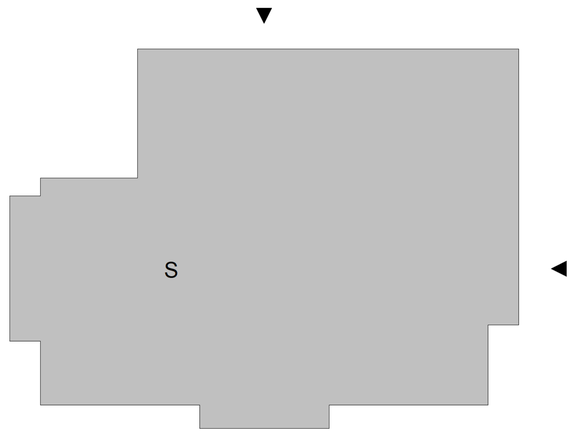
Issue Date	Issue Name
10/21/2022	Progress Update
01/06/2023	Final

Project Team

Discipline	Company
Architecture, Structural, Mechanical, Electrical, Plumbing, Fire Protection, Security, Audio/Visual & Low Voltage Design, Landscape	HED
Civil	RWG Engineering, LLC







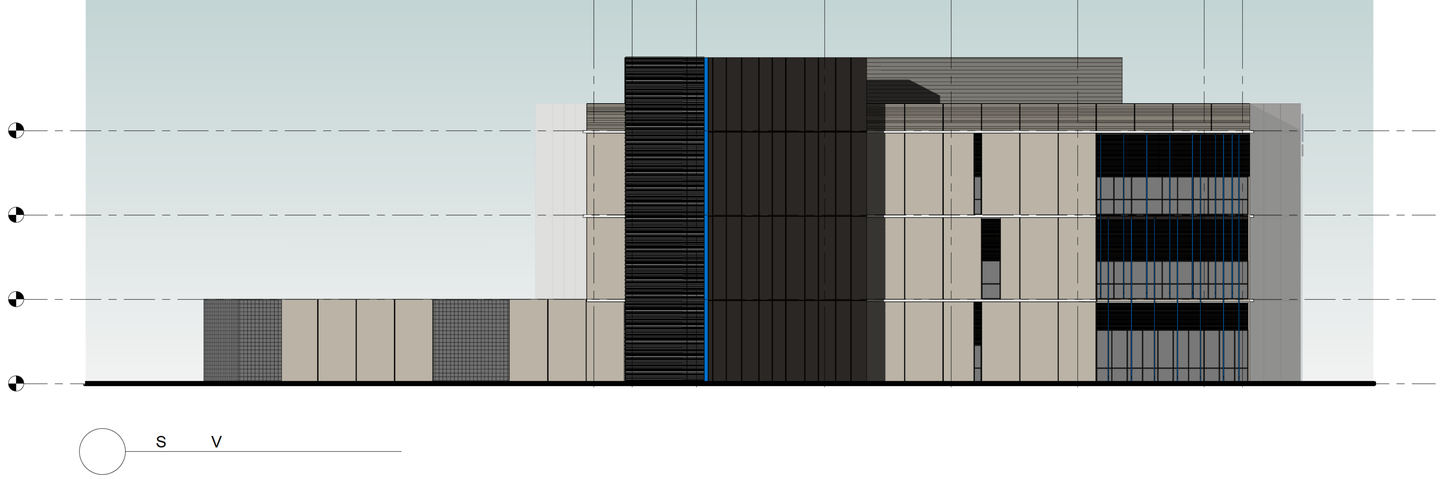
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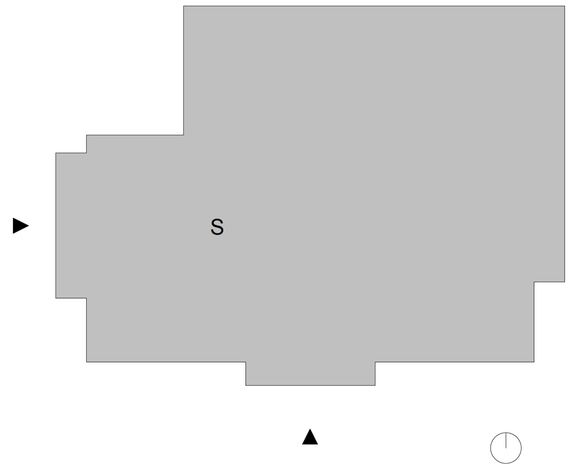
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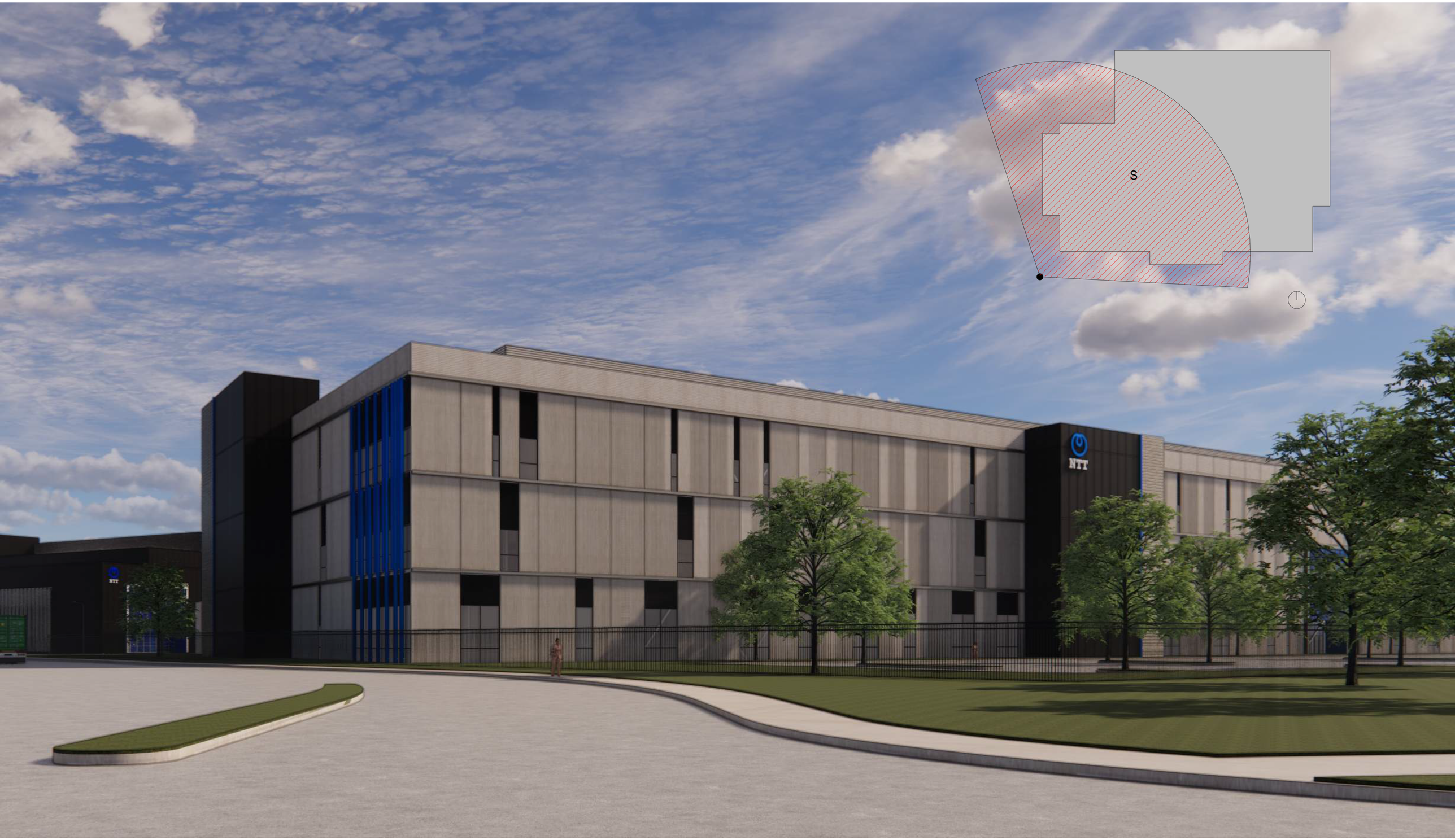
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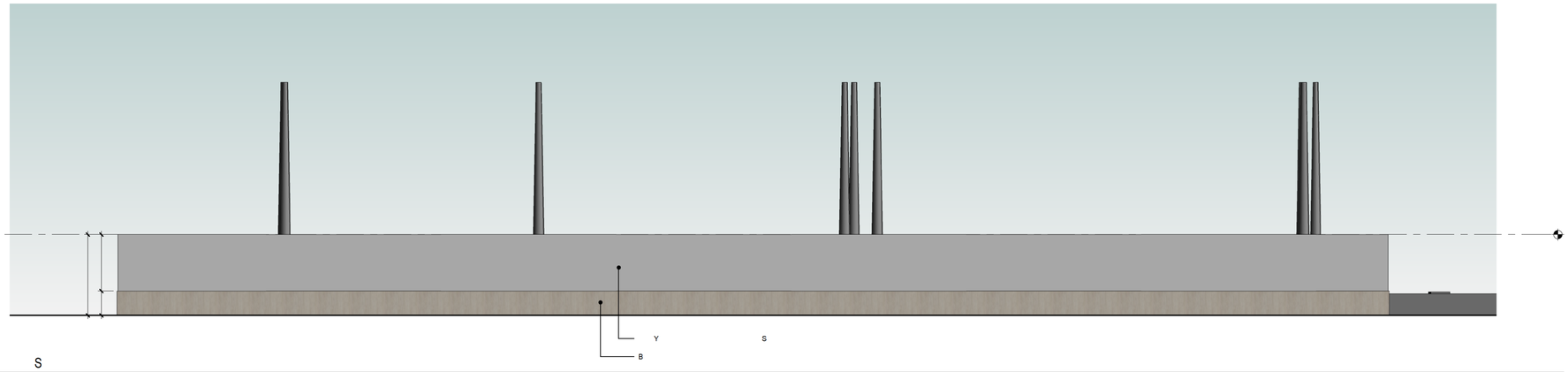


