

# 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: 2725 Bilter Road

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

### Petition Request

Requesting approval of a Final Plan for Lots 1-5 of 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 only and a Telecommunications Facility (4211) Use;

Requesting approval of a Final 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

### Attachments Required

(a digital file of all documents is also required)

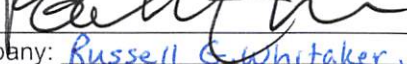
Development Tables Excel Worksheet - digital only (1-0)	Two Paper and One pdf Copy of:	Two Paper and pdf Copy of:
Word Document and PDF of: Legal Description (2-1)	Fire Access Plan (2-6)	Final Plan with Photometric Plan (2-4)
	Address Plat (2-17)	Landscape Plan (2-7)
One Paper and pdf Copy of:	Final Engineering Plans (2-16)	Building and Signage Elevations (2-11)
Qualifying Statement (2-1)	Stormwater Permit Application (App 1-14)	
Plat of Survey (2-1)	Stormwater Report (2-10)	
Legal Description (2-1)	Drainage Report	
Letter of Authorization (2-2)	GeoTechnical Report	

Petition Fee: \$2,947.83

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 6-5-24  
Print Name and Company: Russell C. Whitaker, Rosanova+Whitaker, Ltd. Attorney for Petitioner

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 5<sup>th</sup> day of June, 2024

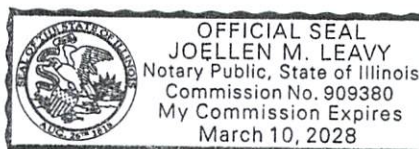
State of Illinois)

) SS

County of DuPage)

Joellen M. Leavy  
Notary Signature

NOTARY PUBLIC SEAL





## Project Contact Information Sheet

**Project Number:**

**Petitioner Company (or Full Name of Petitioner):** CyrusOne

**Owner**

First Name: James Initial: \_\_\_\_\_ Last Name: DeRose Title: Mr.  
 Company Name: DuPage Properties Venture as sole beneficiary of Chicago Title Land Trust Company as Successor Trustee to La  
 Job Title: Authorized Representative of DuPage Properties Venture as sole beneficiary of Chicago Title Land Trust Compan  
 Address: 6160 N. Cicero, Suite 508  
 City: Chicago State: IL Zip: 60646  
 Email Address: jderose@devresinc.com Phone No.: \_\_\_\_\_ Mobile No.: \_\_\_\_\_

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

Relationship to Project: Attorney  
 Company Name: Rosanova & Whitaker, Ltd.  
 First Name: Russell Initial: G Last Name: Whitaker Title: Mr.  
 Job Title: Partner  
 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

**Additional Contact #1**

Relationship to Project: Engineer  
 Company Name: Kimley-Horn and Associates, Inc  
 First Name: Taylor Initial: R Last Name: Eschbach Title: Mr.  
 Job Title: Project Manager  
 Address: 4201 Winfield Rd, Suite 600  
 City: Warrenville State: IL Zip: 60555  
 Email Address: taylor.eschbach@kimley-horn.cor Phone No.: 630-487-3392 Mobile No.: \_\_\_\_\_

**Additional Contact #2**

Relationship to Project: Architect  
 Company Name: JHET Architects  
 First Name: Jason Initial: \_\_\_\_\_ Last Name: Hanna Title: Mr.  
 Job Title: CEO, Co-Founder  
 Address: 3450 E Broad St, Ste 120-333  
 City: Mansfield State: TX Zip: 76063  
 Email Address: jason.hanna@jhetarch.com Phone No.: 817-929-6997 Mobile No.: \_\_\_\_\_

**Additional Contact #3**

Relationship to Project: Contract Purchaser  
 Company Name: CyrusOne LLC  
 First Name: Bradd Initial: \_\_\_\_\_ Last Name: Hout Title: Mr.  
 Job Title: Director, Location and Power Strategy  
 Address: 2850 N. Harwood St., Ste. 2200  
 City: Dallas State: TX Zip: 75201  
 Email Address: bhout@cyrusone.com Phone No.: 312-446-4605 Mobile No.: \_\_\_\_\_

