



At the Heart of Community

COMMUNITY DEVELOPMENT DEPARTMENT

505 Telser Road
Lake Zurich, Illinois 60047

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

APPLICATION PZC 2017-13
PZC Hearing Date: December 20, 2017

AGENDA ITEM 4.C

STAFF REPORT

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

From: Sarosh Saher, Community Development Director

CC: Katie Williams, Associate Planner
Mary Meyer, Building Services Supervisor

Date: December 20, 2017

Re: PZC 2017-13 Zoning Application for 100 Oakwood Road – Brazilian Jiu Jitsu Studio

SUBJECT

David Downs of Brabo, LLC (the “Applicant”) requests a Special Use Permit to allow a physical fitness facility (SIC #7991) to operate at the property commonly known as 100 Oakwood Road Unit H, and legally described in Exhibit A attached hereto (the “Subject Property”).

GENERAL INFORMATION

Requested Action: Special Use Permit

Current Zoning: I Industrial District

Existing Use: Vacant unit within an industrial condominium complex

Proposed Uses: Physical Fitness Facility (SIC #7991)

Property Location: 100 Oakwood Road, Unit H

Applicant: David Downs of Brabo, LLC

Owner: Schultz Brothers Co.

Staff Coordinator: Katie Williams, Associate Planner

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

David Downs (the “Applicant”), is the Applicant for the physical fitness facility that is proposing to operate within the 100 Oakwood industrial condominium, and legally described in Exhibit A attached hereto (the “Subject Property”). The Applicant filed an application with the Village of Lake Zurich received November 20, 2017 (the “Application”) seeking:

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

The Subject Property is located within the Village’s I Industrial Zoning District. David Downs, the Applicant, currently moonlights as a Jiu Jitsu instructor at a martial arts location (Carlson Gracie Jiu Jitsu) in Buffalo Grove. He now intends to open and operate his own training studio in affiliation with Carlson Gracie Team that is known to have established the martial art of Brazilian Jiu Jitsu in North America. The studio will be located within an approximately 2,880 square foot industrial tenant space – Unit H – in the condominium building. As part of the operation, Mr. Downs will hold classes of 10-20 adults. The tenant space is intended to be set up with 1,100 square feet of exercise mats with no structural changes, major renovations or the use of any equipment such as fitness machines, weights and treadmills.

The Jiu Jitsu studio is proposed to hold two hour-long classes, 4 days a week. The classes would be held after normal business hours, with the first beginning at 5:45 p.m., and the second beginning at 6:45 p.m. The applicant is contemplating adding two classes during the weekends with class times yet to be determined.

Pursuant to public notice published on December 2, 2017, in the Daily Herald, a public hearing has been scheduled with the Lake Zurich Planning & Zoning Commission for December 20, 2017, to consider the Application. On November 22, 2017, the Village posted a public hearing sign on the Subject Property (Exhibit B).

Staff offers the following additional information:

- A. **Courtesy Review.** No Courtesy Review was recommended for the proposed use due to the minimal impact of the land use.
- B. **Zoning History.** The Subject Property was constructed in 2000, pursuant to the approval outlined in Ordinance 1999-09-989. The units were built to accommodate both office space and warehousing in order to provide for the spatial needs of most small industrial businesses. Since their construction, the condominiums have housed a variety of low-impact, small-scale manufacturing and service industry businesses.

A membership sports and recreation club, Go Hardball Training Academy, was previously approved for this unit in 2010, as outlined in Special Use Approval 2010-06-715. No additional conditions were placed on this approval.

- 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 Route 22. The building at 100 Oakwood consists of seven industrial condominium units. The majority of surrounding land is zoned I Industrial District and is improved with both multi-tenant and single user industrial buildings. Immediately south of the Subject Property and adjacent to Route 22 is the Oakwood Commons Retail Center, a multitenant building which is zoned B-1 Local and Community Business.
- D. **Trend of Development.** The subject property is located within Lake Zurich's thriving Industrial Park. Currently, there are four other physical fitness facilities that have sought Special Use Permits to locate in the I Industrial zoning district. The existing physical fitness facilities located within the I Industrial zoning district are CrossFit Lykos at 143 East Main Street, Homerun Sports and Fitness at 140 Oakwood Road, MaxFitness at 1148 Rose Road, and US Gymnastics Training Center at 405 Enterprise Parkway. The Jiu Jitsu studio will be unique in that it will be the only Jiu Jitsu studio in both the Industrial Park and the Village.
- 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. They 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

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. It will be operated with smaller classes which will be held outside of normal business hours and 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 proposed land use is conducted within a portion of the existing tenant space, Unit H, at 100 Oakwood Road.

4. Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, 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: Standard met. The Brazilian Jiu Jitsu studio will only be training smaller classes with hours outside of usual businesses, resulting in minimal related automobile traffic arriving to and leaving this location.

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 within the single 55-space parking lot. The applicant has been assigned a minimum of seven unreserved parking spaces within the lot. However, the additional usage of the lot will be allowed through shared parking. The operation of the facility off peak hours will allow parking demand to be staggered with the peak demand of other businesses on the property.

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.

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.

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 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 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 and employees of the Industrial Park will be provided with a convenient space for this unique activity.

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. Any alternative location within the industrial district 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 is being proposed in a manner that will prevent any undue adverse effect on itself or on surrounding property in relation to its location, design and operation. All

primary activities of the proposed use are located within the enclosed tenant space, Unit H.

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 2017-13, 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 and Cover Letter dated November 20, 2017, and prepared by Mr. David Downs
 - b. Exhibit A: Legal Description
 - c. Floor plans prepared by Mr. David Downs
 - d. Site Plan provided by Van Vlissingen Property Management Company
2. All fitness activities shall be operated and contained wholly within the enclosed tenant space subject to this approval.
3. The special use constituting a physical fitness facility known as Brazilian Jiu Jitsu Studio/Academy operated by Mr. David Downs, shall be restricted to the commercial tenant space known as Unit H at 100 Oakwood Road and shall expire if this physical fitness use and company requesting this special use cease operating at the property.
4. The development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.

Respectfully Submitted,

Katie Williams
Associate Planner

**LAKE ZURICH PLANNING & ZONING COMMISSION
FINAL FINDINGS & RECOMMENDATIONS**

**FOR 100 Oakwood Road
December 20, 2017**

The Planning & Zoning Commission recommends approval of Application PZC 2017-13, and the Planning & Zoning Commission adopts the findings as contained within the Staff Report dated **December 20, 2017** 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 and Cover Letter dated November 20, 2017, and prepared by Mr. David Downs
 - b. Exhibit A: Legal Description
 - c. Floor plans prepared by Mr. David Downs
 - d. Site Plan provided by Van Vlissingen Property Management Company
 2. All fitness activities shall be operated and contained wholly within the enclosed tenant space subject to this approval.
 5. The special use constituting a physical fitness facility known as Brazilian Jiu Jitsu Studio/Academy operated by Mr. David Downs, shall be restricted to the commercial tenant space known as Unit H at 100 Oakwood Road and shall expire if this physical fitness use and company requesting this special use cease operating at the 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

EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTY

THE NORTH 359 .00 FEET OF LOT 46 IN LAKE ZURICH ESTATES BEING A SUBDIVISION OF PARTS OF SECTIONS 15, 16 AND 21 TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 4, 1926 AS DOCUMENT NUMBER 280128, IN BOOK "P" OF PLATS, PAGE 61, IN LAKE COUNTY, ILLINOIS.

EXHIBIT B
PUBLIC HEARING SIGNS PRESENT AT SUBJECT PROPERTY



Exhibit C: Site Photos



Figure 1: Looking east from Oakwood Road towards the Subject Property.



Figure 2: Looking north from the Subject Property.



Figure 3: Looking west towards Oakwood Road from the Subject Property.



Figure 4: Looking southwest towards Oakwood Road from the Subject Property.



Figure 5: Looking south towards the rear of the adjacent commercial building from the Subject Property.

