# Off Campus Housing Guide

**G**reetings from the Office of Student Housing at Rosalind Franklin University of Medicine and Science!

We are delighted that you are considering being a part of the University community and look forward to your future involvement. While we offer great affordable student housing both on campus and at the Woodlands, the preferred off campus housing experience reserved exclusively for RFU students, we also realize that this may not be the right option for some of our students.

We are happy to provide this *Off Campus Housing Guide* as another resource to utilize as you search for a new place to call home and as you transition into the Chicagoland area. We hope this information proves helpful. We understand that the transition is sometimes an exhaustive one and we want to assist you, as much as we can, with some basic information regarding the area and some of the living options. Please feel free to utilize the information contained here to begin your search.

We wish you well in your home search.

Sincerely,

Office of Student Housing

# **Please Note:**

Rosalind Franklin University of Medicine & Science and the Office of Student Housing:

- Does not inspect or offer any guarantee for the condition or quality of the rental unit listed.
- Does not endorse any of the listed properties.
- Is not responsible for arrangement of rental contracts between individual tenants and landlords.

This information is intended only as a resource to students unfamiliar with the Chicagoland area. We recommend that students visit any potential housing options to consider the best fit.

# **Discover Student Housing @ RFUMS**

## Student Housing @ RFUMS is just a walk away....

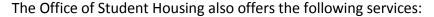
Student Housing currently has space for 240 residents in one & two-bedroom apartments.

Each apartment features a variety of conveniences including:

- Kitchen appliances (range, refrigerator, dishwasher, microwave)
- Individually controlled heat and A/C
- Network Internet Connectivity
- Satellite television connections

In and around the student apartments you will find:

- Study and lounge areas
- Shared laundry facilities on each floor
- Individual storage units/lockers



- Off-campus housing at The Woodlands, the preferred off campus
   Housing experience reserved exclusively for RFU students, located at the southern edge of the campus
- Information regarding furniture rental, storage facilities, etc
- General information regarding renting, lease/contractual terms, renter's rights
- Informal advice regarding resolution of issues involving roommates, neighbors, etc

## Residing in Student Housing provides a number of benefits to students:

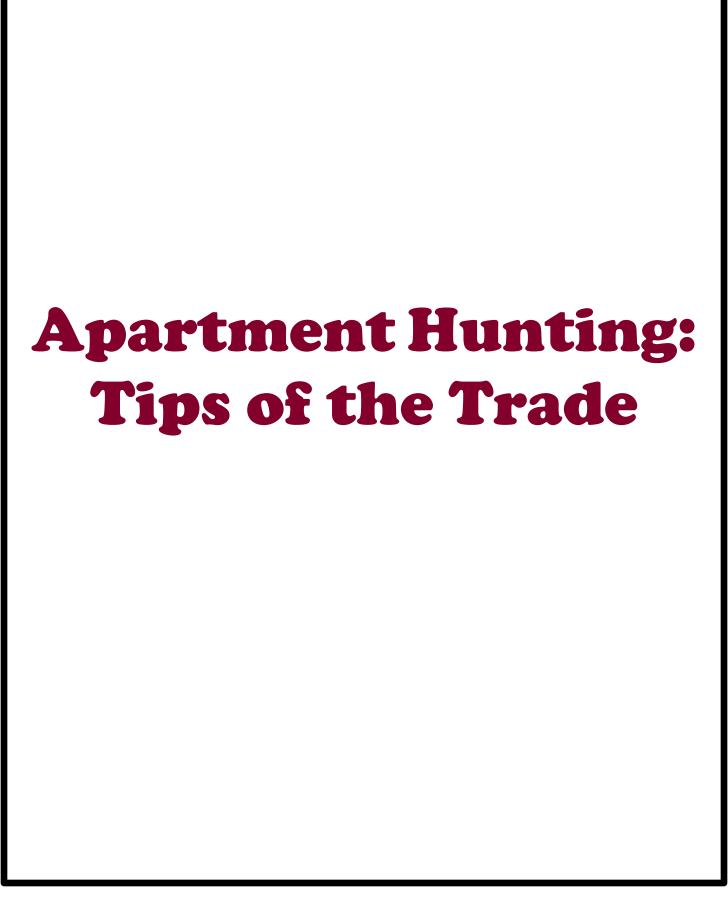
- Competitive rates
- Ability to have costs factored into your financial plan
- Located right on campus for your convenience
- Some utilities are included (gas, water, trash disposal, sewer)
- · Voicemail & direct internet connection provided
- On campus phone service provided
- Opportunity to build relationships with other residents
- Trained and dedicated Community Managers to assist in your transition