**Additional Contact #4**

Relationship to Project: Engineer  
 Company Name: Kimley-Horn and Associates, Inc  
 First Name: James Initial: W Last Name: Putnam Title: Mr.  
 Job Title: Project Manager  
 Address: 4201 Winfield Rd, Suite 600  
 City: Warrenville State: IL Zip: 60555  
 Email Address: jamie.putnam@kimley-horn.com Phone No.: 630-487-5568 Mobile No.: 6,307,462,103.00



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

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**Project Number:** 0

**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):	Final Plan & Plat	\$	1,697.83
	Final Engineering Filing Fee	\$	1,250.00
		\$	-

**Total:** **\$2,947.83**

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

Verified By: Jill Morgan

Date: 5/31/2024

**Parking and Stacking Requirement Worksheet**

**Project Number:** 0  
**Petitioner:** CyrusOne

**Parking Requirement**

<b>Total Parking Requirement</b>	<b>81</b>
Enclosed Parking Spaces	-
Surface Parking Spaces	81

*Note: All parking spaces must be individually accessible spaces in order to count towards this requirement*

**Stacking Requirement**

<b>Total Stacking Requirement (number of stacking spaces)</b>	-	
Drive-through facilities	-	5 stacking spaces at each bay, window, lane, ordering station, machine or similar.
Car wash facilities, automated	-	20 stacking spaces or 10 per approach lane, whichever is greater.
Car wash facilities, self-service	-	3 stacking spaces per approach lane, plus 2 drying spaces per stall
Preschool or daycare facilities, drop-off area	-	5 stacking spaces for facilities 5,000 SF or less or 10 spaces for facilities greater than 5,000 SF.

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

**OFFICE USE ONLY**

Verified By: Jill N Morgan

**Requirement Based On:**

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
564,920	Structure 2610: Electronic Data Storage Center	1 space per 7,000 SF of GFA	81

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

*Terrig J. O'Brien*  
\_\_\_\_\_  
Notary Public

DUPAGE PROPERTIES VENTURE, an Illinois  
general partnership

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



**EXHIBIT A**  
**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 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.

STATE OF ILLINOIS     )  
  )  
COUNTY OF DUPAGE    )  
  )  
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) a Final Plat of Subdivision; (ii) a Final Plan; and (iii) 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 Final Plat of Subdivision attached as **Exhibit B** (hereinafter the “**Final 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. The City approved an amendment to the Plan Description to facilitate the development of a data center campus (hereinafter the “Data Center Campus”) as depicted on the Final Plan attached as **Exhibit C** (hereinafter the “**Final 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 Final Plan;
  - h. Petitioner seeks approval of the Final 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 Final 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.

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 Final 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.

## STANDARDS

**1. The Qualifying Statement shall provide information on how the proposal relates to the following standards:**

*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. 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's 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.

**WHEREFORE**, by reason of the foregoing, the undersigned Petitioner requests approval of: (i) a Final Plat of Subdivision; (ii) a Final Plan; and (iii) 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 15<sup>th</sup> day of May, 2024.

**PETITIONER:**

**C1 CHICAGO AURORA III LLC**  
A Delaware limited liability company



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**  
**FINAL PLAT OF SUBDIVISION**

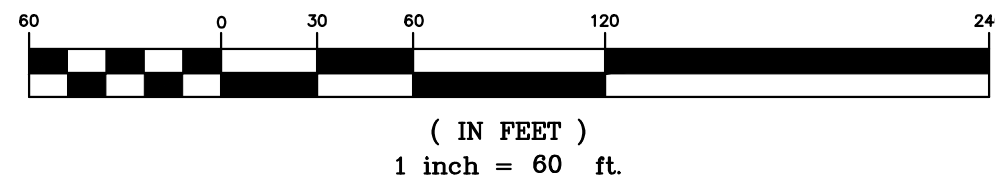




# FINAL PLAT OF SUBDIVISION BUTTERFIELD PHASE II UNIT 5B

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.

