

# Land Use Petition

Project Number: 2019.182

## Subject Property Information

Address/Location: 2320, 2360, and 2390 South Eola Road

Parcel Number(s): '01-06-410-040', '01-06-410-060', '01-06-410-061'

01-06-410-060; 01-06-410-098

### Petition Request(s)

Requesting approval of a Final Plat Revision consolidating Lot 3A2 of the Eola Crossing 3rd Resubdivision and Lot 1 of the Eola Crossing 4th Resubdivision into Lot 1 of the Eola Tennis Academy Resubdivision, Located at 2320, 2360, and 2390 South Eola Road

Requesting approval of a Special Use Revision for a Special Purpose Recreational Institution (5200) use on Lot 1 of the Eola Tennis Academy Resubdivision, located at 2320, 2360, and 2390 South Eola Road

Requesting approval of a Final Plan Revision on Lot 1 of the Eola Tennis Academy Resubdivision, for a Special Purpose Recreational Institution (5200) use, located at 2320, 2360, and 2390 South Eola Road

## Attachments Required

**(a CD of digital files of all documents are also required)**

Development Tables Excel Worksheet - digital only (1-0)

Two Paper and One PDF Copy of:

Two Paper and PDF Copy of:

Word Document of: Legal Description (2-1)

Address Plat (2-17)

Final Plan (2-4)

One Paper and PDF Copy of:

## Project Information Sheet

Final Plat (2-5)

Qualifying Statement (2-1)

Stormwater Permit Applic

Final Plat (2-5)

Plat of Survey (2-1)

Stormwater Permit Application (App 1-14) Landscape Plan (2-7)

Legal Description (2-1)

Final Engineering requirements will be clarified by the Engineering Dept. after initial review

Letter of Authorization (2-2)

### Parking Narrative

**Petition Fee: \$2,315.00 (Payable to The 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 July 20, 2020

Print Name and Company: Hanna Choi

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.

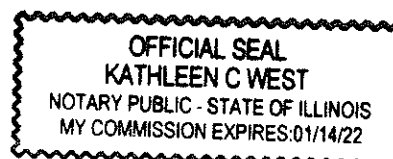
Given under my hand and notary seal this 20th day of July 2020

State of Illinois )  
 ) ss

NOTARY PUBLIC SEAL

County of DuPage

Kathleen C. West  
Notary Signature



## Filing Fee Worksheet

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**Project Number:** 2019.182

**Petitioner:** Eola Tennis Academy

**Number of Acres:** 1.10

**Number of Street Frontages:** 0.00

**Non-Profit** No

**Linear Feet of New Roadway:** 0

**New Acres Subdivided (if applicable):** 1.10

**Area of site disturbance (acres):** 0.80

**Filing Fees Due at Land Use Petition:**

Request(s):	Final Plat	\$ 750.00
	Final Plan	\$ 750.00
	Special Use	\$ 800.00
	Public Hearing Notice Sign(s)	\$ 15.00

**Total:** **\$2,315.00**

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

Verified By: Steve Broadwell

Date:

## Project Contact Information Sheet

**Project Number:** 2019.182

**Petitioner Company (or Full Name of Petitioner):** Eola Tennis Academy

### Owner

First Name: Gustavo Initial: \_\_\_\_\_ Last Name: Fernandes Title: Mr.  
Company Name: Eola Tennis Building LLC  
Job Title: Manager  
Address: 2390 S. Eola Road  
City: Aurora State: IL Zip: 60503  
Email Address: gus@eolatennis.com Phone No.: 630-800-2220 Mobile No.: 630-699-1711

### Main Contact (The individual that signed the Land Use Petition)

Relationship to Project: Engineer  
Company Name: Hexa-Design Group, LLC  
First Name: Arif Initial: \_\_\_\_\_ Last Name: Shaikh Title: Mr.  
Job Title: \_\_\_\_\_  
Address: 2863 W 95th St., Ste. 143-187  
City: Naperville State: IL Zip: 60564  
Email Address: hexadesigngroup@gmail.com Phone No.: 312-569-0323 Mobile No.: \_\_\_\_\_

### Additional Contact #1

Relationship to Project: Other  
Company Name: \_\_\_\_\_  
First Name: Hanna Initial: \_\_\_\_\_ Last Name: Choi Title: Ms.  
Job Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email Address: hjohnchoi@yahoo.com Phone No.: 630-415-6501 Mobile No.: \_\_\_\_\_

### Additional Contact #2

Relationship to Project: Attorney  
Company Name: Dommermuth, Cobine, West, Gensler, Philipchuck & Corrigan, LTD  
First Name: John Initial: \_\_\_\_\_ Last Name: Philipchuck Title: Mr.  
Job Title: \_\_\_\_\_  
Address: 111 E Jefferson Ave  
City: Naperville State: IL Zip: 60540  
Email Address: jfp@dbcw.com Phone No.: \_\_\_\_\_ Mobile No.: \_\_\_\_\_

### Additional Contact #3

Relationship to Project: Attorney  
Company Name: Dommermuth, Cobine, West, Gensler, Philipchuck & Corrigan, LTD  
First Name: Kathleen Initial: \_\_\_\_\_ Last Name: West Title: Ms.  
Job Title: \_\_\_\_\_  
Address: 111 E Jefferson Ave  
City: Naperville State: IL Zip: 60540  
Email Address: kcw@dbcw.com Phone No.: \_\_\_\_\_ Mobile No.: \_\_\_\_\_

### Additional Contact #4

Relationship to Project: \_\_\_\_\_  
Company Name: \_\_\_\_\_  
First Name: \_\_\_\_\_ Initial: \_\_\_\_\_ Last Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Job Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email Address: \_\_\_\_\_ Phone No.: \_\_\_\_\_ Mobile No.: \_\_\_\_\_

# **EOLA TENNIS ACADEMY**

## **QUALIFYING STATEMENT**

### **Development Proposal**

Eola Tennis Academy (“ETA”) was established in 2015 and the facility was opened in December of 2017. It provides tennis instruction and training for children, young adults and adults. It is located at 2390 South Eola Road, Aurora. This indoor facility consists of four courts.

