#2019-25
110 W. Woodstock Rezoning and Northwest Obedience Club Special Use Permit
Project Review for Planning and Zoning Commission

Meeting Date: March 20, 2019

Requests:
1. Comprehensive Land Use Amendment from High Density Residential to Industry.
2. Rezoning from R-3B Multi-Family to M-L Manufacturing Limited.
3. Special Use Permit to allow Pet Care.
4. Variation from the side yard setback and landscape buffer adjacent to residentially zoned property

Location: 110 West Woodstock Street

Acreage: Approximately 4.5 acres

Existing Zoning: R-3B PUD Multi-Family Residential

Requested Zoning: M-L Manufacturing Limited

Surrounding Properties:
North: M Manufacturing (City owned detention)
South: O Office (parking lot) and R-3B Multi-Family Residential
East: M Manufacturing (City Hall)
West: R-3B Multi-Family Residential

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- The building is an existing multi-use building with office, light manufacturing, physical fitness and community services.
- The property was rezoned in 2007 when a housing developer had a proposal for townhomes. The project was never built, but the zoning remained. This did cause the current tenants to become non-conforming uses.
- The petitioner is looking to purchase the building from the current owners and continue to use it in its existing manner. In order to move new tenants in, which are more office, light manufacturing or service uses, they need to rezone the property.
- The proposed tenant is Pet Care for dog training. Since the use is adjacent to residentially zoned property it requires the Special Use Permit.

Land Use Analysis:

ZONING

- The site is currently zoned R-3B PUD Multi-Family Residential. The petitioner is requesting M-L Manufacturing Limited. The site was previously zoned M Manufacturing prior to 2007.
- The Comprehensive Land Use Plan designates this area as High Density Residential. The petitioner is requesting a Comprehensive Land Use Amendment to Industry to accommodate the rezoning and current uses.

SITE PLAN

- No changes to the site are proposed to the site or parking, with the exception of a dog relief area in the existing grass.
- The existing building does not meet the required setback and landscape buffer adjacent to residentially zoned properties, which are both 50 feet.

Findings of fact:

COMPREHENSIVE LAND USE PLAN AMENDMENT

The current land use plan designation for the property is High Density Residential. This designation fits into the area's current apartment and higher density residential neighborhoods. The petitioner is requesting to amend the Comprehensive Land Use Plan to Industry to allow for the rezoning to M-L Manufacturing Limited. The Land Use element is important as it sets the development patterns that could affect many of the other element sections throughout the plan. It would also establish the development pattern for this site for years to come.

REZONING

The petitioner is requesting the rezoning from R-3B PUD Multi-Family Residential to M-L Manufacturing Limited. The Manufacturing Limited zoning district allows for a variety of light industrial uses, as well as, office and service uses.

Criteria for Rezoning

a. The existing uses and zoning of nearby property.
☐ *Meets* ☐ *Does not meet*

b. The extent to which property values are diminished by a particular zoning classification or restriction.
☐ *Meets* ☐ *Does not meet*

c. The extent to which the destruction of property value of a petitioner property owner promotes the health, safety, morals or general welfare of the public.
☐ *Meets* ☐ *Does not meet*

d. The relative gain to the public as opposed to the hardship imposed on a petitioning property owner.
☐ *Meets* ☐ *Does not meet*

e. The suitability of the subject property for its zoned purposes.
☐ *Meets* ☐ *Does not meet*

f. The length of time the property has been vacant as zoned, considered in the context of land development in the area.
☐ *Meets* ☐ *Does not meet*

g. The Comprehensive Plan designation and the current applicability of that designation.
☐ *Meets* ☐ *Does not meet*

h. The evidence or lack of evidence, of community need for the use proposed.
☐ *Meets* ☐ *Does not meet*

ZONING ORDINANCE VARIATION
The petitioner is requesting a variation from Article 3 Density and Dimensional Standards from the required 50-foot setback to allow 24 feet. The petitioner is also requesting a variation from Article 4 from the required 50-foot landscape buffer to allow 0 feet (existing condition). These are the existing site conditions.

The Unified Development Ordinance lists specific standards for the review and approval of a variation. The granting of a variation rests upon the applicant proving practical difficulty or hardship caused by the Ordinance requirements as they relate to the property. To be considered a zoning hardship, the specific zoning requirements; setbacks, lot width and lot area must create a unique situation on this property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing.

<u>Standards</u>
When evidence in a specific case shows conclusively that literal enforcement of any provision of this Ordinance would result in a practical difficulty or particular hardship because:

a. The plight of the property owner is due to unique circumstances, such as, unusual surroundings or conditions of the property involved, or by reason of exceptional narrowness, shallowness or shape of a zoning lot, or because of unique topography, or underground conditions.
☐ *Meets* ☐ *Does not meet*

b. Also, that the variation, if granted, will not alter the essential character of the locality.
☐ *Meets* ☐ *Does not meet*

For the purposes of supplementing the above standards, the Commission may take into

consideration the extent to which the following facts favorable to the application have been established by the evidence presented at the public hearing:

a. That the conditions upon which the application for variation is based would not be applicable generally to other property within the same zoning classification;
☐ *Meets* ☐ *Does not meet*

b. That the alleged difficulty or hardship has not been created by any person presently having interest in the property;
☐ *Meets* ☐ *Does not meet*

c. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or
☐ *Meets* ☐ *Does not meet*

d. That the proposed variation will not impair an adequate supply of light or air to adjacent property, will not unreasonably diminish or impair the property values of adjacent property, will not unreasonably increase congestion in the public streets, substantially increase the danger of fire or otherwise endanger public safety.
☐ *Meets* ☐ *Does not meet*

Where the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation be denied.

Comprehensive Land Use Plan 2030 Vision Summary Review:

The proposed Comprehensive Plan designation of Industry allows light industrial, office and service uses to provide jobs in the community. The following goal is applicable to this request:

Land Use – Industry

Goal: Support manufacturing uses with the community which contribute to the regional and local economy and Crystal Lake's live, work, play philosophy.

Supporting Action: Encourage the redevelopment of "brownfield" sites, underused or abandoned manufacturing properties in the City, and reuse already existing structures or draw upon existing infrastructure.

Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made it should be with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Northwest Obedience and Lakewood Holdings, received 02/26/19)
   B. Floor Plans (Northwest Obedience, undated, received 02/26/19)

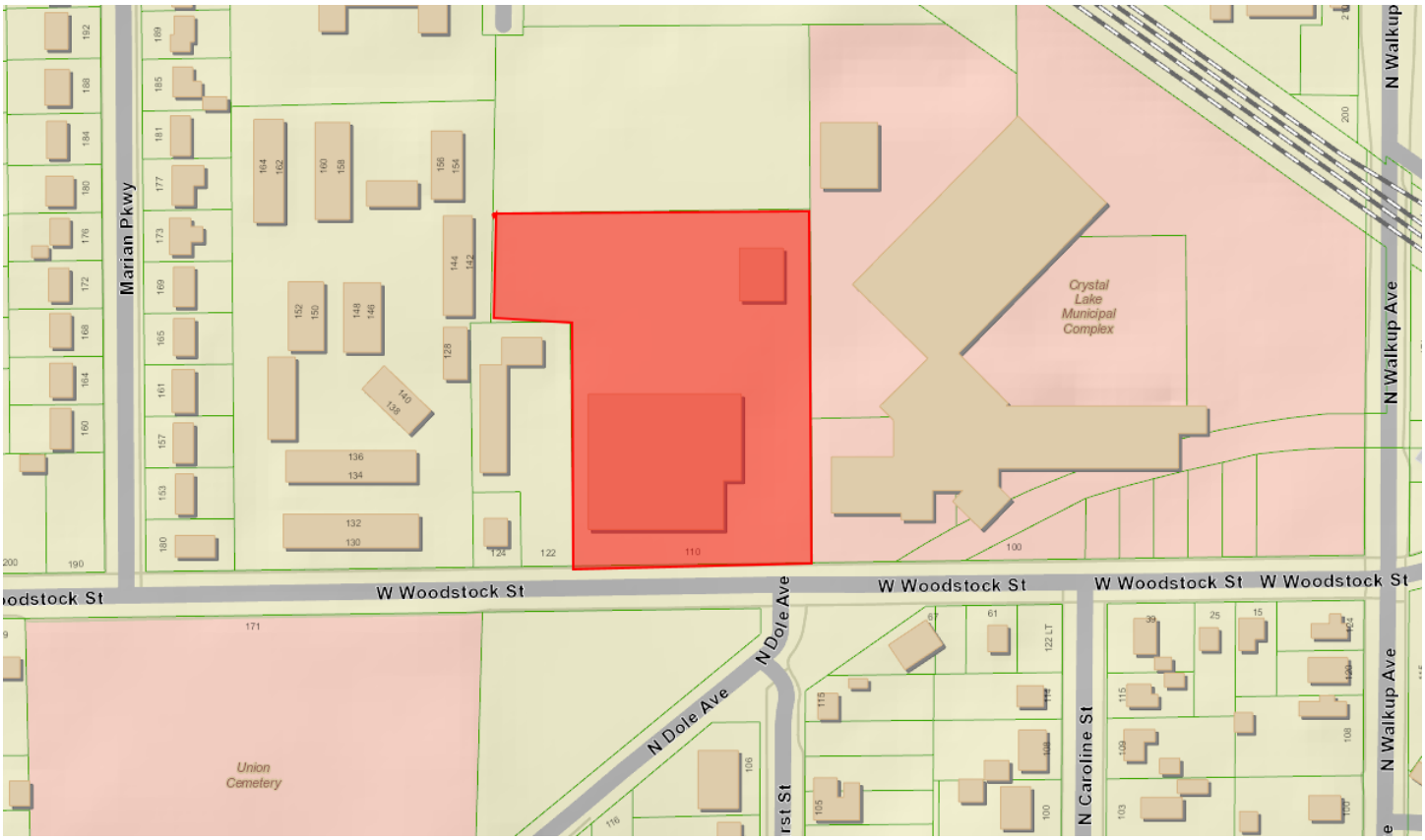
C. Site Plans [drawn on Alta Survey] (Northwest Obedience, undated, received 02/26/19)
D. Plat of Survey (American Survey Co., dated 05/29/98, received 08/30/18)

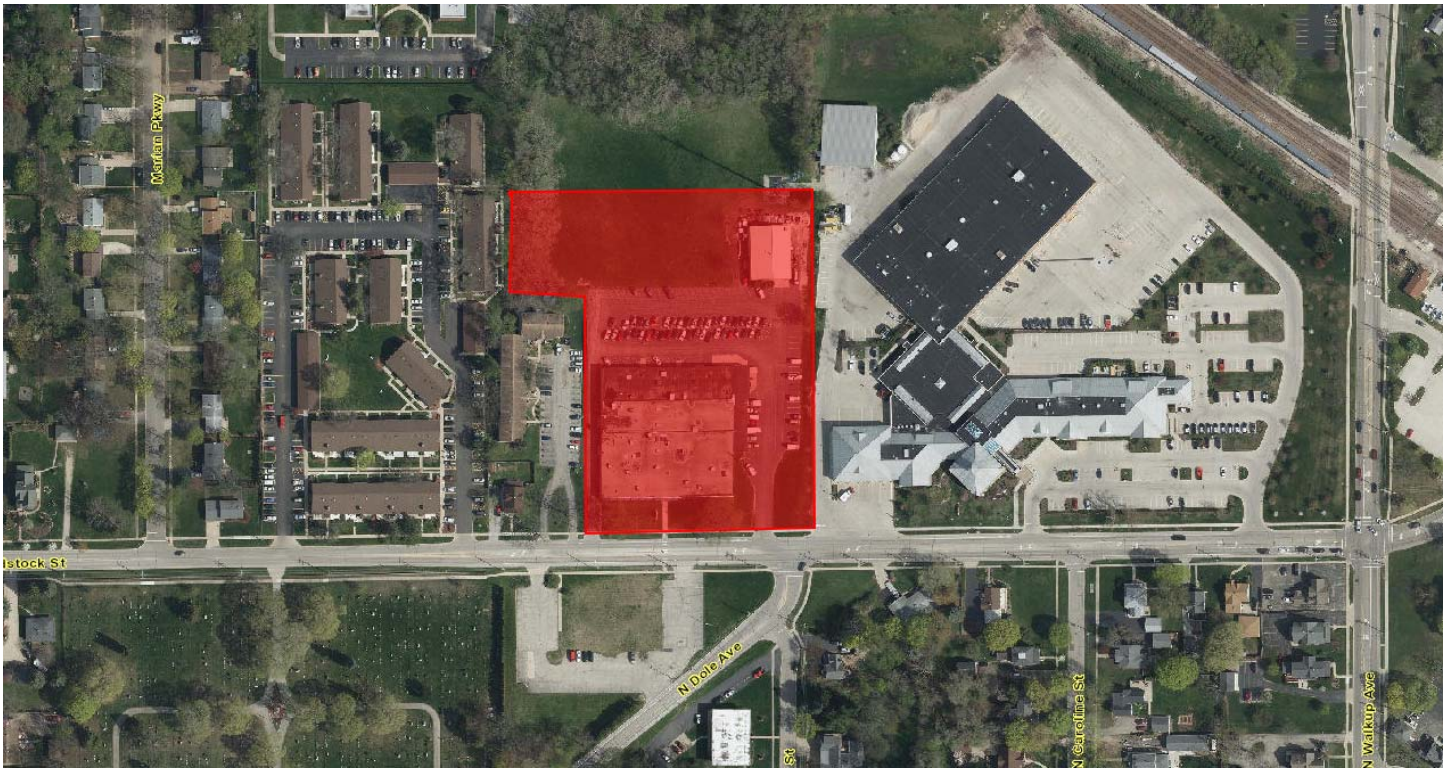
2. Work with staff to provide additional landscape around the perimeter of the site to better screen the building and uses from the adjacent residential use and hide any outside storage.

