



CITY OF AURORA, ILLINOIS

RESOLUTION NO. PDFNL 18-011  
DATE OF PASSAGE May 25, 2018

A Planning and Development Committee Resolution Approving a Final Plan on Lot 2 of Scientel Solutions Subdivision located at 245 N. Eola Road being east of N. Eola Road and south of Diehl Road

WHEREAS, the City of Aurora has a population of more than 25,000 persons and is, therefore, a home rule unit under subsection (a) of Section 6 of Article VII of the Illinois Constitution of 1970; and

WHEREAS, subject to said Section, a home rule unit may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals, and welfare; and

WHEREAS by petition dated April 5, 2018, Scientel Solutions, LLC filed with the City of Aurora a petition requesting approval of a Final Plan for Lot 2 of Scientel Solutions Subdivision located at 245 N Eola Road being east of N. Eola Road and south of Diehl Road and related required documents as attached hereto as Exhibits "A-1" through Exhibit "A-3"; and

WHEREAS, after referral of said petition from the Aurora City Council, the Aurora Planning Commission conducted a hearing on May 2, 2018, reviewed the petition and recommended **CONDITIONAL APPROVAL** of said petition; and

WHEREAS, on May 10, 2018, the Planning and Development Committee of the Aurora City Council reviewed said Final Plan and Plat Revision and the before mentioned recommendations and recommended **CONDITIONAL APPROVAL** of said petition; and

WHEREAS, the decision of the Planning and Development Committee with respect to a final plan is subject to appeal to the City Council in the manner set forth in the City of Aurora Zoning Ordinance; and

WHEREAS, no person authorized under City of Aurora Zoning Ordinance to appeal such decision having done so in the manner set forth in the Ordinance, the Decision of the Planning and Development Committee constitutes final action on the proposed final plan; and

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NOW, THEREFORE, BE IT RESOLVED that the Planning and Development Committee of the City of Aurora, Illinois, finds as facts all of the preamble recitals of this Resolution and hereby grants **CONDITIONAL APPROVAL** of said Final Plan with the following conditions:

1. That the documents be revised to incorporate the Engineering Staff comments included in the memo dated April 23, 2018 prior to building permit issuance which shall be contingent upon Final Engineering approval.
2. That all on and offsite easements necessary for construction be acquired and recorded upon receipt.

BE IT FURTHER RESOLVED that the Planning and Development Committee of the City of Aurora hereby adopts the Final Plan and related required documents, as attached hereto as Exhibit "A-1" Final Plan, Exhibit "A-2" Landscape Plan, and Exhibit "A-3" Building and Signage Elevations, along with any easement dedications or vacations deemed necessary by the Aurora City Engineer.

18-0317

**FINAL RECOMMENDATION FOR APPROVAL BY:**  
**PLANNING AND DEVELOPMENT COMMITTEE**  
**RESOLUTION NO. PDFNL**

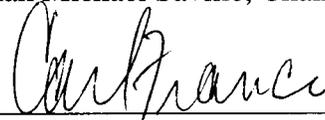
The Planning & Development Committee at their Re-Scheduled Meeting on Friday, May 25, 2018 Recommended **APPROVAL** of A Planning and Development Committee Resolution Approving a Final Plan on Lot 2 of Scientel Solutions Subdivision located at 245 N. Eola Road being east of N. Eola Road and south of Diehl Road (Scientel Solutions, LLC – 18-0317/NA08/1-18.014-Fsd/Fpn/R – TV – Ward 10)  
**(APPEALABLE)**