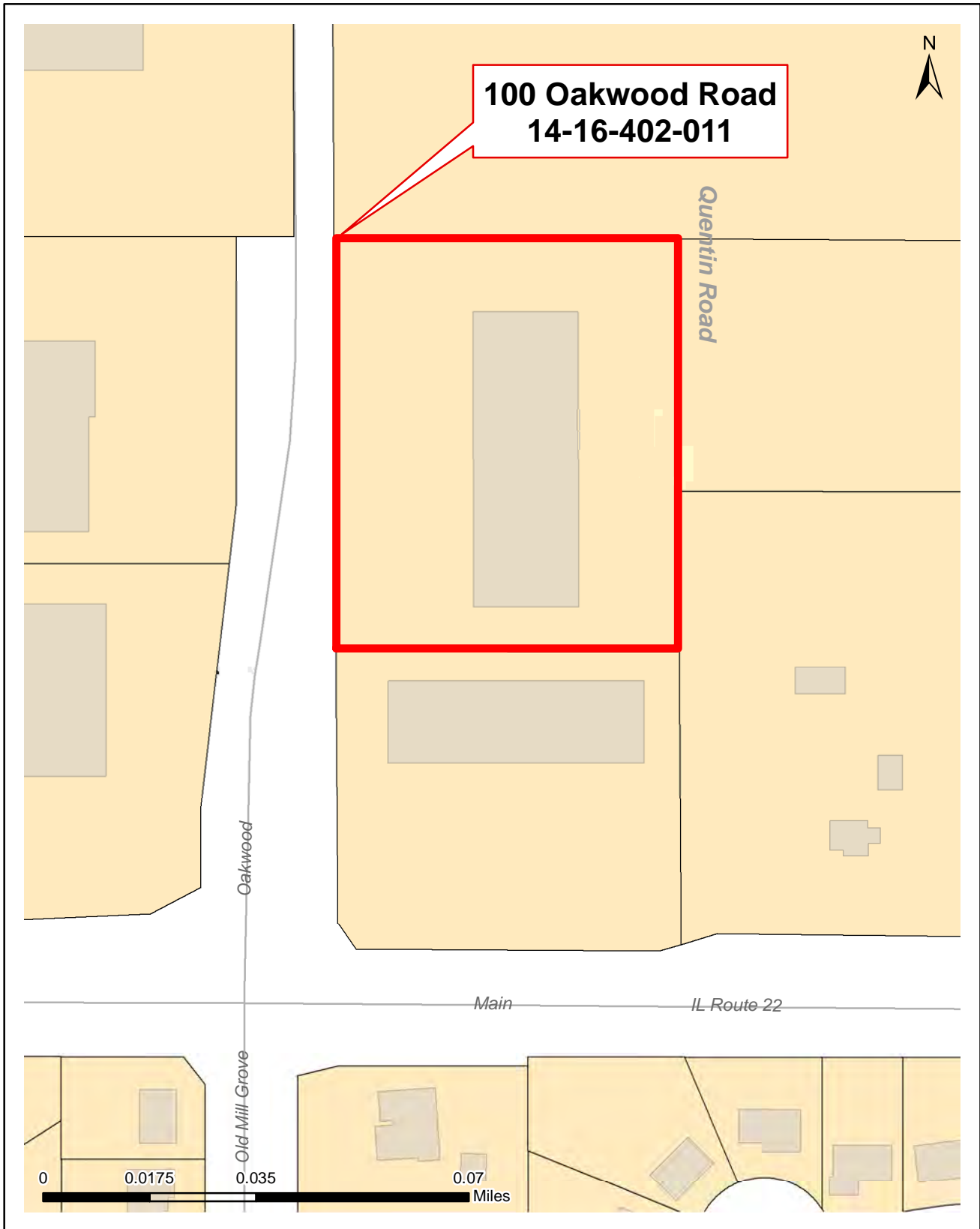


Figure 6: Looking east towards the rear of the Subject Property.