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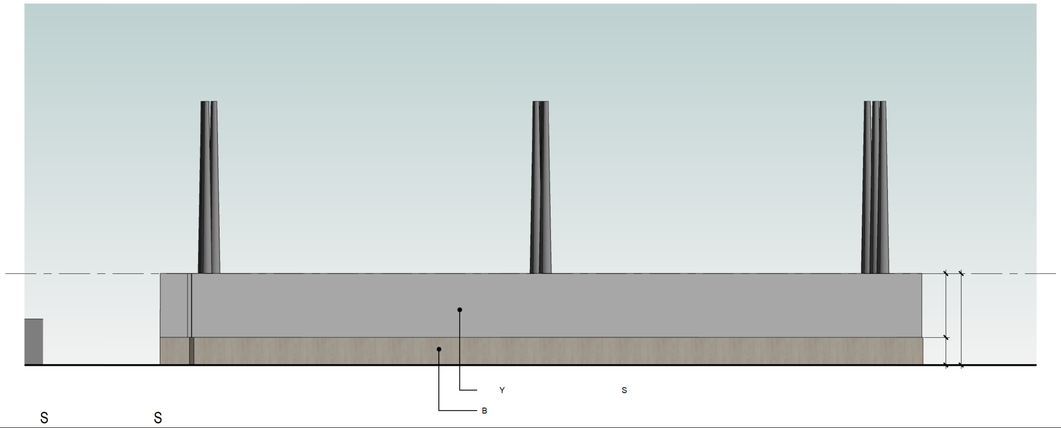
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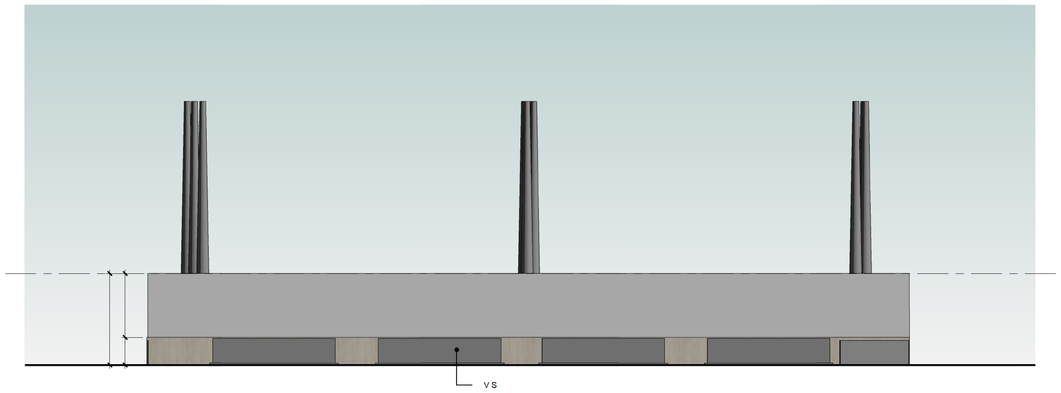




