

Planning and Zoning Division 44 E. Downer Place, Aurora, IL 60507-2067 phone (630)256-3080 fax (630)-256-3089 email COAPlanning@aurora-il.org

Land Use Petition

Project Number: 2016.165

Subject Property Information

Address/Location: Vacant Land / south of Diehl Road north and south of the Prarie Path west of 2905 Diehl Road

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

Petition Request(s)

Requesting approval of an Annexation Agreement for 22.47 acres located south of Diehl Road north and south of the Prarie Path west of 2905 Diehl Road

Requesting the Annexation, pursuant to an Annexation Agreement, of 22.47 acres located south of Diehl Road north and south of the Prarie Path west of 2905 Diehl Road

Requesting to rezone the property located south of Diehl Road north and south of the Prarie Path west of 2905 Diehl Road from R-1 One Family Dwelling District zoning to ORI Office, Research, and Light Industrial, E Estate Single Family Detached Dwelling District, and OS-1 Conservation, Open Space, and Drainage District

Attachments Required

Notary Signature

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

Development Tables Excel Worksheet - digital only (1-0) Word Document of: Legal Description (2-1)

One Paper and pdf Copy of: Annexation Agreement (2-18) Annexation Plat (2-3)

One Paper and pdf Copy of: Contact Worksheet (1-5) Filing Fee Worksheet (1-6) Qualifying Statement (2-1) Plat of Survey (2-1) Legal Description (2-1) IDNR Endangered Species Report-EcoCAT (App 6-1) Soil and Water District Report (App 6-2; 6-3; 6-4)



Petition Fee: \$4,501.78 (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 require Authorized Signature: Date 7/13/17 Print Name and Company: Date Date Property Owner a Letter of Aurhorization with owner's Name and Contact information is required. |
|--|
| 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 13 day of 3 , 2017 . |
| State of ILLI NOIS NOTARY PUBLIC SEAL |
| State of ILLI NOIS NOTARY PUBLIC SEAL County of Dupage |
| JORDAN ALFARO |

Official Seal

Notary Public - State of Illinois My Commission Expires Jun 24, 2020

Filing Fee Worksheet

Project Number: 2016.165

0 Linear Feet of New Roadway:

Petitioner: CyrusOne

New Acres Subdivided (if applicable): 0.00

Number of Acres: 22.47

Area of site disturbance (acres): 0.00

Number of Street Frontages: 2.00

Non-Profit No

Filling Fees Due at Land Use Petition:

| Reques | t | (s) |) |
|--------|---|-----|---|
|--------|---|-----|---|

| Annexation Agreement | \$ 1,698.83 |
|-------------------------------|----------------|
| Annexation | \$ 1,361.48 |
| Rezoning | \$ 1,411.48 |
| Public Hearing Notice Sign(s) | \$ 30.00 |
| | \$ - |
| | \$ |

\$4,501.78 Total:

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

Verified By:

Tracey Vacek

Date:

6/23/017



Contact Information Data Entry Worksheet

Back To Index



Fill in all the GREEN Boxes - if Not Applicable Please Leave Blank

Job Title:

