

Land Use Petition

Project Number: 2016.162

Subject Property Information

Address/Location: 245 N Eola Rd / south of Diehl Road and east of Eola Road

Parcel Number(s): 07-05-304-012; 07-08-103-022; 07-08-103-023; 07-08-103-024; 07-08-103-021; 07-08-103-020

Petition Request(s)

Requesting a Plan Description Revision to the Special Use Planned Development on the property located at 245 N Eola Rd being south of Diehl Road and east of Eola Road to add one General contractor, or special trade contractor (off site work) (2900) as a permitted use

Requesting approval of a Special Use for a Communications Facility (4211) use on the easterly 75 feet of 245 N Eola Rd being south of Diehl Road and east of Eola Road

Requesting approval of a revision to the Preliminary Plan and Plat for Diehl Industrial Park Subdivision located south of Diehl Road and east of Eola Road for a Communications Facility (4211) use

Attachments Required

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

- | | | |
|--|--------------------------------|----------------------------|
| Word Document of: Legal Description (2-1) | Two Paper and One pdf Copy of: | One Paper and pdf Copy of: |
| | Fire Access Plan (2-6) | Preliminary Plan (2-8) |
| One Paper and pdf Copy of: | Address Plat (2-17) | Preliminary Plat (2-9) |
| Plan Description Revision (2-18) | Preliminary Engineering | |
| Qualifying Statement (2-1) | Stormwater Report (2-10) | |
| Plat of Survey (2-1) | | |
| Legal Description (2-1) | | |
| Telecommunication Info Requirements (2-23) | | |
| Letter of Authorization (2-2) | | |
| Contact Worksheet (1-5) | | |
| Filing Fee Worksheet (1-6) | | |
| Parking Worksheet (1-8) | | |



Petition Fee: \$2,350.00 (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 Authorization with owner's Name and contact information is required.

Authorized Signature: Nelson Santos Date 06-01-17

Print Name and Company: Nelson Santos, Pres. Scientel Solutions, LLC

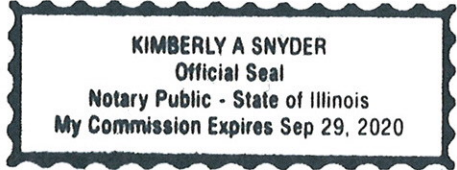
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

Given under my hand and notary seal this 1ST day of June, 2017

State of Illinois)
County of Will) SS

NOTARY PUBLIC SEAL

Kimberly Snyder
Notary Signature





Planning and Zoning Division 1 S. Broadway, 2nd Floor, Aurora, IL
phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora-il.org

Filing Fee Worksheet

Project Number: 2016.162
Petitioner: Scientel Solutions, LLC
Number of Acres: 2.66
Number of Street Frontages: 1.00
Non-Profit No

Linear Feet of New Roadway: 0
New Acres Subdivided (if applicable): 2.66
Area of site disturbance (acres): 2.66

Filing Fees Due at Land Use Petition:

| | | | |
|-------------|---------------------------|----|--------|
| Request(s): | Plan Description Revision | \$ | 800.00 |
| | Preliminary Plan & Plat | \$ | 750.00 |
| | Special Use | \$ | 800.00 |
| | | \$ | - |
| | | \$ | - |
| | | \$ | - |

Total: **\$2,350.00**

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

Verified By:

Date:



Project Contact Information Sheet

Project Number: 2016.162

Petitioner Company (or Full Name of Petitioner): Scientel Solutions, LLC

Owner

First Name: Donald Initial: _____ Last Name: Stelter Title: _____
Company Name: BankFinancial, FSB
Job Title: President
Address: 15W060 N. Frontage Road
City: Burr Ridge State: IL Zip: 60527
Email Address: _____ Phone No.: (630) 242-7000 Mobile No.: _____

Main Contact (The individual that signed the Land Use Petition)

