



City of Aurora

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Legistar History Report

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**General
Ledger #:**

In Control: Building, Zoning,
and Economic
Development
Committee

File Created: 06/15/2026

File Name: Lindsay Windows/55 S. Constitution/Final Plan
Revision

Final Action:

Title: A Resolution Approving a Revision to the Final Plan on Lot 1 and 2 of Lindsay Window & Door Subdivision, located at 55 S. Constitution Drive for a Processing, finishing and assembly facilities (3140) Use, Business and professional, office (2400) Use, and Retail sales or service (2100) Use

Notes:

Sponsors:

Enactment Date:

Attachments: Exhibit "A-1" Final Plan - 2026-06-15 - 2026.138,
Exhibit "A-2" Landscape Plan - 2026-06-17 -
2026.138, Exhibit "A-3" Building and Signage
Elevations - 2026-05-04 - 2026.138, Land Use
Petition and Supporting Documents - 2026-05-04 -
2026.138, Fire Access Plan - 2026-05-04 - 2026.138,
Updated Building Elevations - 2026-06-16 -
2026.138, Insulation Panel Specs - 2026-06-16 -
2026.138, Appeal Sheet - 2026-06-18 - 2026.138,
Location Map - 2026-06-18 - 2026.138

Enactment Number:

Planning Case #: AU19/1-26.138 - Fpn/R

Hearing Date:

Drafter: JMorgan@aurora-il.org

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning and Zoning Commission	06/17/2026	Forwarded	Building, Zoning, and Economic Development Committee	06/24/2026		Pass
Action Text: A motion was made by Mr. Lee, seconded by Mr. Roberts, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 6/24/2026. The motion carried.							
Notes: Mrs. Morgan said good afternoon, Jill Morgan, Senior Planner. I will just kind of introduce the project. We do have a representative for the Petitioner here as well who will provide some additional information and answer any questions you may have. The Petitioner, Lindsay Windows, is requesting approval of a Final Plan Revision for an addition to the							

existing building on Lot 1 and a new commercial building on Lot 2. Before you, I have the Final Plan showing the site layout.

The Subject Property is currently zoned B-2(C), Business District – General Retail with a Conditional Use Planned Development. City Council approved an Ordinance O20-048, Conditional Use Planned Development Revision for the property in August of 2020. The Plan Description permitted Lot 1 to be utilized as a Processing, Finishing, and Assembly Facilities use to allow Lindsay Windows to relocate their operation to this location in Aurora. If you're familiar with the building, previously it was used by the church next to the west, and before that it was Cub Foods. The Resolution R20-157 approving the Final Plan for the lot showed the existing building along with a small 26,000 addition to the front of the building and a fenced storage area to the north side of the building. Loading docks were shown on the back of the building and on the south side of the building abutting the church property. An approximate 10,000 future retail building was also approved with that Final Plan. In 2023, the City approved a resolution for a Final Plat subdividing the existing one lot into two lots. The one lot being where the Lindsay Windows building is with an addition and parking lot, and the second lot was for the commercial...future commercial outlot.

The Petitioner now is requesting approving of a Final Plan Revision. The details of the request include a revision to the previously approved Final Plan to allow for a larger addition and a larger new retail outlot. The Plan shows an approximate 65,000-square-foot footprint addition with additional square footage of storage in an interior mezzanine. The addition is along the majority of the front façade as you can see on the site plan. The existing building wraps around the entire north side of the existing building as well. The retail building is in the same location as previously but is slightly bigger at 12,300 square feet. The parking lot layout is also being revised from the previous Final Plan and what is there currently to accommodate the larger addition. The site will continue to utilize the current entrance into the site off of Constitution Drive and an entrance to an internal drive aisle located on this property. This is...so, here is the internal drive aisle. It's actually on their property, and then their main entrance off of Constitution right here where there is currently a large sign advertising Lindsay Windows, if you're familiar with the site.

Lindsay...I'm sorry...let me...now I'm going to just bring up the Landscape Plan real quick for you to look at. The Landscape Plan shows the current 10-foot-tall berm and trees to the south abutting the church property. That was approved with the original Final Plan. The northern property...and here is that here...the northern property, which is this area here, along the new addition will feature a row of evergreen and canopy trees and shrub beds to provide a buffer to the new addition. The parking lot will feature curbed landscape beds for the parking areas that will remain when the retail building is built.