| | Data Entry Fields are indicated | d in Green | | | | | TUT AUDUNA |
|--|----------------------------------|-----------------|---------------|---------------------|---------------|----------|----------------------|
| Owner | bata citty ricias are maleatee | alli Green | | | | PLANNING | 8 ZONING DIVISIO |
| First Name: | Laramie | Initial: | T | Last Name: | Dorris | Title: | Mr. |
| Address: | 1649 W. Frankford Road | | - | 1200111011101 | 1201110 | 1 | |
| City: | Carrollton | State: | TX | Zip: | 75007 | | |
| Email Address: | ldorris@cyrusone.com | Phone No.: | 469-289-2036 | Mobile No.: | 903-821-9754 | 1 | |
| Company Name: | CyrusOne | | | | 1 | | |
| Job Title: | Vice President - Design and 0 | Construction | | | | | |
| | | | | | | | |
| Main Petitioner Contac | t (The individual that will Sign | the Land Use | Petition) | | | | |
| Relationship to Project | Owner | | | | | | |
| First Name: | Juan | Initial: | | Last Name: | Vasquez | Title: | Mr. |
| 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 | 3 | |
| Company Name: | CyrusOne | | | | | | |
| Job Title: | Senior Construction Manager | | | | | | |
| NOTE OF THE PERSON OF THE PERS | | | | | | | |
| Additional Contact #1 | | | | | | | |
| Relationship to Project | Architect | | | | | | |
| First Name: | Cassie | Initial: | | Last Name: | Reimers | Title: | Ms. |
| Address: | 401 North Houston Street | | | and the time | 1100000 | 111101 | 1 |
| City: | Dallas | State: | TX | Zip: | 75202 | | |
| Email Address: | cassie.reimers@corgan.com | Phone No.: | 214 977 3564 | Mobile No.: | 10202 | | |
| Company Name: | Corgan | i none no. | 2110770004 | INIODIIC 140 | | | |
| Job Title: | Project Architect | | | | | | |
| Additional Contact #2 Relationship to Project | Engineer | _ | | | | | |
| First Name: | Matthew | Initial: | | Last Name: | Letson | Title: | Mr. |
| Address: | 440 S. LaSalle Street, Suite 3 | | | Last Name. | Letson | Title. | IVII. |
| City: | Chicago | State: | TIL | 7in. | 60605 | | |
| Email Address: | mletson@bowmancg.com | Phone No.: | 312-614-0380 | Zip: Mobile No.: | 773-960-4742 | | |
| Company Name: | Bowman Consulting Group | Trione No | 1312-014-0300 | Tiviobile No.: | 113-960-4142 | | |
| Job Title: | Principal / Branch Manager | | | | | | |
| oob Title. | i ilicipai / Branch Wahagei | | | | | | |
| Additional Contact #3 | | | | | | | |
| Relationship to Project | Engineer | \neg | | | | | |
| First Name: | Payman | Initial: | | Last Name: | Homayouni | Title: | Mr. |
| Address: | 440 S. LaSalle Street, Suite 30 | | | Last Hame. | Triomayoum | Title. | Jivii. |
| City: | Chicago | State: | TIL. | Zip: | 60605 | | |
| Email Address: | phomayouni@bowmancg.com | Phone No.: | 312-614-0356 | Mobile No.: | 262-424-6108 | | |
| Company Name: | Bowman Consulting Group | 1. 110110 11011 | 10.2017 0000 | INODIIC 140 | 1202 424 0100 | | |
| Job Title: | Principal / Senior Project Mana | ager | | | | | |
| | Tpar. como: rojoct ware | -3 | | | | | |
| Additional Contact #4 | 12 : | _ | | | | | |
| Relationship to Project | Select One From List | | | | | | |
| irst Name: | | Initial: | | Last Name: | | Title: | Select One From List |
| Address: | | - | | | | | |
| City: | | State: | | Zip: | | | |
| mail Address: | | Phone No.: | | Mobile No.: | | | |
| Company Name: | | | | | | | |



June 19, 2017

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



Re: CyrusOne Data Center Building Two / Annexation Agreement / Annexation / RZ / Preliminary

Plan and Plat /Variance 32W130 Molitor Road Qualifying Statement City Project No. 2016.165

Dear Mr. Sieben:

On behalf of our client, CyrusOne, we would like to submit this Qualifying Statement for the Annexation Agreement / Annexation / RZ / Preliminary Plan and Plat / Variance petition for building two of the CyrusOne Data Center. The property and the project are further described below:

This unincorporated 23.44 ac property is located at 32W130 Molitor Road and consists of Parcel 1, Tract 3 (19.022 ac, PIN# 07-07-200-010), Parcel 1 Tract 4 (3.448 ac, PIN# 07-07-200-005) and Parcel 2 (0.966 ac PIN# 07-07-200-009). With this petition, we would like to request annexation of all three parcels into the City of Aurora and zone Parcel 1, Tract 3 and Parcel 2, "ORI" (Office Research and Light Industrial) and Parcel 1 Tract 4, "E" (Estate Single Family Dwelling District).

The project consists of construction of a 2-story approximately 410,000 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. As part of this petition, we would like to request a variance from the City to allow two buildings on one lot, for the following reasons:

- There is no access from Diehl Road to the newly annexed parcel.
- For security reasons, both buildings would have to be protected by one continues security fence with controlled access.

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. Senior Project Manager



February 2, 2017

From: Juan Vasquez

Senior Construction Manager

CyrusOne

2905 Diehl Road, Aurora, IL 60502

Office: 331-200-7954 jvasquez@cyrusone.com

City of Aurora, Planning and Zoning Division

44 E. Downer Place, Aurora IL 60507

coaplanning@aurora-Il-org

Authorization letter for: Re:

City Project #: 2016.165

CyrusOne Data Center Building Two / Annexation Agreement / Annexation / RZ / Preliminary

CITY UF AUHUHA

PLANNING & ZONING DIVISION

Plan and Plat / Telecommunications

Property address: 32W130 Molitor Road (Parcel 1, Tracts 3 & 4 and Parcel 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 Annexation Agreement / Annexation / RZ / Preliminary Plan and Plat / Telecommunications Petition process with the City of Aurora for said property.

Signature:

Subscribed and Sworn To Before Me This 10th Day Of Tebang 2017

Notary Signature

OFFICIAL SEAL JOELLE MORKEN

Notary Public - State of Illinois

My Commission Expires Jul 29, 2018

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

