



AGENDA PACKET
VILLAGE OF LAKE ZURICH
Planning and Zoning Commission Virtual Meeting

April 21, 2021
07:00 pm

VILLAGE OF LAKE ZURICH

PLANNING AND ZONING COMMISSION VIRTUAL MEETING

APRIL 21, 2021

07:00 PM

AGENDA

1. CALL TO ORDER AND ROLL CALL

Chairperson Orlando Stratman, Vice-Chair Kurt Baumann, Antonio Castillo, Ildiko Schultz, William Riley, Craig Dannegger, Joe Giannini, and Alternate Mike Muir.

2. CONSIDERATION OF MINUTES AND FINDINGS OF THE COMMISSION

A. Minutes of the Planning and Zoning Commission Meeting, on February 17, 2021.

Attachment: [2A.pdf](#)

3. PUBLIC MEETING - No items received.

4. PUBLIC HEARING

(This agenda item includes proposals presented to the Planning & Zoning Commission requiring public testimony, discussion and recommendation to the Village Board for final action. Written testimony and comments submitted to info@lakezurich.org prior to the start of the meeting will be read into the record.)

A. 65 Oakwood Road -- Special Use Permit (PZC 2021-04):

Application to consider the establishment of a Physical Fitness Facility specializing in cheerleading, tumbling and training within Unit 3 of the industrial condominium building.

Applicant: Jason Tercall and Kendra Tercall d/b/a Formula 1 Cheer

Owner: Helmuth Stahlecker

Attachment: [4A.pdf](#)

B. 300 North Rand Road/881 North Old Rand Road and 320 North Rand Road -- PUD (PZC 2021-03)

Application to consider development of the property with a mixed-use development known as "The Sanctuary of Lake Zurich," containing retail uses within a 4,200 square-foot building and 23 residential townhomes within three buildings.

Applicant: Romeo Kapudija, Miller Street Partners

Owners: Lakeside Condominiums of Lake Zurich, LLC; Holmes Lake Properties, LLC

Note: The Applicant has requested that the hearing be continued to the May 19, 2021 meeting to allow more time to address comments from the village DRT and other interested parties.

Attachment: [4B.pdf](#)

5. OTHER BUSINESS

6. STAFF REPORTS

(This is an opportunity for staff of the Community Development Department to report on matters of interest to the Planning & Zoning Commission)

7. PUBLIC COMMENT

(Comments submitted to info@lakezurich.org prior to the start of the meeting will be read into the record.)

8. ADJOURNMENT

Unapproved
VILLAGE OF LAKE ZURICH
PLANNING & ZONING COMMISSION MINUTES
February 17, 2021
(Electronic Online Meeting)

The meeting was called to order by Chairman Stratman at 7:02 p.m.

ROLL CALL: *Present* – Chairman Stratman, Commissioners Baumann, Riley, Giannini, and Schultz. *Absent:* Commissioner Dannegger. Chairman Stratman noted a quorum was present, and Commissioner Castillo arrived at 7:07 p.m. and Commissioner Muir arrived at 7:10 pm. *Also present:* Community Development Director Sarosh Saher, Innovation Director Michael Duebner, and Planner Tim Verbeke.

Chairman Stratman read the Rules of Procedure that will be followed during the online electronic meeting. Residents were given the opportunity to comment through email or in writing prior to the meeting, to participate in the virtual online meeting after preregistering, or to comment during the meeting with staff monitoring the various Village platforms.

CONSIDERATION OF MINUTES AND FINDINGS OF THE COMMISSION

Approval of the January 20, 2021 Meeting Minutes of the Planning & Zoning Commission:

MOTION was made by Commissioner Baumann, seconded by Commissioner Schultz to approve the January 20, 2021 minutes of the Planning and Zoning Commission as submitted.

Upon roll call:

AYES: 5 Chairman Stratman, Commissioners Baumann, Castillo, Riley, and Schultz.

NAYS: 0

OBSTAIN: 1 Giannini

ABSENT: 2 Commissioner Dannegger, Muir

MOTION CARRIED

PUBLIC COMMENT - Director Duebner, who have been and will continue to monitor online platforms, had received public comments through email that had been forwarded to the PZC members and would become part of the record.

PUBLIC HEARING:

MOTION was made by Commissioner Baumann, seconded by Commissioner Schultz to open the following public hearing at 7:09 p.m. for Application PZC 2020-08, 265 N Rand Road – Continued Consideration for a PUD for a European Deli; and Application PZC 2021-02, 410 Telser Rd Special Use Permit PZC 2021-02.

Upon roll call:

AYES: 6 Chairman Stratman, Commissioners Baumann, Castillo, Giannini, Riley and Schultz.

NAYS: 0

ABSENT: 2 Commissioner Dannegger, Muir

MOTION CARRIED

Those wishing to speak were sworn in by Chairman Stratman. Chair Stratman read a statement asking if participants would agree to participate in an electronic meeting and listed the conditions,

Planning & Zoning Commission Meeting Minutes, January 20, 2021

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and all agreed to the conditions. Planner Verbeke confirmed that the public hearing had been properly noticed and those wishing to comment had and would be given an opportunity to do so.

Continued Application:

A. 410 Telser Rd Special Use Permit:

The Application to consider a special use permit for request for a trucking company, yard, and maintenance facility for semi-tractor-trailer trucks. The Applicant has requested additional time and asked that the hearing be continued to the February 17, 2021 meeting of the PZC. The Applicants made a presentation to the Board regarding the changes to their proposal.

Applicant and Owner: Sungor Transportation

The Commissioners had a few clarifying comments and questions regarding the landscape and stormwater plans. The Applicants had submitted a few plans past the submittal date but Staff ensured the Commissioners the revised plans will be review by staff in time for the Village Board Meeting.

MOTION was made by Commissioner Baumann, seconded by Commissioner Riley, to close the public hearing and approve Application PZC 2021-02 410 Telser Road Special Use Permit for a trucking company, yard, and maintenance facility for semi-tractor-trailer trucks.

Upon roll call:

AYES: 7 Chairman Stratman, Commissioners Baumann, Castillo, Giannini, Riley, Muir, and Schultz.

NAYS: 0

ABSENT: 1 Commissioner Dannegger

MOTION CARRIED

B. 265 North Rand Road – Andy’s Deli (former Joe’s Barbershop property):

The Application was continued at the October 21, 2020 meeting to give the applicant the opportunity to address comments of the PZC and return at the November meeting. The Applicant has requested additional time and asked that the hearing be continued to the February 17, 2021 meeting of the PZC. The Applicants made a presentation to the Board regarding the changes to their proposal.

Applicant and Owner: Kolasa Real Estate Investment Inc., Mark Kupiec, Jack Zak

After a presentation from the Applicant, each Commissioner had a chance to speak about the issue. Then several letters from the public were read into the record and a few members of the public (Ralph & Thea Weber, Jones, Jim Oesterreicher, Steve Stephanidis, Michael Hilt) had a change for voice their opinion.

MOTION was made by Commissioner Riley, seconded by Commissioner Castillo, to Motion to receive into the public record the staff review of compliance of this Application with the zoning standards as presented by staff and to receive the testimony presented by the Applicants, testimony presented by members of the public, and in response to questions by the PZC Members, any testimony presented by Village Staff at tonight’s Public Hearing and make these standards a part of the official record for the Application, and Findings of the PZC, AND to recommend that the Village Board approve the Application PZC 2020-

Planning & Zoning Commission Meeting Minutes, January 20, 2021

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08 for the establishment of a Planning Unit Development the property commonly known as 265 N Rand Road.

Upon roll call:

AYES: 6 Chairman Stratman, Commissioners Riley, and Muir

NAYS: 4 Commissioners Baumann, Schultz, Castillo, and Giannini

ABSENT: 2 Commissioner Dannegger

MOTION FAILED

OTHER BUSINESS - None

STAFF REPORT:

Planner Verbeke said that there are no pending items for the March agenda.

PUBLIC COMMENT:

Directors Duebner said no additional comments or requests to speak had been received during the course of the meeting.

ADJOURNMENT:

MOTION was made by Commissioner Schultz, seconded by Commissioner Riley, to adjourn the meeting.

The meeting was adjourned at 9:41 p.m.

