



City of Aurora

Planning and Zoning Division 44 E. Downer Place, Aurora, IL 60507-2067
Phone: (630) 256-3080 Fax: (630) 256-3081 Email: COAPlanning@aurora-il.org

1-3

Land Use Petition

Project Number: 2014.358

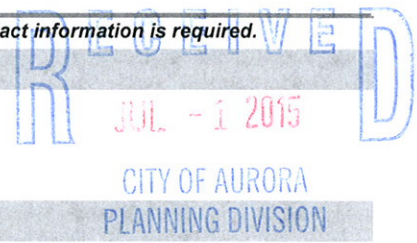
Petitioner Information

Title: Mr. First Name: Gus Initial: _____ Last Name: Fernandes
Company: Fernandes Tennis Academy
Job Title: High Performance Tennis Coach Address: 28375 Davis Parkway Ste 905
City: Warrenville State: IL Zip: 60555 Email: gus@fernandestennis.com
Phone: 630-836-1616 Fax: _____ Mobile: _____
Petitioner Relationship to Property Owner* Contract Purchaser

**If Petitioner is NOT the Subject Property Owner a Letter of Authorization with owner's Name and contact information is required.*

Subject Property Information

Address/Location: 2360-2390 S. Eola Rd
Parcel Number(s): 01-06-410-061; 01-06-410-040



Petition Request

Requesting approval of a Final Plat Revision consolidating Lot 3A3 & 4 of Eola Crossing Subdivision located on S. Eola Rd.
Requesting approval of a Special Use for a special purpose recreational facility (5200) with a Final Plan and parking count variance on Lot 4 of Eola Crossing Subdivision.

Attachments Required

(hard copies and CD of digital files are required)

- One Copy of:
 - Development Tables (excel doc 1-0)
 - ✓ Filing Fee Worksheet (Form 1-6)
 - ✓ Project Contact Info Sheet (Form 1-5)
 - ✓ Letter of Authorization* (FG2-1)
 - ✓ Qualifying Statement (FG2-1)
 - ✓ Plat of Survey (FG2-1)
 - Legal Description (FG2-1)

- Four Copies of:
 - Final Plan (FG2-4)
 - Final Plat (FG2-5)
 - Fire Access Plan (FG2-6)
 - Landscape Plan (FG2-7)
 - Building and Signage Elevations (FG2-11)

Petition Fee

(Payable to "The City of Aurora")

Total Fee = \$1,565.00 (Planning and Zoning Fee \$1,565.00 + Engineering Filing Fee \$0.00)

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.

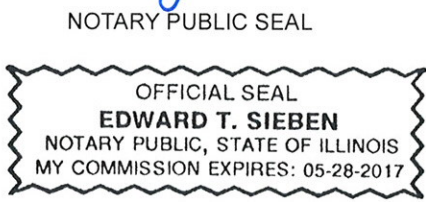
Authorized Signature: GUS FERNANDES Date 7/1/15

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 1st day of July 2015

State of IL)
County of Kane) SS

Edward T. Sieben
Notary Signature





City of Aurora

Planning and Zoning Division 44 E. Downer Place, Aurora, IL 60507-2067
phone (630)256-3080 fax (630)-256-3081 email COAplanning@aurora-il.org

Project Contact Information Sheet

Owner:

Title: _____ First Name: Hanna Initial: _____ Last Name: Choi
Email Address: hjohnchoi@yahoo.com Fax No.: 630-836-1612

Additional Contact #1:

Relationship to Project: Attorney Architect Engineer Landscape Architect Other
Company Name: _____
Title: _____ First Name: Gus Initial: _____ Last Name: Fernandes
Job Title: Partner
Address: 1102 Ferncroft Ct
City: Naperville State: IL Zip: 60563
Phone No.: 630-699-1711 Mobile No.: 630-699-1711 Fax No.: _____
Email Address: gus@fernandesstennis.com

Additional Contact #2:

Relationship to Project: Attorney Architect Engineer Landscape Architect Other
Company Name: Dommermuth, Cobine, West, Gensler, Philipchuck, Corrigan Ltd
Title: _____ First Name: John Initial: _____ Last Name: Philipchuck
Job Title: Attorney
Address: 111 E. Jefferson Ave
City: Naperville State: IL Zip: 60540
Phone No.: 630-355-5800 Mobile No.: _____ Fax No.: _____
Email Address: jfp@dbcw.com

Additional Contact #3:

Relationship to Project: Attorney Architect Engineer Landscape Architect Other
Company Name: Roake and Assoc
Title: _____ First Name: James Initial: _____ Last Name: Caneff
Job Title: Civil Engineer
Address: 1684 Quincy Ave Suite 100A
City: Naperville State: IL Zip: 60540
Phone No.: 630-355-3232 Mobile No.: _____ Fax No.: 630-355-3267
Email Address: jcaneff@roake.com

Additional Contact #4:

Relationship to Project: Attorney Architect Engineer Landscape Architect Other Builder
Company Name: Richard S. Jecha Builders Inc
Title: First Name: Richard Initial: Last Name: Jecha
Job Title: Builder
Address: 410 W Gartner Rd
City: Naperville State: IL Zip: 60540
Phone No.: 630-355-4948 Mobile No.: _____ Fax No.: _____
Email Address: richjecha@gmail.com

Additional Contact #5:

Relationship to Project: Attorney Architect Engineer Landscape Architect Other Realtor
Company Name: Margie Pierce
Title: First Name: Margie Initial: Last Name: Pierce
Job Title: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone No.: 630-327-0143 Mobile No.: _____ Fax No.: _____
Email Address: M+pierce@comcast.net

Additional Contact #6:

Relationship to Project: Attorney Architect Engineer Landscape Architect Other _____
Company Name: _____
Title: First Name: _____ Initial: Last Name: _____
Job Title: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone No.: _____ Mobile No.: _____ Fax No.: _____
Email Address: _____

Office Use Only:

Date: _____
Project Name: _____ Project No.: _____
Project Address/ Parcel No. (PIN): _____
COA Project Engineer: _____

QUALIFYING STATEMENT

Petitioner seeks a special use to construct an indoor, four court, high performance tennis academy. Tennis instruction will be the main use as the coaching is designed to improve and develop elite youth tennis players.

The development of the tennis facility will take place on two existing vacant commercial zoned lots in the Eola Crossings Center. The lots have remained vacant since the subdivision was approved in 2001.

The facility is designed to utilize lots that have otherwise remained vacant and unused. The lots do not maintain direct frontage on Eola Road, but are located behind the commercial strip center known as Eola Crossings.

1. The erection of such a facility will contribute to improved public health by providing another venue for our youth to get more exercise, in a safe environment which in turn will benefit and improve the morals, comfort and general welfare of the community.

2. The proposed special use will function as an in-fill development. It will bring additional customers to the retail center, without creating high traffic demands. The facility 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.

3. Constructing a new, taxable structure on the vacant lots will stabilize and improve property values within the neighborhood.

4. The recreational use will not prevent the normal and orderly development of other still vacant commercial lots adjacent to the Subject Property. The new use should encourage other commercial users to locate on the surrounding property.

5. Utilities, access roads, drainage and all other necessary facilities are already in place to serve the recreational facility.

6. 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 tennis facility is a very low traffic and parking generator which will not cause congestion in the public streets.

7. The recreational facility can be constructed pursuant to the underlying applicable regulations of the Planned Development District commercial zoning with the one exception of a modification in the parking requirements.

8. A reduction in the number of required packing spaces from 138 to 83 is requested. Based upon lesson plans, staff and instructors within the facility, a maximum of 24 parking

spaces out of the 83 provided would be adequate to support the facility as most users are not of driving age and are dropped off by parents, who then leave the facility during the lesson.