3. Any signage shall not cause the building to exceed 150 square feet in total wall signage.

4. The petitioner shall address all of the review comments and requirements of the Community Development, Fire Rescue and Police Departments.

PLN-2019-00025 Northwest Obedience Club – 110 W. Woodstock St.





CITY OF CRYSTAL LAKE
DEVELOPMENT APPLICATION

Office Use Only
File # _____

PROJECT TITLE: 110 W. Woodstock Street

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FEB 26 2019
BY: PLN-2019-00025

Action Requested:

	Annexation	Preliminary PUD
	Comprehensive Plan Amendment	Preliminary Plat of Subdivision
	Conceptual PUD Review	X Rezoning
	Final PUD	X Special Use Permit
	Final PUD Amendment	X Variation
	Final Plat of Subdivision	Other:

PETITIONER:

Name: Northwest Obedience Club, Inc.
An Illinois Not-For-Profit Corporation
Attn:
Address: 735 Industrial Drive
Cary, IL 60013

Phone: (847) 639-3377

Fax:

Email:

OWNER and PETITIONER:

Name: Lakewood Holdings LLC
Attn: Bonita Nicholas

Address: 2981 Cotswold Circle
Rockford, IL 61114

Phone:

Fax:

Property Information:

Project Description: The Applicant is requesting the re-zoning of the parcel to the M-L Manufacturing Limited Zoning Classification along with a Special Use Permit to allow a tenant of the building to provide dog training classes in the building. The Applicant is also requesting a Variation from the minimum setback of a Yard Abutting Residential as set forth in Section 3-200 from 50 feet to 24.7 feet for the western property line.

Project Address/Location: The project area is located on the north side of Woodstock Street immediately adjacent to the City Hall building.

PIN Number(s): 14-32-402-016

See attached Narrative Description.

Development Team

Please include address, phone, fax, and e-mail

Developer: Lakewood Holdings LLC

Architect:

Attorney: Lisa M. Waggoner, 4 N. Walkup Ave., Crystal Lake, Illinois 60014; 815 477 0830; (FAX) 815 477 0834; lwaggoner@waggonerlawfirm.com

Engineer:

Landscape Architect:

Planner:

Surveyor:

Other:

Signatures:

Northwest Obedience Club, Inc., An Illinois Not-For-Profit Corporation
By:

PETITIONER: Print and Sign name (*if different from owner*) Date

As owner of the property in question, I hereby authorize the seeking of the above requested action.

Lakewood Holdings LLC
By:

Bonita Nicholas Date: 2/22/19

Bonita Nicholas, sole member
OWNER and PETITIONER

NOTE: If the subject property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter which names all beneficiaries of the trust.

Development

Please include address, phone, fax, and e-mail

Developer: Lakewood Holdings LLC

Architect:

Attorney: Lisa M. Waggoner, 4 N. Walkup Ave., Crystal Lake, Illinois 60014; 815 477 0830; (FAX) 815 477 0834; lwaggoner@waggonerlawfirm.com

Engineer:

Landscape Architect:

Planner:

Surveyor:

Other:

Signature

Northwest Obedience Club, Inc., An Illinois Not-For-Profit Corporation

By: _____ Date: February 18, 2019

Title President

PETITIONER: Print and Sign name (*if different from owner*)

As owner of the property in question, I hereby authorize the seeking of the above requested action.

Lakewood Holdings LLC
By:

_____

OWNER and PETITIONER: Print and Sign name
Date

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BY:

Northwest Obedience Club, Inc

The Northwest Obedience Club, Inc. (also known as NOCI) is an Illinois Not-For-Profit Corporation formed in 2005 (*having existed in another form for over 50 years*) and currently operates in Cary Illinois. NOCI holds classes on a daily basis during the week and limited weekends, as well as hosting various competitions.

NOCI has approximately 275 members with its **stated objectives as**:

A. To teach handlers to train their dogs in order to develop their dog's intelligence, confidence, physical prowess, obedience and to develop dogs who can live in harmony within our society.

B. To engage in the sport of entering and showing dogs in a sportsmanlike competition in dog events conducted under the rules and regulations of various kennel clubs and other dog event sponsoring organizations.

C. Classroom instruction primarily focused upon, but not necessarily limited to, American Kennel Club rules and regulations

D. Conducting sanctioned matches, correction matches, obedience trials, tracking test, and any other dog events the membership votes to support.

E. To encourage and foster, among the members of the club: recreational, social and community events for the furtherance of a mutual interest in dogs and their training.

It is the intent of Northwest Obedience Club to relocate its center of operation to the property located at 110 Woodstock Street. NOCI generally operates pursuant to the attached weekly schedule of classes along with competitions as noted above from time to time. Class sizes are generally 8-10 with maximum of 15 dogs and their owners.

The interior of the space as to be used is generally an open floor plan with approx. 400 sq. ft of office to be used. Existing offices may be demolished or otherwise used for storage. No significant interior construction or redevelopment is intended.

