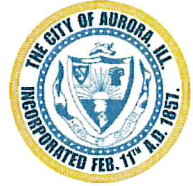


City of Aurora

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 being south of Bilter Road and west of N. Eola Road

Parcel Number(s): 07-05-105-003

Petition Request

Requesting approval of a Final Plat for Butterfield Phase II Unit 5A Subdivision, located at 2815 Bilter Road being south of Bilter Road and west of N. Eola Road;

Requesting approval of a Final Plan for Lots 1-6 of Butterfield Phase II Unit 5A Subdivision 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, limited to a data center complex

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)

Two Paper and One pdf Copy of:

Fire Access Plan (2-6)

Address Plat (2-17)

Final Engineering Plan

Stormwater Permit Application

Stormwater Drainage Report

Project Information Sheet

Traffic Study (we have copy of it w/
prelim. plan submittal)- don't really
need.

Two Paper and pdf Copy of:

Final Plan (2-4)

Final Plat (2-5)

Landscape Plan (2-7)

Building and Signage Elevations (2-11)

One Paper and pdf Copy of:

Qualifying Statement (2-1)

Plat of Survey (2-1)

Legal Description (2-1)

Letter of Authorization (2-2) – Needs to include approval
for Final Plat and Plan

Petition Fee: \$2,860.42

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: 1.31.23

Print Name and Company: Dave Rietbe Suburban 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 31st day of January 2023.

State of Illinois

) SS

NOTARY PUBLIC SEAL

County of Cook

Notary Signature: Susan March





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

1-5

Project Contact Information Sheet

Project Number: 2023.057

Owner

First Name: James Initial: _____ Last Name: DeRose Title: Mr.
Company Name: DuPage Properties Venture
Job Title: _____
Address: 333 North DesPlaines Street
City: Chicago State: IL Zip: 60611
Email Address: jderose@devresinc.com Phone No.: _____ Mobile No.: _____

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

Relationship to Project: _____ Land Developer / Builder
Company Name: Seefried Properties
First Name: Doug Initial: _____ Last Name: Houser Title: Mr.
Job Title: Development Manager
Address: 8745 W. Higgins Road, Suite 220
City: Chicago State: IL Zip: 60,631.00
Email Address: doughouser@seefriedproperties.c Phone No.: 847-298-1122 Mobile No.: 630-215-5323

Additional Contact #1

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 #2

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 #3

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 #4

Relationship to Project: _____ Architect
Company Name: Ware Malcomb
First Name: Brett Initial: _____ Last Name: Webster Title: Mr.
Job Title: Senior Project Architect
Address: 1315 22nd Street #410
City: Oak Brook State: IL Zip: 60,523.00
Email Address: bwebster@waremalcomb.com Phone No.: 704-731-8077 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

1-6

Filing Fee Worksheet

Project Number: 2023.057

Petitioner: Seefried Industrial Properties, Inc.

Number of Acres: 65.30

Number of Street Frontages: 3.00

Non-Profit: No

Linear Feet of New Roadway: 0

New Acres Subdivided (if applicable): 65.30

Area of site disturbance (acres): 52.55

Filing Fees Due at Land Use Petition:

Request(s):	Final Plan & Plat	\$ 2,860.42
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -

Total: **\$2,860.42**

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

Verified By: Jill N Morgan

Date: 1/27/2023

QUALIFYING STATEMENT

I. Introduction: Petitioner, Seefried Industrial Properties, Inc. (“Developer”), is a Georgia corporation and the developer of an approximately 65.297 acre vacant 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 formerly known as Lot 502 and now identified 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. Developer plans to construct three (3) electronic data center buildings, with electric substation, generators, electric vehicle charging facility, and potential small retail offering.

II. Description of Proposal:

The Subject Property has always been vacant, used as farmland and is one of the few remaining lots left within the Butterfield Center for Business and Industry. Developer plans the following: three (3) electronic data center buildings consisting of two (2) approximately 208,003 square foot buildings (first floor having 126,569 square feet and second floor with 81,434 square feet of space) and one (1) approximately 416,006 square foot building (first floor having 253,138 square feet and second floor having 162,868 square feet). 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, that may be accompanied by a small retail area for people to utilize while charging their electric vehicles.

Developer’s proposed use was previously permitted as a matter of right under the existing Butterfield PDD zoning district designation, but restricted in 2015 pursuant to City of Aurora Ordinance Number O15-011. The Developer requests the City:

1. Approve a Preliminary Plat and Plan;
2. Approve a Final Plat and Plan; and,
3. Amend the Butterfield Plan Description for the Planned Development District affecting the Subject Property to allow for an Electronic Data Centers as a permitted use under the Warehouse Distribution (3300) on the Subject Property only while retaining all other uses permitted under the 1976 Plan Description.