The standard methodology for calculating parking requirements for a recreational use is based upon the gross square footage of the building. However, an indoor tennis facility is very unique in that the large square footage, does not generate a comparable parking demand as typically the maximum number of players on each court is four. A breakdown of the anticipated use of the facility is attached as **Exhibit A**.

EXHIBIT A

TIME	COURT 1	COURT 2	COURT 3	COURT 4	MAX TOTAL NUMBER OF CLIENTS ON COURT	MAX NUMBER OF STAFF IN THE BUILDING	TOTAL # OF OCCUPANTS
7	4	4	4	4	16	1	17
7:30	RENTAL	RENTAL	RENTAL	RENTAL			
8							
8:30							
9							
9:30	5	5	4	4	18	3	21
10							
10:30	ADULT DRILL	ADULT DRILL	RENTAL	RENTAL			
11							
11:30	5	5	4	4	18	3	21
NOON							
12:30	ADULT DRILL	ADULT DRILL	RENTAL	RENTAL			
1							
1:30	5	1	1	4	11	4	15
2	ADULT DRILL	LESSON	LESSON	RENTAL			
2:30							
3	LESSON	LESSON	LESSON	RENTAL			
3:30	1	1	1	4	7	4	11
4							
4:30	HP1	HP1	HP1	HP1			
5							
5:30	5	5	5	5	20	4	24
6							
6:30							
7	HP2	HP2	HP2	HP2			
7:30							
8	5	5	5	5	20	4	24
8:30							
9	LESSON	LESSON	RENTAL	RENTAL			
9:30	1	1	4	4	10	3	13

June 15, 2015

From: Ronald J. Wehrli
WEHRON, LLC
4900 Prairie Crossing, Oswego, IL 60543
630-554-4985
ron@ronwehrli.com

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

Re: Authorization Letter for: Lots 3A3 and 4 at Hafenrichter Rd. and Eola Rd., Aurora, IL
PINs: 07-01-06-410-061, 07-01-06-410-040

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 Hanna Chsi, and its representatives, to act as the owner's agent through the City of Aurora Land use Land Use Petition process with the City of Aurora for said property.

Signature: Ronald J. Wehrli Date: 6/24/15
Wehron, LLC
Ronald J. Wehrli, Manager/Member

Subscribed and sworn to before me this 24 day of June, 2015

Notary Signature: Maureen Heather McFarlane



EOLA TENNIS BUILDING SUBDIVISION

PARCEL 1:

LOT 4, EOLA CROSSING SUBDIVISION, 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 JUNE 6, 2002 AS DOCUMENT NO. R2002-093490 IN WILL COUNTY, ILLINOIS.

PARCEL 2:

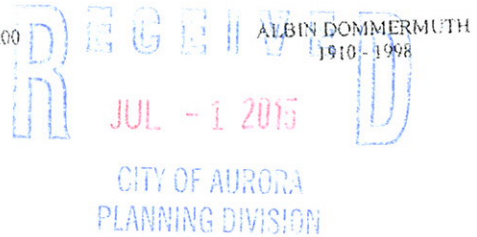
LOT 3A-3, EOLA CROSSING 3RD RE-SUBDIVISION, BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 16, 2003 AS DOCUMENT NO. R2003-260781 IN WILL COUNTY, ILLINOIS.

DOMMERMUTH, COBINE, WEST, GENSLER, PHILIPCHUCK, CORRIGAN AND BERNHARD, LTD.

ATTORNEYS AT LAW

CRAIG J. COBINE
KATHLEEN C. WEST
KEVIN M. GENSLER
JOHN F. PHILIPCHUCK
CHARLES J. CORRIGAN
PATTI A. BERNHARD

111 E. JEFFERSON AVENUE, SUITE 200
NAPERVILLE, IL 60540
(630) 355-5800
(877) 518-8657 - Toll Free
(630) 355-5976 - Facsimile
www.napervillelawyers.com



