#2013-18
BeBe's Dog Day Care & Spa - 15 Morgan Street
Project Review for Planning and Zoning Commission

Meeting Dates: May 15, 2013

Requests: Special Use Permit Amendment in accordance with Article 2, Land Use, of the UDO, to allow overnight boarding services at this pet care facility

Location: 15 Morgan Street

Acreage: 0.94 acres (site); approximately 1,200 square feet (tenant suite)

Existing Zoning: "M" Manufacturing

Surrounding Properties:
North: "R-2" Single Family Residential
South: "County" Unincorporated McHenry County
East: "R-2" Single Family Residential
West: "R-2" Single Family Residential

Staff Contact: Latika Bhide (815.356.3615)

Background:

- Location: Northeast corner of Morgan Street and Crystal Lake Avenue
- Zoning: Manufacturing
- Other Tenants: Phoenix Custom Woodworking and A Video and Image Company
- History: Use Variation and SUP for a dog day care granted in 2011
- Request: SUP Amendment to allow overnight boarding

Land Use Analysis:

- The petitioner currently occupies a 1200 SF-tenant suite at this location.
- Per the UDO, Pet Care (except veterinary) Service is permitted as a Limited Use in the F, E, O, B-2, B-4, and M-L districts, but is not permitted in the Manufacturing district. Boarding is considered as a part of the pet care service use as long as it is conducted indoors. Most pet care facilities, including ones in the Crystal Lake, offer overnight boarding as part of their services.
- When a use variation and special use were approved for this pet care facility, the petitioner specifically indicated that no overnight boarding would be offered. Therefore, a Special Use Permit Amendment will be necessary. The petitioner is requesting to allow overnight boarding for up to 12 dogs.

- § No external or internal modifications are proposed for the site.
- § A condition of the prior approval requires that striped parking areas, in compliance with the UDO be provided within 3 years from the date of this approval. This includes paving the gravel drive and parking areas. The petitioner has until December 2014 to comply with this requirement.






Findings of Fact:

SPECIAL USE PERMIT

The petitioner is requesting approval of a Special Use Permit Amendment. Due to their unique nature, Special Uses require separate review because of their potential to impact surrounding properties and the orderly development of the City.

Section 2-400 of the Unified Development Ordinance establishes the general standard for all Special Uses in Crystal Lake. The criteria are as follows:

1. That the proposed use is necessary or desirable, at the location involved, to provide a service or facility which will further the public convenience and contribute to the general welfare of the neighborhood or community.

   ☐ *Meets* ☐ *Does not meet*

2. That the proposed use will not be detrimental to the value of other properties or improvements in the vicinity.

   ☐ *Meets* ☐ *Does not meet*

3. That the proposed use will comply with the regulations of the zoning district in which it is located and this Ordinance generally, including, but not limited to, all applicable yard and bulk regulations, parking and loading regulations, sign control regulations, watershed, wetlands, and flood plain regulations, Building and Fire Codes and all other applicable City Ordinances.

   ☐ *Meets* ☐ *Does not meet*

4. That the proposed use will not negatively impact the existing off-site traffic circulation; will adequately address on-site traffic circulation; will provide adequate on-site parking facilities; and, if required, will contribute financially, in proportion to its impact, to upgrading roadway and parking systems.

   ☐ *Meets* ☐ *Does not meet*

5. That the proposed use will not negatively impact existing public utilities and municipal service delivery systems and, if required, will contribute financially, in proportion to its impact, to the upgrading of public utility systems and municipal service delivery systems.

   ☐ *Meets* ☐ *Does not meet*

6. That the proposed use will not impact negatively on the environment by creating air, noise, or water pollution; ground contamination; or unsightly views.

   ☐ *Meets* ☐ *Does not meet*

7. That the proposed use will maintain, where possible, existing mature vegetation; provide adequate screening to residential properties; provide landscaping in forms of ground covers, trees and shrubs; and provide architecture, which is aesthetically appealing, compatible or complementary to surrounding properties and acceptable by community standards, as further detailed in Article 4, Development and Design Standards.

