

# Land Use Petition

Project Number: <sup>2020.096</sup>  
~~2019.203~~

## Subject Property Information

Address/Location: 55 S. Constitution Drive  
Parcel Number(s): 15-19-180-004

**RECEIVED**  
JUN 25 2020

CITY OF AURORA  
PLANNING & ZONING DIVISION

## Petition Request(s)

Requesting a Plan Description Revision to the Special Use Planned Development on the property located at 55 South Constitution Drive

Requesting approval of a Final Plan Revision for Lot 1 of West Reimers subdivision, located at 55 South Constitution Drive, for a Business and Professional, Office (2400) use, Warehouse, Distribution and Storage Services (3300) use, and Mini-Storage (3340) use

## Attachments Required

(a CD of digital files of all documents are also required)

Development Tables Excel Worksheet - digital only (Document 1-0)  
Word Document of: Legal Description (Format Guidelines 2-1)

Two Paper and One PDF Copy of:  
Fire Access Plan (Format Guidelines 2-6)  
Traffic Study

Two Paper and PDF Copy of:  
Final Plan (Format Guidelines 2-4)  
Landscape Plan (Format Guidelines 2-7)  
Building and Signage Elevations (Format Guidelines 2-11)

One Paper and PDF Copy of:  
Qualifying Statement (Format Guidelines 2-1)  
Plat of Survey (Format Guidelines 2-1)  
Legal Description (Format Guidelines 2-1)  
Letter of Authorization (Format Guidelines 2-2)

## Petition Fee: \$1,884.58 (Payable to The 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 6/24/20

Print Name and Company: JONATHAN A. BLERITZ JB ARCHITECTS

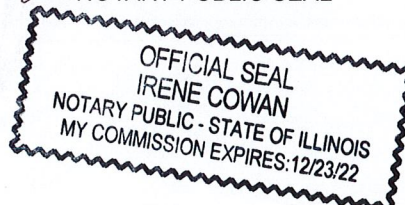
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

Given under my hand and notary seal this 24<sup>th</sup> day of June, 2020.

State of Illinois) SS  
County of DuPage

[Signature]  
Notary Signature

NOTARY PUBLIC SEAL



## Filing Fee Worksheet

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**Project Number:** 2019.203

**Petitioner:** Lindsay Windows

**Number of Acres:** 9.46

**Number of Street Frontages:** 2.00

**Non-Profit** No

**Linear Feet of New Roadway:** 0

**New Acres Subdivided (if applicable):** 9.46

**Area of site disturbance (acres):** 0.00

**Filing Fees Due at Land Use Petition:**

Request(s):	Final Plan Revision	\$	906.14
	Special Use Planned Development	\$	978.44
		\$	-

**Total:** **\$1,884.58**

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

Verified By: Steve Broadwell

Date:

## Project Contact Information Sheet

**Project Number:** 2019.203

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

### Owner

First Name: Geoff Initial: \_\_\_\_\_ Last Name: Roise Title: Mr.  
Company Name: Lindsay Window & Door  
Job Title: Owner  
Address: 1995 Commerce Lane  
City: North Mankato State: Minnesota Zip: 56003  
Email Address: geoff.roise@lindsaywindows.com Phone No.: (507) 625-4278 Mobile No.: \_\_\_\_\_

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

Relationship to Project: Architect  
Company Name: JB Architecture Group, Inc.  
First Name: Jonathan Initial: A. Last Name: Bieritz Title: Mr.  
Job Title: President  
Address: 1320 N. Route 59 Suite 124  
City: Naperville State: Illinois Zip: 60563  
Email Address: jona@jbarchitecture.com Phone No.: 630-357-8100 Mobile No.: 630-862-6931

### Additional Contact #1

Relationship to Project: Tenant  
Company Name: Lindsay Window & Door  
First Name: Senthil Initial: \_\_\_\_\_ Last Name: Rajamanickam Title: Mr.  
Job Title: General Manager  
Address: 50 South St.  
City: North Aurora State: Illinois Zip: 60542  
Email Address: senthil.r@lindsaywindows.com Phone No.: \_\_\_\_\_ Mobile No.: \_\_\_\_\_

