

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.

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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