VOTE 3-0

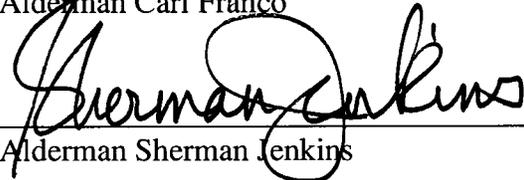
Submitted By



Alderman Michael Saville, Chairman



Alderman Carl Franco



Alderman Sherman Jenkins

Alderman William "Bill" Donnell, Alternate

Dated This 25<sup>th</sup> Day of May, 2018





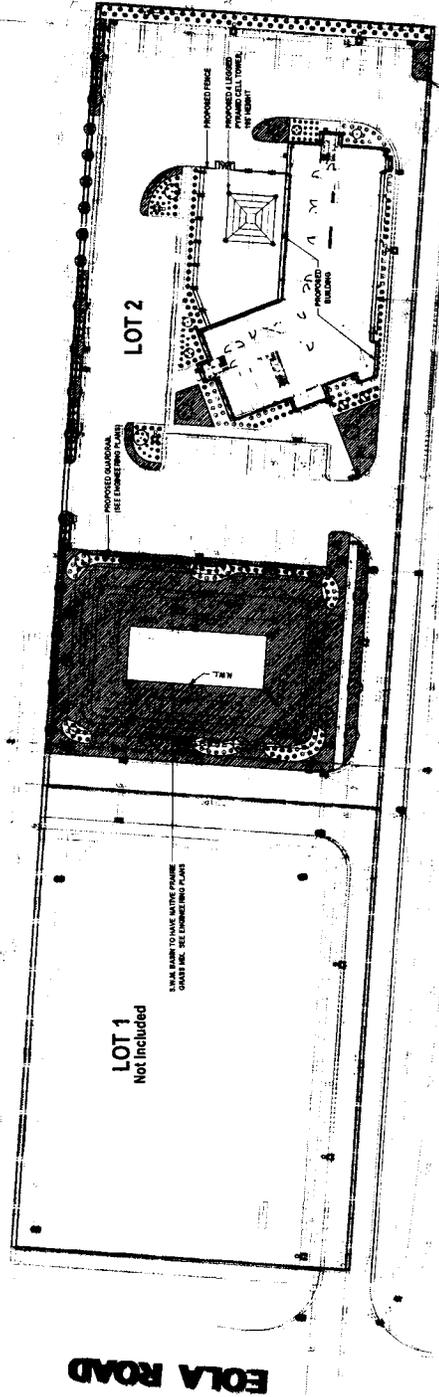
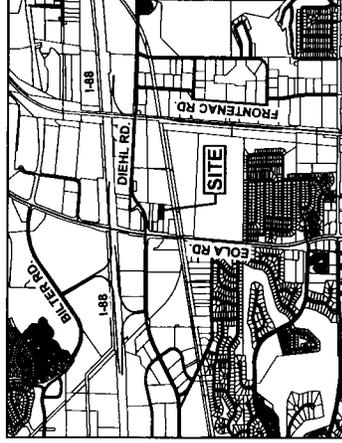
LINE KEY

SANITARY SEWER	700	CONTOUR - EXISTING	700	HYDRANT	SANITARY MAINHOLE
STORM SEWER	699	CONTOUR - PROPOSED	699	FLARED END SECTION	STORM MAINHOLE
WATER LINE	698	FENCE - PROPOSED	OVERHEAD UTILITY - EXISTING	STREET LIGHT	WALL MOUNTED LIGHT
LOT LINE					
BASEMENTS					
CONTOUR - PROPOSED	700	CONTOUR - EXISTING	700		
CONTOUR - PROPOSED	699	CONTOUR - EXISTING	699		
FENCE - PROPOSED					
BUILDING - PROPOSED					
VALVE - WATER					
INLET					

# LANDSCAPE PLAN

For  
Lot 2 of Scientel Solutions Subdivision

LOCATION MAP



LANDSCAPE DATA TABLE:  
Planting Material Key

1	PLANTING MATERIAL KEY
2	PLANTING MATERIAL KEY
3	PLANTING MATERIAL KEY
4	PLANTING MATERIAL KEY
5	PLANTING MATERIAL KEY
6	PLANTING MATERIAL KEY
7	PLANTING MATERIAL KEY
8	PLANTING MATERIAL KEY
9	PLANTING MATERIAL KEY
10	PLANTING MATERIAL KEY
11	PLANTING MATERIAL KEY
12	PLANTING MATERIAL KEY
13	PLANTING MATERIAL KEY
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95	PLANTING MATERIAL KEY
96	PLANTING MATERIAL KEY
97	PLANTING MATERIAL KEY
98	PLANTING MATERIAL KEY
99	PLANTING MATERIAL KEY
100	PLANTING MATERIAL KEY