Submitted by: Tim Verbeke, Planner

Approved by:

*At the Heart of Community*

COMMUNITY DEVELOPMENT DEPARTMENT

505 Telser Road
Lake Zurich, Illinois 60047(847) 540-1696
Fax (847) 726-2182
LakeZurich.org**APPLICATION PZC 2021-04**
PZC Hearing Date: April 21, 2021**AGENDA ITEM 4.A****STAFF REPORT**

To: Chairperson Stratman and Members of the Planning & Zoning Commission

From: Sarosh Saher, Community Development Director

CC: Tim Verbeke, Planner
Mary Meyer, Building Services Supervisor

Date: April 21, 2021

Re: PZC 2021-04 Zoning Application for 65 Oakwood Unit 3 – Formula 1 Cheer
Special Use Permit for a Physical Fitness Facility

SUBJECT

Jason Tercall (the “Applicant”) requests a Special Use Permit to allow a physical fitness facility (SIC #7991) to operate at the property commonly known as 65 Oakwood Unit 3, a unit within the Lake Zurich Business Center industrial condominiums complex, and legally described in Exhibit A attached hereto (the “Subject Property”).

GENERAL INFORMATION

Requested Action:	<u>Special Use Permit</u>
Current Zoning:	<u>I Industrial District</u>
Existing Use	<u>Vacant Unit in Existing Industrial Condo Complex</u>
Proposed Uses:	<u>Physical Fitness Facility (SIC #7991)</u>
Property Location:	<u>65 Oakwood Unit 3</u>
Applicant:	<u>Jason Tercall d/b/a Formula 1 Cheer LLC</u>
Owner:	<u>Helmuth Stahlecker</u>
Staff Coordinator:	<u>Tim Verbeke, Planner</u>

Staff Report
APPLICATION PZC 2021-04

Community Development Department
PZC Hearing Date: April 21, 2021

LIST OF EXHIBITS

- A. Legal Description
- B. Public Hearing Sign
- C. Site Photos
- D. Aerial Map
- E. Zoning Map
- F. Parcel Map
- G. Development Application and Attachments
- H. Development Review Comments

BACKGROUND

Formula 1 Cheer LLC (the “Applicant”), with the consent of the owner, Mr. Helmuth Stahlecker, is proposing a physical fitness facility with a focus on cheerleading, tumbling, and training and legally described in Exhibit A attached hereto (the “Subject Property”). The Applicant filed an application with the Village of Lake Zurich received March 29, 2021 (the “Application”) seeking:

- Special Use Permit approval for a Physical Fitness Facility (SIC #7991)

The Applicant desires to establish a private gym within a condominium unit in the existing industrial building, with the main focus on cheerleading and tumbling. Any type of physical fitness facilities requires a special use permit in the Lake Zurich I-Industrial zoning district.

Formula 1 Cheer, owned and operated by Jason and Kendra Tercall, is a training facility that will provide cheerleading and tumbling training for athletes at all levels. The Subject Property will be located within an approximately 10,188 square foot portion of the 65,948 square foot industrial tenant condominium. As part of the operation, the Applicant will meet and train clients in the large open spaces of the building, with newly installed spring floors and mats. The existing office space will be converted to a parent waiting area and a main office. The remaining portion of the tenant space consists of a large warehouse/loading docks in the rear, and will be utilized by the tenants for training.

Formula 1 Cheer will not conflict with the standard hours of operation or traffic flow of the industrial park, as tentative operating times are after work/school. The hours of operation are Monday-Friday 4:00 p.m. to 9:00 p.m., and Saturday-Sunday 9:00 a.m. to 2:00 p.m. The anticipated traffic count per hour of operation is 10 vehicles with 5 employees working at one time, and the business seeing a little more than 100 customers a week.

Pursuant to public notice published on April 2, 2021, in the Daily Herald, a public hearing has been scheduled with the Lake Zurich Planning & Zoning Commission for April 21, 2021, to consider the Application. On April 6, 2021, the Village posted a public hearing sign on the Subject Property (Exhibit B).

Staff offers the following additional information:

Staff Report
APPLICATION PZC 2021-04

Community Development Department
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- A. Courtesy Review.** Due to the low impact of this project, courtesy review was not recommended.
- B. Zoning History.** The property is located within the Lake Zurich Business Center Industrial Condominiums complex, Units 1-4, which was recorded on June 9, 1987 in Lake County and is zoned within the I-Industrial District. The existing warehouse building was constructed in the following years, and used by several companies, with Unit 3 being most recently occupied by Atom AMPD, LLC until 2020.

This will be Mr. and Mrs. Tercall's first business venture, although they have over 25 years of experience in the industry.

- C. Surrounding Land Use and Zoning.** The subject property is located at the southern end of the Industrial Park, near the intersection of Oakwood Road and IL Route 22. Unit 3 is one of 4 industrial condominium units, collectively known as Lake Zurich Business Center Industrial Condominiums complex. All directly surrounding land is zoned I Industrial District and is improved with both multi-tenant and single user industrial buildings.

The property to the southeast with frontage along IL East Route 22 is zoned within the B-1 local community business district and is developed with the retail and commercial uses within the Oakwood Shopping Center.

- D. Trend of Development.** The subject property is located within Lake Zurich's thriving Corporate Industrial Park. Currently, there are four other physical fitness facilities that have established on properties zoned within the I Industrial zoning district. These facilities are Main Street Sports at 143 East Main Street, MVP Sports Academy at 130 Oakwood Road, US Gymnastics Training Center at 405 Enterprise Parkway and Max Fitness at 1148 Rose Road. Formula 1 Cheer is in keeping with the trend of development of these facilities.
- E. Zoning District.** The I industrial district is intended to provide for a range of nuisance free manufacturing, warehousing, transportation, wholesaling, and industrial uses that are compatible with the suburban residential character of the village. The industrial district is also meant to accommodate certain professional offices and similar uses that may provide services to the industrial users and are compatible with the industrial character of the district. It is the goal of these regulations to provide and preserve an area within the village for industrial uses that create employment and economic benefits for the village and the industrial district.

Physical fitness facilities are classified as a special use requiring a careful review of their location, design, configuration, and special impact to determine, against fixed standards, the desirability of permitting their establishment on any given site. Special uses are uses that may or may not be appropriate in a particular location depending on a weighing, in each case, of the public need and benefit against the local impact and effect

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GENERAL FINDINGS

Staff of the Village's Development Review Team (DRT) has evaluated the development against the various standards and provisions of the Lake Zurich Municipal Code and offers findings on specific sections of the Code.

9-19-3: STANDARDS FOR SPECIAL USE PERMITS.

Staff has reviewed the application and found that the proposal will continue to remain in substantial conformance with the standards for Special Use Permits as outlined below.

A. General Standards: No special use permit shall be recommended or granted unless the applicant shall establish substantial conformance with the following:

1. Zoning Code and Plan Purposes: The proposed use and development will be in harmony with the general and specific purposes for which this zoning code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the official comprehensive plan.

Staff Response: Standard met. The development will continue to remain in substantial conformance with the purpose and intent of the I Industrial District, and the land use designation of the adopted Comprehensive Plan.

2. No Undue Adverse Impact. The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area, or the public health, safety, and general welfare.

Staff Response: Standard met. The proposed development is consistent with other industrial condominium office spaces within the Industrial District. Based on the fact that it is being operated with smaller class sizes of 10 to 15 customers, plus only evening and weekend hours, it will not have any substantial or undue adverse effect upon any adjacent properties.

3. No Interference with Surrounding Development. The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

Staff Response: Standard met. The entirety of the land use and its operation is proposed to be conducted within a portion of the existing tenant space in Lake Zurich Business Center Industrial Condominiums complex.

4. Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities,

Staff Report
APPLICATION PZC 2021-04

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drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

Staff Response: Standard met. The proposed development is currently served by and will continue to be served adequately by essential public facilities and services such as streets, utilities and drainage and other municipal services. No changes to these are contemplated at this time.

5. No Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through the surrounding streets.

Staff Response: Formula 1 Cheer is estimating 10 vehicles arriving at the facility per hour of operation, with a majority of the vehicles being drop-off/pick-up, resulting in minimal related automobile traffic arriving to and leaving this location. The traffic will not conflict with the standard hours of operation or traffic flow of the industrial park, as tentative operating times are after work/school.

Parking is in conformance with the requirements of the zoning code. The industrial condominium complex was designed with adequate parking to accommodate the parking demand for the various types of uses that the complex could accommodate.

6. No Destruction of Significant Features. The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.

Staff Response: Standard met. The proposed use will not result in the destruction or removal of any natural features. The proposed use would be conducted entirely within an existing tenant space Lake Zurich Business Center Industrial Condominiums complex.

7. Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

Staff Response: Standard met. The proposed development will comply with all other additional standards imposed through the building codes as they relate to physical fitness facilities. The applicant is proposing a buildout to upgrade the interior to their requirements per the building codes.

8. Positive Effect. The proposed special use creating a positive effect for the zoning district, its purpose, and adjacent properties shall be placed before the benefits of the petitioner.

Staff Report
APPLICATION PZC 2021-04

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Staff Response: Standard met. The proposed development will continue to uphold the established character of the industrial park, and will provide a healthy and convenient lifestyle option for the Village's residents and employees of the Industrial Park.

- B. Special Standards for Specified Special Uses. When the district regulations authorizing any special use in a particular district impose special standards to be met by such use in such district, a permit for such use in such district shall not be recommended or granted unless the applicant shall establish compliance with such special standards.

Staff Response: Standard met. There are no additional standards for the proposed special use. Staff will ensure that compliance is established before any additional permits are issued.

- C. Considerations. In determining whether the applicant's evidence establishes that the foregoing standards have been met, the Plan Commission and the Board of Trustees shall consider:

1. Benefit. Whether and to what extent the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.

Staff Response: Standard met. The proposed development will bring a unique healthy lifestyle option to the Village. Residents of the village will be provided with a convenient gym specializing in cheerleading and tumbling.

2. Alternative Locations. Whether the purposes of the zoning code can be met by the location of the proposed use and development in some other area or zoning district that may be more appropriate than the proposed site.

Staff Response: Physical fitness facilities (SIC #7991) are a permitted use within the Village's Business districts and a special use within Industrial districts. Mr. Tercall has not indicated an intention of looking for an alternative location in a business district due to the space requirements of his gym. Any alternative location in the industrial district would involve additional costs and would be subject to requirements that are no different from the current location.

3. Mitigation of Adverse Impacts. Whether all steps possible have been taken to minimize any substantial or undue adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping, and screening.

Staff Response: Standard met. The physical fitness facility will be developed to prevent any undue adverse effect on itself or on surrounding property in

Staff Report
APPLICATION PZC 2021-04

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relation to its location, design and operation. All primary activities of the proposed use are located within the enclosed tenant space.

RECOMMENDATION

The recommendation of the Planning and Zoning Commission should be based on the standards included in the following Sections of the Lake Zurich Municipal Code:

- Section 9-19-3: Standards for Special Use Permits

Based on the review of staff, the standards for approval have been met and therefore staff recommends that the Planning and Zoning Commission make these standards a part of the official record of the Application.

Staff of the Community Development Department therefore recommends the approval of Application PZC 2021-04, subject to the following conditions:

1. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff and applicable governmental agencies:
 - a. Zoning Application, Cover Letter, and background information dated March 17, 2021, and prepared by Mr. Jason Tercall and Ms. Kendra Tercall
 - b. Exhibit A: Legal Description of the Subject Property
 - c. Site and Floor Plans dated submitted March 17, 2021, and prepared by Mr. Jason Tercall and Ms. Kendra Tercall.
2. The special use constituting this physical fitness business with a focus on cheerleading, tumbling, and training shall be located within the industrial tenant space addressed at 65 Oakwood Road Unit 3 as depicted on the Site and Floor Plans submitted by Mr. Jason Tercall and Ms. Kendra Tercall, dated March 17, 2021, and shall expire if this physical fitness business ceases operating at the subject property.
3. The development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.

Respectfully Submitted,

Tim Verbeke
 Planner

Staff Report
APPLICATION PZC 2021-04

Community Development Department
PZC Hearing Date: April 21, 2021

LAKE ZURICH PLANNING & ZONING COMMISSION
FINAL FINDINGS & RECOMMENDATIONS

FOR 65 OAKWOOD UNIT 3
April 21, 2021

The Planning & Zoning Commission recommends approval of Application PZC 2021-04, and the Planning & Zoning Commission adopts the findings as contained within the Staff Report dated **April 21, 2021** for this Application and subject to any changes or approval conditions as listed below:

1. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff and applicable governmental agencies:
 - a. Zoning Application, Cover Letter, and background information dated March 17, 2021, and prepared by Mr. Jason Tercall and Ms. Kendra Tercall.
 - b. Exhibit A: Legal Description of the Subject Property
 - c. Site and Floor Plans dated submitted March 17, 2021, and prepared by Mr. Jason Tercall and Ms. Kendra Tercall.
 2. The special use constituting this physical fitness business with a focus on cheerleading, tumbling, and training shall be located within the industrial tenant space addressed at 65 Oakwood Road Unit 3 as depicted on the Site and Floor Plans submitted by Mr. Jason Tercall and Ms. Kendra Tercall, dated March 17, 2021, and shall expire if this physical fitness business ceases operating at the subject property.
 3. The development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.
- ☐ Without any further additions, changes, modifications and/or approval conditions.
- ☐ With the following additions, changes, modifications and/or approval conditions:

Planning & Zoning Commission Chairman

Staff Report
APPLICATION PZC 2021-04

Community Development Department
PZC Hearing Date: April 21, 2021

EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTY

PARCEL 1:

LOT 2 IN LAKE ZURICH BUSINESS CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 1987 AS DOCUMENT NUMBER 2576236, IN LAKE COUNTY, ILLINOIS AND CORRECTED BY INSTRUMENT RECORDED JUNE 9, 1987 AS DOCUMENT NUMBER 2553937, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR STORM WATER SEWER SYSTEM FOR THE BENEFIT OF PARCEL 1 IN, OVER, UNDER, ACROSS AND ALONG THAT PART OF LOT 1 IN LAKE ZURICH BUSINESS CENTER, BEING A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 1987 AS DOCUMENT NUMBER 2576236, IN LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

THE EAST 45 FEET OF THE NORTH 15 FEET, AS CREATED BY A GRANT OF EASEMENT RECORDED JANUARY 3, 1991 AS DOCUMENT NUMBER 2978135, IN LAKE COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR WATER MAIN FOR THE BENEFIT OF PARCEL 1 IN, OVER, UNDER, ACROSS, AND ALONG THAT PART OF LOT 1 IN LAKE ZURICH BUSINESS CENTER, BEING A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 1987 AS DOCUMENT NUMBER 2576236, IN LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

THE NORTH 15 FEET, AS CREATED BY A GRANT OF EASEMENT RECORDED JANUARY 3, 1991 AS DOCUMENT NUMBER 2978136, IN LAKE COUNTY, ILLINOIS.

PARCEL 4:

EASEMENT FOR SANITARY SEWER SYSTEM FOR THE BENEFIT OF PARCEL 1 IN, OVER, UNDER, ACROSS AND ALONG THAT PART OF LOT 1 IN LAKE ZURICH BUSINESS CENTER, BEING A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 1987 AS DOCUMENT NUMBER 2576236, IN LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

THE NORTH 180 FEET OF THE EAST 30 FEET, AS CREATED BY A GRANT OF EASEMENT RECORDED JANUARY 3, 1991 AS DOCUMENT NUMBER 2978137, IN LAKE COUNTY, ILLINOIS.