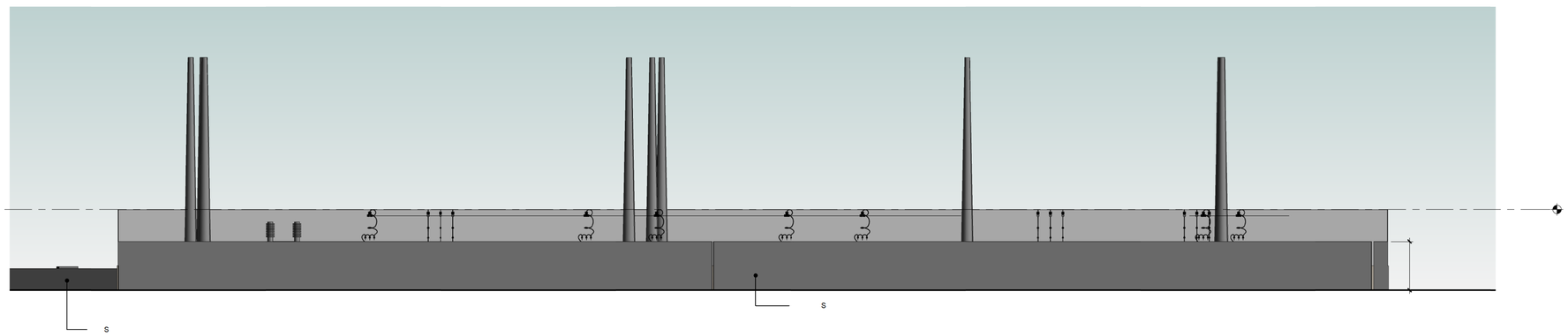
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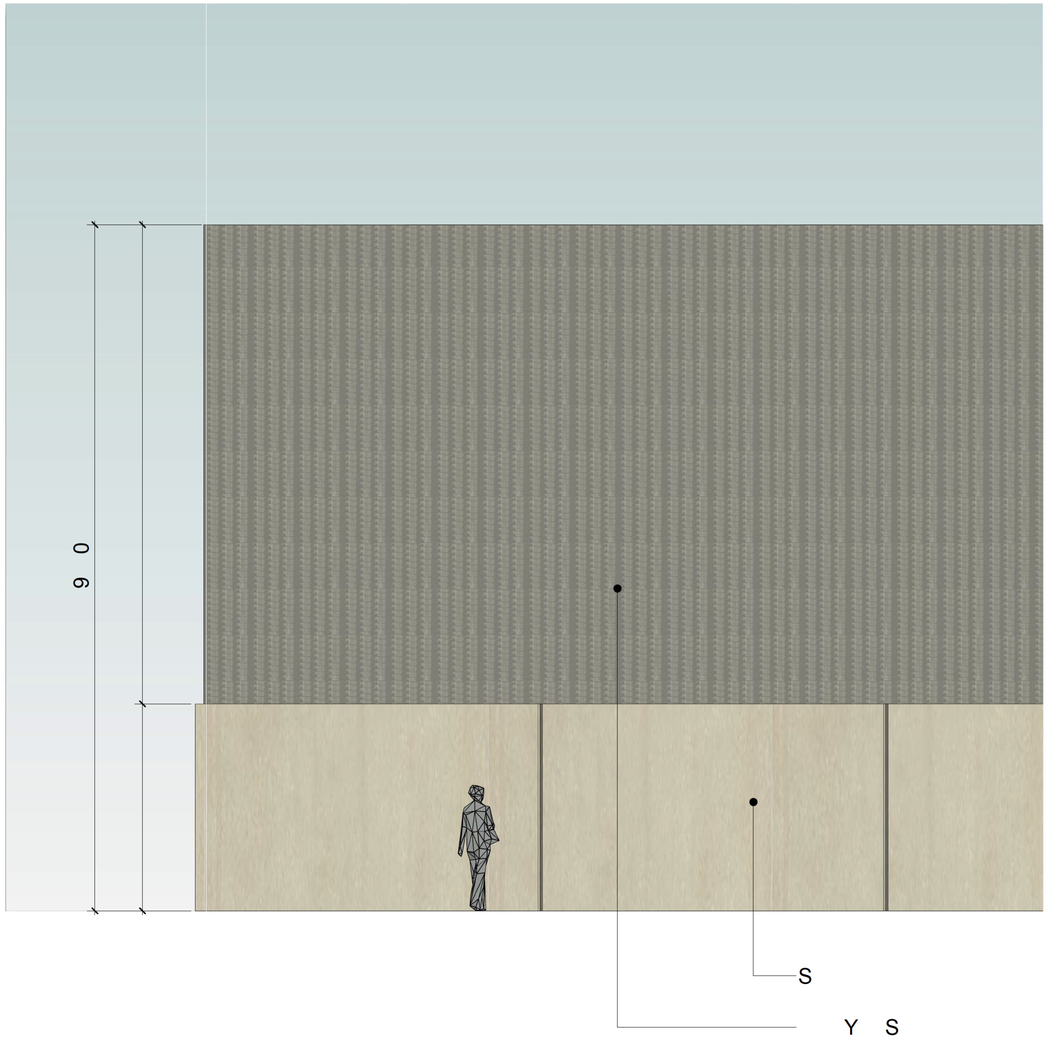
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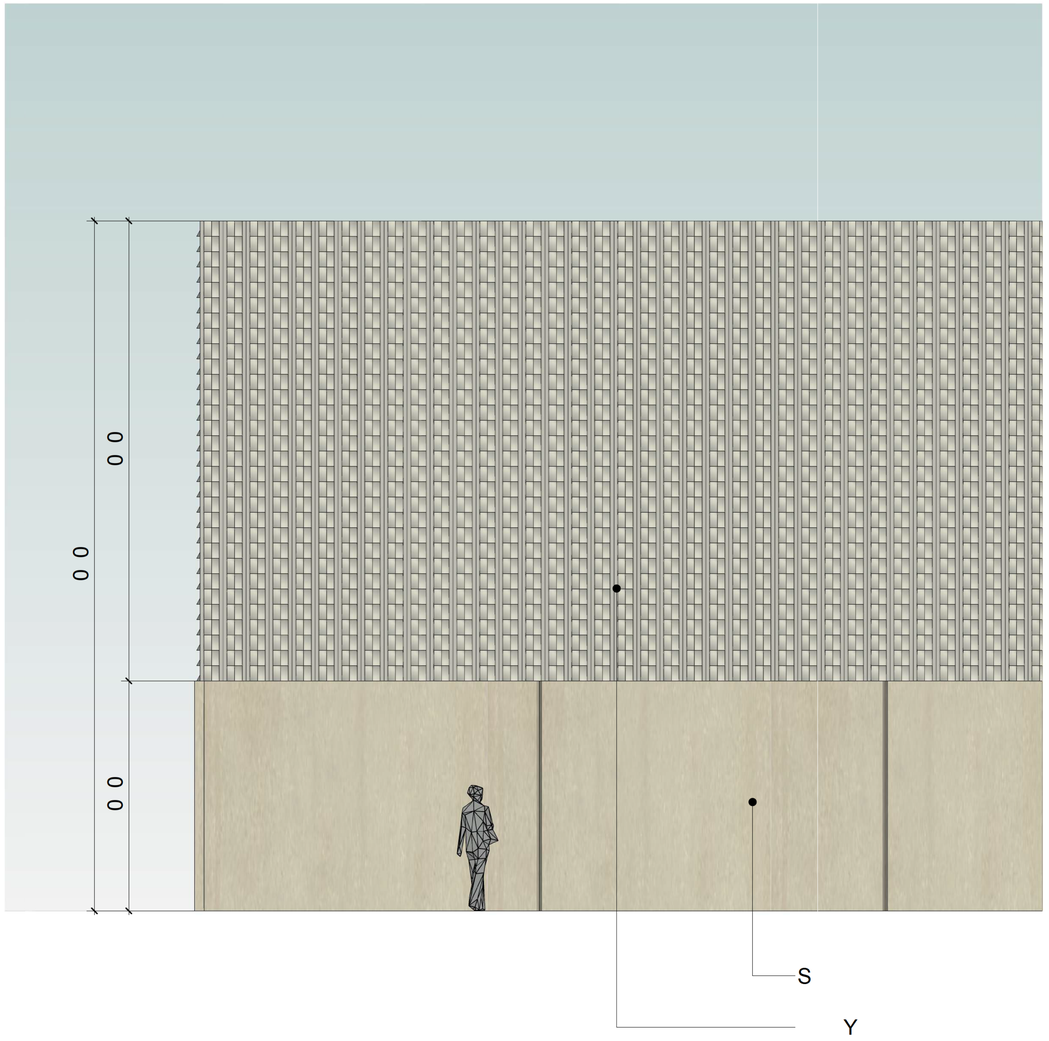
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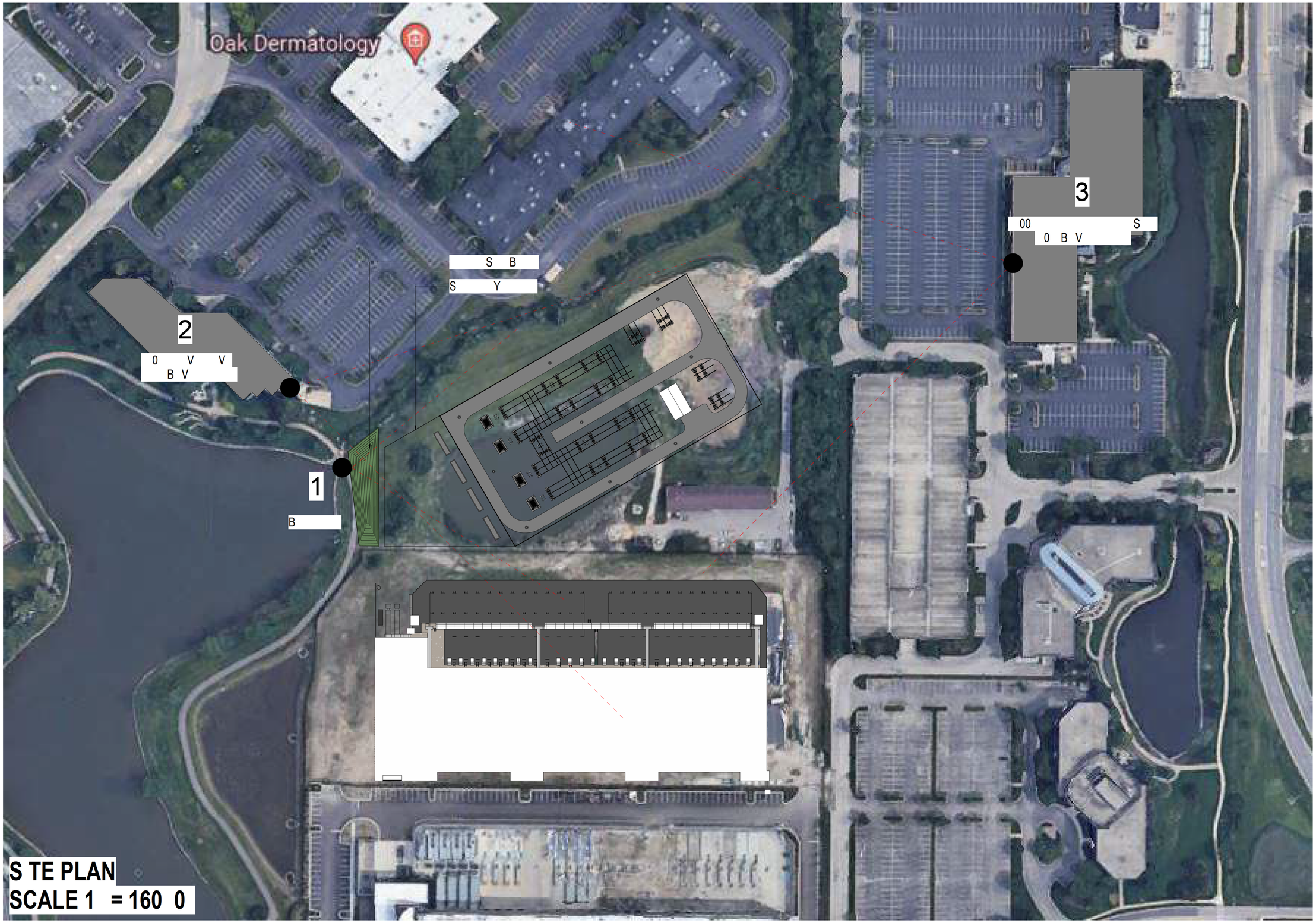
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April 7, 2023

Subject: Village of Itasca – Preliminary Fiscal Impact Analysis

This memo provides a preliminary review of the fiscal impact of NTT's proposed development in the Hamilton Lakes Business Park.

Summary of Project:

NTT desires to construct and operate its third data center in Hamilton Lakes. To support this data center, NTT's two data centers under construction, and provide a path for further expansion, an electrical substation is required.

Considerations:

The goal of utilizing Lot 1 for its highest and best use is demonstrated through the construction of the substation because it is the pivotal item needed to advance further development of the area.

History:

Prior to NTT's proposed acquisition of the land, there were no other plans to develop the lot due to:

- Its previous use as a wastewater treatment facility
- Its unique shape
- The presence of buildings critical to the operation of Hamilton Lakes Business Park and subsequent need to subdivide the lot

Suburban office markets have yet to recover from the post-COVID transition to remote work and as a result demand for offices remains down. Current market conditions do not support fully occupied office buildings, let alone new construction. These conditions have forced ownership to maintain large aging buildings at a loss. To avoid vacant office parks with aging, empty buildings, developers are finding new routes to bring jobs and positive economic impact.

