



CITY OF NAPERVILLE

PETITION FOR DEVELOPMENT APPROVAL

DEVELOPMENT NAME (should be consistent with plat): Karis Critical Naperville Data Center

ADDRESS OF SUBJECT PROPERTY: 1960 Lucent Lane, Naperville, IL 60563

PARCEL IDENTIFICATION NUMBER (P.I.N.) 08-05-207-037

I. PETITIONER: Karis Critical Member, LLC, a Delaware limited liability company

PETITIONER'S ADDRESS: 2150 Goodlette-Frank Road N., Suite 501

CITY: Naples STATE: FL ZIP CODE: 34102

PHONE: _____ EMAIL ADDRESS: j[REDACTED]

II. OWNER(S): Franklin 1960 Lucent Lane, LLC, an Illinois limited liability company

OWNER'S ADDRESS: 1900 Spring Road, Suite 100

CITY: Oak Brook STATE: IL ZIP CODE: 60523

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

III. PRIMARY CONTACT (review comments sent to this contact): Russell G. Whitaker

RELATIONSHIP TO PETITIONER: Attorney - Rosanova & Whitaker, Ltd.

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

IV. OTHER STAFF

NAME: Bill Bohne - Jacob & Hefner

RELATIONSHIP TO PETITIONER: Civil Engineer

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

NAME: _____

RELATIONSHIP TO PETITIONER: _____

PHONE: _____ EMAIL ADDRESS: _____

V. PROPOSED DEVELOPMENT AND PROPERTY

(check applicable and provide responses to corresponding exhibits on separate sheet)

PZC&CC Processes	<input type="checkbox"/> Annexation <input type="checkbox"/> Rezoning <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Major Change to Conditional Use <input type="checkbox"/> Planned Unit Development (PUD) <input type="checkbox"/> Major Change to PUD <input type="checkbox"/> Preliminary PUD Plat <input type="checkbox"/> Preliminary/Final PUD Plat <input type="checkbox"/> PUD Deviation <input checked="" type="checkbox"/> Zoning Variance <input type="checkbox"/> Sign Variance <input type="checkbox"/> Subdivision Variance to Section 7-4-4
CC Only Process	<input type="checkbox"/> Minor Change to Conditional Use <input type="checkbox"/> Minor Change to PUD <input type="checkbox"/> Deviation to Platted Setback <input type="checkbox"/> Amendment to an Existing Annexation Agreement <input type="checkbox"/> Preliminary Subdivision Plat (creating new buildable lots) <input type="checkbox"/> Final Subdivision Plat (creating new buildable lots) <input type="checkbox"/> Preliminary/Final Subdivision Plat (creating new buildable lots) <input type="checkbox"/> Final PUD Plat <input type="checkbox"/> Subdivision Deviation <input type="checkbox"/> Plat of Right-of-Way Vacation
Administrative Review Administrative Review	<input type="checkbox"/> Engineering Plan Review <input type="checkbox"/> Administrative Subdivision Plat (no new buildable lots are being created) <input type="checkbox"/> Administrative Adjustment to Conditional Use <input type="checkbox"/> Administrative Adjustment to PUD <input type="checkbox"/> Plat of Easement Dedication/Vacation <input type="checkbox"/> Landscape Variance
Other	<input type="checkbox"/> Please specify:

ACREAGE OF PROPERTY: 40.87 ZONING OF PROPERTY: ORI

DESCRIPTION OF PROPOSAL/USE (use a separate sheet if necessary)

Conditional use for a data center and a variance from Section 6-9-3 of the Naperville Municipal Code of Ordinances for a reduction of the required parking for a data center from 211 spaces per building to 60 spaces per building for a Data Center Campus; a variance from Section 6-2-12.3 of the Code to permit an increase in the height of the proposed equipment yard screen wall on the north side of the Phase 1 building from 15' to a maximum of 22'; and a variance from Section 6-2-12.4 of the Code to permit an increase in the height of the security fence for the phase 2 private electrical substation to a maximum of 8' as detailed in the attached Petition.