The proposed development by Developer is the highest and best use for the Subject Property, and will generally 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, 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, solar 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, solar energy production, and charging facilities for area electric vehicles, all while remaining a carbon neutral facility.
- 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.

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 Ordinance Number O15-011 to remove Electronic Data Centers as a prohibited use on the Subject Property.

DuPage Properties Venture
c/o Development Resources, Inc.
333 North DesPlaines Street
Chicago, Illinois 60611
Email: jderose@devresinc.com

January 20, 2023

City of Aurora
Development Services
44 E. Downer Place
Aurora, Illinois 60507
630-256-3080
coaplaning@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 Chicago Title Land Trust Company, as Successor Trustee to LaSalle Bank Trustee under a Trust Agreement Dated October 8, 1971 and known as Trust Number 43123 is the owner of an approximately 65.297 acre parcel (Lot 502) and 32 acre parcel (Lot 503) 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 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: BEGINNING 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, 650.19 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY, NOT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 417.00 FEET, A CHORD BEARING OF NORTH 43 DEGREES 03 MINUTES 39 SECONDS WEST, A CHORD LENGTH OF 279.23 FEET, AN ARC LENGTH OF 284.72 FEET; THENCE NORTH 23 DEGREES 30 MINUTES 01 SECONDS WEST, 582.99 FEET; THENCE NORTH 03 DEGREES 11 MINUTES 45 SECONDS WEST, 106.63 FEET; THENCE NORTH 23 DEGREES 30 MINUTES 01 SECONDS WEST, 158.00 FEET; THENCE NORTH 42 DEGREES 16 MINUTES 42 SECONDS WEST, 105.62 FEET; THENCE NORTH 23 DEGREES 30 MINUTES 01 SECONDS WEST, 292.00 FEET; THENCE NORTH 11 DEGREES 07 MINUTES 41 SECONDS EAST, 242.03 FEET; THENCE NORTH 46 DEGREES 29 MINUTES 59 SECONDS EAST, 206.79 FEET; THENCE NORTH 43 DEGREES 37 MINUTES 36 SECONDS EAST, 393.76 FEET TO THE SOUTHERLY LINE OF BILTER ROAD AS CREATED BY DOCUMENT R95-48238; THENCE NORTH 46 DEGREES 30 MINUTES 30 SECONDS EAST ALONG SAID SOUTHERLY LINE 234.20 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE, BEING ALONG A CURVE CONCAVE SOUTHEASTERLY, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 1165.00 FEET, A CHORD BEARING OF NORTH 65 DEGREES 44 MINUTES 58 SECONDS EAST, A CHORD LENGTH OF 767.85 FEET, AN ARC LENGTH OF 782.47 FEET TO THE WESTERLY LINE OF A TRACT OF LAND CONVEYED TO DUPAGE COUNTY BY DOCUMENT R92-231189; THENCE SOUTH 04 DEGREES 57 MINUTES 31 SECONDS EAST ALONG SAID WESTERLY LINE, 149.66 FEET TO AN ANGLE

POINT IN SAID WESTERLY LINE; THENCE SOUTH 41 DEGREES 23 MINUTES 41 SECONDS EAST ALONG A SOUTHWESTERLY LINE OF SAID TRACT 424.60 FEET TO AN ANGLE POINT; THENCE SOUTH 73 DEGREES 22 MINUTES 09 SECONDS EAST ALONG A SOUTHERLY LINE OF SAID TRACT, 143.00 FEET TO SAID WESTERLY LINE OF EOLA ROAD; THENCE SOUTH 16 DEGREES 37 MINUTES 51 SECONDS WEST ALONG SAID WEST LINE, 214.74 FEET; THENCE SOUTHERLY ALONG SAID WEST LINE, BEING ALONG A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 8654.37 FEET; A CHORD BEARING OF SOUTH 12 DEGREES 31 MINUTES 48 SECONDS WEST, A CHORD LENGTH OF 1225.73, AN ARC LENGTH OF 1226.76 FEET; THENCE SOUTH 15 DEGREES 42 MINUTES 08 SECONDS WEST ALONG SAID WEST LINE, NOT TANGENT TO THE LAST DESCRIBED COURSE, 303.05 FEET TO AN ANGLE POINT IN SAID WEST LINE; THENCE SOUTH 08 DEGREES 10 MINUTES 13 SECONDS WEST ALONG SAID WEST LINE 225.35 FEET TO THE POINT OF BEGINNING; IN DU PAGE COUNTY, ILLINOIS.

Parcel Identification Number: 07-05-105-003, commonly known as 2815 Bilter Road, Aurora, Illinois ("Lot 502"); and

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

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

(Lot 502 and Lot 503 are collectively referred to as 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 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, as set forth below.

