



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

RE: Scientel Wireless, LLC - Subject 2016.162  
Supplemental Information in Support of Telecommunications Application

Date: May 5, 2017

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**A.1 Provide a table with addresses of adjacent residential unit, platted residentially zoned (or planned) properties, other telecommunications facilities, height, and the distance of separation from the proposed telecommunications facilities.**

See attached Table of Adjacent Residences and Telecom Facilities.xlsx  
See attached Existing Towers Visual.pdf

**C.1 Provide an inventory, in a report form, of your existing telecommunications facilities, towers and antennas, or sites which have been approved for telecommunications facilities, towers and antennas, or for which applications or petitions for approval have already been filed, that are either within the jurisdiction of the city or within one (1) mile of the border thereof, including specific information about the location, height and design of each telecommunications facility, tower and antenna. The zoning administrator may share such information with other applicants applying for administrative approvals or special use permits under this article or other organizations seeking to locate telecommunications facilities within the jurisdiction of the city, provided, however that the zoning administrator is not, by sharing such information, in any way representing or warranting that such sites are available or suitable.**

None

**C.2 Provide documentation from Owners and/or operators of telecommunications facilities which certifies that all franchises required by law for the construction and/or operation of telecommunications services with the city have been obtained and shall file a copy of all required franchise Agreements with the zoning administrator.**

See attached letter dated April 28, 2017 from Fred Levy of Brown Rudnick, corporate counsel for Scientel Solutions, LLC



**C.3 For a new tower or pole with antenna(s), provide a notarized statement by the applicant as to whether the communication facility will accommodate collocation of additional antennas for future users. If so, the applicant shall submit an affidavit stating that space on the proposed new tower or pole will be made available to future users for co-location.**

See attached Collocation Affidavit dated May 2, 2017

**C.4 Provide an affidavit by the owner of the parent tract (if the location is leased) agreeing to the terms relating to removal of the facility, as described in section 19-73.**

See attached Abandoned Towers affidavit dated May 2, 2017

**C.5 Provide Identification of the entities providing the backhaul network for the telecommunications facility described in the application and other cellular sites owned or operated by the applicant in the city, updated on at least an annual basis, and the method of providing backhaul, wired or wireless.**

The providers that Scientel is looking to use for the proposed tower are On-Net and Light Net. Our backhaul network will be fiber only.

April 11, 2017

Mr. Kim Snyder  
Scientel Wireless, LLC  
948 Springer Drive  
Lombard, IL 60148

RE: Proposed 195' (ext. 250') Sabre Self-Supporting Tower for DuPage County, IL

Dear Mr. Snyder,

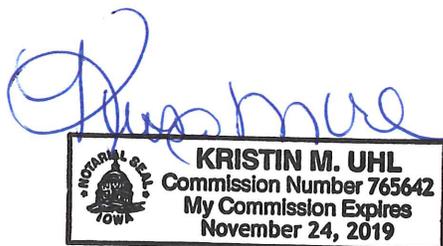
Upon receipt of order, we propose to design and supply the above referenced Sabre monopole for a Basic Wind Speed of 90 mph with no ice and 40 mph with 3/4" radial ice, Structure Class II, Exposure Category C and Topographic Category 1 in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-G, "Structural Standard for Antenna Supporting Structures and Antennas".

Sincerely,

Robert E. Beacom, P.E., S.E.  
Senior Design Engineer



License Expires: 11-30-18





Scientel Solutions Tower  
5SO45 Eola Rd.  
Aurora, IL 60502

View from Eola Rd.  
Looking NorthEast (Existing)



Photosimulation for visual reference only. Actual equipment and antenna installation may differ.



## Scientel Solutions Tower

5SO45 Eola Rd.  
Aurora, IL 60502

View from Eola Rd.  
Looking NorthEast  
Proposed 195' Self Support Tower  
(obscured by Trees)

Photosimulation for visual reference only. Actual equipment and antenna installation may differ.





## Scientel Solutions Tower

5SO45 Eola Rd.  
Aurora, IL 60502

View from Eola Rd.  
Looking East (Existing)



Photosimulation for visual reference only. Actual equipment and antenna installation may differ.



