

Land Use Petition

Project Number: 2017.130

Subject Property Information

Address/Location: south of Diehl Road and west of Eola Road
Parcel Number(s): 07-07-202-005, 07-07-200-009, 07-07-200-010, & 07-08-100-009

Petition Request(s)

Requesting approval of a Preliminary Plat for CyrusOne Subdivision, Phase 2 located south of Diehl Road and west of Eola Road

Requesting approval of a Preliminary Plan for Lots 1 and 2 of CyrusOne Subdivision, Phase 2 located south of Diehl Road and west of Eola Road for an Electronic Data Storage Center (3301) Use

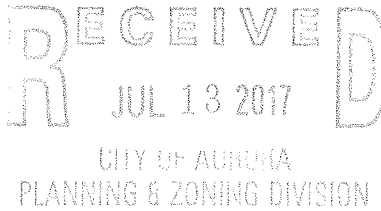
Attachments Required

(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: Contact Worksheet (1-5) Filing Fee Worksheet (1-6) Parking Worksheet (1-8) Qualifying Statement (2-1) Plat of Survey (2-1) Legal Description (2-1)

- Two Paper Copies of: Fire Access Plan (2-6) Address Plat (2-17) Preliminary Engineering Stormwater Report (2-10) Wetland Determination Report / Letter by Design Professional

- One Paper and pdf Copy of: Preliminary Plan (2-8) Preliminary Plat (2-9)



Petition Fee: \$2,285.82 (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 7/13/17
Print Name and Company: BOWMAN CONSULTING c/o PAYMAN HOMAYOUNI, AUTHORIZED AGENT

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 July, 2017

State of Illinois)
County of DuPage) SS

NOTARY PUBLIC SEAL

[Signature]
Notary Signature



Filing Fee Worksheet

Project Number: 2017.130	Linear Feet of New Roadway: 0
Petitioner: CyrusOne	New Acres Subdivided (if applicable): 48.88
Number of Acres: 48.88	Area of site disturbance (acres): 0.00
Number of Street Frontages: 2.00	
Non-Profit: No	

Filing Fees Due at Land Use Petition:

Request(s): Preliminary Plan & Plat	\$	2,285.82
	\$	-
	\$	-
	\$	-
	\$	-
	\$	-

Total: **\$2,285.82**

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

Verified By: Tracey Vacek

Date: 6/23/2017

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Contact Information Data Entry Worksheet

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

Data Entry Fields are indicated in Green

Owner

First Name:	Laramie	Initial:		Last Name:	Dorris	Title:	Mr.
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		
Company Name:	CyrusOne						
Job Title:	Vice President - Design and Construction						

Main Petitioner Contact (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		
Company Name:	CyrusOne						
Job Title:	Senior Construction Manager						

Additional Contact #1

Relationship to Project	Architect						
First Name:	Cassie	Initial:		Last Name:	Reimers	Title:	Ms.
Address:	401 North Houston Street						
City:	Dallas	State:	TX	Zip:	75202		
Email Address:	cassie.reimers@corgan.com	Phone No.:	214 977 3564	Mobile No.:			
Company Name:	Corgan						
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 3000A						
City:	Chicago	State:	IL	Zip:	60605		
Email Address:	mletson@bowmancg.com	Phone No.:	312-614-0380	Mobile No.:	773-960-4742		
Company Name:	Bowman Consulting Group						
Job Title:	Principal / Branch Manager						

Additional Contact #3

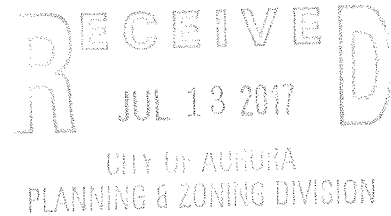
Relationship to Project	Engineer						
First Name:	Payman	Initial:		Last Name:	Homayouni	Title:	Mr.
Address:	440 S. LaSalle Street, Suite 3000A						
City:	Chicago	State:	IL	Zip:	60605		
Email Address:	phomayouni@bowmancg.com	Phone No.:	312-614-0356	Mobile No.:	262-424-6108		
Company Name:	Bowman Consulting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

Additional Contact #4

Relationship to Project	Select One From List						
First Name:		Initial:		Last Name:		Title:	Select One From List
Address:							
City:		State:		Zip:			
Email Address:		Phone No.:		Mobile No.:			
Company Name:							
Job Title:							

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 continuous 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

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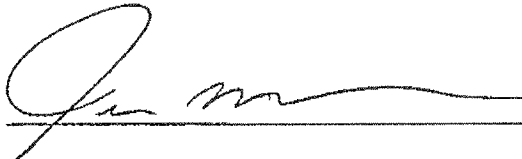
From: Juan Vasquez
Senior Construction Manager
CyrusOne
2905 Diehl Road, Aurora, IL 60502
Office: 331-200-7954
jvasquez@cyrusone.com

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

Re: Authorization letter for:
City Project #: 2016.165
CyrusOne Data Center Building Two / Annexation Agreement / Annexation / RZ / Preliminary
Plan and Plat / Telecommunications
Property address: 32W130 Molitor Road (Parcel 1, Tracts 3 & 4 and Parcel 2)

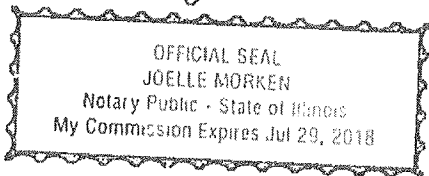
To whom it may concern:

