



Legislation Text

File #: 22-0097, Version: 2

TO: Mayor Richard C. Irvin
FROM: Jill N Morgan, Senior Planner
DATE: April 20, 2022

SUBJECT:

A Resolution Approving a Revision to the Final Plan on Lot 1 of Savannah Crossings Subdivision, located at 2900 Kirk Road, for the expansion of a Retail sales or service (2100) Use (Wal-Mart Real Estate Business Trust - 22-0097 / BA35/4-22.025-Fpn/R - JM - Ward 1)

PURPOSE:

The Petitioner Wal-Mart Real Estate Business Trust is requesting approval of a Final Plan Revision for Lot 1 of Savannah Crossings Subdivision, located at 2900 Kirk Road, for the expansion of a Retail Sales or Service (2100) Use which includes a small addition and reconfigured parking for a new customer pickup center.

BACKGROUND:

The Subject Property is currently B-2(C) General Retail District with a Conditional Use zoning, which is part of the TMK Aurora Venture, LLC (commonly known as Savannah Crossing) Conditional Use Planned Development.

The Petitioner is requesting approval of a Final Plan Revision for Lot 1 of Savannah Crossings Subdivision, for an expansion of the Retail Sales or Service (2100) Use. The details of the request include demolishing a portion of the Walmart Garden Center and installing an automated storage, retrieval and dispensing system for customer pickup along with associated parking lot modifications. The development will take place at the northeast corner of the existing building. The existing pad, wall, fence and bollards will be demolished and replaced by a 2,374 square foot building expansion, sidewalk and parking. Parking will be increased from 929 spaces to 941. Electronic charging stations will be installed for the van parking spaces and for the box truck parking spaces. Any impacted landscaping will be relocated.

DISCUSSION:

Staff has reviewed the Final Plan Revision Resolution petition and have sent comments back to the petitioner on those submittals. The petitioner has made the requested revisions to these documents and they now meet the applicable codes and ordinances.

POLICIES AND GUIDELINES:

The Staff's Evaluation and Recommendation are based on the following Physical Development Policies:

11.1 (5) To guide and promote development to areas where public utilities, public roads and municipal

services are either available or planned.

11.1 (3) To encourage new development contiguous to existing development.

31.1 (3) To promote the development of commercial facilities in existing or planned commercial areas

RECOMMENDATIONS:

Staff would recommend APPROVAL of the A Resolution Approving a Revision to the Final Plan on Lot 1 of Savannah Crossings Subdivision, located at 2900 Kirk Road, for the expansion of a Retail sales or service (2100) Use.

ATTACHMENTS:

EXHIBITS:

Exhibit "A-1" Final Plan

Exhibit "A-2" Building and Signage Elevations

Land Use Petition with Supporting Documents

Maps

Legistar History Report

Legistar Number: 22-0097

cc:

Alderman Michael B. Saville, Chairperson

Alderwoman Patty Smith, Vice Chairperson

Alderman Carl Franco

Alderman Sherman Jenkins

Alderman Ron Woerman



CITY OF AURORA, ILLINOIS

RESOLUTION NO. _____

DATE OF PASSAGE _____

A Resolution Approving a Revision to the Final Plan on Lot 1 of Savannah Crossings Subdivision, located at 2900 Kirk Road, for the expansion of a Retail sales or service (2100) Use

WHEREAS, the City of Aurora has a population of more than 25,000 persons and is, therefore, a home rule unit under subsection (a) of Section 6 of Article VII of the Illinois Constitution of 1970; and

WHEREAS, subject to said Section, a home rule unit may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals, and welfare; and

WHEREAS, by petition dated February 3, 2022, Wal-Mart Real Estate Business Trust filed with the

City of Aurora a petition 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 and related required documents as attached hereto as Exhibits "A-1" through Exhibit "A-2"; and

WHEREAS, on April 27, 2022, the Building, Zoning and Economic Development Committee of the Aurora City Council reviewed said Final Plan Revision and recommended APPROVAL of said petition; and

WHEREAS, the decision of the Building, Zoning and Economic Development Committee with respect to a Final Plan is subject to appeal to the City Council in the manner set forth in Chapter 34 of the Code of Ordinances, City of Aurora, Illinois; and

WHEREAS, no person authorized under Chapter 34 to appeal such decision having done so in the manner set forth in the Code, the Decision of the Building, Zoning and Economic Development Committee constitutes final action on the proposed Final Plan; and

NOW, THEREFORE, BE IT RESOLVED that the that the Building, Zoning and Economic Development Committee of the City of Aurora, Illinois, finds as facts all of the preamble recitals of this Resolution and hereby grants APPROVAL of said Final Plan.

BE IT FURTHER RESOLVED that the Building, Zoning and Economic Development Committee of the City of Aurora hereby adopts the Final Plan Revision and related required documents, as attached hereto as Exhibit "A-1" Final Plan and Exhibit "A-2" Building and Signage Elevations, along with any easement dedications deemed necessary by the Aurora City Engineer.