

# City of Aurora

Development Services Department | Zoning and Planning Division

44 E. Downer Place | Aurora, IL 60505

Phone: (630) 256-3080 | Fax: (630) 256-3089 | Web: [www.aurora-il.org](http://www.aurora-il.org)



## Land Use Petition

### Subject Property Information

Address / Location: Northwest Corner of Prairie Street and S. Randall Road

Parcel Number(s): 15-20-382-022; 15-20-451-007

### Petition Request

Requesting approval of a Final Plan for the Learning Commons on the Aurora University Campus located on the northwest corner of Prairie Street and S. Randall Road

### Attachments Required

(a digital file of all documents is also required)

Development Tables Excel Worksheet - digital only (1-0) Two Paper and One pdf Copy of:

Fire Access Plan (2-6)

Address Plat (2-17)

One Paper and pdf Copy of:

Qualifying Statement (2-1)

Plat of Survey (2-1)

Legal Description (2-1), Word Document and PDF

Letter of Authorization (2-2)

One Paper and One pdf Copy of:

Final Engineering Plans (2-16)

Stormwater Permit Application (App 1-14)

Stormwater Report (2-10)

Soil Investigation Report

Two Paper and pdf Copy of:

Final Plan (2-4)

Landscape Plan (2-7)

Building and Signage Elevations

(2-11)

Petition Fee: \$

1400.00

Payable to: 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: [Signature] Date APRIL 8, 2025

Print Name and Company: JEFFERY J HRUBEC SMITH GROUP

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 8th day of April 2025.

State of Illinois )  
County of Cook ) SS

Notary Signature

NOTARY PUBLIC SEAL



## Project Contact Information Sheet

**Project Number:** 2025.004

**Petitioner Company (or Full Name of Petitioner):** Aurora University

### **Owner**

First Name: Jeffrey Initial: JK Last Name: King Title: Mr.  
Company Name: Aurora University  
Job Title: Executive Vice President/ COO  
Address: 347 Gladstone  
City: Aurora State: IL Zip: 60506  
Email Address: jking@aurora.edu Phone No.: 630-844-6090 Mobile No.: \_\_\_\_\_

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

Relationship to Project: Other  
Company Name: Aurora University  
First Name: Jeffrey Initial: JK Last Name: King Title: Mr.  
Job Title: Executive Vice President/ COO  
Address: 347 Gladstone  
City: Aurora State: IL Zip: 60506  
Email Address: jking@aurora.edu Phone No.: 630-844-6090 Mobile No.: \_\_\_\_\_

### **Additional Contact #1**

Relationship to Project: Architect  
Company Name: Smithgroup  
First Name: Ute Initial: UT Last Name: Tegtmeyer Title: Mrs.  
Job Title: Senior Project Architect/Associate  
Address: 35 E Wacker Drive, Suite 900  
City: Chicago State: IL Zip: 60601  
Email Address: ute.tegtmeyer@smithgroup.com Phone No.: 708-887-8525 Mobile No.: 773-837-8396

### **Additional Contact #2**

Relationship to Project: Landscape Architect  
Company Name: Smithgroup  
First Name: Ginny Initial: GB Last Name: Bondt Title: Mrs.  
Job Title: Landscape Architect III  
Address: 35 E Wacker Drive, Suite 900  
City: Chicago State: IL Zip: 60601  
Email Address: Ginny.Bondt@smithgroup.com Phone No.: 312-596-9839 Mobile No.: \_\_\_\_\_

### **Additional Contact #3**

Relationship to Project: Engineer  
Company Name: Smithgroup  
First Name: Charlotte Initial: CC Last Name: Carlton Title: Mrs.  
Job Title: P.E. - Associate/ Civil Engineer  
Address: 35 E Wacker Drive, Suite 900  
City: Chicago State: IL Zip: 60601  
Email Address: charlotte.carlton@smithgroup.co Phone No.: 312-641-6525 Mobile No.: \_\_\_\_\_

### **Additional Contact #4**

Relationship to Project: Land Developer / Builder  
Company Name: BOLDT  
First Name: Charlie Initial: CD Last Name: Dahl Title: Mr.  
Job Title: Construction Operations Manager  
Address: 205 W Wacker Drive, Suite 250  
City: Chicago State: IL Zip: 60606  
Email Address: \_\_\_\_\_ Phone No.: 608-250-8432 Mobile No.: 608-609-5570



Planning and Zoning Division 77 S. Broadway, 2nd Floor, Aurora, IL  
phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora.il.us