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# **Tips on Finding Off-Campus Housing**

- Rent: Be honest about what you can really afford, take a serious look at your <u>budget!</u>
- Location: Consider things like <u>proximity to the institution</u>, grocery stores, banks etc.
- What type of unit do you want to rent? (apartment, condo, house, etc)?
- Payments: Will you write a check for your monthly rent? Where is payment expected to be sent? What happens if you're late? Do you need to submit a security deposit?
- Research online reviews: and find out about the apartment's problems & features, about the landlord, and about the actual utility cost.
- Rules/Regulations: Can you comply with the landlord's expectations?
- Roommates: If you will be renting with other people, which is recommended, make all arrangements together. Make sure that you know and trust the people that you will be living with. You may be held liable for their unpaid rent or damages.
- Try to arrange to see the actual unit you will be renting: "Model" apartments may be quite different from the one you sign for.
- Safety: Check the security of the building and the unit that you will be renting.
- Parking: Will you have a car with you? And if so, does the apartment come with a parking spot? What about parking on the street? Safe? Parking permit needed?
- Get all agreements in writing-this also includes promises that the landlord may tell you or what appliances and/or furniture is included. Nothing is legally binding unless it is in writing.
- How were you treated when you met with the staff? Remember that you're also paying for service. Did the staff seem genuine, honest, professional, service-oriented, etc.
- Utilities: What are you responsible for paying?
- Pets: Does the property allow pets? If so, will you have to submit a pet deposit, pet fee, or monthly pet rent?
- Do not pay any money unless you know exactly what it is for and get a receipt.
- Before you move in, make sure you do a checklist of the condition of the unit. The best way to protect your security deposit is to videotape the place <u>before</u> you move in and <u>after</u> you move out. This will show proof of the condition before and after.

# **Considering Roommates?**

The <u>financial aid budget</u> allows for \$1700 per month for all living expenses, roommates can certainly cut your costs substantially (& perhaps provide some company as you transition into a new area). It is a good idea to try to get to know the person with whom you decide to live with. Talk about lifestyle habits, who will bring what, who has a car, etc. Think about important questions before you both sign the lease.

You should make sure that <u>all</u> roommates sign the lease so that everyone's liable for the terms. Make sure you are all clear regarding who pays for what, put it in writing and hold each other accountable for honoring the agreement. If you don't know other students you can do a number of things to assist you in locating a potential roommate:

## Make friends as you're visiting RFUMS

Many times you'll be touring the campus during formal or informal visits. Get to know other visiting students in your group. They may be in need of a roommate too.

## Connect with current RFUMS friends or current students

Many of you all probably know a student or two, ask them if they know someone who's also searching for a potential roommate. You may even bump into a current student while you're here or have a current student conducting a tour. Perhaps they have friends or have heard similar questions from visiting students.

Make sure you talk with your potential roommate before deciding to live together off campus.

Trust us, it's okay to have conversations about lifestyle, habits, cleanliness, study habits, etc with your potential roommate. It's good to be proactive and ensure that you all are on the same page.

Don't be scared or nervous-just talk.

Be open and honest about what you're seeking in a roommate. You both should be clear about your expectations to determine

if you're compatible.