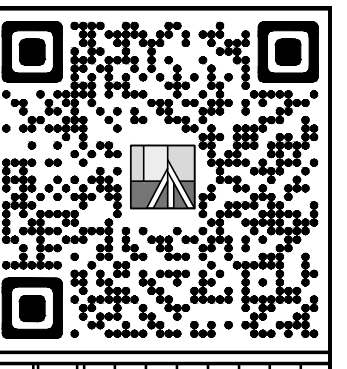
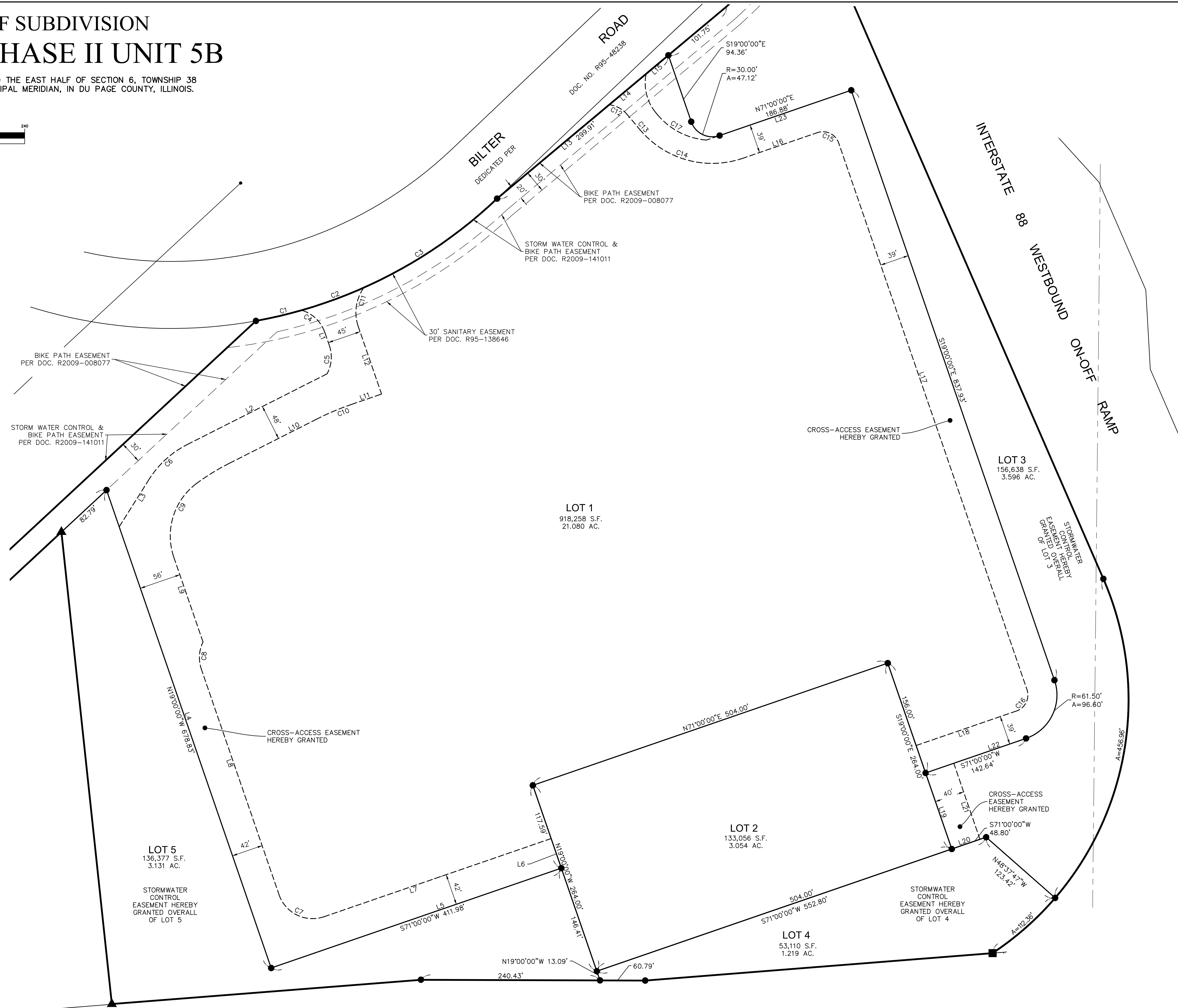
GRAPHIC SCALE