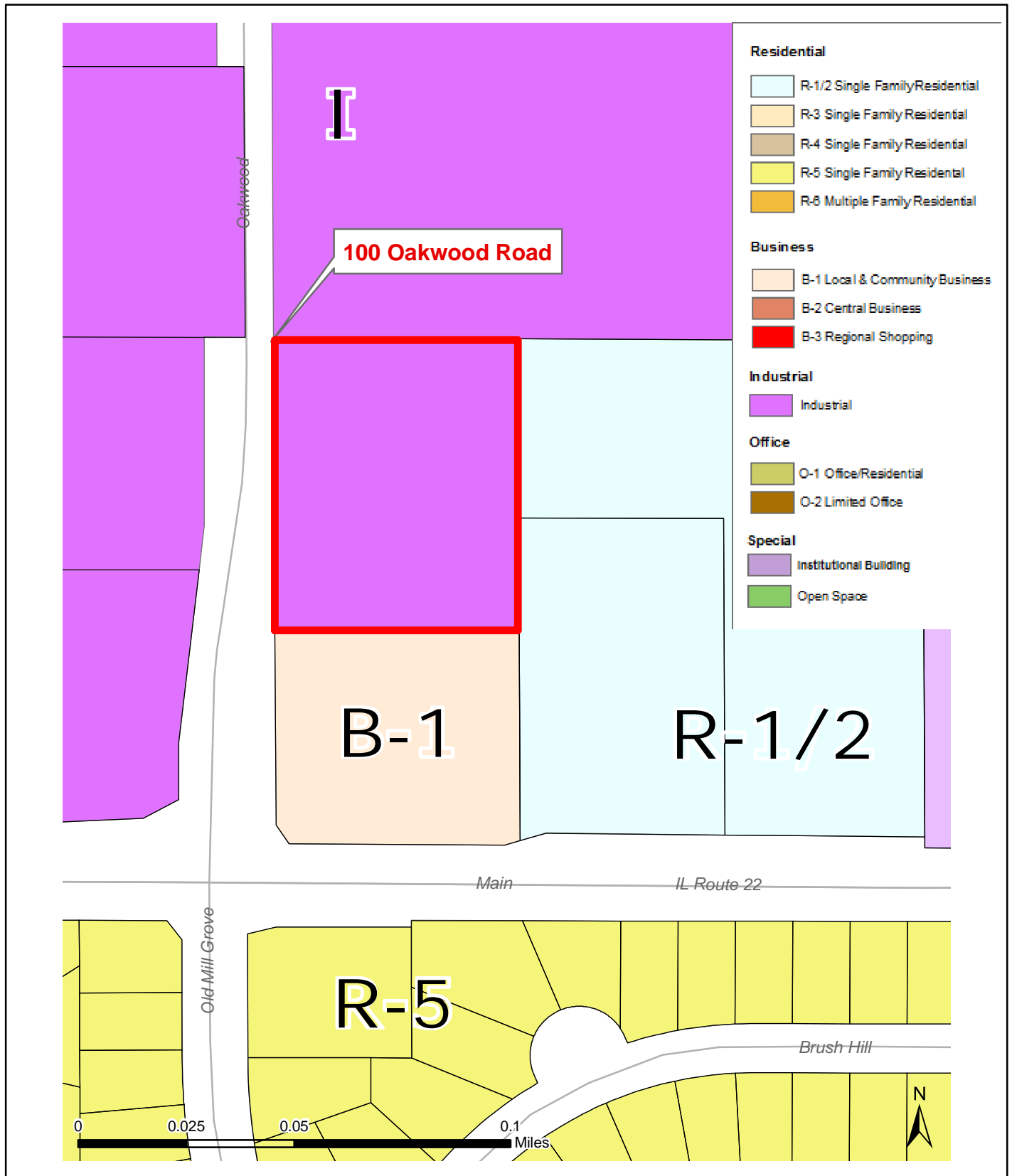
Aerial Map of 100 Oakwood Road, Lake Zurich





Parcel Map of 100 Oakwood Road, Lake Zurich





Zoning Map of 100 Oakwood Road, Lake Zurich



Orlando Stratman, Chairperson of the Planning & Zoning Commission,
Village of Lake Zurich, Planning and Zoning Department
505 Teiser Road, Lake Zurich, IL 60047,

Dear Orlando Stratman:

I am writing to you to seek approval for a special use permit for the property at 100 Oakwood drive unit H in Lake Zurich IL 60047. This property is owned by the Schultz Bros & is currently managed by Van Vlissingen & Co. As the sole tenant leasing the space, I plan on occupying the space with a Brazilian Jiu Jitsu academy affiliated with Carlson Gracie team. I am seeking to be in full compliance with all zoning codes and permits required with the village of Lake Zurich. The goal is to make Brazilian Jiu Jitsu accessible to the community of Lake Zurich so students can reap the benefits of weight loss, knowledge of the art, better self-esteem, discipline, and overall healthier lifestyle.