# Look at the Condition of the Unit or Building

This is a general overview of items to pay attention to as you're viewing an apartment:

#### Exterior/Common Areas

- —Hallways/stairways properly lit
- No ceiling stains
- —Outside areas free of standing water and are clean
- -Hand railings where there are 3+ steps
- —Safe porches
- —No holes/breaks/loose or rotting boards
- Garbage areas are clean and free of debris

#### Windows/Doors

- —Working windows & in good condition in each room
- -Properly functioning window screens
- -Working locks on exterior doors
- -2+ ways to safely exit your apartment
- —Doors/windows are sealed (no wind or rain can enter)

#### Bathroom/Kitchen

- -Kitchen cabinet and shelves
- -Properly functioning plumbing fixtures (drains, toilets, etc)
- —Vents/fans work correctly
- -Water resistant floors
- —Safe appliances
- -Running hot and cold water

#### <u>General</u>

- Properly maintained temperature
- —Heating system works
- —No insects/rodents
- —No poisonous paint or materials
- —Premises free from garbage
- -Basement doesn't flood
- -No leaky ceilings/walls
- —Is the building secure?

#### Bedrooms

—Can you get to the bedroom/ bathroom without going through someone else's bedroom?

#### Electric/Water

- —Gas water heater is vented to the outside
- All electrical outlets, switches, fixtures work properly
- -No leaky pipes

Consider using an *Apartment Checklist Form* as you are visiting apartments throughout the Chicagoland area.

This will provide an opportunity for you to jot down notes and record your first impressions about each property.

# **Understanding Leases**

Most leases are 12 months, although you will find some that are flexible. Make sure you're clear about what YOU want and that you investigate all of your options. Remember that the lease is a legally binding contract. You don't want to get yourself into a situation you don't fully understand.

Read the lease carefully! You'll find rules and regulations regarding your stay. If you don't understand-ASK! The Leasing Consultant is obligated to honestly answer your questions. If you're still not sure, ask to take the lease overnight to further think about it and run it by a person you trust for feedback. It's always better to know what you're getting into-BEFORE signing the lease.

Make sure everything that you do is in writing between you and the landlord. Prior to moving in, inspect the actual apartment you will be renting. You will want to check for any damage and get those items documented. It's advisable that you complete a condition report form, take pictures, or videotape the unit. Ask about making repairs, painting, etc.

Remember that it's okay to haggle a bit. If you want something, simply ask. Perhaps certain things are negotiable.

#### Leases should include:

Address of unit
Names of tenants & landlord
Amount of rent/month
Security deposit amount
Length of lease
Furniture provided/inventory of furnishings

Rules/regulations
Right to sublease
Date rent is due
Right of entry
Condition of Unit
List of needed repairs & responsibility

# Renters' Insurance

Renters' insurance is a very smart move. Most folks aren't covered by their landlord's policy, so it's in your best interest to obtain your own insurance. Remember that if you're living with roommates, everyone needs to get their own insurance policy. Policies will vary according to the insurance company, so do some shopping around. You can start by:

- Touching base with your family/friends re: any insurance companies they would refer. There's nothing like word of mouth.
- Contact the Insurance Information Institute at 800/331-9146 for nonspecific consumer information and helpful brochures
- Talking to your or your parent's current insurance provider about multiple policy rates

## To potentially lower your rates, there are a couple of things you can consider:

- Upstairs apartments are usually considered to be safer
- Know the stats, call the local Police Dept. re: obtaining crime statistics for a particular area. Usually, Police Departments have crime prevention/public safety officers who can provide information
- Off street parking is considered a safety feature, but properties may charge more for the convenience
- Safety doors, buzzers, a door man, security systems, etc are good to note when looking for an apartment and/or contacting a potential insurance company
- Whether you live in or out of city limits could potentially affect your rates
- Do you have multiple policies with this particular insurance company? You could see a significant discount

It is a good idea to check out your apartment and the area both during the day and evening. Some areas could feel perfectly fine by day, but their character may change after dark. Conduct your research before signing a lease.