A couple of buildings adjacent to this site are struggling with that challenge. Immediately to the east, 1200 N. Arlington Heights Rd is only 56% leased (total size = 94,992 S.F.) and 1250 N Arlington Heights Rd is vacant (total size = 130,934 S.F.). Other buildings within the Hamilton Lakes Business Park continue to struggle with occupancy and landlords are searching for alternatives that support revenue goals.

NTT Global Data Centers Americas, Inc.
1625 W National Drive, Sacramento, CA 95834
RagingWire is now NTT Global Data Centers

A new strategy will carry the park into the next generation of development and support the local economy.

Economic Impact:

The chart below shows the massive financial investment in the park, with a potential total capital investment of $1.7 billion should NTT expand to maximize the substation capacity. The reoccurring annual operating expenditures will be approximately $24 million per site and $108 million annually, when the substation is fully utilized.

When the substation is maximized, NTT will provide 100 new, full-time jobs in Itasca with an average wage that exceeds 120% of the county average. Additionally, each project supports 500 construction jobs which translates to $40 million in labor over the life of the project. A final note, the Data Center industry is known to hire veterans; veterans account for nearly 25% of NTT's workforce. In November 2023, NTT Global Data Centers Americas received the Department of Labor HIRE Vets Medallion award. This is the only federal award that recognizes exceptional achievement in veteran employment and a commitment to recruiting, employing, and retaining veteran employees. This commitment to our veterans furthers positive community impact.

See chart:

	CH1	CH2	CH3	Potential Future	Potential Future	Total
Project SF	126,000	126,000	112,000	112,000	112,000	588,000
Power (MW)	36	36	32	32	32	168
Construction Cost	262,584,266	333,503,000	387,461,648	387,461,648	387,461,648	1,758,472,211
Cost/MW	7,294,007	9,263,972	12,108,177	12,108,177	12,108,177	10,467,096
Cost/SF	2,084	2,647	3,459	3,459	3,459	2,991
Power Density	8MW /28,000SF	8MW /28,000SF	8MW /28,000SF	8MW /28,000SF	8MW /28,000SF	8MW /28,000SF
Annual Opex	24,000,000	24,000,000	20,000,000	20,000,000	20,000,000	108,000,000
Employment (FTE)	24	24	24	24	24	120

When possible, NTT will use *local* market vendors to support the building operations. Some of those vendors would provide services such as: snow removal, parking lot striping, roof repair, landscaping, trash, and recycling services among many more.

Property and Sales Taxes:

Construction timelines for each Data Center will range from 23-25 months. Thus, providing tax revenue at the community level includes:

- Sales taxes or fees on power consumption and utility use
- Property taxes on the new facility

Most notably, once the data centers and clients are fully ramped up, our project is projected to bring The Village an annual Utility Tax of $4 Million.

Below is a chart of Real Estate Tax benefits the Town can assume (pending final sales and construction costs).

Campus	Land	Improvement	Real Rate	Real Estate Tax	Monthly	Assumptions
CH1	3,052,407.75	8,563,673.05	7.48%	869,115.17	72,426.26	Based on current bill
CH2	3,052,407.75		7.48%	228,381.15	19,031.76	Based on current bill

Site	Land	Improvement	Real Rate	Real Estate Tax	Monthly	Assumptions
CH3	4,247,178.54		7.48%	317,773.90	26,481.16	Currently accruing. Based on sellers' statement on what we bought land for x 33% fair value
CH3	5,162,472.06	8,373,369.20	7.48%	1,012,751.64	84,395.97	When fully ramped (estimated). <------ number to represent fully ramped

Site	Land	Improvement	Real Rate	Real Estate Tax	Monthly	Assumptions
CH4	4,455,000.00	8,373,369.20	7.48%	959,818.58	79,984.88	Assumed same improvement number as CH3

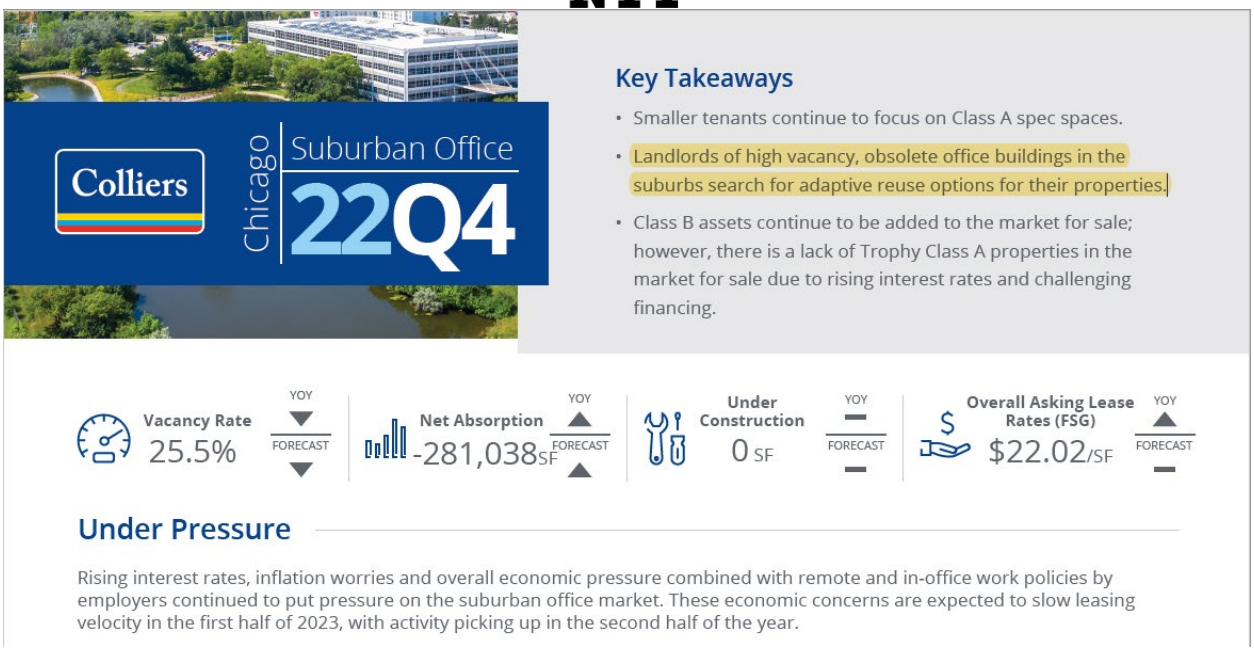
Site	Land	Improvement	Real Rate	Real Estate Tax	Monthly	Assumptions
CH5	4,455,000.00	8,373,369.20	7.48%	959,818.58	79,984.88	Assumed same as CH4

Comparison to Office Product:

Considering other options for the office park was requested. This document analyses both market viability as well as potential tax impact from selecting an office building compared to a data center.

Comparable office Tax revenue:

Office				
Land	Improvement	Rate	Real Estate Tax	Monthly
$ 2,459,260	$ 11,406,550	7.48%	$ 1,037,163	$ 86,430
$ 2,433,070	$ 8,307,470	7.48%	$ 803,392	$ 66,949
$ 2,231,360	$ 4,877,930	7.48%	$ 531,775	$ 44,315



Office market research source: Colliers Chicago Suburban Office 22Q4 report

Note: Due to the low occupancy rates of office buildings, there is no notable impact to local hotels or business travel.

Conclusion:

Data Centers are the new market momentum for Commercial Real Estate. These facilities bring highly paid jobs, expensive infrastructure, and offer perks such as requiring less parking to keep greenspace available where possible.

In addition to construction jobs, there will be ongoing high-paying operational jobs for 24/7 monitoring and maintenance.

Partnering with our global brand, we offer reassurance in our construction and investment in your community.

Village of Itasca
Community Development Department

550 W. Irving Park Road, Itasca, Il 60143
PHONE: 630-773-5568 | E: COMMDEV@ITASCA.COM
www.itasca.com

April 17, 2023

NTT Global Data Centers
Attn: Rebeca Bowman
1625 W. National Dr.
Sacramento, CA 95834

RE: 2nd Review Letter – PC 23-005 – 255 Pierce – NTT CH3 & Electric Substation – Special Use, Class I Site Plan Review & Plat of Subdivision

Ms. Bowman,

Please see the following comments for the submittals for the proposed NTT CH3 Data Center and Electric Substation as part of the requested Special use, Class I Site Review and Plat of Subdivision for the property located at 255 Pierce Rd. Itasca, IL 60143.

