

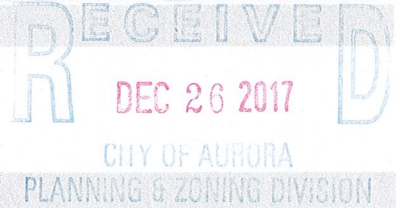
Land Use Petition

Project Number: 2017.225

Subject Property Information

Address/Location: 2705, 2805, 2905 Diehl Road

Parcel Number(s): 07-07-200-009, 07-07-200-010, 07-07-202-005, 07-08-100-009



Petition Request(s)

Requesting approval of a Final Plat for CyrusOne Subdivision, Phase Two located at 2705, 2805, 2905 Diehl Road

Requesting approval of a Final Plan for Lot 1 and Lot 2 of CyrusOne Subdivision Phase Two located at 2705, 2805, 2905 Diehl Road for a Electronic Data Storage Center and Stormwater management facility use

Attachments Required

(a CD of digital files of all documents are also required)

- | | | |
|---|--|--|
| Development Tables Excel Worksheet - digital only (1-0) | Two Paper and One pdf Copy of: | One Paper and pdf Copy of: |
| Word Document of: Legal Description (2-1) | Fire Access Plan (2-6) | Final Plan (2-4) |
| One Paper and pdf Copy of: | Address Plat (2-17) | Final Plat (2-5) |
| Contact Worksheet (1-5) | Final Engineering Plans (2-16) | Landscape Plan (2-7) |
| Filing Fee Worksheet (1-6) | Stormwater Permit Application (App 6-5) | Building and Signage Elevations (2-11) |
| Land Cash Worksheet (1-7) | Stormwater Report (2-10) | |
| Parking Worksheet (1-8) | PE Use Fee Fixture Count Sheet (5-4) | |
| Landscape Requirement Worksheet (1-22) | Soil Investigation Report | |
| Landscape Materials Worksheet (1-23) | Wetland Determination Report / Letter by Design Professional | |
| Qualifying Statement (2-1) | | |
| Plat of Survey (2-1) | | |
| Legal Description - Final Plat (2-1) | | |
| Legal Description - Final Plan (2-1) | | |
| Letter of Authorization (2-2) | | |

Petition Fee: \$3,547.32 (Payable to The 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 Aurhorization with owner's Name and contact information is required.

Authorized Signature: [Signature] Date 12/20/17

Print Name and Company: PAYMAN HOMAYOUNI, BOWMAN CONSULTING

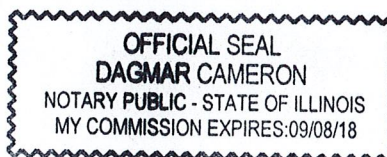
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

Given under my hand and notary seal this 20th day of December, 2017.

State of Illinois)
County of Cook) SS

NOTARY PUBLIC SEAL

[Signature]
Notary Signature





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: 2016.165
Petitioner: CyrusOne
Number of Acres: 49.21
Number of Street Frontages: 2.00
Non-Profit No

Linear Feet of New Roadway: 0
New Acres Subdivided (if applicable): 49.21
Area of site disturbance (acres): 49.08

Filing Fees Due at Land Use Petition:

Request(s):	Final Plan & Plat	\$ 2,297.32
	Final Engineering Filing Fee	\$ 1,250.00
		\$ -
		\$ -
		\$ -
		\$ -

Total: **\$3,547.32**

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

Verified By: Tracey M. Vacek

Date: 11/30/2017

Project Contact Information Sheet

Project Number: 2016.165

Petitioner Company (or Full Name of Petitioner): CyrusOne

Owner

First Name: Laramie Initial: _____ Last Name: Dorris Title: Mr.
 Company Name: CyrusOne
 Job Title: Vice President - Design and Construction
 Address: 1649 W. Frankford Road
 City: Carrollton State: TX Zip: 75007
 Email Address: ldorris@cyrusone.com Phone No.: 469-289-2036 Mobile No.: 903-821-9754

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

Relationship to Project: Owner
 Company Name: CyrusOne
 First Name: Juan Initial: _____ Last Name: Vasquez Title: Mr.
 Job Title: Senior Construction Manager
 Address: 2905 Diehl Road
 City: Aurora State: IL Zip: 60502
 Email Address: jvasquez@cyrusone.com Phone No.: 331-200-7954 Mobile No.: 312-617-0018