## Other questions to ask yourself:

- Is the apartment within a comfortable commuting distance(10 Miles)?
- What type of security does the apartment have?

# **Utilities**

If noted, you are responsible for the utilities. These bills can add up, so make sure you fully understand your budget. Ask the property owner about estimated costs so you have some idea when discussing affordability and whether to sign the lease.

You should be able to contact local utility companies to get an estimate of how much the bills run for a particular apartment. You should be able to provide them with the address of the apartment you're considering. Look online for the appropriate utility companies to contact.

#### Here are some common ones:

- Comcast (866) 594-1234
- North Shore Gas Company (847) 336-9300
- Peoples Gas (312) 240-7000
- Commonwealth Edison (electricity) (800) 334-7661
- AT&T (800) 288-2020
- Chicago Water Services (312) 747-9090

Make sure everything you do with the Landlord is in writing. This could prevent potential issues and misunderstandings in the future.

# **Fair Housing Information**

Fair Housing is a right protected by federal & state law. Fair Housing means you may freely choose a place to live-limited of course by what you can afford and what you want. On a federal level, your choice shouldn't be limited by race, religion, color, sex, national origin/ancestry, or familial/marital status, or disability. It's also illegal in IL to refuse you because of disability, military status, unfavorable discharge from military status, familial status, or sexual orientation.

#### Watch out for a landlord who:

- Refuses to rent an available apartment to you if you're otherwise qualified.
- Tells you untruthfully that an apartment isn't for rent. Watch out for lines like "I rented just after you called' (yeah right).
- Sets or enforces lease terms, privileges, or conditions that are not required of other tenants. Watch out for tactics like having to pay a larger security deposit.
- Advertise or make any statement that indicates limitation or preference based on race, national origin, religion, sex, familial status, or disability.
- Refuses to make a reasonable accommodation for your disability, watch out for excuse like "My
  insurance will go up".
- Tells you that the building has an "adults only" policy or "no teenagers" or that families with kids can only occupy certain apartments. Watch out for rules like "only 1 person per bedroom". (Unless a building/community qualifies as housing for older people)
- Intimidates you or retaliates in any way against you for exercising your fair housing rights or assisting someone else in doing so.

## If You Think Your Rights Have Been Violated (courtesy of www.hud.gov)

HUD (Dept. of Housing & Urban Development) is ready to help with any problem of housing discrimination. If you think your rights have been violated, the Housing Discrimination Complaint Form is available for you to download, complete and return, or complete online and submit, or you may write HUD a letter, or telephone the HUD Office nearest you. You have one year after an alleged violation to file a complaint with HUD, but you should file it as soon as possible.

You can complete the online form or print it out by visiting <a href="http://www.hud.gov/offices/fheo/online-complaint.cfm">http://www.hud.gov/offices/fheo/online-complaint.cfm</a>

#### What to Tell HUD:

- Your name and address
- The name and address of the person your complaint is against (the respondent)
- The address or other identification to the housing involved
- A short description of the alleged violation (the event that caused you to believe your rights were violated)
- The date(s) to the alleged violation

## **HUD INFORMATION**

For Illinois, Indiana, Michigan, Minnesota, Ohio, and Wisconsin

Chicago Regional Office of FHEO
U.S. Department of Housing and Urban Development
Ralph H. Metcalfe Federal Building
77 West Jackson Boulevard, Room 2101
Chicago, Illinois 60604-3507

(312) 353-7776 ext. 2453 1-800-765-9372 TTY (312) 353-7143

# Other Helpful Resources:

- IL Dept. of Human Rights
   www.state.il.us/dhr/ (Information regarding your rights and discrimination assistance)
- Prairie State Legal Services
   www.pslegal.org (Renters' Handbook, Legal Service Information, etc)