That is the Landscape Plan, and you can see here...here is the layout of what it will be until a new outlot is built. And then, on the last page here is the layout with the outlot when the new retail building is built.

Let me bring up the Elevations for you. So, this is what was currently in the packet when it was sent out. The Elevations or the original renderings that were submitted show a metal building utilizing different metals and other architectural elements to provide visual contrast. The entrance features a blue horizontal metal siding. The rest of the walls are beige panels broken by sections of green walls, which are walls covered by vegetation, and punctured by vertical windows between the green walls. Since the agenda packet went out, we have received a resubmittal on the Elevations. So, this wasn't in your packet, but it is in your tablet now. The updated Elevations that was submitted after the packet went out does not show the green wall, and it shows a more simplified cornice.

Lindsay Windows' business has grown much faster than anticipated which has led to storage issues on the site. The fenced outdoor storage yard that was originally shown in the Final Plan was completed but did not accommodate all their storage needs. Trailers have been parked throughout the site to store materials. This much larger addition will allow them to move all the materials in the outdoor fenced storage area inside, and to move the storage currently in trailers inside the building. This larger addition will address the storage issues while also relocating outdoor storage into a nicer building. Staff worked with the Petitioner on the elevations of the building to upgrade the metal building elevations to include additional architectural elements like the green wall. Typically, Staff doesn't support all-metal buildings, but we did work with the Petitioner to try to incorporate other architectural elements to create architectural diversity in the elevations. Particular effort went into this since it is a little...is not a manufacturing area, so we wanted to kind of upgrade the elevations.

Staff has told the Petitioner that the windows or faux windows, if they can't do real windows, and the green walls need to be incorporated on the north elevation as well. The Elevations also currently show a 6 to 8-foot-tall berm at the entrance of Constitution. The Petitioner is now not doing the berm. So, that was on the last page of the original renderings but wasn't included in the Landscape Plan, and that is being...the Petitioner is removing that from their scope of work.

Is there any questions for Staff?

Chairman Pilmer said questions of Staff?

Mr. Pickens said is the privacy fence going to be removed entirely, then?

Mrs. Morgan said the privacy fence on the north side, that's kind of like kind of on the drive aisle?

Mr. Pickens said yeah.

Mrs. Morgan said yeah, so that will be removed with this addition.

Mr. Pickens said okay. And there will be no outside storage?

Mrs. Morgan said correct. There will be no outside storage, and as you noted...one of...we are...our condition mentioned working with a Development Agreement to allow some flexibility on the storage until this addition is built but to also make sure that this addition is being actively moved forward, and that once the addition is built, the storage that's being currently done and the trailers that are parked on the site will not be there. So, it would just be that semi-trucks and trailers coming into the loading docks, loading and unloading...

Mr. Pickens said okay. That's the only thing we'll see. Okay, I noticed no retention or anything so I assume there's a park retention pond that's going to be taking care of storm water?

Mrs. Morgan said yes. It was an existing site so...and all of this actually is all existing. It was a parking lot, so all the storm water has been addressed.

Mr. Pickens said okay. As far as a retail building; it's in or out? I mean, it's future but it's not planned to be constructed right away?

Mrs. Morgan said it is not planned to be constructed at this time. It is future. We, from the very beginning, that was something that Staff worked really hard and pushed as previous conditions as well that this be marketed. We did really kind of...that was kind of our allowance of a more industrial use in the building, we'd get a new commercial outlet closer to Constitution that would be more marketable. So, we have really been pushing the marketing. I know Lindsay Windows, I think, is even maybe considering moving their offices and their showroom into the building, but that's not certain yet. That was just something they've been considering.

Mr. Pickens said okay. And then, another thing is the original site had a lot more parking available where with the addition and with the future retail, the parking has shrunk as far as quantity, and at least visually, you have the numbers, but how many people are we talking about being employed and the retail traffic?

Mrs. Morgan said Lindsay can discuss how many they currently employ. The retail I know is currently parked at 1 per 175, which is our strip retail. So, if it was one use, that would drop to 1 to 200. So, we did address the parking for Lindsay as well with the addition. There is a lot of storage in this addition so that was kind of took into account with the parking...(inaudible)...

