

Land Use Petition

Project Number: 2019.051

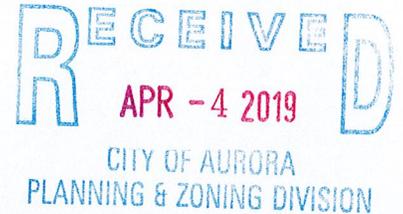
Subject Property Information

Address/Location: 245 N. Eola Road

Parcel Number(s): 07-08-103-020

Petition Request(s)

Requesting approval of a Final Plan Revision for property located at 245 N. Eola Road.



Attachments Required

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

Development Tables Excel Worksheet - digital only (1-0)

Two Paper and One pdf Copy of:

One Paper and pdf Copy of:

Word Document of: Legal Description (2-1)

Fire Access Plan (2-6)
Final Engineering Plans (2-16)
Stormwater Report (2-10)

Final Plan (2-4)
Landscape Plan (2-7)

One Paper and pdf Copy of:

Contact Worksheet (1-5)

Filing Fee Worksheet (1-6)

Parking Worksheet (1-8)

Landscape Requirement Worksheet (1-22)

Landscape Materials Worksheet (1-23)

Qualifying Statement (2-1)

Plat of Survey (2-1)

Legal Description (2-1)

Petition Fee: \$750.00 (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 Aurhorization with owner's Name and contact information is required.

Authorized Signature: [Signature] Date 4/3/19

Print Name and Company: Dorana Hoffman

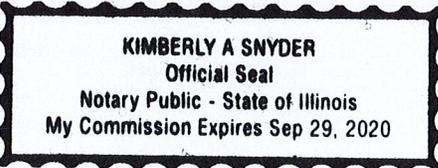
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

Given under my hand and notary seal this 3rd day of April, 2019

State of IL)
) SS
County of Will)

NOTARY PUBLIC SEAL

[Signature]
Notary Signature



Filing Fee Worksheet

Project Number: 2019.051

Petitioner: Scientel Solutions, LLC

Number of Acres: 1.67

Number of Street Frontages: 1.00

Non-Profit No

Linear Feet of New Roadway: 0

New Acres Subdivided (if applicable): 1.67

Area of site disturbance (acres): 3.02

Filing Fees Due at Land Use Petition:

Request(s):	Final Plan Revision	\$	750.00
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-

Total: **\$750.00**

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

Verified By:

Date:

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APR - 4 2019
 CITY OF AURORA
 PLANNING & ZONING DIVISION



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



CITY OF AURORA
 PLANNING & ZONING DIVISION

Project Contact Information Sheet

Project Number: 2019.051

Owner

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

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

Relationship to Project: Owner
 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 #1

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 #2

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 #3

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

Additional Contact #4

Relationship to Project: 0
 Company Name: _____
 First Name: _____ Initial: _____ Last Name: _____ Title: 0
 Job Title: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Email Address: _____ Phone No.: _____ Mobile No.: _____

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 is a fast growing company that employs 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 owner of an approximately 2.67 acre parcel in Aurora, Illinois generally located at the southeast corner of Eola and Diehl Roads (the “Subject Property”), on the far eastern side of the City, adjacent to its 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.” On January 9, 2018, the City issued several approvals for the subject property, including: (a) a revision to the Eola Venture I Plan Description (*see* 17-0519); (b) a special use permit for a telecommunications facility (*see* 17-00520); and, (c) a revised Preliminary Plat and Plan (*see* 17-00521). On May 25, 2018, the City approved: (d) a Final Plat approval for two lots: Lot 1 being an approximately .99 acre parcel which will be developed in the future for retail uses and Lot 2 being an approximately 1.68 acre parcel (*see* 18-0316); and, (e) a Final Plan approval of Lot 2 providing for: (i) an approximately 16,032 square foot office building; (ii) a 195 foot telecommunications tower; and, (iii) necessary parking, stormwater detention, public utilities and a private internal road network (*see* 18-0317).

Scientel is moving its corporate headquarters to Aurora. It has already constructed a 195 foot communications tower, and is ready to submit a building permit for the headquarters building. However, the property owners to the north and south of the Subject Property have refused to grant the necessary easements for Scientel to construct the headquarters building as per the approved final plan. Scientel intends to go forward without the necessary easements, but in order to accomplish that, minor temporary changes needed to be made to the approved Final Plan.

