

Qualifying Statement

To Whom it may concern,

Herein you will discover the findings of fact and the qualifying statement for the proposed development located at 1995 Melissa Lane, Aurora Illinois (Lot 8) a 3.05 Acre improved land parcel within the municipality of Aurora and zoned ORI.

The project will consist of a single user new construction industrial facility that will serve as OMEGA Equipment Sales, LLC Headquarters. The proposed building is 14,200 square feet in nature and will consist of 3,000 square feet of office space, 3,200 square feet of receiving warehouse, and 8,000 square feet of fleet maintenance area. The building features 24' clear height, (5) grade level drive-in-doors, (1) truck level loading dock, and high-image façade facing Interstate I-88. The building will be fully sprinklered and comply with municipal fire/life safety standards and code.

- **Office Space:** Will be used to house support staff and comprise of conference rooms, restrooms, sales department, safety department, dispatch department, a breakroom, and administrative offices.
- **Warehouse/Receiving:** Will be utilized for warehousing and receiving of parts and customer materials.
- **Maintenance Area:** This area has 4 drive-in-maintenance bays for performing light duty fleet maintenance. This is typically quick oil changes, tire rotations, tire replacements, windshield wiper replacements, etc. There is no major body work or vehicle painting happening in the facility. This area will be furnished with floor drains that are tied to a triple catch basin and will be following EPA regulations.

The lot is fully improved with access to municipal water, sewer and service provider gas and electricity, and provided off site detention. The lot was designed to accommodate 21 car parking stalls (employee/customers), 7 bob-tail (semis) stalls, 37 trailer parking stalls, and two points of ingress/egress for the safety of passenger vehicles and a fire loop access. The project was designed in a way to be cognizant of surrounding neighbors and has adhered to the landscape ordinances in place with the municipality of Aurora. The development plan was reviewed by Pearson, Brown & Associates (consulting engineers) who have confirmed the identical runoff design factors (for pervious and impervious areas) for the lot that were used for the subdivision stormwater detention volume calculation.

The development will improve the municipal EAV of the property by improving the lot with the building and parking areas, this will also bring several employees and employment opportunities to the area. Surrounding properties will have the benefit of renewed life to the business park by bringing in new development and attention. A misconception of trucking related facilities is it creates a heavy volume of truck traffic. This property and user will have 8-10 trucks and trailers that come and go from the premises on an average day, this is considerably less than a traditional industrial warehouse. It is in the best interest of OMEGA Equipment Sales, LLC to keep their trucks on the road vs. sitting in the lot not making income.

The property is currently zoned ORI which Use group 4140: Truck and Freight Transportation Services is permitted use and is in line with the proposed development. However, the fleet maintenance component of the facility would fall under Use group 2836: Vehicle Repair, Major which has been named as a Conditional Use which the petitioner is going through the use process for.

- **Conditional Use Request: Use Group 2836: Vehicle Repair, Major**

It is the belief of current ownership and the prospective purchaser that the subject property and the planned development herein are the highest and best use for the premise. The last several years have had high volatility in construction pricing making smaller developments unattractive due to the lack of economies of scale. 1995 Melissa Lane lot has fallen victim to being a smaller lot only offering a traditional warehouse facility of 30k-40ksf which has become economically infeasible to build. However, with the transportation services use and the availability of trailer parking and maintenance it has given the transportation world and economic incentive to build smaller Headquarter type facilities while making the construction numbers work without such economies of scale given their use group.

We are very excited to bring this project to fruition and become a partner and resident of Aurora, Illinois. We look forward to working with the municipality staff, appointed and elected officials, to bring this project to reality and the new home of OMEGA Equipment Sales, LLC.

If you should have any questions, do not hesitate to contact our team at any time.

Best Regards,

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Exhibit A: Findings of Fact

1. Will the establishment, maintenance or operation of the conditional use be unreasonably detrimental to or endanger the public health, safety, morals, comfort, or general welfare?