**Scientel Solutions Tower**  
5SO45 Eola Rd.  
Aurora, IL 60502

View from Eola Rd.  
Looking East  
Proposed 195' Self Support Tower



Photosimulation for visual reference only. Actual equipment and antenna installation may differ.



## Scientel Solutions Tower

5SO45 Eola Rd.  
Aurora, IL 60502

View from Prairieview Ln  
Looking SouthEast (Existing)



Photosimulation for visual reference only. Actual equipment and antenna installation may differ.



## Scientel Solutions Tower

5SO45 Eola Rd.  
Aurora, IL 60502

View from Prairieview Ln  
Looking SouthEast  
Proposed 195' Self Support Tower  
(obscured by Trees)

Photosimulation for visual reference only. Actual equipment and antenna installation may differ.



FRED L. LEVY  
direct dial: (202) 536-1725  
flevey@brownrudnick.com

601  
Thirteenth  
Street NW  
Suite 600  
Washington DC  
20005  
tel 202.536.1700  
fax 202.536.1701

April 28, 2017

City of Aurora  
Aurora, IL  
Attention: Planning and Zoning Division

**RE: Scientel Solutions, LLC**  
**File #: 2016.162**

Dear Sirs:

I am counsel to Scientel Solutions, LLC ("Scientel") and I am familiar with the above-referenced zoning and telecommunications application (the "Application").

In connection with the submission by of the Application by Scientel, please be advised that Scientel has or will obtain all necessary franchises and licenses necessary to operate its facilities as contemplated by the above-referenced application prior to any activity being conducted on the site.

Very truly yours,



Fred L. Levy

cc: Nelson Santos  
Richard Williams

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May 2, 2017

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

**RE:     Scientel Wireless, LLC - Subject 2016.162**  
**Telecommunications Application for Special Use Permit at 5S045 Eola Road, Aurora**  
**Collocation Policy**

Dear Department of Development Services:

I am one of the owners and President of Scientel Wireless, LLC ("Scientel"), an Illinois limited liability company based in Lombard, Illinois and the applicant for the special use permit. In connection with the development of the subject property as its new corporate headquarters in Aurora, Illinois, Scientel plans to develop and construct a 195 foot Wireless Telecommunications Facility (the "Facility") at the above referenced location. Scientel, either directly or through its affiliated companies, will be the independent party that will own and operate the proposed tower.

The Facility is designed and will be constructed in a manner to accommodate additional collocated antennae and other ancillary equipment, and Scientel will negotiate in good faith with third party providers that desire to collocate on this tower upon commercially reasonable and customary terms not otherwise inconsistent with Scientel's applicable governmental licenses or business operations.

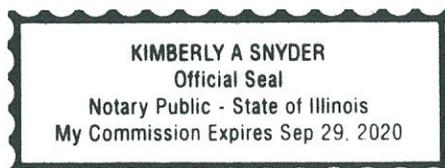
This correspondence, and the statements made herein, is provided under penalty of perjury as provided by Section 1-109 of the Illinois Code of Civil Procedure.

Sincerely,

A handwritten signature in blue ink that reads "Nelson Santos".

Nelson Santos  
Owner/President

Subscribed and Sworn to  
Before me this 2 day of  
May, 2017

A handwritten signature in blue ink that reads "Kimberly A Snyder".  
Notary Public



May 2, 2017

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

**RE:   Scientel Wireless, LLC - Subject 2016.162**  
**Telecommunications Application for Special Use Permit at 5S045 Eola Road, Aurora**  
**Acknowledgement of Obligation to Remove Abandoned Antennas and Towers**

Dear Department of Development Services:

Scientel Wireless, LLC ("Scientel"), the owner of the proposed developer at the address referenced property certifies that Scientel understands and acknowledges its obligation to remove any telecommunications tower on its property that has not been used for a period in excess of 12 continuous months as required by Section 19-73 of the City of Aurora Code. Scientel intends to make use of this facility as soon as the site and facility construction is finished.

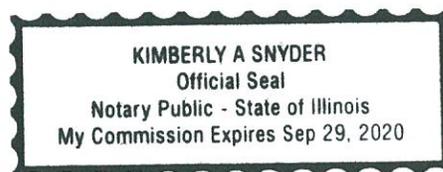
This correspondence, and the statements made herein, is provided under penalty of perjury as provided by Section 1-109 of the Illinois Code of Civil Procedure.