General Comments:

1. Provide a sound study/analysis for CH3 and electric substation at property lines. Sound study/analysis sound compare the decibel levels to a comparable sound source, such as a similar sound levels of an airplane passing-by, concert, trucks on the road, etc. **Document not submitted. Submit as soon as possible.**
2. ~~Submit revised Building Renderings and Architectural Plans.~~ **COMMENT ADDRESSED.**

Regional Office Center (ROC) Bulk Standards

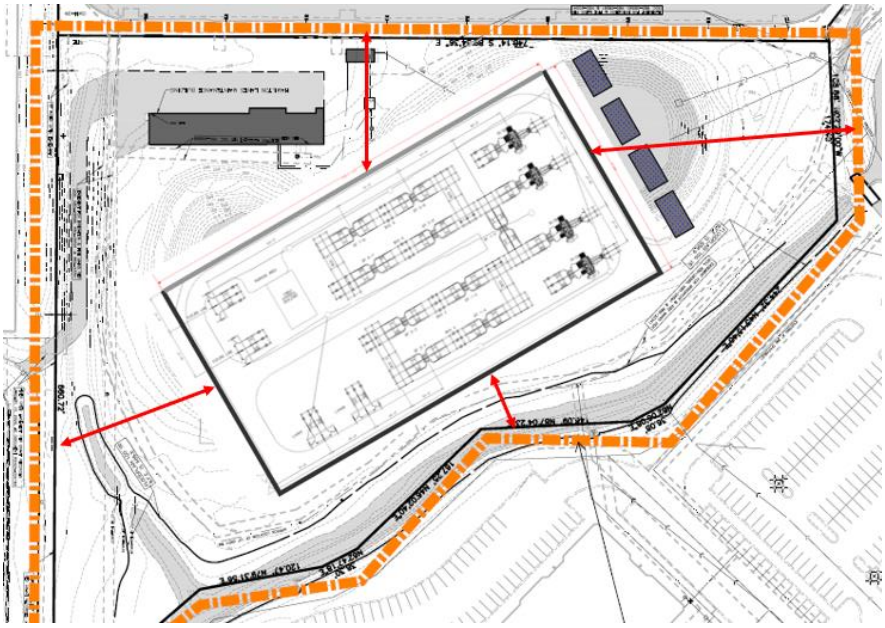
3. ~~Provide a Zoning Analysis for CH3 and the Electric Substation displaying compliance with the ROC Bulk Standards, a table has been provided below:~~ **COMMENT ADDRESSED.**
    a. ~~Electric Substation Front Yard Setback is determined by the height of the tallest structure, see Code Section referenced in table below.~~
    b. ~~Cumulative Floor Area Ration will the total sum of the floor area of CH1, CH2, and CH3 Data Center~~
    c. ~~Number of Parking Stalls ratio is 1 space per 2,00 square feet of gross building area.~~
    d. ~~Number of ADA Parking stalls is dependent on total number of parking stalls provided on site. Refer to 2018 Illinois Accessibility Code for accessible parking stall table~~.

Preliminary Land Use Plan

4. ~~Show the following dimensions on the Preliminary Land Use Plan submittal:~~ **COMMENT ADDRESSED.**
    a. ~~Building Front Yard Setback~~
    b. ~~Parking Lot Front Yard Setback~~
    c. ~~Parking Lot Side-yard Setback~~
5. ~~Revised submittal/drawing file name to "Preliminary CH3 Data Center Land Use Plan"~~

Substation Site Plan

6. Show the following dimensions on the Substation Site Plan submittal: **COMMENT NOT ADDRESSED. PROVIDE/SHOW DIMENSIONS ON CIVIL PLANS AS INDICIATED BELOW IN THE GRAPHIC**
    d. Front-Yard Setback, measured from south lot line
    e. Side-Yard Setback, measured from east and west lot lines
    f. Rear-yard Setback, measured from north lot line
7. ~~Revise submittal/drawing file name to "Preliminary Electric Substation Land Use Plan"~~



Project Narrative – CH3 Data Center

8. ~~Revise Narrative to refer to zoning district from Regional Office District (ROD) to Regional Office Center (ROC) District.~~ **COMMENT ADDRESSED.**
9. ~~Remove any information from project narrative that is not pertinent to zoning entitlement and you do not wish to be published on a public document.~~ **COMMENT ADDRESSED.**
10. For Required Variances and Lot Modifications, see suggested revisions:
    a. ~~Change Variance to Zoning Exception (required change)~~ **COMMENT ADDRESSED.**

b. Provide reasoning for each requested zoning exception **COMMENT NOT ADDRESSED. REASONING CAN BE BRIEF AND LIMITED TO A FEW SENTENCES FOR EACH.**
c. ~~Remove request regarding Aluminum conductors from Project Narrative as this will need to be requested separately from zoning entitlements.~~ **COMMENT ADDRESSED.**
d. Submit separate written request on letterhead for aluminum conductors with 200 Amps and over, suggested outline: **INDICATE IF THIS WILL BE SUBMITTED IN THE FUTURE.**
    i. One paragraph summary of project
    ii. One paragraph summary of request
    iii. One paragraph summary of reasoning for request
    iv. One paragraph summary of where aluminum conductors with 200 Amps and over have been utilized in nearby area

11. ~~The following sections are recommended to removed as they were not found to be pertinent to the zoning entitlement request:~~ **COMMENT ADDRESSED.**
    a. ~~Mechanical – All~~
    b. ~~Electrical – All~~
    c. ~~Fire Suppression – All~~
    d. ~~Architect – All, except Architectural Program and Signage~~
    e. ~~Structural – All~~
12. ~~Submit responses to Standards of for Special Use, Class I Site Plan Review, and Subdivision.~~ **COMMENT ADDRESSED.**
13. Include project schedule for entitlements, project permitting/review, and site improvement, shell, and common interior improvements for CH3. **COMMENT NOT ADDRESSED. SUBMIT PROJECT SCHEDULE**

Project Narrative – Substation

14. ~~Project narrative for substation should explain the substation development from zoning entitlement perspective as well as from a brief technical perspective.~~ **COMMENT ADDRESSED.**
15. ~~Village staff recommends that the technical perspective should discuss the power needs for all three NTT data centers and any future data centers in the adjacent area and that the substation is being designed and built to maximum capacity to provide power for maximum build out for all three data centers and what additional capacity the substation will have for future data centers.~~ **COMMENT ADDRESSED.**
16. ~~Submit responses to Standards of for Special Use, Class I Site Plan Review, and Subdivision.~~ **COMMENT ADDRESSED.**

Floorplan – CH3

17. ~~Floorplan can be simplified to larger general areas, it does not need to show individual offices, utility rooms, elevator shafts, data servers, etc.~~ **COMMENT ADDRESSED.**

Economic Impact Analysis

18. See Attached

Engineering Review

19. 2nd Engineering Review Attached

Provide a comment response letter addressing each of the review comments provided above and how the comments were addressed.

If you have any questions, please contact me at mkhan@itasca.com.

Regards,

[redacted]

Mo Khan, Village Planner

April 7, 2023

Subject: Village of Itasca – Preliminary Fiscal Impact Analysis

This memo provides a preliminary review of the fiscal impact of NTT's proposed development in the Hamilton Lakes Business Park.

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- The presence of buildings critical to the operation of Hamilton Lakes Business Park and subsequent need to subdivide the lot

Suburban office markets have yet to recover from the post-COVID transition to remote work and as a result demand for offices remains down. Current market conditions do not support fully occupied office buildings, let alone new construction. These conditions have forced ownership to maintain large aging buildings at a loss. To avoid vacant office parks with aging, empty buildings, developers are finding new routes to bring jobs and positive economic impact.

A couple of buildings adjacent to this site are struggling with that challenge. Immediately to the east, 1200 N. Arlington Heights Rd is only 56% leased (total size = 94,992 S.F.) and 1250 N Arlington Heights Rd is vacant (total size = 130,934 S.F.). Other buildings within the Hamilton Lakes Business Park continue to struggle with occupancy and landlords are searching for alternatives that support revenue goals.

NTT Global Data Centers Americas, Inc.
1625 W National Drive, Sacramento, CA 95834
RagingWire is now NTT Global Data Centers

A new strategy will carry the park into the next generation of development and support the local economy.

Economic Impact:

The chart below shows the massive financial investment in the park, with a potential total capital investment of $1.7 billion should NTT expand to maximize the substation capacity. The reoccurring annual operating expenditures will be approximately $24 million per site and $108 million annually, when the substation is fully utilized.

When the substation is maximized, NTT will provide 100 new, full-time jobs in Itasca with an average wage that exceeds 120% of the county average. Additionally, each project supports 500 construction jobs which translates to $40 million in labor over the life of the project. A final note, the Data Center industry is known to hire veterans; veterans account for nearly 25% of NTT's workforce. In November 2023, NTT Global Data Centers Americas received the Department of Labor HIRE Vets Medallion award. This is the only federal award that recognizes exceptional achievement in veteran employment and a commitment to recruiting, employing, and retaining veteran employees. This commitment to our veterans furthers positive community impact.