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:  Date 2/10/2017

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

Notary Signature 

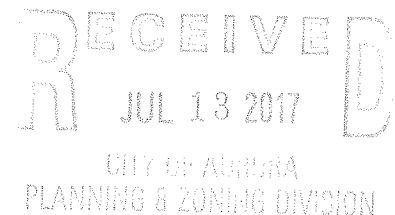


LEGAL DESCRIPTION

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 - LOT 1

OF PART OF THE SOUTHWEST 1/4 OF SECTION 5, THE SOUTHEAST 1/4 OF SECTION 6, THE NORTHEAST 1/4 OF SECTION 7 AND THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN CYRUSONE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 17, 2017 AS DOCUMENT NUMBER R2017-009824;

THENCE SOUTH 05 DEGREES 11 MINUTES 08 SECONDS WEST, A DISTANCE OF 90.16 FEET;
THENCE SOUTH 47 DEGREES 52 MINUTES 08 SECONDS EAST, A DISTANCE OF 128.71 FEET;
THENCE SOUTH 01 DEGREE 20 MINUTES 51 SECONDS WEST, A DISTANCE OF 825.07 FEET;
THENCE SOUTH 78 DEGREES 55 MINUTES 55 SECONDS WEST, A DISTANCE OF 1837.44 FEET;
THENCE NORTH 01 DEGREE 20 MINUTES 01 SECONDS EAST, A DISTANCE OF 761.17 FEET;
THENCE NORTH 79 DEGREES 01 MINUTES 45 SECONDS EAST, A DISTANCE OF 533.09 FEET;
THENCE NORTH 35 DEGREES 52 MINUTES 37 SECONDS EAST, A DISTANCE OF 596.46 FEET;
THENCE A DISTANCE OF 112.36 FEET ALONG THE ARC OF A CIRCLE, CONVEX TO THE NORTHWEST HAVING A RADIUS OF 1937.00 FEET, WHOSE CHORD OF 112.34 FEET BEARS NORTH 81 DEGREES 14 MINUTES 07 SECONDS EAST;
THENCE SOUTH 35 DEGREES 52 MINUTES 37 SECONDS EAST, A DISTANCE OF 601.81 FEET;
THENCE NORTH 54 DEGREES 07 MINUTES 23 SECONDS EAST, A DISTANCE OF 50.00 FEET;
THENCE NORTH 02 DEGREES 29 MINUTES 22 SECONDS EAST, A DISTANCE OF 290.00 FEET;
THENCE NORTH 65 DEGREES 46 MINUTES 53 SECONDS EAST, A DISTANCE OF 120.00 FEET;
THENCE NORTH 17 DEGREES 29 MINUTES 05 SECONDS EAST, A DISTANCE OF 132.04 FEET;
THENCE SOUTH 88 DEGREES 22 MINUTES 41 SECONDS EAST, A DISTANCE OF 454.57 FEET;
THENCE SOUTH 88 DEGREES 50 MINUTES 49 SECONDS EAST, A DISTANCE OF 366.50 FEET;
THENCE SOUTH 88 DEGREES 22 MINUTES 41 SECONDS EAST, A DISTANCE OF 57.07 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS, CONTAINING 1,801,259 SQUARE FEET OR 41.351 ACRES, MORE OR LESS.

LEGAL DESCRIPTION - LOT 2

THAT PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1 IN CYRUSONE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 17, 2017 AS DOCUMENT NUMBER R2017-009824;

THENCE SOUTH 35 DEGREES 52 MINUTES 37 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 35.46 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 35 DEGREES 52 MINUTES 37 SECONDS WEST, A DISTANCE OF 561.00 FEET;
THENCE SOUTH 79 DEGREES 01 MINUTES 45 SECONDS WEST, A DISTANCE OF 533.09 FEET;
THENCE NORTH 01 DEGREE 20 MINUTES 01 SECONDS EAST, A DISTANCE OF 558.00 FEET;
THENCE NORTH 89 DEGREES 25 MINUTES 20 SECONDS EAST, A DISTANCE OF 181.62 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS, CONTAINING 186,286 SQUARE FEET OR 4.276 ACRES, MORE OR LESS.

LEGAL DESCRIPTION - LOT 3

THAT PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 3 IN MOLITOR ESTATES SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 16, 2007 AS DOCUMENT NUMBER R2007-187851;

THENCE SOUTH 01 DEGREE 20 MINUTES 01 SECONDS WEST, A DISTANCE OF 7.02 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 01 DEGREE 20 MINUTES 01 SECONDS EAST, A DISTANCE OF 532.25 FEET;
THENCE NORTH 78 DEGREES 55 MINUTES 55 SECONDS WEST, A DISTANCE OF 261.20 FEET;
THENCE SOUTH 01 DEGREE 04 MINUTES 01 SECONDS WEST, A DISTANCE OF 572.50 FEET;
THENCE SOUTH 87 DEGREES 48 MINUTES 22 SECONDS WEST, A DISTANCE OF 258.26 FEET
TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS, CONTAINING 141,697 SQUARE FEET OR 3.253 ACRES, MORE OR LESS.

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 faculties 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: Tracey M. Vacek

Requirement Based On:

<u>Sq Ft / Units</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

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