LANDSCAPE DATA TABLE: CTEs PROVIDED

CTE VALUE	COUNT PROVIDED	TOTAL CTEs PROVIDED
1	20	20
2	13	33
3	23	56
4	246	302
5	126	428
6	6	434
7	6	440
8	6	446
9	6	452
10	6	458
11	6	464
12	6	470
13	6	476
14	6	482
15	6	488
16	6	494
17	6	500
18	6	506
19	6	512
20	6	518
21	6	524
22	6	530
23	6	536
24	6	542
25	6	548
26	6	554
27	6	560
28	6	566
29	6	572
30	6	578
31	6	584
32	6	590
33	6	596
34	6	602
35	6	608
36	6	614
37	6	620
38	6	626
39	6	632
40	6	638
41	6	644
42	6	650
43	6	656
44	6	662
45	6	668
46	6	674
47	6	680
48	6	686
49	6	692
50	6	698
51	6	704
52	6	710
53	6	716
54	6	722
55	6	728
56	6	734
57	6	740
58	6	746
59	6	752
60	6	758
61	6	764
62	6	770
63	6	776
64	6	782
65	6	788
66	6	794
67	6	800
68	6	806
69	6	812
70	6	818
71	6	824
72	6	830
73	6	836
74	6	842
75	6	848
76	6	854
77	6	860
78	6	866
79	6	872
80	6	878
81	6	884
82	6	890
83	6	896
84	6	902
85	6	908
86	6	914
87	6	920
88	6	926
89	6	932
90	6	938
91	6	944
92	6	950
93	6	956
94	6	962
95	6	968
96	6	974
97	6	980
98	6	986
99	6	992
100	6	998
<b>Total:</b>	<b>477</b>	<b>477</b>

1234 Main Street  
Chicago, IL 60601  
Tel: 312.555.1234  
Fax: 312.555.5678  
www.scientel.com

**Scientel Solutions**

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Lombard, IL 60148

**Scientel Solutions**

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**sda**

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LANDSCAPE PLAN  
For  
Lot 2 of Scientel Solutions

Sheet Name: \_\_\_\_\_  
Scale: \_\_\_\_\_  
Date: \_\_\_\_\_

**L1.0**

North

Scale: 1" = 100'-0"

