

# 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)



2022.025

## Land Use Petition

### Subject Property Information

Address / Location: 2900 Kirk Road

Parcel Number(s): 12-35-450-002, 12-35-480-002, 12-36-315-001, 12-36-354-001



CITY OF AURORA  
PLANNING & ZONING DIVISION

### Petition Request

Requesting approval of a Final Plan Revision for Lot 1 of Savannah Crossings Subdivision, located at 2900 Kirk Road, for a Retail sales or service (2100) Use

### Attachments Required

(a digital file of all documents is also required)

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

Engineering

Two Paper and pdf Copy of:  
Final Plan Revision (2-4)  
Building and Signage Elevations (2-11)

One Paper and pdf Copy of:  
Qualifying Statement (2-1)  
Plat of Survey (2-1)  
Legal Description (2-1)  
Letter of Authorization (2-2)  
Existing or Proposed CC&Rs


a. A Stormwater Management Permit  
b. Site plans (24"x36" in size) signed and sealed by an Illinois licensed Professional Engineer.  
c. A completed Project Information Sheet. This sheet can be downloaded from the Engineering Division's New Development web page (<https://www.aurora-il.org/858/New-Development>).  
d. A completed COA Stormwater Management Permit Worksheet and Application, including Tabs 1 through 3. These forms can be downloaded from the Engineering Division's New Development web page (<https://www.aurora-il.org/858/New-Development>).

**Petition Fee: \$1,736.61**

**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:  Date 1/31/22  
Print Name and Company: JOSEPH PARSLEY - CARLSON CONSULTING ENGINEERS

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 31<sup>ST</sup> day of January  
State of Tennessee  
) SS

NOTARY PUBLIC SEAL



County of Shelby )

John S. Kendall  
Notary Signature

**Filing Fee Worksheet**

**Project Number:** 2021.171  
**Petitioner:** Wal-Mart Real Estate Business Trust  
**Number of Acres:** 18.90  
**Number of Street Frontages:** 1.00  
**Non-Profit** 0

**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          | \$ | 1,236.61 |
|             | Final Engineering Filing Fee | \$ | 500.00   |
|             |                              |    |          |
|             |                              |    |          |
|             |                              |    |          |

**Total:** **\$1,736.61**

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

Verified By: Jill N Morgan

Date: 12/23/2021

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 CITY OF AURORA  
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Contact Information Data Entry Worksheet

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CITY OF AURORA PLANNING & ZONING DIVISION

Fill in all the GREEN Boxes - if Not Applicable Please Leave Blank

Data Entry Fields are indicated in Green

Owner

Owner contact form with fields for First Name, Address, City, State, Zip, Email Address, Company Name, and Job Title.

Main Petitioner Contact (The individual that will Sign the Land Use Petition)

Main Petitioner Contact form with fields for Relationship to Project, First Name, Address, City, State, Zip, Email Address, Company Name, and Job Title.

Additional Contact #1

Additional Contact #1 form with fields for Relationship to Project, First Name, Address, City, State, Zip, Email Address, Company Name, and Job Title.

Additional Contact #2

Additional Contact #2 form with fields for Relationship to Project, First Name, Address, City, State, Zip, Email Address, Company Name, and Job Title.

Additional Contact #3

Additional Contact #3 form with fields for Relationship to Project, First Name, Address, City, State, Zip, Email Address, Company Name, and Job Title.

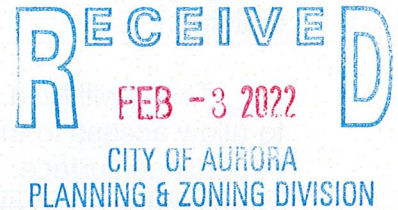
Additional Contact #4

Additional Contact #4 form with fields for Relationship to Project, First Name, Address, City, State, Zip, Email Address, Company Name, and Job Title.



January 28, 2022

Edward T. Sieben  
Director/Zoning Administrator  
City of Aurora  
Zoning & Planning Division  
77 S. Broadway, 2<sup>nd</sup> Floor  
Aurora, IL 60505



RE: Qualifying Statement – Final Plan Submittal  
Walmart Supercenter #4405-239 Remodel  
2900 Kirk Road, Aurora, IL 60502

Dear Mr. Sieben:

Please see below qualifying statement for the above referenced project which entails the demolition of a portion of the existing Walmart Garden Center and the subsequent installation of an automated storage, retrieval and dispensing system for customer pickup along with associated parking lot modifications.