Staff Report
APPLICATION PZC 2021-04

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EXHIBIT B
PUBLIC HEARING SIGNS PRESENT AT SUBJECT PROPERTY



Formula 1 Cheer



Lake County, Illinois



Map Printed on 4/16/2021



Subject Parcel

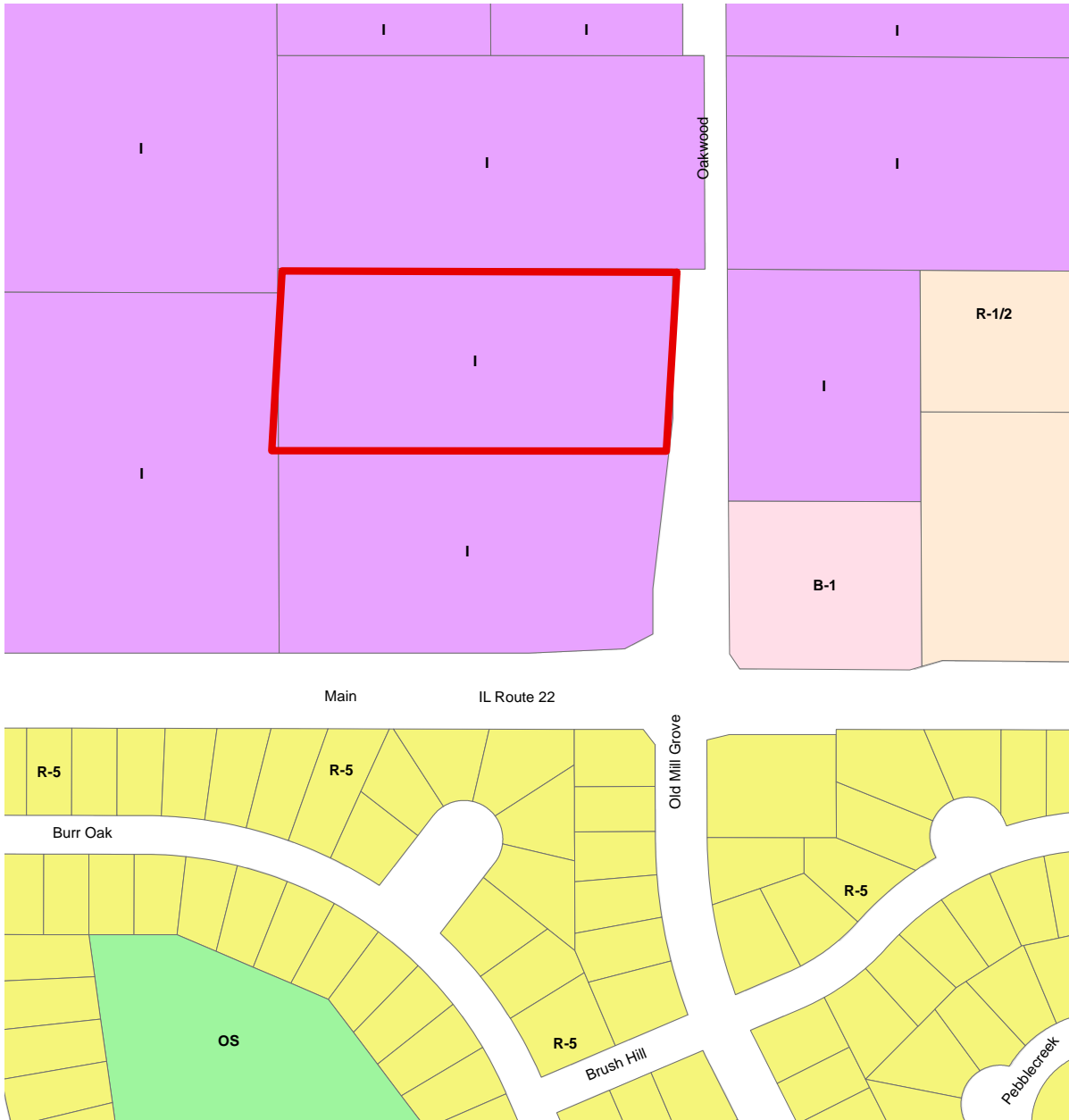
Disclaimer:

The selected feature may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.



Formula 1 Cheer

65 Oakwood Unit 3



COMMUNITY SERVICES DEPARTMENT
Building and Zoning Division
505 Telser Road, Lake Zurich, Illinois 60047

(847) 540-1696
Fax: (847) 726-2182
LakeZurich.org



Formula 1 Cheer

65 Oakwood Unit 3



COMMUNITY SERVICES DEPARTMENT
Building and Zoning Division
505 Telser Road, Lake Zurich, Illinois 60047

(847) 540-1696
Fax: (847) 726-2182
LakeZurich.org



ZONING APPLICATION

Community Development Department
505 Telser Rd.
Lake Zurich, IL 60047
Phone: (847) 540-1696
Fax: (847) 540-1769

(Please Type or Print)

1. Address of Subject Property: 65 Oakwood Rd Unit 3
2. Please attach complete legal description
3. Property Identification number(s): 14-16-301-011
4. Owner of record is: Helmut Stahlecker Phone: 223-927-2810
E-Mail: hstahlecker@gmail.com Address: _____
5. Applicant is (if different from owner): Jason Tercall Phone: 847-542-5125
E-Mail: jtercall@gmail.com Address: 208 Eastwood Ct Port Barrington, IL 60010
6. Applicant's interest in the property (owner, agent, realtor, etc.): Lessee
7. All existing uses and improvements on the property are: Flex space
8. The proposed uses on the property are: Sports use (cheer/tumbling)
9. List any covenants, conditions, or restrictions concerning the use, type of improvements, setbacks, area, or height requirements placed on the Subject Property and now of record and the date of expiration of said restrictions:
N/A
10. Describe any contract or agreement of any nature relevant to the sale or disposal of the Subject Property:
N/A
11. For applications requiring a public hearing, please attach a list which contains the PIN, owner, and owner's mailing address of all properties located within 250 feet (excluding all Public Right-of-Ways) of the Subject Property.

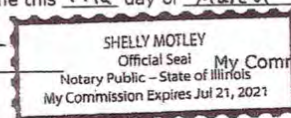
THE APPLICANT'S SIGNATURE BELOW INDICATES THE INFORMATION CONTAINED IN THIS APPLICATION AND ON ANY ACCOMPANYING DOCUMENTS IS TRUE AND CORRECT.
THE APPLICANT ALSO ACKNOWLEDGES IF THE CONSULTANT EXPENSES EXCEED THE INITIAL ESCROW DEPOSIT, THE APPLICANT WILL REIMBURSE THE ACCOUNT IMMEDIATELY.

Jason Tercall
(Name of applicant)

[Signature]
(Signature of applicant)

Subscribed and sworn to before me this 17th day of March, 2021.

[Signature]
(Notary Public)



My Commission Expires 7/21/21

Helmut Stahlecker
(Name of Owner, if different)

[Signature]
(Signature of Owner, if different)

Subscribed and sworn to before me this 17 day of March, 2021.

(Notary Public)

My Commission Expires _____

Please indicate what form of zoning relief your application requires. For assistance, please contact Staff:

- ☐ Zoning Code **Map** Amendment to change zoning of Subject Property from ____ to ____
- ☐ Zoning Code **Text** Amendment to amend the following section(s) of the Zoning Code _____

(See Section 18-103 of the Lake Zurich Zoning Code for specific standards. If a specific parcel is the subject of this amendment, then provide the additional information listed in Section 18-103C.)

- ☒ Special Use Permit/Amendment for Sports use / tumbling and cheer
- (See Section 19-103 of the Lake Zurich Zoning Code for specific standards.)

- ☐ Planned Unit Development/Major Adjustment/Amendment

(Planned Unit Developments are a distinct category of special use and are intended to create a more desirable environment than through strict application of the zoning and subdivision regulations. See Section 22-105 of the Lake Zurich Zoning Code for specific standards. Please list all the 'modifications' requested in the cover letter.)

- ☐ Variation for _____

(See Section 17-104 of the Lake Zurich Zoning Code for specific standards. Please indicate what your specific hardships are in the cover letter.)

- ☐ Modification to the Land Development Code (includes retaining walls more than 2 feet in height)
- (See Section 10-6-18 of the Land Development Code for specific standards.)

- ☐ Preliminary Plat of Subdivision

- ☐ Final Plat of Subdivision or Amendment to Plat of Subdivision
- (See Sections 10-5-2 and 10-5-9 of the Land Development Code for specific standards.)

- ☐ Site Plan Approval/Major Adjustment/Amendment
- (See Section 20-103 of the Lake Zurich Zoning Code for specific standards.)

- ☐ Exterior Appearance Approval or Amendment
- (See Section 21-103 of the Lake Zurich Zoning Code for specific standards.)

APPLICATION TO ANNEX CERTAIN TERRITORY

All land annexed to the Village is classified automatically after such annexation in the R-1\2 Single Family Residential District. The owner must file an application for a Zoning Map amendment if he or she desires a different zoning classification for the Subject Property.

- ☐ Petition to Annex Certain Territory (Please complete attached petition)
- ☐ Application to Annex Certain Territory

COMPREHENSIVE PLAN APPLICATION

- ☐ Comprehensive Plan **Map** Amendment for _____
- _____
- ☐ Comprehensive Plan **Text** Amendment for _____
- _____



Jason and Kendra Tercall (Formula 1 Cheer)
 (847) 542-5125
jtercall@gmail.com

March 17, 2021

Dear Orlando Stratman, Chairperson of the Planning & Zoning Commission

I am extremely excited to request a special use permit to create Formula 1 Cheer in Lake Zurich, IL. Formula 1 Cheer will serve children and young adults in the Northwest suburban area. We are a private gym whose main focus is on cheerleading and tumbling. We will help our athletes to become more disciplined and focused, as well as improve their overall health.

