

STATE OF ILLINOIS)
)
COUNTY OF KENDALL)
)
CITY OF AURORA)

PETITION TO THE CITY OF AURORA
AMENDMENT TO THE PLAN DESCRIPTION
BUTTERFIELD PLANNED DEVELOPMENT DISTRICT

THE UNDERSIGNED Petitioner, C1 Chicago Aurora III LLC (hereinafter the “**Petitioner**”), a Delaware limited liability company, respectfully submits this Petition to the City of Aurora (the “**City**”) for approval of (i) an amendment to the Plan Description for the Butterfield Planned Development District; (ii) a Preliminary Plat of Subdivision; (iii) a Preliminary Plan; (iv) a conditional use for Telecommunication Facilities with establishment of modified development standards; and (v) such other relief from the City of Aurora’s Municipal Code (the “**Code**”) as may be deemed necessary and appropriate to develop the property commonly known as Lot 503 in Unit 5A of the Butterfield Center for Commerce and Industry as set forth herein.

1. The Owner of the property at question, being legally described on **Exhibit A** (hereinafter the “Property”) and depicted on the Preliminary Plat of Subdivision attached as **Exhibit B** (hereinafter the “**Preliminary Plat**”), is Chicago Title Land Trust Company, a corporation of Illinois, as successor Trustee to LaSalle Bank National, as Trustee under the Trust Agreement dated October 8, 1971 and known as Trust No. 43123 (the “**Owner**”).
2. Owner has submitted separate documentation authorizing Petitioner to seek the relief outlined in this Petition with respect to the Property.
 - a. Petitioner, having an office located at 2820 N. Harwood Street, Suite 2200, Dallas, TX 75201, is the contract purchaser of the Property or is an affiliated entity of the contract

- purchaser of the Property.
- b. The Property consists of approximately 32.08 acres of vacant land generally located south of Bilter Road, west of Eola Road, and north of Interstate 88 in the City of Aurora.
 - c. The Property is part of the larger Butterfield Planned Development District which was originally annexed to the City and zoned pursuant to Ordinance O76-4510 on February 3, 1976, and subsequently modified pursuant to Ordinance O09-004, Ordinance O15-011, and Ordinance O23-009. The Butterfield Planned Development District is governed by a Plan Description (the “Plan Description”), as approved and amended by the aforementioned ordinances.
 - d. The Property is located in a “Manufacturing Area” as defined under the Plan Description for the Butterfield Planned Development District.
 - e. Petitioner seeks to amend the Plan Description to facilitate the development of a data center campus (hereinafter the “Data Center Campus”) as depicted on the Preliminary Plan attached as **Exhibit C** (hereinafter the “Preliminary Plan”).
 - f. As a Data Center Campus, the Property will be used for a Warehouse, Distribution, and Storage Services Use (3300), with a specific limitation that the use is limited to a data center campus, consisting of i) one or more buildings used for the warehouse of computer systems and associated components that process and distribute large amounts of data; ii) not more than two (2) Telecommunication Facilities, specifically for non-guyed Tower Structures with associated Antennas and Communication Support Facilities; and iii) a Public Utility Substation (a public utility substation is already a permitted use of the Property under Ordinance O76-4510).
 - g. Petitioner seeks approval of the Preliminary Plan;

- h. Petitioner seeks approval of the Preliminary Plat to facilitate the resubdivision of the Property consistent with the intended development of the Data Center Campus.
- i. Petitioner has submitted the appropriate zoning applications together with necessary and appropriate supporting details for approval of the zoning and subdivision relief set forth herein.

QUALIFYING STATEMENT

Petitioner is a wholly owned subsidiary of CyrusOne. CyrusOne is a leading global data center developer and operator specializing in delivering state-of-the-art digital infrastructure solutions that serve some of the world's foremost technology companies. CyrusOne currently owns and operates a multi-building data center campus in Aurora at 2905 Diehl Road (hereinafter the "C1 Facility"). The C1 Facility, purchased by an affiliate of CyrusOne in 2016 and expanded in subsequent years, is a collection of mission-critical buildings that have been a welcome addition to the City of Aurora, ultimately leading to significant additional development in the area. The data center use is low-impact in terms of demand on public resources, but generates significant tax revenues due to the unique electric demands of the facility.

The proposed Data Center Campus, as depicted on the Preliminary Plan, will allow CyrusOne to expand its Aurora footprint for the express purpose of meeting the growing demand of its customer base. The proposed Data Center Campus is located approximately 1,100 feet north of the existing C1 Facility. The relative proximity of the two facilities will provide an efficient operation for both the operator of the facility and for tenants who intend to expand into the new facility. Located on approximately 32 acres, the proposed Data Center Campus will consist of two separate data center buildings, two telecommunication towers, and an electrical substation. Improvements to the Data Center Campus will be constructed in three phases as generally depicted

in the Phasing Plan submitted as part of the application materials. In the first phase of construction, Petitioner will install all of the utilities and site infrastructure, Proposed Building 1, Non-Guyed Tower 1, Communications Support Facility 1, Non-Guyed Tower 2, and Communications Support Facility 2. Proposed Building 1 is the centerpiece of the Data Center Campus, consisting of approximately 411,000 square feet. Phase 2 will consist of third-party improvements for the public utility substation and will commence prior to the completion of the phase 1 improvements. Future Building 2 is approximately 153,000 square feet and is the primary component of the phase 3 improvements. The phase 3 improvements will be constructed when dictated by market demand, which may be concurrent with the construction of phase 1.

The Non-Guyed Towers are integral to the overall site development plan. The proposed towers will provide all the wireless network colocation space required to interconnect to the proposed Data Center Campus for the foreseeable future. The towers will contain a large number of networks and antennas in a limited space to avoid the proliferation of other smaller towers adjacent to the site for that purpose. The proximity of the towers to the data center is specifically relevant to data-relay times and fair market access (pursuant to federal regulations) associated with anticipated systems housed within the Data Center Campus. Given the site context along I-88 and the existence of other towers in the area, the proposed towers will not impact public health or general welfare nor impact the use and enjoyment of other property in the area. The proposed towers are comparable to facilities located at the C1 Facility, which towers have not detrimentally impacted the community. There are no suitable existing communications facilities, other structures, or alternative technologies which could address the anticipated demand associated with the Data Center Campus and comply with applicable regulations regarding equidistant access.