### **Qualifying Statement**

The site is located on Lot 1 of the Savannah Crossings Subdivision at 2900 Kirk Road, Aurora, IL 60502. The parcel is 18.90 acres. The development is to take place in the northeast corner of the existing Walmar building and will have a total project area of approximately 0.66 acres.

The new automated storage, retrieval and dispensing system will allow customers to pick up orders with limited wait times due to the automated dispensing system. The remodel will involve the demolition of a portion of the existing garden center at the northeast corner of the building. The demolition process will remove the existing concrete pad, wall, fence and pipe bollards on the perimeter of the garden center. The demolished area will be replaced by a building expansion, concrete sidewalk and customer parking. The expansion will increase the existing building footprint area from 203,863 s.f to 206,237 s.f.

In total 12 parking spaces will be gained by this project. A total of 6 associates spaces will be lost but a total of 12 MFC Pickup spaces, 4 box truck spaces, and 2 van spaces will be added. 1 accessible parking space will be included in the 12 MFC Pickup spaces. The change in parking spaces will increase the parking count from 929 spaces to 941 spaces. The remodeled parking will be equipped with parking signs and striped crosswalks to help protect pedestrians and customers travelling on foot.

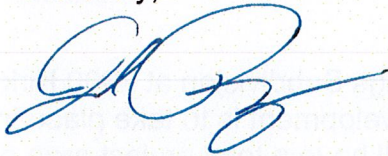
Walmart decided to implement some electronic charging stations for their delivery vans and box truck at this store. At this time, they are planning on installing one dual slow charging station for the proposed two van parking spaces and one fast charging station for one of the box truck parking spaces. Conduits associated with these charging stations will be installed from the charging stations back to the existing building.

There will be a small sidewalk installed north of the proposed van parking spaces to allow access to the charging stations. This sidewalk is an increase of 251 sf impervious surface. We do not feel that this increase will cause any negative increase to any of the flood events. Any of the existing landscaping impacted by these proposed improvements will be relocated behind the proposed sidewalk or within the existing landscaped island.

There are no anticipated impacts on the surrounding properties and community during or after the construction since the project is only located on the existing Walmart property.

Feel free to call or email with any questions or comments. I can be reached by phone at (901) 384-0404 or email at [josephparsley@carlsonconsulting.net](mailto:josephparsley@carlsonconsulting.net).

Sincerely,



Joseph Parsley, PE

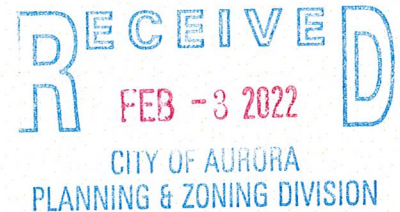


702 SW Eight Street  
Bentonville, AR 72716  
Phone 479.204.3072  
[www.cynthia.flowers-whitfield@walmart.com](http://www.cynthia.flowers-whitfield@walmart.com)

January 28, 2022

From: Dana Morrison, Project Manager  
Walmart Real Estate Buisness Trust  
Phone: (479) 277-9044  
Email: [danamorrison@walmart.com](mailto:danamorrison@walmart.com)

To: City of Aurora, Planning and Zoning Division  
44 E. Downer Place, Aurora IL 60507  
630-256-3080  
[coaplanning@aurora-il-org](mailto:coaplanning@aurora-il-org)



Re: Authorization Letter for: 2900 Kirk Road, Aurora, IL 60502

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 Carlson Consulting Engineers, and its representatives, to act as the owner's agent through the Final Plan Revision Land Use Petition process with the City of Aurora for said property.

Signature: *Dana Morrison* Date 01/28/2022

PROJECT AREA DESCRIPTION

THAT PART OF LOT 1 IN SAVANNAH CROSSING SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 35, AND THAT PART OF THE SOUTHWEST QUARTER OF SECTION 36, ALL IN TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF BATAVIA, KANE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 22, 2007 AS DOCUMENT NUMBER 2007K066321, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 88°38'07" EAST ALONG THE NORTH LINE OF SAID LOT 1, FOR A DISTANCE OF 139.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°38'07" EAST ALONG SAID NORTH LINE, 530.00 FEET; THENCE SOUTH 1°21'53" EAST, 355.00 FEET; THENCE SOUTH 88°38'07" WEST, 270.00 FEET; THENCE NORTH 61°22'59" WEST, 300.17 FEET; THENCE NORTH 1°21'53" WEST, 205.00 FEET TO THE POINT OF BEGINNING.

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