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August 25, 2015

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Ms. Tracey Vacek
Planning & Zoning Division
City of Aurora
1 South Broadway
Aurora, Illinois 60505

Re: Gus Fernandes Tennis Academy – Parking Requirements

Dear Ms. Vacek:

Petitioner is requesting the approval as a part of the Special Use request for a recreational facility of a reduction in the number of required parking spaces to serve its Tennis Academy facility from 129 required to 84 provided. These numbers are based upon a net building square footage of 25,800 square feet. In support of this request, the petitioner states as follows:

The petitioner attempted to obtain an additional lot adjacent to the subject premises to provide all of the required parking, but was unable to reach an agreement with the lot owner.

Petitioner's use is a very specialized use within the recreational facilities category of the Aurora Zoning Ordinance regarding off-street parking requirements. Tennis by its very nature is self-limiting as to the number of participants utilizing a tennis court at any given time.

I found it very interesting when comparing the City of Naperville parking regulations for a tennis facility with Aurora.

Naperville specifically calls out tennis facilities and the parking requirement in Naperville is only 1 space for each 2,000 square feet of court area plus 2 for each employee and then additional spaces if there is retail/service involved.

Aurora's ordinance, not recognizing tennis courts as a specific use, requires 1 parking space for every 200 square feet of floor area, ten times more parking than Naperville would require.

Aurora's ordinance, by failing to recognize tennis courts as having unique and special parking demands, places an insurmountable burden on the developer of a tennis only facility by having to meet the parking requirements designed for a multiple number of recreational uses that by their nature need more parking available.

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Petitioner has submitted a schedule of the tennis facility usage and estimates that the maximum needed parking at any given time would not exceed 24 parking spaces.

Finally, Petitioner would agree to a condition to its Special Use request for a Recreational Facility, restricting the property usage to a tennis facility only.

Sincerely,

A handwritten signature in cursive script, appearing to read "John F. Philipchuck".

John F. Philipchuck

JFP:acg

cc: Bill Wiet

Ed Sieben

Alderman Ed Bugg