Owners: Jason Tercall and Kendra Tercall

Formula 1 Cheer LLC

Proposed Location: 65 Oakwood Road, Lake Zurich, IL. 60047 – Unit 3

Tentative Opening: May 10, 2021

Property and Business Details

- Property Owner: Helmuth Stahlecker
- Lessee: Jason Tercall (Formula 1 Cheer LLC)
- Current Use: Flex Space
- Intended Use: Tumbling and Cheer
- Approvals sought: Special Use Permit
- Vehicle Count: Most of our athletes will arrive via carpooling therefore; we estimate 10 vehicles arriving at the facility per hour of operation. The majority of the cars that arrive will be drop-off and pickup only.
- Build-out:
 - Eliminate drop ceiling and non-load bearing walls
 - New LED lighting to be installed
 - Update sprinkler system
- Tentative Hours: 4pm-9pm Monday-Friday, 9am-2pm Saturday & Sunday
- Employees: 5 to 6.
- Estimated Customer Count: 125 athletes on a weekly basis.
- Funding: To fund the start-up costs for Formula 1 Cheer, the owners have invested \$60,000. There is not a need to seek a loan/financial assistance.

Business Mission

Provide a safe, clean and cheerful environment under the guidance of knowledgeable, personable and fun-loving cheer and tumbling professionals.

Creativity in teaching methods will set us apart from our competitors, using both repetition and variation. We believe that the young athlete must have fun and truly enjoy what he or she is doing to learn successfully. Our coaches are trained in more unique methods of teaching that produce the same, if not better, physical effect on the athlete, but provide a better mental effect. The gym will be open for parent observation, but they will be asked to stay in a specific area as a safety precaution.

Formula 1 Cheer will be making a profit within the first year of business with expected year-to-year growth. As the number of athletes in our classes increases, we will add extra coaches, where needed. As current coaches at other gyms, we have a very strong relationship with our customers and will do whatever we can to keep them coming back to us.

Background

Owners Jason Tercall and Kendra Tercall have both been competitive gymnasts and cheerleaders, respectively. With combined coaching experience of over 25 years of our two Directors, we understand what our customers want and need. We understand that sometimes you have to be extremely flexible with these young athletes in order to do what works best to accomplish your set goal while coaching/teaching. We have found that there is definitely a market for private gyms in the Northwest suburban area.

Formula 1 Cheer affirms that its promoters have acquired all legally required trademarks and patents.

Business Objectives

The objectives of Formula 1 Cheer are the following:

- Provide cheerleading and tumbling training for athletes at all levels, from beginner to advanced.
- Provide continual training, benefits and incentives for staff to encourage a long-term commitment of employees.
- Continue to build relationships with the athletes and their parents while providing informative and fun coaching guidance.

Keys to Success

Our main keys to success include:

- Maintaining a reputable and untarnished reputation in the community
- Competitive pricing
- Ample and secure parking
- Easy access
- Target high traffic areas for maximum public exposure
- Design facilities to curb overcrowding

- Seasoned management team
- Personalized relationships with customers

Company Success

First-rate service will be the focus of Formula 1 Cheer and a cornerstone of the brand's success. All clients will receive conscientious, one-on-one, timely service in all capacities. This is expected to create a loyal brand following and return business. In fact, for those who are aware of Formula 1 Cheer's impending kickoff, a keen interest has been expressed in moving over to us.

Based on the experience of our Directors as well as the strength of the coaching staff, Formula 1 Cheer is well positioned to make a positive impact in the cheerleading and tumbling markets. We will leverage our relationships in the industry as well as bring a new and fresh approach to the cheerleading and tumbling industries.

Services

Formula 1 Cheer offers cheerleading and tumbling classes and teams for beginners to advance athletes of any age. We believe this is important to ensure athletes just entering both cheerleading and tumbling will have a successful and fun learning experience. Our classes and teams are organized by ability, level, and age. This type of class organization allows our coaches to be most effective in their coaching as they can appropriately teach children who share common developmental standards.

Industry Overview

In the United States, the popularity of cheerleading has grown over 30% in the last 10-years. Due to the major growth, cheerleading will be included in the upcoming summer Olympics. This development will only increase awareness, enthusiasm and participation in the sport of cheerleading.

Between cheerleading and tumbling, there are approximately 9 million participants in the U.S.

Research shows that consumers in this industry primarily focus on the following factors when making purchasing decisions:

- Experienced and passionate instructors.
- New, safe, and well-kept training facility.
- Easy to get to location.
- Positive gym culture.

Target Markets

Formula 1 Cheer's major target markets are as follows:

- Our target market is children and young adults from various backgrounds/experience levels that can be broken down into three groups.

- The first group are the individuals who are looking to be on one of our competitive cheerleading teams that go to competitions all over the country representing Formula 1 Cheer.
- The second group are the recreational tumblers. These are individuals that are looking to acquire new tumbling skills (no matter how basic or advanced), to stay fit, or just looking for a fun activity.
- The third group are the school cheer teams or various other clubs looking to rent out gym space.

Marketing Strategy

Formula 1 Cheer will promote sales using the following methods:

- Open Formula 1 Cheer with a grand opening.
- Promote our facility online via our website and all available social media platforms.
- Introduce our program to all schools, teams/clubs, park districts, day care and home school students, summer camps and local businesses.
- Deliver the best customer experience to all our members.
- Position easy to read signage/banners at strategic places around the area.
- Join various associations as well attend targeted conferences.
- All staff members and athletes on our competitive cheer teams wear Formula 1 Cheer branded apparel.
- Continue to build upon existing relationships with the athlete and their parent.
- Cultivate new relationships in order to grow Formula 1 Cheer.

Strategy Summary

Formula 1 Cheer will succeed by offering our athletes a safe, fun environment to learn as well as enhance knowledge on cheerleading and tumbling with close personalized attention from trained coaches/teachers. The goals of the gym are two-fold:

- To ensure the athletes are very comfortable with the environment in which they have placed their athletes and the physical and social benefits gained thereof.
- To make it a safe, educational, and fun experience for the athlete.

Competitive Edge

Formula 1 Cheer will build strong relationships with the athletes and their families. That may seem like a hard thing to accomplish, but when you teach the same athletes for multiple sessions and years, you would be surprised at how much you will learn about them. Most of this information comes from the relationships formed with the parents and athletes after or before classes when they just come up and talk with the Directors and Coaches. When strong relationships are built, the trust-level with parents significantly increases, which enables high retention levels.

Why go to Formula 1 Cheer?

- For close to eight years, I have had a very strong two-way relationship with the Lake Zurich and outlying high school cheerleading programs. Formula 1 Cheer has received recommendations from the Lake Zurich High School cheerleading coaches as well as an acknowledgment to transition to Formula 1 Cheer as soon as we open our doors, which currently equates to 50 Lake Zurich households. In addition, a commitment has been received from a representative of the Barrington Park District for 20 athletes to transition to Formula 1 Cheer.
- Our pricing structure along with our experience and unbridled enthusiasm will provide Formula 1 Cheer with not only entry into the market, but also provide a competitive advantage.
- A state-of-the-art facility with brand new, world class equipment that provides excellent ceiling height, lighting and an ultra-clean environment. This pristine environment along with our Directors and Coaches will ensure the overall safety of our athletes.
- The consistent approach to coaching and relationship building over the years has earned the trust of the athletes and their parents.

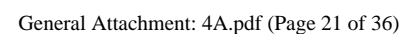
Thank you for your time in reviewing our application.