VI. REQUIRED DISCLOSURE:

DISCLOSE ANY ORDINANCES, COVENANTS, DEED RESTRICTIONS, OR AGREEMENTS RECORDED AGAINST THE PROPERTY WHICH CURRENTLY APPLY TO OR AFFECT THE PROPERTY.

- For ordinances, provide only the title(s) of the ordinance and their recording number.
- For mortgages, provide only the name of the current mortgagee and the recording number.
- For all other documents, provide an electronic copy with this Petition with the recording number.

FAILURE TO FULLY COMPLY WITH THIS REQUIRED DISCLOSURE WILL ENTITLE THE CITY TO REVOKE ONE OR MORE ENTITLEMENTS SOUGHT IN THIS PETITION.

See attached title commitment.

VII. REQUIRED SCHOOL AND PARK DONATIONS (RESIDENTIAL DEVELOPMENT ONLY)

(per Section 7-3-5: Dedication of Park Lands and School Sites or for Payments or Fees in Lieu of)

Required School Donation will be met by:

- ☐ Cash Donation (paid prior to plat recordation)
- ☐ Cash Donation (paid per permit basis prior to issuance of each building permit)
- ☐ Land Dedication

Required Park Donation will be met by:

- ☐ Cash Donation (paid prior to plat recordation)
- ☐ Cash Donation (paid per permit basis prior to issuance of each building permit)
- ☐ Land Dedication

N/A - non-residential development

VIII. PETITIONER'S SIGNATURE

I, Caitlin E. Crue, attorney for Petitioner (Petitioner's Printed Name and Title), being duly sworn, declare that I am duly authorized to make this Petition, and the above information, to the best of my knowledge, is true and accurate.

Caitlin E. Crue
(Signature of Petitioner or authorized agent)

4/11/2025
(Date)

SUBSCRIBED AND SWORN TO before me this 11th day of April, 2025


[Signature]
(Notary Public and Seal)



IX. OWNER'S AUTHORIZATION LETTER¹

I/we hereby certify that I/we am/are the owner(s) of the above described Subject Property. I/we am/are respectfully requesting processing and approval of the request(s) referenced in this Petition. I/we hereby authorize the Petitioner listed on this Petition to act on my/our behalf during the processing and presentation of this request(s).

Franklin 1960 Lucent Lane, LLC



(Signature of 1st Owner or authorized agent)

(Signature of 2nd Owner or authorized agent)

3/27/2025

(Date)


(Date)

Raymond Warner Authorized Signatory

1st Owner's Printed Name and Title

2nd Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 27th day of March, 2025



(Notary Public and Seal)



¹ Please include additional pages if there are more than two owners.

VI. Required Disclosure

13. Sanitary sewer easement dated February 13, 1968 and recorded October 18, 1968 as Document No. [R68-48625](#) by and between Western Electric Company and the County of DuPage, granting an easement to construct, maintain and operate an extension of the existing sanitary sewer beyond the owners property, and the provisions relating thereto.

(Affects the Land and other property.)
14. Easement, terms, provisions and conditions contained in the DuPage Water Commission Easement Agreement recorded February 17, 1988 as Document No. [R88-15897](#) by and between the DuPage Water Commission and Bell Telephone Laboratories Incorporated, relating to the location of water transmission mains on the Land.
15. Note: The following item, while appearing on this commitment/policy, is provided solely for your information.

The following environmental disclosure document(s) for transfer of real property appear of record which include a description of the Land insured or a part thereof:

Document Number: [R96-019303](#) Date of recording: February 2, 1996

(Affects the Land and other property)
16. Easement recorded November 6, 1997 as Document No. [R97-170103](#) in favor of City of Naperville, its successors, assigns and designees, for the perpetual right, privilege and authority to survey, construct, reconstruct, test, repair, inspect, maintain, renew, operate and patrol, all or any part of water distribution mains and such other equipment and appurtenance including but not limited to various utility, transmission and distribution systems, including electrical systems, water, sewer drainage and stormwater systems, together with any and all necessary manholes, ductbanks, mains, valve vaults, hydrants, catch basins, connections, appliances, appurtenances, and other structures as may be deemed necessary by the City or its designees, and the provisions relating thereto.
17. Storm Water Management Easement and Covenant Provisions and Grantees, as contained on the Plat of Alcatel-Lucent USA Inc. Recorded as Document Number [R2011-127738](#), and the terms, provisions, conditions and restrictions thereof.