GRID NORTH

NO.	DISTANCE	DIRECTION
L1	20.22	N19°00'20"W
L2	210.77	N63°09'25"E
L3	75.71	S32°13'15"W
L4	626.76	S19°00'00"E
L5	411.98	N71°00'00"E
L6	42.00	N19°00'00"W
L7	322.48	S71°00'00"W
L8	320.58	N19°00'00"W
L9	120.36	N19°00'00"W
L10	134.46	N63°09'25"E
L11	44.34	N71°00'00"E
L12	95.97	N19°00'20"W
L13	196.47	S50°03'45"W
L14	64.44	S50°03'45"W
L15	39.00	S50°03'45"W
L16	105.85	N71°00'00"E
L17	776.43	S19°00'00"E
L18	142.64	S71°00'00"W
L19	147.00	S19°00'00"E
L20	40.00	N71°00'00"E
L21	108.00	N19°00'00"W
L22	102.64	N71°00'00"E
L23	205.61	S71°00'00"W

NO.	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	63.15	635.00	N76° 52' 05"E	63.12
C2	88.86	635.00	N70° 00' 37"E	88.79
C3	216.16	635.00	N56° 14' 57"E	215.12
C4	44.77	47.50	N46° 08' 55"W	43.13
C5	37.55	47.43	N5° 38' 39"E	36.57
C6	69.38	128.50	S47° 41' 20"W	68.54
C7	74.61	47.50	S64° 00' 00"E	67.18
C8	37.43	47.50	S3° 34' 29"W	36.47
C9	111.51	88.00	S17° 18' 01"W	104.19
C10	47.57	347.50	S67° 04' 43"W	47.53
C11	54.83	57.50	S8° 10' 00"W	52.77
C12	28.07	37.50	N61° 22' 43"W	27.42
C13	152.48	126.50	S74° 28' 07"E	143.41
C14	152.48	126.50	S74° 28' 07"E	143.41
C15	35.34	22.50	N64° 00' 00"W	31.82
C16	35.34	22.50	N26° 00' 00"E	31.82
C17	75.74	95.50	S62° 39' 33"E	73.78



DATE	NO.	BY
4-25-24		

CLIENT  
CyrusOne LLC  
2850 N. Harwood Street, Suite 2200  
Dallas Tx, 75201

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) 826-9100 FAX: (630) 826-7030 EMAIL: ADMIN@CLSURVEYING.COM

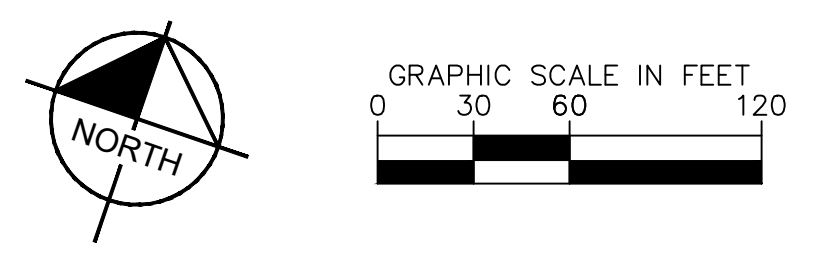
SCALE: 1" = 60'  
2 OF 3  
PROJ. NO.: 24.0042-01