With the exception of limited single dog "nose" (scent) training, and "Dog Relief" area for dogs to "get ready" for a class, all training and competitions shall take place inside the space as to be rented. The limited exterior uses shall be in the approximately 30' by 50' area noted on the attached survey. The area will have supplies for taking care of dog waste product in that area and club members are required to pick up after their dogs as they go.

In addition, please see NOCI's recognition as a Tax-Exempt Organization, their Guidelines and Rules and Detail Report from the Illinois Secretary of State indicating that the Corporation is "active and in good standing" along with testimonials and awards as have been received by the Club.

PUBLIC NOTICE

BEFORE THE PLANNING AND ZONING COMMISSION OF
THE CITY OF CRYSTAL LAKE
IN THE MATTER OF THE APPLICATION OF
Lakewood Holdings LLC, as Owner and
Northwest Obedience Club. Inc.

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning and Zoning Commission of the City of Crystal Lake upon the application of **Lakewood Holdings LLC,** as Owner and Petitioner and **Northwest Obedience Club. Inc,** as Petitioner, for approval of the Re-zoning of the parcel to M-L Manufacturing Limited zoning classification, a Special Use Permit for a Pet Care Facility and Variations relating to the property located at 110 W. Woodstock Street, Crystal Lake, Illinois, and having the permanent index number of 14-32-402-016.

This application is filed for the purposes of seeking the approval of the re-zoning of the parcel to M-L Manufacturing Limited zoning classification, a Special Use Permit to allow a tenant of the building to provide dog training classes in the building, and a Variation from Section 3-200 for the M-L Dimensional Standards, which requires a 50 foot side setback adjacent to residentially zoned property, to allow a side setback of 24 feet from the westerly lot line and a Variation from Section 4-400 F. 5. to allow no landscape buffer on the westerly lot line, rather than the ordinance required 50 foot landscape buffer requirement, as well as any other variations necessary to complete the project as presented, pursuant to Section 9-200 of the Crystal Lake Unified Development Ordinance. Plans for this project can be viewed at the City of Crystal Lake Community Development Department at City Hall.

A public hearing before the Planning and Zoning Commission regarding this request will be held at 7:30 p.m. on March 20, 2019, at the City of Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person desiring to be heard may be present.

Thomas Hayden, Chair
Planning and Zoning Commission
City of Crystal Lake

(Published in the Northwest Herald March 2, 2019)
1636887

NORTHWEST OBEDIENCE CLASS SCHEDULE

MONDAY

OBEDIENCE

Pre-Novice	9AM-9:50AM
Beginner	10AM-10:50AM
Novice	11AM-11:50AM
Novice	12PM-12:50PM
Pre-Utility	1PM-1:50PM
Utility	2PM-2:50PM
Pre-Novice	6PM-6:50PM
Beginner	7PM-7:50PM
Beginner	8PM-8:50PM
Novice	9PM-9:50PM

NOSE WORK

Introduction	6PM-6:50PM
Intermediate/Adv	7PM-7:50PM
Intermediate/Adv	8PM-8:50PM
Intermediate	9PM-9:50PM

AGILITY

NONE ON MONDAYS

TUESDAY

OBEDIENCE

Rally-Nov/Int	9AM-9:50AM
Rally-Adv/Exc	10AM-10:50AM
Pre-Novice	11AM-11:50AM
Novice	3PM-3:50PM
Novice	5PM-5:50PM
Novice	6PM-6:50PM
Open	7PM-7:50PM
Rally	9PM-9:50PM

NOSE WORK

Intermediate/Adv	8PM-8:50PM

AGILITY

Beg Foundation	9AM-9:50AM
Adv Foundation	10AM-10:50AM
Advanced	12PM-12:50M
Beg Foundation	7PM-7:50PM
Adv Foundation	8PM-8:50PM

WEDNESDAY

OBEDIENCE

Beginner	7PM-7:50PM
Novice	8PM-8:50PM
Pre-Open	9PM-9:50PM

NOSE WORK

Advanced	11AM-11:50AM

AGILITY

Excellent	7PM-7:50PM
Advanced	8PM-8:50PM

THURSDAY

OBEDIENCE

Beginner	9AM-9:50AM
Novice	10AM-10:50AM
Open	11AM-11:50PM
Puppy	7PM-7:50PM
Pre-Novice	8PM-8:50PM