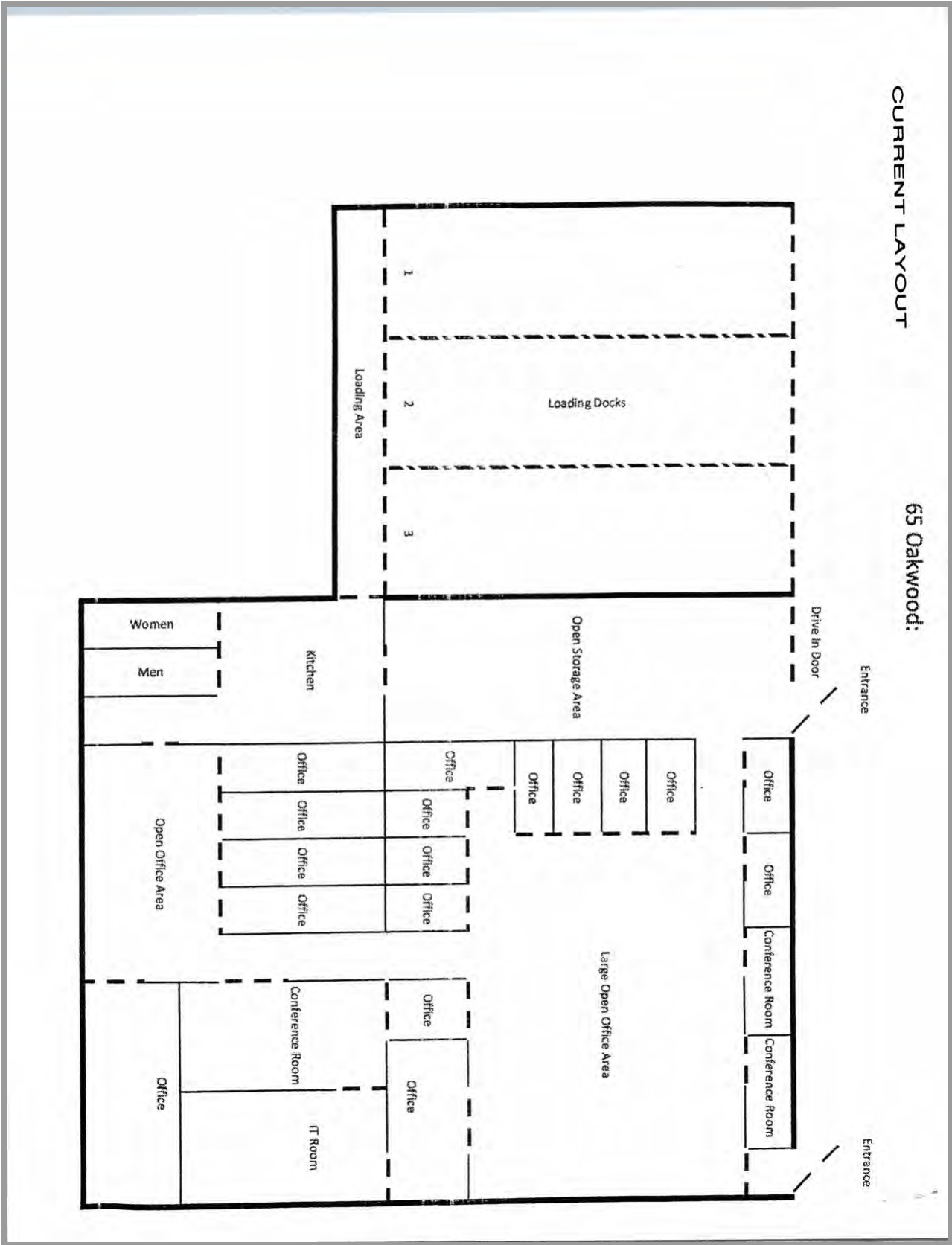


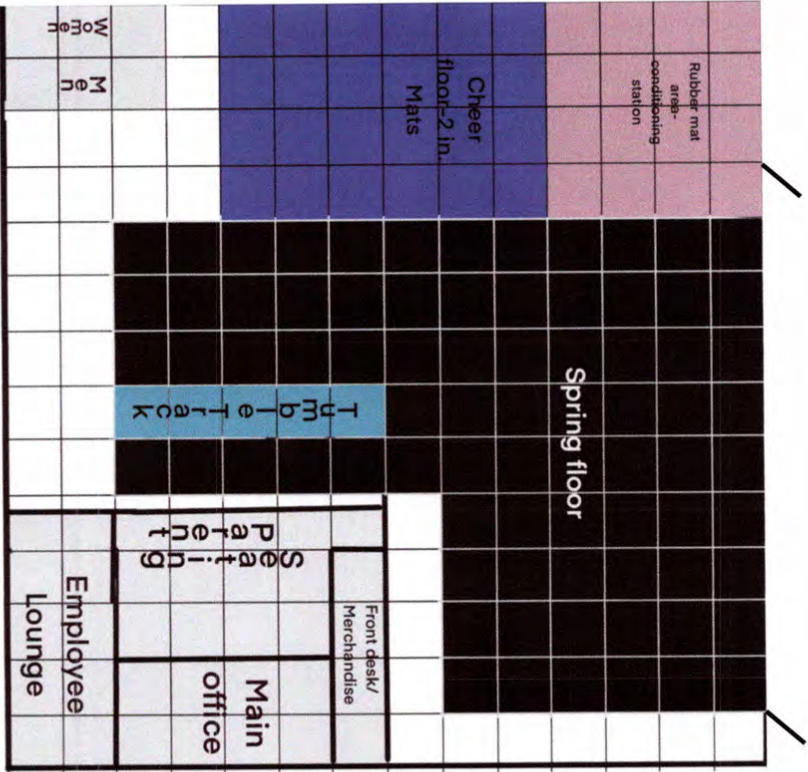
Formula 1 Cheer is definitely more than a business to my wife, Kendra and I. We have been involved in gymnastics and cheerleading respectively, at a young age.

Kendra and I met as coaches and became fast friends and married in August 2019.

We are excited to funnel the love and passion we have for one another into our new adventure of Formula 1 Cheer.





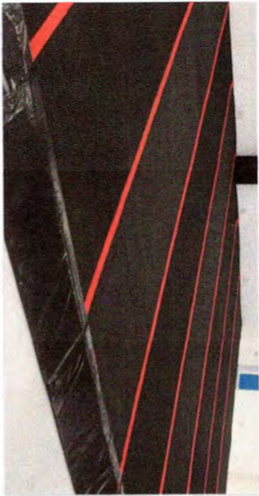


Updated Floor Plan

This is the proposed floor plan for Formula 1 Cheer. Successful tumbling and cheer programs require wide open space and high ceilings. 65 Oakwood Road meets both of those needs.

Our updated layout allows us to install over 6,000 square feet of spring cheer floor. The only significant changes to the current floor plan are taking down the non-load bearing walls to increase our open space. The following pages will explain what type of equipment will be used at Formula 1 Cheer.

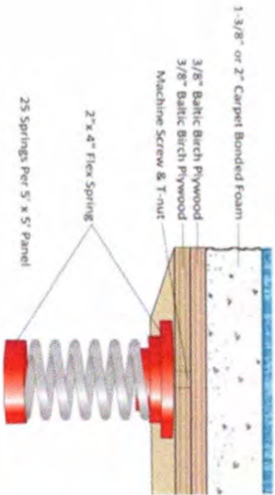
What is a Spring Cheer Floor?

