

# City of Aurora



## Public Works | Engineering

44 East Downer Place | Aurora, IL 60507

Phone: (630) 256-3200 | Fax: (630) 256-3229 | Web: www.aurora-il.org

April 6, 2026

To: Brian Witkowski P.E. CFM  
New Development Coordinator **BW**

From: Cassandra Armin  
Civil Eng. I **CA**

Re: Security Reduction No. 1  
Mass Grading for Data Center Campus — 2835 Bilter Rd  
Proj. No. 23.067

Developer:  
FCL Builders, LLC  
Doug Houser  
FAX: N/A

Engineer:  
Kimley-Horn  
Jared Kenyon, P.E.  
FAX: N/A

In accordance with Section 43-55(a)(3) of the Municipal Code, the Developer of the Project posted a security to ensure completion of the proposed public improvements. Subsection “d” allows City Council to reduce this security as work progresses’ in the development. The Developer has requested such a reduction in the security and has provided a certified estimate of costs that has been reviewed and confirmed by the COA Engineering Department and site inspection. Therefore, I recommend that Reduction No. 1 for this security be approved by City Council.

Please start procedures for Subdivision Bond Reduction No. 1 for the above referenced project. The certified cost estimate is on file with the COA Engineering Department and is available upon request.

The following is the amount of the new, reduced, Subdivision Bond.

ORIGINAL SUBDIVISION BOND AMOUNT: \$ 1,009,205.00

REDUCED SECURITY AMOUNT: \$ 201,841.20

If you have any questions, let me know.

R26-0218