This letter shall confirm that Seefried Industrial Properties, Inc., a Georgia corporation, ("Developer") is the contract purchaser of Lot 502 and has the authority under its contract with DPV to file a Land Use Petition with the City of Aurora (the "City") seeking to obtain all governmental approvals from the City in order to use the Lot 502 in accordance with Developer's intended use.

DPV is authorizing the Developer to execute and submit a Land Use Petition with the City to obtain government approvals of an amendment to the Plan Description for Lots 502 and 503 that would allow 3300 Warehouse, Distribution and Storage Services use limited to only data centers on Lot 502, only allow uses permitted under the B-2 and ORI zoning districts on Lot 503, and allow some additional conditional uses by right on both Lot 502 and Lot 503.

DPV is further authorizing the Developer to execute and submit a Land Use Petition with the City to obtain governmental approvals for Lot 502 for approval of a Final Plat and Plan for a Warehouse, Distribution and Storage Services (3300) use in the form of a data center complex.

The 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 30th day of
January, 2023

Terry J. O'Brien
Notary Public

James F. DeRose
James F. DeRose, Authorized Signatory
For DuPage Properties Venture



Legal Description

Butterfield Lot 502

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: BEGINNING 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, 650.19 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY, NOT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 417.00 FEET, A CHORD BEARING OF NORTH 43 DEGREES 03 MINUTES 39 SECONDS WEST, A CHORD LENGTH OF 279.23 FEET, AN ARC LENGTH OF 284.72 FEET; THENCE NORTH 23 DEGREES 30 MINUTES 01 SECONDS WEST, 582.99 FEET; THENCE NORTH 03 DEGREES 11 MINUTES 45 SECONDS WEST, 106.63 FEET; THENCE NORTH 23 DEGREES 30 MINUTES 01 SECONDS WEST, 158.00 FEET; THENCE NORTH 42 DEGREES 16 MINUTES 42 SECONDS WEST, 105.62 FEET; THENCE NORTH 23 DEGREES 30 MINUTES 01 SECONDS WEST, 292.00 FEET; THENCE NORTH 11 DEGREES 07 MINUTES 41 SECONDS EAST, 242.03 FEET; THENCE NORTH 46 DEGREES 29 MINUTES 59 SECONDS EAST, 206.79 FEET; THENCE NORTH 43 DEGREES 37 MINUTES 36 SECONDS EAST, 393.76 FEET TO THE SOUTHERLY LINE OF BILTER ROAD AS CREATED BY DOCUMENT R95-48238; THENCE NORTH 46 DEGREES 30 MINUTES 30 SECONDS EAST ALONG SAID SOUTHERLY LINE 234.20 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE, BEING ALONG A CURVE CONCAVE SOUTHEASTERLY, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 1165.00 FEET, A CHORD BEARING OF NORTH 65 DEGREES 44 MINUTES 58 SECONDS EAST, A CHORD LENGTH OF 767.85 FEET, AN ARC LENGTH OF 782.47 FEET TO THE WESTERLY LINE OF A TRACT OF LAND CONVEYED TO DUPAGE COUNTY BY DOCUMENT R92-231189; THENCE SOUTH 04 DEGREES 57 MINUTES 31 SECONDS EAST ALONG SAID WESTERLY LINE, 149.66 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE; THENCE SOUTH 41 DEGREES 23 MINUTES 41 SECONDS EAST ALONG A SOUTHWESTERLY LINE OF SAID TRACT 424.60 FEET TO AN ANGLE POINT; THENCE SOUTH 73 DEGREES 22 MINUTES 09 SECONDS EAST ALONG A SOUTHERLY LINE OF SAID TRACT, 143.00 FEET TO SAID WESTERLY LINE OF EOLA ROAD; THENCE SOUTH 16 DEGREES 37 MINUTES 51 SECONDS WEST ALONG SAID WEST LINE, 214.74 FEET; THENCE SOUTHERLY ALONG SAID WEST LINE, BEING ALONG A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 8654.37 FEET; A CHORD BEARING OF SOUTH 12 DEGREES 31 MINUTES 48 SECONDS WEST, A CHORD LENGTH OF 1225.73, AN ARC LENGTH OF 1226.76 FEET; THENCE SOUTH 15 DEGREES 42 MINUTES 08 SECONDS WEST ALONG SAID WEST LINE, NOT TANGENT TO THE LAST DESCRIBED COURSE, 303.05 FEET TO AN ANGLE POINT IN SAID WEST LINE; THENCE SOUTH 08 DEGREES 10 MINUTES 13 SECONDS WEST ALONG SAID WEST LINE 225.35 FEET TO THE POINT OF BEGINNING; IN DU PAGE COUNTY, ILLINOIS.