Sincerely,

A handwritten signature in blue ink that reads "Nelson Santos".

Nelson Santos  
Owner/President

Subscribed and Sworn to  
Before me this 2 day of  
May, 2017

A handwritten signature in black ink that reads "Kimberly A Snyder".  
\_\_\_\_\_  
Notary Public



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Motorola Solutions  
500 W. Monroe St.  
Chicago, IL 60661

June 29, 2017

Re: Scientel Wireless, LLC- Subject 2016.162  
Telecommunications Application for Special Use Permit at 5S045 Eola Road, Aurora  
Compliance with 2-23 Telecommunication Guidelines

Dear Planning and Zoning Division:

Motorola Solutions has been contracted by Scientel Wireless, LLC to perform site acquisition, civil site design and site construction services for a multi-site, point-to-point wireless communications project. Motorola Solutions brings a vast amount of experience over many years of designing and constructing infrastructure for communications technology projects, and we are pleased to share that experience in support of Scientel Wireless's application for a Special Use Permit at the Eola Road location.

Motorola Solutions is providing this letter to address the requirements of Section D. (a) through (e) of the **PZ Review Memo – June 19, 2017** as it relates to the Communication Facility (Tower) at south of Diehl and east of Eola, on behalf of our customer Scientel Wireless.

**D. a) Provide an affidavit from a third party professional including:**

- a. A written statement addressing compliance with subsections 19-68(f)-(n), and all applicable federal, state or local laws.**

We have reviewed the General Requirements Section 19-68 (f)-(n) and determined that all applicable requirements in this section have been met, and are either addressed in the Site Plan/Zoning Drawings submitted with the zoning permit application, or in the supporting documentation that has been submitted to the city.

- b. A written statement addressing the current radio frequency coverage prediction in the area served both prior to and after construction of the proposed communications facility and technical performance goals for the desired signal strength.**

Our client plans to use the proposed communications tower for "point-to-point" communications in the VHF/UHF, microwave and millimeter wave frequency bands. As such, there are no coverage prediction calculations or measurements pertaining to any antennas planned for this tower.

- c. **A written statement addressing the use of drive test results to confirm or refute the areas shown on coverage maps used in planning the system used by the communications provider.**

Similarly to requirement (b), since Scientel plans to use the communications tower for "point to-point" communications in the VHF/UHF, microwave and millimeter wave frequency bands, there are no coverage maps or drive tests results pertaining to any antennas planned for this tower.

- d. **A written statement addressing the suitability or unsuitability of the use of existing towers, other structures or alternative technology not requiring the use of towers or structures to provide the services to be provided through the use of the proposed new communication facility, including information regarding the number of calls dropped and failed hand-offs between existing call sights within two (2) miles of the city.**

We have determined that other towers located in proximity are proving to be unsuitable due to the current and proposed loading as disclosed by the tower owners. Scientel has plans to mount several antennas on the proposed tower and because of this, erecting a new tower makes the most logical sense.

- e. **A written statement from an engineer(s) that the construction and placement of the telecommunications facility, tower or antenna will not interfere with public safety communications and the usual and customary transmissions or reception of radio, television or other communications services enjoyed by adjacent residential and nonresidential properties.**

When planning the tower and associated FCC licensed frequencies that will be used on the tower, Scientel employs the services of Comsearch to perform Frequency Coordination and FCC Licensing. Comsearch specializes in these types of services and specifically checks to ensure that the newly proposed radio services will not interfere with any existing or planned radio, television or other communications services enjoyed by residential and nonresidential properties.

