



City of Aurora

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

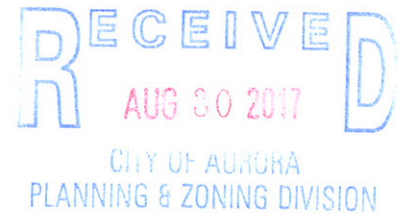
Public Notice Mailing Affidavit

Casefile Number: NA07/1-16.162-Su/PD/Ppn/Psd/R

Date: August 25, 2017

Public Hearing Date: September 20, 2017

Petitioner: Scientel Solutions, LLC



The undersigned, RICHARD L. WILLIAMS, being first duly sworn on oath states as follows:

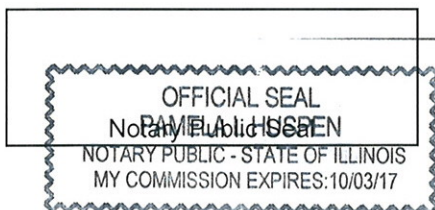
1. That he/she is the Designated owner of property / contract purchaser / or duly authorized agent (circle one) of the property that is the subject of the petition for Requesting a Plan Description Revision to the Special Use Planned Development on the property located at 245 N. Eola Rd being south of Diehl Road and east of Eola Road to add one General Contractor, or special trade contractor (off site work) (2900) as a permitted use
- 2.
3. Requesting approval of a Special Use for a Communications Facility (4211) use on the easterly 75 feet of 245 N. Eola Road being south of Diehl Road and east of Eola Road
- 4.
5. 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 by: Scientel Solutions, LLC
- 6.
7. That the attached Public Notice Letter, marked as Exhibit "A", was served on all of the parties whose names and addresses are identified on the attached Certificate of Mailing Form, marked as Exhibit "B", by mailing a copy of said Public Notice Letter to all of the parties identified on Exhibit "B", at the addresses identified on Exhibit "B", by depositing said Public Notice Letters in the United States Mail, at GENEVA (city), ILLINOIS (state), with proper postage for Certification of Mailing on the 29th day of AUGUST, 2017.

[Signature]
Petitioner Signature

Given under my hand and notary seal this 29 day of August, 2017.

[Signature]
Notary Signature

My Commission expires: 10/03, 2017.



REQUIRED LETTER OF NOTIFICATION FOR A
LAND USE / ZONING CHANGE PETITION FILED WITH THE CITY OF AURORA
BY: SCIENTEL SOLUTIONS, LLC

Dear Property Owner:

You have been notified by this letter because you are listed within the applicable Township or County Tax Assessor's records as the owner of a parcel of land within two hundred and fifty feet (250') of property which is the subject of a Land Use / Zoning Change Petition filed with the City of Aurora. This letter of notification has been sent in accordance with the provisions of the City of Aurora Zoning Ordinance to inform you of a scheduled public hearing to be held by the Aurora Planning Commission on **Wednesday, September 20, 2017, at 7 P.M.** (local time).

The public hearing will be held in the Aurora City Hall, City Council Chambers on the second floor, 44 East Downer Place, Aurora, Illinois, and may be adjourned to dates certain without additional notice.

All interested persons will be given the opportunity to be heard at the public hearing. Interested persons may present either written or verbal comment at the public hearing. If attending, please use Water Street Mall entrance to City Hall.

If you have any questions regarding this notice, you may direct them to the Planning and Zoning Division, Aurora, Illinois. The telephone number is 630-256-3080. The mailing address of the Planning and Zoning Division is 44 East Downer Place, Aurora, Illinois, 60507. The business hours are 8:00 A.M. to 5:00 P.M. Monday through Friday. When calling or writing in regards to this notice, please reference the request and the petitioner's name from the attached INFORMATION SHEET.