I understand that any physical fitness facility in an industrial park needs a special use permit in Lake Zurich so I wanted to make sure I am complying with all village ordinances to ensure the safety of not only my patrons, but the other tenants in the building. The reason I am seeking this particular industrial space is the location and the fact that all I need is space to put in roughly 1100 sq. ft. of mats. There would be no permanent structural changes to the space. I am not going to be using any fitness machines, weights, treadmills, or any other freestanding weights. I am simply looking to offer the instruction and practice of Brazilian Jiu Jitsu by itself. The classes would be taking place after 5pm which is after normal business hours. There would be two hour long classes a day starting at 5:45pm and 6:45pm and be offered 4 nights during the work week. Outside of these classes I was looking to have 2 classes on Saturday and Sunday. Currently these classes would be offered to adults only. The class size would be approximately 10-20 students per class. Parking would not be an issue since there are 55 parking spots in the building and there would be absolutely no overflow parking on any streets.

I would be more than happy to answer any questions or provide any additional information you may need in regards to the proposed matter. Please find additional information such as my formal application, lease and additional documents attached.

Sincerely,

David Downs

(847) 899-3251

downsd@icloud.com

ddowns@lakeshoresecurities.com



ANNEXATION AND ZONING APPLICATION

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

(Please Type or Print)

- Address of Subject Property: 100 Oakwood dr. Unit H Lake Zurich, IL 60047
- Legal description: Lot _____ Block _____ Subdivision See attached

Please attach complete legal description Unit H

Property dimensions are: 90 ft. by 32 ft. = 2,880 square feet

If more than two acres, then give area in acres: _____

- Property Identification number(s): 14-16-402-011

- Owner of record is: Schultz Bros. Co. Phone: 847-438-3900

Fax: _____ E-Mail MCS421@sbc global.net

Address: 815 Oakwood Unit I, Lake Zurich

- Applicant is (if different from owner): David Downs Phone: (847) 899-3251

Fax: (312) 341-0372 E-Mail Downsd@icloud.com

Address: 3917 Beaver Run dr. Long Grove IL 60047

- Applicant's Interest in the property: proposed tenant
(owner, agent, contractor, Realtor, etc.)

7. THE FOLLOWING ACTION IS REQUESTED:

Please provide a detailed explanation in a separate cover letter, explaining each zoning standard as it relates to the following applications. For the Lake Zurich Zoning Code visit www.lakezurich.org and navigate to the link for the Municipal Code.

A. VILLAGE BOARD 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

B. PLANNING & ZONING COMMISSION APPLICATIONS

- Zoning Code **Map** Amendment for _____
Zoning Code **Text** Amendment for _____

(See Section 18-103 of the Lake Zurich Zoning Code for specific standards. In general, The Planning & Zoning Commission will evaluate the consistency of the proposed amendment with the purposes of the Zoning Code and the community need for the proposed amendment, uses, and development. If a specific parcel is the subject of this amendment, then provide the additional information listed in Section 18-103C.)

- Special Use Permt/Amendment for Physical Fitness Facility

(See Section 19-103 of the Lake Zurich Zoning Code for specific standards. The Planning & Zoning Commission also will consider whether the proposed special use is deemed necessary for the public convenience at the particular location and whether alternative locations have been evaluated.)

- Site Plan Approval/Major Adjustment/Amendment

(See Section 20-103 of the Lake Zurich Zoning Code for specific standards.)

- Exterior Appearance/Amendment

(See Section 21-103 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. Planned Unit Developments also require the provision of compensating amenities to the Village.)

- Preliminary and Final Plat of Subdivision/Amendment

(See Sections 10-5-2 and 10-5-9 of the Land Development Code for specific standards.)

- 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.)

- Variation for _____

(Illinois State Law requires that in order for a Variation to be granted a land-related hardship must be proven by a positive Finding of Fact for certain criteria. See Section 17-104 of the Lake Zurich Zoning Code for specific standards. Please indicate what your specific hardships are in the cover letter. Self-inflicted hardships are not eligible for a variance.)

