

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



Land Use Petition

Subject Property Information

Address / Location: 3141 North Aurora Road

Parcel Number(s): 07-17-109-008

Petition Request

Requesting approval of a Final Plan for Lot 1 of the Resubdivision of Lot 107 in Ashton Pointe Unit One located at 3141 North Aurora Road for a Vehicle Repair, Minor (2834) use;

Requesting approval of a Final Plat for Resubdivision of Lot 107 Ashton Pointe Unit One located at 3141 North Aurora 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:	Two Paper and pdf Copy of:
One Paper and pdf Copy of:	Final Engineered Site Plan (2-16)	Final Plan (2-4)
Qualifying Statement (2-1)	Stormwater Permit Application (App 1-14)	Final Plat (2-5)
Plat of Survey (2-1)	Project Information Sheet	Landscape Plan (2-7)
Legal Description (2-1), Word Document and PDF	Plat of Easement or Plat of Subdivision	Building and Signage Elevations (2-11)
Letter of Authorization (2-2)		

Petition Fee: \$1,250.00

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:  Date 03/12/2026

Print Name and Company: Jason Bolling, Director of Development at Guggenheim Development Services, LLC

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.

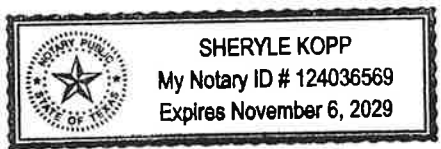
Given under my hand and notary seal this 12th day of March, 2026

State of Texas)

County of Collin) SS


Notary Signature

NOTARY PUBLIC SEAL



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:	James	Initial:	F	Last Name:	DeRose	Title:	Mr.
Address:	6160 N. Cicero Ave, Suite 508						
City:	Chicago	State:	IL	Zip:	60649		
Email Address:	jderose@devresinc.com	Phone No.:	312-965-2081	Mobile No.:			
Company Name:	Lake Street Land Owner LLC						
Job Title:	Principal / Owner						

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

Relationship to Project	Land Developer / Builder						
First Name:	Jason	Initial:		Last Name:	Bolling	Title:	Mr.
Address:	3000 Internet Blvd. Ste. 570						
City:	Frisco	State:	TX	Zip:	75034-2010		
Email Address:	jason.bolling@guggenheimpart	Phone No.:		Mobile No.:			
Company Name:	Guggenheim Development Services, LLC						
Job Title:	Director of Development Services						

Additional Contact #1

Relationship to Project	Engineer						
First Name:	Jason	Initial:		Last Name:	Daye	Title:	Mr.
Address:	100 Camelot Drive						
City:	Fond du Lac	State:	WI	Zip:	54935		
Email Address:	Jason.d@excelengineer.com	Phone No.:	920-926-9800	Mobile No.:			
Company Name:	Excel Engineering, Inc.						
Job Title:	Principal						

Additional Contact #2

Relationship to Project	Select One From List						
First Name:		Initial:		Last Name:		Title:	Select One From List
Address:							
City:		State:		Zip:			
Email Address:		Phone No.:		Mobile No.:			
Company Name:							
Job Title:							

Additional Contact #3

Relationship to Project	Select One From List						
First Name:		Initial:		Last Name:		Title:	Select One From List
Address:							
City:		State:		Zip:			
Email Address:		Phone No.:		Mobile No.:			
Company Name:							
Job Title:							

Additional Contact #4

Relationship to Project	Select One From List						
First Name:		Initial:		Last Name:		Title:	Select One From List
Address:							
City:		State:		Zip:			
Email Address:		Phone No.:		Mobile No.:			
Company Name:							
Job Title:							

Filing Fee Worksheet

Project Number: 2025-216

Linear Feet of New Roadway: 0

Petitioner: Jason Bolling-Guggenheim Development Services

New Acres Subdivided (if applicable): 1.36

Number of Acres: 1.36

Area of site disturbance (acres): 0.90

Number of Street Frontages: 1.00

Non-Profit No

Filing Fees Due at Land Use Petition:

Request(s):	Final Plan & Plat	\$	750.00
	Final Engineering Filing Fee	\$	500.00

Total: **\$1,250.00**

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

Verified By: Jane Rechner

Date: 3/10/2026

Lot 107 in Ashton Pointe Unit One, being a resubdivision of part of Lot 2 of Knights Subdivision of part of Section 17, Township 38 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded September 29, 2000 as document no. R2000-152781, in DuPage County, Illinois.