   ☐ *Meets* ☐ *Does not meet*

8. That the proposed use will meet standards and requirements established by jurisdictions other than the City such as Federal, State or County statutes requiring licensing procedures or health/safety inspections, and submit written evidence thereof.

   ☐ *Meets* ☐ *Does not meet*

9. That the proposed use shall conform to any stipulations or conditions approved as part of a Special Use Permit issued for such use.

   ☐ *Meets* ☐ *Does not meet*

10. That the proposed use shall conform to the standards established for specific special uses as provided in this section.

    ☐ *Meets* ☐ *Does not meet*

Section 2-400 C of the UDO, establishes specific criteria for consideration before the issuance of a Special Use Permit for Pet care (except veterinary) services. The petitioner is not proposing any changes to the site or operation other than the addition of overnight boarding.

a) Leashing and control: All animals arriving at and leaving the property are to be leashed and under control at all times.

b) Boarding: All boarding shall be conducted inside of the principal building.

Boarding is proposed to be conducted inside the building.

c) Outside run fencing: Outside run areas are to be fenced with at least a 6-foot tall solid wooden fence. Animals may be released to the outside run areas only between 6:00 a.m. and 9:00 p.m.

d) Animal waste: Animal waste on the exterior of the property must be removed on a daily basis and disposed of in a sealed container to prevent odors from affecting adjacent tenants or property owners.

e) Sound: Where located in multi-tenant buildings, the suite may be required to be sound proofed to a level deemed appropriate by the Building Commissioner depending on the size of the kennel and adjacent uses.

f) Adjacent to residential properties: Where located immediately adjacent to residential properties, a Special Use Permit approval is required.

Recommended Conditions:

If a motion to approve the petitioner's request is made, the following are recommended as conditions of approval:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Kristin Bourey, received 4-4-2012)
   B. Plat of Survey (Luco, on-file)
   C. Floor Plan (Bourey, on-file)

2. The Special Use Permit Amendment allows overnight boarding services at BeBe's Dog Day Care and Spa for up to 12 dogs.

3. The Building Commissioner will determine whether additional sound proofing is required.

4. All previous conditions of Ordinance 6735 shall apply.

5. The petitioner shall address any comments and requirements from the Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments.

Sharon Doruff

From: Latika Bhide
Sent: Wednesday, May 01, 2013 1:48 PM
To: Sharon Doruff
Subject: FW: Special Use Permit #2013-18 For BeBe's Dag Day Care & Spa

Sharon, could you please include this email in the Bebe's packet for the 15th.

Thank you!

From: Simon Gibson [mailto:sga330@gmail.com]
Sent: Wednesday, May 01, 2013 1:25 PM
To: Latika Bhide
Subject: Special Use Permit #2013-18 For BeBe's Dag Day Care & Spa

Dear Latika,

In response to the proposed Special Use Permit Super Ammendment #2013-18 for BeBe's Dog Day Care & Spa - 15 Morgan Street.

I wish to add the following comments / concerns:

The area is predominantly Residential R-2 which I understand is limited to 3 dogs per residence so 12 dogs in less than an acre concerns me.

Dogs in a manufacturing area? Maybe the area they are permitted is constrained sufficiently?

Addressing Section 2-400:
Item 1. I don't believe that the proposed use furthers a public convenience or contribute to the welfare of the area.

Item 2. I believe it will detract from the value of the area.

Item 4. I believe that the additional traffic from the proposed use will increase traffic on the residential streets.

Item 6. The proposed additional use will increase the noise especially at night time in a residential area.

Item 7. I believe the existing white fencing is above the required 6' height. The whole property is unsightly and visible from my property. Are the property owners going to address this?