See chart:

	CH1	CH2	CH3	Potential Future	Potential Future	Total
Project SF	126,000	126,000	112,000	112,000	112,000	588,000
Power (MW)	36	36	32	32	32	168
Construction Cost	262,584,266	333,503,000	387,461,648	387,461,648	387,461,648	1,758,472,211
Cost/MW	7,294,007	9,263,972	12,108,177	12,108,177	12,108,177	10,467,096
Cost/SF	2,084	2,647	3,459	3,459	3,459	2,991
Power Density	8MW /28,000SF	8MW /28,000SF	8MW /28,000SF	8MW /28,000SF	8MW /28,000SF	8MW /28,000SF
Annual Opex	24,000,000	24,000,000	20,000,000	20,000,000	20,000,000	108,000,000
Employment (FTE)	24	24	24	24	24	120

When possible, NTT will use *local* market vendors to support the building operations. Some of those vendors would provide services such as: snow removal, parking lot striping, roof repair, landscaping, trash, and recycling services among many more.

Property and Sales Taxes:

Construction timelines for each Data Center will range from 23-25 months. Thus, providing tax revenue at the community level includes:

- Sales taxes or fees on power consumption and utility use
- Property taxes on the new facility

Most notably, once the data centers and clients are fully ramped up, our project is projected to bring The Village an annual Utility Tax of $4 Million.

Below is a chart of Real Estate Tax benefits the Town can assume (pending final sales and construction costs).

Campus	Land	Improvement	Real Rate	Real Estate Tax	Monthly	Assumptions
CH1	3,052,407.75	8,563,673.05	7.48%	869,115.17	72,426.26	Based on current bill
CH2	3,052,407.75		7.48%	228,381.15	19,031.76	Based on current bill

Site	Land	Improvement	Real Rate	Real Estate Tax	Monthly	Assumptions
CH3	4,247,178.54		7.48%	317,773.90	26,481.16	Currently accruing. Based on sellers' statement on what we bought land for x 33% fair value
CH3	5,162,472.06	8,373,369.20	7.48%	1,012,751.64	84,395.97	When fully ramped (estimated). <------ number to represent fully ramped

Site	Land	Improvement	Real Rate	Real Estate Tax	Monthly	Assumptions
CH4	4,455,000.00	8,373,369.20	7.48%	959,818.58	79,984.88	Assumed same improvement number as CH3

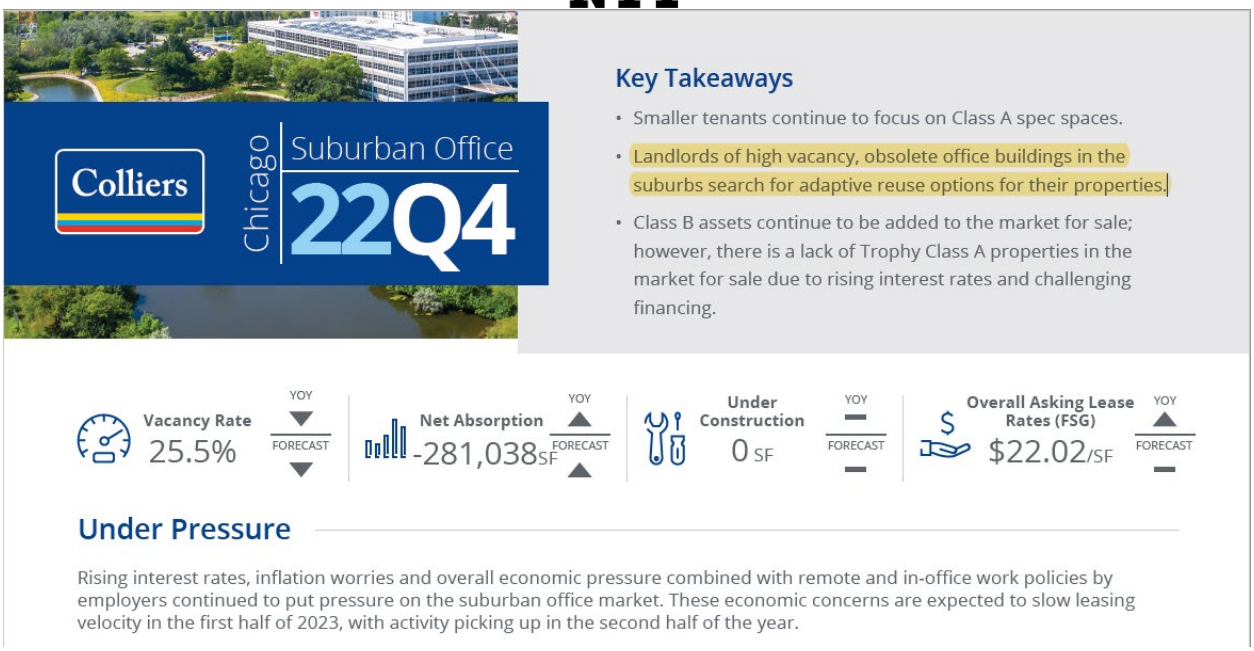
Site	Land	Improvement	Real Rate	Real Estate Tax	Monthly	Assumptions
CH5	4,455,000.00	8,373,369.20	7.48%	959,818.58	79,984.88	Assumed same as CH4

Comparison to Office Product:

Considering other options for the office park was requested. This document analyses both market viability as well as potential tax impact from selecting an office building compared to a data center.

Comparable office Tax revenue:

Office				
Land	Improvement	Rate	Real Estate Tax	Monthly
$ 2,459,260	$ 11,406,550	7.48%	$ 1,037,163	$ 86,430
$ 2,433,070	$ 8,307,470	7.48%	$ 803,392	$ 66,949
$ 2,231,360	$ 4,877,930	7.48%	$ 531,775	$ 44,315



Office market research source: Colliers Chicago Suburban Office 22Q4 report

Note: Due to the low occupancy rates of office buildings, there is no notable impact to local hotels or business travel.

Conclusion:

Data Centers are the new market momentum for Commercial Real Estate. These facilities bring highly paid jobs, expensive infrastructure, and offer perks such as requiring less parking to keep greenspace available where possible.

In addition to construction jobs, there will be ongoing high-paying operational jobs for 24/7 monitoring and maintenance.

Partnering with our global brand, we offer reassurance in our construction and investment in your community.

April 17, 2023

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

Attn: Mo Khan, Village Planner

RE: NTT Data Center CH3 & Substation
Plan Commission / Conceptual Site Engineering Review #2
255 Pierce Road
PC 23-005
REL Project No. 16-R0675.2

Dear Mr. Khan:

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

- NTT CH3 & Substation Civil Documents, prepared by RWG Engineering, LLC, dated 04/07/23.
- Project Narrative, prepared by RWG Engineering, LLC, dated 04/07/23.
- ALTA/NSPS Land Title Survey prepared by Edward J. Malloy & Associates, dated 07/06/22.
- NTT CH3 Landscape Plan prepared by HED dated 04/07/23.
- NTT Substation Landscape Plan prepared by HED dated 04/07/23.
- NTT CH3 Site Lighting Photometrics prepared by HED dated 04/07/23.

Based on the information provided by the applicant and the available records, we offer the following comments and recommendations related to the civil engineering items. Note that final engineering plans have not been provided. Comments partially addressed are noted. The others remain outstanding.

<u>Preliminary Land Use Plan and Engineering/Utility Plan / Project Narrative</u>

1. ~~Provide a plat of survey showing all existing easements on Lots 1 and 3.~~ **Additional comment: Show all easements from the survey on the engineering documents and resolve all conflicts.**
2. As indicated in the report, a plat of resubdivision or additional easements will need to be provided for utilities and access for Lot 3.
3. Vehicular tuning movements shall be provided along the access routes and around the Phase 3 building. Ensure ~~fire trucks~~ can properly access and maneuver around the site, along with the largest expected delivery truck/fuel trucks. **Partial repeat comment: Provide this information for the largest expected delivery truck/fuel trucks and include emergency vehicle access around the substation.**
4. The existing easements should be shown on the plans. The proposed building appears to be in close proximity to the existing utilities traversing the site (along the former roadway). The proposed building should be a minimum of 10 feet from utility easements.
5. It appears that the easement traversing the lot is for watermain; however, an 8-inch sanitary sewer forcemain is also present. An additional easement, or easement provisions should be developed to address the multiple utilities.
6. There are existing dry utilities that also traverse the lot. The developer needs to provide information on how these utilities will be addressed.
7. The existing sidewalk is within the property limits. An easement or dedication is needed along Pierce Road for the existing sidewalk. Note that the exiting sidewalk is an exposed aggregate sidewalk that should be replaced in kind, if it needs to be removed and replaced.