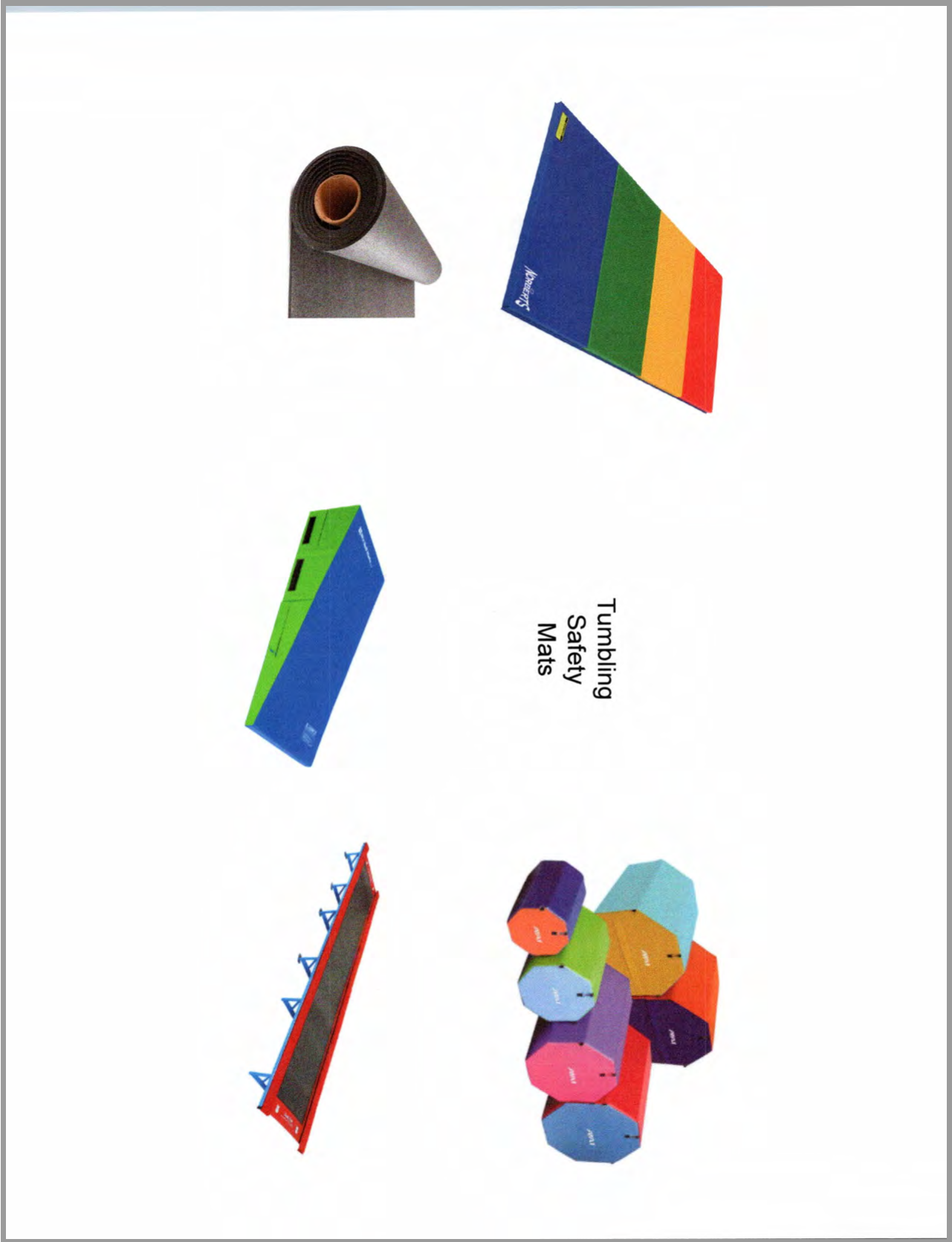


Completed Spring Floor

Composed of a combination of three parts:

- ☐ Springs (plus hardware)
- ☐ Plywood
- ☐ Carpet bonded foam







At the Heart of Community

COMMUNITY DEVELOPMENT DEPARTMENT

505 Telser Road
Lake Zurich, Illinois 60047
(847) 540-1696
Fax (847) 726-2182
Permits@LakeZurich.org
www.LakeZurich.org

BUSINESS LICENSE & OCCUPANCY APPLICATION

ATTACH FLOOR PLAN CLEARLY ILLUSTRATING THE BUILDING AREA YOU INTEND TO OCCUPY

Check one of the following:

- ☐ Existing Building: New Tenant, No Alterations ☒ Existing Building: New Tenant, Alterations to Building
☐ Existing Building: Name/Ownership Change Only ☐ New Building: New Occupant

Other: _____

- Business Name: Formula 1 Cheer LLC
- Location/address: 65 Oakwood Rd Business Phone: (224) 288-3320
- Business owner's name: Jason Tercall Email: formula1cheer@gmail.com
- Circle one: Single ownership, partnership, corporation, joint venture, other: _____
- Property Owner Name: Helmuth Stahlacker Phone: (223)-927-2810
- Emergency Contact Name: Kendra Tercall Address: 208 Eastwood Pk Phone: (847)-525-9437
- Type of business use (BE SPECIFIC) – if an office – what type of service, if retail, what products are sold, if manufacturing, what products, etc. Formula 1 Cheer will serve children and young adults in the Northwest suburban area. We are a private gym whose main focus is on cheerleading and tumbling.

8. Employee/Building Data:

Total Number of Employees	<u>5-6</u>
Number of Toilet Rooms	<u>2 Rooms / 3 stalls in each</u>
Number of Exits	<u>4</u>
Total Square Footage of space	<u>10,252 sqft</u>
Proposed Move In Date:	<u>5-10-2021</u>
Parking Spaces Required	<u>~20</u>

- Will trucks be parked on site? No If yes, where/how many? _____
- Will hazardous chemicals/material be stored on site? If yes, a list must be provided of hazardous chemicals. No
- A separate permit is required for parking lot sealing/restriping. Initial to acknowledge: JT
- A permit and screening is required for changes to rooftop mechanical units. Initial to acknowledge: JT
- Permanent & temporary signs require a permit (including banners etc). Initial to acknowledge: JT
- Outdoor storage is not permitted; dumpsters shall be within approved enclosures. Initial to acknowledge: JT
- RPZ (backflow preventers) shall be certified annually. Initial to acknowledge: JT

NO BUSINESS SHALL BE OCCUPIED WITHOUT A CERTIFIED OF OCCUPANCY AND BUSINESS LICENSE ISSUED BY THE VILLAGE OF LAKE ZURICH. FAILURE TO OBTAIN CERTIFICATE AND/OR BUSINESS LICENSE MAY RESULT IN BUSINESS CLOSING AND/OR FINES.

Jason Tercall
Signature – business owner/agent
Responsible for above requirements

Jason Tercall
Printed name – business owner/agent

3/28/2021
Date

Office Use Only: Zoning SIC#: _____ Approved _____ Denied _____
Comments _____

Building and Zoning Signature: _____ Date: _____



At the Heart of Community

FIRE DEPARTMENT
Fire Prevention Bureau

1075 Old McHenry Road
Lake Zurich, Illinois 60047

(847) 540-5073
FAX: (847) 550-1779
LakeZurich.org

OCCUPANCY DIRECTORY / EMERGENCY CONTACTS

FAX BACK TO FIRE PREVENTION BUREAU 847-550-1779

OR EMAIL TO: FIRE.BUREAU@LAKEZURICH.ORG

Date: 3/28/2021

Name of Business: Formula 1 Cheer LLC

Business Address: 65 Oakwood Rd

Business Phone: (224) 288-3320

Business Email: formula1cheer@gmail.com

Business Owner: Jason Tercall After Hrs Phone: (847) 542-5125

Building Owner: Helmuth Stahlecker **Phone:** (223) 927-2810

Building Owner Mail Address: _____

City: _____ **State:** _____ **Zip:** _____

Building Owner Email: hstahlecker@gmail.com

LIST THE EMERGENCY CONTACTS THAT CAN BE CALLED FOR INFORMATION
AFTER BUSINESS HOURS

Name: Jason Tercall Primary Phone: (847) 542-5125

Secondary Phone: _____

Name: Kendry Tercall Primary Phone: (847) 525-9437

Secondary Phone: _____

Name: Tom Tercall Primary Phone: (312) 404-0519

Secondary Phone: _____



At the Heart of Community

PUBLIC WORKS DEPARTMENT

505 Telser Road
Lake Zurich, Illinois 60047

(847) 540-1696
Fax (847) 726-2182
LakeZurich.org

INDUSTRIAL WASTEWATER QUESTIONNAIRE

Facility Name: Formula 1 Cheer LLC

Facility Address: 165 Oakwood Rd

Telephone Number: (224) 288-3320

Facility Representative: Jason Terrell

Describe the type of business activity at this location:

Sports use / fitness tumbling and cheer

Number of employees: 5-6 Days of operation: 7

Hours of operation: M-F: 4-9
Sa-S: 9-2

List all North American Industry Classification System Numbers (SIC Numbers): 713940

Does this facility generate any wastewater from any manufacturing process?

Yes ☐ No ☒

Does this facility operate a pretreatment process or device used for treating wastewater prior to discharge to the sewer? Yes ☐ No ☒

Does this facility have a grease trap? Yes ☐ No ☒

If yes, how many? _____

Name of person completing this report: Jason Terrell

Title: Owner

For Office Use Only

Date Received: _____

Further Action Necessary: _____

Reviewed By: _____ Date: _____



At the Heart of Community

FINANCE DEPARTMENT

70 East Main Street
Lake Zurich, Illinois 60047(847) 438-5141
LakeZurich.org

UTILITY BILLING ACCOUNT APPLICATION

PROPERTY SERVICE ADDRESS

Street Address: 65 Oakwood Rd	Unit #: 3
City: Lake Zurich	State: IL Zip: 60047

PROPERTY OWNER

Name (Last, First): Stahlacker, Jason	Home Phone:
Email:	Cell Phone: (223) 927-2810
Previous Lake Zurich Utility Billing Customer? <input type="radio"/> YES <input type="radio"/> NO	Work Phone:
Mailing Address (if different):	Unit #:
City:	State: Zip:

"Can we sign you up for the free official Village e-newsletter, Benchmarks?"