ANN M. EDMONDS

June 11, 2015

John F. Philipchuck, Esq.
jfp@dbew.com
630-470-6656

Mr. Michael J. Steck
4432 Chinaberry Lane
Naperville, Illinois 60564

Mr. Ronald J. Wehrli
4900 Prairie Crossing
Oswego, Illinois 60543

*Re: Site Plan Approval Request for Lots 3A-3 and Lot 4 of Eola Crossing
Subdivision Regarding Declaration of Covenants & Restrictions
("Declaration") for Eola Crossing Owners Association dated September 26,
2003*

Dear Mr. Steck and Mr. Wehrli:

Pursuant to Section 1 (Required Site Plan) of the Declaration, each "Owner" of a "Lot" within the "Development Tract", which terms are defined in the Declaration, is required to obtain approval of any site plan modifications in writing if said modifications vary from those in the approved "Site Plan" which is attached as Exhibit C of the Declaration (the "Approved Site Plan") and is also attached hereto for your reference as **Exhibit B**.

As the prospective owner of Lots 3A-3 and Lot 4 of the Eola Crossing Subdivision under the Purchase and Sale Agreement between Wehron Enterprises, LLC as "Seller" and John Choi and Hanna Choi as "Purchaser", we hereby request "Covenantor's" approval of our proposed site plan for our indoor tennis facility, (the "Proposed Site Plan"), which is also attached hereto for your consideration as **Exhibit A**. "Covenantor" is defined as Ronald Wehrli and Michael J. Steck under the Declaration.

As shown on the Proposed Site Plan, we will maintain access to and from the private Eola Crossing Subdivision internal road that services all of the subdivision lots.

Please consider our request and let us know if you have any questions. If you would like to discuss this matter further, please do not hesitate to contact me at 630-355-5800. We are anticipating a submittal to the City of Aurora on June 25th to begin the Special Use hearing process.

DOMMERMUTH, COBINE, WEST, GENSLER, PHILIPCHUCK, CORRIGAN AND BERNHARD LTD.

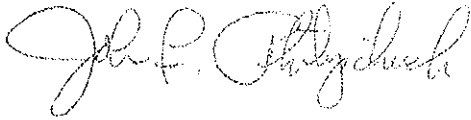
Mr. Steck and Mr. Wehrli

June 11, 2015

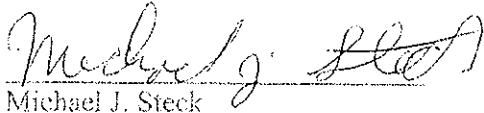
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Thank you for your consideration regarding this request.

Sincerely,



Approved this 30 day of June, 2015 by:



Michael J. Steck

Ronald J. Wehrli

Enclosures

- Proposed Site Plan – Exhibit A
- Approved Site Plan – Exhibit B

DOMMERMUTH, COBINE, WEST, GENSLER, PHILIPCHUCK, CORRIGAN AND BERNHARD, LTD.

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ALBIN DOMMERMUTH
1910 - 1998

ANN M. EDMONDS

June 11, 2015

John F. Philipchuck, Esq.
jfp@dbcw.com
630-470-6656

Mr. Michael J. Steck
4432 Chinaberry Lane
Naperville, Illinois 60564

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DOMMERMUTH, COBINE, WEST, GENSLER, PHILIPCHUCK, CORRIGAN AND BERNHARD LTD.

Mr. Steck and Mr. Wehrli

June 11, 2015

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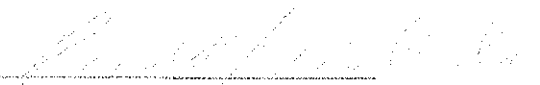
Thank you for your consideration regarding this request.