This letter, including the attached INFORMATION SHEET and LOCATION MAP, has been prepared and mailed by:

Richard L. Williams, Attorney at Law

Name

Duly Authorized Agent of Contract Purchaser

Signature

Date of Signature

This Notice Sent
BY ORDER OF THE
AURORA CITY COUNCIL



INFORMATION SHEET

FOR THE SUBJECT PROPERTY AND THE PROPOSED LAND USE / ZONING
CHANGE AS REQUESTED IN THE PETITION FILED WITH THE CITY OF AURORA

CASEFILE NUMBER: NA07/1-16.162-SU/PD/PPN/Psd/R

REQUEST: 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 Road being south of Diehl Road and east of Eola Road

PETITIONER'S NAME:
Scintel Solutions, LLC

OWNER(S) OF RECORD:
Bankfinancial Fsb Tr#010997

**ADDRESS AND/OR LOCATION
OF THE SUBJECT PROPERTY FOR WHICH
THE PETITION HAS BEEN FILED:**
245 N Eola Road being south of Diehl Road and east of Eola
Road

SIZE OF THE SUBJECT PROPERTY:
2.66 acres

THE LEGAL DESCRIPTION OF THE SUBJECT PROPERTY IS AVAILABLE
BY CONTACTING THE CITY PLANNING AND ZONING DIVISION.

IF THE AURORA CITY COUNCIL GRANTS APPROVAL OF THIS PETITION, THEN
THE AURORA ZONING ORDINANCE MAP WILL BE AMENDED TO REFLECT THE
PROPOSED ZONING. THIS AMENDMENT WILL RESULT IN A CHANGE OF ZONING
ON THE SUBJECT PROPERTY AS LISTED BELOW.

CURRENT ZONING:
B-2(S) General Retail District with a Special Use

PROPOSED ZONING:
B-2(S) General Retail District With A Special Use
Telecommunications Facility (4211)

LOCATION MAP

For the property located at 245 N Eola Road being south of Diehl Road and east of Eola Road

Location Map (1:1,000):