There are two means of ingress and egress for the Data Center Campus, both of which

connect to Bilter Road. The easternmost access is limited and will serve exclusively as: i) ingress/egress to the public utility substation; and ii) egress for any traffic that is not granted access to the secure portions of the Data Center Campus. The westernmost access will then serve as the primary means of ingress/egress serving the secure portions of the Data Center Campus. Traffic will enter via the westernmost access point and proceed to a security checkpoint. Approved visitors will proceed through the gating system and enter the secured site. Visitors who are not approved will be directed to exit the premises through the westernmost access to Bilter Road. The internal pavement section south of the westernmost access point provides ample room to facilitate security operations without negatively impacting traffic on a public roadway.

To secure the Data Center Campus, Petitioner proposes an approximately 8' perimeter security fence as delineated on the Preliminary Plan. A spec for the security fence is included with the submittal materials. The security fence will not encompass the proposed public utility substation which will ultimately be conveyed to the third-party public utility company. The third-party utility company will be responsible for securing the perimeter of the public utility substation pursuant to applicable standards. Petitioner seeks to coordinate with the City regarding appropriate screening of the substation through a combination of fencing and landscape screening.

Like the C1 Facility, the façade of the building will incorporate architectural treatment atypical of traditional warehouse or industrial buildings. The proposed glazing, façade articulation, and metal building components are representative of the extraordinary investment in the facility. The building height is measured at fifty feet to the surface of the flat roof (Section III.A.2.c of the Plan Description), which is well-within the seventy-foot height limit established for Manufacturing Areas in the Butterfield Planned Development District. Due to the nature of the facility, significant mechanical appurtenances will be constructed on the rooftop of the

building.

Except as will be detailed below with respect to the Non-Guyed Towers, the Data Center Campus will meet all setback or yard requirements applicable to the Property under the terms of the Plan Description or the Code, as may be applicable. The applicable setbacks are specifically delineated on the Preliminary Plan which also includes notes to reference the source of the setback requirement. A Landscape Plan has been submitted with the application materials in support of the proposed Data Center Campus. The Landscape Plan generally complies with the enhanced standards set forth in Ordinance O09-04 which include a thirty-foot landscape buffer yard and supplemental plant materials. Petitioner has coordinated limited berming along the Bilter Road frontage where possible. In total, the Landscape Plan contemplates 524 new trees, 464 new shrubs, and extensive new native wetland areas that will supplement the architecture and improve the character of the area.

In order to develop the Data Center Campus, Petitioner respectfully requests an amendment to the Plan Description for the Butterfield Planned Development District to:

- (i) Permit the use of the Property for Warehouse, Distribution and Storage Service Uses (3300), said use being specifically limited to data centers, being warehouses of computer systems and associated components that process and distribute large amounts of data.
- (ii) To establish the following Bulk Standards associated with the Warehouse, Distribution and Storage Service Uses (3300) permitted for the Property:
 - a. The parking requirement for the Property shall be based on the requirement for Structure 2610, Electronic Data Storage. No additional parking shall be separately calculated for accessory uses within an Electronic Data Storage

building or for any associated uses of the Property, including the Telecommunication Facilities, the Antennas, Communication Support Facilities, or the Public Utility Substation Use.

- b. For Warehouse, Distribution and Storage Service Uses (3300) permitted for the Property, there shall be no required building separation provided that the buildings otherwise comply with applicable building code requirements.
 - c. To waive the provisions pertaining to berming requirements within Exhibit C of the Landscaping Standards and Specifications.
 - d. To permit a screening wall/fence within the boundary line of the district setback up to a maximum height of twelve feet (12') in height.
 - e. To permit an open style security fence not exceeding eight (8) feet in height.
- (iii) To establish the following Subdivision Regulations with respect to the Property:
- a. The Property may be subdivided into one or more lots without direct access to a public or private street provided that any such lot without direct access to a public or private street is reserved a minimum twenty foot (20') permanent easement of access to a public street.

In addition to the amendment to the Plan Description heretofore referenced, Petitioner respectfully requests a conditional use for Telecommunication Facilities to be constructed on the Property as part of the comprehensive Data Center Campus. In association with the proposed conditional use, Petitioner seeks approval of the following standards for the proposed Telecommunication Facilities:

- (i) A minimum setback (Section 19-68(O)) for a non-guyed towers of one hundred and thirty-five feet (135'), as measured from the base of the Telecommunication

Facility to the nearest perimeter of the Property

- (ii) separation between the proposed three hundred foot tall tower (Section 19-68(p)(2)) and other towers as follows: i) 1,600 feet for towers that are more than 50' but less than or equal to 100'; and ii) 1,550 feet for towers that are more than 200'.
- (iii) To waive the separation requirement (Section 19-68(p)(2)) with respect to the two (2) on-site Telecommunication Facilities to be permitted on the Property.
- (iv) For each Telecommunication Facility, to permit Communication Support Facilities (Section 19-72(c)) with a maximum building height of twenty feet (20') and a maximum floor area of one thousand five hundred (1,500) square feet.

STANDARDS

1. The proposed Data Center Campus meets the standards for an amendment to the Plan Description as follows:

- a. The public health, safety, morals, comfort or general welfare.*

The proposed development of the Property as a Data Center Campus will promote the general welfare of the City. The Property was originally annexed and zoned in the City in 1975. Despite the underlying zoning, the Property has set fallow, with no real productive use for nearly 50 years. The proposed development of the Property will facilitate substantial investment in the City that will produce new construction jobs, long-term employment opportunities at the facility, and significant new tax revenue streams. The investment in the Data Center Campus will build upon the trend of Aurora as a regional leader in data center capacity.

b. The use and enjoyment of other property already established or permitted in the general area.