Relationship to Project: Contract Purchaser
Company Name: Scientel Solutions, LLC
First Name: Nelson Initial: _____ Last Name: Santos Title: Mr.
Job Title: Owner
Address: 948 Springer Drive
City: Lombard State: IL Zip: 60148
Email Address: nsantos@scientelsolutions.com Phone No.: (630) 652-3807 Mobile No.: (630) 873-9751

Additional Contact #1

Relationship to Project: Other
Company Name: Scientel Solutions, LLC
First Name: Roxanna Initial: _____ Last Name: Hoffman Title: Ms.
Job Title: Project Manager
Address: 948 Springer Dr.
City: Lombard State: IL Zip: 60148
Email Address: rhoffman@scientelsolutions.com Phone No.: (630) 652-3817 Mobile No.: (630) 956-6298

Additional Contact #2

Relationship to Project: Engineer
Company Name: Engineering Enterprises, Inc.
First Name: David Initial: _____ Last Name: Burroughs Title: Mr.
Job Title: Engineer/Principal
Address: 52 Wheeler Road
City: Sugar Grove State: Illinois Zip: 60554
Email Address: dburroughs@eeiweb.com Phone No.: (630) 466-6725 Mobile No.: _____

Additional Contact #3

Relationship to Project: Architect
Company Name: Cordogan Clark & Associates, Inc.
First Name: Michael Initial: J. Last Name: Konopka Title: Mr.
Job Title: Architect
Address: 960 Ridgeway Ave.
City: Aurora State: IL Zip: 60506
Email Address: mkonopka@cordoganclark.com Phone No.: (630) 896-4678 Mobile No.: _____

Additional Contact #4

Relationship to Project: Attorney
Company Name: Griffin Williams LLP
First Name: Richard Initial: L Last Name: Williams Title: Mr.
Job Title: Attorney/Partner
Address: 21 N. Fourth St.
City: Geneva State: IL Zip: 60134
Email Address: rwilliams@gwllplaw.com Phone No.: (630) 457-1205 Mobile No.: (630) 306-3839

QUALIFYING STATEMENT

I. Introduction: Petitioner, Scientel Solutions, LLC (“Scientel”), is a wireless communications company based in Lombard, Illinois, with offices in Texas, New Jersey, Hawaii, and Ontario, Canada. Scientel employs approximately fifty-two (52) employees nationwide, and provides wireless network capabilities, network design, services and support for public and private clients throughout the United States, Canada, and Europe.

Scientel is the contract purchaser of an approximately 2.66 acre parcel generally located at the southeast corner of Eola and Diehl Roads (the “Subject Property”), on the far eastern side of the City, adjacent to the border with the City of Naperville. The Subject Property is currently zoned B-2(s) Business District with a Special Use for a Planned Development and is part “Parcel C” of the “Northbridge Subdivision,” approved by the City in 2010. Scientel plans to construct an approximately 10,000 square foot office and warehouse facility, construct a 195 foot communications tower, and relocate its headquarters to the Subject Property. In connection with the relocation to Aurora, Scientel will be bringing 33 full time equivalent jobs to the City, with an average annual salary in excess of \$100,000. Ten (10) additional full-time jobs will be created.

II. Description of Proposal:

In conjunction with the development of this Property (which has always been vacant and has not been developed since the zoning approvals of 2010), Scientel proposes the following:

1. Final platting and improvement of two lots: one lot being an approximately 1.68 acre parcel where Scientel’s facility will be located; and, the other lot being an approximately .99 acre fully improved pad ready parcel along Eola Road for future commercial development (by others).
2. Construction of an access road from Eola Road, and construction of an interior road network benefiting the Subject Property and adjacent properties.
3. Extension of a sanitary sewer line from Nequa Valley High School to serve the Subject Property and other adjacent properties.
4. Construction of an approximately 5,000 square foot office facility with adjacent 5,000 square foot warehouse and Network Operations Center.
5. Construction of a 195 foot communications tower that will be located at the far eastern side of the Subject Property adjacent to the existing Commonwealth Edison transmission facility and high tension wires. The telecommunications tower will have capacity for leased access to

telecommunications providers. The communications tower is integral to Scientel's operations.