Mr. Pickens said that's what I was going to ask too that it appears there's a lot of storage on the outside of the building, I noticed. So, to me the addition seems like it's more of a warehouse than it is manufacturing. I hope they're expanding their manufacturing as well.

Mrs. Morgan said they are. They are expanding their manufacturing as well. And the storage is related to the manufacturing, storage materials for the manufacturing, storage of final product. So, it's not like a warehouse, a typical warehouse, where they're storing other goods being brought in, reorganizing, and shipping out. It is all associated with the processing that's happening on site.

Mr. Pickens said that's all I had for Staff. Thank you.

Chairman Pilmer said any other questions of Staff?

Mr. Barajas said yeah, my one question...I didn't see the previous Landscape Plans but hearing that the berm is no longer going to be included, does the landscaping on the berm remain? Or is it berm and landscaping is removed?

Mrs. Morgan said so, yes. The landscaping does remain. Let me bring up the Landscape Plan real quick. So, there is currently...I will also just note there is currently a berm that does exist to the church.

I mentioned this is a 10-foot berm here, so a high berm. All that landscaping's installed and will remain. So, the berm that we thought might be added is right here. So, all the landscaping that was going to be there remains. There's just not a...there is, like, a small berm currently. I think maybe 2 feet or something. So, a small berm but it's not the large berm.

Mr. Barajas said thank you.

Chairman Pilmer said any reason...and maybe it's a question for the Petitioner...why they're not going to put the berm in?

Mrs. Morgan said I know originally at one point, they were considering...maybe I should just let the Petitioner answer that.

Chairman Pilmer said alright. And then, I have a question for Staff on...in the Staff's Report, it says, "Staff told the Petitioner the windows or faux windows along with the green" but now you're saying that's not going to be there?

Mrs. Morgan said that is still Staff's condition. So, the most recent Elevations submitted did not show the green wall. It does show windows on the north elevation but no green wall and a more simplified kind of cornice along the top. And the Petitioner is here to talk about the Elevations as we have been going back and forth on them. Staff is still wanting a green wall...some type...that was what was shown in the renderings as early on as... something on this taller section to create architectural variation which was shown in the original renderings back when we were in DST, which is Development Services Team meeting where Staff just kind of works with Petitioners on a project before...and work out details before we bring it to the Commission. So, early on there was some type of variations in the taller panel. So, we do want to see more architectural variation. The renderings currently show that green elevations, which was submitted with the petition. So, that's what we were wanting to see here. And also included on the north elevation as well as that additional height. So, just kind of redoing this elevation on the north elevation. And they are showing the windows but no other architectural element.

Mr. Pickens said but you call them faux windows, so they're not functional windows?

Mrs. Morgan said they might not be on...because you're starting to get into the storage area here. So, there are ways...we have done them with other, like, semi-industrial buildings where they can create faux windows.

Mr. Pickens said yeah, you would think a window manufacturer would want windows, the ones that you could see through. And especially with the lead type things that go on, you want natural lights inside the building. I would vote for natural lighting through the windows.

Mrs. Morgan said I believe sometimes they have, depending on the equipment that's there, about, like, hitting it, breaking it. So, I know there's some concern where you can place the actual windows.

Chairman Pilmer said anything else for Staff? I would ask the Petitioner do they have anything to add or they want to discuss? You can come forward. I'll just need you to state your name and address for the record please.

Mr. Swoik said my name's Ray Swoik, and I'm here for Swoik Construction Group, representing Lindsay Window's owners. So, to answer your questions on the storage, the north elevation there at the bottom covers that entire storage area. So, that is actually the raw materials there sitting before they come into the facility. So, those ones outside won't be there. To answer the berm question; the berm was proposed as a possible solution for the current trailers. The current trailers are there because those all have finished goods. So, they are constantly shifting around for orders to be sent out. When this is all...when the building is built...I don't know, can I...so, this is that north area where all that storage will be. Currently in the building, this is where they have what they call their welding stations. These will remain and their manufacturing will expand to the new building. About from here down, this will all be finished goods. Their trucks leave between 4:30 and 5 every morning, and those trucks are preloaded and that's usually where those trucks are sitting is down by the south area. That's why we proposed the berm so that we would be able to park those trucks there still. When we were told that that was not a possibility, we eliminated the berm.