The proposed development of the Property as a Data Center Campus will not impair the use or enjoyment of other property in the general area. The Property was originally annexed and zoned in the City in 1975 and is part of the Butterfield Planned Development District. The Property is largely isolated. The Property is bound by public right-of-way along three sides. The I-88 tollway sits along the southern border of the Property while the Eola interchange ramp comprises the eastern boundary of the Property. Roadway frontage typically creates value through beneficial means of ingress/egress that is necessary for commercial development. Quite the contrary is true with respect to the Property, with ingress/egress expressly prohibited along roadway frontage to the south and east. Moreover, areas to the north and west are both publicly owned and largely encumbered by wetlands. These public wetlands will remain open space, creating a substantial natural buffer on two sides of the Property.

The Property is part of the “Manufacturing Area” as established under the planned development district. Within this designation, the Property may legally be used for a very broad swath of businesses ranging from artificial limb manufacture to grain elevators, from storage yards to certain residential uses. Many of the permitted uses in this Manufacturing Area are intensive and could represent significant external impacts. Other commercial uses which the City may find desirable, such as hotels, restaurants, and retail, have failed to attract the type of investment necessary to facilitate development of the Property. The Property sits between distinct and well-established commercial corridors with Route 59 to the east and Farnsworth Avenue to the west. While there remain opportunities in existing commercial corridors, the risk associated with creation of a wholly new and isolated commercial corridor is not supported by the market. The proposed Data Center Campus represents a low-impact use. It will be developed as a secure

facility, focused on internal operation rather than external impacts. Operations will occur within the four walls of the large industrial building that incorporates unique high-end architectural finishes. While the Data Center Campus may be seen in the distance, the operation of the facility will have little impact on the use or operation of property near the facility.

c. Property values within the neighborhood.

The development of a data center represents a unique level of investment. Data center developers are attracted to certain locations due to existing utility infrastructure. Still, existing infrastructure is typically insufficient to support the ultimate requirements of a data center (electric load in particular), so development of a data center typically entails significant new private investment in upgrades to utility infrastructure. The ultimate development, which is typically backed by institutional investment, results in uniquely high values within a sub-market. These values bolster revenue stream for local governmental jurisdictions that rely heavily on property taxes. By way of comparison, the C1 Facility has an assessed value of nearly \$16,000,000, or approximately \$350,000 per acre. By way of comparison, nearby industrial properties have assessed values ranging from approximately \$63,000 per acre to \$197,000 per acre, a small fraction of the C1 Facility assessed value.

Investment in utility infrastructure driven by data center development tends to attract additional investment, creating a sort of multiplier effect. Since the City approved the initial C1 Facility in 2016/2017, the City has seen significant additional investment in the sub-market. The City is experiencing development on property that, despite zoning approvals having been in-place for decades, had attracted no new investment. As the City has developed a robust data center market and infrastructure to support that market, demand for space has increased, land values in the area have risen, and the City benefits from the inflow of new investment.

d. The normal and orderly development and improvement of surrounding property for

uses established or permitted within their respective existing zoning districts.

The Property is largely isolated. The Property is bound by public right-of-way along three sides. The I-88 tollway sits along the southern border of the Property while the Eola interchange ramp comprises the eastern boundary of the Property. Roadway frontage typically creates value through beneficial means of ingress/egress that is necessary for commercial development. Quite the contrary is true with respect to the Property, with ingress/egress expressly prohibited along roadway frontage to the south and east. Moreover, areas to the north and west are both publicly owned and largely encumbered by wetlands. These public wetlands will remain open space in perpetuity, creating a substantial natural buffer on two sides of the Property. Given the context of the Property, the proposed development will not impair the normal and orderly use and improvement of surrounding properties.

e. Utilities, access road, drainage and/or other necessary facilities.

The Property is generally well-positioned in terms of access and utilities.

The Property will be developed with two points of ingress/egress via Bilter Road. Based on Petitioner's international experience with development of data center facilities, Petitioner believes that the proposed ingress/egress will sufficiently service the intended use of the Property. Internal to the Property, Petitioner has designed a series of private drive aisles which are essential to the function of security requirements for the Data Center Campus. Necessary and appropriate easements will be granted at final plat to ensure perpetual private rights of access.

Stormwater management for the Property is part of the regional system originally constructed as a component of the Butterfield Planned Development District. To accommodate current legal requirements nearly 50 years later, Petitioner's civil engineer has designed a series of additional stormwater management basins which will handle additional runoff. These stormwater management basins will be improved with native vegetation that is consistent with the

context of the substantial wetlands located north and west of the Property.

Public utilities are readily available and will be extended through and across the Property as a component of private project expenses. A new Public Utility Electric Substation will be developed as a critical component of the project. This utility substation will be located on a separate lot and will ultimately be conveyed to the utility provider for ownership and operation.

f. Ingress and egress as it relates to traffic congestion in the public streets.

Petitioner, through its traffic engineering consultant, performed a traffic study to evaluate ingress/egress and impacts on public roadways. The traffic study is submitted with application materials. The traffic study evidences that the traffic demands associated with the proposed Data Center Campus are substantially less than what would otherwise be associated with traditional industrial/warehouse type space. The traffic study concludes that the study intersections are projected to adequately accommodate the proposed development.

g. The applicable regulations of the zoning district in which the subject property is proposed to be or is located.

The Property is located in the “Manufacturing Area” of the Butterfield Planned Development District. The proposed Data Center Campus is a substantially lower impact use than other uses presently permitted under the applicable zoning.