(Reference is made to said plat for exact locations.)
18. Easement for public utility and drainage, and the easement provisions and grantees as set forth on the plat of Alcatel-Lucent USA Inc., recorded October 25, 2011 as Document No. [R2011-127738](#).

(Reference is made to said plat for exact locations.)
19. Easement for public utility, and the easement provisions and grantees as set forth on the plat of Alcatel-Lucent USA Inc., recorded October 25, 2011 as Document No. [R2011-127738](#).

(Reference is made to said plat for exact locations.)
20. Electric Easement, and the easement provisions and grantees as set forth on the plat of Alcatel-Lucent USA Inc., aforesaid, pursuant to the provisions of the agreement by and between Alcatel-Lucent USA Inc. and the City of Naperville dated October 20, 2011, recorded October 25, 2011 as Document No. [R2011-127739](#).

(Reference is made to said plat for exact location.)
21. Ingress and egress easement, and the easement provisions and grantees as set forth on the plat of Alcatel-Lucent USA Inc., aforesaid, pursuant to the provisions of the Agreement by and between Alcatel-Lucent USA Inc. and the City of Naperville dated October 20, 2011, recorded October 25, 2011 as Document No. [R2011-127739](#).

(Reference is made to said plat for exact location.)
22. The plat of survey by prepared by V3 Companies, LTD. dated August 9, 2022, and designated Project Number 19112. LOT2, discloses the following:
 - 1.) Adverse encroachment of the equipment yard located on the property west and adjacent (Lot 3), over and onto the Land, by an undisclosed amount.
 - 2.) Adverse encroachment of the building corner located on the property west and adjacent (Lot 1), over and onto the Land, by varying distances up to approximately 0.63 feet.
23. Terms, covenants, conditions and restrictions contained in the City of Naperville Ordinance No. 20-035 approving the Preliminary / Final Plat of Subdivision and the Owner's Acknowledgement and Acceptance

Agreement for Nokia Campus recorded August 6, 2020 as Document No. [R2020-85329](#).

(See Document for particulars)

24. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat; for purpose of Public Utility Drainage Easement and Sidewalk Easements, affects part of the Land depicted therein recorded August 6, 2020 as Document No. [R2020-85330](#).

(See document for particulars and locations)

25. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat; for purpose of a Cross Access Easements, affects part of the Land depicted therein recorded August 6, 2020 as Document No. [R2020-85330](#).

(See document for particulars and locations)

26. Terms, covenants, conditions and restrictions contained in the City of Naperville Ordinance No. 20-038 Granting Variances from Title 6 of the Naperville Municipal Code for the Nokia Campus located at 1960-2000 Lucent Lane recorded August 6, 2020 as Document No. [R2020-85333](#).

(See Document for particulars)

27. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to City of Naperville, in the Agreement Pertaining to and Amending a Cross-Access Easement on Lot 2 and Lot 3 of the Nokia Campus, recorded on June 14, 2021 as Document No. [R2021-90804](#), affects part of the Land and other property.

28. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat; for purpose 20 foot Sanitary Sewer Easement, affects the north portion of the Land as Document No. [R2022-11062](#).

(See document for particulars)

29. Terms, covenants, conditions and restrictions contained in the Sanitary Sewer Maintenance and Indemnification Agreement recorded February 8, 2022 as Document No. [R2022-14565](#).

(See document for particulars)

30. Terms, covenants, conditions and restrictions contained in the Statement of Acceptance DuPage County Sanitary Sewer Division recorded June 3, 2022 as Document No. [R2022-54024](#).

(See document for particulars)

31. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that

said covenant or restriction is permitted by applicable law, relating in part to association; assessment and lien therefor; performance of separation work by buyer; granting of temporary construction easements; granting of access easements; utility easements; maintenance of cross-access easement, access easement; liability and indemnification; demolition of improvements; city provisions; and, membership and voting rights in the association, among other things, as set forth in the Declaration of Covenants, Conditions, and Restrictions recorded April 13, 2023 as Document No. [R2023-022235](#), and as amended from time to time.