Sincerely,



Approved this 22 day of 6, 2015 by:

Michael J. Steck



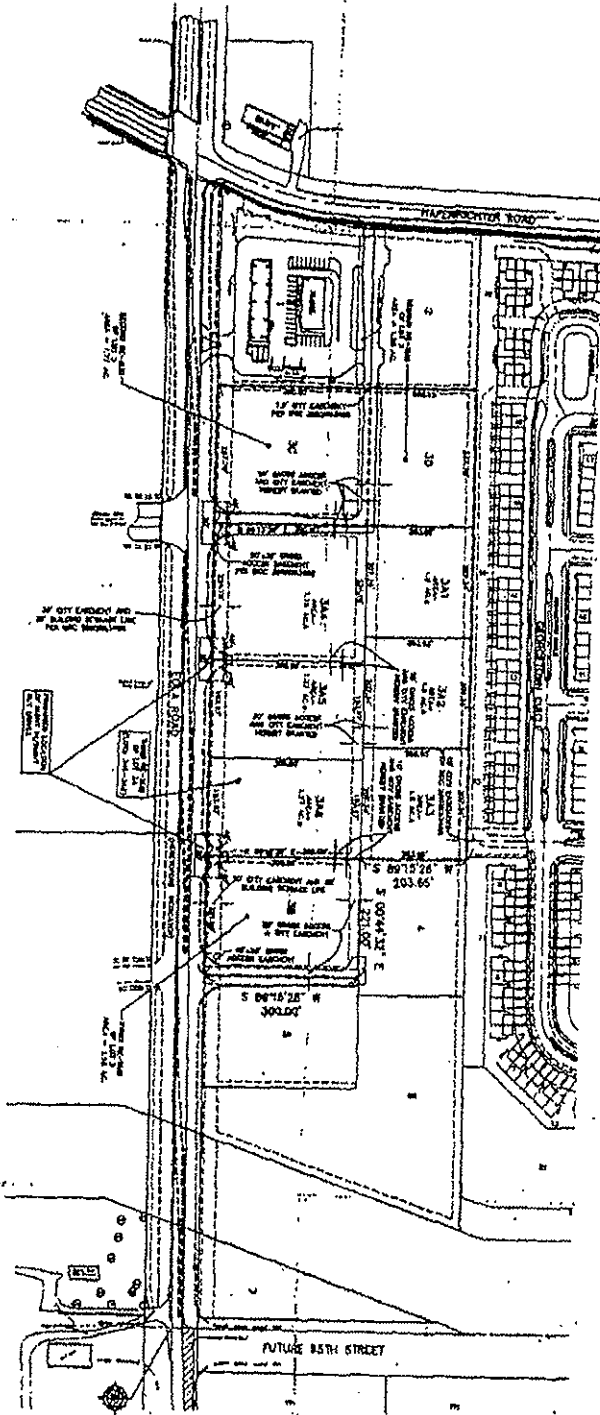
Ronald J. Wehrli

Enclosures

- Proposed Site Plan – Exhibit A
- Approved Site Plan – Exhibit B

CRESTVIEW BUILDERS
4004 FALCON DRIVE
NAPERVILLE, ILLINOIS 60564
(830) 922-0511

OVERALL PLAN EXHIBIT
FOR
EOLA CROSSING



CEMCON, LTD.
1000 N. W. 10th St.
Miami, Florida 33136
Tel: (305) 571-1111
Fax: (305) 571-1112
www.cemcon.com



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City of Aurora

Planning and Zoning Division 1 S. Broadway, 2nd Floor, Aurora, IL
phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora-il.org

1-6

Filing Fee Worksheet

Project Number: 2014.358
Petitioner: Gus Fernandes/Hanna Choi
Number of Acres: 2.33 *Eola Tennis Building LLC*
Number of Signs: 1
Linear Feet of New Roadway: 0
New Acres Subdivided (if applicable): 0
Area of site disturbance: 2.327

Filing Fees Due at Land Use Petition:

Request(s):	Public Hearing Notice Sign	\$ 15.00
	Special Use & Final Plan	\$ 800.00
	Variance (Non-Residential)	\$ 750.00
	Sub Total:	\$1,565.00

Fees Due at Final Engineering Approval:

Request(s):		
	Sub Total:	\$0.00

Total: \$1,565.00

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

RECEIVED
 JUL -1 2015
 CITY OF AURORA
 PLANNING DIVISION