The simplified front elevation: we're using all insulated metal panels on the south and north wall. We've created the elevations so that it appears as if the insulated metal panels are stacked on top of each other, similar to precast or tilt up. But these allow for a much better U value on the building

overall. The green vines were suggested as a way to resolve some of the screening that the landscaping is looking for. Those were eliminated because they did not apply for any of that type of screening. The faux windows, or the windows; the forklifts moving around in there, moving finished goods, if they hit them, it would just cause damage to those. Now they are being built out and framed out on the interior so that in the future, those could be popped out fairly simply and an actual window put in its place.

Mr. Pickens said I've got a question. First of all, congratulations on the expansion. That's good news, and we like to see more industry into the Aurora area. The...it's a small site, and is this planned to be phased construction? Leaving out the retail building, are you phasing this? And what is this going to do to the neighborhood traffic-wise? Because if you're going to be putting the whole building under construction at one time, if they're still going to be manufacturing with employees and everything else, are there off site parking plans? Is there...it just looks like to me it's going to be very confined, and then it starts spilling out into the neighborhood, and that's where the neighbors start getting ticked and we want to avoid that. So, what is your plan there?

Mr. Swoik said yeah, so, from the northwest corner here, we will have a fence that goes all the way around the affected area. The current product that is being stored on the north end, the fence we'll put a mesh on it, we're going to move that to the front parking lot here where they have an existing overhead door which will allow them to stay operational and have access to that while we do that construction there to the point where we are standing steel and getting the panels up. From that point, we will be able to move all their raw materials back into their somewhat closed off area while we finish the rest of it.

Mr. Pickens said so, you're looking for partial occupancies...

Mr. Swoik said yes...

Mr. Pickens said through the construction? How about employee parking, construction workers' parking, and all that? How's that working out?

Mr. Swoik said so, most of the employee parking will be on the south side there. Most of the construction will be up towards the north there where the future retail is.

Mr. Pickens said okay. And you don't feel that the site will...you feel the site will be able to handle the number of vehicles...

Mr. Swoik said yes.

Mr. Pickens said and traffic?

Mr. Swoik said absolutely.

Mr. Pickens said okay.

Ms. Hopkins said I have a question. So, you've mentioned that there's going to be materials and things outside as they are today. Do they have security and things for those product that is outside?

Mr. Swoik said so, are you referring to their raw materials?

Ms. Hopkins said yeah.

Mr. Swoik said so, right now, all of their raw materials are sitting in carts that then have to come in and sit inside and be acclimated for a certain amount of time while they are basically unpackaged at the point until they can be put on the production line. So, this will also increase their productivity.

Chairman Pilmer said but, it's all fenced in now.

Ms. Hopkins said oh, it's fenced in?

Chairman Pilmer said everything, yeah.

Ms. Hopkins said okay.

Mr. Swoik said we included the additional storage building, as we know that the City has gotten complaints in the past from the neighboring restaurants that it's not a pretty sight...(inaudible).

Mr. Pickens said I noticed in the information that was in our packet earlier some discussion about providing for future...what was the exact wording? Future solar redesign...design for future solar...

Mr. Swoik said yeah, the new building is designed to accommodate solar with a full tilt system so that it can follow the sun.

Mr. Pickens said it's designed that way, but is it going to happen?

Mr. Swoik said that is their intent, yeah.

Mr. Pickens said okay. Good.

Mr. Roberts said do you happen to know, with the expansion, are there going to be additional jobs added?

Mr. Swoik said yes, there will be.

Mr. Roberts said any idea like how many that is? Is it a whole other...(inaudible)?

Mr. Swoik said it...I think it's upwards of 50.

Mr. Roberts said oh, that's great. I saw you shaking your head. Today the corporate offices are in a different location, and they're going to stay in a different location? I saw you shaking your head...

Mr. Swoik said yeah...yeah.

Mr. Roberts said when she was talking about that

Mr. Swoik said they're not planning on moving to the retail. They are a business to business, and they would not apply for that.

Mr. Roberts said that's great, though, 50 more jobs. That's great.

Mr. Pickens said lately, Aurora has been sensitive to loud noises, vibrations, and smells. Do we have any of them concerns with this?

Mr. Swoik said I know in the initial, when they were moving into the building, there was major concerns about that. And I know from everything I've seen, there has not been one complaint. And this building, with the insulated metal panels, will more insulate it than it is now.