C. COMPREHENSIVE PLAN APPLICATION

- Comprehensive Plan **Map** Amendment for _____

- Comprehensive Plan **Text** Amendment for _____

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.

Dawn Downs
(Name of applicant)

[Signature]
(Signature of applicant)

Subscribed and sworn to before me this 16 day of Nov, 2017.

[Signature]
(Notary Public)

My Commission Expires 4/19/20



(Name of Owner, if different)

(Signature of Owner, if different)

Subscribed and sworn to before me this ____ day of _____, 2017.

(Notary Public)

My Commission Expires _____

Official Use Only

Zoning Case Number: _____ Date of Public Hearing: _____

Application Fees: _____ Annexation Fees: _____

Escrow Deposit for consultant fees: _____

Is a Courtesy Review by the Village Board required? Yes No

Traffic study required? Yes No

Any impact fees/contributions required? Yes No

Compensation amenities required? Yes No

Application accepted by: _____ Date: _____

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.

(Name of applicant) (Signature of applicant)

Subscribed and sworn to before me this _____ day of _____, 2017.

(Notary Public) My Commission Expires _____

Glenn Herbert
(Name of Owner, if different) [Signature]
(Signature of Owner, if different)

Subscribed and sworn to before me this _____ day of _____, 2017.

(Notary Public) My Commission Expires _____

*****Official Use Only*****

Zoning Case Number: _____ Date of Public Hearing: _____

Application Fees: _____ Annexation Fees: _____

Escrow Deposit for consultant fees: _____

Is a Courtesy Review by the Village Board required? Yes No

Traffic study required? Yes No

Any impact fees/contributions required? Yes No

Compensation amenities required? Yes No

Application accepted by: _____ Date: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Mateo

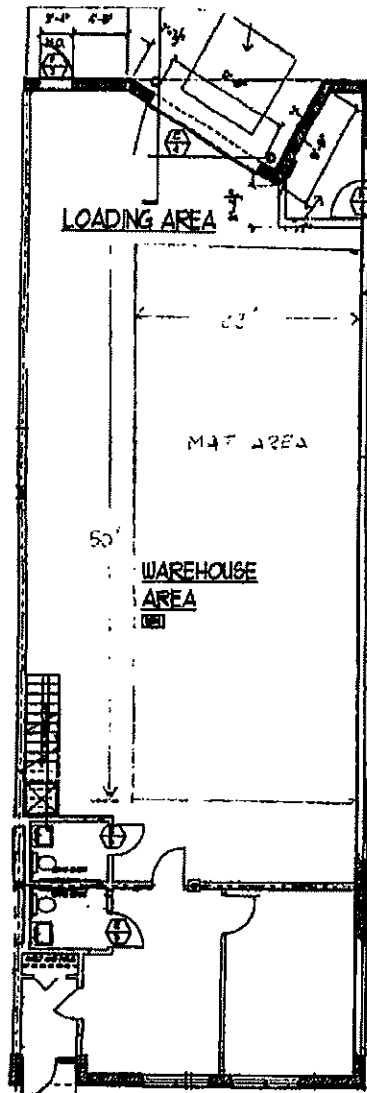
Subscribed and sworn to (or affirmed) before me on this 16
day of NOV, 2017, by Glenn Herbert procter

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



(Seal) Signature [Signature]