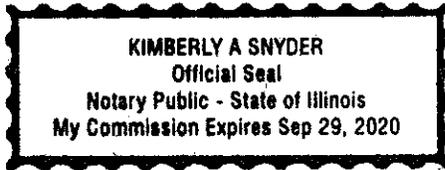
Sincerely,

*Ryan Vaillancourt*  
Ryan Vaillancourt

Director – Systems Integration

North America Commercial Markets

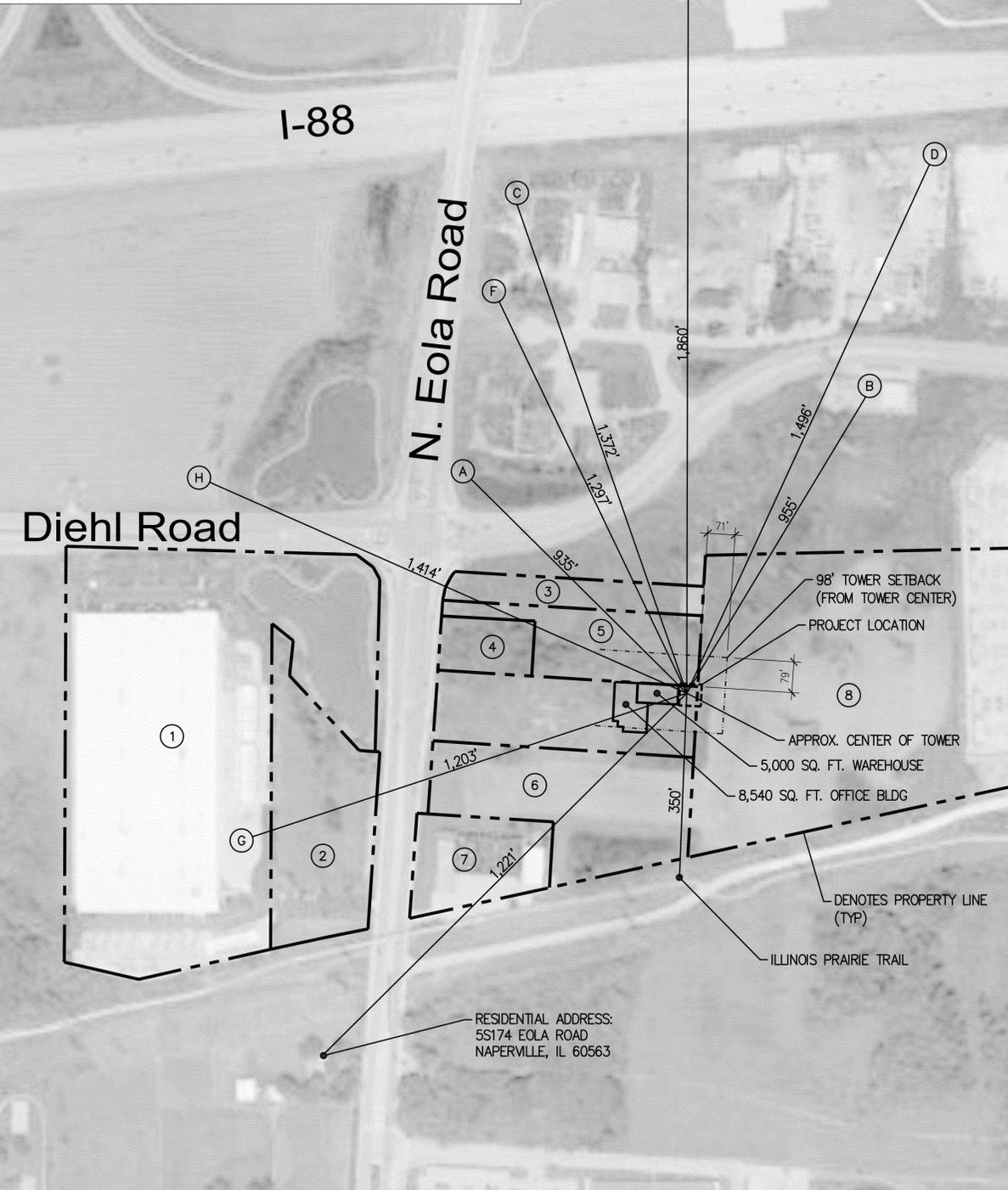
Subscribed and sworn to before me this *30<sup>th</sup>* day of *June*, 2017



