

City of Aurora

Development Services Department | Zoning and Planning Division

44 E. Downer Place | Aurora, IL 60505

Phone: (630) 256-3080 | Fax: (630) 256-3089 | [Web: www.aurora-il.org](http://www.aurora-il.org)



Land Use Petition

Subject Property Information

Address / Location: 2815 Bilter Road

Parcel Number(s): 07-05-105-004; 07-05-105-008

Petition Request

Requesting approval of a Final Plat Revision consolidating Lots 1 & 5 of Butterfield Phase II Unit 5A Subdivision located south of Bilter Road and west of N. Eola Road and establishing Lot 1 of Butterfield Phase II Unit 5A Resubdivision No. 1

Requesting approval of a Final Plan Revision for Lot 1 of Butterfield Phase II Unit 5A Resubdivision No. 1, located at 2815 Bilter Road being south of Bilter Road and west of N. Eola 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)
Word Document and PDF of: Legal Description (2-1)

Initial documents required for review (1
hard copy and 1 electronic copy- pdf)
Engineering plan
Project Information Sheet
Stormwater Permit Worksheet &
Application & SW Report
Soil Investigation Report

Two Paper and pdf Copy of:
Final Plan Revision (2-4)
Final Plat Revision (2-5)
Landscape Plan (2-7)
Building and Signage Elevations (2-11)
Address Plat
Fire Access Plan

One Paper and pdf Copy of:
Qualifying Statement (2-1)
Plat of Survey (2022 Alta Survey) (2-1)
Legal Description (2-1)
Letter of Authorization (2-2)
Sound Study

Petition Fee: \$2,793.09

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 7/29/25
Print Name and Company: Doug Houser - Seefried Industrial 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 29 day of JULY 2025.

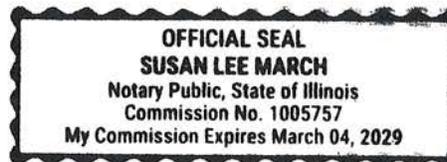
State of ILLINOIS)

) SS

NOTARY PUBLIC SEAL

County of COOK)


Notary Signature





Project Contact Information Sheet

Project Number: 2024.171

Owner

First Name: Doug Initial: _____ Last Name: Houser Title: Mr.
Company Name: Seefried Industrial Properties
Job Title: Development Manager
Address: 8745 W. Higgins Road, Suite 220
City: Chicago State: IL Zip: 60631
Email Address: doughouser@seefriedproperties Phone No.: 847-298-1122 Mobile No.: 630-251-5984

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

Relationship to Project: _____ Engineer
Company Name: Kimley-Horn and Associates
First Name: Jared Initial: J. Last Name: Kenyon Title: Mr.
Job Title: PE
Address: 4201 Winfield Road, Suite 600
City: Warrenville State: IL Zip: 60,555.00
Email Address: jared.kenyon@kimley-horn.com Phone No.: 331-481-7329 Mobile No.: 815-790-3041

Additional Contact #1

Relationship to Project: _____ Land Developer / Builder
Company Name: Seefried Properties
First Name: David Initial: D Last Name: Riefe Title: Mr.
Job Title: Senior Vice President - Midwest
Address: 8745 W. Higgins Road, Suite 220
City: Chicago State: IL Zip: 60,631.00
Email Address: dave.riefe@seefriedproperties.co Phone No.: 847-298-1122 Mobile No.: 630-215-5323

Additional Contact #2

Relationship to Project: _____ Land Developer / Builder
Company Name: Seefried Properties
First Name: Susan Initial: L. Last Name: March Title: Mrs.
Job Title: Admin Assistant
Address: 8745 W. Higgins Road, Suite 220
City: Chicago State: IL Zip: 60,631.00
Email Address: susanmarch@seefriedproperties. Phone No.: 847-298-1122 Mobile No.: 847-921-5537

Additional Contact #3

Relationship to Project: _____ Architect
Company Name: MG2
First Name: Katy Initial: _____ Last Name: Rafferty Title: Ms.
Job Title: Senior Project Manager
Address: 8444 Westpark Drive, Suite 120
City: McLean State: VA Zip: 22,102.00
Email Address: Katy.Rafferty@MG2.com Phone No.: 206-962-6669 Mobile No.: _____

Additional Contact #4

Relationship to Project: _____ 0
Company Name: _____
First Name: _____ Initial: _____ Last Name: _____ Title: 0
Job Title: _____
Address: _____
City: _____ State: _____ Zip: _____
Email Address: _____ Phone No.: _____ Mobile No.: _____



Planning and Zoning Division 1 S. Broadway, 2nd Floor, Aurora, IL
phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora-il.org

