

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](http://www.aurora-il.org)



Land Use Petition

Subject Property Information

Address / Location: 55 South Constitution Drive

Parcel Number(s): 15-19-180-004

Petition Request

- Requesting approval of a Final Plan Revision for Lindsay Window & Door Subdivision.
- Requesting the Vacation of a City Easement for the property at 55 South Constitution Drive.

Attachments Required

(a digital file of all documents is also required)

Digital Copy of:

Development Tables and Calculators (Document 1-0)

Two Paper and One PDF Copy of:

Engineering Site Plan

Project Information Sheet

Stormwater Permit Worksheet, Application,
and Stormwater Report

Two Paper and One PDF Copy of:

Final Plan (Format Guidelines 2-4)

Landscape Plan (Format Guidelines 2-7)

Building & Signage Elevations (Format
Guidelines 2-11)

Fire Access Plan (Format Guidelines 2-6)

Microsoft Word Copy of:

Legal Description (Format Guidelines 2-1)

One Paper and One PDF Copy of:

Qualifying Statement (Format Guidelines 2-1)

Plat of Survey (Format Guidelines 2-1)

Letter of Authorization* (Format Guidelines 2-2)

Petition Fee: \$1,100.85

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: [Signature]

Date 4-30-26

Print Name and Company: Ray Swoik

Swoik Construction Group

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 30 day of April 2026.

State of Illinois)
SS

County of Lake)

[Signature]
Notary Signature

NOTARY PUBLIC SEAL



Project Contact Information Sheet

Project Number: 24.442

Petitioner Company (or Full Name of Petitioner): Lindsay Windows

Owner

First Name: Geoff Initial: _____ Last Name: Roise Title: _____
Company Name: Lindsay Window & Door
Job Title: _____
Address: 55 S Constitution Dr
City: Aurora State: IL Zip: 60506
Email Address: geoff.roise@lindsaywindows.com Phone No.: _____ Mobile No.: _____

Main Contact (The individual that signed the Land Use Petition)

Relationship to Project: _____ Other
Company Name: Swoik Construction Group
First Name: Ray Initial: _____ Last Name: Swoik Title: _____
Job Title: _____
Address: 200 N. Northwest Hwy. Suite 202
City: Barrington State: IL Zip: 60010
Email Address: Ray@SwoikConstruction.com Phone No.: 224-828-5124 Mobile No.: _____

Additional Contact #1

Relationship to Project: _____ Other
Company Name: Lindsay Window & Door
First Name: Senthil Initial: _____ Last Name: Rajamanickam Title: _____
Job Title: _____
Address: 55 S Constitution Dr
City: Aurora State: IL Zip: 60506
Email Address: senthil.r@lindsaywindows.com Phone No.: _____ Mobile No.: _____

Additional Contact #2

Relationship to Project: _____ Engineer
Company Name: Engineering Resources & Associates
First Name: Nick Initial: _____ Last Name: Varchetto Title: _____
Job Title: _____
Address: 3S701 W Ave, Ste. 150
City: Warrenville State: IL Zip: 60555
Email Address: nvarchetto@eraconsultants.com Phone No.: 630-393-3060, ex Mobile No.: _____

Additional Contact #3

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

Additional Contact #4

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

Filing Fee Worksheet

Project Number: 24.442

Petitioner: Lindsay Windows

Number of Acres: 9.31

Number of Street Frontages: 2.00

Non-Profit No

Linear Feet of New Roadway: 0

New Acres Subdivided (if applicable): 0.00

Area of site disturbance (acres): 0.00

Filing Fees Due at Land Use Petition:

Request(s):	Final Plan Revision	\$ 900.85
	Vacations	\$ 200.00

Total: **\$1,100.85**

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

Verified By: Stephen Broadwell

Date:

Parking and Stacking Requirement Worksheet

Project Number: 24.442

Petitioner: Lindsay Windows

Parking Requirement

Total Parking Requirement	188
Enclosed Parking Spaces	-
Surface Parking Spaces	188