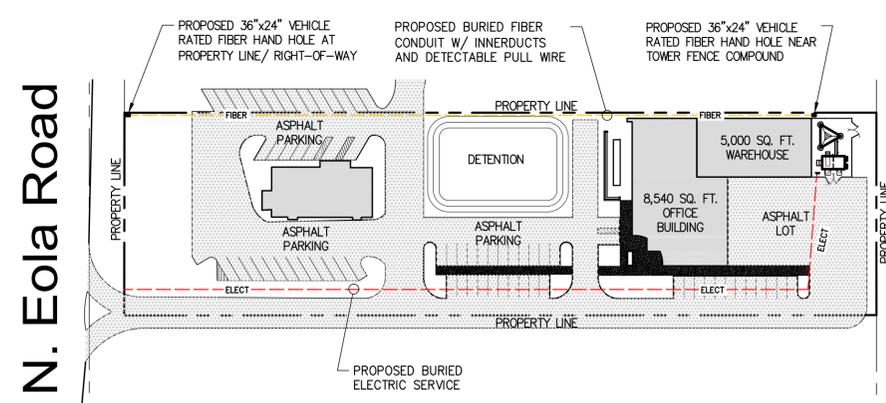
*Kimberly A Snyder*

Notary Public

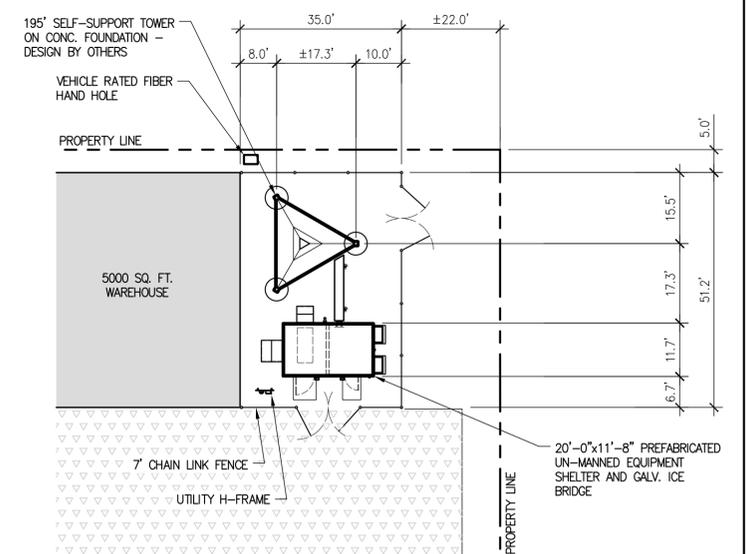
**LEGAL DESCRIPTION**  
 LOT 6 (EXCEPT THAT PART CONVEYED TO THE COUNTY OF DUPAGE BY DOCUMENT NUMBER R1993-191752 AND DOCUMENT NUMBER R2004-318740) IN DIEHL INDUSTRIAL PARK ASSESSMENT PLAT NO. 2, OF PART OF THE WEST 739 FEET OF TRACT 2 IN ASSESSMENT PLAT OF CULVER FARM AND THE HARRIS FARM OF PART OF 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.



**Site Zoning Plan**  
 100 0 100 200  
 1 inch = 200ft.



**Proposed Utility Plan**  
 40 0 40 80  
 1 inch = 80ft.



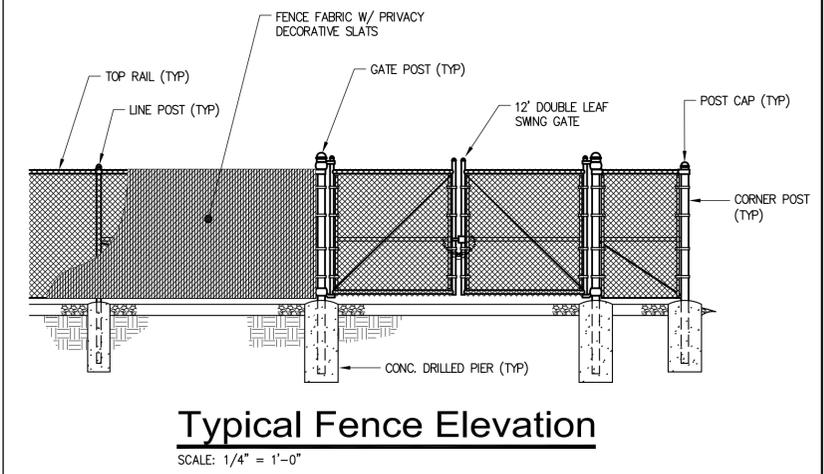
**Enlarged Site Plan**  
 10 0 10 20  
 1 inch = 20ft.