NOSE WORK

NONE ON THURSDAY'S

AGILITY

Beg Foundation	6PM-6:50PM
Intermediate	7PM-7:50PM
Adv Foundation	8PM-8:50PM

FRIDAY

OBEDIENCE

Drop-in Training	10AM-12PM

PLN-2019-00025

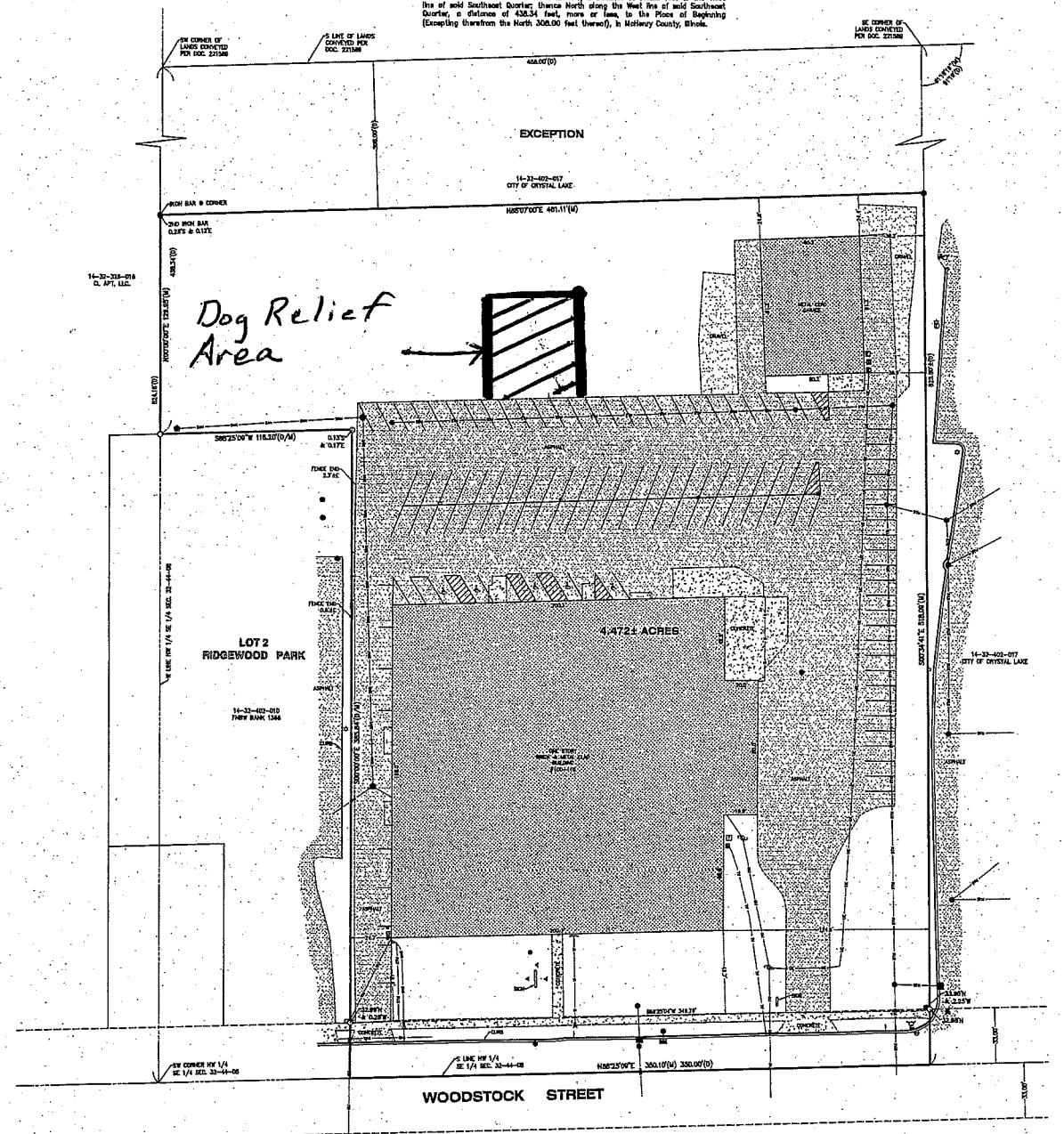
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BY:

Vanderstappen
Land Surveying, Inc.
www.vanderlaw.com
1310 N. Madison St.
Woodstock, Illinois 60098
ph. 815-337-8310 fax 815-337-8314
"Always Faithful to the property line"

ALTA/NSPS LAND TITLE SURVEY

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That part of the Northwest Quarter of the Southeast Quarter of Section 32, Township 44 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at a point on the West line of said Southeast Quarter, 824.18 feet North of the Southwest corner of said Northwest Quarter of the Southeast Quarter (said point being the Southwest corner of the property conveyed from Phillip R. Frederick and Lana M. Peterson, to Public Service Company of Northern Illinois, by Deed dated May 25, 1949 and recorded June 29, 1949 as Document No. 221582, in Book 344 of Records, at page 290; thence East along the South line of said Public Service Company property, a distance of 458.0 feet to the Southeast corner of said Public Service Company's property; thence South along a line that forms an angle of 91 degrees 19 minutes to the right with the prolongation of the last described course, a distance of 825.80 feet, more or less, to the South line of said Northwest Quarter of the Southeast Quarter; thence West along the South line of said Northwest Quarter of the Southeast Quarter, a distance of 350.00 feet; thence North, parallel with the West line of said Northwest Quarter of the Southeast Quarter, a distance of 383.64 feet; thence West, parallel with the South line of said Northwest Quarter of the Southeast Quarter, a distance of 118.20 feet to the West line of said Southeast Quarter; thence North along the West line of said Southeast Quarter, a distance of 438.34 feet, more or less, to the Place of Beginning (Excepting therefrom the North 308.00 feet thereof), in McHenry County, Illinois.



SURVEYOR'S NOTES

1. The legal description and utility easements shown hereon have been provided by Commonwealth Land Title Insurance Company, Commitment policy #1752912MC dated October 31, 2017. The title information shown hereon is exclusively that provided to the Surveyor by the Title Insurer or the client. The Surveyor does not warrant the exact location of the Utility Easements shown hereon, but does state that they are located as accurately as possible from the information provided.
2. Based on Flood Insurance Rate Map, Panel No. 17111C0337J, dated November 16, 2006, the subject property lies within Zone "X", areas determined to be outside the 0.2% annual chance floodplain.
3. Distances are marked in feet and decimal places thereof, no dimension shall be assumed by scale measurement hereon. Distances and/or bearings shown with a "D" in parenthesis (D) are record or deed values, not field measured.
4. Compare this plat, legal description and all survey monuments before building, and immediately report any discrepancies to the surveyor.
5. The location of the property lines shown on the face of this plat are based on the legal description contained in the title commitment and shown hereon. This information has been furnished by the client and compared to record deeds to check for gaps and /or overlaps. However, this survey may not reflect historical matters of title and ownership that have not been disclosed by the title commitment.
6. Only the improvements which were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. Lawn sprinkler systems, if any, are not shown on this survey.
7. Manholes, inlets and other utility rims or grates shown hereon are from field location of such, and only represent such utility improvements which are visible from above ground survey at the time of survey, through a normal search and walk through of the site. The labeling of these manholes (sanitary, water, etc) are based solely on the "stamped" markings on the rim. No underground observations have been made to verify the actual use or existence of underground utilities.
8. Surface indications of utilities on the surveyed parcel have been shown. Underground and offsite observations have not been made to determine the extent of utilities serving or existing on the property, public and/or private records have not been searched to provide additional information. Overhead wires and poles (if any) have been shown, however their function and dimensions have not been shown.
9. This survey may not reflect all utilities or improvements, if such items are hidden by landscaping, or are covered by such items as dumpsters or trailers or when the site was covered with snow. At the time of survey, the site was not covered by snow.
10. Underground utilities shown hereon are based on paint or flag markings provided by others in conjunction with J.U.L.I.E. dig #A01405950. This survey makes no statement regarding the actual presence or absence of any service or utility line. Controlled underground exploratory effort together with "JULIE" markings is recommended to determine the full extent of underground service and utility lines. Contact J.U.L.I.E. at 1-800-892-0123.
11. Restrictions that may be found in local buildings and/or zoning codes have not been shown. Height and bulk restrictions (if any) have not been shown. Only those setback restrictions shown on the recorded subdivision plat or in the title commitment have been shown.
12. There is a total of 110 striped parking spaces for cars, including 5 of which are marked handicapped. (Pertains to Table A, Item 9).
13. There was no observable evidence of earth moving work, building construction or building additions at time of fieldwork. (Pertains to Table A, Item 18).
14. No Plottable Exceptions.