Note: All parking spaces must be individually accessible spaces in order to count towards this requirement

Stacking Requirement

Total Stacking Requirement (number of stacking spaces)	-	
Drive-through facilities	-	5 stacking spaces at each bay, window, lane, ordering station, machine or similar.
Car wash facilities, automated	-	20 stacking spaces or 10 per approach lane, whichever is greater.
Car wash facilities, self-service	-	3 stacking spaces per approach lane, plus 2 drying spaces per stall
Preschool or daycare facilities, drop-off area	-	5 stacking spaces for facilities 5,000 SF or less or 10 spaces for facilities greater than 5,000 SF.

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

OFFICE USE ONLY

Verified By: Stephen Broadwell

Requirement Based On:

	Sq Ft / Units	Use	Needed	Number Required
LOT 1	106,175	Structure 2500: Manufacturing and Industrial buildings and structures Up to 150,000 sq ft	1 space per 1,000 SF of GFA up to 150,000 sq ft plus 1 space per 2,500 SF in excess of 150,000 SF of GFA	106
	3,453	Structure 2100: Business or professional offices, including financial institutions	1 space per 300 SF of GFA	12
LOT 2	12,300	Structure 2254: Strip retail	1 space per 175 SF of GFA	70

LEGAL DESCRIPTION

For the property located at 55 South Constitution Drive

Parcel Number(s): 15-19-180-009, 15-19-180-010

Commonly known as: 55 South Constitution Drive located in Kane County.

LOT 1 AND LOT 2 IN LINDSAY WINDOW & DOOR SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 10, 2024 AS DOCUMENT 2024K001013 IN KANE COUNTY, ILLINOIS.

May 1st, 2026

Qualifying Statement

The proposed Lindsay Windows project consists of the expansion of an existing industrial manufacturing facility located within the City of Aurora, Illinois. The project includes the construction of a 63,000 square foot building addition designed to support increased production capacity, improve operational efficiency, and accommodate long-term growth of the business.

The addition will be integrated with the existing facility and will include manufacturing, material handling, and storage components, along with associated site improvements such as parking adjustments, internal circulation enhancements, utility extensions, and stormwater management improvements. The proposed development represents a strategic reinvestment in an established Aurora-based operation and reinforces the City's position as a strong hub for advanced manufacturing and industrial employment.

The project has been carefully designed to align with the surrounding character, meet applicable zoning standards, and minimize any potential off-site impacts while delivering meaningful economic and operational benefits.

a) Public Health, Safety, Morals, Comfort, and General Welfare

The project will enhance safety and functionality through modern, code-compliant construction and improved site organization. The building is being designed with future solar readiness, allowing for the incorporation of renewable energy systems, and will utilize insulated metal panel systems, which provide high energy efficiency and contribute to reduced long-term energy consumption. These elements align with the City of Aurora's sustainability goals and contribute positively to environmental responsibility and overall community welfare.

Upgraded infrastructure, controlled site access, and improved circulation patterns will create a safer environment for employees, visitors, and service vehicles. The expansion also supports job retention and future job creation, strengthening the City's economic vitality and reinforcing Lindsay Windows' long-term commitment to the Aurora community.

b) Use and Enjoyment of Other Property

The project has been designed to operate within the existing industrial context, ensuring that adjacent properties continue to function without disruption.

Building placement, site layout, and operational planning have been considered to minimize noise, visual impact, and traffic interference, preserving the use and enjoyment of neighboring properties.

c) Property Values Within the Neighborhood

This expansion represents a significant capital investment that enhances the overall quality and functionality of the site. Continued reinvestment in modern industrial facilities contributes positively to surrounding property values by reinforcing the stability, desirability, and long-term viability of the industrial corridor.

d) Orderly Development and Improvement of Surrounding Property

The proposed addition is a logical extension of an existing, successful operation. It supports the orderly development of the area by reinforcing the intended industrial use of the corridor and maximizing the productivity of an already improved site.