RESIDENTIAL PROPERTIES / EXISTING TOWER			
<b>Proposed Tower Location</b>	<b>Adjacent Residentially-Zoned Properties</b>		<b>Separation</b>
Address	Address		N/A
55045 Eola Road, Naperville	None		
	<b>Nearest Residentially-Zoned Property</b>		350'
	Illinois Prairie Trail		
	<b>Nearest Residence</b>		1,221'
	55174 Eola Rd, Naperville, IL 60563		
Based up City of Aurora zoning map.			
<b>Proposed Tower Location</b>	<b>Existing Towers</b>	<b>Tower Height</b>	<b>Separation</b>
Owner	A	Pierce Broadband	350'
Coordinates		41 47 54.96, -88 14 24.3594	935'
Proposed Tower Height		195'	
	B	AT&T (Crown Castle)	298'
		41 47 57.48, -88 14 11.04	955'
	C	American Tower	238'
		41 48 1.08, -88 14 22.5594	1,372'
	D	Mid American	299'
		41 48 2.16, -88 14 9.9594	1,496'
	E	Nicor	299'
		41 48 6.84, -88 14 16.4394	1,860'
	F	Crown Castle	65'
		41 47 59.47, -88 14 23.19	1,297'
	G	Cyrus One	350'
		41 47 45.37, -88 14 31.35	1,203'
	H	World Class Wireless	11'
		41 47 54.6, -88 14 33.1	1,414'

**GENERAL NOTES:**

- PROPERTY OFFSETS ARE APPROXIMATE. FINAL LOCATION OF COMPOUND TO BE DEVELOPED FROM TOWER Q.
- PROPERTY LINES SHOWN ARE BASED ON A MAP FROM THE DUPAGE COUNTY GEOGRAPHIC INFORMATION SYSTEM (GIS) AND AERIAL PHOTOS. THE PROPERTY LINES ARE NOT TO BE USED IN PLACE OF A SURVEY AND DEEDS, BUT ARE SHOWN FOR REFERENCE ONLY.
- THERE ARE NO ADJACENT RESIDENTIALLY-ZONED PROPERTIES, OR ADJACENT PROPERTIES WITH TELECOMMUNICATION FACILITIES.

ANY DISCREPANCIES BETWEEN THIS DRAWING PACKAGE AND EXISTING FIELD CONDITIONS MUST BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.



**Typical Fence Elevation**  
 SCALE: 1/4" = 1'-0"

PARCEL LEGEND			
OWNER	ZONED	LAND USE	COMPREHENSIVE PLAN
1 CYRUSONE LLC	ORI	DATA CENTER/WAREHOUSE	ORLIC
2 MILL SOURCE CAPITAL LLC	ORI	VACANT	ORLIC
3 YORKVILLE PARTNERS LLC	B-2(S)	VACANT	ORLIC
4 YORKVILLE PARTNERS LLC	B-2(S)	VACANT	ORLIC
5 YORKVILLE PARTNERS LLC	B-2(S)	VACANT	ORLIC
6 CIBULSKIS JR, JOHN J & R	B-2(S)	VACANT	ORLI
7 CIBULSKIS JR, JOHN J & R	B-2(S)	VACANT	ORLI
8 COMMONWEALTH EDISON CO	I-2	LIGHT ASSEMBLY & MANUF.	ORLI

ORLIC - OFFICE, RESEARCH AND LIGHT INDUSTRIAL AND CONSERVATION, OPEN SPACE, RECREATION, DRAINAGE  
 ORLI - OFFICE, RESEARCH AND LIGHT INDUSTRIAL

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

08-08-17	ZONING DRAWINGS		
07-13-17	ZONING DRAWINGS		
05-30-17	ZONING DRAWINGS	JLM	DJH
04-12-17	ZONING DRAWINGS	JLM	MJA
NO.	DATE	RELEASE	BY CHK



**EOLA ROAD  
 SITE #17**  
 EOLA ROAD  
 NAPERVILLE, IL 60563

**SITE ZONING PLAN**  
**Z-1**

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IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER TO ALTER THIS DOCUMENT.