II. Description of Proposal:

Both the previously approved preliminary plan for the Northbridge Subdivision and the property to the south (approved in December 2010), as well as the previously approved Final Plan for Lot 2 (approved May, 2018), indicate a shared private road between the Scientel property and the property to the south. As the property owner to the south is unwilling to grant the required utility and cross-access easements, Scientel proposes to amend the previously approved Final Plan for Lot 2 to on an interim bases to develop the Subject Property in phases. At such time as the property to the south is developed, Scientel will cooperate with the owners of the adjacent properties pursuant to the existing annexation agreements. The phases are as follow:

Phase 1 – the southern access drive for the property will be moved entirely onto the Scientel Property (Lot 1 and a portion of Lot 2 – the Scientel Headquarters). The access road will terminate into the Scientel parking lot on Lot 2, and not

extend to the far eastern property line until the completion of *Phase II*.

Phase II – At such time as the property to the south is developed, Scientel will cooperate with the adjacent property owners to develop the Subject Property pursuant to the existing annexation agreements

The above notwithstanding, in the event Scientel secures the necessary easements from the property owner to the south prior to commencement of construction of the improvements on Lot 2, it shall comply with the Final Plan approved May 25, 2018.

The proposed development by Scientel, as amended, remains 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 (owned by others). Stormwater will be retained onsite, minimizing the effect to downstream properties. Access will be provided in accordance with previously approved plans and the Approvals. Stormwater detention will be constructed which will alleviate stormwater and flooding issues in the area. The project will further bring approximately 50 high-paying jobs to the City, as well as increase the City's tax base with a first-class office building that will generate substantial real estate tax revenues for taxing bodies.
- b) The use and enjoyment of other property already established or permitted in the general area: The proposed development is generally consistent with the City's Comprehensive Land Use Plan, the previously approved Planned Development and the uses in the area. The surrounding uses include office, warehouse, and light industrial, with several telecommunications facilities existing in the general area. 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), all uses consistent with the Approvals and the pending proposal.
- 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 of

utilities and the construction of an internal road network will increase the value of the other properties in the Northbridge Subdivision and general area.

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 and is consistent with the previously approved plans. The general area is office, commercial and light industrial by nature, and is part of the City's I-88 "high-tech" corridor. There are several other existing and planned telecommunications facilities in the area.

e) Utilities, access roads, drainage and/or other necessary facilities: Water, electric and natural gas are already at, or near, the Subject Property. Scientel has obtained the necessary easements and will be extending a sanitary sewer approximately 1,500 feet from Nequa Valley High School, which extension has previously been planned. 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 way of the already approved access point off of Eola Road. The development provides for an internal road network which will be expanded in phases as outlined above and as the remainder of the development is built-out, and eventually will 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 development is consistent with the previously approved Planned Development, as recently amended by the City Council. The corporate headquarters building is consistent with the existing uses in the area and particularly the neighboring uses and the previously approved entitlements. At such time as the property owners to the north and south development, the Final Plan approved May 25, 2018 will be completed by such developer(s).

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.

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PLANNING & ZONING DIVISION

Landscaping CTE Requirement Worksheet

Project Number: 2019.051

Petitioner: Scientel Solutions, LLC

Street Frontage - L.F.

Stormwater HWL 415.00 L.F. Wet Bottom

- L.F. Dry Bottom

Neighborhood Border - L.F.

Dwelling Units - units

Subdivision Name: Scientel Solutions Subdivision

Unit/Phase:

Lot Number

Lot 2

Perimeter Yard

1,177 L.F.

Buffer Yard

- L.F.