LEGEND			
●	BOLLARD	☼	LIGHT
◉	CATCH BASIN	⊛	SANITARY MANHOLE
▭	CURB INLET	▮	SIGN
⊕	ELECTRIC MANHOLE	⊛	STORM MANHOLE
▣	ELECTRIC METER	▯	TELEPHONE RISER
⁀	FIRE CONNECTION	▣	TRANSFORMER
▽	FIRE HYDRANT	▤	TV RISER
⚑	FLAG POLE	⁰□	UTILITY POLE
◉	FOUND IRON BAR	⊛	VALVE VAULT
○	FOUND IRON PIPE	⊾	WATER VALVE
▥	GAS METER	◀	YARD LIGHT
⋔	GAS VALVE	(D)	DEED
♿	HANDICAP	(M)	MEASURED
▦	INLET	(R)	RECORD

STATE OF ILLINOIS)
) S.S.
COUNTY OF MCHENRY)

Certified to: 1) Commonwealth Land Title Insurance Company
2) Kodi, LLC
3) ISAOA/ATIMA

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7a, 8, 9, 11, 13, 14, 16 & 20 of Table A thereof. The field work was completed on January 16th, 2019.

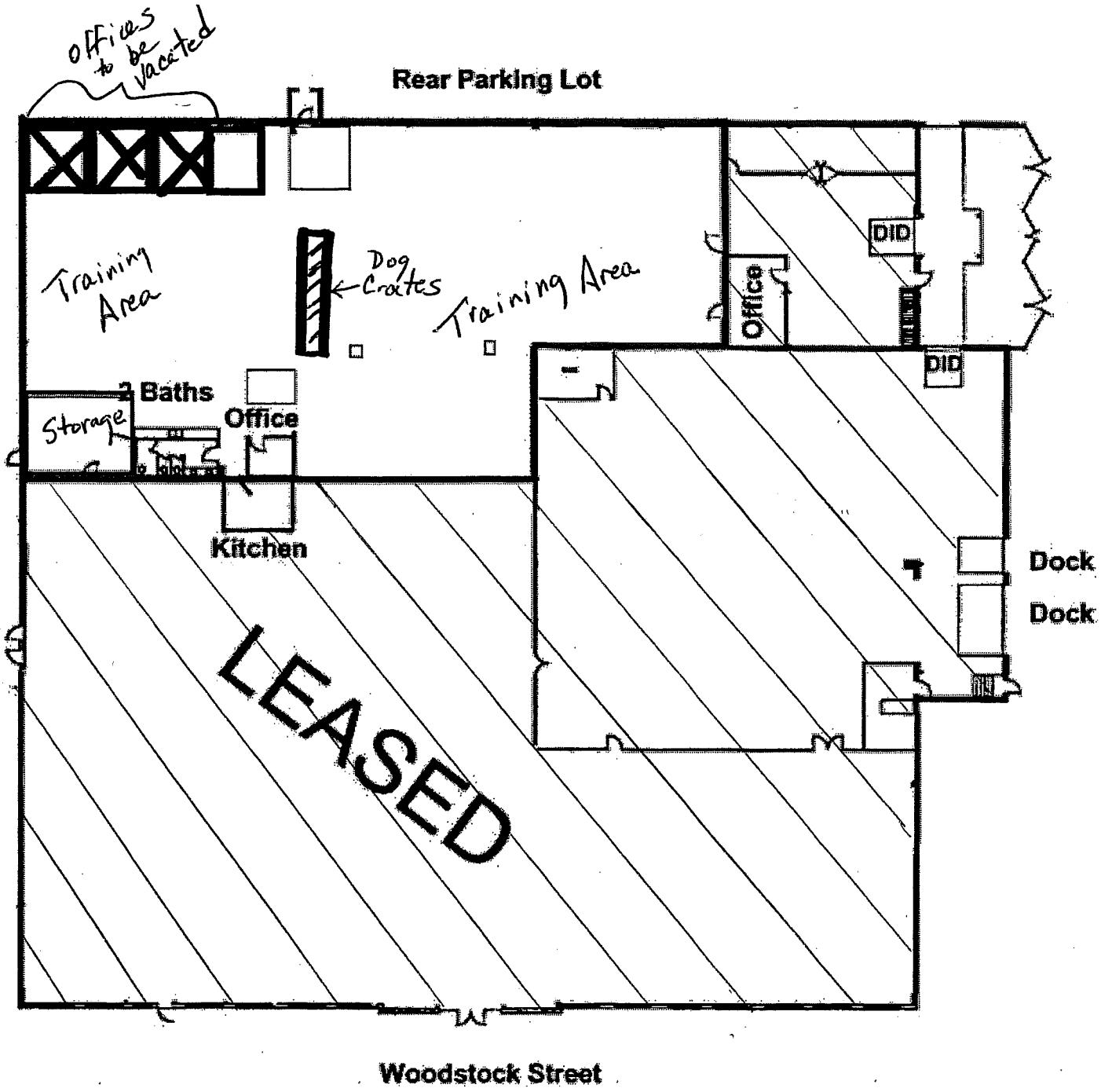
Dated this 17th day of January, A.D., 2019.

VANDERSTAPPEN LAND SURVEYING INC.
Design Firm No. 184-002792

WILLIAM A. VANDERSTAPPEN, ILS-002709 (seal)
PROFESSIONAL LAND SURVEYOR

CLIENT: WAGGONER LAW FIRM, P.C.
DRAWN BY: DAM CHECKED BY: WJV
SCALE: 1"=30' SEC. 32 T. 44 R. 08 E.
BASIS OF BEARING: ASSUMED
P.I.N.: 14-32-402-018
JOB NO.: 170972 T.D. ALTA
FIELDWORK COMP.: 1/16/19 RK. PC.
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CONVERTED TO 60°F.