Date: 10/15/2010

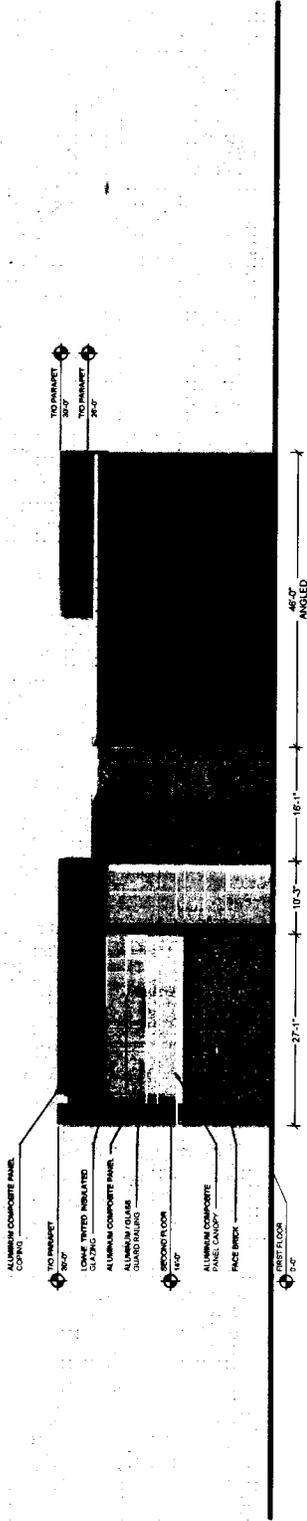
Drawn by: J. Smith

Checked by: M. Jones

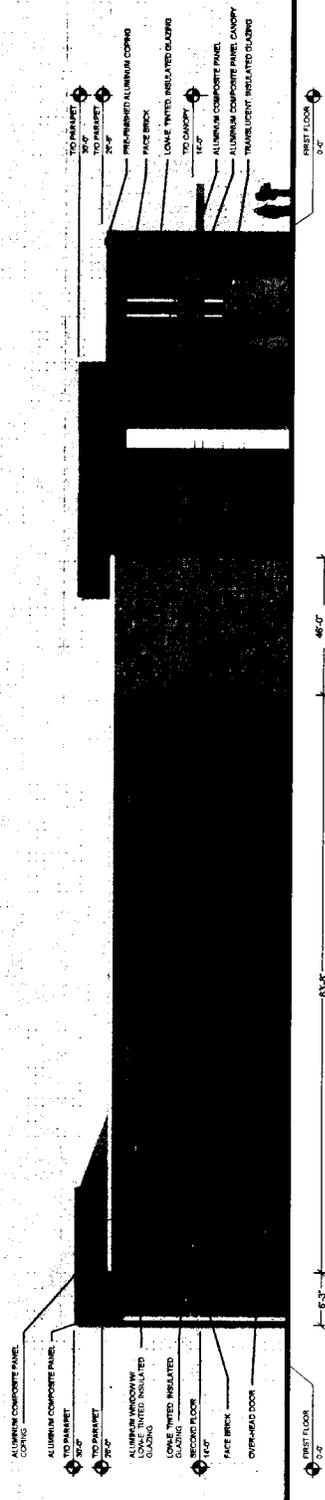
10/15/2010



ELEVATIONS



2 EAST ELEVATION  
1/8" = 1'-0"



1 NORTH ELEVATION  
1/8" = 1'-0"

SCIENTEL SOLUTIONS  
HEADQUARTERS BUILDING

ELEVATIONS

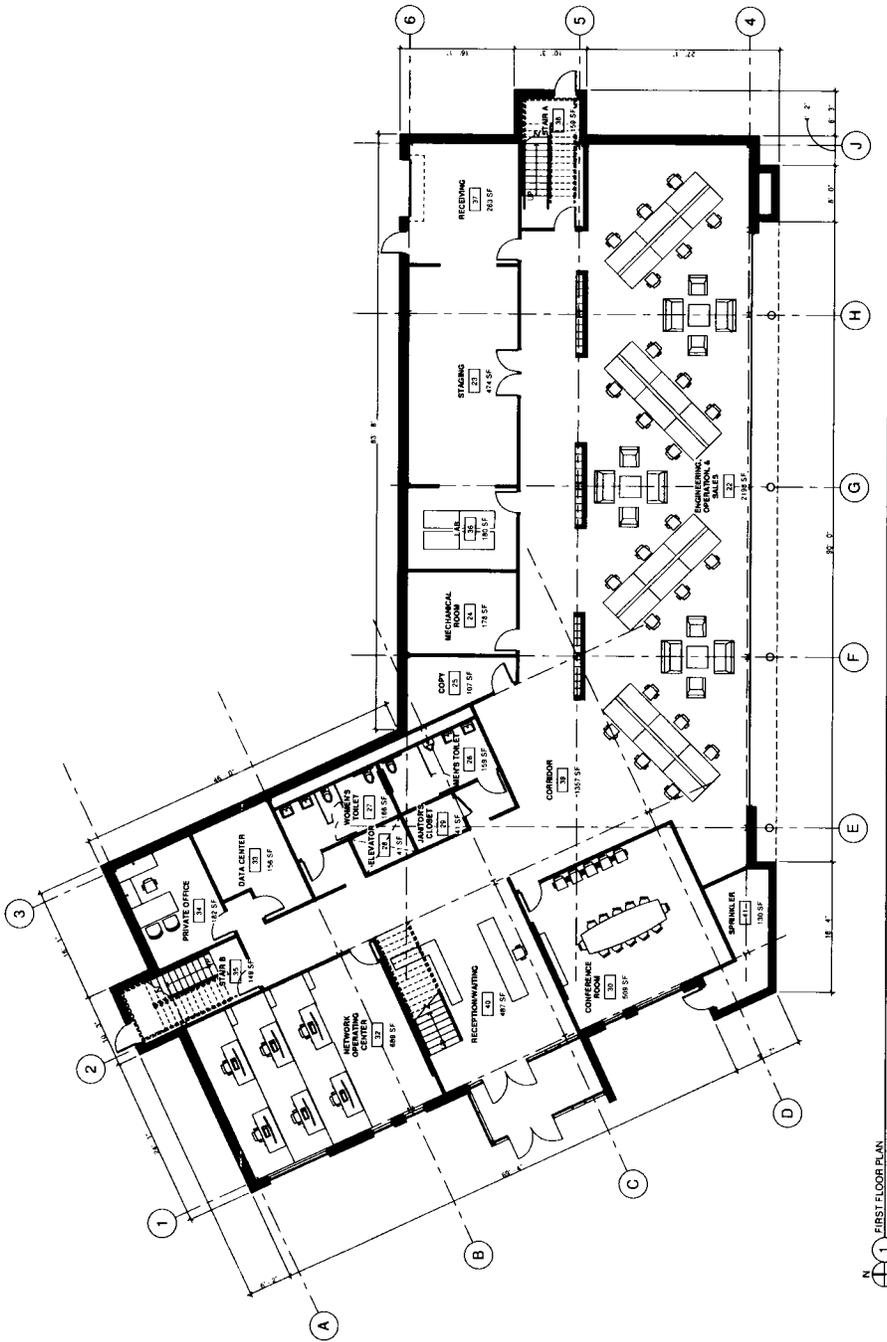
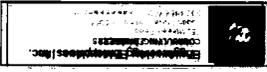
JOB NUMBER: 17-388  
DATE: 02.27.2016