2. The proposed Telecommunication Facilities meet the standards for approval of a conditional use as follows:

a. The establishment, maintenance or operation of the conditional use will be unreasonably detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

The Petitioner proposes the construction of two non-guyed towers with associated antennas and communication support facilities. Details with respect to the specific design of these

Telecommunication Facilities are set forth in the plans submitted herewith. The use of the Telecommunication Facilities is integral to Petitioner's anticipated operation of the Data Center Campus. Notably, the proposed Telecommunication Facilities are substantially similar to the existing Telecommunication Facilities located at the existing C1 Facility on Diehl Road. The construction, use, and operation of the existing Telecommunication Facilities have not been detrimental to the public health, safety, morals, comfort, or general welfare. Given the similar nature of the proposed Telecommunication Facilities, Petitioner believes that the proposed use will not be unreasonably detrimental to the public health, safety, morals, comfort, or general welfare. To the contrary, Petitioner believes that the productive development of the Property as a Data Center Campus will create new job opportunities in the region and generate significant new tax revenues for the City of Aurora.

The proposed Telecommunication Facilities are a critical component related to the operation of the Data Center Campus and will support external communication with internal data processing and storage facilities on site. The location of the Telecommunication Facilities provides the most optimal and efficient path to connect to internal facilities while also ensuring compliance with strict federal regulations governing the siting and continued operation of these Telecommunication Facilities.

b. The conditional use will be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or will substantially diminish and impair property values within the neighborhood; factors including but not limited to, lighting, signage and outdoor amplification, hours of operation, refuse disposal areas and architectural compatibility and building orientation.

The proposed Telecommunication Facilities will not be injurious to the use and enjoyment of property in the immediate vicinity, nor will it impair property values. The Property is located

in the Manufacturing Area established under the Butterfield Planned Development District. Petitioner's proposed Data Center Campus is relatively low intensity compared to the manufacturing/industrial uses that are permitted under the existing zoning. Petitioner has submitted technical materials in satisfaction of the City's requirements (Chapter 19) governing Telecommunications and Cable Television. Petitioner has substantiated that the proposed Telecommunication Facilities will not conflict with existing Telecommunication Facilities. While the towers associated with the Telecommunication Facilities will be visible from external to the Property, the two proposed towers will not change the character of the area so as to impact property values. In the general vicinity of the Property, electrical distribution facilities, billboards, other existing Telecommunication Facilities, and the I-88 corridor are defining features that influence land use and the manner in which property in the immediate vicinity is enjoyed. The two proposed towers are complementary or consistent with the established character of the area and are appropriately located to avoid disturbance of other quieter or less intensive areas of the community.

c. The establishment of the conditional use will impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

The establishment of the conditional use will not impede the normal and orderly development and improvement of other properties in the area. The proposed Telecommunication Facilities are consistent with the character of the Telecommunication Facilities located at the existing C1 Facility. Since the first tower was installed at the existing C1 Facility, the City has seen substantial additional investment at the C1 Facility and in the area around the C1 Facility. The trend of development around the C1 Facility shows that Telecommunication Facilities have not impeded normal and order development in the area. If anything, the development of the C1

Facility with its associated Telecommunication Facilities has prompted additional investment in the area.

d. Adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided to the conditional use.

Petitioner has submitted detailed specifications and its engineers have made representations associated with the construction of the proposed Telecommunication Facilities in compliance with the City's Chapter 19 Telecommunication regulations. The materials submitted by Petitioner establish that sufficient infrastructure is available to support the proposed Telecommunication Facilities.

e. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; For automobile intensive uses including but not limited to, gas stations, car washes, and drive through facilities the concentration of similar uses within 1000 feet of said subject property should be given consideration as to the impact this concentration will have on the traffic patterns and congestion in the area.

The proposed Telecommunication Facilities are integral to the proposed Data Center Campus. Access to the Telecommunication Facilities will be obtained via access drives within the Data Center campus. Due to the nature of the Telecommunication Facilities, Petitioner anticipates very limited traffic (less than 1 car/day) associated with the daily operation.

f. The conditional use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the city council pursuant to the recommendations of commission.

The Telecommunication Facilities comply with the applicable regulations as set forth in Chapter 19 except as set forth below. The modifications proposed by Petitioner are generally consistent with the character of modifications that the City has approved for other Telecommunication Facilities in the vicinity of the Property. The proposed modifications will not

impair the safety or general welfare of the public. The proposed modifications will not impair the normal and orderly operation of other Telecommunication Facilities in the vicinity of the Property.

- g. A minimum setback (Section 19-68(O)) for a non-guyed towers of one hundred and thirty five feet (135'), as measured from the base of the Telecommunication Facility to the nearest perimeter of the Property
- h. separation between the proposed three hundred foot tall tower (Section 19-68(p)(2)) and other towers as follows: i) 1,600 feet for towers that are more than 50' but less than or equal to 100'; and ii) 1,550 feet for towers that are more than 200'.
- i. To waive the separation requirement (Section 19-68(p)(2)) with respect to the two (2) on-site Telecommunication Facilities to be permitted on the Property.
- j. For each Telecommunication Facility, to permit Communication Support Facilities (Section 19-72(c)) with a maximum building height of twenty feet (20') and a maximum floor area of one thousand five hundred (1,500) square feet.

WHEREFORE, by reason of the foregoing, the undersigned Petitioner requests approval of: (i) an amendment to the Plan Description for the Butterfield Planned Development District; (ii) a Preliminary Plat of Subdivision; (iii) a Preliminary Plan; (iv) a conditional use for Telecommunication Facilities with establishment of modified development standards; and (v) such other relief from the City of Aurora's Municipal Code as may be deemed necessary and appropriate to develop the property consistent with the conceptual plans submitted herewith and pursuant to the appropriate provisions of the City of Aurora's Municipal Code.

RESPECTFULLY SUBMITTED this 1st day of May, 2024.

PETITIONER:

C1 CHICAGO AURORA III LLC
A Delaware limited liability company

A handwritten signature in blue ink, appearing to read "Rosanova & Whitaker".

