

Land Use Petition

Project Number: 2018.014

Subject Property Information

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

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

Petition Request(s)

Requesting approval of a Final Plat Revision subdividing Lot 6 of Diehl Industrial Park Assessment Plat No. 2 located at 245 N Eola Road and establishing Lots 1 and 2 of Scientel Solutions Subdivision

Requesting approval of a Final Plan for Lot 2 of Scientel Solutions Subdivision located at 245 N Eola Road for an Office and Communications Facility (4211) use

Attachments Required

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

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

Word Document of: Legal Description (2-1)

One Paper and pdf Copy of:

Qualifying Statement (2-1)

Plat of Survey (2-1)

Legal Description (2-1)

Letter of Authorization (2-2)

Two Paper and One pdf Copy of:

Fire Access Plan (2-6)

Address Plat (2-17)

Final Engineering Plans (2-16)

Stormwater Permit Application (App 6-5)

Stormwater Report (2-10)

Soil Investigation Report

Wetland Determination Report / Letter by

Design Professional

One Paper and pdf Copy of:

Final Plan (2-4)

Final Plat (2-5)

Landscape Plan (2-7)

Building and Signage Elevations (2-11)

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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 Authorization with owner's Name and contact information is required.

Authorized Signature: Nelson Santos Date 4-4-18

Print Name and Company: Nelson Santos, Scientel Solutions

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.

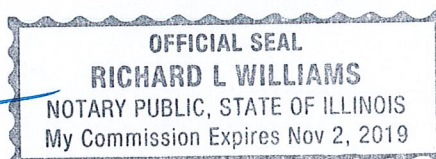
Given under my hand and notary seal this 4TH day of April, 2018

State of Illinois)
) SS

County of KANE)

NOTARY PUBLIC SEAL

Notary Signature



Filing Fee Worksheet

Project Number: 2018.014

Petitioner: Scientel Solutions, LLC

Number of Acres: 2.67

Number of Street Frontages: 1.00

Non-Profit: No

Linear Feet of New Roadway: 0

New Acres Subdivided (if applicable): 2.67

Area of site disturbance (acres): 0.00

Filling Fees Due at Land Use Petition:

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

Total: **\$750.00**

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Verified By:

Date:

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

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Project Contact Information Sheet

Project Number: 2018.014

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: 60148
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 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 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)(collectively, the “Approvals”).

II. Description of Proposal:

In conjunction with the Approvals, Scientel proposes:

1. Final Plat approval of 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.
2. Final Plan approval of Lot 2 providing for: (a) an approximately 16,032 square foot office building; (b) a 195 foot telecommunications tower; and, (c) necessary parking, stormwater detention, public utilities and a private internal road network.

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 (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.

- 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 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 way of the already approved access point off of Eola Road. The development provides for an internal road network which will be expanded 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 approved special use for a 195 foot telecommunications tower is consistent with the existing uses in the area and particularly the neighboring uses.

LEGAL DESCRIPTION

BEING A RESUBDIVISION OF 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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Parking and Stacking Requirement Worksheet

Project Number: 2018.014

Petitioner: Scientel Solutions, LLC

Parking Requirement

Total Parking Requirement	53
Enclosed Parking Spaces	-
Surface Parking Spaces	53

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>
16,032	Structure 2100: Business or professional offices, including financial institutions	1 space per 300 SF of GFA	53
Total:			53

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Landscaping CTE Requirement Worksheet

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Street Frontage - L.F.

Stormwater HWL 732.85 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

807 L.F.

Buffer Yard

- L.F.

Surface Parking Spaces

53 spaces

Building Foundation

505 L.F.

Standard Requirements

		Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs	
	Total CTEs Required	1	3	3	20	20	<i>CTE Equivalent Value</i>
Street Trees	0.0	0	0	0	0	0	
Wet Stormwater Facility	21.0	11	9	9	60	60	
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	24.0	12	12	12	40	40	
Buffer Yard	0.0	0	0	0	0	0	
Parking Lot Islands	4.0	3	0	0	15	15	# of Islands: 3
Building Foundation	5.0	0	0	0	60	60	
Total:	54.0	26	21	21	175	175	

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Verified By:

Tracey M. Vacek

Date:

3/28/2018

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