Lake Street Land Owner, LLC
c/o Development Resources, Inc.
6160 N. Cicero Avenue, Suite 508
Chicago, IL 60646

February 20, 2026

From: James F DeRose
Lake Street Land Owner LLC
6160 N. Cicero Ave, Suite 508.
Chicago, IL 60649
Email: jderose@devresinc.com

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


Re: Authorization Letter for: 3141 N Aurora Rd (PIN 07-17-109-008)

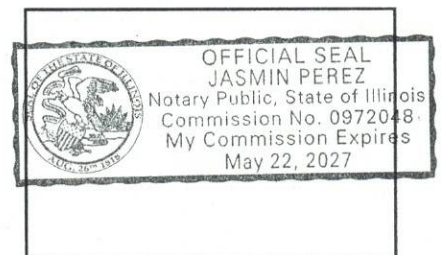
To whom it may concern:

As the record owner of the above stated property, I hereby affirm that I have full legal capacity to authorize Guggenheim Development Services, LLC 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:  Date 2/23/24

Subscribed And Sworn To Before Me This 23RD Day
Of FEBRUARY, 2026

Notary Signature 





February 25, 2026

Qualifying Statement

Project: Jiffy Lube
Existing Address: 3141 N Aurora Rd (PIN 07-17-109-008)
Aurora, IL 60502

Guggenheim Development Services, LLC is requesting Final Plat & Final Plan review and approval for a proposed Jiffy Lube automotive service center to be located at 3141 N. Aurora Road (PIN 07-17-109-008). The property is zoned Business District, General with a Conditional Use Planned Development. The proposal is for the construction of a Jiffy lube which falls under use category: Vehicle Repair, Minor. This is a permitted use under the Plan Description. The overall site is 1.365 acres, and a final plat is proposed to divide the property into two (2) parcels and thereby create a 0.760-acre lot for the proposed Jiffy Lube development.

The proposed Jiffy Lube development will include a single-story building with a 2,944 gross square foot footprint with three (3) bays containing four (4) service stalls, a detached waste enclosure, and on-site parking. Landscaping will be provided in an approach that ensures species resiliency and complementary aesthetics. Site lighting will be provided in a fashion that provides appropriate foot candles for safety and cut-off fixtures for minimal light trespass. Exterior building finishes will include brick, EIFS, aluminum clad windows and doors and awnings. Materials colors will mimic and that compliment the surrounding buildings.

Review Standards:

- a) *The public health, safety, morals, comfort or general welfare.*
 - The proposed Jiffy Lube automobile service shop will not endanger the public health, safety, or general welfare of any portion of the community as demonstrated in the site plan, building plans, and photometric plan. No hazards or nuisances to nearby neighbors are anticipated because of this project.

- b) *The use and enjoyment of other property already established or permitted in the general area.*
 - The proposed Jiffy Lube automobile service shop will fit into this existing commercial developed area. The building and site will blend in with and enhance the character of the area. The vacant property will be transformed into a commercial development that is aesthetically pleasing with high-quality exterior materials on the building along with landscaping designed to ensure species resiliency and complimentary style. Site lighting will be provided in a fashion that provides appropriate foot candles for safety with cut-off fixtures for minimal light trespass and directed inward toward the development. The building and grounds will be well maintained.

- c) *Property values within the neighborhood.*

- The proposed Jiffy Lube automobile service shop will be compatible with surrounding land uses and properties. No reductions in surrounding property values are anticipated as a result of the project.
- d) *The normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts.*
- The use is compatible with surrounding properties. The development will also include a shared access easement between Lot 1 and Lot 2 of the proposed final plat.
- e) *Utilities, access roads, drainage and/or other necessary facilities.*
- The proposed Jiffy Lube automobile service shop development is located on a vacant parcel in a commercial developed area. Essential services are established in the area and are available to the development. Municipal storm sewer, sanitary sewer, and water are available to the site along with dry utilities. The project site will connect to the existing private access road that is in place to the south of the development.
- f) *Ingress and egress as it relates to traffic congestion in the public streets.*
- One (1) access point to the development is proposed from the private access road to the south of the development site; this shall not create interference with surrounding public thoroughfares.
- g) *The applicable regulations of the zoning district in which the subject property is proposed to be or is located.*
- The proposed Jiffy Lube automobile service shop use conforms to all applicable regulations of the Zoning Ordinance.
- h) *A bullet point list of any variances, modifications or exceptions that you are seeking from the City's Codes and Ordinances.*
- No variances, modifications, or exceptions from the City's Codes and Ordinances are being requested.