

# Land Use Petition

Project Number:

## Subject Property Information

Address/Location: 347 S. Gladstone Avenue

Parcel Number(s): 15-20-451-007

## Petition Request(s)

Requesting approval of a Final Plan for a new residence hall located on the Aurora University Campus, north of Prairie Street and east of S. Evanslawn Avenue



## Attachments Required

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

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

One Paper and pdf Copy of:  
Qualifying Statement (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 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: \$1,025.00 (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: [Signature] Date 5/21/21

Print Name and Company: Clint Rhodes - Aurora University

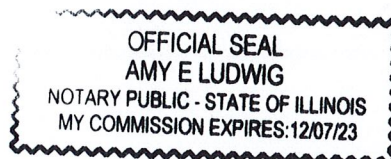
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

Given under my hand and notary seal this 21<sup>st</sup> day of May 2021.

State of Illinois)  
County of Kane) SS

[Signature]  
Notary Signature

NOTARY PUBLIC SEAL





## Filing Fee Worksheet

Project Number: 0

Petitioner: Aurora University

Number of Acres: 4.46

Number of Street Frontages: 0.00

Non-Profit Yes

Linear Feet of New Roadway: 0

New Acres Subdivided (if applicable): 0.00

Area of site disturbance (acres): 1.10

### Filling Fees Due at Land Use Petition:

|             |                              |           |
|-------------|------------------------------|-----------|
| Request(s): | Final Plan                   | \$ 375.00 |
|             | Final Engineering Filing Fee | \$ 650.00 |
|             |                              | \$ -      |
|             |                              |           |
|             |                              |           |
|             |                              |           |

**Total:** **\$1,025.00**

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

Verified By: Tracey Vacek

Date: 5/21/2021

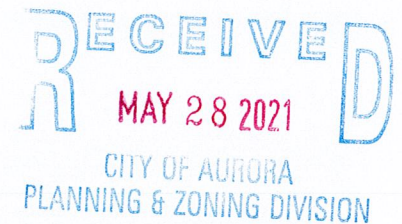
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**MAY 28 2021**  
CITY OF AURORA  
PLANNING & ZONING DIVISION



# Contact Information Data Entry Worksheet

Back To Index

Fill in all the GREEN Boxes - if Not Applicable Please Leave Blank



Data Entry Fields are indicated in Green

## Owner

|                |                         |            |              |             |              |        |     |
|----------------|-------------------------|------------|--------------|-------------|--------------|--------|-----|
| First Name:    | Clint                   | Initial:   |              | Last Name:  | Rhodes       | Title: | Mr. |
| Address:       | 347 S. Gladstone Avenue |            |              |             |              |        |     |
| City:          | Aurora                  | State:     | Illinois     | Zip:        | 60506        |        |     |
| Email Address: | crhodes@aurora.edu      | Phone No.: | 630-844-6885 | Mobile No.: | 641-485-3868 |        |     |
| Company Name:  | Aurora University       |            |              |             |              |        |     |
| Job Title:     | Project Manager         |            |              |             |              |        |     |

## Main Petitioner Contact (The individual that will Sign the Land Use Petition)

|                         |                         |            |              |             |              |        |     |
|-------------------------|-------------------------|------------|--------------|-------------|--------------|--------|-----|
| Relationship to Project | Owner                   |            |              |             |              |        |     |
| First Name:             | Clint                   | Initial:   |              | Last Name:  | Rhodes       | Title: | Mr. |
| Address:                | 347 S. Gladstone Avenue |            |              |             |              |        |     |
| City:                   | Aurora                  | State:     | Illinois     | Zip:        | 60506        |        |     |
| Email Address:          | crhodes@aurora.edu      | Phone No.: | 630-844-6885 | Mobile No.: | 641-485-3868 |        |     |
| Company Name:           | Aurora University       |            |              |             |              |        |     |
| Job Title:              | Project Manager         |            |              |             |              |        |     |