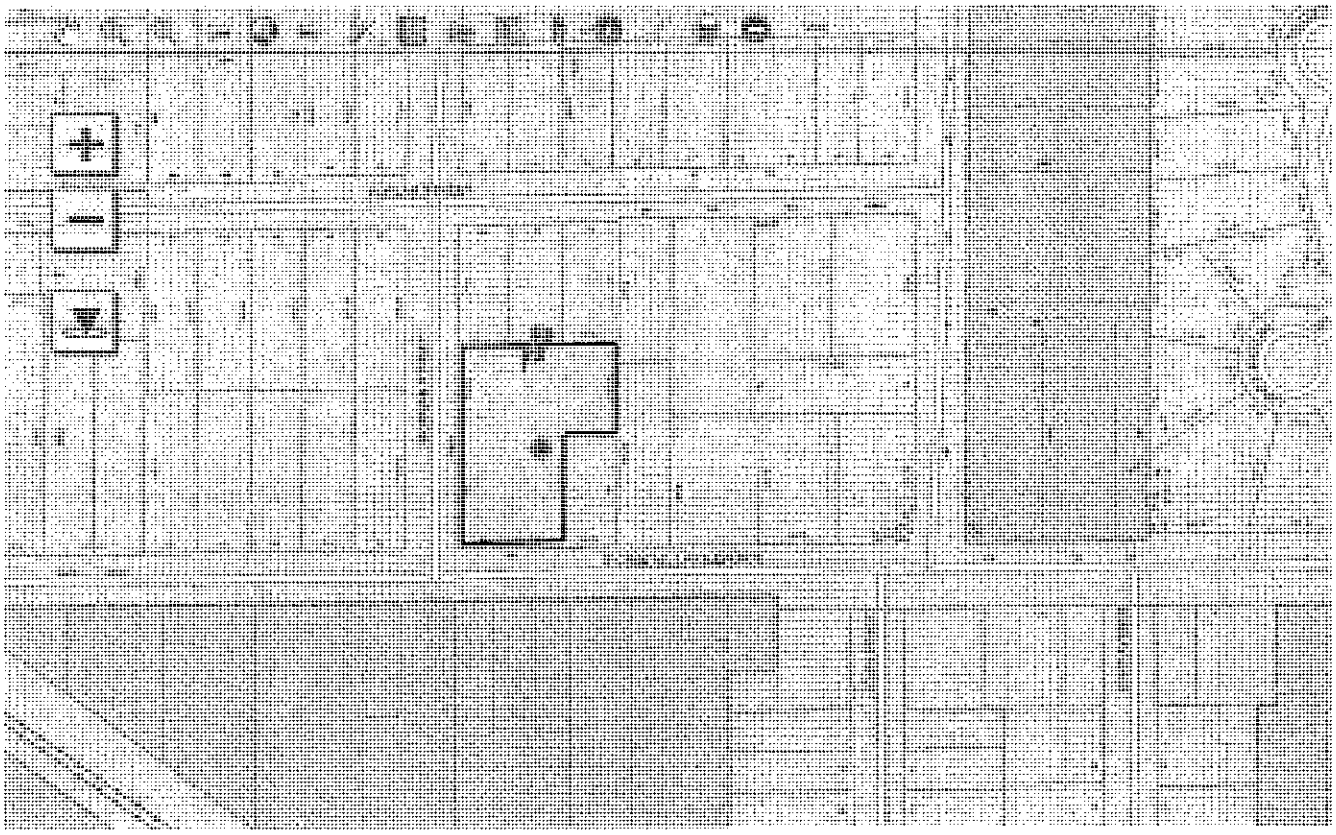
With respect to Section 2-400 C of the UDO and item a). Leashing and Control. I have experienced on one occasion that a dog that was unleashed and it attempted to approach me as I was cycling past although it was bought under control. I am concerned about a dog that escapes near a busy highway causing an accident.

item d) Animal waste. Increased use of the premises overnight will increase the amount of waste disposal and the required clean up of the area afterwards. I am assuming the small yard will require frequent wash-down and thus place an additional burden on the drainage system.

item e) The potential for additional sound, particularly at night, is worrisome for neighbors.

City of Crystal Lake Illinois

Questions or comments! Email: commer



City of Crystal Lake
Development Application

Office Use Only
File # 2013 18

Project Title: Overnight Care BeBe's Dog Spa

RECEIVED
APR 04 2013
BY:

Action Requested

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

Petitioner Information

Name: Kristin Bourey
Address: 15 morgan St. unit 2
Crystal Lake, IL 60014
Phone: 815 526-3024
Fax: "
E-mail: info@bebes doggies.com

Owner Information (if different)

Name: Dominic Cerniglia
Address: 15 Morgan St.
Crystal Lake, IL 60014
Phone: 847-366-0975
Fax: NA
E-mail:

Property Information

Project Description: Overnight Care - Maximum Capacity 12 dogs

Project Address/Location: 15 Morgan St. Crystal Lake

PIN Number(s): EIN 46-0844024

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: Self

Signatures

Kristin Bourey Kristin Bourey 2/25/13

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.