☐ YES☐ NO

OCCUPANCY INFORMATION

Date to Start Service: May 2021	Is this property <input type="radio"/> Owner Occupied or <input checked="" type="radio"/> Rental?
IF RENTAL PROPERTY*	
Tenant Name (Last, First): Tercall, Jason	Tenant Phone: (847) 542-5125
Party to be billed: <input type="radio"/> Owner <input checked="" type="radio"/> Tenant	

*Pursuant to Village regulation, the property owner and any tenants are jointly liable and agree to pay the Village of Lake Zurich as prescribed in the effective Village rate schedules and to comply with all applicable Village ordinances related to water and sewer matters.

IDENTIFICATION AUTHENTICATION

Primary Account Holder	
Name (Last, First) Tercall, Jason	Type of ID: T624-4388-7289
If Other Identification, Explain: Drivers license	Last four digits of government issued ID:
Additional Authorized Parties (Optional)	
Name (Last, First)	Type of ID:
If Other Identification, Explain:	Last four digits of government issued ID:
Name (Last, First)	Type of ID:
If Other Identification, Explain:	Last four digits of government issued ID:

AGREEMENT

I hereby certify that the information provided is complete and accurate to the best of my knowledge. I/We understand and agree to the above conditions, which will remain in force until the Village receives written notice to terminate the above service.

Account Holder Signature:	Date: 3/28/2021
---------------------------	-----------------

INTERNAL USE ONLY

Date Application Received: _____ ID Verified by Staff: _____ Processed: _____

EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1:

LOT 2 IN LAKE ZURICH BUSINESS CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 1987 AS DOCUMENT NUMBER 2576236, IN LAKE COUNTY, ILLINOIS AND CORRECTED BY INSTRUMENT RECORDED JUNE 9, 1987 AS DOCUMENT NUMBER 2553937, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR STORM WATER SEWER SYSTEM FOR THE BENEFIT OF PARCEL 1 IN, OVER, UNDER, ACROSS AND ALONG THAT PART OF LOT 1 IN LAKE ZURICH BUSINESS CENTER, BEING A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 1987 AS DOCUMENT NUMBER 2576236, IN LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

THE EAST 45 FEET OF THE NORTH 15 FEET, AS CREATED BY A GRANT OF EASEMENT RECORDED JANUARY 3, 1991 AS DOCUMENT NUMBER 2978135, IN LAKE COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR WATER MAIN FOR THE BENEFIT OF PARCEL 1 IN, OVER, UNDER, ACROSS, AND ALONG THAT PART OF LOT 1 IN LAKE ZURICH BUSINESS CENTER, BEING A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 1987 AS DOCUMENT NUMBER 2576236, IN LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

THE NORTH 15 FEET, AS CREATED BY A GRANT OF EASEMENT RECORDED JANUARY 3, 1991 AS DOCUMENT NUMBER 2978136, IN LAKE COUNTY, ILLINOIS.

PARCEL 4:

EASEMENT FOR SANITARY SEWER SYSTEM FOR THE BENEFIT OF PARCEL 1 IN, OVER, UNDER, ACROSS AND ALONG THAT PART OF LOT 1 IN LAKE ZURICH BUSINESS CENTER, BEING A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 1987 AS DOCUMENT NUMBER 2576236, IN LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

THE NORTH 180 FEET OF THE EAST 30 FEET, AS CREATED BY A GRANT OF EASEMENT RECORDED JANUARY 3, 1991 AS DOCUMENT NUMBER 2978137, IN LAKE COUNTY, ILLINOIS.

WARRANTY DEED

THIS INDENTURE, made this 19th day of February, 2021, between P.S. Holdings, LLC, an Illinois limited liability company as to 89.42% and Mels, 18, LLC, an Illinois limited liability company as to 10.58%, Grantors, and,

Oakwood Road Flex LLC, an Illinois limited liability company
3805 N. Lincoln Avenue,
Chicago, Illinois 60613,
Grantee

Grantors, for and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE AND CONVEY unto Grantee, and to its successors and assigns, forever, all the following described real estate, situated in the County of Lake and State of Illinois known and described as follows, to wit:

Legal Description is attached hereto as Exhibit A and incorporated herein by this reference.

Together with all hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described premises: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, its successors and assigns forever.

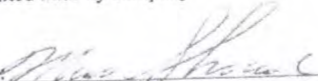
And the Grantors, for themselves, and their successors, do covenant, promise and agree, to and with the Grantee, its successors and assigns, that they have not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it will WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those matters described on Exhibit B attached hereto and incorporated herein by this reference.

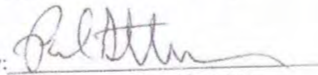
Permanent Real Estate Index Numbers: 14-16-301-006; 14-16-301-009; 14-16-301-010; 14-16-301-011; 14-16-301-012; 14-16-301-013; 14-16-301-014; 14-16-301-015; 14-16-301-016; 14-16-301-017; 14-16-301-018; and 14-16-301-019.

Address of Real Estate: 61-95 Oakwood Road, Lake Zurich, Illinois 60047

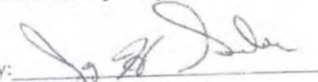
IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed as of the day and year first above written.

P.S. Holdings, LLC, an Illinois
limited liability company

By: 
Michael Schroeder, Manager

By: 
Paul Stavropoulos, Manager

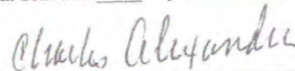
Mels 18, LLC, an Illinois
limited liability company

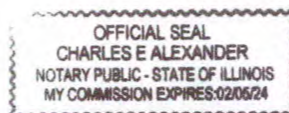
By: 
Jay H. Silver, Manager

State of Illinois)
)
County of Lake)

The undersigned, a Notary Public in the State of Illinois, does hereby certify that Michael Schroeder and Paul Stavropoulos, Managers of P.S. Holdings, LLC, an Illinois limited liability company, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 19th day of February, 2021.

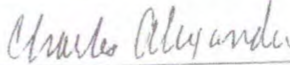

Notary Public

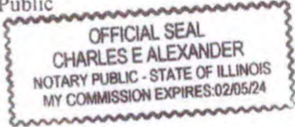


State of Illinois)
)
County of Lake)

The undersigned, a Notary Public in the State of Illinois, does hereby certify that Jay H. Silver, Manager of Mels 18, LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 19th day of February, 2021.



Notary Public


This instrument was prepared by:

Charles E. Alexander
40 Skokie Boulevard
Suite 400
Northbrook, Illinois 60062

After recording mail to:

Michael M. Mazek
3805 N. Lincoln Avenue
Chicago, Illinois 60613

Send future tax bills to:

Estimated Costs of Site Development

Formula 1 Cheer requires very little buildout. We need as much open space as possible to allow us to put in a full regulation size competitive cheer floor and equipment (safety mats).

- Eliminate drop ceiling and non-load bearing walls: ~ \$5,000
- New LED lighting to be installed: ~ \$2,000
- Update sprinkler system: ~ \$5,000



At the Heart of Community

COMMUNITY DEVELOPMENT DEPARTMENT

505 Telser Road
Lake Zurich, Illinois 60047

(847) 540-1696
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PZC Hearing Date: April 21, 2021
PZC 2021-03

Item 4.B.

STAFF REPORT

To: Chairperson Stratman and Members of the Planning & Zoning Commission

From: Sarosh Saher, Community Development Director

CC: Mary Meyer, Building Services Supervisor
Tim Verbeke, Planner

Re: **Request to Continue Application**

The Sanctuary of Lake Zurich
300 North Rand Road/881 North Old Rand Road and 320 North Rand Road
Planned Unit Development (PUD)

SUBJECT

Mr. Romeo Kapudija of Miller Street Partners (the “Applicant”) is the applicant for a mixed-use development known as “The Sanctuary of Lake Zurich,” containing retail uses within a 4,200 square-foot building and 23 residential townhomes within three buildings. The property comprises four parcels with frontage along the lake. The current owners of the property are Lakeside Condominiums of Lake Zurich, LLC and Holmes Lake Properties, LLC.

The Applicant had submitted an application with supporting documentation and exhibits for the development of the property. However, he is in the process of addressing comments and request for documentation from the village’s Development Review Team (DRT) and other interested parties and has therefore requested that the hearing be continued to the May 19, 2021 meeting to allow more time to do so.

REQUESTED ACTION

The Applicant has requested that the hearing be continued to the May 19, 2021 meeting of the PZC. Village Staff supports this request to continue the hearing.