In 2015, the City approved a Special Use Permit for a Special Purpose Recreational Use, a Parking Variance, and a Final Plat for ETA.

ETA has recently purchased a 1.1-acre parcel of land adjacent to the north of its existing indoor facility (located at 2320 South Eola Road). ETA proposes to construct six outdoor lighted tennis courts. It is intended that these outdoor courts will be used from March through October and between the hours of 7:00 a.m. and 8:00 p.m.

### **Requested Variances, Modifications and Exceptions from the City’s Codes and Ordinances**

No additional variances and no modifications nor exceptions are being requested.

### **Required Entitlements**

- Revision to the Special Use for a Special Purpose Recreational Institution
- Revision to the Final Development Plan
- Final Plat Revision

### **Review Standards**

#### ***a) The public health, safety, morals, comfort or general welfare***

The construction of these outdoor courts will contribute to improved public health by providing another venue for more exercise, in a safe environment which in turn will benefit and improve the morals, comfort and general welfare of the community.

#### ***b) The use and enjoyment of other property already established or permitted in the general area***

The proposed outdoor tennis courts will function as an accessory use to the indoor tennis facility. The use will complement the other commercial uses in the area and will help

establish a nice buffer between the existing commercial uses and the multi-family residences in the Georgetown Commons and Washington Square Subdivisions to the east.

***c) Property values within the neighborhood***

Adding new tennis courts on the vacant lot will continue to stabilize and improve property values within the neighborhood.

***d) The normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts***

The additional recreational use will not prevent the normal and orderly development of other still vacant commercial lots adjacent to the Subject Property. The additional people using the outdoor tennis courts should encourage other commercial users to locate on the surrounding property.

***e) Utilities, access roads, drainage and/or other necessary facilities***

The infrastructure for this property was installed with the development of the commercial subdivision in which the property is located. This infrastructure was designed for commercial uses and is sufficient to serve the outdoor tennis courts.

***f) Ingress and egress as it relates to traffic congestion in the public streets***

The Eola Crossings development is very well designed and constructed to provide cross access between the lots within the subdivision and then connecting to Hafenrichter and Eola Roads. The accessory outdoor tennis courts are low traffic and parking generators which will not cause congestion in the public streets.

***g) The applicable regulations of the zoning district in which the subject property is proposed to be or is located***

The outdoor tennis courts can be constructed pursuant to the underlying applicable regulations of the Planned Development District commercial zoning and the parking modification and variance granted with the approval of the indoor tennis facility.

July 20, 2020

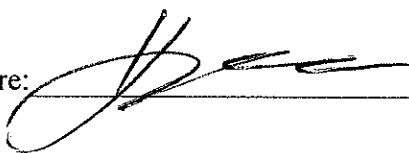
From: Gus Fernandes, Owner  
Eola Tennis Academy  
2390 South Eola Road  
Aurora, Illinois 60503  
Phone: 630-699-1711  
Email: [gus@eolatennis.com](mailto:gus@eolatennis.com)

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

Re: Authorization Letter for 2390 South Eola Road, Aurora, Illinois

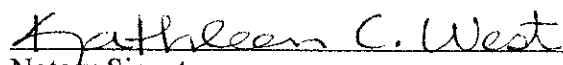
To whom it may concern:

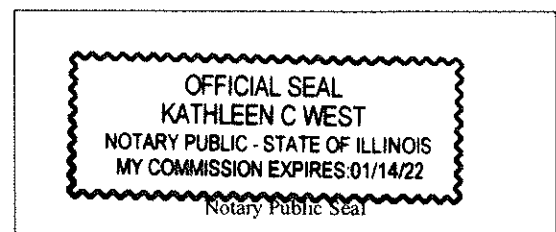
As the record owner of the above-stated property, I hereby affirm that I have full legal capacity to authorize Arif Shaikh of Hexa-Design Group, LLC and Kathleen C. West of Dommermuth, Cobine, West, Gensler, Philipchuck and Corrigan, Ltd., and their representatives, to act as the owner's agent through the Final Plat Revision/Special Use Revision/Land Use Petition process with the City of Aurora for said property.

Signature: 

Date: July 20, 2020

SUBSCRIBED and SWORN to before  
me this 20th day of July 2020.

  
Notary Signature



## **LEGAL DESCRIPTION**

**PARCEL 1:** LOT 3A-2 IN EOLA CROSSING, 3RD RESUBDIVISION, BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 16, 2003 AS DOCUMENT NO. R2003260781, IN WILL COUNTY, ILLINOIS.

ADDRESS: 2320 SOUTH EOLA ROAD, AURORA

PERMANENT INDEX NUMBER: 07-01-06-410-060-0000

**PARCEL 2:** LOT 1 IN THE FINAL PLAT OF SUBDIVISION OF EOLA CROSSING 4<sup>TH</sup> RESUBDIVISION. BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 9, 2017 AS DOCUMENT NO. R2017019824, IN WILL COUNTY, ILLINOIS.

ADDRESS: 2390 SOUTH EOLA ROAD, AURORA

PERMANENT INDEX NUMBER: 07-01-06-410-098-0000