DOMINIC CERNIGLIA 2-26-13

OWNER: Print and Sign name **Date**

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

SHAW MEDIA
PO BOX 250
CRYSTAL LAKE IL 60039-0250

ORDER CONFIRMATION (CONTINUED)

Salesperson: DEBORAH KUKIELSKI Printed at 05/01/13 11:06 by lsieb

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Acct #: 10075037 Ad #: 793834 Status: E

PUBLIC NOTICE

BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF Kristin Bourey

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance (UDO) 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 by Kristin Bourey, for a Special Use Permit Amendment relating to the following described real estate commonly known as 15 Morgan Street, Crystal Lake, Illinois 60014, PIN: 14-33-381-009.

This application is filed for the purposes of seeking a Special Use Permit Amendment pursuant to Article 2, Land Use and Article 9, Administration, of the UDO to allow overnight care at the dog day care and spa at this location; as well as any other variations that may be necessary to allow the plans as presented. 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 for this request will be held at 7:30 p.m. on Wednesday May 1st, 2013, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake

(Published in the Northwest Herald April 13, 2013 #A683)

CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, DECEMBER 7, 2011
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

The meeting was called to order by Acting Chairman Greenman at 7:30 p.m. On roll call, members Esposito, Gavle, Goss, Lembke, Skluzacek, and Greenman were present. Members Batastini, Jouron, and Hayden were absent.

Michelle Rentzsch, Director of Planning and Economic Development, Latika Bhide and Elizabeth Maxwell, both Planners, were present from Staff.

Mr. Greenman said tonight's meeting has a very full agenda and asked that if anyone wished to speak on a petition to please sign in on the sheets in the rear of the Council Chambers. He added that the petitioners did not need to sign in. Mr. Greenman stated that this meeting is being televised now as well as being recorded for future playback on the City's cable station.

2011-63 BEBE'S DAY SPA – 15 Morgan St. – PUBLIC HEARING
Special Use Permit, Use Variation for a dog day care spa.

Mr. Greenman stated that the sign has been posted. He said the surrounding property owners have been notified and the Certificate of Publication is in the file. Mr. Greenman waived the reading of the legal notice without objection.

Kristin Bourey was present to represent the petition. Ms. Bourey said she is requesting to open a dog day care and grooming business. She has worked with dogs for 11 years in various capacities from vet assistant to dog day care worker and is certified. Ms. Bourey said there will be two play areas inside the building as well as a separate area for grooming. She said they will have a limit of 12 dogs and they must enter and leave on a leash. Their hours of operation will be Monday through Friday 9 to 4 and Saturday will be 10 to 4. The hours are limited to stay away from the high traffic hours. Ms. Bourey said the dogs will be taken outside one at a time on a leash and will be picked up after immediately. The building will be sanitized nightly to reduce any infections, germs, etc.

Mr. Greenman asked if the petitioner had any questions or comments on the staff report. Ms. Bourey said there is a parking plan in the works for their clients and staff. She said regarding the Findings of Fact that they are limited their hours to accommodate the traffic congestion in the area. Mr. Greenman asked if the petitioner had received the memo from staff dated today. Ms. Bourey said yes. There is currently a fence on the property and they will add slats for privacy.

Mr. Greenman said there was an e-mail that was received by staff from Simon Gibson objecting to the use at this location. He asked if the petitioner had received a copy of the e-mail. Ms. Bourey said she had.

Judy Gibson, 330 E. Crystal Lake Avenue, said her husband sent the e-mail and that he was out of town and unable to attend the meeting. Mrs. Gibson said they are concerned with the noise levels from the business. She said the site is near Crystal Lake Avenue which is a very busy road and if a dog gets away from the owner, she is sure the dog won't make it. She added that this site is not appropriate for a dog day care and it is on septic – not City sewer. Ms. Bhide confirmed that the site is on septic and the petitioner will need to contact McHenry County regarding the restrictions and/or regulations for septic. Mrs. Gibson said that will put a strain on the septic field.