8. A stormwater certification application and tabular submittal needs to be provided with final engineering to verify that the existing storm ponds of Hamilton Lakes have adequate detention storage volume remaining.
9. The proposed volume indicated in the stormwater management portion of the report appears to be the required PCBMP volume. Actual amounts will be based on final engineering plans and impervious areas.
10. A 60" diameter monitoring manhole is required on the service line to the building.
11. A fire department connection shall be provided.
12. ~~The site plan should show any proposed fencing around the property.~~ Note: the proposed fencing is in close proximity to the proposed water main along Pierce Road. A minimum of 10 feet of separation is needed.
13. Address how the electrical and telecommunication infrastructure will be extended to the various sites. A feasible corridor needs to be identified.
14. ~~Provide a site photometric plan with the preliminary submittal.~~
15. Bicycle parking should be provided in accordance with Section 12.09 of the Zoning Ordinance.
16. Parking space width should be labeled on the site plan (9' min).
17. ~~A parking analysis should be provided for the site.~~
18. Although the current ADA guideline allow for shared access aisles, we recommend separate access aisles for each handicap parking space if possible.
19. The traffic study and technical memorandum from Phase 1 of the project adequately addressed Lot 3, and we do not see a need for an updated traffic study. All access will be through the entrance constructed with Phase 1. A secondary emergency access to Pierce Road was also provided as part of the Phase 1 improvements.
20. There is no floodplain on Lot 1, therefore all stormwater reviews will be through the Village of Itasca for Lot 1.
21. A development agreement between the Village and the developer will be required to address proposed public improvements, sanitary and water connections, fees, construction phasing, etc.
22. Preliminary rim and inverts of the storm sewer and sanitary sewer shall be shown on the preliminary engineering plan.
23. Preliminary grades shall be added to the preliminary engineering plan to ensure that proper drainage has been reviewed and proper overland flow paths have been considered in the design. Additional comment: With bold arrows, show the overland flow paths on the Grading Plan.

<u>Project Narrative-Substation / Substation Site Plan</u>

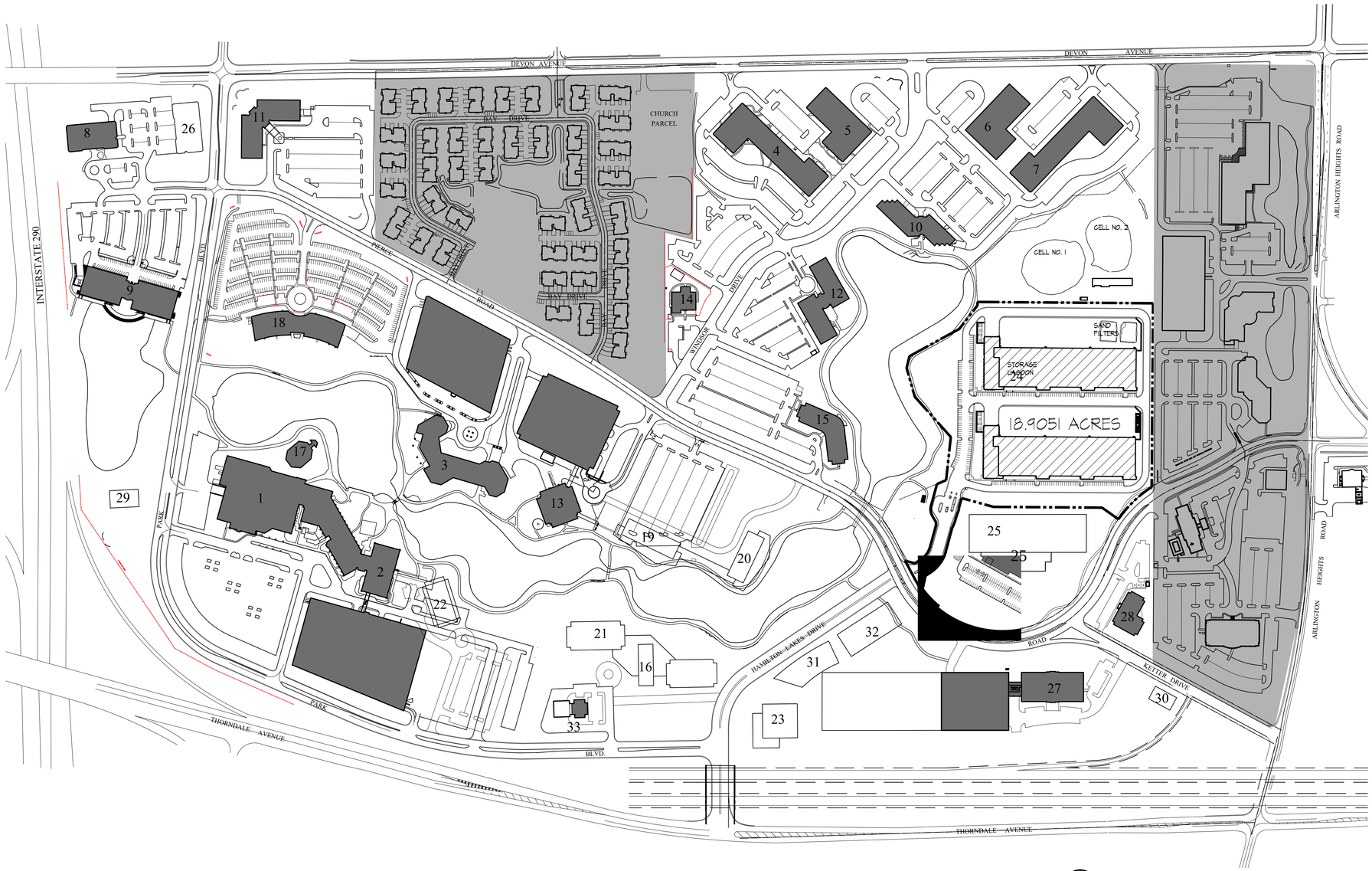
24. ~~Provide a plat of survey show all existing easements on Lots 1 and 3.~~
25. There are multiple easements through this parcel. A plat of vacation may be needed pending the extent of the proposed improvements and impact to exiting utilities.
26. Access to and around the proposed substation needs to be indicated on the preliminary site plan. Additional comment: Vehicular tuning movements shall be provided along the access route around the perimeter of the Substation.
27. Vehicular tuning movements shall be provided along the access routes and around the substation. Ensure ~~fire trucks~~ can properly access and maneuver around the site, along with the largest expected delivery truck/fuel trucks.
28. The indicated Base Flood Elevation shown on the site plan is 685.5; however, the delineation does not appear to follow the contours and is cut off prior to the existing access drive. Review and verify existing grades/contours. Verify that no floodplain fill was performed for the construction of the exiting access road. Compensatory storage may need to be provided.
29. Documentation on the noise that may be generated by the substation and how it will be addressed needs to be provided.
30. An environmental impact analysis for the proposed substation should be provided.
31. The Reclamation Plan - North Section for the WWTP Reclamation that was approved by the Village on 6/7/2017 indicated that WWTP Cell 1 was to be filled and WWTP Cell 2 was indicated as (DO NOT FILL); however, it appears that Cell 2 was filled and Cell 1 was not. Clarification on how these cells are to be filled and the impact to the fire protection system needs to be addressed.
32. A stormwater certification application and tabular submittal needs to be provided with final engineering to verify that the existing storm ponds of Hamilton Lakes have adequate detention storage volume remaining.
33. On-site PCBMP will be required for any additional impervious areas created by the substation.
34. Work that occurs within the floodplain is reviewed by DuPage County Stormwater Management, while site detention and PCBMP facilities outside of the floodplain are reviewed by the Village.

35. A development agreement between the Village and the developer will be required to address proposed public improvements, sanitary and water connections, fees, construction phasing, etc.
36. Provide information on the intent of the existing maintenance facility and fire pump house and how the proposed substation will impact this facility.
37. Preliminary grades shall be added to the preliminary engineering plan to ensure that proper drainage has been reviewed and proper overland flow paths have been considered in the design. **Additional comment: With bold arrows, show the overland flow paths on the Grading Plan.**
38. A safety procedures/operations/Emergency Action Plan reports should be provided to the Village.
39. The Village should verify if this location complies with local setback requirements for property lines.
40. Confirm the substation is to be protected by a security fence to prevent unrestricted access, and provide details.
41. If applicable, provide screening meeting the requirements of Village ordinances.
42. Plans do not reference security cameras. We recommend that security cameras should be considered and provided.
43. ~~Verify if the site is intended to be illuminated at night. If so, verify that the proposed lighting meets Village ordinance requirements for light trespass, and lighting fixture cutoff. Provide a site photometric plan with the preliminary submittal.~~
44. Village should confirm maximum structure height within the facility and compliance with Village requirements.
45. The site doesn't appear to allow for a mobile sub (rented or owned) to allow for repair of the substation in the future and/or for temporary operation should there be a failure with equipment within the station. Confirm if necessary.
46. There is no detailed information for containment of spills from the equipment (i.e. transformer leak). Confirm this is addressed in the substation design.
47. Provide information on the type of transformers that will be utilized for the lift station. If oil filled, a secondary oil containment will need to be provided around the transformers.
48. There is no reference to communications / fiber connectivity to the site. We assume this will be planned as part of the smart-grid initiatives that are out there. Address how the electrical and telecommunication infrastructure will be extended to the various sites. A feasible corridor needs to be identified.
49. We recommend that the electric duct banks be run beneath the landscape area of CH2 and/or north of the landscape area in an easement along the south end of the substation property.
50. The Fire Department should review the plans for required fire protection.

