



City of Aurora

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Legistar History Report

File Number: 23-0465

File ID: 23-0465

Type: P&D Resolution

Status: ATS Review

Version: 2

**General
Ledger #:**

In Control: Building, Zoning,
and Economic
Development
Committee

File Created: 06/09/2023

File Name: Lindsay Windows / 55 S Constitution / Final Plat
Revision

Final Action:

Title: A Resolution Approving a Revision to the Final Plat for Lot 1 of West Reimers
Subdivision, Located at 55 South Constitution Drive, and Establishing
Lindsay Window & Door Subdivision

Notes:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" - Final Plat - 2023-06-09 - 2023.314, Land
Use Petition and Supporting Documents - 2023-06-09
- 2023.314, Approved Final Plan - 2023-06-14 -
2023.314, BZE Appeal Sheet - 2023-06-22 - 2023.314,
Property Parcel Maps - 2023-06-09 - 2023.314

Enactment Number:

Planning Case #: AU19/1-23.314-FSD/R

Hearing Date:

Drafter: sbroadwell@aurora-il.org

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning and Zoning Commission	06/21/2023	Forwarded	Building, Zoning, and Economic Development Committee	06/28/2023		Pass
Action Text: A motion was made by Mr. Chambers, seconded by Mr. Gonzales, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 6/28/2023. The motion carried.							
Notes: Mr. Broadwell said thank you, Mr. Chairman. Hi, it's good to see you all again. My name is Steve, I'm here with the City...Steve Broadwell, excuse me, with the City Zoning Division. So, yeah, as you just heard, this is the Final Plat Revision for Lot 1 of West Reimer Subdivision and the Petitioner is Lindsay Windows. I believe we might have a Petitioner here. A little bit of...as you can see on the screen up there is the proposed 2 lot subdivision. The existing 1 lot subdivision is approximately 8 and ½ acres, includes the existing building. You might know it as the current Lindsay Windows building, former Cub Foods. So, that's Lot 1. Lot 2 is the approximately 1 acre lot that fronts on South							

Constitution which is proposed to be...well, it's being subdivided for new, approximately, I guess for new commercial outlot, I guess. Members of the Planning Commission will probably remember we did a Plan Development Revision and a Final Plan for...with Lindsay Windows in August of 2020. The Plan Development allowed for the processing, finishing, and assembly of the (3140) use for Lindsay Windows. And then Lot 2 was just being rezoned to the B-2 Planned Development for the 10,000 square foot commercial building. We only required Lindsay Windows to the Final Plan and the Planned Development at that time and part of the deal, I guess, was that this Plat of Subdivision needed to come through, so that's I guess the implementation of that is what we're seeing right now. So, other than that there's, you can see, there's a cross access easement along the northern portion of Lot 1, I guess, really for continued access for...through Lot 1, Lot 2 of the Lindsay Windows Subdivision but then also the rest...the 2 restaurants and the gas station on Galena Boulevard. They already have existing access. So, any questions for Staff at this point?

Chairman Pilmer said I'll ask a question. The internal roads there that are shaded in dark gray, who maintains those? Is that...is there an association?

Mr. Sieben said no, that's Lindsay Windows. They're the owners.

Chairman Pilmer said it just could use some...used to be addressed. They get a lot of traffic, especially the east/west.

Mr. Sieben said yeah, that's part of Lot 1. And as Steve said, as part of the original zoning in 2020, we tried to still retain potentially some retail or office on the site which is why we have the Lot 2. I believe Lindsay already has a commercial broker that has it listed, we just had to finish going through this formal process. The reason it took a while, since you see the September '22 date is there were some utilities that had to be shown bring run to serve the property and then a security put up for the property. And we are continuing to work with Lindsay Windows. There's some...there were some supply chain issues early on. They are expanding their...on the north side of the building, they have a fenced in storage lot. That's in the process of being slightly expanded to try to get of the stuff off the parking lot. We are working with them also to remove some of the excess semi-trailers that are up front. Those are supposed to be situated further back on the property so we're continuing to work with them through an enforcement process.

Chairman Pilmer said any questions of Staff? Is there a recommendation?

Mr. Broadwell said oh, yeah...sorry...

Chairman Pilmer said does the Petitioner want to add anything? I believe someone's here, I'm sorry. Yeah, thank you.

Mr. Broadwell said sorry...do you want me to...I'll read the recommendation now. So, there are 2 conditions which I'll also read:

Staff would recommend Conditional Approval of the resolution approving a revision to the Final Plat for Lot 1 of West Reimers Subdivision, located a 55 South Constitution Drive, and establishing Lindsay Window and Door Subdivision, with the following conditions:

- 1) Security, in the form of a letter of credit or subdivision bond, shall be provided to the City for the construction of the offsite watermain prior to the recording of the subdivision plat.
- 2) A new City Easement should be shown as dedicated over the existing storm sewer on Lot 1.

Chairman Pilmer said you've heard Staff's recommendation with 2 conditions. Is there a motion?

MOTION OF APPROVAL WAS MADE BY: Mr. Chambers
MOTION SECONDED BY: Mr. Gonzales

AYES: Chairman Pilmer, Mr. Chambers, Mr. Gonzales, Mr. Kuehl, Mrs. Owusu-Safo
NAYS: 0

Motion carried.

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

Mr. Broadwell said this will next be heard at the Building, Zoning, Economic Development Committee, Wednesday, June 28th at 4 pm, 5th Floor City Hall Conference Room B.

Chairman Pilmer said good luck.

Aye: 5 Chairperson Pilmer, At Large Chambers, At Large Gonzales, At Large Owusu-Safo and At Large Kuehl

Text of Legislative File 23-0465