# Relocation/Apartment Search Websites

www.apartments.com

www.move.com

www.places4students.com

www.apartmentguide.com

www.rent.com

www.apartmentpeople.com

www.rotatingroom.com

www.apartmentguysofchicago.com

www.mynewplace.com

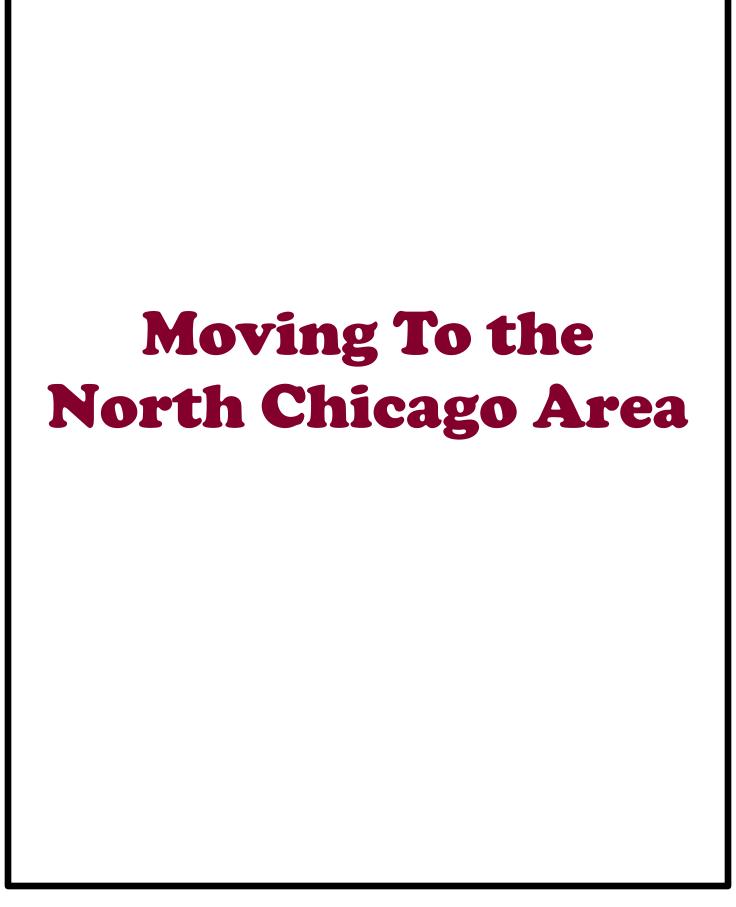
www.monstermoving.com

www.apartmentlist.com

www.renthop.com

www.offcampushousing101.com

There is a list of off campus housing options further along in this document. This information is meant to assist you in the first steps of your search process. It is imperative that you take a look at that list and find the property that best meets your needs. The Office of Student Housing provides the information as a general guide to assist students and does not endorse any property.



# So, Where is North Chicago Exactly?

Depending on what you're looking for, it can take a couple of days or several weeks to find an apartment. If it is possible to do so without undue stress or expense, we recommend that you visit for awhile to go apartment hunting, but with the use of online searches, it is not necessary. Although it can become costly trying to factor in airfare, lodging, car rental, etc-it may set your mind at ease. You'll be able to check out the surrounding area, safety/security, distance to RFUMS, etc.

North Chicago is home to the Veteran's Administration Hospital, Abbott Laboratories, Complete Packaging Corp., and the Great Lakes Naval Training Center, the nation's only naval training facility. You can learn more about North Chicago by visiting <a href="http://www.northchicago.org">http://www.northchicago.org</a>.

North Chicago is located in Lake County, IL. Lake County is situated in northeastern Illinois, with Lake Michigan to the east, Wisconsin to the north and the City of Chicago to the south. The county's communities include picturesque rural communities, highly developed urban centers, wealthy suburbs and tourist communities. To learn more about Lake County, please visit the Lake County, IL website at Error! Hyperlink reference not valid.

There are a number of surrounding areas that are relatively close to the University. Some locations are 15 minutes away, while others are 30-40 minutes away. You should check the distance from areas to the University and determine how long you want your commute to be.

You may want to check out properties in:

- Gurnee, IL
- Waukegan, IL
- Lake Bluff, IL
- Lake Forest, IL
- Kenosha, WI
- Pleasant Prairie, WI
- Zion, IL
- · Vernon Hills, IL

If you want something, ASK!

It won't hurt to see if your potential landlord will provide some items to maximize your interest in the property.

# **Temporary Housing Options - North Chicago Area**

# **Extended Stay Options**

Residence Inn-Marriott

1440 S. White Oak Drive

Waukegan, IL 60085

(847) 689-9240

Website

**Candlewood Suites** 

1151 S. Waukegan Rd

Waukegan, IL 60085

(847) 578-5250

Website

\*special rate for RFUMS

\*snow rates

**Extended Stay America** 

215 N. Milwaukee Ave

Vernon Hills, IL 60061

(847) 821-7101

Website

\*special rate for RFUMS

**Extended StayAmerica** 

675 Woodlands Pkwy

Vernon Hills, IL 60061

(847) 955-1111

Website

\*special rate for RFUMS

**Residence Inn by Marriott** 

26325 N. Riverwoods Blvd

Mettawa, IL 60045

(847) 457-2963

Website

# <u>Hotel</u>

**Holiday Inn Express** 

611 Lakehurst Rd Waukegan, IL 60085

847) 473-4400

**Website** 

**Springhill Suites** 

4101 Fountain Sq Waukegan, IL 60085

(847) 688-9800

**Website** 

Courtyard

3800 Northpoint Blvd Waukegan, IL 60085

(847) 689-8000

Website

\*special rate for RFUMS

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This information is intended only as a resource to students unfamiliar with the North Chicago area. We recommend that students planning to attend Rosalind Franklin University of Medicine & Science visit any potential housing options to consider the best fit. Students are also encouraged to contact the properties directly regarding updated rates, specials, discounts, etc. <a href="https://doi.org/10.1001/jhis.com/">This is only meant to serve as a starting point and rates may not accurately reflect what is offered at the time.</a>

#### Miles from RFUMS:

3.48

	Deer valley		
	30011 N. Waukegan Road		
2.2	Lake Bluff, IL 60044		

(847) 234-0003

2.6 Forest Pointe
29533 N. Waukegan Road
Lake Bluff, IL 60044
(847) 234-2401

Landings at Amhurst Lake
1375 S. White Oak Drive
Waukegan, IL 60085
(847) 785-1500

The Lakes at Fountain Square 500 Lakehurst Road Waukegan, IL 60085 (847) 689-4464







#### Miles from RFUMS:

3.48	Imperial Tower Apartments 805 Baldwin Avenue Waukegan, IL. 60085 (847) 244-9222	
7.2	Woodlake Apartments 101 Woodlake Boulevard Gurnee, IL 60031 (847) 662-7700	wood lake
7.6	The Preserve at Osprey Lake 2025 Greystem Circle Gurnee, IL 60031 (847) 623-4280	
8.6	Northgate Apartments 2330 N. Samson Way Waukegan, IL 60087 (847) 623-0800	
8.9	Pembrook Club 5389 Lezlie Lane Gurnee, IL 60031 (847) 662-0420	
10.1	Fort Sheridan Place 634 Sheridan Road Highwood, IL 60040 (847) 433-5660	

Please contact the property for more information on current prices



# **Chicago Neighborhoods**

Chicago is a city of neighborhoods. The following maps represent various neighborhoods throughout the city.

## **Central Chicago**



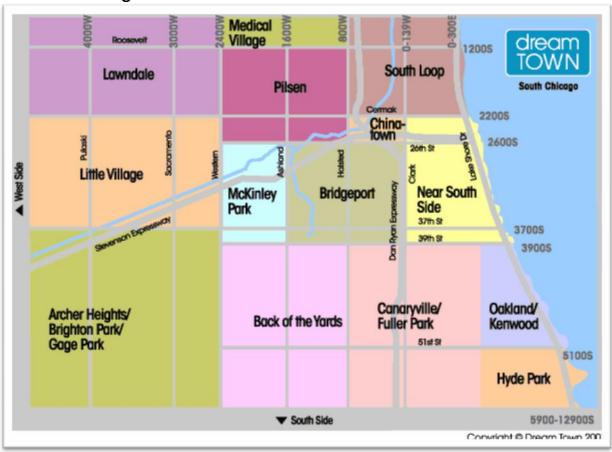
# Please visit Chicago Neighborhoods for additional information:

- Chicago Neighborhood Maps
- Chicago Street Guides
- Chicago <u>Neighborhood Map Search</u>

## Northside-Chicago



# Southside-Chicago



# Affiliate Hospitals & Nearby Neighborhood Information

# **Advocate Christ Medical Center**

4440 West 95th Street Oak Lawn, IL 60453

#### Nearby Suburbs:

- ♦ Alsip, IL
- ♦ Beverly, IL
- ◆ Burbank, IL
- Chicago Ridge, IL
- Evergreen Park, IL
- Oak Lawn, IL

# **Advocate Condell Medical Center**

801 South Milwaukee Avenue Libertyville, IL 60048

#### Nearby Suburbs:

- ◆ Knollwood, IL
- ◆ Libertyville, IL
- Mettawa, IL
- ♦ Mundelein, IL
- Vernon Hills, IL

# **Advocate Illinois Masonic Medical Center**

836 West Wellington Avenue Chicago, IL 60657 Located just east of the Edens Expressway (I-94)

## Nearby Neighborhoods:

- Boystown
- Lake View
- ◆ Lincoln Park
- ♦ Wrigleyville

# **Advocate Lutheran General Hospital**

1775 Dempster Street
Park Ridge, IL 60068
Serves the north and northwest suburbs of Chicago

## Nearby Suburbs:

- Des Plaines, IL
- Morton Grove, IL
- ♦ Mt. Prospect, IL
- ♦ Niles, IL

# John H. Stroger, Jr., Hospital of Cook County

1900 W. Polk Street Chicago, IL 60612 Located near the Westside of Chicago, in the Medical District

## Nearby Neighborhoods:

- Little Italy
- University Village
- West Loop

# **Mount Sinai Hospital**

California Avenue at 15th Street Chicago, IL 60608 Located in downtown Chicago, just west of the Kennedy Expressway (I-90/94)

## Nearby Neighborhoods:

- Homan Square
- Lower & Near West Side
- Pilsen
- South & North Lawndale

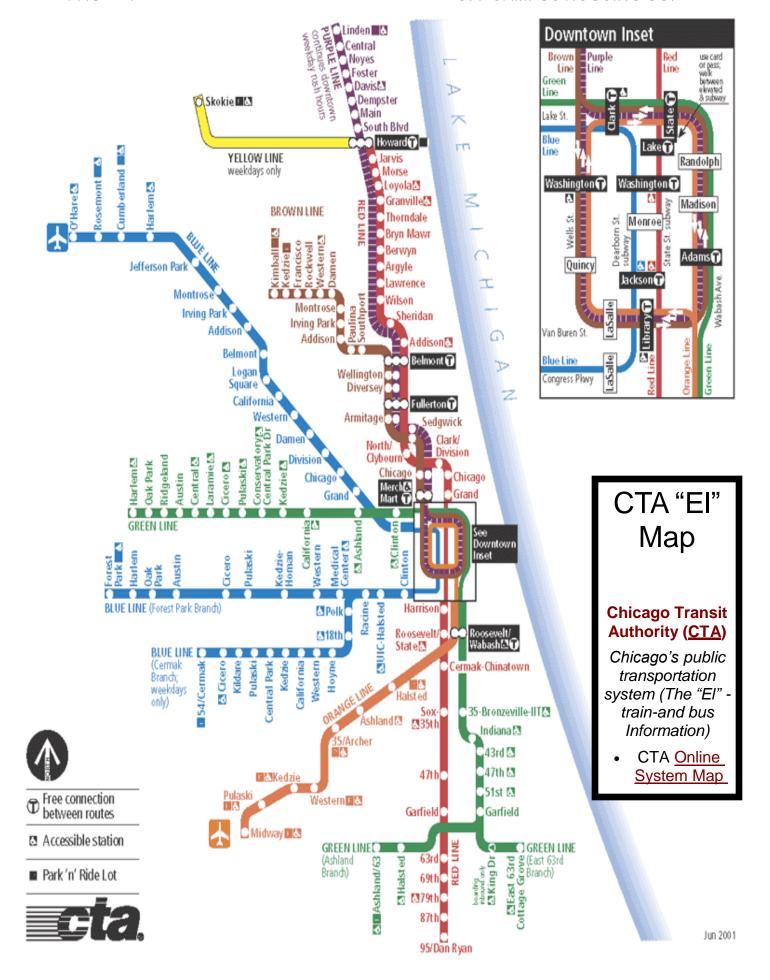
# Captain James A. Lovell Federal Health Care Center

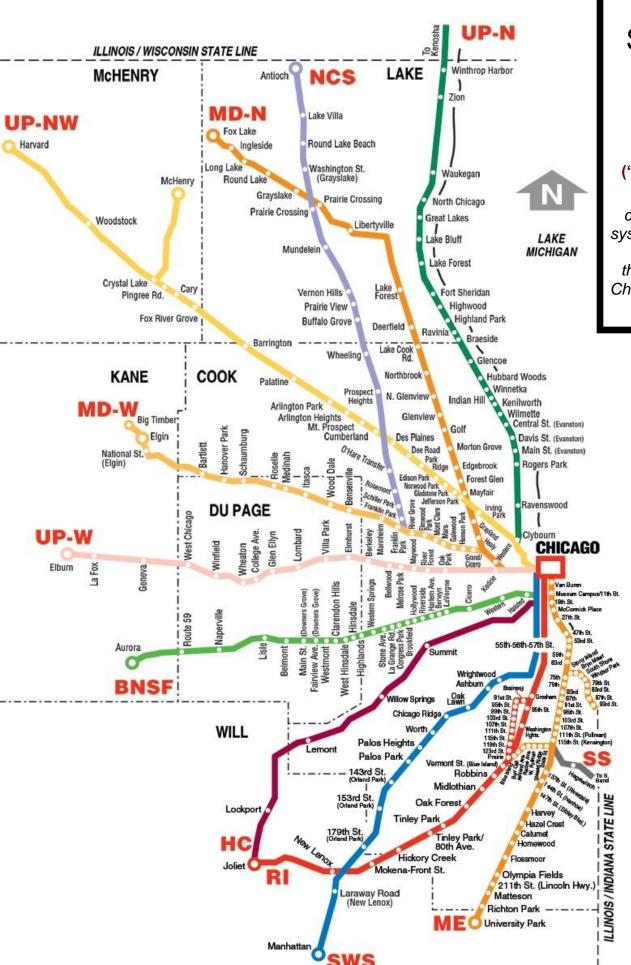
North Chicago, IL 60064 Located on Green Bay Road, next door to RFUMS

#### Nearby Suburbs:

- Waukegan, IL
- Gurnee, IL
- Lake Forest, IL
- ◆ Lake Bluff, IL
- North Chicago, IL

#### OFF CAMPUS HOUSING GUIDE





# Metra System Map

Metra Rail System ("The Metra")

Light
commuter rail
system that takes
passengers
throughout the
Chicagoland area

## Resources Utilized

- Apartments.com
- Apartmentpeople.com
- City of North Chicago, IL
- Colorado State University
- Columbia College-Chicago
- Elmhurst College
- Lake County, IL
- Loyola University-Chicago
- The Illinois Institute of Art-Schaumburg
- Rush University-Chicago
- Student Tenant Union of Western Illinois University
- US Dept. of Housing & Urban Development