

Scope of Proposed Development

The site consists of approximately 795 acres located at the intersection of S. Rowell Rd and Bernhard Rd. The site sits just to the south of the Chicagoland Speedway, to the east of the Route 66 Raceway, and is otherwise surrounded by farmland and a few residential and commercial properties located in unincorporated Will County.

The proposed development is for a data center campus consisting of twenty-four (24) buildings having a total gross area of 6,936,000 square feet. The development is divided into four phases, each a sub-campus consisting of six (6) data center buildings, a privately owned electrical substation and associated transmission infrastructure, and stormwater facilities. The project will also accommodate a ComEd owned switching station located adjacent to the overhead transmission lines that traverse the property. Each sub-campus will be on a single lot and will be marketed for lease to a single end user.

The data center buildings are designed as two-story structural steel buildings with precast concrete exterior walls and attractive office/entrance features. Each building is approximately 289,000 square feet. Rooftop equipment will be screened from view. The site design will utilize berms and attractive landscaping. Each sub-campus will be secured with perimeter fencing and access control.

Offsite improvements include reconstructing S. Rowell and Millsdale Roads to City standards and extending sewer and water to service the site. We anticipate that Bernhard Road between S Rowell and Ridge Roads will be privatized.