There was no one else in the public who wished to comment on this petition. The public portion was closed at this time.

Mr. Greenman reviewed the concerns raised by both Mr. and Mrs. Gibson. Ms. Bourey said the hours were designed to be outside of the peak traffic times and the dogs will be brought in and leave on a leash. She said that is similar to someone entering or leaving a vet. The dogs will be inside and will be taken out only to relieve themselves and one at a time. Ms. Bourey said she will be contacting the County for their septic requirements. Ms. Bhide said the City's well is close to this location but the Public Works Director had indicated that the well is approximately 1100 to 1200 feet deep and is not concerned about it affecting the aquifer.

Mr. Skluzacek said the property is zoned Manufacturing which would allow other more intense uses. He asked if the petitioner was taking the entire building. Ms. Bourey said no, only one unit. There are other businesses in the building currently. Mr. Skluzacek asked if they would also be boarding dogs. Ms. Bourey said no.

Mr. Esposito asked why such a small number of dogs. Ms. Bourey said that would allow them to pay more attention to the dogs. Mr. Esposito said he is a dog owner and his vet is located on Route 14 which is far busier than Crystal Lake Avenue.

Mr. Gavle is concerned with the surrounding neighborhood and the size of the area for the dogs. He can't support the request.

Mrs. Lembke asked if only one dog would be taken out at a time. Ms. Bourey said yes.

Mr. Goss doesn't believe there is a dog day care within a residential area in the City and he is not sure he can support the request.

Ms. Bourey said the building has been used for manufacturing in the past. Mr. Greenman said an allowed use for this district may have a high decibel level with longer hours that this use. He asked if there will be a service to collect the waste or will it be in the normal disposal. Ms. Bourey said it will be normal disposal and in the summer they will remove the waste daily. Mr. Greenman asked about staffing. Ms. Bourey said there will be two there at all times. One in the day care and the other in the

grooming area.

Mr. Esposito moved to approve the Use Variation and Special Use Permit in accordance with Article 2, Land Use, of the Unified Development Ordinance, to allow a Pet Care Service as a Permitted Use in the M Manufacturing zoning district for BeBe's Day Spa at 15 Morgan Street with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Kristin Bourey, received 11/22/11)
   B. Plat of Survey (Luco, received 11/22/11)
   C. Floor Plan (Schoeneck, received 6/7/10)

2. The Use Variation and Special Use Permit is granted to allow BeBe's Dog Day Care and Spa, as described in the application information. The use shall not be significantly increased, i.e., the addition of additional space or outdoor kennels without amending this request. A change in ownership will require a new use variation and special use permit.

3. This petition must meet the UDO criteria for Pet Care Services (listed in the report above).

4. The petitioner must provide information on the number and type of vehicles stored on this property. A parking plan, to be approved by the Engineering Division, must be provided to accommodate the stored vehicles and the customer traffic.

5. Striped parking areas, in compliance with the UDO must be provided within 3 years from the date of this approval. This will included paving the gravel drive and parking areas.

6. The petitioner shall address any comments and requirements from the Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments.

7. Slats or other suitable material must be added to the existing fence, per staff approval, to meet the requirements of the Ordinance.

8. The dogs must be supervised at all times they are in the fenced outdoor area.

Mr. Skluzacek seconded the motion. On roll call, members Esposito, Lembke, Skluzacek, and Greenman voted aye. Members Gavle and Goss voted no. Motion passed.

18. Approved the Planning and Zoning Commission recommendations and adopted an Ordinance amending Chapter 650 of the Code of Ordinances for the City of Crystal Lake for the changes to the Unified Development Ordinance Text Amendment to allow Gasoline Station Electronic Pricing Signs.

23. Adopted a Resolution authorizing execution of an agreement to extend the 2011 Pace Paratransit Local Share Agreement until the start of the MCRide Program.

25. Adopted a Resolution authorizing the City Manager to sign the revised plan for the VALIC voluntary 457 Plan for City of Crystal Lake employees.

