



## Land Use Petition

### Subject Property Information

Address / Location: 2725 Bilter Road being located south of Bilter Road, west of Eola Road, and north of Interstate 88

Parcel Number(s): 07-06-401-013

### Petition Request

Requesting approval of an amendment to the Plan Description for the Butterfield Planned Development District for the property located at 2725 Bilter Road being south of Bilter Road, west of Eola Road, and north of Interstate 88;

Requesting approval of a Conditional Use for a Telecommunications Facility (4211) use for the property located at 2725 Bilter Road being south of Bilter Road, west of Eola Road, and north of Interstate 88;

Requesting approval of a Preliminary Plan and Plat for Butterfield Phase II Subdivision, Unit 5B located at 2725 Bilter Road being south of Bilter Road, west of Eola Road, and north of Interstate 88 for a Warehouse, Distribution and storage services (3300) in the form of a data center and a Telecommunications Facility (4211) use

### Attachments Required

**(a digital file of all documents is also required)**

Development Tables Excel Worksheet - digital only (1-0)  
Word Document of: Legal Description (2-1)

One Paper and pdf Copy of:  
Qualifying Statement (2-1)  
Plat of Survey (2-1)  
Legal Description (2-1)  
Letter of Authorization (2-2)  
Existing or Proposed CC&Rs

Documents for Tower  
One Paper and pdf Copy of:  
Contact Information for tower (2-23)  
Inventory of existing or proposed sites or letter (2-23)  
Traffic Control Plan pursuant to IDOT standard, if applicable (2-23)  
Franchises Letter (2-23)  
Affidavit for co-locations (2-23)  
Affidavit from a third party professional addressing compliance with applicable federal, state or local laws, current radio frequency coverage prediction, use of drive test results, suitability or unsuitability of the use of existing towers, public safety communications (2-23)  
Letter identifying the entities providing the backhaul network (2-23)  
Color photo simulation (2-23)  
Notarized statement by a licensed structural engineer (2-23)

Two Paper and pdf Copy of:

Prelim. Engineering Plans  
Traffic Study  
Wetland Report  
Project Information Sheet  
Prelim. Stormwater Permit Worksheet & Application & SW Report  
Soil Investigation Report  
Drain tile survey  
Prelim. Fire Access Plan

Two Paper and pdf Copy of:

Plan Description Revision (2-18)  
Preliminary Plan (2-8)  
Preliminary Plat (2-9)  
Preliminary Landscape Plan  
Preliminary Elevations (Renderings)

**Petition Fee: \$5,358.89**

**Payable to: City of Aurora**

I hereby affirm that I have full legal capacity to authorize the filing of this Petition and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. The Authorized Signatory invites City representatives to make all reasonable inspections and investigations of the subject property during the period of processing this Petition.

The Subject Property Owner must sign this form unless the Contact Person has been authorized to do so per a letter that is attached hereto. If Signator is NOT the Subject Property Owner a Letter of Authorization with owner's Name and contact information is required.

Authorized Signature: \_\_\_\_\_ Date \_\_\_\_\_

Print Name and Company: \_\_\_\_\_

I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

Given under my hand and notary seal this \_\_\_\_\_ day of \_\_\_\_\_.

State of \_\_\_\_\_)

) SS

NOTARY PUBLIC SEAL

County of \_\_\_\_\_)

\_\_\_\_\_  
Notary Signature

# Contact Information Data Entry Worksheet

[Back To Index](#)

Fill in all the GREEN Boxes - if Not Applicable Please Leave Blank

Data Entry Fields are indicated in Green

## Owner

First Name:	Bradd	Initial:		Last Name:	Hout	Title:	Mr.
Address:	2850 N Harwood St, Ste 2200						
City:	Dallas	State:	TX	Zip:	75201		
Email Address:	bhout@cyrusone.com	Phone No.:	3124464605	Mobile No.:			
Company Name:	CyrusOne LLC						
Job Title:	Director, Location and Power Strategy						

## Main Petitioner Contact (The individual that will Sign the Land Use Petition)

Relationship to Project	Attorney						
First Name:	Russell	Initial:	G	Last Name:	Whitaker	Title:	Mr.
Address:	445 Jackson Ave., Suite 200						
City:	Naperville	State:	IL	Zip:	60540		
Email Address:	russ@rw-attorneys.com	Phone No.:	630-355-4600	Mobile No.:	630-880-7273		
Company Name:	Rosanova & Whitaker, Ltd.						
Job Title:	Partner						

## Additional Contact #1

Relationship to Project	Engineer						
First Name:	Taylor	Initial:	R	Last Name:	Eschbach	Title:	Mr.
Address:	4201 Winfield Rd, Suite 600						
City:	Warrenville	State:	IL	Zip:	60555		
Email Address:	taylor.eschbach@kimley-horn.com	Phone No.:	6304873392	Mobile No.:			
Company Name:	Kimley-Horn and Associates, Inc						
Job Title:	Project Manager						

## Additional Contact #2

Relationship to Project	Architect						
First Name:	Jason	Initial:		Last Name:	Hanna	Title:	Mr.
Address:	3450 E Broad St, Ste 120-333						
City:	Mansfield	State:	TX	Zip:	76063		
Email Address:	jason.hanna@jhetarch.com	Phone No.:	8179296997	Mobile No.:			
Company Name:	JHET Architects						
Job Title:	CEO, Co-Founder						

## Additional Contact #3

Relationship to Project	Attorney						
First Name:	Russell	Initial:	G	Last Name:	Whitaker	Title:	Mr.
Address:	445 Jackson Ave, Ste 200						
City:	Naperville	State:	IL	Zip:	60540		
Email Address:	russ@rw-attorneys.com	Phone No.:	6303554600x101	Mobile No.:	6308807273		
Company Name:	Rosanova & Whitaker, Ltd						
Job Title:	Partner						