6. Construction of detention basins to control stormwater runoff from the Subject Property.

Scientel's proposed office use is permitted under the existing B-2(s) zoning. Scientel requests the City:

1. Amend the Preliminary Plat, Preliminary Plan, and Plan Description, which will include a minor reconfiguration of the remainder of the lot to the north:
2. Issue a Special Use Permit for 5,000 square foot warehouse facility with limited outside storage of equipment and vehicles;
3. Issue a Special Use Permit for 195 foot telecommunications tower; and,
4. Approve final plats and plans for the Subject Property.

The proposed development by Scientel is the highest and best use for the Subject Property, and will generally benefit the City of Aurora in at least the following ways:

- a) *The public health, safety, morals, comfort or general welfare:* The proposed development will extend utilities to the Subject Property which will allow the orderly development of adjacent properties. Stormwater will be retained onsite, minimizing the effect to downstream properties. Access will be provided in accordance with previously approved plans.
- b) *The use and enjoyment of other property already established or permitted in the general area:* The proposed development is generally consistent with the previously approved Planned Development and the uses in the area. The surrounding area is office, warehouse, and light industrial. Surrounding properties are generally as follows:

North: Light Industrial/Service Business (e.g., landscaping, heavy equipment rental, and tow yard).

South: Manufacturing/Light Industrial (Aurora Air Products)

East: Light Industrial/Utilities (Com Ed facility, electrical transformers, and high tension wires)

West: Office/Warehouse(Cyrus One Data Center and vacant land)

c) *Property values within the neighborhood.* Adjacent and nearby property values will not be negatively affected, as the proposed development is consistent with the with the character and trend in the general area. In fact, the extension utilities and the construction of an internal road network will increase the value of the other properties in the Northbridge Subdivision.

d) *The normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts:* The proposed development is the natural progression of the City's previous efforts of 10 years ago to encourage development of this area. The general area is office, commercial and light industrial by nature, and part of the City's I-88 "high-tech" corridor.

e) *Utilities, access roads, drainage and/or other necessary facilities:* Water, electric and natural gas are already at, or near, the Subject Property. Scientel will be extending a sanitary sewer approximately 1,500 feet from Nequa Valley High School, which extension has previously been planned. Neighboring property owners have committed, by virtue of various annexation agreements and the 2006 Planned Development approval, to provide the necessary easements for the extension of all utilities (including sanitary sewer) and access and the internal road structure. The extension of these utilities will render the adjacent properties more readily buildable, and will increase their value.

f) *Ingress and egress as it relates to traffic congestion in the public streets:* Ingress and egress will be by virtue of the already approved access point off of Eola Road. The development will provide for a future internal road network which will eventually connect to the north to Diehl Road as previously planned when the northerly portion of development is improved.

g) *The applicable regulations of the zoning district in which the subject property is proposed to be or is located:* The proposed development is generally consistent with the previously approved Planned Development. The special uses requested (communications tower and warehouse/outside storage) are consistent with the existing uses in the area and particularly the neighboring uses. For instance, the properties to the north and east all have warehouse and outside storage uses. The proposed communications towers will be located at the far east side of the Subject Property, and will be less conspicuous than the existing Com Ed high tension wires.

III. Requested Variances, Modifications or Exceptions from the City's Codes and Ordinances.

1. **Setback of Telecommunications Tower:** Scientel requests that the setback

for the proposed telecommunications tower be: (i) less than seventy five percent (75%) of the height of the tower; and, (ii) less than 2,500 feet from existing towers. (City Code, Article III, Sections 19-67(o)(1)(b)) and 19-67(p)(2)(c). The bases for this request is:

- a. The nature of the Subject Property and Scientel's proposed facility is such that the tower needs to be maintained at the far eastern side of the property;
- b. Constructing the tower at the far east side of the Subject Property will make it less visible; and,
- c. The telecommunication tower will be more apt to "blend in" with the existing Com Ed facility and high voltage transmission lines.