Surface Parking Spaces

48 spaces

Building Foundation

505 L.F.

Standard Requirements

	Total CTEs Required	Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs	
		1	3	3	20	20	CTE Equivalent Value
Street Trees	0.0	0	0	0	0	0	
Wet Stormwater Facility	12.0	9	3	3	10	10	
Dry/Turf Stormwater Facility	0.0	0	0	0	0	0	
Neighborhood Border	0.0	0	0	0	0	0	
Dwelling Unit	0.0	0	0	0	0	0	
Perimeter Yard	35.0	18	15	15	70	70	
Buffer Yard	0.0	0	0	0	0	0	
Parking Lot Islands	3.0	2	0	0	10	10	# of Islands: 2
Building Foundation	5.0	0	0	0	50	50	
Total:	55.0	29	18	18	140	140	

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

Verified By:

Date:



Parking and Stacking Requirement Worksheet

Project Number: 2019.051

Petitioner: Scientel Solutions, LLC

Parking Requirement

Total Parking Requirement	48
Enclosed Parking Spaces	-
Surface Parking Spaces	48

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 facilities greater than 5,000 SF.

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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>
14,522	Structure 2100: Business or professional offices, including financial institutions	1 space per 300 SF of GFA	48
Total:			48

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Landscape Material Worksheet

Project Number: 2019.051
Petitioner: Scientel Solutions, LLC



Proposed Street Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name

Proposed Canopy Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Aceraceae	Acer	freemanii	Marmo Maple
Aceraceae	Acer	saccharum	State Street Miyabe Maple
Bignoniaceae	Catalpa	speciosa	Northern Catalpa
Fagaceae	Quercus	bicolor	Swamp White Oak
Ulmaceae	Celtis	occidentalis	Hackberry
Ginkgoaceae	Ginkgo	biloba	Autumn Gold Ginkgo
Fabaceae	Gymnocladus	dioicus	Kentucky Coffeetree
Hamamelidaceae	Liquidambar	styraciflua	Moraine Sweet Gum
Platanaceae	Platanus	acerifolia	Bloodgood Planetree
Fagaceae	Quercus	bicolor	Swamp White Oak
Fagaceae	Quercus	imbricaria	Shingle Oak
Tiliaceae	Tilia	americana 'McK Sentry'	American Sentry Linden
Magnoliaceae	Liriodendron	tulipifera	Tulip-tree
Betulaceae	Ostrya	virginiana	Iornwood

Proposed Evergreen Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Cupressaceae	Thuja	plicata	Giant Arborvitae
Pinaceae	Picea	abies	Norway Spruce
Pinaceae	Pinus	strobus	Eastern White Pine
Cupressaceae	Juniperus virginiana	Canaerti	Canaerti Juniper
Pinaceae	Picea	glauca	Black Hills Spruce
Pinaceae	Picea	pungens	Colorado Green Spruce
Cupressaceae	Taxodium	distichum	Baldcypress
Pinaceae	Abies	concolor	White Fir

Proposed Understory Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Rosaceae	Amelanchier	grandiflora	Apple Serviceberry
Rosaceae	Malus	x zumi	Adams Crabapple
Rosaceae	Amelanchier	laevis	Allegheny Serviceberry
Rosaceae	Crataegus	viridis	Winter King Hawthorne
Rosaceae	Crataegus	crus-galli	Thornless Cockspur Hawthorn
Oleaceae	Syringa	pekinensis	China Snow Peking Lilac
Rosaceae	Malus	zumi	Zumi Crabapple
Anacardiaceae	Rhus	copallina	Flameleaf Sumac

Proposed Deciduous Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Cornaceae	Cornus	alba	Ivory Halo Dogwood
Myricaceae	Myrica	pennsylvanica	Northern Bayberry
Rosaceae	Physocarpus	opulifolius	Summer Wine Ninebark
Oleaceae	Syringa	meyeri	Dwarf Korean Lilac
Adoxaceae	Viburnum	dentatum	Blue Muffin Viburnum
Rosaceae	Spiraea	nipponica	Snowmound Spirea

Proposed Evergreen Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Cypress	Juniperus	chinensis	Sea Green Juniper
Buxaceae	Buxus	'Glencoe'	Chicagoland Green Boxwood
Pinaceae	Picea	glauca	Dwarf Alberta Spruce
Taxaceae	Taxus	media	Dense Intermediate Yew
Cypress	Thuja	occidentalis	Woodward Arborvitae

For Trees no more than three of the same species shall be clustered together. And the goal should be that no Family shall account for more than 30%, no Genus shall account for more than 20%, and no Species shall account for more than 10% of any Planting Material Type.

The Landscape Materials are subject to review and approval by the Review Planner.

Verified By: Tracey M. Vacek Date: 3/28/2018