Rosanova & Whitaker, Ltd.
Attorney for the Petitioner

EXHIBIT A
LEGAL DESCRIPTION – THE “PROPERTY”

THAT PART OF THE WEST ½ OF SECTION 5 AND THE EAST ½ OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF A TRACT OF LAND CONVEYED TO NORTHERN ILLINOIS GAS COMPANY BY DOCUMENT NO. 956155 RECORDED FEBRUARY 18, 1960 WITH THE WEST LINE OF EOLA ROAD, AS CREATED BY DOCUMENT NO. R92-231189, SAID WEST LINE LYING 100 FEET WESTERLY OF THE CENTER LINE OF SAID EOLA ROAD AT SAID POINT OF INTERSECTION; THENCE SOUTH 85 DEGREES 26 MINUTES 20 SECONDS WEST ALONG SAID NORTH LINE 1057.42 FEET TO AN ANGLE POINT IN SAID NORTH LINE; THENCE SOUTH 86 DEGREES 53 MINUTES 56 SECONDS WEST ALONG SAID NORTH LINE 199.87 FEET TO AN ANGLE POINT IN SAID NORTH LINE; THENCE SOUTH 85 DEGREES 29 MINUTES 57 SECONDS WEST ALONG SAID NORTH LINE 29.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 85 DEGREES 29 MINUTES 57 SECONDS WEST ALONG SAID NORTH LINE, 468.04 FEET TO AN ANGLE POINT IN SAID NORTH LINE; THENCE NORTH 89 DEGREES 49 MINUTES 50 SECONDS WEST ALONG SAID NORTH LINE 301.18 FEET TO AN ANGLE POINT IN SAID NORTH LINE; THENCE SOUTH 85 DEGREES 27 MINUTES 41 SECONDS WEST ALONG SAID NORTH LINE 416.01 FEET; THENCE NORTH 06 DEGREES 07 MINUTES 25 SECONDS WEST, 637.75 FEET; THENCE SOUTH 47 DEGREES 06 MINUTES 35 SECONDS WEST, 455.18 FEET; THENCE SOUTH 26 DEGREES 09 MINUTES 17 SECONDS WEST, 27.96 FEET; THENCE SOUTH 47 DEGREES 06 MINUTES 35 SECONDS WEST, 51.66 FEET TO A NORTHEASTERLY LINE OF SAID GAS COMPANY TRACT; THENCE NORTH 37 DEGREES 17 MINUTES 57 SECONDS WEST ALONG SAID NORTHEASTERLY LINE, 40.19 FEET TO THE MOST SOUTHERLY CORNER OF LOT 1 OF FOREST PRESERVE DISTRICT BIG WOODS ASSESSMENT PLAT, RECORDED SEPTEMBER 27, 1991 AS DOCUMENT NO. R91-126868; THENCE NORTH 47 DEGREES 06 MINUTES 35 SECONDS EAST ALONG A SOUTHEASTERLY LINE OF SAID LOT 1, A DISTANCE OF 913.68 FEET TO THE SOUTHERLY LINE OF BILTER ROAD AS CREATED BY DOCUMENT NO. R95-48238; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE, BEING ALONG A CURVE CONCAVE NORTHWESTERLY, NOT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 635.00 FEET, AN ARC LENGTH OF 368.10 FEET; THENCE NORTH 50 DEGREES 03 MINUTES 45 SECONDS EAST NOT TANGENT TO THE LAST DESCRIBED COURSE, 401.66 FEET; THENCE NORTH 46 DEGREES 29 MINUTES 59 SECONDS EAST, 85.68 FEET; THENCE NORTH 87 DEGREES 39 MINUTES 27 SECONDS EAST, 82.66 FEET; THENCE SOUTH 23 DEGREES 30 MINUTES 01 SECONDS EAST, 905.89 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 408.00 FEET, A CHORD BEARING OF SOUTH 16 DEGREES 28 MINUTES 26 SECOND WEST, A CHORD LENGTH OF 524.23 FEET, AN ARC LENGTH OF 569.31 FEET TO THE POINT OF BEGINNING; IN DUPAGE COUNTY, ILLINOIS.

