

QUALIFYING STATEMENT

I. Introduction: Petitioner, Lake Street 31 Development, LLC (“Developer”), is an Illinois limited liability company and the developer of an approximately 7.937 acre parcel generally located on the west side of State Highway 31 (Lake Street), and generally between Manor Place and Colorado Avenue extended, east of Palace Street (the “Subject Property”). The Subject Property is currently zoned B-3 Business District under the City’s zoning ordinance. An approximately 182,985 square foot building is presently situated on the Subject Property. Developer plans to redevelop approximately 6.235 acres of the Subject Property as new commercial and retail space, and utilize a portion of the existing building as an indoor storage facility. Developer further plans on creating an approximately 1.703 acre commercial outparcel to be used a retail car wash facility. The car wash facility will be jointly developed with SFI Properties Aurora LLC and Super Sudz Aurora, Inc. Developer’s investment in the City will be in excess of \$9,000,000.

II. Description of Proposal:

The Subject Property has been vacant and largely unused since Carson Pirie Scott vacated the premises in 2017. During the recent pandemic, the Subject Property was most recently used by the City of Aurora as its Mass Vax Covid-19 vaccination site. In an effort to re-purpose the existing building and revitalize the area, Developer plans the following:

1. A planned unit development consisting of two lots, namely: a 6.235 acre commercial mixed use development repurposing the existing Carson Pirie Scot Facility; and, an approximately 1.703 acre commercial parcel ideal or car wash.
2. The repurposing of the existing 182,985 square foot department store building will be as follows: approximately 120,000 of leasable space as a temperature and access controlled indoor storage facility; and, approximately 16,000 square feet of the commercial space on the front (easterly) facing portion of the building, which commercial space will be a mixture of general retail, restaurants with outdoor seating potential, general commercial and office uses.

As the existing building is being repurposed, no additional space shall be added to the existing building, so setback shall remain as they presently exist. However, the existing building will undergo an extensive façade enhancement.

191 parking spaces will be provided (6 handicap), which is a reduction from the 509 that presently exist. However, the intensity of use will be greatly diminished since there is very limited parking required for the storage use.

Signage will be provided by wall signage for the multi-tenants, and a 5 foot wide by 10

foot tall monument sign along Route 31.

Developer's proposed office use is permitted under the existing B-3 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 the Final Plat for the entire 7.937 acre parcel, creating two new lots: a 6.235 acre lot for and a 1.70 acre lot; 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 3 years. Improvement of the Subject Property as outlined above will spark the revitalization of this area which is in general need of
- b) *The use and enjoyment of other property already established or permitted in the general area:* The proposed development is generally consistent with the previously approved Planned Development and the uses in the area. The surrounding area is general retail and office. 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 less intensive than the previous use, and otherwise consistent with the character and trend in the general area. As the property has sat vacant and blighted for over five

years, the repurposing of the property will aesthetically enhance the Subject Property, add value, 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 repurposes a failed department store at a time when the patterns of commercial shoppers is changing to more of an on-line presence. 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 Palace Street are in place. The development will provide for traffic calming measures from Place to Lake Street, which is generally now used as a cut through from Colorado Avenue easterly. As the use is dramatically less intensive than a large department store, traffic will be far less than if a department store continued to exist and operate at the Subject Property.

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.

a. Parking. The Zoning Ordinance generally imposes the following requirements:

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|-------------|--|
| i. Retail: | 1 space per 2175 sf gross floor area (gfa) |
| ii. Storage | 1 space per 1,000 sf gfa |

b. The strict application of the City's general parking requirements for a mixed commercial planned development would otherwise create an excessive amount of parking based upon the proposed uses.

Developer is proposing 191 parking spaces.

- (1) Mini-storage, Common Corridor: In addition to business or professional offices and retail parking, 1 space per 4,000 square foot of gross floor area with a minimum of 3 spaces shall be required.