26. Adopted a Resolution authorizing the City Manager to execute the 2011-2014 Collective Bargaining Agreement between the City of Crystal Lake and the Crystal Lake Professional Firefighters Association Local 3926.

27. Adopted a Resolution authorizing the City Manager to execute an Intergovernmental Agreement between the Village of Algonquin and the City of Crystal Lake for use of Village/City Hall facilities in the event of an emergency.

12. Manufacturer Job Creation and Investment Grant application request – RW Technologies, 387 Congress Parkway, Unit 1A.

Micheal Walker and Troy Richert were present on behalf of RW Technologies. Mr. Richert responded to a question from Councilman Dawson by stating that they were seeking to bring back many of the jobs that had been lost with the closing of Millennium Electronics.

Councilwoman Brady Mueller moved to approve the Manufacturer Job Creation and Investment Grant agreement with Troy Richert and to award $10,000 in grant funding for new employees and furniture, fixtures and equipment at 387 Congress Parkway. Councilman Thorsen seconded the motion. On roll call, all present voted yes. Motion passed.

14. BeBe's Dog Day Care & Spa, 15 Morgan Street – Use Variation and Special Use Permit to allow a Pet Care Service as a Permitted Use in the M Manufacturing zoning district.

Kristen Bourney was present for the matter. Mayor Shepley noted that the petition had received a recommendation for approval by the Planning and Zoning Commission. Ms. Bourney stated that she was in agreement with the Planning and Zoning Commission conditions.

Mayor Shepley asked if anyone wished to speak on the matter. No one wished to speak.

Councilman Hopkins moved to approve the Planning and Zoning Commission recommendation and adopt an Ordinance granting a Use Variation and Special Use Permit to allow a Dog Day Care and Spa at 15 Morgan Street. Councilwoman Schofield seconded the motion. On roll call, all present voted yes. Motion passed.

ORDINANCE NO. 6735
FILE NO. 440

AN ORDINANCE GRANTING A SPECIAL USE PERMIT AND USE VARIATION AT 15 MORGAN STREET

WHEREAS, pursuant to the terms of a Petition (File #2011-63) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested the granting of a Special Use Permit and Use Variation to allow a Pet Care Service as a Permitted Use in the M Manufacturing zoning district; and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Special Use Permit and Use Variation be granted as requested in said Petition.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS, as follows:

Section I: That a Special Use Permit and Use Variation be granted to allow a Pet Care Service as a Permitted Use in the M Manufacturing zoning district

at the property commonly known as 15 Morgan Street, City of Crystal Lake.

Section II: That the Special Use Permit and Use Variation be granted with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Kristin Bourey, received 11/22/11)
   B. Plat of Survey (Luco, received 11/22/11)
   C. Floor Plan (Schoeneck, received 6/7/10)

2. The Use Variation and Special Use Permit is granted to allow BeBe's Dog Day Care and Spa, as described in the application information. The use shall not be significantly increased, i.e., the addition of additional space or outdoor kennels without amending this request. A change in ownership will require a new use variation and special use permit.

3. This petition must meet the UDO criteria for Pet Care Services (listed in the report above).

4. The petitioner must provide information on the number and type of vehicles stored on this property. A parking plan, to be approved by the Engineering Division, must be provided to accommodate the stored vehicles and the customer traffic.

5. Striped parking areas, in compliance with the UDO must be provided within 3 years from the date of this approval. This will included paving the gravel drive and parking areas.

6. The petitioner shall address any comments and requirements from the Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments.

7. Slats or other suitable material must be added to the existing fence, per staff approval, to meet the requirements of the Ordinance.

8. The dogs must be supervised at all times they are in the fenced outdoor area.

Section III: That the City Clerk be and is hereby directed to amend the official zoning map of the City of Crystal Lake and all pertinent records of the City of Crystal Lake to show the granting of a Variation in accordance with the provisions of this Ordinance, as provided by law.

Section IV: That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

DATED at Crystal Lake, Illinois, this 20th day of December, 2011.

MAYOR

ATTEST:

CITY CLERK

Published in pamphlet form by the authority of the Mayor and City Council of the City of Crystal Lake.