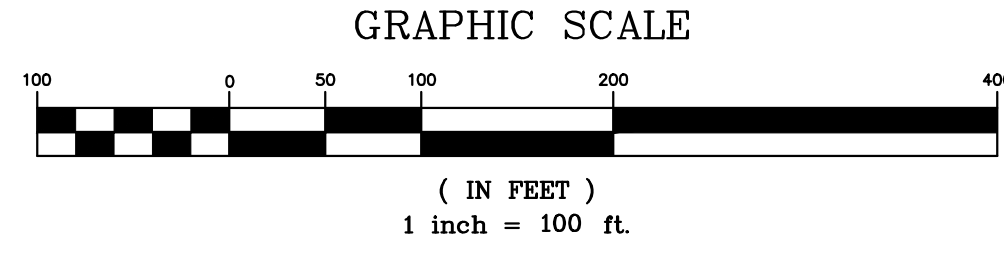
EXHIBIT B
PLAT OF SUBDIVISION

PRELIMINARY PLAT OF SUBDIVISION BUTTERFIELD PHASE II UNIT 5B

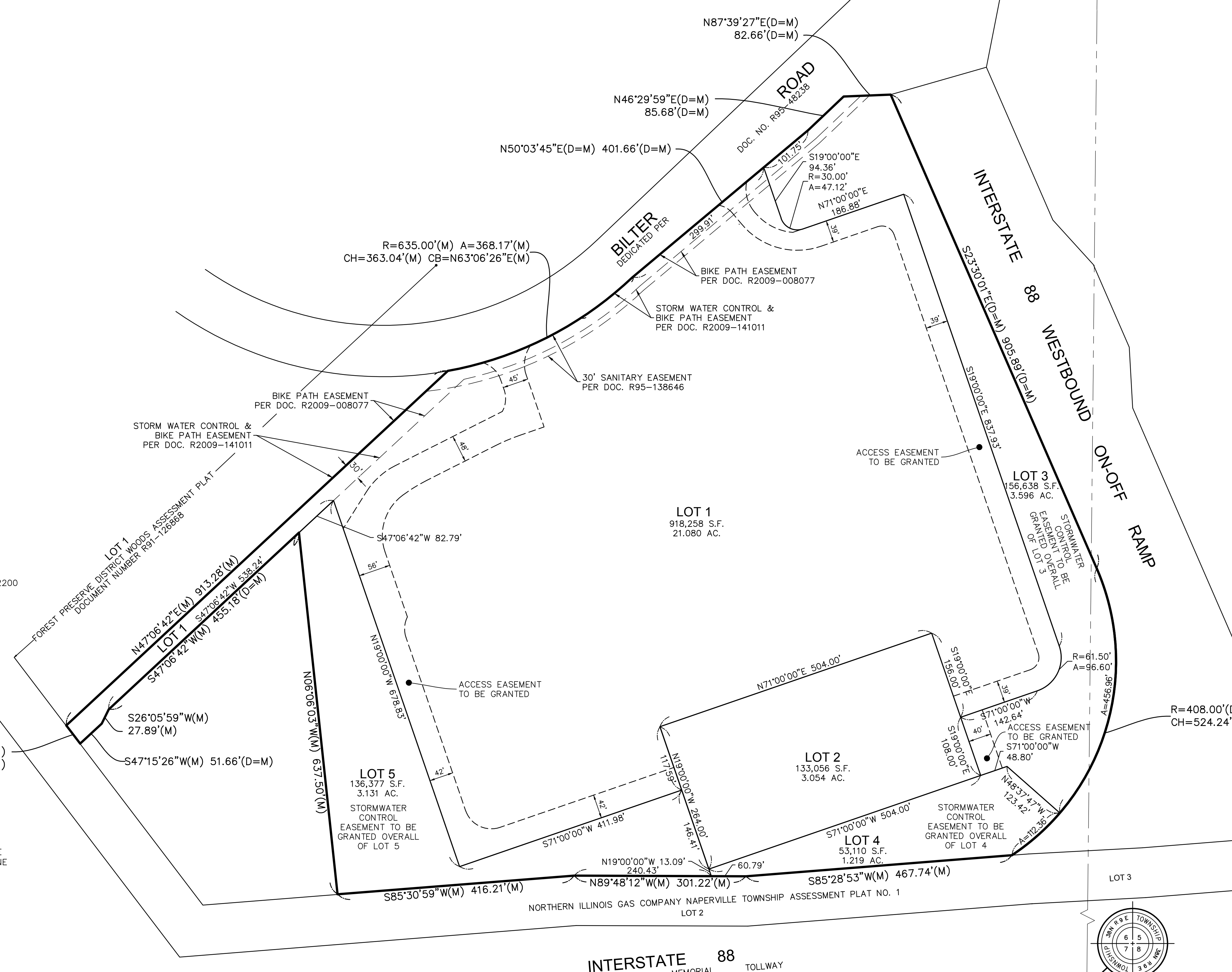
PART OF THE WEST HALF OF SECTION 5 AND THE EAST HALF OF SECTION 6, TOWNSHIP 38
NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

CITY RESOLUTION _____

PASSED ON _____



GARY NORTH

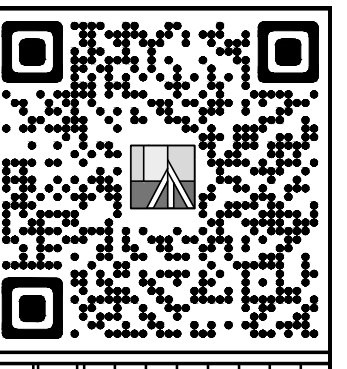


OWNER:
CYRUSONE LLC
2850 N. HARWOOD STREET, SUITE 2200
DALLAS TX 75201

PETITIONER:
ROSANOVA & WHITAKER, LTD.
127 AURORA AVE
NAPERVILLE, ILLINOIS 60540

- LINE LEGEND**
- SUBDIVISION BOUNDARY LINE
 - ADJACENT LAND PARCEL LINE
 - LOT LINE
 - - - EASEMENT LINE
 - - - CENTERLINE
 - - - BUILDING SETBACK LINE
 - - - SECTION LINE
- LEGEND**
- IRON PIPE
 - CONCRETE MONUMENT TO BE SET
- ABBREVIATIONS**
- O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
 - N = NORTH
 - S = SOUTH
 - E = EAST
 - W = WEST
 - (R) = RECORD BEARING OR DISTANCE
 - (M) = MEASURED BEARING OR DISTANCE
 - (C) = CALCULATED BEARING OR DISTANCE
 - (D) = DEED BEARING OR DISTANCE
 - B.S.L. = BUILDING SETBACK LINE
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - P.O.C. = POINT OF COMMENCEMENT
 - P.O.B. = POINT OF BEGINNING
 - P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

Development Data Table: Preliminary Plat		
Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs):	07-06-401-013	
Butterfield Phase II Unit 5B		
b) Subdivided Area (Gross)	32.08	Acres
	1,397,427	Square Feet
c) Proposed New Right-of-way	0.000	Acres
	-	Square Feet
	0	Linear Feet of Centerline
d) Proposed New Easements	10,718	Acres
	466,895	Square Feet



NO.	DATE	BY	BOCK N/A PG N/A

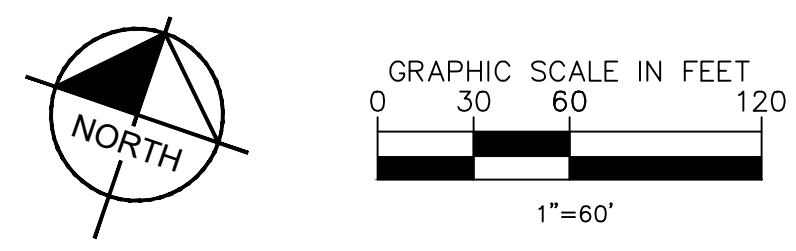
CLIENT
Kimley»Horn
© 2016 KIMLEY-HORN AND ASSOCIATES, INC.
1001 WARENVILLE ROAD, SUITE 350,
NAPERVILLE, IL 60563
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

PROJECT
Butterfield Phase II,
Unit 5B - Aurora

COMPASS SURVEYING LTD
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 829-9100 FAX: (630) 829-7030 EMAIL: ADMIN@CLSURVEYING.COM