### Additional Contact #2

Relationship to Project: Architect  
Company Name: JB Architecture Group, Inc.  
First Name: David Initial: L. Last Name: Altosino Title: Mr.  
Job Title: Senior Project Manager  
Address: 1320 N. Route 59 Suite 124  
City: Naperville State: Illinois Zip: 60563  
Email Address: dave@jbarchitecture.com Phone No.: 630-357-8100 Mobile No.: \_\_\_\_\_

### Additional Contact #3

Relationship to Project: Engineer  
Company Name: Engineering Resource Associates  
First Name: Jon Initial: \_\_\_\_\_ Last Name: Green Title: Mr.  
Job Title: President  
Address: 3S701 West Avenue Suite 150  
City: Warrenville State: Illinois Zip: 60555  
Email Address: jgreen@eraconsultants.com Phone No.: 630-393-3060 Mobile No.: 630-327-6464

### Additional Contact #4

Relationship to Project: Engineer  
Company Name: Engineering Resource Associates  
First Name: Nicholas Initial: \_\_\_\_\_ Last Name: Varchetto Title: Mr.  
Job Title: Site Development Project Manager  
Address: 3S701 West Avenue Suite 150  
City: Warrenville State: Illinois Zip: 60555  
Email Address: nvarchetto@eraconsultants.com Phone No.: 630-393-3060 Mobile No.: 847-323-4130

**Lindsay Windows  
And 55 South Constitution**



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# Who are we?

- Manufacture vinyl windows for the residential and light commercial market
- Founded in 1947
- Grown to 6 Locations
  - Minnesota (original location)
  - Missouri (2001)
  - Illinois (2011)
  - Georgia (2014)
  - Washington (2016)
  - California (2016)

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# The Illinois location has grown significantly over the last several years:

## ■ Leadership:

- Senthil Rajamanickam (General Manager)
- Matt Loutsis (Sales VP)
- Both are owners in the Illinois location

## ■ Building

- 2011-2014: 18,000 sq ft
- 2015-2019: 42,000 sq ft

	FT Employees	Temp Employees	Total
2016	29	20	49
2017	27	30	57
2018	33	35	68
2019	28	60	88

Temporary Employee numbers are estimates.

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## We may be attractive to the city of Aurora

- **Employment (FT and Temp)**
- **Real Estate Taxes**
- **Occupy a long-vacant building**
- **Sales Tax Revenue**

	Through Sept	Year
2016	\$128,722	\$173,721
2017	\$158,785	\$212,785
2018	\$157,748	\$220,349
2019	\$188,682	



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**We need more space for our growing sales in Illinois...**

- **We are bursting at the seams in the current facility**
- **We either need to buy, add-on, or lease another facility**
- **Our “Slow” season is December – March**
  - We need a solution quickly so we can be in additional space by March 1

### **Enter 55 South Constitution (Cub Foods)**

- **~63,000 Square Feet of usable space**
- **9+ Acres of land provides potential addition opportunity**
- **Potential Retail Opportunity in attached or separate building**
- **Ample power**
- **Currently vacant**

