



City of Aurora

44 East Downer Place
Aurora, Illinois 60505
www.aurora-il.org

Legistar History Report

File Number: 20-0416

File ID: 20-0416

Type: Petition

Status: Draft

Version: 2

**General
Ledger #:**

In Control: Building, Zoning,
and Economic
Development
Committee

File Created: 07/24/2020

File Name: Eola Tennis Academy, Inc. / 2320 S. Eola Road /
Special Use Revision

Final Action:

Title: An Ordinance Granting a Revision to the Special Use Permit for a Special Purpose Recreational Institution (5200) Use on the Property located at 2320 and 2390 South Eola Road (Eola Tennis Academy, Inc. - 20-0416 / WH06/4-20.113-Su/R/Fsd/Fpn/R - SB - Ward 9) (PUBLIC HEARING)

Notes:

Agenda Date: 09/09/2020

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" - Legal Description - 2020-08-24 - 2020.113, Exhibit "B" - Special Use Memorandum of Agreement - 2020-08-28 - 2020.113, Qualifying Statement - 2020-08-12 - 2020.113, Parking Narrative - 2020-07-23 - 2020.113, Land Use Petition and Supporting Documents - 2020-07-23 - 2019.182, Property Research Sheet - 2020-08-24 - 2020.113, Findings of Facts - 2020-08-31 - 2020.113

Enactment Number:

Planning Case #: WH06/4-20.113-Su/R/Fsd/Fpn/R

Hearing Date:

Drafter: sbroadwell@aurora-il.org

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
2	Planning and Zoning Commission	09/02/2020	Forwarded	Building, Zoning, and Economic Development Committee	09/09/2020		Pass
Action Text: A motion was made by Mrs. Anderson, seconded by Mr. Elsbree, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 9/9/2020. The motion carried.							

Notes: See Attachment for Items 20-0416, 20-0417 and 20-0418.

Aye: 8 At Large Anderson, Fox Valley Park District Representative Chambers,
Fox Metro Representative Divine, At Large Elsbree, At Large Gonzales,
SD 129 Representative Head, At Large Owusu-Safo and At Large
Tidwell

Attachment for Items 20-0416, 20-0417 and 20-0418:

20-00416 An Ordinance granting a Revision to the Special Use Permit for a Special Purpose Recreational Institution (5200) use on the property located at 2320 and 2390 S. Eola Road (Eola Tennis Academy, Inc. – 20-0416 / WH06/4-20.113-Su/R/Fsd/Fpn/R – SB – Ward 9) (PUBLIC HEARING)

Mr. Broadwell said I'm going to put up the shared screen to show you some of the documents. What we are seeing here is, again, the Special Use, the Final Plat and the Final Plan for the Eola Tennis Academy. Here is the Final Plan that you can see. A little bit of background is that the Eola Tennis Academy has been here since about 2015. They had a Special Use approved for the Special Purpose Recreational Institution on these 2 lots right down here. You can see the 27,000 square foot building and then 84 parking spaces. They had the Special Use approved for the Special Purpose Recreational Institution in addition to a parking variance to reduce the parking to 84 spaces. That's a little bit of background. They did submit a traffic study, a parking study over from most of 2019 showing traffic and parking. Some of you were on the Planning Commission at the time. I remember that we were looking at traffic requirements. We didn't feel that parking needed to be changed with this proposal, but they provided that just in case it came up. With the Special Use for the Special Purpose Recreational Institution they are expanding the Special Use to include these 6 outdoor tennis courts, which you can see in the Final Plan and then also adding this lot right here, this presently vacant lot, to be consolidated with the existing lot where the Tennis Academy is located, so it will be essentially Lot 1 of the Eola Tennis Academy Resubdivision. That's the Special Use and the Final Plat. As far as the Final Plan is concerned, you can see that there are the 6 tennis courts. There are no bleachers. There is a 10 foot fence with screening, 50% opacity around there that comes up to the 20 foot setback and there are six 30 foot tall outdoor lighting poles that will shine directly onto the tennis courts. You can see coming down a little bit on the photometric plan some of the details. One of the requirements, because I know that there are residential properties to the east and commercial to the west, but one of the requirements for photometric plans is that the grid be less than 1 at the property line, so you can see they are matching that. I think the Engineer, Arif, is here, so maybe he can talk about that more. There is also a landscape plan which you can see here, which will go around the north, east and west side of the parking lot to create some screening, but then also complement the existing landscaping on the site. That's the proposal. I don't know if you have any questions for staff at this point.