REVISIONS

A5.2

Revisions	Value	Unit
1) WINDOW HEIGHT (AS SHOWN)	36'-0"	FEET
2) WINDOW GUARD RAILING HEIGHT (AS SHOWN)	14'-0"	FEET
3) WINDOW GUARD RAILING MATERIAL (AS SHOWN)	ALUMINUM / GLASS	GUARD RAILING
4) WINDOW MATERIAL (AS SHOWN) FOR ALL WINDOWS AND GLASSY PARTS	LOWE TINTED INSULATED GLAZING	GLAZING
Beige Masonry, Dark Gray and White Aluminum Composite Panels, Tinted Glazing		

3 scientific SOLUTIONS  
348 George Dr. Lombard, IL 60148



N  
1  
FIRST FLOOR PLAN  
1/8" = 1'-0"

REVISIONS

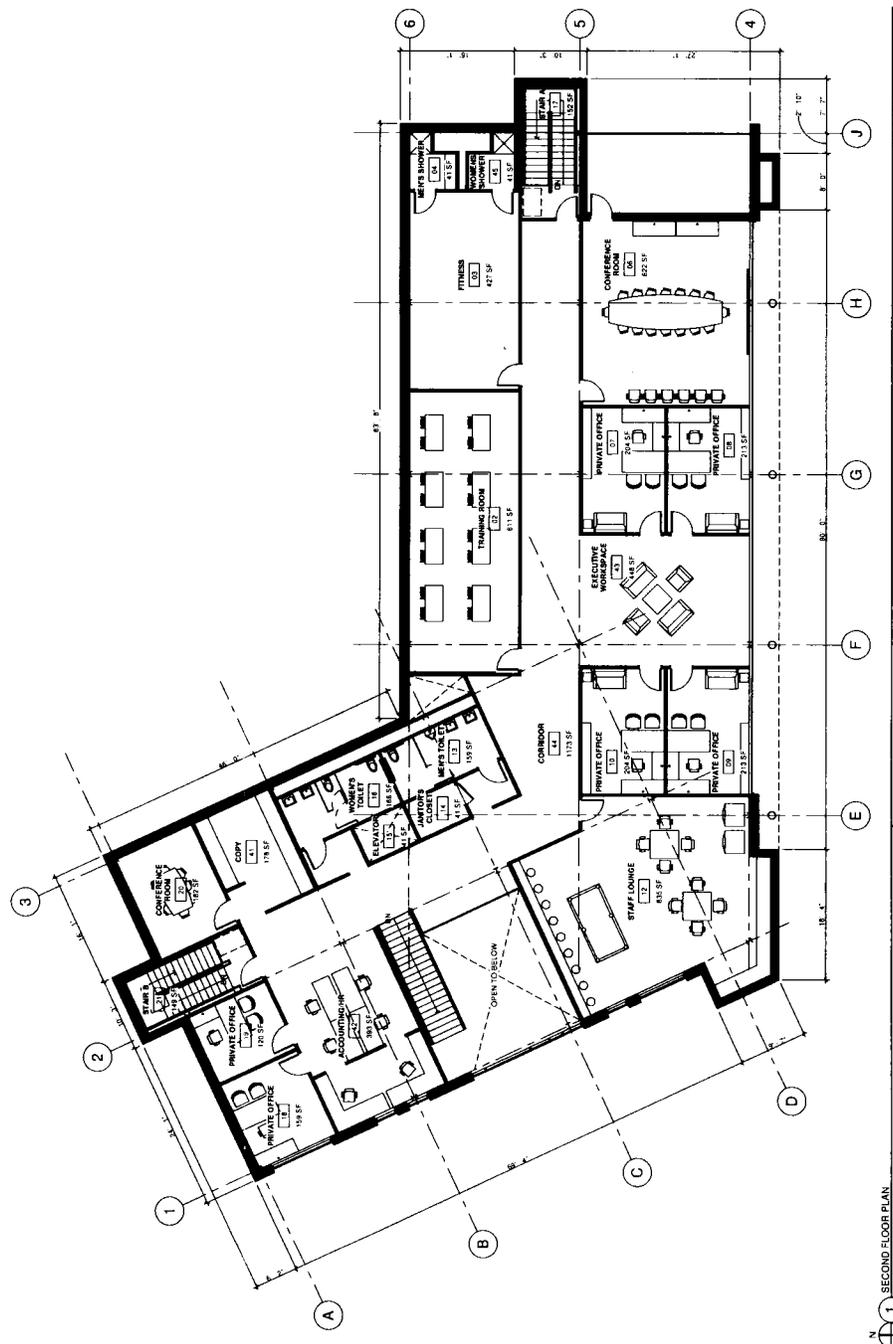
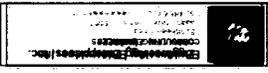
JOB NUMBER: 17-388  
DATE: 02.27.2018