1-6

## Filing Fee Worksheet

**Project Number:** 2025.004

**Petitioner:** Aurora University

**Number of Acres:** 1.81

**Number of Street Frontages:** 1.00

**Non-Profit** 0

**Linear Feet of New Roadway:** 0

**New Acres Subdivided (if applicable):** 0.00

**Area of site disturbance (acres):** 1.66

### Filing Fees Due at Land Use Petition:

Request(s):	Final Plan	\$	750.00
	Final Engineering Filing Fee	\$	650.00

**Total:** **\$1,400.00**

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

Verified By: Tracey Vacek

Date: 4/8/2025



## **2-1. D Qualifying Statement – Aurora University Learning Commons**

The proposed project is a new construction 49,300,00 GSF Learning Commons for Aurora University, a private, post-secondary institution of higher education with accredited Bachelor's, Master's, and Doctoral level programs. The building is shown on the University's 2018 Master Plan; therefore, is applying for Final Plan Approval.

The three-story brick and glass building is located on the Southwest side of the University's Campus and will close the gap between the Kimberly and James Hill Center for Student Success and the remainder of the eastern Campus. It is located just south of the Parking Deck. The design of the site around the new facility focuses on maximizing permeable surfaces and integrating mostly native plantings. The existing tree on the Southeast side of the property will remain. Walkways will lead towards the building entrances on its East and West side, the water feature located on the Southeast side of the building, and seating areas of various sizes that are scattered throughout the site. The fire lane will surround the building and is designed with grass pavers to not only blend in with the native plantings but to further maximize the permeable surface on site. The building will provide wonderful views over campus and the natural environment of the golf course across the street.

The Learning Commons is designed as a thoroughfare that connects the east and west side of the campus with each other through a two-story atrium. Welcoming entrances on both sides of the facility lead its users into a warm, inviting environment. Students and Faculty can enjoy the new Campus Library, Café, and Career Services on the first floor. They can then venture upstairs to level two, using either the open stairs or the elevator. There they can visit the Tech Hub and Innovation Spaces, the Academic Support Center, or the two-story Open Collaboration Space where they can work on assignments and research. In addition to mechanical building support spaces, the third floor hosts a large outdoor terrace and a quiet lounge on its east side. Those spaces can be used for university events. The University's Archive and its Testing Center will be located on this floor as well. Throughout all floors seating areas of varied sizes and privacy levels are provided to make sure that students can choose their preferred study/learning environment.

The exterior wall materials for the new building were chosen to complement the existing, traditional architectural language of the buildings on Campus. The materials will be applied to give the building a contemporary feel by using rows of glazed brick protrusions to accentuate window openings and to integrate the University's branding logo into the overall building design. The South façade of the building is curved, and a few key walls are slightly angled to create dynamism which is further accentuated by the wider roof overhangs of the flat roof above. The lighting of the building during evenings and nights will accentuate these building features as well.

# SMITHGROUP

## **Exhibit 2-1. C Legal Description**

### **Aurora University Learning Commons Aurora, Illinois 60506**

Part of east side of Lot 1 of the Aurora University 2<sup>nd</sup> Resubdivision as recorded in Kane County as Document Number 2019K005781, in the City of Aurora, County of Kane, Illinois.

Parcel Number: 15-20-382-022



March 19, 2025

From: Jeffrey King Ed.D,  
Executive Vice President/COO  
Aurora University  
347 Gladstone, Aurora, IL  
60506  
Phone: 630-844-6090  
Email: jking@aurora.edu

To: City of Aurora, Planning and Zoning  
Division 44 E. Downer Place, Aurora  
IL 60507  
630-256-3080  
coaplaning@aurora-il-org

Re: Authorization Letter for: 1419 Prairie St., Aurora, IL 60506

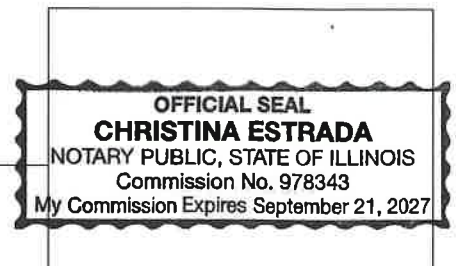
To whom it may concern:

As the record owner of the above stated property, I hereby affirm that I have full legal capacity to authorize SmithGroup, and its representatives, to act as the owner's agent through the Land Use Petition process with the City of Aurora for said property.

Signature: [Handwritten Signature] Date 3/19/25

Subscribed And Sworn To Before Me This 19 Day Of March, 2025

Notary Signature Christina Estrada



# SMITHGROUP

## **Exhibit 2-1. C Legal Description**

### **Aurora University Learning Commons Aurora, Illinois 60506**

Part of east side of Lot 1 of the Aurora University 2<sup>nd</sup> Resubdivision as recorded in Kane County as Document Number 2019K005781, in the City of Aurora, County of Kane, Illinois.

Parcel Number: 15-20-382-022