Additional Contact #1

Relationship to Project: Architect
 Company Name: Corgan
 First Name: Cassie Initial: _____ Last Name: Reimers Title: Ms.
 Job Title: Project Architect
 Address: 401 North Houston Street
 City: Dallas State: TX Zip: 75202
 Email Address: cassie.reimers@corgan.com Phone No.: 214 977 3564 Mobile No.: _____

Additional Contact #2

Relationship to Project: Engineer
 Company Name: Bowman Consulting Group
 First Name: Matthew Initial: _____ Last Name: Letson Title: Mr.
 Job Title: Principal / Branch Manager
 Address: 440 S. LaSalle Street, Suite 3000A
 City: Chicago State: IL Zip: 60605
 Email Address: mletson@bowmancg.com Phone No.: 312-614-0380 Mobile No.: 773-960-4742

Additional Contact #3

Relationship to Project: Engineer
 Company Name: Bowman Consulting Group
 First Name: Payman Initial: _____ Last Name: Homayouni Title: Mr.
 Job Title: Principal / Senior Project Manager
 Address: 440 S. LaSalle Street, Suite 3000A
 City: Chicago State: IL Zip: 60605
 Email Address: phomayouni@bowmancg.com Phone No.: 312-614-0356 Mobile No.: 262-424-6108

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.: _____

November 20, 2017

Mr. Edward Sieben
Director of Zoning
City of Aurora
Planning & Zoning Division
1 S. Broadway, 2nd Floor
Aurora, IL 60506

Re: CyrusOne Aurora DCIII - Final Plat and Plan
2705 Diehl Road
Qualifying Statement
City Project No. 2017.225

Dear Mr. Sieben:

On behalf of our client, CyrusOne, we would like to submit this Qualifying Statement as part of the Final Plan and Plat petition for a new Data Center located at 2705 Diehl Road, just west of the CyrusOne building expansion.

This 19.02 ac site consists of 4.46 acres, zoned OS-1 (Conservation, Open Space and Drainage) and 14.56 acres, zoned ORI (Office, Research, Light Industrial) which is to be consolidated into lot 1 of CyrusOne Subdivision. The proposed project consists of construction of a 2-story approximately 316,000 SF data center with an approximately 6,500 office space, stormwater management facility, parking lot, ring road and applicable utilities. The access to this site will be from the ring road of the existing building one.

Please do not hesitate to contact me if you have any questions at 312-614-0356 or phomayouni@bowmancg.com.

Regards,
Bowman Consulting Group Ltd.



Payman Homayouni, P.E.
Principal/Senior Project Manager



November 9, 2017

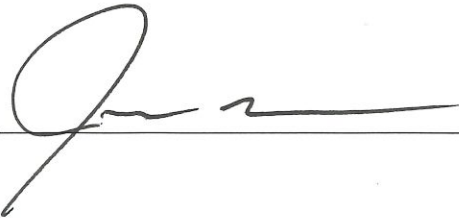
From: Juan Vasquez
Senior Construction Manager
CyrusOne
2905 Diehl Road, Aurora, IL 60502
Office: 331-200-7954
jvasquez@cyrusone.com

To: City of Aurora, Planning and Zoning Division
44 E. Downer Place, Aurora IL 60507
coapanning@aurora-il-org

Re: Authorization letter for:
City Project #: 2017.225
CyrusOne / 2705 Diehl Road / Final Plat (Lots 1, 2, & 3) and Final Plan (Lots 1 & 2)

To whom it may concern:

As the record owner of the above stated property, I hereby affirm that I have full legal capacity to authorize **Corgan Associates, Inc.** and **Bowman Consulting Group**, and its representatives, to act as the owner's agent through the **Final Plan and Plat** process with the City of Aurora for the said property.

Signature:  Date 11/15/2017

Subscribed and Sworn To Before Me This 15th Day Of Nov, 2017

Notary Signature 



LEGAL DESCRIPTION

TRACT 3 OF ASSESSMENT PLAT OF THE CULVER FARM AND HARRIS FARM FOR THE YEAR 1946, AS RECORDED IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS, TO WIT: PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7 AND RUNNING THENCE NORTH 89 DEGREES 32 MINUTES WEST ALONG THE NORTH LINE OF SAID SECTION, 866.68 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE BATAVIA BRANCH OF THE CHICAGO, AURORA AND ELGIN RAILROAD FOR A PLACE OF BEGINNING; THENCE SOUTH 36 DEGREES 04 MINUTES EAST ALONG SAID RIGHT OF WAY LINE ON TANGENT AND THEN ON A CURVE TO THE LEFT, A TOTAL DISTANCE OF 1247.8 FEET TO THE EAST LINE OF SAID SECTION 7; THENCE SOUTH 1 DEGREE 03 MINUTES WEST ALONG SAID SECTION LINE 228.0 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE AURORA BRANCH OF SAID CHICAGO, AURORA AND ELGIN RAILROAD; THENCE SOUTH 79 DEGREES 05 MINUTES WEST ALONG SAID RIGHT OF WAY LINE 1072.4 FEET TO AN OLD FENCE LINE, THENCE NORTH 1 DEGREE 11 MINUTES EAST ALONG SAID OLD FENCE LINE, 1325.4 FEET TO THE NORTH LINE OF SAID SECTION 7; THENCE SOUTH 89 DEGREES 32 MINUTES EAST ALONG SAID LINE 183.3 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