April 4, 2017

City of Aurora
Development Services
44 E. Downer Place
Aurora, Illinois 60507

Re: Letter of Authorization – Scientel Solutions, LLC

Dear Development Services Department:

This letter shall confirm that Bank Financial, F.S.B., as Trustee under a Trust Agreement dated March 19, 2009 and known as Trust Number 010997 (the "Trust"), is the owner of an approximately 2.67 acre parcel of vacant real estate located generally near the southeast corner of Diehl and Eola Roads, Aurora, Illinois and legally described as follows:

LOT 6 (EXCEPT THAT PART CONVEYED TO THE COUNTY OF DUPAGE BY DOCUMENT NUMBER R1993-191752 AND DOCUMENT NUMBER R2004-318740) IN DIEHL INDUSTRIAL PARK ASSESSMENT PLAT NO. 2, OF PART OF THE WEST 739 FEET OF TRACT 2 IN ASSESSMENT PLAT OF CULVER FARM AND THE HARRIS FARM OF PART OF SECTIONS 5, 6, 7 AND 8, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 19, 1964 AS DOCUMENT R64-30327, IN DUPAGE COUNTY, ILLINOIS.

Parcel Identification Number: 07-08-103-020 (the "Property").

Scientel Solutions, LLC ("Scientel"), an Illinois limited liability company, is the contract purchase of the Property. This letter shall confirm that Scientel Solutions, LLC, by and through its authorized representatives, shall have the authority to file a Land Use Petition with the City of Aurora (the "City") seeking to obtain all governmental approvals from the City in order for Scientel to use the Property in accordance with its intended use. The governmental approvals shall include, but not be limited to: (1) amendment to the existing Planned Unit Development site plan and plan description; (2) a special use permit for a telecommunications tower; (3) a special use for warehouse/outside storage; and, (4) such other approvals as Scientel may request from the City.



The letter shall further confirm that there are no buildings on the Property and no electors reside thereon. This authorization shall continue in full force and effect until receipt by the City of a revocation signed by the Trust, in writing.

Donald F. Stelter – President BARC

Subscribed and Sworn
to before me this 4th
day of April, 2017

Notary Public

LEGAL DESCRIPTION

LOT 6 (EXCEPT THAT PART CONVEYED TO THE COUNTY OF DUPAGE BY DOCUMENT NUMBER R1993-191752 AND DOCUMENT NUMBER R2004-318740) IN DIEHL INDUSTRIAL PARK ASSESSMENT PLAT NO. 2, OF PART OF THE WEST 739 FEET OF TRACT 2 IN ASSESSMENT PLAT OF CULVER FARM AND THE HARRIS FARM OF PART OF SECTIONS 5, 6, 7 AND 8, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 19, 1964 AS DOCUMENT R64-30327, IN DUPAGE COUNTY, ILLINOIS.

Parking and Stacking Requirement Worksheet

Project Number: 2016.162
Petitioner: Scientel Solutions, LLC

Parking Requirement

| | |
|----------------------------------|-----------|
| Total Parking Requirement | 55 |
| Enclosed Parking Spaces | - |
| Surface Parking Spaces | 55 |

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) | 10 | |
| Drive-through facilities | 10 | 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 facilities 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: Alex Minnella

Requirement Based On:

| <u>Sq Ft / Units</u> | <u>Use</u> | <u>Needed</u> | <u>Number Required</u> |
|----------------------|--|--|------------------------|
| East Lot | | | |
| 1,250 | "Excluded Square Footage": storage, processing, mechanical rooms and restrooms | | |
| 7,600 | Structure 2100: Business or professional offices, including financial institutions | 1 space per 300 SF of GFA | 25 |
| 4,500 | Structure 2600: Warehouse, storage or distribution facility | 1 space per 1,000 SF of GFA up to 150,000 sq ft plus 1 space | 5 |
| 13,350 | | Total | 30 |
| West Lot | | | |
| 75 | Structure 2210: Food and beverage | 1 per 3 seats | 25 |
| | | Total | 25 |