SECOND FLOOR PLAN

SCIENTEL SOLUTIONS HEADQUARTERS BUILDING

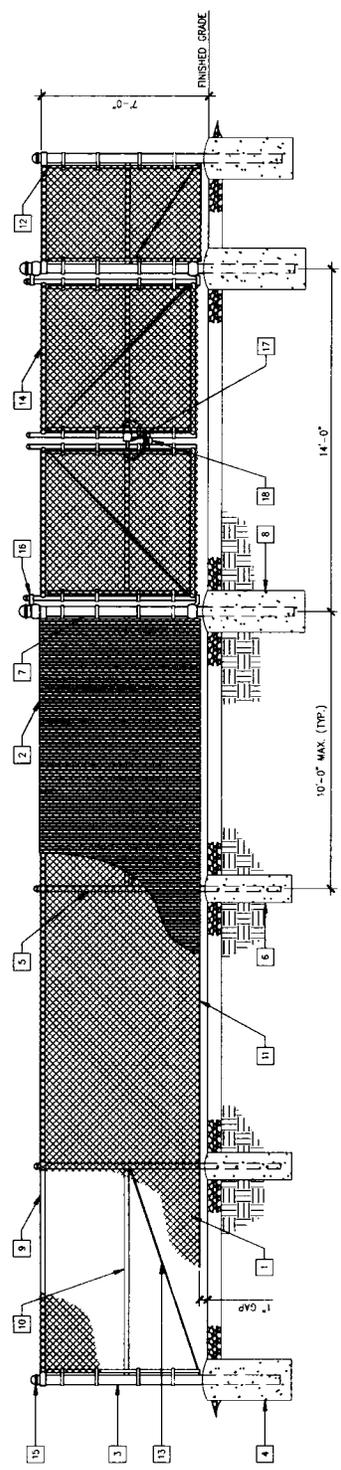


944 Spring Dr Lombard IL 60148

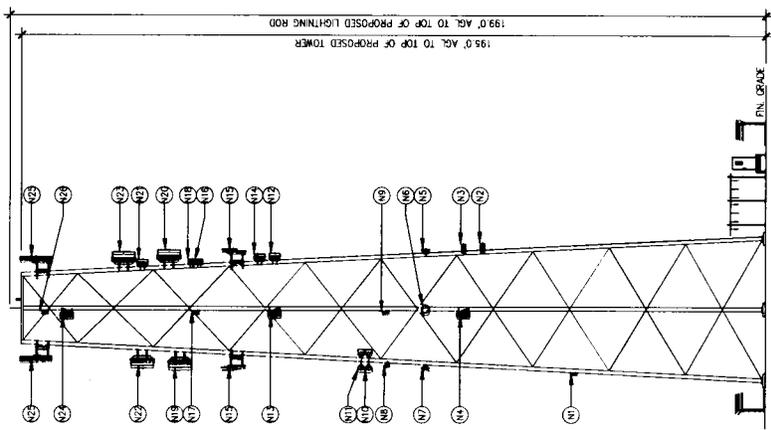




**ELEVATIONS**



**1 Typical Fence Elevation**  
 SCALE: 1/2" = 1'-0"



**1 Tower Elevation**  
 SCALE: 1" = 15'-0"