UNIT H
100 OAKWOOD ROAD
Lake Zurich, Illinois



SCALE: 1/8" = 1'
100 OAKWOOD UNIT H

Exclusive Leasing and Management Agents

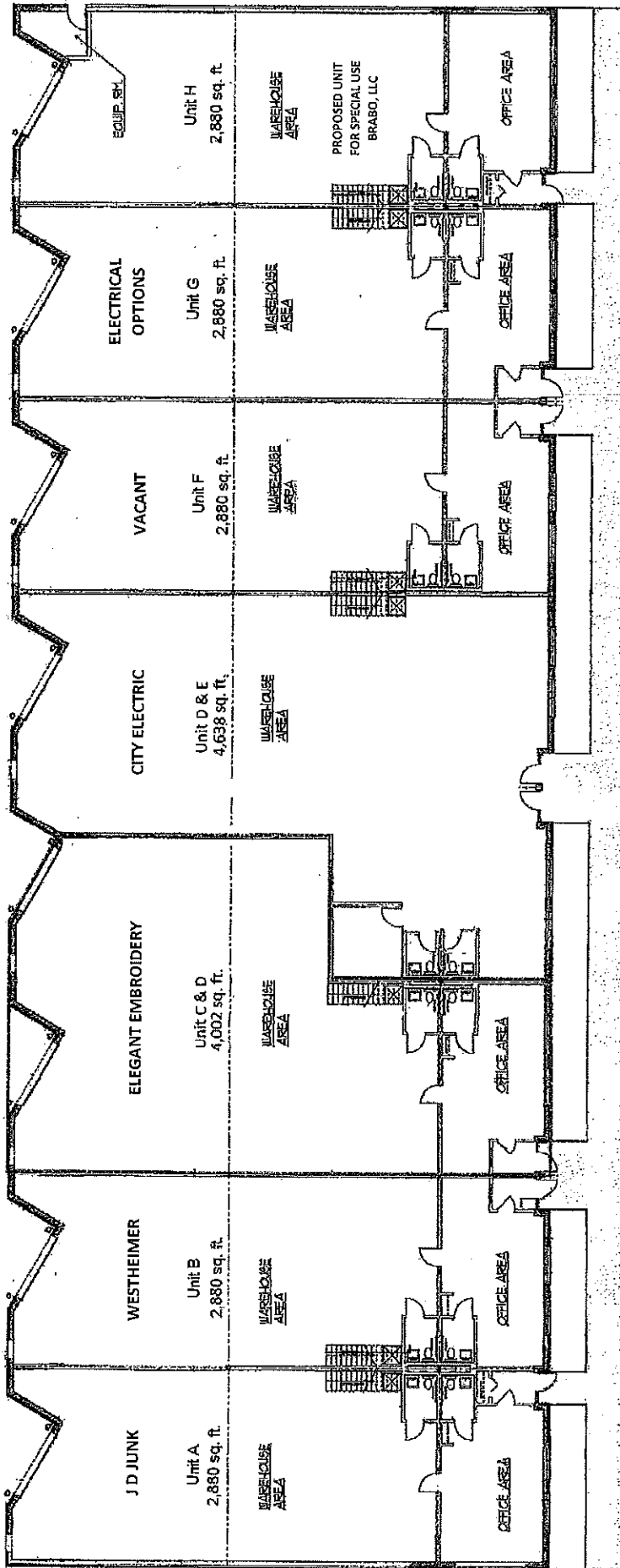
VAN VLISSINGEN AND CO.

One Overlook Point
Lincolnshire Corporate Center
Lincolnshire, Illinois 60069
847.634.2300

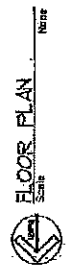
Chuck Lamphere, President
crl@vvco.com

Nick Panarese, Vice President
ndp@vvco.com

Above information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawn without notice. Members of this firm have an ownership interest in this property. © Copyright 2011 All Rights Reserved



100 Oakwood Road
Lake Zurich, IL



THE NORTH 359.00 FEET OF LOT 46 IN LAKE ZURICH ESTATES BEING A SUBDIVISION OF PARTS OF SECTIONS 15, 16 AND 21 TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 4, 1926 AS DOCUMENT NUMBER 280128, IN BOOK "P" OF PLATS, PAGE 61, IN LAKE COUNTY, ILLINOIS.