The proposed development will adhere to all EPA and Municipal codes in regards to public health, safety, morals, comfort and general welfare. The facility will be equipped with trench drains that will be filtered by triple catch basins to separate any oils or fluids prior to discharge to municipal sanitary. The property was designed to have all maintenance of fleet vehicles within enclosed maintenance bays within the facility to prevent any public view, noxious noise, or discomfort of facility personnel. The site was designed to municipal fire ingress/egress standards to allow full mobility of life-safety vehicles. The parking area was designed to have separate ingress egress from commercial vehicles to prevent any confusion within the commercial vehicle lot. The site will adhere to the municipal landscape ordinance that will add detailed beautification of the area, while screening commercial vehicle parking.

2. Will the conditional use be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or substantially diminish and impair property values within the neighborhood; factors including but not limited to lighting, signage and outdoor amplification, hours of operation, refuse disposal areas and architectural compatibility and building orientation?

The facility will be an industrial building that will have similar integrity of the surrounding warehouse facilities within the business park. The requested conditional use Group 2836: Vehicle Repair, Major will have no pending injury to the use and enjoyment of surrounding properties, as all vehicle repairs will be within the enclosed walls of the facility that would prevent any view or noxious qualities to surrounding properties. The facility was oriented on the landsite to maximize screening and limit exposure to the fleet parking area, while giving a high-image view of the facilities heavily glazed office entry and tastefully painted building façade. The company signage will be mounted to the near top of the facility, which is a tasteful company logo, this is commonly found on headquarter and industrial facilities of the same nature. All refuse and disposal areas will be within an enclosed surround that will keep any line-of-site from public or facility personnel. The property will have similar operational hours to the surrounding facility uses with normal working hours of 8am-5pm with occasional fleet vehicles arriving after hours for parking purpose. The building and parking lot lighting will adhere to the municipal ordinance of photometrics.

The development will not diminish surrounding property values in any way as the building will be architecturally compatible with surrounding industrial facilities and developments, however, the development will increase the EAV of the current vacant lot. The nearby hotel will have a boost in occupancy as we often find the transportation personnel need places to sleep between transportation schedules. Having a hotel, fueling, resteraunts and convenience stores in proximity is often a requirement when doing site selection for transportation properties.

3. Will the establishment of the conditional use impede the normal and orderly development and improvement of surrounding property for uses permitted in the

district?

The development will attract other developers and businesses as the surrounding as it will show a recent development within the area. The business park has not seen a recent development, we often find a new construction draws attention to surrounding available lots and puts an area back in the interest of the market.

4. Will the proposal provide for adequate utilities, access roads, drainage, and/or other necessary facilities as part of the conditional use?

The development will adhere to all municipal, state and federal codes and ordinances. The 1995 Mellissa Lane, Aurora lot is fully improved with Municipal water and sewer which is adequate for the proposed development. The early discussions with civil engineers have confirmed that the master planned offsite park detention is adequate for the floor area ratio and lot coverage. Full engineering and civil plans will be submitted to the Municipality prior to any development of the lot. The access roads which were designed for truck transportation and direct interstate access provide adequate truck routes and keep the commercial vehicles out of any residential area.

5. Does the proposal take adequate measures, or will they be taken to provide ingress and egress so designed to minimize traffic congestion in the public streets?

The landsite is located conveniently with direct access to the interstate via Orchard Road. The proposed development will have less truck traffic than a typical warehouse/distribution centers, which are currently found within the business park, it is the intent of the company to keep the trucks over the road making money, not sitting. The access would go from the site out on Mellissa Lane, then take W. Sullivan to the fully improved controlled intersection of Orchard.

6. Does the conditional use in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the city council pursuant to the recommendations of the commission?

The development in all other nature is architecturally similar to a traditional industrial facility within similar zoning, the only difference is that it has a commercial vehicle maintenance component, which is unnoticeable from the exterior of the facility. The development will adhere to all Municipal, State, and Federal codes and ordinances, as would any traditional industrial facility development similar in nature.