30' 0' 30' 60'
SCALE: 1" = 30'



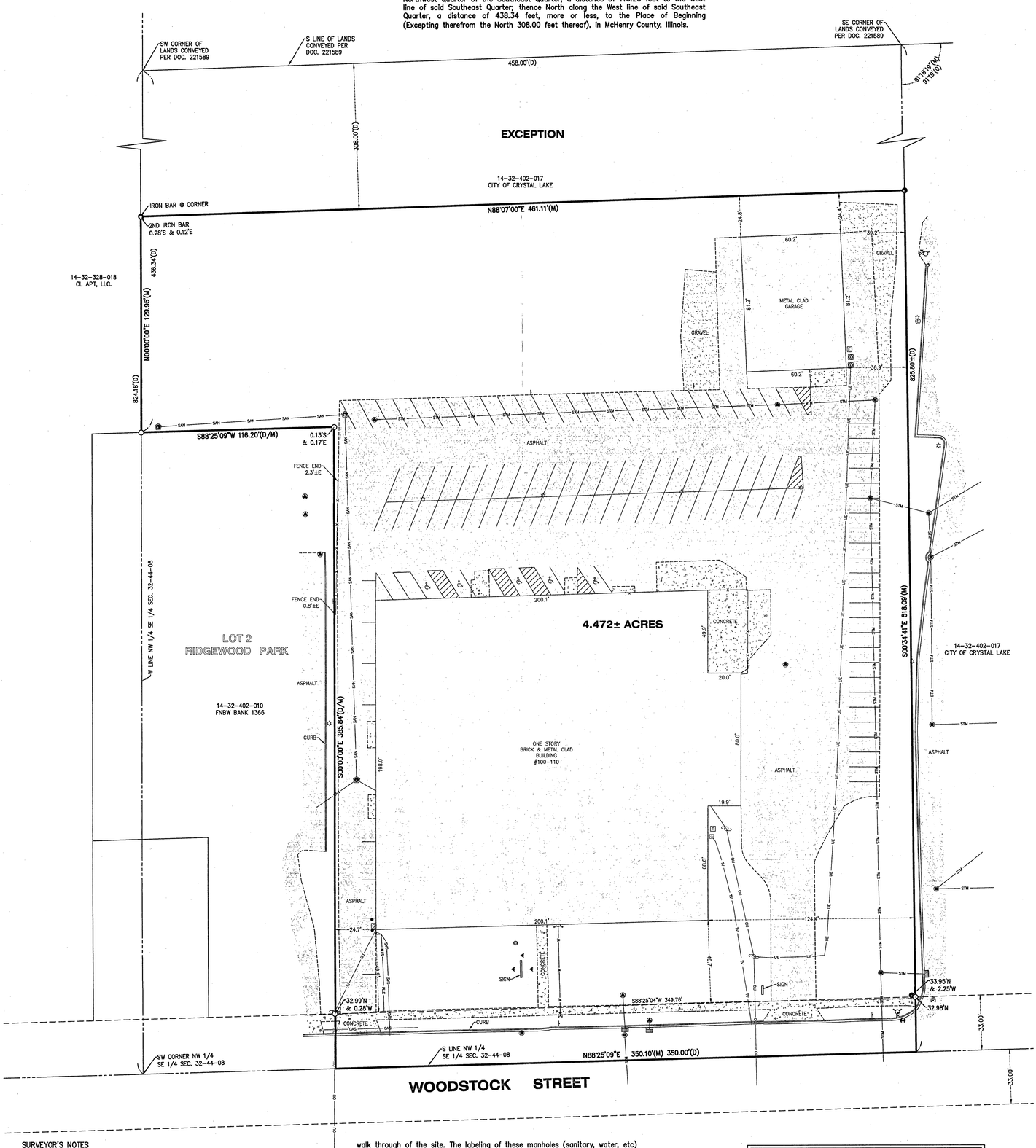
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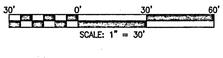
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3. Distances are marked in feet and decimal places thereof, no dimension shall be assumed by scale measurement hereon. Distances and/or bearings shown with a "D" in parenthesis (D) are record or deed values, not field measured.
4. Compare this plat, legal description and all survey monuments before building, and immediately report any discrepancies to the surveyor.
5. The location of the property lines shown on the face of this plat are based on the legal description contained in the title commitment and shown hereon. This information has been furnished by the client and compared to record deeds to check for gaps and /or overlaps. However, this survey may not reflect historical matters of title and ownership that have not been disclosed by the title commitment.
6. Only the improvements which were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. Lawn sprinkler systems, if any, are not shown on this survey.
7. Manholes, inlets and other utility rims or grates shown hereon are from field location of such, and only represent such utility improvements which are visible from above ground survey at the time of survey, through a normal search and walk through of the site. The labeling of these manholes (sanitary, water, etc) are based solely on the "stamped" markings on the rim. No underground observations have been made to verify the actual use or existence of underground utilities.
8. Surface indications of utilities on the surveyed parcel have been shown. Underground and offsite observations have not been made to determine the extent of utilities serving or existing on the property, public and/or private records have not been searched to provide additional information. Overhead wires and poles (if any) have been shown, however their function and dimensions have not been shown.
9. This survey may not reflect all utilities or improvements, if such items are hidden by landscaping, or are covered by such items as dumpsters or trailers or when the site was covered with snow. At the time of survey, the site was not covered by snow.
10. Underground utilities shown hereon are based on paint or flag markings provided by others in conjunction with J.U.L.I.E. dig #A0140960. This survey makes no statement regarding the actual presence or absence of any service or utility line. Controlled underground exploratory effort together with "JULIE" markings is recommended to determine the full extent of underground service and utility lines. Contact J.U.L.I.E. at 1-800-892-0123.
11. Restrictions that may be found in local buildings and/or zoning codes have not been shown. Height and bulk restrictions (if any) have not been shown. Only those setback restrictions shown on the recorded subdivision plat or in the title commitment have been shown.
12. There is a total of 110 striped parking spaces for cars, including 5 of which are marked handicapped. (Pertains to Table A, item 9).
13. There was no observable evidence of earth moving work, building construction or building additions at time of fieldwork. (Pertains to Table A, item 16).
14. No Plottable Exceptions.

