



## Land Use Petition

### Subject Property Information

Address / Location: 3080 Bilter Road

Parcel Number(s): 07-05-102-007

### Petition Request

A Resolution Approving a Final Plan on property located at 3080 Bilter Road for a Warehouse, Distribution and storage services (3300) Use

### Attachments Required

(a digital file of all documents is also required)

Development Tables Excel Worksheet - digital only (1-0)

One Paper and One pdf Copy of:

Two Paper and pdf Copy of:

One Paper and pdf Copy of:

Final Engineering Plans (2-16)

Final Plan (2-4)

Qualifying Statement (2-1)

Stormwater Permit Application (App 1-14)

Landscape Plan (2-7)

Plat of Survey (2-1)

Stormwater Report (2-10)

Building and Signage Elevations (2-11)

Legal Description (2-1), Word Document and PDF

Soil Investigation Report

Fire Access Plan (2-6)

Letter of Authorization (2-2)

Wetland Determination Report

Existing or Proposed CC and Rs/ Lease Restrictions (2-1)

Traffic Study

Soil Investigation Report

Drain tile survey

**Petition Fee: \$2,204.00**

**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: Kelly Mub Date 9/25/2025

Print Name and Company: High Street Logistics Properties

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

NOTARY PUBLIC SEAL

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

NA05/1-25.305 - Fpn - Item Number: 1

Date Received: 9/25/2025

Land Use Petition and Supporting Documents

## Project Contact Information Sheet

**Project Number:** 2024.258

**Petitioner Company (or Full Name of Petitioner):** High Street Logistics Properties

### **Owner**

First Name: Janice Initial: Last Name: Van Dyke Zeilstra Title: Mr.  
Company Name: Private Individual  
Job Title:  
Address: 11900 Roosevelt Road  
City: Hillside State: IL Zip: 60162  
Email Address: jvand@darwill.com Phone No.: 708-326-9240 x 2 Mobile No.: 312-613-2979

### **Main Contact (The individual that signed the Land Use Petition)**

Relationship to Project: Land Developer / Builder  
Company Name: High Street Logistics Propertiers  
First Name: Kelly Initial: Last Name: Mills Title: Mrs.  
Job Title: Director, Development & Construction  
Address: 18W140 Butterfield Road, Suite 425  
City: Oakbrook Terrace State: il Zip: 60181  
Email Address: kmills@highstreetlp.com Phone No.: 630-478-0668 Mobile No.: 630-220-9477

### **Additional Contact #1**

Relationship to Project: Land Developer / Builder  
Company Name: High Street Logistics Properties  
First Name: Kelly Initial: E Last Name: Mills Title: Mrs.  
Job Title: Director, Development & Construction  
Address: 18W140 Butterfield Road, Suite 425  
City: Oakbrook Terrace State: IL Zip: 60181  
Email Address: kmills@highstreetlp.com Phone No.: 630-478-0668 Mobile No.: 630-220-9477

### **Additional Contact #2**

Relationship to Project: Engineer  
Company Name: Haeger Engineering  
First Name: Kim Initial: Last Name: Lask Title: Mrs.  
Job Title: Project Manager  
Address: 100 E State Parkway  
City: Schaumburg State: IL Zip: 60173  
Email Address: kim-l@haegerengineering.com Phone No.: 847-230-3176 Mobile No.: 630-532-9503

### **Additional Contact #3**

Relationship to Project:  
Company Name:  
First Name: Initial: Last Name: Title:  
Job Title:  
Address:  
City: State: Zip:  
Email Address: Phone No.: Mobile No.:

### **Additional Contact #4**

Relationship to Project:  
Company Name:  
First Name: Initial: Last Name: Title:  
Job Title:  
Address:  
City: State: Zip:  
Email Address: Phone No.: Mobile No.:

## Filing Fee Worksheet

**Project Number:** 2024.258

**Petitioner:** High Street Logistics Properties

**Number of Acres:** 17.97

**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):** 10.66

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

Request(s):	Final Plan	\$ 1,204.00
	Final Engineering Filing Fee	\$ 1,000.00

**Total:** **\$2,204.00**

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

Verified By:

Date:

**LEGAL DESCRIPTION:**

AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT PROFORMA (24CND652025LZ).

THAT PART OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF LOT 1 OF FOREST PRESERVE DISTRICT, BIG WOODS ASSESSMENT PLAT, RECORDED SEPTEMBER 27, 1991 AS DOCUMENT R91-126868 IN DUPAGE COUNTY, ILLINOIS, WITH THE WEST LINE OF EOLA ROAD; THENCE SOUTHERLY ALONG SAID WEST LINE, BEING ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 2924.79 FEET FOR AN ARC DISTANCE OF 386.12 FEET (CHORD 385.84 FEET, BEARING SOUTH 27 DEGREES 40 MINUTES 40 SECONDS WEST); THENCE NORTH 66 DEGREES 06 MINUTES 16 SECONDS WEST, 61.94 FEET; THENCE SOUTH 57 DEGREES 43 MINUTES 58 SECONDS WEST, 572.43 FEET; THENCE SOUTH 02 DEGREES 22 MINUTES 06 SECONDS WEST, 171.77 FEET TO THE NORTH LINE OF BILTER ROAD AS DEDICATED BY DOCUMENT R95-48238 IN DUPAGE COUNTY, ILLINOIS;