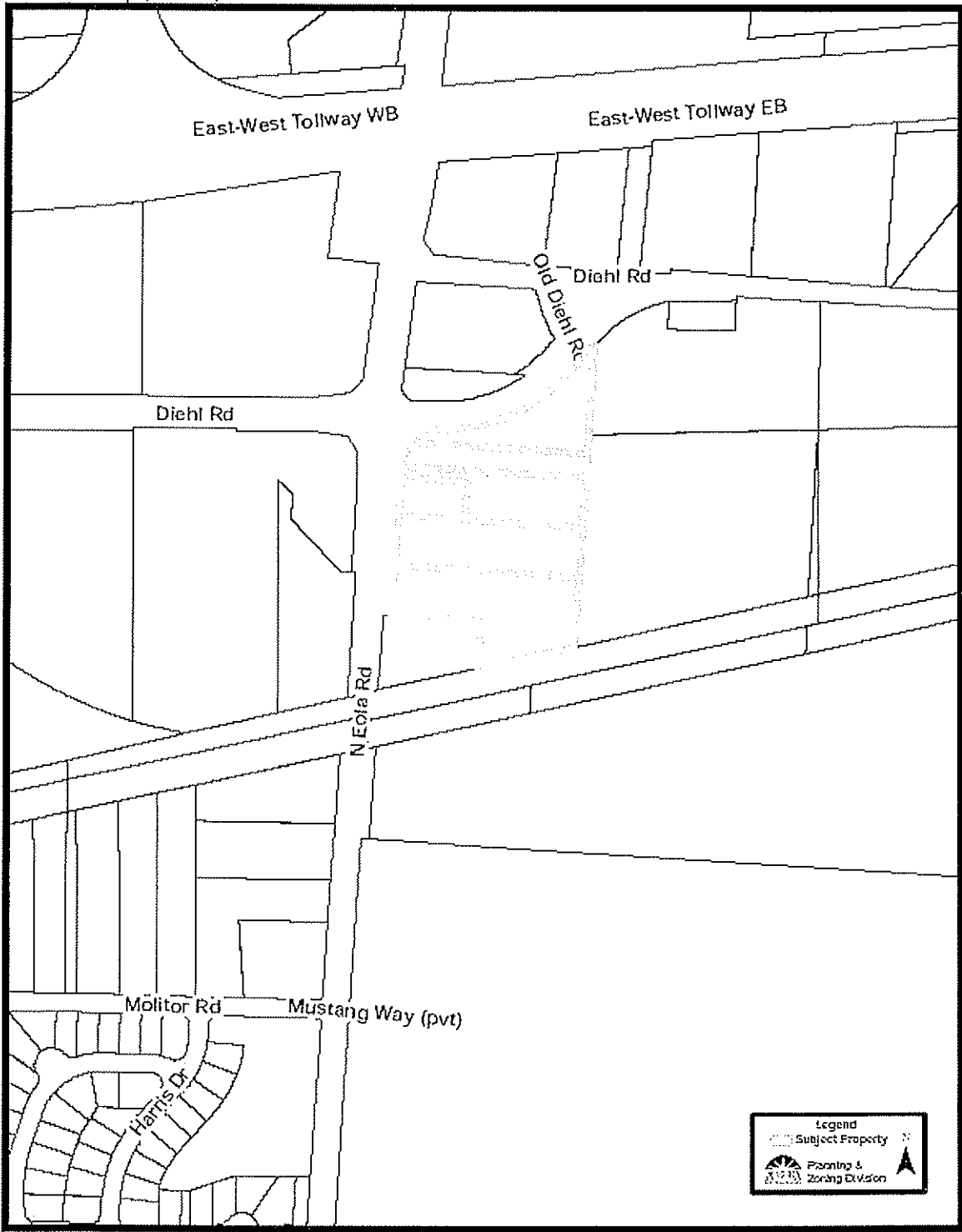


EXHIBIT B CERTIFICATE OF MAILING FORM

The following described pieces of ordinary mail were received from:

Property Owner Name, Street Number and Name, City, State & Zip Code	Pin Number / Parcel ID #
Yorkville Partners, LLC, 123 W. Washington St., No. 202, Oswego, IL 60543	07-05-304-012
	07-08-103-022
	07-08-103-023
	07-08-103-024
Yorkville Partners II, LLC 623 Rock Spring Road, Naperville, IL 60565	07-05-304-012
	07-08-103-022
	07-08-103-023
	07-08-103-024
John J. Cibulskis Jr., 231 Eola Road, Unit C, Aurora, IL 60502	07-08-103-021
Ronald M. Cibulskis, 231 Eola Road, Unit C, Aurora, IL 60502	07-08-103-021
Richard Cibulskis, 231 Eola Road, Unit C, Aurora, IL 60502	07-08-103-021
Richard Cibulskis 2015 Living Trust, 231 Eola Road, Unit C, Aurora, IL 60502	07-08-103-016
AT&T Communications of IL, P.O. Box 7207, Bedminster, NJ 07921	07-05-304-011
Cole Taylor Bank Tr. 65151 c/o WDL, Inc., 31W478 Diehl Rd., Naperville, IL 60563	07-05-303-014
West Suburban Trust 9096, c/o Robert Anderson, 31W504 Diehl Rd., Naperville, IL 60563	07-05-303-016
	07-05-303-017
Diehl Road Properties, LLC, 31W524 Diehl Rd., Naperville, IL 60563	07-05-303-018
KLS Management Group, LLC, 31W545 Diehl Rd., Naperville, IL 60563	07-05-305-004
World Class Wireless, LLC, 600 W. Chicago Ave., Unit 610, Chicago, IL 60654	07-06-405-016
DuPage County Highway Dept., 130 N. County Farm Rd., Wheaton, IL 60187	07-05-305-002
City of Aurora, 44 E. Downer Place, Aurora, IL 60143	07-06-405-015
County of DuPage, 421 N. County Farm Rd., Wheaton, IL 60187	07-08-103-008
Commonwealth Edison, 3 Lincoln Centre, 4 th Floor, Oak Brook Terrace, IL 60181	07-05-304-010
	07-08-104-001
	07-08-104-002
	07-08-103-006
Midwest Generation, LLC, 804 Carnegie Center, Princeton, NJ 08540	07-08-104-010
Cyrusone, LLC, 1649 W. Frankford Road, Carrollton, TX 75007	07-08-100-010
Mill Source Capital, LLC, 623 Lakestone Drive, Raleigh, NC 27609	07-08-100-011

Total Number of Pieces Listed by Sender:

Nineteen (19)

(write number in words)

Total Number of Pieces Received by Post Office:

Nineteen (19)

Postmaster, per

Edward Hand

(name of receiving employee)



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