LEGEND			
•	BOLLARD	☼	LIGHT
◉	CATCH BASIN	⊛	SANITARY MANHOLE
▭	CURB INLET	▯	SIGN
⊕	ELECTRIC MANHOLE	⊕	STORM MANHOLE
E	ELECTRIC METER	T	TELEPHONE RISER
⌇	FIRE CONNECTION	▣	TRANSFORMER
⌇	FIRE HYDRANT	▣	TV RISER
⚑	FLAG POLE	⌇	UTILITY POLE
●	FOUND IRON BAR	⊕	VALVE VAULT
○	FOUND IRON PIPE	⊼	WATER VALVE
▨	GAS METER	◀	YARD LIGHT
⊼	GAS VALVE	(D)	DEED
♿	HANDICAP	(M)	MEASURED
▭	INLET	(R)	RECORD



CLIENT: WAGGONER LAW FIRM, P.C.
DRAWN BY: DAM CHECKED BY: WJV
SCALE: 1"=30' SEC. 32 T. 44 R. 08 E.
BASIS OF BEARING: ASSUMED
P.I.N.: 14-32-402-016
JOB NO.: 170972 I.D. ALT2
FIELDWORK COMP.: 1/16/19 BK. PG.
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: 060486



STATE OF ILLINOIS)
) S.S.
COUNTY OF McHENRY)

Certified to: 1) Commonwealth Land Title Insurance Company
2) Kodl, LLC
3) ISAOA/ATIMA

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, 8, 9, 11, 13, 14, 16 & 20 of Table A thereof. The field work was completed on January 16th, 2019.

Dated this 17th day of January, A.D., 2019.

VANDERSTAPPEN LAND SURVEYING INC.
Design Firm No. 184-002792

(seal)
WILLIAM J. VANDERSTAPPEN, 035-002709
PROFESSIONAL LAND SURVEYOR

PLN-2019-00095
RECEIVED
FEB 26 2019



THE KRENGER COMPANY

January 17th, 2019

Crystal Lake Board
100 W. Woodstock St.
Crystal Lake, IL 60014

RE: Northwest Obedience Club, Inc.

To Whom It May Concern:

Northwest Obedience Club was a commercial tenant of ours in the 735 Industrial Drive property for over fifteen years. Their payments were consistent and on time, they were responsible and conscientious and we greatly enjoyed having them as tenants.

If given the opportunity, we would rent to them again in a heartbeat.

Sincerely,

John R Krenger

John R. Krenger

3304 North Halsted
Chicago, IL 60657
(773) 528-7776
Fax: (773) 528-3723
e-mail: info@krenger.com

PLN-2019-00025

RECEIVED
FEB 26 2019

CYT Chicago
CYTCHICAGO.ORG | 847-516-2298
755 Industrial Drive, Cary, IL 60013

January 22, 2019

To whom it may concern,

I am writing to recommend the Northwest Dog Obedience Club as a tenant. Northwest Obedience Club has had a consistently renewed lease agreement (10+ years) at their current location and have always been prompt in their monthly payments. They are wonderful to have on our premises and we would be happy to keep them as our tenant if it weren't for our own need to expand into the space,.

The Northwest Obedience Club continues to be a model tenant as they have shown themselves to be respectful of the other tenants and our property. They have been diligent in their care of the unit and the grounds surrounding the building. We have had no complaints from the other tenants in the building because their members are respectful and conscientious in their attention to honoring the needs of others while training and caring for their dogs.

Feel free to contact me directly if you have additional questions regarding this organization's reliability as a tenant. It be difficult to find a better tenant!

Sincerely,

Carol Engelhardt

Carol Engelhardt
Executive Managing Director

PLN-2019-00025

FIND YOUR CHARACTER

VILLAGE OF Cary

PROCLAMATION

AKC Responsible Dog Ownership Day – September 22, 2013

WHEREAS, the American Kennel Club was established in 1884 to foster interest in purebred dogs and to promote the welfare of purebred dogs and is the largest registry of purebred dogs; and

WHEREAS, the American Kennel Club champions all dogs and promotes responsible dog ownership through programs such as Canine Good Citizen and permanent animal identification such as tattooing and microchipping; and

WHEREAS, the American Kennel Club established AKC Responsible Dog Ownership Day on September 17th, the day of its founding, to promote all aspects of responsible dog ownership, including proper veterinary care, safety around children, obedience training and socialization, which are essential to a happy and healthy bond between a dog and his owner; and

WHEREAS, hundreds of AKC member and licensed clubs, as well as other animal organizations across the country host AKC Responsible Dog Ownership Days and have committed to educating the public about responsible dog ownership through local events and demonstrations; and

WHEREAS, Northwest Obedience Club, Inc., established in 1953, a not-for-profit organization, with permission from AKC and in conjunction with AKC, promotes AKC Responsible Dog Ownership Day to increase awareness of the health needs, financial responsibility, and governing ordinances by inviting the public to partake in our day of celebration dedicated to insure a lifelong human-canine bond, thereby decreasing the number of homeless, shelter surrendered, unwanted or abused animals; and

WHEREAS, every dog deserves a responsible, educated and respectful owner.

THEREFORE, I, Mark Kownick, Mayor of the Village of Cary, do hereby proclaim September 22, 2013 as "AKC Responsible Dog Ownership Day" in the Village of Cary.

Dated this 20th Day of August 2013.

Mark Kownick

Mayor

Attest:

Village Clerk

PLN-2019-00025

RECEIVED

FEB 26 2019

Crystal Lake City Council and
Crystal Lake Planning and Zoning Commission
100 W. Woodstock St.
Crystal Lake, IL. 60014

February 12, 2019

Dear Crystal Lake City Council and Planning and Zoning Commission Members-

I have taken several training classes at Northwest Obedience Club Inc. at their current facility in Cary. I am aware that they are looking to move their operations to the location at 110 Woodstock St. in Crystal Lake. I respectfully ask for your support of this request.

This organization is very respectful of their neighbors, and a good portion of the time there is no activity at all at the facility. When classes are in session dogs are always leashed and use the designated potty area. Owners clean up after their pet and then are focused on training inside the building. It is very rare for a dog to bark and, with the exception of the puppy class, the dogs almost never interact with one another. People are attending this facility because they are responsible dog owners wanting to build a stronger bond with their pet and enhance their pet's obedience.

Northwest Obedience would not have a significant impact on this neighborhood as class sizes are limited and therefore traffic is limited. The number of classes offered is also limited and the facility does not have the number of hours of operation as a regular business would. In my experience training with NOCI, they would be a nice addition to this mixed-use area.

Thank you for your consideration.

Sincerely-

Carolyn Schofield

Carolyn Schofield
815-341-2440
1580 W. Crandon Ct.
Crystal Lake, IL. 60014

PLN-2019-00025

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FEB 26 2019