Additionally, the project maintains flexibility for future development opportunities on the remaining outlot, ensuring that the overall site can continue to evolve in a coordinated and intentional manner consistent with the City's long-term planning objectives.

Rather than introducing a new or incompatible use, this project strengthens the existing development pattern and aligns with the City of Aurora's long-term planning objectives.

e) Utilities, Access Roads, Drainage, and Necessary Facilities

The project will be supported by existing utility infrastructure, with targeted extensions and upgrades as necessary to serve the proposed 63,000 square foot addition. Stormwater management will be designed in full compliance with applicable City and regulatory requirements.

As part of the engineering review process, certain infrastructure improvements have been identified, including the potential extension of a looped watermain system. While the existing watermain infrastructure is capable of serving the proposed building addition, the requested looped system extends beyond the immediate needs of the project and is

intended to support broader system performance, fire protection redundancy, and future development of adjacent property.

These improvements represent a long-term enhancement to the City's utility network and contribute to overall service reliability and future site readiness. The scope and location of this infrastructure extend beyond the limits of the subject property and provide benefit to the surrounding area and future development opportunities.

The petitioner remains committed to coordinating with the City to ensure that utility improvements are implemented in a manner that is both practical and aligned with the broader public benefit, while recognizing the proportional relationship between project-specific needs and system-wide enhancements.

f) Ingress and Egress / Traffic Congestion

The existing ingress and egress points will continue to function effectively with the proposed expansion. Traffic generated by the facility is consistent with typical industrial operations and is not expected to create significant congestion on surrounding roadways.

Where appropriate, targeted improvements to internal circulation and site access will be implemented to further enhance safety and efficiency while maintaining compliance with City standards.

g) Applicable Zoning Regulations

The proposed development is consistent with the intent and purpose of the applicable zoning district and supports permitted industrial uses within the City of Aurora. The project has been designed to comply with all applicable regulations to the greatest extent practicable.

Any requested relief is minimal in nature and driven by practical site considerations, while maintaining the overall intent of the zoning ordinance and delivering a high-quality, well-planned development.

h) Requested Variances / Modifications / Exceptions

The project may require the following relief from the City of Aurora Codes and Ordinances:

- Approval of phased site improvements, including deferred landscaping and future outlot (Lot 2) development elements
- Flexibility in the configuration of outlot (Lot 2) development, including associated parking and site improvements
- Consideration of timing and proportional responsibility for off-site and system-wide utility improvements, including watermain infrastructure
- Approval of associated easement vacation and utility relocation as required for project implementation

All requested items are limited in scope and necessary to accommodate the efficient design and operation of the facility, without negatively impacting surrounding properties or the intent of the zoning code.

Closing Positioning

The proposed 63,000 square foot expansion represents a thoughtful and strategic investment in the City of Aurora. The project strengthens an established employer, enhances the functionality of the site, and contributes to the long-term economic vitality of the community.

The development is consistent with surrounding uses, aligned with the intent of the zoning ordinance, and designed to operate without adverse impact. Additionally, the project includes infrastructure considerations that support both immediate operational needs and the long-term growth potential of the site and surrounding area.

For these reasons, the petitioner respectfully requests approval of the Land Use Petition.

CONSTITUTION PROPERTIES IL, LLC

May 1st, 2026

55 S. Constitution Dr
Aurora, IL 60506

From: Geoff Roise
Constitution Properties IL, LLC
55 S. Constitution Dr.
Aurora, IL 60506
geoff.roise@lindsaywindows.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: 55 South Constitution Drive, Aurora, IL

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 Swoik Construction Group / Ray Swoik, and its representatives, to act as the owner's agent through the following Land Use Petition processes with the City of Aurora for said property:

- Requesting approval of a Final Plan Revision for Constitution Properties IL, LLC.
- Requesting the Vacation of a City Easement for the property at 55 South Constitution Drive.

Signature: Geoff Roise Date 5/21/2026

Subscribed And Sworn To Before Me This 2nd Day Of May, 2026

Notary Signature Pamela S Burns

