

QUALIFYING STATEMENT

I. Introduction: SFI Properties Aurora LLC is an Illinois limited liability company (“SFI”) and Super Sudz Aurora Inc., an Illinois corporation (“Sudz”) (SFI and Sudz are collectively referred to herein as “Developer”), and is the Developer of an approximately 1.703 acre parcel generally located on the west side of State Highway 31 (Lake Street), and generally between Manor Place and Colorado Avenue extended (the “Subject Property”). The Subject Property is currently zoned B-2 Business District. Developer plans to construct and operate a retail car wash facility, which will be an investment in the City in excess of \$4,750,000.

II. Description of Proposal:

The Subject Property has been vacant and largely unused since Carson Pirie Scott vacated the premises in 2017. The Subject Property was part of the parking lot for the Carson Pirie Scott retail store. The Carson Pirie Scott building is being redeveloped by Lake Street 31 Development, LLC, as a mixed use retail and indoor storage facility on the adjacent 6.235 acre parcel (for a more detailed explanation of the adjacent use, please see the Qualifying Statement filed with the City by Lake Street 31 Development, LLC).

The Subject Property will be improved with an approximately 6,170 square foot single bay car wash building tunnel with stone veneer.

Setback for the development will be as follows:

1. The car wash building will be set back 10 feet from the northerly property line, and otherwise setback well in excess of the building setback for building in the B-2 zoning district.
2. Parking and drive areas will be set back as follows:
 - a. 30 feet from easterly property line on Lake Street (Route 31)
 - b. 15 feet from the southerly property line; and,
 - c. 10 feet from the western property line.

Parking for the Subject Property will be accommodated by 41 total parking spaces (2 handicapped). 42 self-service vacuum stations will be adjacent to each parking space. Additionally, there is stacking for at least 30 vehicles entering the car wash bay.

Signage for the car wash will be via building signage and a 6 foot wide double 8 foot tall faced illuminated monument sign per the proposed plans.

Landscaping for the Subject Property is in excess of what is required under applicable City’s ordinances.

Developer's proposed use is permitted under the existing B-2 zoning. Developer requests the City:

1. Approve a Special Use for a Planned Unit Development ("PUD") for the Subject Property;
2. Approval of a Preliminary Plat and Plan for the 1.703 acre commercial parcel;
3. Approval of a Final Plat for the Subject Property; and,
4. Approval of a Plan Description detailing the uses permitted under the PUD along with such exceptions to the City's zoning requirements as set forth within the terms of the PUD ordinance and Plan Description.

The proposed development by Developer is the highest and best use for the Subject Property, and will generally benefit the City of Aurora in at least the following ways:

- a) *The public health, safety, morals, comfort or general welfare:* The Subject Property has sat vacant and unused for over 5 years. Improvement of the Subject Property as outlined above will spark the revitalization of this area which is in general need of economic growth and stimulation.
- b) *The use and enjoyment of other property already established or permitted in the general area:* The proposed development is generally consistent with the nearby uses in the area. The surrounding area is generally retail in character. Surrounding properties are generally as follows:

North: B2 – General Business (Ace Hardware, auto sales, general retail).

South: B2 – General Business (Planet fitness, thrift store, and general retail)

East: B2 – General Business (Jackson Hewitt Tax service, Midwest Title loans, fast food and general retail)

West: Residential/Park

- c) *Property values within the neighborhood.* Adjacent and nearby property values will not be negatively affected, as the proposed development is an improvement over the previous use and otherwise consistent with the character and trend in the general area. As the property has sat vacant and blighted, the repurposing of the property will be more aesthetically pleasing and increase the tax base in the area.

d) *The normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts:* The proposed development repurposing a failed department store site consistent with the character and trend of development in the area. The proposed use is consistent with past uses and existing nearby uses.

e) *Utilities, access roads, drainage and/or other necessary facilities:* Water, electric and natural gas are already at, or near, the Subject Property. No modifications to the utility or roadway network are necessary to support the proposed use.

f) *Ingress and egress as it relates to traffic congestion in the public streets:* Ingress and egress will be by virtue of the already access points off of Route 31 and Colorado Street (extended) are in place. The development will provide for traffic calming measures, which is generally now used as a cut through from Colorado Avenue easterly. Stacking is sufficient to handle traffic during periods of peak demands.

g) *The applicable regulations of the zoning district in which the subject property is proposed to be or is located:* The proposed special use as a Planned Development accommodates uses that are well suited to the area but not necessarily accommodated by virtue of the existing B2 zoning designation.

III. Requested Variances, Modifications or Exceptions from the City's Codes and Ordinances.

None.