INDUSTRIAL SPACE LEASE

100 OAKWOOD ROAD

LAKE ZURICH, ILLINOIS

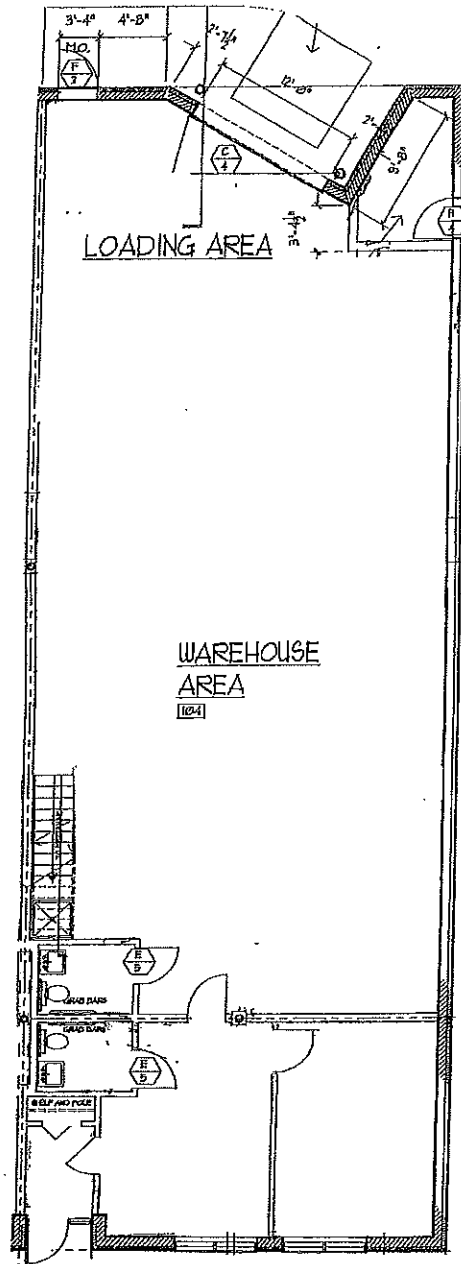
LANDLORD: SCHULTZ BROS. CO., an Illinois corporation

TENANT: BRABO, LLC, an Illinois limited liability company

LEASED PREMISES: UNIT H, 100 Oakwood Road, Lake Zurich, Illinois

LEASE PREPARED BY: Joseph W. Marzo
Gould & Ratner LLP
222 N. LaSalle Street
Chicago, Illinois 60601

UNIT H
100 OAKWOOD ROAD
Lake Zurich, Illinois



Exclusive Leasing and Management Agents



VAN VLISSINGEN AND CO.

One Overlook Point
Lincolnshire Corporate Center
Lincolnshire, Illinois 60069

847.634.2300

Chuck Lamphere, President
cli@vvco.com

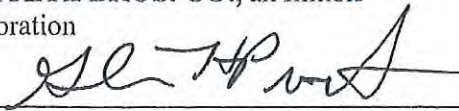
Nick Panarese, Vice President
ndp@vvco.com

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IN WITNESS WHEREOF, Landlord and Tenant have executed this Lease the day and year first above written.

LANDLORD:

SCHULTZ BROS. CO., an Illinois corporation

By: 

Name: Glenn H. Procter

Its: President

TENANT:

BRABO, LLC, an Illinois limited liability company

By: 

Name: David Downs

Its: owner



At the Heart of Community

COMMUNITY SERVICES DEPARTMENT
Building and Zoning Division

505 Telser Road
Lake Zurich, Illinois 60047

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

ZONING REVIEW

PROJECT: Brazilian Jiu Jitsu Studio
LOCATION: 100 Oakwood Unit H
REVIEWED BY: Katie Williams
DATE: December 20, 2017

DOCUMENTS: APPLICATION, PLAT OF SURVEY, COVER
LETTER, FLOORPLAN

David Downs, contract tenant of 100 Oakwood Road Unit H, proposes the operation of a Brazilian Jiu Jitsu physical fitness facility. This development will require a Special Use Permit. Review is as follows:

I ZONING DISTRICT REQUIREMENTS

- A. **Zoning:** I Industrial District
- B. **Use:** Physical Fitness Facility (SIC #7991)
Relief is sought via Special Use Permit
- C. **Parking:** Required: 1 for each 3 persons of design capacity
Per applicant, max of 20 occupants / 3 = 7 spaces (rounded up)
Total spaces required: 7
Existing: 58 spaces available for all tenants
Total # of parking spaces provided: ~58
- D. **Access. Parking:** Required: 1-25 parking spaces requires 1 accessible
Existing: 3

Conclusion

- Consideration for Special Use Permits shall be based on standards outlined in Zoning Code Chapter 19.