## Additional Contact #4

Relationship to Project	Engineer						
First Name:	James	Initial:	W	Last Name:	Putnam	Title:	Mr.
Address:	4201 Winfield Rd, Suite 600						
City:	Warrenville	State:	IL	Zip:	60555		
Email Address:	jamie.putnam@kimley-horn.com	Phone No.:	6304875568	Mobile No.:	6307462103		
Company Name:	Kimley-Horn and Associates, Inc						
Job Title:	Project Manager						



Planning and Zoning Division 77 S. Broadway, 2nd Floor, Aurora, IL  
phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora.il.us

# Filing Fee Worksheet

**Project Number:** 2024.006

**Petitioner:** CyrusOne

**Number of Acres:** 32.08

**Number of Street Frontages:** 2.00

**Non-Profit** No

**Linear Feet of New Roadway:** 0

**New Acres Subdivided (if applicable):** 0.00

**Area of site disturbance (acres):** 31.26

**Filing Fees Due at Land Use Petition:**

Request(s):	Planned Development District	\$ 1,883.23
	Conditional Use	\$ 1,747.83
	Preliminary Plan & Plat	\$ 1,697.83
	Public Hearing Notice Sign(s)	\$ 30.00

**Total:** **\$5,358.89**

This Calculator is for informational purposes only and all numbers are subject to verification by the Review Planner.

Verified By: Jill Morgan

Date: 3/14/2024

## Contact Information

Project: CyrusOne, Inc  
2725 Bilter Road  
Aurora, IL 60502

Applicant: CyrusOne, Inc.  
1649 West Frankford Road  
Carrolton, TX 75007  
Attn:

Applicant Representative: Yotta Services, LLC  
757 Cherry Valley Road  
Princeton, NJ 08540  
Attn: Jamie Brown  
(212) 721-6693  
[jb@yottaco.net](mailto:jb@yottaco.net)

Property Owner: Applicant

Facility/Tower Owner: Applicant

DuPage Properties Venture  
c/o Development Resources, Inc.  
6160 N. Cicero, Suite 508  
Chicago, IL 60646  
Email: [jderose@devresinc.com](mailto:jderose@devresinc.com)

March 5, 2024

City of Aurora  
Development Services  
44 E. Downer Place  
Aurora, Illinois 60507  
630-256-3080  
[coaplanning@aurora-il.org](mailto:coaplanning@aurora-il.org)

**Re: Letter of Authorization – Approximately 32 acre parcel commonly known as Lot 503 of Unit 5 A of the Butterfield Center for Commerce and Industry**

To Whom It May Concern:

This letter shall confirm that Chicago Title Land Trust Company, as Successor Trustee to LaSalle Bank Trustee under a Trust Agreement Dated October 8, 2971 and known as Trust Number 43123 is the owner of an approximately 32 acre parcel (commonly known as Lot 503 of Unit 5A of the Butterfield Center for Commerce and Industry) of real estate located near the southwest corner of Eola and Bilter Roads, lying north of the I-88 Toll Road and west of the westbound I-88 Westbound on-off ramp in the City of Aurora, DuPage County, Illinois and legally described as follows:

THAT PART OF THE WEST 1/2 OF SECTION 5 AND THE EAST 1/2 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 956155 WITH THE WEST LINE OF EOLA ROAD, AS CREATED BY DOCUMENT 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 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 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, A CHORD BEARING OF NORTH 63 DEGREES 06 MINUTES 54 SECONDS EAST, A CHORD LENGTH OF 362.97 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 SECONDS WEST, A CHORD LENGTH OF 524.23 FEET, AN ARC LENGTH OF 569.31 FEET TO THE POINT OF BEGINNING; IN DU PAGE COUNTY, ILLINOIS.

Parcel Identification Number: 07-06-401-013, commonly known as 2725 Bilter Road, Aurora, IL ("Lot 503") (the "Property")

DuPage Properties Venture is an Illinois general partnership ("DPV") and the sole beneficiary of the Trust. I hereby affirm that I have full legal capacity to execute this Letter of Authorization and to further authorize Oktober Properties LLC, a Delaware limited liability corporation, CyrusOne LLC, a Delaware limited liability corporation, and C1 Chicago Aurora II LLC, a limited liability company, and their representatives (together, "Contract Purchaser") to act as owner's agent through the Land Use Petition process for the Property with the City of Aurora (the "City").

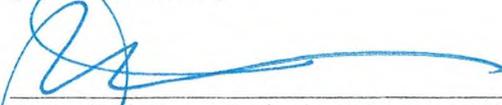
DPV is authorizing the Contract Purchaser to execute and submit a Land Use Petition with the City to obtain government approvals of (i) an amendment to the Plan Description for the Butterfield Planned Development District; (ii) a Preliminary Plat of Subdivision; (iii) a Preliminary Plan; and (iv) such other relief from the City's Municipal Code as may be deemed necessary and appropriate to develop the Property.

This letter shall further confirm that there are no buildings on the Property and no electors reside thereon. This authorization shall continue in full force and effect until receipt by the City of a revocation signed, in writing.

Subscribed and Sworn to  
before me this 5<sup>th</sup> day of  
March, 2024

  
\_\_\_\_\_  
Notary Public

DUPAGE PROPERTIES VENTURE, an Illinois  
general partnership

  
\_\_\_\_\_  
James F. DeRose, Authorized Representative



## LEGAL DESCRIPTION

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 SECOND 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.