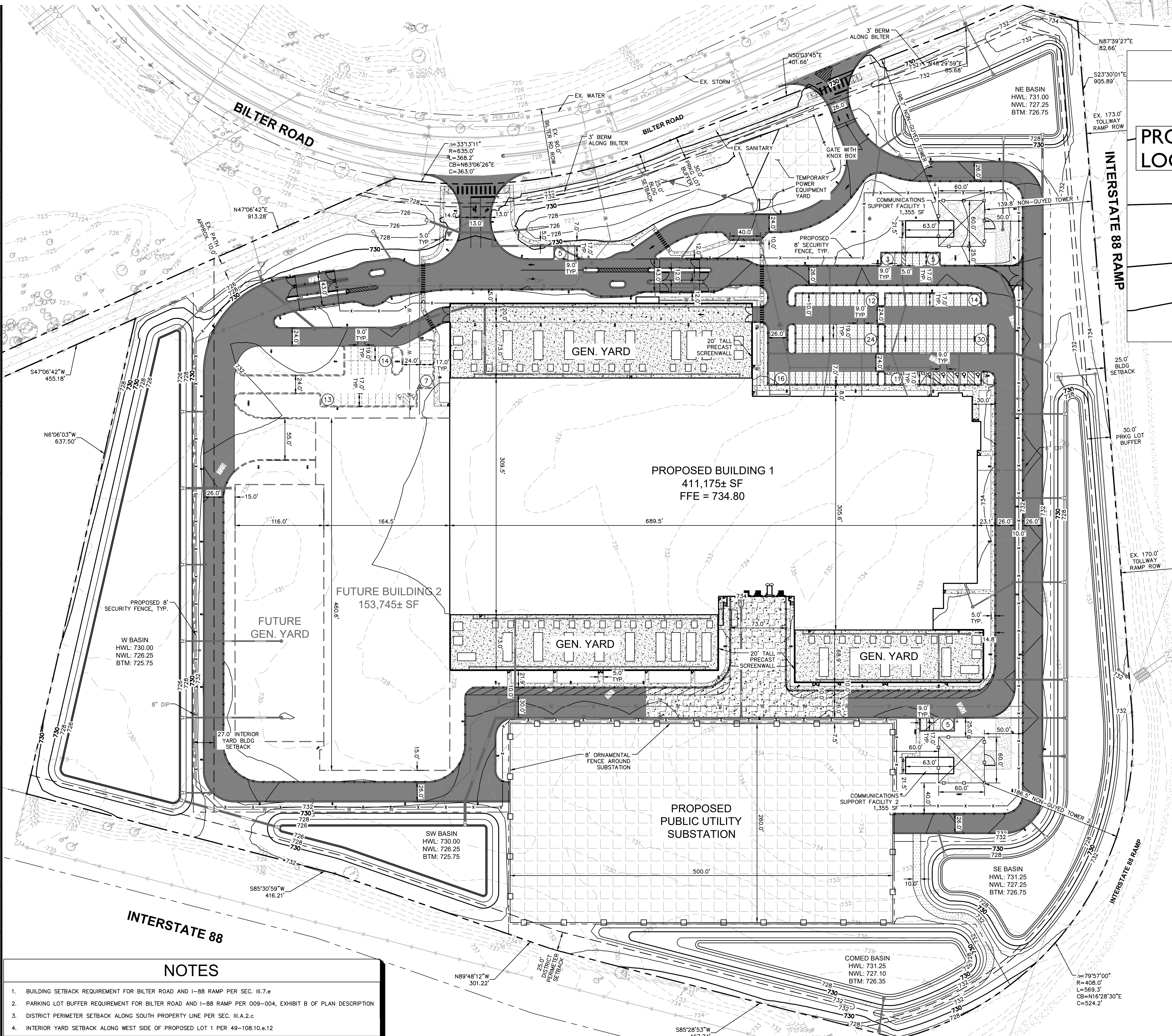
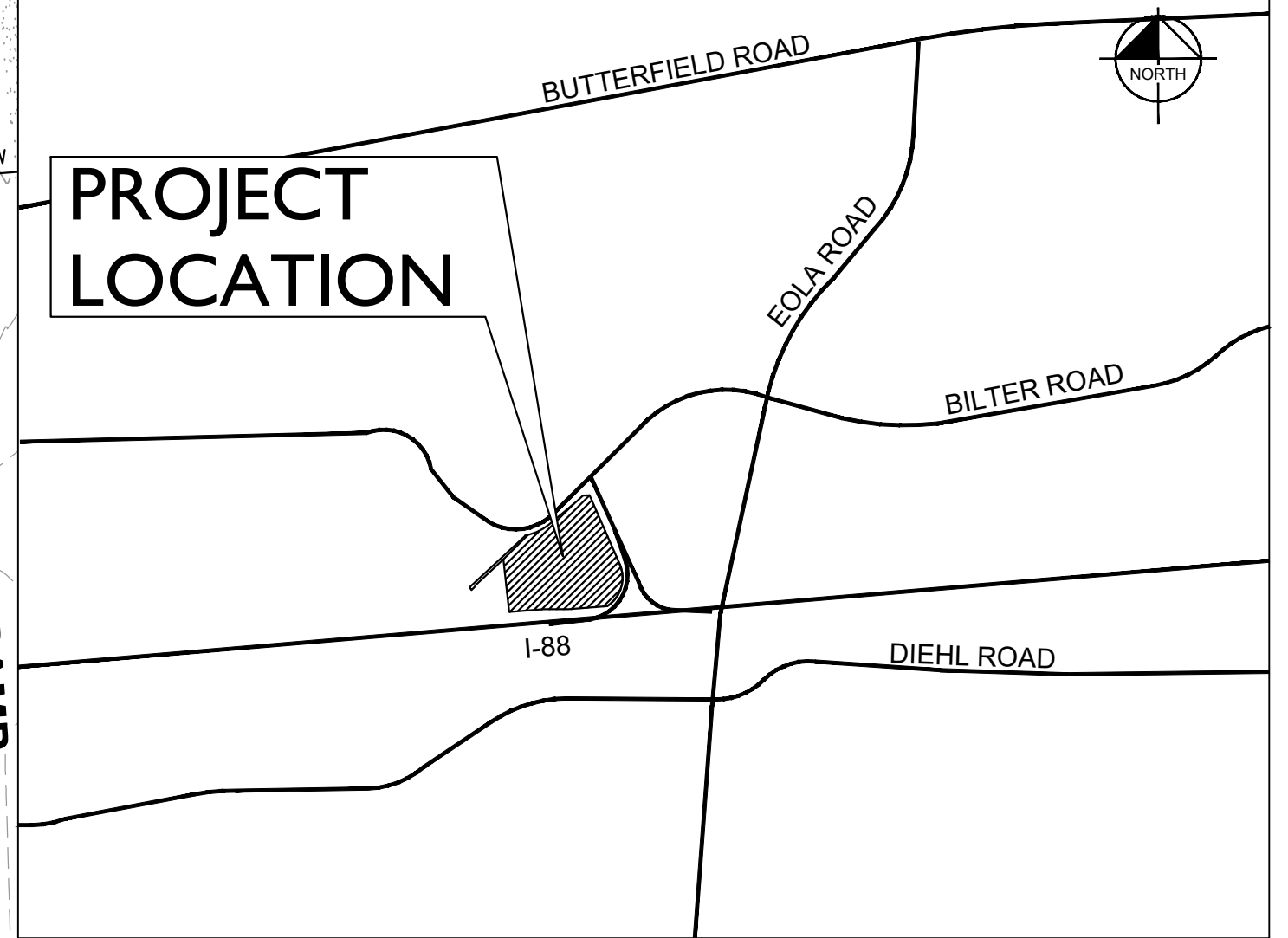
EXHIBIT C
PRELIMINARY PLAN