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.

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.

An itemized response to these comments must be included with the next submittal. Should you have any questions or concerns, please do not hesitate to contact me at 815-412-2710 or mwesolowski@reltd.com.



Hamilton Partners

HAMILTON LAKES

N

CONCEPT PLAN
ULTIMATE DEVELOPMENT

NO.	DEVELOPMENT	FLOORS	GROSS S.F.	FLOOR AREA	STATUS
1	HAMILTON HOTEL	12	300,000	288,000	●
2	500 PARK BOULEVARD	15	484,000	464,640	●
3	PIERCE TOWER	15	565,000	542,400	●
4	SERVICE CENTER	1	58,063	56,902	●
5	SERVICE CENTER	1	39,902	39,104	●
6	SERVICE CENTER	1	39,902	39,104	●
7	SERVICE CENTER	1	58,063	56,902	●
8	CANON BUILDING PHASE 1	3	73,131	71,668	●
9	300 PARK BOULEVARD	5	225,259	216,248	●
10	450 DEVON	3	80,000	78,400	●
11	LIBERTY MUTUAL	3	100,172	98,167	●
12	225 WINDSOR	3	95,500	93,100	●
13	TWO PIERCE	25	529,097	502,642	●
14	DAY CARE CENTER	1	15,000	14,700	●
15	333 PIERCE	4	105,000	102,900	●
16	HOTEL, RETAIL, RESTAURANT	20	180,000	172,000	○
17	WYNDAM HAMILTON HOTEL DECK / TENT	1	11,222	11,222	●

NO.	DEVELOPMENT	FLOORS	GROSS S.F.	FLOOR AREA	STATUS
18	345 PARK BLVD.	5	550,000	528,750	●
19	OFFICE BUILDING	10	265,000	255,000	○
20	OFFICE BUILDING	20	500,000	480,000	○
21	OFFICE BUILDING	15	435,000	420,000	○
22	OFFICE BUILDING	15	508,000	486,000	○
23	OFFICE BUILDING	25	506,436	490,000	○
24	RAGING WIRE	2	460,000	440,000	⊘
25	NTT - CH3 DATA CENTER	2	90,000	N/A	○
26	CANON BUILDING PHASE II	3	73,200	71,736	○
27	150 PIERCE - OFFICE BUILDING	6	191,500	183,012	●
28	CDH - ITASCA	1	16,064	16,064	●
29	RESTAURANT	1	8,000	8,000	○
30	RESTAURANT	1	6,000	6,000	○
31	OFFICE BUILDING	15	347,000	330,984	○
32	OFFICE BUILDING	10	242,000	227,000	○
33	FIFTH THIRD BANK PHASE I	1	4,000	4,000	●
	FIFTH THIRD BANK PHASE II	1	16,000	16,000	○
			7,269,511	6,988,645	

		NO.	GROSS S.F.	FLOOR AREA
●	EXISTING DEVELOPMENT	20	3,540,875	3,407,925
◎	EXISTING OR UNDER CONSTRUCTION			
⊘	PLANNED DEVELOPMENT	1	460,000	440,000
○	ULTIMATE DEVELOPMENT	13	3,268,636	3,140,720

PARKING FOR ALL PHASES SHALL COMPLY WITH VILLAGE OF ITASCA BUILDING CODE AND ZONING REQUIREMENTS

THE CONCEPT PLAN FOR HAMILTON LAKES ITASCA, ILLINOIS HEREBY MEETS THE REQUIREMENTS OF SECTION 10.01H.2 CONCEPT PLAN (PAGES 101 - 102) OF THE ITASCA ZONING ORDINANCE (ORD #645-88, ADOPT. 1-5-88) RECOMMENDED BY THE VILLAGE BOARD OF TRUSTEES

_____
CHAIRMAN PLAN COMMISSION

_____
PRESIDENT, VILLAGE BOARD OF TRUSTEES

_____
VILLAGE CLERK

_____
DATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS INSTRUMENT NO._____WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, AFORESAID, ON THE_____DAY OF_____, A.D._____, AT_____O'CLOCK____M

_____
RECORDER

PROJECT DATA

LAND AREA	=	278.74 AC
F.A.R.	=	0.6
ALLOWABLE BUILDING AREA	=	7,285,148 S.F.
PROPOSED BUILDING AREA	=	7,269,511 S.F.

The Jenkins Group
Bochenek/Jenkins/Olsen/Snoble

ISSUED	NOV. 14 1985
REV.	JUN. 21 1986
REV.	JAN. 02 1987
REV.	OCT. 07 1987
REV.	MAR. 16 1989
REV.	JUN. 15 1989
REV.	JUL. 18 1989
REV.	AUG. 10 1989
REV.	AUG. 11 1989
REV.	JAN. 17 1990
REV.	JUN. 20 1990
REV.	APR. 21 1993
REV.	OCT. 02 1998
REV.	OCT 20 2000
REV.	OCT 07 2003
REV.	SEPT. 23, 2015
REV.	APRIL 12, 2017
REV.	JUNE 7, 2019

REV: 01/06/23
RWG ENGINEERING LLC.

ORDINANCE NO. 2081-23

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)

WHEREAS, NTT Global Data Centers CH, LLC (hereinafter referred to as "Petitioner") has filed a Petition requesting approval for (1) a planned development by special use to allow for the construction of a data center (hereinafter referred to as "CH3 Data Center") and electric substation, with certain exceptions; (2) Class I Site Plan; and (3) a final plat of subdivision for the property located at the vacant lots North of Pierce Road, South of Devon Avenue, East of Windsor Drive, and West of Arlington Heights Road, in the Village of Itasca (hereinafter "Subject Property"); and

WHEREAS, Petitioner submitted an application, attached hereto as Exhibit A, for the approval of the planned development by special use with the following exceptions:

1. Sec. 10.07-2 of the Itasca Zoning Ordinance to permit a 90-foot-tall data center building and an 86-foot-tall electric substation, whereas the maximum height permitted is 45 feet.

2. Sec. 10.07-6 of the Itasca Zoning Ordinance to permit a Floor Area Ratio (FAR) of 0.6083 for the CH3 Data Center, whereas the maximum FAR permitted is 0.6.

3. Sec. 12.05-3-a of the Itasca Zoning Ordinance to permit 50 parking spaces (including 2 ADA parking spaces) for the CH3 Data Center, whereas the minimum required parking spaces is 135.

WHEREAS, Petitioner proposed a Class I Site Plan, attached hereto as Exhibit B; and

WHEREAS, Petitioner seeks approval of a Final Plat of Subdivision, attached hereto as Exhibit C, consolidate Lots 2, 3, and 4 and subdivide Lot 1 into two lots; and

WHEREAS, a public hearing was held by the Itasca Plan Commission on May 17, 2023, on Petitioner's application, pursuant to public notice as required by law, with respect to Petitioner's application; and

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

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 request for (1) a planned development by special use to allow for the construction of a data center and electric substation with certain exceptions (Exhibit A); (2) a Class I Site Plan (Exhibit B); and (3) a final plat of subdivision (Exhibit C) 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 deviations approved with this case).

3. Approval is subject to Final Engineering, which shall be submitted prior to issuance of a building permit for the CH3 Data Center and electric substation.

4. A complete sign review package shall be submitted for review prior to any signage installation.

5. Update landscaping plan for the CH3 Data Center site to add clusters of trees and add curvature to the shared-use path between Hamilton Lakes Drive and Ketter Drive.

6. Submit any other missing plans including architectural floor plan for the CH3 Data Center, utility plan, lighting plan for the electric substation, noise study, and any other plans upon the Village's request.

7. The Petitioner should finalize a development agreement prior to the issuance of a building permit for the CH3 Data Center and substation.

8. The portion of this planned development by special use for an accessory electric substation is 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 a 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 CH, LLC.

9. The portion of this planned development by special use for the CH3 Data Center runs with title to the property on which it is located and benefits successor owners thereof.

10. Any additional electrical lines coming from or going to the electric substation must be buried within Hamilton Lakes Business Park.

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 the findings of fact and recommendation of the Itasca Plan Commission concerning Petitioner's application for approval of (1) a planned development by special use to allow for the construction of a data center and electric substation with certain exceptions (Exhibit A); (2) a Class I Site Plan (Exhibit B); and (3) final plat of subdivision in substantially the form in Exhibit C, with revisions that are approved by Village staff, are all 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 Gavanes	Trustee Leahy	Trustee Madaras	Trustee Powers	Mayor Pruyn
Aye	☐	☐	☐	☐	☐	☐	☐
Nay	☐	☐	☐	☐	☐	☐	☐
Absent	☐	☐	☐	☐	☐	☐	☐
Abstain	☐	☐	☐	☐	☐	☐	☐

APPROVED and ADOPTED by the Village President and Board of Trustees of the Village of Itasca this 5th day of September, 2023.

APPROVED:

_____
Village President Jeffery J. Pruyn

ATTEST:

_____
Village Clerk Jody Conidi