## Additional Contact #1

|                         |                             |            |              |             |              |        |     |
|-------------------------|-----------------------------|------------|--------------|-------------|--------------|--------|-----|
| Relationship to Project | Attorney                    |            |              |             |              |        |     |
| First Name:             | Bruce                       | Initial:   | L            | Last Name:  | Goldsmith    | Title: | Mr. |
| Address:                | 2300 Cabot Drive, Suite 505 |            |              |             |              |        |     |
| City:                   | Lisle                       | State:     | Illinois     | Zip:        | 60532        |        |     |
| Email Address:          | bgoldsmith@dykema.com       | Phone No.: | 630-577-2811 | Mobile No.: | 630-732-8409 |        |     |
| Company Name:           | Dykema Gossett PLLC         |            |              |             |              |        |     |
| Job Title:              | Attorney for Owner          |            |              |             |              |        |     |

## Additional Contact #2

|                         |                                   |            |                     |             |         |        |     |
|-------------------------|-----------------------------------|------------|---------------------|-------------|---------|--------|-----|
| Relationship to Project | Architect                         |            |                     |             |         |        |     |
| First Name:             | Kelly                             | Initial:   |                     | Last Name:  | Schomer | Title: | Ms. |
| Address:                | 960 Ridgeway Avenue               |            |                     |             |         |        |     |
| City:                   | Aurora                            | State:     | Illinois            | Zip:        | 60506   |        |     |
| Email Address:          | kschomer@cordoganclark.com        | Phone No.: | 630-896-4678, x 366 | Mobile No.: |         |        |     |
| Company Name:           | Cordogan Clark & Associates, Inc. |            |                     |             |         |        |     |
| Job Title:              | Associate Architect               |            |                     |             |         |        |     |

## Additional Contact #3

|                         |                               |            |              |             |               |        |     |
|-------------------------|-------------------------------|------------|--------------|-------------|---------------|--------|-----|
| Relationship to Project | Land Developer / Builder      |            |              |             |               |        |     |
| First Name:             | Charlie                       | Initial:   |              | Last Name:  | Dahl          | Title: | Mr. |
| Address:                | 205 W. Wacker Drive Suite 250 |            |              |             |               |        |     |
| City:                   | Chicago                       | State:     | Illinois     | Zip:        | 60606         |        |     |
| Email Address:          | charlie.dahl@boldt.com        | Phone No.: | 608-250-8432 | Mobile No.: | 608*-609-5570 |        |     |
| Company Name:           | Oscar J. Boldt Construction   |            |              |             |               |        |     |
| Job Title:              | Senior Project Manager        |            |              |             |               |        |     |

## Additional Contact #4

|                         |                                 |            |              |             |            |        |     |
|-------------------------|---------------------------------|------------|--------------|-------------|------------|--------|-----|
| Relationship to Project | Engineer                        |            |              |             |            |        |     |
| First Name:             | Matt                            | Initial:   | M            | Last Name:  | Worline    | Title: | Mr. |
| Address:                | 2280 White Oak Circle Suite 100 |            |              |             |            |        |     |
| City:                   | Aurora                          | State:     | Illinois     | Zip:        | 60502-9675 |        |     |
| Email Address:          | MattW@cemcon.com                | Phone No.: | 630-862-2100 | Mobile No.: |            |        |     |
| Company Name:           | Cemcon                          |            |              |             |            |        |     |
| Job Title:              | Vice President                  |            |              |             |            |        |     |



**Qualifying Statement of Petition**



The proposed development project is for a five (5) story Residence Hall, with a total of eighty-eight (88) rooms. The first floor will be a mixed use consisting of a lounge and single-rooms for autistic students. The second through fifth floors will be for undergraduate student housing with single, double and triple rooms. The University has operated a number of residence halls on the Campus, which is consistent with the Permitted Uses under the Master Plan defined below. The project does not require any variances.