Filing Fee Worksheet

Project Number: 2024.171
Petitioner: Seefried Industrial Properties, Inc.
Number of Acres: 27.66
Number of Street Frontages: 3.00
Non-Profit No

Linear Feet of New Roadway: 0
New Acres Subdivided (if applicable): 27.66
Area of site disturbance (acres): 24.95

Filing Fees Due at Land Use Petition:

Request(s):	Final Plan & Plat Revision	\$	1,543.09
	Final Engineering Filing Fee	\$	1,250.00
		\$	-
		\$	-
		\$	-
		\$	-

Total: **\$2,793.09**

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

Verified By:

Jill N Morgan

Date:

7/24/2025



MEMORANDUM

To: City of Aurora

From: Jared Kenyon, PE
Kimley-Horn and Associates, Inc.

Date: July 7, 2025

**Re: 2815 Bilter Road
Aurora, IL 60502**

PIN:
07-05-105-004 & 07-05-105-008

Legal Description

Lots 1 and 5 in Butterfield Phase II Unit 5A, being a subdivision in 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, according to the plat thereof recorded September 8, 2023 as document r2023- 058017, in DuPage county, Illinois

QUALIFYING STATEMENT

I. Introduction: Petitioner, Edged Chicago LLC (“Developer”), is a Delaware limited liability company and the owner and developer of an approximately 65.297 acre parcel generally located at southwest corner of Eola and Bilter Roads, lying north of the I-88 Toll Road and east of the westbound I-88 Westbound on-off ramp in the City of Aurora, DuPage County, Illinois known as Lots 1 – 5 of Butterfield Phase II Unit 5A or “Parcel A” (the “Subject Property”). The Subject Property is currently zoned PDD and is part of the Butterfield Center for Business and Industry, which PDD was last amended on February 14, 2023 pursuant to Ordinance No. 023-009. Developer has constructed an approximately 207,967 square foot data center on Lot 3, and had planned to construct two (2) electronic data center buildings on Lots 1 and 5, but now desires to construct one building with larger footprint on both Lots 1 and 5. An electric substation, generators, electric vehicle charging facility, and potential small retail offering are planned for the remaining lots.

II. Description of Proposal:

The Subject Property was historically vacant. In 2024, Developer completed the 207,967 square foot data center building and is currently operating on Lot 3. In accordance with Final Plat and Plan approved for the Subject Property on March 1, 2023 by Resolutions No. PDFNL23-005 and 006, developer planned for two (2) additional electronic data center buildings. “Future building 2” (as noted on the previously approved Final Plan) was an approximately 416,006 square foot two-story building (first floor having 253,138 square feet and second floor having 162,868 square feet), and “Future Building 3” was an approximately 207,967 square foot building. In lieu of constructing two (2) separate buildings on two (2) separate lots, Developer proposes to construct one (1) 376,850 single story data center building on lots 1 and 5.

In accordance with the previously approved Final Plan, an electrical substation will be constructed to support the electrical requirements of the data centers, which substation will provide stability to the area electrical grid. In addition, an electric vehicle charging area will be made available with at least five (5) charging stations. These previously approved components to the Final Plat and Plan remain unchanged.

Accordingly, the Developer requests the City:

1. Approve a revised Final Plat and Plan with respect to Lots 1 and 5 to allow for one (1) 376,850 single story data center building; and,

The proposed plan does not require any amendment the Butterfield Plan Description approved on February 3, 1976 as Ordinance O76-4510, and as subsequently amended on February 3, 2009 by Ordinance O09-004, ON April 28, 2015 by Ordinance O15-011, and on February 14, 2023 by Ordinance O23-009.

The City has previously found that the proposed development by Developer is the highest

and best use for the Subject Property, and will generally benefit the City and its residents. The proposed amendment to the Final Plat and Plan is not a substantial modification to what the City already approved, and will continue to benefit the City and its residents in at least the following ways:

- a) *The public health, safety, morals, comfort or general welfare:*
 - i. The Subject Property has been vacant since the Butterfield PDD was approved in 1976. Improvement of the Subject Property previously constructed and as outlined above will generate job growth in the City of Aurora, with minimal impact on traffic or utilities, the use is consistent with the overall development of this phase of the Butterfield Center and will significantly add to the City's tax base. Developer anticipates 2,000 construction jobs will be created by this project and once operational, approximately 40 – 60 high-tech full-time jobs.
 - ii. It is anticipated that upon completion, the total amount invested in the City will be approximately \$500,000,000 including all infrastructure upgrades like power and fiber optic.
 - iii. Additionally, upon full build out this property is projected to generate in excess of \$3,400,000 in additional utility taxes to the City attributable to the electrical use at the Property, which use shall have no impact on the City.
 - iv. The projected real estate tax revenue to the City and other taxing bodies is projected to be \$800,000 per year upon full build-out.
 - v. Moreover, the complement of electrical substations, generation facilities, and electrical storage capabilities of the project will serve to supplement and bolster the regional electrical grid during areas of high demand, thereby providing a direct benefit to area residents.
 - vi. The project will generate substantial real estate taxes, electrical taxes, and high paying jobs, with minimal impact on City or other taxing body services (*e.g.*, parks, schools, libraries, etc.).
 - vii. The project is ecologically friendly and sustainable, with zero water used for cooling, energy production, and charging facilities for area electric vehicles, all while remaining a carbon neutral facility.
 - viii. The modification from two (2) additional buildings to one (1) building will reduce the amount of previously approved

impervious surface, will improve stormwater storage, and will result in a more efficient use of the land.

- b) *The use and enjoyment of other property already established or permitted in the general area:* The proposed development is consistent and in harmony with the previously approved Butterfield Planned Development District and the existing uses in the area. The immediately surrounding area is office, warehouse, and light industrial, in addition to a church, farmland, and open space. The uses at surrounding properties are generally as follows:

North: PDD/P - Office, retail and industrial type uses and open space: St. John African Methodist Episcopal Church and Big Woods Forest Preserve.

South: M1/ORI – Office, retail and industrial: Farmland and Cyrus One Data Center (one data center is existing and another immediately adjacent to the Subject Property is under construction).

East: B2 – PDD - RR Donnelly distribution facility; a multi-tenant building; Cardinal Health, and gas distribution

West: P –Big Woods Forest Preserve/Open Space (detention ponds)

- c) *Property values within the neighborhood.* Adjacent and nearby property values will not be negatively affected, as the proposed development uses are consistent with nearby properties and the character and trend in the general area as previously planned by the City since 1976. The Development will add significant value to the City's tax base without affecting the value of adjacent or nearby properties. Additionally, there will be significant screening and berming to minimize any visual impact from the Development.

- d) *The normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts:* The Butterfield Center for Business and Industry was designed to attract high-end users such as the proposed Development, and similar "high-tech" uses are presently in use immediately to the east and south. This Development will be consistent with the existing adjacent and nearby uses and has been long planned, and is consistent with the trend of this area developing as a "high tech" corridor.

- e) *Utilities, access roads, drainage and/or other necessary facilities:* Water, electric and natural gas are already at, or near, the Subject Property. The Development has direct access to I-88. Developer will be bringing additional power supply to the property and bolstering the area fiber optic network.

- f) *Ingress and egress as it relates to traffic congestion in the public streets:* Ingress and egress will be by virtue of Bilter and Eola Roads, with the City

controlling Bilter Road and DuPage County controlling Eola Road. Both roads were widened during development of the Butterfield Center to be capable of the additional traffic generated by the Development. There is also access to I-88 by virtue of the existing I-88 on-off ramp. The development will generate negligible traffic for a parcel of this size.

g) *The applicable regulations of the zoning district in which the subject property is proposed to be or is located:* The proposed use is consistent with the uses previously approved by the City as part of the Butterfield Planned Development District, which provides for warehouse and distribution facilities as approved uses as a matter of right, and is consistent with the development of the surrounding area. It is also consistent with uses permitted under the City's ORI zoning designation which is consistent with the Butterfield Planned Development Use and the zoning designation for properties immediately south of I-88.

III. Requested Variances, Modifications or Exceptions from the City's Codes and Ordinances.

Developer is requesting to modify Resolution Numbers PDFNL23-005 and 006 to amend the Final Plat and Plan for the Subject Property to construct one (1) 376,850 single story data center building on lots 1 and 5 in lieu of constructing two (2) separate buildings on two (2) separate lots.

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July 30, 2025

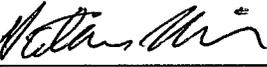
City of Aurora
Development Services
44 E. Downer Place
Aurora, Illinois 60507
630-256-3080
coaplanning@aurora-il.org

Re: Letter of Authorization - SWC of Eola Road and Bilter Roads, Aurora, Illinois

To Whom It May Concern:

This letter shall confirm that EDC CHICAGO LANDCO LLC, a Delaware limited liability company is the owner of an approximately 56.443 acre parcel of real estate located at the southwest corner of Eola and Bilter Roads, lying north of the I-88 Toll Road and east of the westbound I-88 Westbound on-off ramp in the City of Aurora, DuPage County, Illinois.

I hereby affirm that I have full legal capacity to execute this Letter of Authorization and to further authorize Seefried Industrial Properties, Inc., and its representatives to act as owner's agent through the Land Use Petition process for the Property with the City.

X: 

By: Patrick Rice _____

Its: Program Manager _____

Date: August 20th, 2025 _____