**EXHIBIT C  
FINAL PLAN**

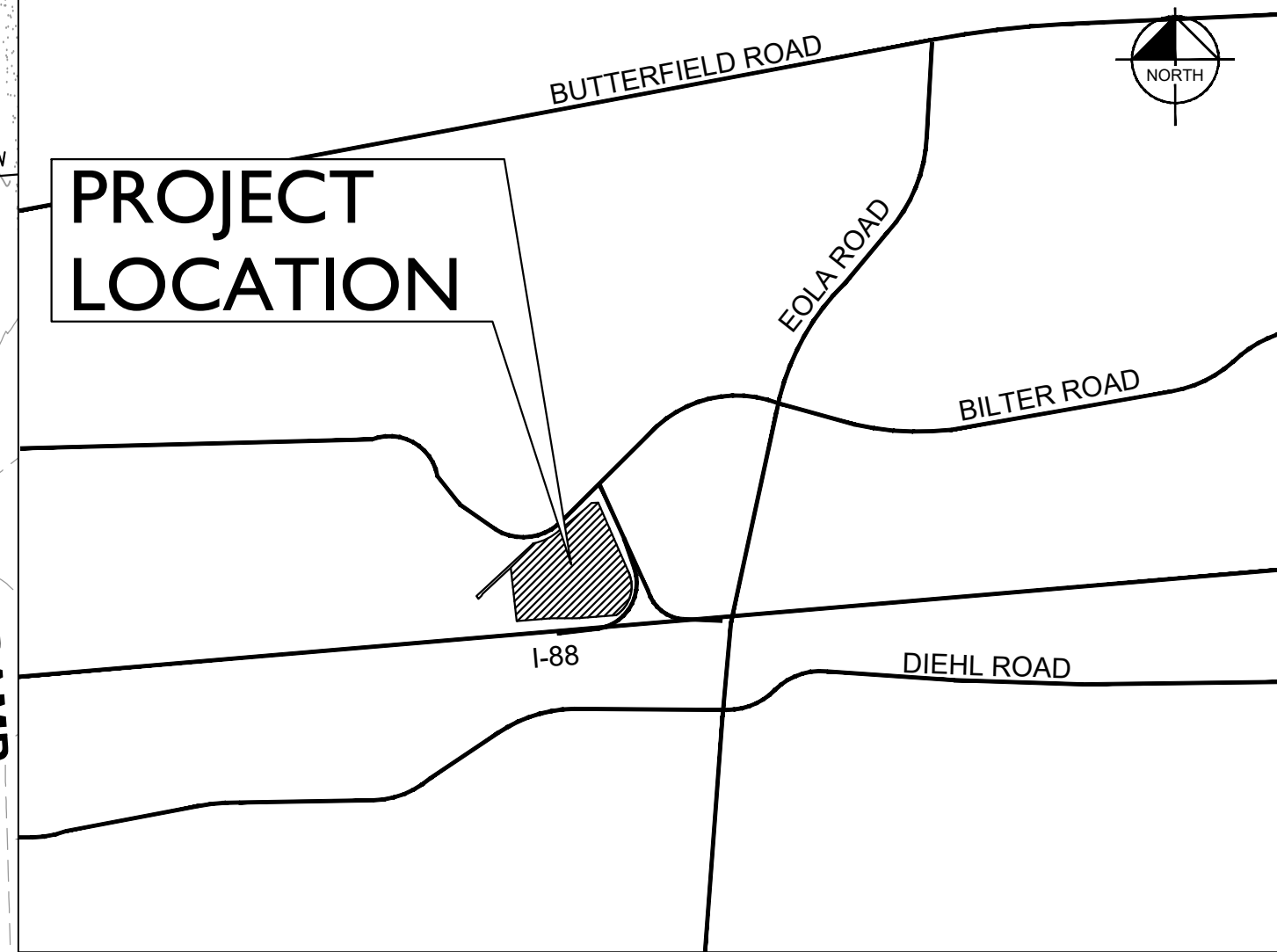


# FINAL PLAN FOR LOTS 1, 2, 3, 4, & 5 OF THE BUTTERFIELD SUBDIVISION PHASE II UNIT 5B



## LOCATION MAP

(NOT TO SCALE)



## PROJECT LOCATION

## 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 NENAH R-2540) (GRASS USE NENAH R-4340-B BEEHIVE)
	PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NENAH R-1713) (GRASS USE NENAH 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 PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	COMED GRAVEL SUBSTATION
	TOWER GRAVEL PAD
	GRASSCRETE

## DEVELOPMENT DATA TABLE

<b>OVERALL SITE DATA</b>	
TAX/PARCEL IDENTIFICATION NUMBER (PIN)	07-06-401-013
PROPOSED LAND USE	ELECTRONIC DATA STORAGE
TOTAL PROPERTY SIZE	32.08 ACRES
TOTAL LOT COVERAGE	1,397,439 SF
OPEN SPACE/LANDSCAPING	805,475 SF (58%)
SITE OPERATIONS PARKING	591,964 SF (42%)
COMMUNICATIONS SUPPORT FACILITY 1 AREA	1,355 SF
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
<b>PROPOSED BUILDING 1 DATA:</b>	
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
<b>FUTURE BUILDING 2 DATA:</b>	
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