The Petitioners were sworn in.

My name is Kathleen West from the law firm of Dommermuth, Cobine, West, Gensler, et al, 111 E. Jefferson Avenue in Naperville. Our law firm represents Eola Tennis Academy and with me this evening is Gus Fernandez. He is the founder and an owner of Eola Tennis Academy and also with us tonight is Arif Shaikh, and he is the architect for the project. Eola Tennis Academy provides tennis instruction and training for children, young adults and adults. The Academy is located at 2390 S. Eola Road, which is south of Hafenrichter Road and it is behind the buildings, the commercial buildings along Eola Road. The property to the north of our property is vacant and the property to the south has retention ponds and to the east is Washington Square, which has several multi-family developments within it. As Steve mentioned, in 2015 the city approved a Special Use, Final Development Plan and Final Plat for Eola Tennis Academy. The existing facility is located on a 2.15 acre parcel of land and the facility is

approximately 27,000 square feet. The indoor facility consists of 4 indoor tennis courts. Recently the Academy acquired a 1 acre vacant lot adjacent to the north of its existing property. The Academy proposes to construct 6 outdoor lighted tennis courts on this new lot. The outdoor courts will be used for training instruction, practice and recreational play. It is not anticipated that any open play will be permitted. The courts will be used March through October between 8:00 a.m. and 8:00 p.m. The 6 courts can accommodate a maximum of 24 players per hour. It is anticipated that the average number of players per hour will be 6. There will be 4 additional staff members to support the outdoor courts. The courts will be lighted with LED sports lighting and this lighting has internal shielding so as to prevent peripheral glare trespass lighting. The lighting will only be needed April, September and October between 6:00 p.m. and 8:00 p.m. The Academy will turn the lights off 30 minutes after the last session, but no later than 8:30 p.m. As Steve mentioned, the courts will be surrounded by a 10 foot tall fence and the fence will be locked on the outdoor courts when not in use. Landscaping is provided around the perimeter of the property. For your information, there is not spectator seating. There is no food service. Eola Tennis Academy does not hold tournaments or special events. The facility now has 84 parking spaces over the past 5 years of operation. This amount of parking has been more than adequate for the facility and will be able to accommodate the additional parking required for the outdoor courts. At any one time, the indoor facility can accommodate a maximum of 20 players and 4 staff. During 2019, the Academy monitored the amount of parking used and the number of parking spaces never exceeded 15. The average number of parking spaces used was substantially lower. The proposed 6 outdoor courts will accommodate 24 players at the maximum and there will be 4 additional staff members. The Academy attributes this low parking demand based on the fact that children and young adults are dropped off and picked up for their lessons. The parents don't stay in the facility or in the parking lot, again, because there is no seating or amenities. Again, the Academy does not hold any tournaments or other events which would generate parking demand. Over the past 5 years, there have not been any parking problems and none are anticipated with the addition of the outdoor courts. The proposed construction of the outdoor tennis courts require the following approvals from the city: a Revision to Eola Tennis Academy's Special Use to incorporate the outdoor tennis courts, a Final Plat Revision to consolidate the existing lot with the new lot, and a Revision to the Final Plan to show the development of the new lot. This development proposal meets the standards for the granting of the requested entitlements as set forth in the Qualifying Statement. Eola Tennis Academy requests that the Planning and Zoning Commission recommend approval of its development proposal as presented. Gus, Arif and I are available to answer any questions. If there is any public testimony, we would like an opportunity to respond and we want to thank you for your consideration.

The public input portion of the public hearing was opened. No one came forward to testify. The public input portion of the public hearing was closed.

Mr. Broadwell said staff would recommend conditional approval for the Ordinance granting a Revision to the Special Use Permit for a Special Purpose Recreational Institution use on the property located at 2320 and 2390 S. Eola Road with the following condition:

1. That the light poles associated with the outdoor tennis courts be turned off within 30 minutes of the conclusion of the day's last scheduled outdoor activity, and per the Qualifying Statement, the lights shall be turned off by 8:30 p.m. at the latest.

MOTION OF CONDITIONAL APPROVAL WAS MADE BY: Mrs. Anderson

MOTION SECONDED BY: Mr. Elsbree

AYES: Mrs. Anderson, Mr. Chambers, Mr. Divine, Mr. Elsbree, Mr. Gonzales, Mrs. Head, Mrs. Owusu-Safo, Ms. Tidwell

NAYS: None

FINDINGS OF FACT

1. Is the proposal in accordance with all applicable official physical development policies and other related official plans and policies of the City of Aurora?