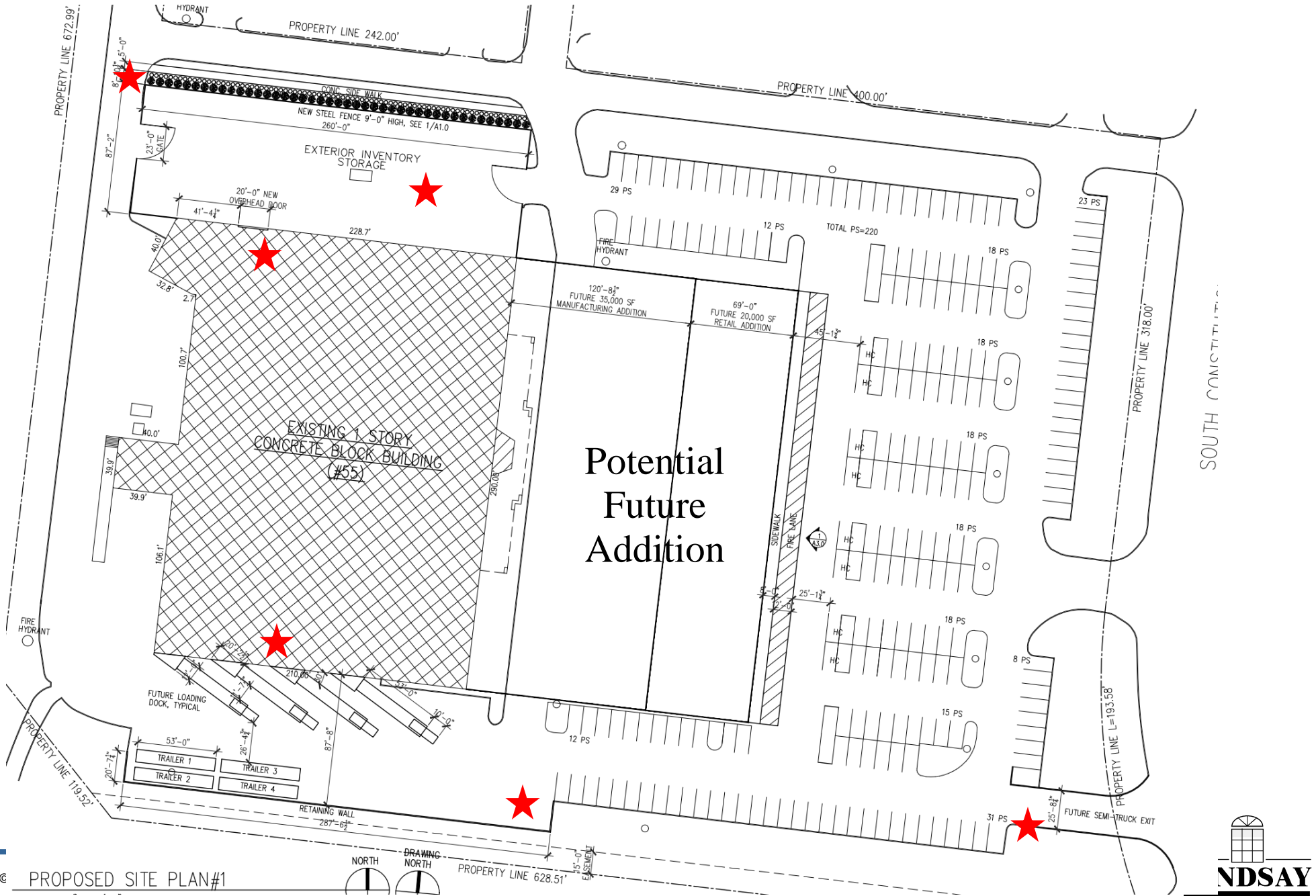


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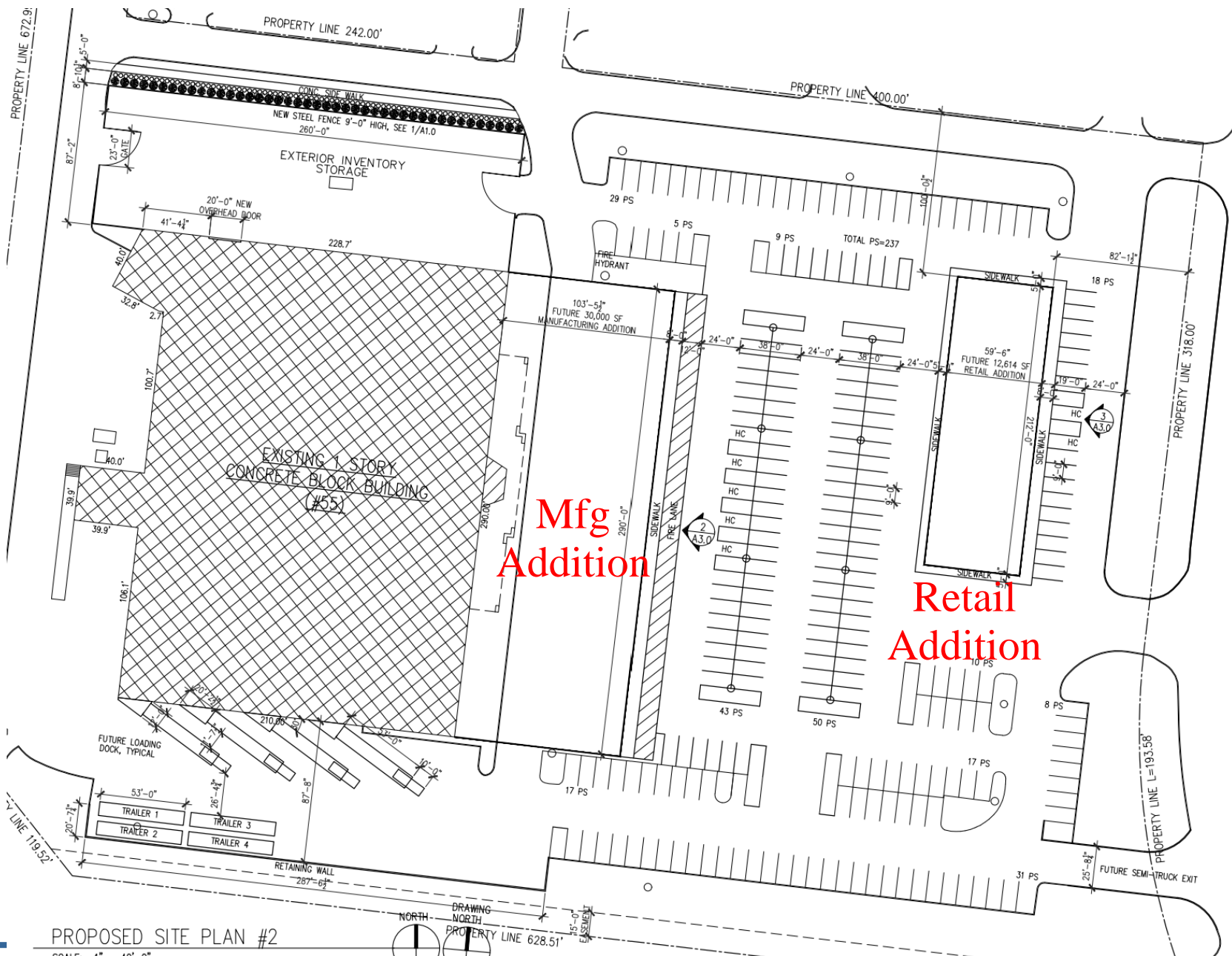
**We realize there are concerns with our potential purchase:**

- **Noise**
- **Truck Traffic**
- **Lack of Retail, zoned for retail**
- **Next to a neighborhood**

# Here is one idea of how the building could be fitted for our manufacturing



**Another version (same core changes) with potential retail building.**



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# We can be good neighbors and part of the city Aurora

## ■ Jobs

- Plan is to make our own “IG’s” if we have more space

## ■ Light/Normal Noise

- Tall existing berm on South and West Sides

## ■ Traffic is close to opposite of retail

- Busy early in morning (arrive)
- Busy mid-afternoon (leaving)
- Make truck traffic come off of Galena, exit on Constitution

## ■ Improve look of exterior

- Paint
- Changes to front (windows, clean-up)

## ■ Truck Traffic

- Outgoing freight typically leaves in morning
- Receiving freight comes throughout the day
- Rare for trucks to come/go on weekends

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# What we need to work on together

## ■ Rezoning

- Need indication of “thumbs up/down” on support for rezoning
- To avoid unnecessary expenses, sooner rather than later is appreciated

## ■ Real Estate Taxes going forward

## ■ Approval of proposed changes

- Exterior storage with fence
- Docks
- Parking lot / Access on Constitution
- Other interior changes

## ■ Reuse of property (guess initial ~\$2M in improvements)

- Cost sharing of improvements to building
- TIF / Grant money for improvements
- Roof, docks, lighting, exterior

## ■ Pre-approval of future addition

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# Thank you!

- Thank you for your past information and future potential partnership
- What are next steps?