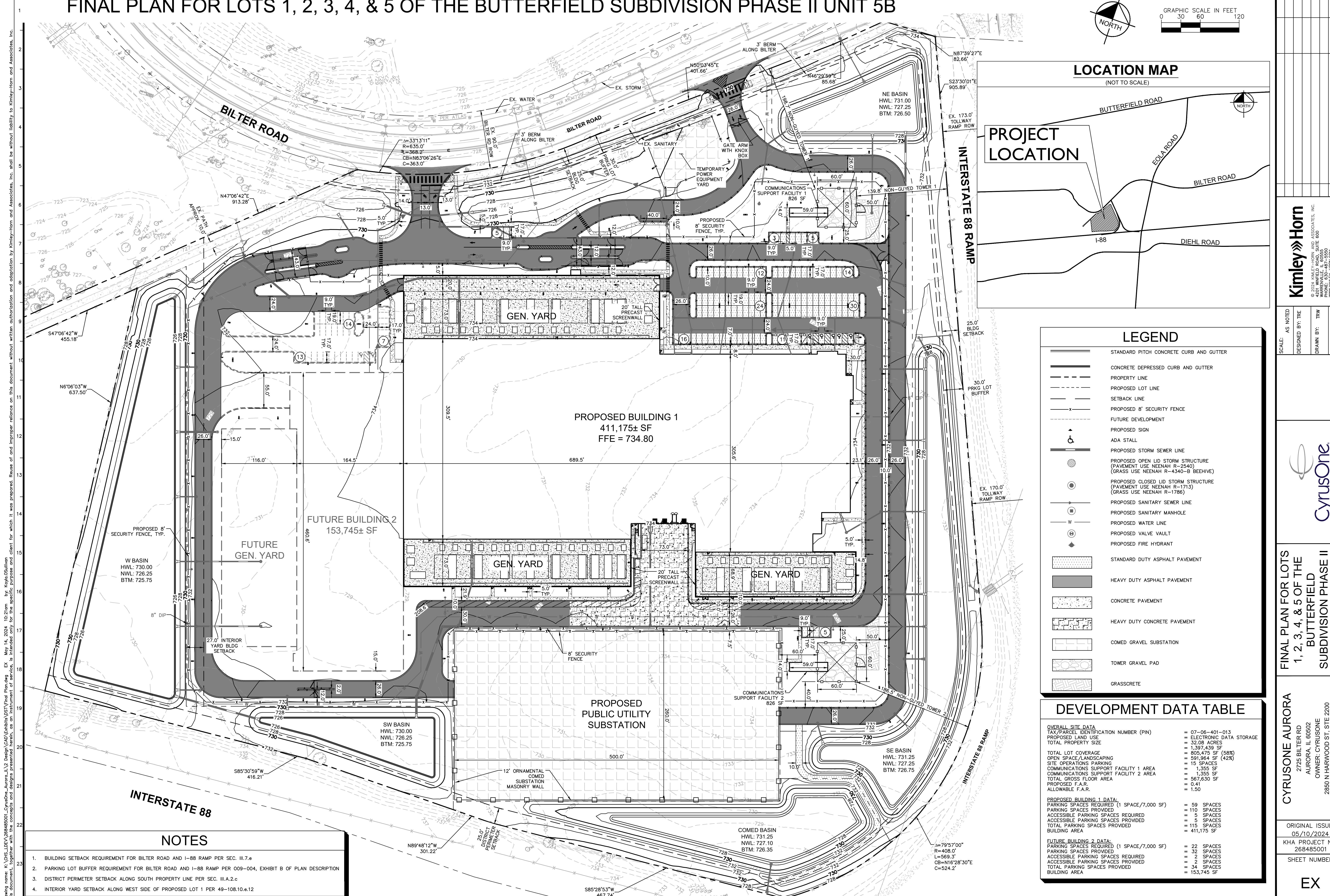
## NOTES

- 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

PROPOSED BUILDING 1  
411,175± SF  
FFE = 734.80

FUTURE BUILDING 2  
153,745± SF

PROPOSED PUBLIC UTILITY SUBSTATION



Drawing name: K:\GIS\DEV\268485001\CyrusOne\_Aurora\_IL\_V\Design\Aurora\_IL\_V\Design\Aurora\_IL\_V\Final Plan.dwg EX May 14, 2024 10:21am by Koye.O'Sullivan  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SCALE: AS NOTED  
 DESIGNED BY: TRE  
 DRAWN BY: TRW  
 CHECKED BY: JWP

**Kimley»Horn**  
 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
 4201 WINFIELD ROAD, SUITE 600  
 PHOENIX, AZ 85028  
 WWW.KIMLEY-HORN.COM

**CyrusOne**

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

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

ORIGINAL ISSUE:  
 05/10/2024  
 KHA PROJECT NO.  
 268485001  
 SHEET NUMBER  
**EX**



June 5, 2024

Jill Morgan, Planner  
Zoning & Planning Division  
City of Aurora  
77 S. Broadway  
Aurora, IL 60505

**RE: FINAL PLAN/PLAT SUBMITTAL DOCUMENTS – CYRUSONE – 2725 BILTER ROAD (2024.006)**

Dear Jill:

We are pleased to offer our hard copy submittal for final plan/plat.

Shown below are the documents we are submitting to the City in support of the request. The submitted documents include the following in hard copy and digital format (via Dropbox link):

1. Development Tables (electronic only)
2. Photometric DST Table (electronic only)
3. Legal description
4. Qualifying Statement
5. Plat of Survey
6. Letter of Authorization
7. Final Engineering Plan
8. Landscaping Plan
9. Final Photometric Plan
10. Stormwater Report
11. Geotechnical Report
12. Fire Access Plan
13. Final Plan
14. Final Plat of Subdivision
15. Land Use Petition – signed
16. Petition Fee \$2,947.83

Should any additional documentation be deemed necessary, we are certainly happy to work with the City to that end. Please do not hesitate to call me with any questions.

Sincerely,

*Russell G. Whitaker, III*  
**Attorney for Petitioner**