1. *The public health, safety, morals, comfort and general welfare:* The proposed West Residence Hall ("Subject Property") is located on the Aurora University Campus, north of Prairie Street, south of Marseillaise Place, east of S. Evanslawn Avenue and west of Gladstone. This request for final plan approval of a Residence Hall is being made pursuant to Ordinance O18-052 adopted July 3, 2018 ("Master Plan"). The Master Plan meets the requirements of Section 10.6-6.2 of the Aurora Zoning Ordinance and is intended to promote and protect the public health, safety, morals and comfort and general welfare of the neighborhood.
2. *The use and enjoyment of other property already established or permitted in the general area:* The Subject Property is surrounded by the Aurora University main campus.
3. *The normal and orderly development and improvement of surrounding property for uses established within their respective zoning districts:* The proposed uses are consistent with the nature and character of surrounding land uses, the Aurora University Plan Description approved by the Master Plan and the comprehensive land use plan of the City of Aurora.
4. *Utilities, access roads, drainage and/or other necessary facilities:* All utilities are present or readily available to the Subject Property.
5. *Ingress and egress as it relates to traffic congestion in the public streets:* There is sufficient roadway capacity on the surrounding public roadways to accommodate the development of the Subject Property; and development of the Subject Property will not significantly impair ingress and egress, nor affect traffic congestion in the public streets.
6. *The applicable regulations of the zoning district in which the Subject Property is proposed to be or is located:* The Subject Property is currently zoned R-1 Special Use located within the City and is subject to the Master Plan. Section III, A, 1.3(a)(2) of the Master Plan permits "[r]ooming and Boarding (1320) limited to dormitories/residence halls". No variances are being requested.
7. *Property values within the neighborhood:* Any development of the Subject Property will not diminish the value of surrounding land and buildings. Development will be consistent with the surrounding uses and will further stabilize property values.



**EXHIBIT A TO LAND USE PETITION  
SUBMITTED BY AURORA UNIVERSITY**

**ADDRESS AND LEGAL DESCRIPTION**

Aurora University Main Campus  
Aurora, Illinois 60506

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

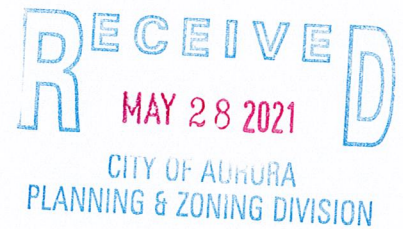
Part of Parcel No.: 15-20-451-007

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May 17, 2021

From: Aurora University  
347 S. Gladstone Avenue  
Aurora, Illinois 60506  
Attn: Clint Rhodes, Project Manager  
(630) 844-6885 office phone; (641) 485-3868 cell phone  
crhodes@aurora.edu



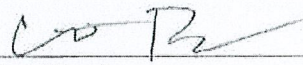
To: City of Aurora, Planning and Zoning Division  
44 East Downer Place  
Aurora, Illinois 60507  
(630) 256-3080  
coaplanning@aurora-il.org

Re: Authorization to sign and act on behalf of Owner, Aurora University, in connection with the Land Use Petition requesting approval of final plan for a Residence Hall located north of Prairic Street, south of Marseillaise Place, east of S. Evanslawn, and west of Gladstone Avenue on the west side of the Aurora University Main Campus (Part of Parcel No. 15-20-451-007), referred to as "Subject Property"


To Whom It May Concern:

As an authorized representative of Aurora University, the record owner of the Subject Property, I hereby affirm that I have full legal capacity to authorize Dykema Gossett PLLC to act as the owner's agent with regard to all applications, petitions or other necessary government approvals from the City of Aurora in regard to the Land Use Petition requesting approval of final plan approval of a Residence Hall to be located on the west side of the Aurora University Main Campus.

AURORA UNIVERSITY,  
an Illinois not-for-profit corporation

By:   
Clint Rhodes  
Its: Project Manager

*Subscribed and sworn to before me  
this 18 day of May, 2021.*

  
Notary Signature