ALSO, TRACT 4 OF ASSESSMENT PLAT OF THE CULVER FARM AND HARRIS FARM FOR THE YEAR 1946, AS RECORDED IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS, TO WIT: PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7 AND RUNNING THENCE NORTH 89 DEGREES 32 MINUTES WEST ALONG THE NORTH LINE OF SAID SECTION, 1049.98 FEET TO AN IRON PIPE IN OLD FENCE CORNER; THENCE SOUTH 1 DEGREE 11 MINUTES WEST ALONG AN OLD FENCE LINE, 1392.89 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE AURORA BRANCH OF THE CHICAGO, AURORA AND ELGIN RAILROAD FOR A PLACE OF BEGINNING; THENCE NORTH 79 DEGREES 05 MINUTES EAST ALONG SAID RIGHT OF WAY LINE, 261.2 FEET THENCE SOUTH 0 DEGREES 55 MINUTES WEST ALONG AN OLD FENCE LINE, 605.6 FEET TO THE CENTER LINE OF THE PUBLIC HIGHWAY KNOWN AS ASHLEY OR POSS ROAD; THENCE SOUTH 88 DEGREES 00 MINUTES WEST ALONG SAID CENTER LINE 259.3 FEET; THENCE NORTH 1 DEGREE 11 MINUTES EAST ALONG AN OLD FENCE LINE, 563.5 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

KNOWN AS: 32W130 MOLITOR ROAD, AURORA, ILLINOIS 60502

LEGAL DESCRIPTION

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KNOWN AS: 32W130 MOLITOR ROAD, AURORA, ILLINOIS 60502



DESIGNED	
DRAWN	
APPROVED	
DATE	10/10/17
SCALE	N/A
SHEET	2
OF	2

FINAL PLAT
LAT PREPARED BY: UNITED SURVEY SERVICE, LLC CONSTRUCTION AND LAND SURVEYORS 2100 N. 15TH AVENUE, SUITE C, MELROSE PARK, IL 60160-1017 TEL.: (847) 299-1010 FAX : (847) 299-5887 E-MAIL: USURVEY@USANDCS.COM

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KNOWN AS: 32W130 MOLITOR ROAD, AURORA, ILLINOIS 60502



DESIGNED	
DRAWN	
APPROVED	
DATE	10/10/17
SCALE	N/A
SHEET	2
OF	2

FINAL PLAN
LAT PREPARED BY: UNITED SURVEY SERVICE, LLC CONSTRUCTION AND LAND SURVEYORS 2100 N. 15TH AVENUE, SUITE C, MELROSE PARK, IL 60160-1017 TEL.: (847) 299-1010 FAX : (847) 299-5887 E-MAIL: USURVEY@USANDCS.COM

Land Cash Calculator

Project Number: 2016.165

Land Cash Agreement Number: 2016.165

Petitioner: CyrusOne

Subdivision Name: CyrusOne Subdivision

Unit/Phase: Phase 2

School District: 204

Park District: FVPD

Population Estimates

Estimated Population for the Development:	3.76
Estimated Elementary Population:	0.53
Estimated Junior High Population:	0.30
Estimated High School Population:	0.36

School and Park Land Requirements

	School Acres per Person	School Land Donation Required	Improved Land Cash Equivalent	Amount of School Land To Be Donated	Net School Land Due	Percent of Land Donated
Elementary (k-5)	0.01833	0.01				
Junior High (6-8)	0.03222	0.01				
High School (9-12)	0.02304	0.01				
Total		0.028	3364.012	0.00	0.028	0%

	Park Acres per Person	Park Land Donation Required	Improved Land Cash Equivalent	Amount of Park Land To Be Donated	Net Park Land Due	Percent of Land Donated
	0.0100	0.038	4585.928	0.00	0.038	0%