April 9, 2020

From: St. Paul Lutheran Church and School  
85 S. Constitution Drive  
Aurora, IL 60506  
Phone: 630-896-3250

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 S. Constitution Drive

To whom it may concern:

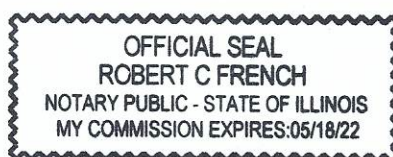
As the record owner of the above stated property I hereby affirm that I have full legal capacity to authorize JB Architecture Group, Inc., and its representatives, to act as the owner's agent through the Amendment to the Special Use Zoning Land Use Petition process with the City of Aurora for said property.

Signature: David J. Martin, Chairperson Date 4/10/20  
St. Paul Lutheran Church

Subscribed And Sworn To Before Me This 10th Day Of April, 2020

Notary Signature Robert C French

Notary Public Seal







## **LEGAL DESCRIPTION**

LOT 1 IN WEST REIMERS SUBDIVISION, BEING A 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 JUNE 15, 1992 AS DOCUMENT 92K42955, IN KANE COUNTY, ILLINOIS.

SURVEY AREA: 406,521± SQUARE FEET, OR 9.332± ACRES

P.I.N.: 15-19-180-0004

COMMONLY KNOWN AS: 55 SOUTH CONSTITUTION DRIVE, AURORA, ILLINOIS

## Parking and Stacking Requirement Worksheet

**Project Number:** 2019.203

**Petitioner:** Lindsay Windows

### Parking Requirement

<b>Total Parking Requirement</b>	<b>160</b>
Enclosed Parking Spaces	-
Surface Parking Spaces	160

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

### Stacking Requirement

<b>Total Stacking Requirement (number of stacking spaces)</b>	<b>-</b>	
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: Steve Broadwell

### Requirement Based On:

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
5,588	Structure 2100: Business or professional offices, including financial institutions	1 space per 300 SF of GFA	19
9,960	Structure 2254: Strip retail	1 space per 175 SF of GFA	57
57,850	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	58
27,005	Structure 2600: Warehouse, storage or distribution facility	1 space per 1,000 SF of GFA up to 27,005	27
	Proposed	Dif	
	229	69	



Planning and Zoning Division 1 S. Broadway, 2nd Floor, Aurora, IL  
 phone (630) 256-3080 fax (630) 256-3081 email COAPPlanning@aurora-il.org

## Landscaping CTE Requirement Worksheet

**Project Number:** 2019.203

**Petitioner:** Lindsay Windows

**Street Frontage** 510 L.F.

**Stormwater HWL** - L.F. Wet Bottom

- L.F. Dry Bottom

**Neighborhood Border** - L.F.

**Dwelling Units** - units

**Subdivision Name:** West Reimers

**Unit/Phase:**

**Lot Number**

Lot 1

**Perimeter Yard**

2,587 L.F.

**Buffer Yard**

394 L.F.

**Surface Parking Spaces**

229 spaces

**Parking Lot Islands**

- Number

**Building Foundation**

522 L.F.

### Standard Requirements

### Plant Mix Guidelines

		Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs
		CTE Equilivant Value				
	<b>Total CTEs Required</b>	<b>1</b>	<b>1/3</b>	<b>1/3</b>	<b>1/20</b>	<b>1/20</b>
Street Trees	15.0	15	0	0	0	0
Wet Stormwater Facility	0.0	0	0	0	0	0
Dry/Turf Stormwater Facility	0.0	0	0	0	0	0
Neighborhood Border	0.0	0	0	0	0	0
Dwelling Unit	0.0	0	0	0	0	0
Perimeter Yard	78.0	39	35	35	156	156
Buffer Yard	8.0	4	4	4	16	16
Parking Lot Islands	17.0	11	0	0	57	57
Building Foundation	5.0	0	0	0	50	50
<b>Total:</b>	<b>123.0</b>	<b>69</b>	<b>39</b>	<b>39</b>	<b>279</b>	<b>279</b>

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Verified By:

Steve Broadwell

Date: