

QUALIFYING STATEMENT

LINDSAY WINDOWS / 55 SOUTH CONSTITUTION DRIVE, AURORA

Introduction

Lindsay Windows, the Applicant, is a manufacturer of residential windows and doors. It was established in 1947 and has six facilities. Since 2016, it has operated a manufacturing plant in North Aurora. Lindsay Windows desires to expand its operations. It has entered into an agreement to purchase the property located at 55 South Constitution Drive, which is south of Galena Boulevard between Edgelawn Drive and Orchard Road. This property was previously the site of the Cub Foods grocery store. The property consists of approximately 9.46 acres and includes a 63,400 square-foot commercial building, 514 parking spaces and an outdoor storage area. This site has been vacant and unused for many years. The property is zoned B-2(S), Business District-General Retail with a Special Use Planned Development. Lindsay Windows proposes to renovate the property for a new window/door manufacturing facility and to construct a multi-tenant retail/commercial building.

Development Proposal

Lindsay Windows proposes to redevelop this property which redevelopment will include:

- Exterior and interior renovation of the existing building
- Site improvements
- Construction of an addition to the east façade of the existing building
- Construction of a retail/commercial building along Constitution Drive.

The location of the driveways on Galena Boulevard and Constitution Drive and the internal driveways will remain as they currently exist.

The renovation of the existing building will include:

- Exterior building facades
 - Construction of five loading docks on the south façade
 - Installation of a new overhead door on the north façade
 - Painting of the east exterior façade
 - Installation of windows on the south and east facades.
- Interior building improvements

- Updated HVAC system
- Build out of areas for production, assembly and storage
- New office area.

These renovations will be completed with the initial build out of the existing building.

The site improvements will include:

- A new fenced outdoor material storage area on the north side of the building
- New wall and monument signage.

In anticipation of the continued growth of its business, Lindsay Windows is proposing the construction of an addition to the existing building. It will be located on the east façade and will consist of approximately 28,740 square feet, which will include an expanded office area and additional warehouse space. Assuming that market conditions continue, it is anticipated that this addition will be needed within three – five years.

Lindsay Windows is proposing to construct a retail/commercial building along Constitution Drive. It will be a multi-tenant building consisting of approximately 9,960 square feet. This building will be constructed when market demand dictates. Prior to the construction of this building, the property will be subdivided so as to create a separate lot for this retail/commercial building.

Requested Variances, Modifications and Exceptions from the City's Codes and Ordinances

No variances, modifications or exceptions are being requested at this time. However, as the renovation of the building proceeds, some modifications or exceptions may be needed.

Required Entitlements

- Revision to the Special Use Planned Development
- Revision to the Final Development Plan.

Review Standards

a) The public health, safety, morals, comfort or general welfare

The renovation and reutilization of this property including façade and site improvements, will enhance the character and vitality of this area. The proposed light manufacturing use of the property is compatible with the surrounding retail, commercial, office and institutional uses. The proposed retail/commercial building maintains the retail/

commercial nature of this area. Based on these factors, this development proposal will maintain the public health, safety, morals, comfort and general welfare of the City.

b) The use and enjoyment of other property already established or permitted in the general area

This area is improved with residential, commercial, office and institutional uses. With the existing and proposed landscaping and screening, the existing open space and proposed traffic flow, the use and enjoyment of other property already established or permitted in the general area will not be negatively impacted by the redevelopment of this property.

c) Property values within the neighborhood

The redevelopment and reuse of this long vacant property will help to maintain and possibly increase property values.

d) The normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts

The renovation and reuse of this long vacant property should stabilize and enhance the normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts.

e) Utilities, access roads, drainage and/or other necessary facilities

The infrastructure for this property was installed with the development of the commercial subdivision in which the property is located. This infrastructure was designed for commercial uses and is sufficient to serve the proposed use.

f) Ingress and egress as it relates to traffic congestion in the public streets

This property has access to Galena Boulevard and is located within close proximity to Orchard Road. Therefore, it has good ingress and egress for employee, customer and truck traffic thereby not creating congestion on the public streets.

g) The applicable regulations of the zoning district in which the subject property is proposed to be or is located

The property is zoned B-2(S), Business District – General Retail with a Special Use Planned Development. This existing zoning classification, with the addition of certain light manufacturing uses in the Planned Development, will provide all necessary regulations to adequately control the proposed use of the property.