Mr. Chambers said yes and these are listed in the staff report.

2. Does the proposal represent the logical establishment and/or consistent extension of the requested classification in consideration of the existing land uses, existing zoning classifications, and essential character of the general area of the property in question?

Mrs. Head said yes it is.

3. Is the proposal consistent with a desirable trend of development in the general area of the property in question, occurring since the property in question was placed in its present zoning classification, desirability being defined as the trend's consistency with applicable official physical development policies and other related official plans and policies of the City of Aurora?

Mrs. Owusu-Safo said yes it is consistent with the existing use of the land and is being used for a similar purpose.

4. Will the proposal maintain a compatible relationship with the traffic pattern and traffic volume of adjacent streets and not have an adverse effect upon traffic or pedestrian movement and safety in the general area of the property in question?

Mrs. Anderson said there should be no problem on traffic, so there should be no effect at all with traffic.

5. Will the proposal allow for the provision of adequate public services and facilities to the property in question and have no adverse effect upon existing public services and facilities?

Mr. Chambers said it should not have any adverse effect.

6. Does the proposal take adequate measures or will they be taken to provide ingress and egress so designed as to maximize pedestrian and vehicular circulation ease and safety, minimize traffic congestion, and not substantially increase the congestion in the public streets?

Chairman Pilmer said there should be no impact based upon the petition that has been presented.

- 9a. Will the special use not preclude the normal and orderly development or improvement of surrounding properties due to the saturation or concentration of similar uses in the general area?

Mrs. Head said there will be no over-saturation.

- 9b. Is the special use in all other respects in conformance to the applicable regulations in the district in which it is located, except as such regulations may in each instance be modified by the City Council pursuant to the recommendations of the Plan Commission?

Chairman Pilmer said I would state that is in conformance to the applicable regulations.

Mr. Broadwell said this will next be heard at the Building, Zoning and Economic Development Committee on Wednesday, September 9, 2020, at 4:00 p.m. which will be held over Zoom.

20-0417 A Resolution approving a Final Plat Revision, consolidating Lot 3A-2 of Eola Crossing 3rd Resubdivision and Lot 1 of Eola Crossing 4th Resubdivision, establishing Lot 1 of Eola Tennis Academy Resubdivision (Eola Tennis Academy, Inc. – 20-0417 / WH06/4-20.113-Su/R/Fsd/Fpn/R – SB – Ward 9)

Mr. Broadwell said staff would recommend approval of the Final Plat Revision consolidating Lot 3A-2 of the Eola Crossing 3rd Resubdivision and Lot 1 of the Eola Crossing 4th Resubdivision, establishing Lot 1 of Eola Tennis Academy Resubdivision.

MOTION OF APPROVAL WAS MADE BY: Mrs. Head

MOTION SECONDED BY: Mrs. Anderson

AYES: Mrs. Anderson, Mr. Chambers, Mr. Divine, Mr. Elsbree, Mr. Gonzales, Mrs. Head, Mrs. Owusu-Safo, Ms. Tidwell

NAYS: None

Mr. Broadwell said this will next be heard at the Building, Zoning and Economic Development Committee on Wednesday, September 9, 2020, at 4:00 p.m. which will be held over Zoom.

20-0418 A Resolution approving a Revision to the Final Plan for Lot 1 of the Eola Tennis Academy Resubdivision, for the property located at 2320 and 2390 S. Eola Road for a Special Purpose Recreational Institution (5200) use (Eola Tennis Academy, Inc. – 20-0418 / WH06/4-20.113-Su/R/Fsd/Fpn/R – SB – Ward 9)

Mr. Broadwell said staff would recommend approval of the Resolution approving a Revision to the Final Plan for Lot 1 of the Eola Tennis Academy Resubdivision for the property located at 2320 and 2390 S. Eola Road for a Special Purpose Recreational Institution use.

MOTION OF APPROVAL WAS MADE BY: Mrs. Head

MOTION SECONDED BY: Ms. Tidwell

AYES: Mrs. Anderson, Mr. Chambers, Mr. Divine, Mr. Elsbree, Mr. Gonzales, Mrs. Head, Mrs. Owusu-Safo, Ms. Tidwell

NAYS: None

Mr. Broadwell said this will next be heard at the Building, Zoning and Economic Development Committee on Wednesday, September 9, 2020, at 4:00 p.m. which will be held over Zoom.