Mr. Pickens said okay. Good, thank you.

Chairman Pilmer said yeah, I just would make a comment. I kind of agree with Bob. I mean, I appreciate the expansion. And, actually, I'm happy to see...you know, it was a challenging initial use. Kind of a re-adaption of, really, a grocery store that had gone out. So, I was happy to have someone there occupying it but I would just say, you know, I'm glad the fence is going because it's an eyesore and it hasn't been maintained. So, I know you're the General Contractor, but the property owners haven't maintained it, I don't think to what the City standards should be, or to the neighborhood standards. I'm happy to see it leave as, you know, to update the Development Agreement regarding the semi-trucks. So, it's just that continues to be an eyesore for the neighborhood. I'm all for the expansion and additional jobs but I do think...I know Staff has it in their recommendations but to have additional consideration for the berm on the east side as well as the building elevations on the north side that basically face the neighbors to the north and Galena Boulevard. As long as those can get done, and I think that's supportive.

Mr. Swoik said so, one thing on the north elevation. That is where the gutter line is so by moving that up, I have to move...the entire building would raise which is a significant cost. We won't be able to follow the same in and out with the paneling as we did on the front elevation.

Mr. Pickens said you got a complete gutter along the whole end?

Mr. Swoik said yes.

Mr. Pickens said and you can't use parapet walls?

Mr. Swoik said no. Not on that elevation. That's the only elevation that I can't do it on.

Chairman Pilmer said any other questions of the Petitioner? Thank you. I'll turn it back over to Staff.

Mrs. Morgan said alright, so, Staff's conditions were written prior to, like, the resubmittal. So, originally the berm was actually proposed by the Petitioner. Staff was very supportive of that. It is not necessarily required. Staff was considering removing that condition since they're not proposing it, but I know the Chair mentioned that he liked that.

Chairman Pilmer said well, I'll just add as long as the Development Agreement...I think the berm was there to hide the trucks, so as long as the Development Agreement addresses the trailers and they're gone, then I'm fine with that.

Mrs. Morgan said okay. Alright, so I am going to read in...I'm sorry, I should say I don't have any additional comments to add. Was there any other questions for Staff before I provide a recommendation? I'm going to read in my recommendation it is altered from what you saw originally in the Staff Report.

Staff recommends Conditional Approval of a Resolution approving a Revision to the Final Plan on Lots 1 and 2 of Lindsay Window & Door Subdivision, located at 55 S. Constitution Drive for a Processing, Finishing, and Assembly Facilities (3140) Use, Business and Professional, Office (2400) Use, and Retail Sales or Service (2100) Use with the following conditions:

1. That the Elevations/Renderings be updated to match the Landscape Plan prior to Final Plan Revision approval.
2. That the Elevations/Renderings be updated to include windows, green walls, 2-tier cornice or gutter, and various embossed panels along the north and east elevations prior to Final Plan Revision approval.
3. That the proposed public water main shall be constructed as part of the site improvements associated with the building addition. The issuance of the Certificate of Occupancy shall be contingent upon the completion and installation of the water main.
4. That the Final Plan approval shall be contingent upon the Petitioner entering into a Development Agreement with the City.
5. That semi-truck and/or trailer parking shall not be permitted except as outlined in the Development Agreement.

Chairman Pilmer said you've heard Staff's recommendation with 5 conditions. Is there a motion?

MOTION TO APPROVE WAS MADE BY: Mr. Lee

MOTION SECONDED BY: Mr. Roberts

AYES: Chairman Pilmer, Mr. Barajas, Ms. Hopkins, Mr. Lee, Mr. Pickens, Mr. Roberts, and Ms. Wajid

NAYS: 0

ABSTAIN: 0

Motion carried.

Chairman Pilmer said motion carries. If Staff will state where this will next be heard.

Mrs. Morgan said this will next be heard June 24th at BZE in this room. The time has changed for that meeting. It's typically at 4 pm; the meeting is being moved up that day at noon.

Chairman Pilmer said good luck.

Aye: 7 Chairperson Pilmer, At Large Lee, At Large Pickens, At Large Roberts, At
Large Hopkins, At Large Barajas and At Large Wajid

Text of Legislative File 26-0379