Bedroom Mix

	Number of Units	Efficiency	1BDR	2BDR	3BDR	4BDR
Single Family Detached Units	1		0%	0%	0%	100%
			0	0	0	1
	School Ac Req:	0.03		Park Ac Req:	0.04	
Single Family Attached Units	0		0%	90%	10%	0%
			0	0	0	0
	School Ac Req:	0.00		Park Ac Req:	0.00	
Multi-Family Units (Condo/Apartments)	0		0%	40%	50%	10%
			0	0	0	
	School Ac Req:	0.00		Park Ac Req:	0.00	
Total Units:	1		School:	0.028	Park:	0.038

Cash Equivalents

Raw Land Value per Acre	\$ 81,224.38	Improved Land Value (1.5 times)	\$ 121,836.57
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Net School Land Cash Improved Land Equivalent Owed	\$ 3,364.01	
School Lum Sum Payment Credit	\$ -	0.00%
Percent Owed at Building Permit	100.00%	

Net Park Land Cash Improved Land Equivalent Owed	\$ 4,585.93	
Park Lum Sum Payment Credit	\$ -	0.00%
Percent Owed at Building Permit	100.00%	

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

Verified By:



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

Landscaping CTE Requirement Worksheet

Project Number: 2016.165

Petitioner: CyrusOne

Street Frontage 182 L.F.
Stormwater HWL L.F. Wet Bottom
 - L.F. Dry Bottom

Neighborhood Border - L.F.
Dwelling Units - units

Subdivision Name: CyrusOne Subdivision

Unit/Phase: Phase 2 **Lot Number** Portion of Lot 1

Perimeter Yard 2,270 L.F.
Buffer Yard 1,503 L.F.
Surface Parking Spaces 113 spaces
Building Foundation 1,969 L.F.

Standard Requirements

	Total CTEs Required	Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs	
		1	3	3	20	20	CTE Equivalent Value
Street Trees	6.0	6	0	0	0	0	
Wet Stormwater Facility	0.0	0	0	0	0	0	
Dry/Turf Stormwater Facility	0.0	0	0	0	0	0	
Neighborhood Border	0.0	0	0	0	0	0	
Dwelling Unit	0.0	0	0	0	0	0	
Perimeter Yard	69.0	35	30	30	140	140	
Buffer Yard	30.0	15	15	15	60	60	
Parking Lot Islands	9.0	6	0	0	30	30	# of Islands: 6
Building Foundation	20.0	0	0	0	200	200	
Total:	134.0	62	45	45	430	430	

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Verified By:

Date:



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

Landscaping CTE Requirement Worksheet

Project Number: 2017.225

Petitioner: CyrusOne

Street Frontage 182 L.F.
Stormwater HWL 726 L.F. Wet Bottom
 - L.F. Dry Bottom

Neighborhood Border - L.F.

Dwelling Units - units

Subdivision Name: CyrusOne Subdivision

Unit/Phase: Phase 2 **Lot Number** Lot 2

Perimeter Yard - L.F.
Buffer Yard - L.F.
Surface Parking Spaces - spaces
Building Foundation - L.F.

Standard Requirements

	Total CTEs Required	Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs	
		1	3	3	20	20	CTE Equivalent Value
Street Trees	6.0	6	0	0	0	0	
Wet Stormwater Facility	21.0	11	9	9	60	60	
Dry/Turf Stormwater Facility	0.0	0	0	0	0	0	
Neighborhood Border	0.0	0	0	0	0	0	
Dwelling Unit	0.0	0	0	0	0	0	
Perimeter Yard	0.0	0	0	0	0	0	
Buffer Yard	0.0	0	0	0	0	0	
Parking Lot Islands	0.0	0	0	0	0	0	# of Islands: 0
Building Foundation	0.0	0	0	0	0	0	
Total:	27.0	17	9	9	60	60	

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Verified By:

Date:

Parking and Stacking Requirement Worksheet

Project Number: 2016.165
Petitioner: CyrusOne

Parking Requirement

Total Parking Requirement	66
Enclosed Parking Spaces	-
Surface Parking Spaces	66

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

Stacking Requirement

Total Stacking Requirement (number of stacking spaces)	-	
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.

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OFFICE USE ONLY

Verified By: Tracey M. Vacek

<u>Sq Ft / Units</u>	<u>Requirement Based On:</u> <u>Use</u>	<u>Needed</u>	<u>Number Required</u>
6,500	Structure 2100: Business or professional offices, including financial institutions	1 space per 300 SF of GFA	22
405,842	Structure 2610: Electronic Data Storage Center	1 space per 7,000 SF of GFA	58
		Total	80