PRELIMINARY PLAN FOR LOTS 1, 2, 3, 4, & 5 OF THE BUTTERFIELD SUBDIVISION PHASE II UNIT 5B



LOCATION MAP

(NOT TO SCALE)



LEGEND

	STANDARD PITCH CONCRETE CURB AND GUTTER
	CONCRETE DEPRESSED CURB AND GUTTER
	PROPERTY LINE
	PROPOSED LOT LINE
	SETBACK LINE
	PROPOSED 8' SECURITY FENCE
	FUTURE DEVELOPMENT
	PROPOSED SIGN
	ADA STALL
	PROPOSED STORM SEWER LINE
	PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
	PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1713) (GRASS USE NEENAH R-1786)
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED WATER LINE
	PROPOSED VALVE VAULT
	PROPOSED FIRE HYDRANT
	STANDARD DUTY ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	HEAVY DUTY CONCRETE PAVEMENT
	COMED GRAVEL SUBSTATION
	TOWER GRAVEL PAD

DEVELOPMENT DATA TABLE

OVERALL SITE DATA	
TAX/PARCEL IDENTIFICATION NUMBER (PIN)	07-06-401-013
PROPOSED LAND USE	ELECTRONIC DATA STORAGE
TOTAL ACRES	32.08 ACRES
TOTAL PROPERTY SIZE	1,397,439 SF
TOTAL LOT COVERAGE	
OPEN SPACE/LANDSCAPING	810,650 SF (58%)
SITE OPERATIONS PARKING	586,789 SF (42%)
COMMUNICATIONS SUPPORT FACILITY 1 AREA	15 SPACES
COMMUNICATIONS SUPPORT FACILITY 2 AREA	1,355 SF
TOTAL GROSS FLOOR AREA	567,830 SF
PROPOSED F.A.R.	0.41
ALLOWABLE F.A.R.	1.50
PROPOSED BUILDING 1 DATA:	
PARKING SPACES REQUIRED (1 SPACE/7,000 SF)	59 SPACES
PARKING SPACES PROVIDED	110 SPACES
ACCESSIBLE PARKING SPACES REQUIRED	5 SPACES
ACCESSIBLE PARKING SPACES PROVIDED	5 SPACES
TOTAL PARKING SPACES PROVIDED	115 SPACES
BUILDING AREA	411,175 SF
FUTURE BUILDING 2 DATA:	
PARKING SPACES REQUIRED (1 SPACE/7,000 SF)	22 SPACES
PARKING SPACES PROVIDED	32 SPACES
ACCESSIBLE PARKING SPACES REQUIRED	2 SPACES
ACCESSIBLE PARKING SPACES PROVIDED	2 SPACES
TOTAL PARKING SPACES PROVIDED	34 SPACES
BUILDING AREA	153,745 SF

- ### NOTES
- BUILDING SETBACK REQUIREMENT FOR BILTER ROAD AND I-88 RAMP PER SEC. III.7.e
 - PARKING LOT BUFFER REQUIREMENT FOR BILTER ROAD AND I-88 RAMP PER 009-004, EXHIBIT B OF PLAN DESCRIPTION
 - DISTRICT PERIMETER SETBACK ALONG SOUTH PROPERTY LINE PER SEC. III.A.2.c
 - INTERIOR YARD SETBACK ALONG WEST SIDE OF PROPOSED LOT 1 PER 49-108.10.e.12

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CyrusOne
 2725 BILTER RD
 AURORA, IL 60502
 OWNER: CYRUSONE
 2850 N HARWOOD ST, STE 2200
 DALLAS, TX 75201

PRELIMINARY PLAN
 FOR LOTS 1, 2, 3, 4, & 5
 OF THE BUTTERFIELD
 SUBDIVISION PHASE II
 UNIT 5B

ORIGINAL ISSUE:
 03/01/2024
 KHA PROJECT NO.
 268485001

SHEET NUMBER
EX

SCALE:	AS NOTED
DESIGNED BY:	TRE
DRAWN BY:	TRW
CHECKED BY:	JWP
CITY COMMENTS:	
REVISIONS:	
DATE:	04/30/24
KCO:	
BY:	