THENCE NORTH 87 DEGREES 37 MINUTES 54 SECONDS WEST, ALONG SAID NORTH LINE, 62.27 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG SAID NORTHERLY LINE, BEING ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1235.00 FEET FOR AN ARC DISTANCE OF 135.99 FEET; THENCE NORTH 04 DEGREES 34 MINUTES 20 SECONDS WEST, 624.60 FEET TO A SOUTHEASTERLY LINE OF SAID LOT 1; THENCE NORTH 48 DEGREES 56 MINUTES 46 SECONDS EAST, ALONG SAID SOUTHEASTERLY LINE, 141.82 FEET;

THENCE NORTH 84 DEGREES 54 MINUTES 25 SECONDS EAST, ALONG A SOUTHERLY LINE OF SAID LOT 1 FOR 871.39 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS. NOW KNOWN AS LOT 2 IN THE TAX ASSESSMENT PLAT OF ASSESSMENT LOT 2 OF BUTTERFIELD.



September 25, 2025

Land Use Petition

Qualifying Statement: 3080 Bilter Road, Aurora IL  
146,789 SF Speculative Warehouse Facility  
DST2024-258

To Whom it May Concern:

**Introduction:**

High Street Logistics Properties, the applicant, is a real estate developer of light industrial and warehouse facilities. The company focuses investments on small box logistics and distribution properties located in infill locations.

**Development Proposal:**

High Street proposes to develop the vacant property located at 3080 Bilter Road, otherwise known as Lot 504 in the Butterfield Planned Development District. The site is zoned PDD/ORI and the proposed development to comply the current zoning. The development proposes an approximately 146,789 SF speculative warehouse building that includes rear facing docks and off-street parking along Eola Road and Bilter Road.

**Review Standards:**

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

The proposed use of the property is compatible with the surrounding industrial and commercial/retail uses. Based on these factors, this development will maintain the public health, safety, morals, comfort and general welfare of the neighborhood.

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

The proposed development will provide landscape buffers around the development in similar fashion to the similar use developments in the area. The proposed development will utilize the existing regional detention system and provide supplemental onsite detention, as determined to be required. The area will

not be negatively impacted by the development of this property. The proposed development will procure approvals from the BOA associated with the Butterfield PDD, and has already begun that review process.

***c) Property values within the neighborhood.***

The development of this vacant lot will be within the approved ORI zoning, and in alignment with surrounding uses will not create a negative impact to property values.

***d) The normal and orderly development and improvement of surrounding property for uses established or permitted within their respective zoning districts.***

The development of the property was contemplated in the master planning of the Butterfield Park, and is in alignment with that plan for established uses within the zoning district.

***e) Utilities, access roads, drainage and/or other necessary facilities.***

Master park infrastructure was installed during the original PDD for the Butterfield PDD. The development will utilize the master planned infrastructure for water and sewer connections along with verify stormwater requirements.

The proposed development will utilize the previously planned shared access on Bilter Road with adjacent lot, and have already been in discussions with our neighbor for desired screening preferences. Additionally the development proposes a RI/RO access along Eola Road, which DuPage Department of Transportation has conceptually reviewed and will provide further comments with the next submittal.

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

The proposed development will utilize the master planned access and will have no negative impact on traffic congestion in the area. The development proposes full circulation to ensure fire plan access throughout the site. DuPage Department of Transportation has conceptually reviewed and will provide further comments with the next submittal.

Respectfully submitted,



Kelly Mills  
Director – Development & Construction  
High Street Logistics Properties  
[kmills@highstreetlp.com](mailto:kmills@highstreetlp.com)

September 25, 2025

From: Ms. Janice Van Dyke Zeilstra  
11900 Roosevelt Road  
Hillside, IL 60162-2069

To: City of Aurora, Planning and Zoning Division  
44 E Downer Place, Aurora IL 60507  
630-256-3080  
[coaplanning@aurora-il.org](mailto:coaplanning@aurora-il.org)


Re: Authorization Letter for 3080 Bilter Road

To Whom It May Concern:

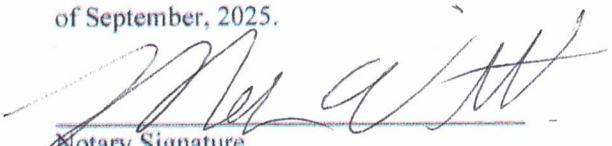
As the record owner of the above standard property I hereby affirm that I have full legal capacity to authorize High Street Logistics Properties, and its representatives, to act as the owner's agent through the Final Plan Land Use Petition process with the City of Aurora for said Property.

**Janice K. Van Dyke-Zeilstra, Troy Van Dyke, Brandon Van Dyke, Benjamin Van Dyke, and Jonathan Van Dyke, as tenants in common**

By:

  
Mark O. Stern, Attorney in Fact

Subscribed and Sworn To Before Me This 25th Day  
of September, 2025.

  
Notary Signature