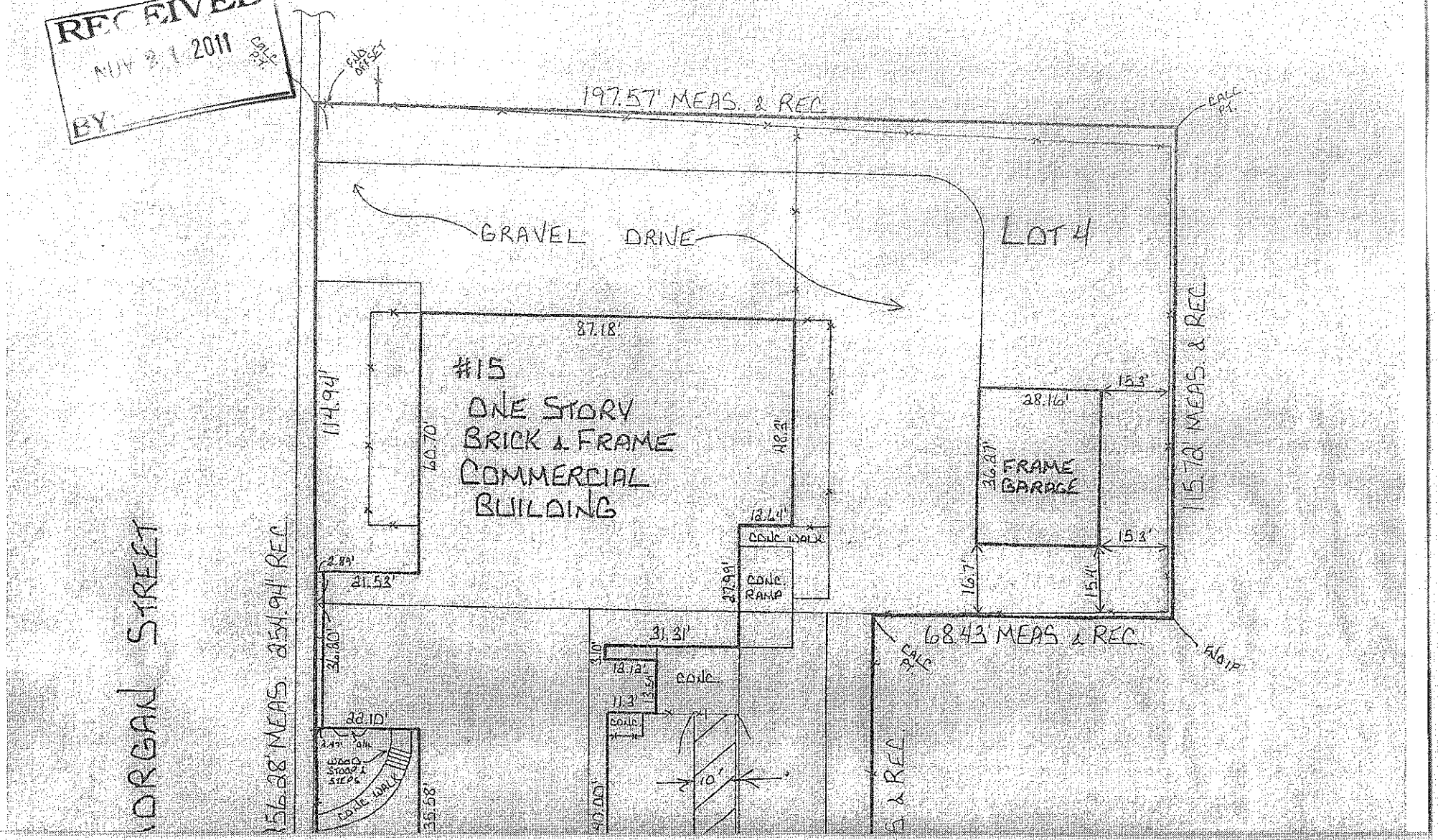
Yard
8'
3 ft. fencing
3'
desk
14'
27'
fireplace
rug
seating
4' fencing
Cubbies
Shelving
Grooming Table
8'
cottages
20'
6
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7
4
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9
2
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4 1/2'
counter
Tub
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Table
W/D
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15' 7"
10' 4"
17' 9"

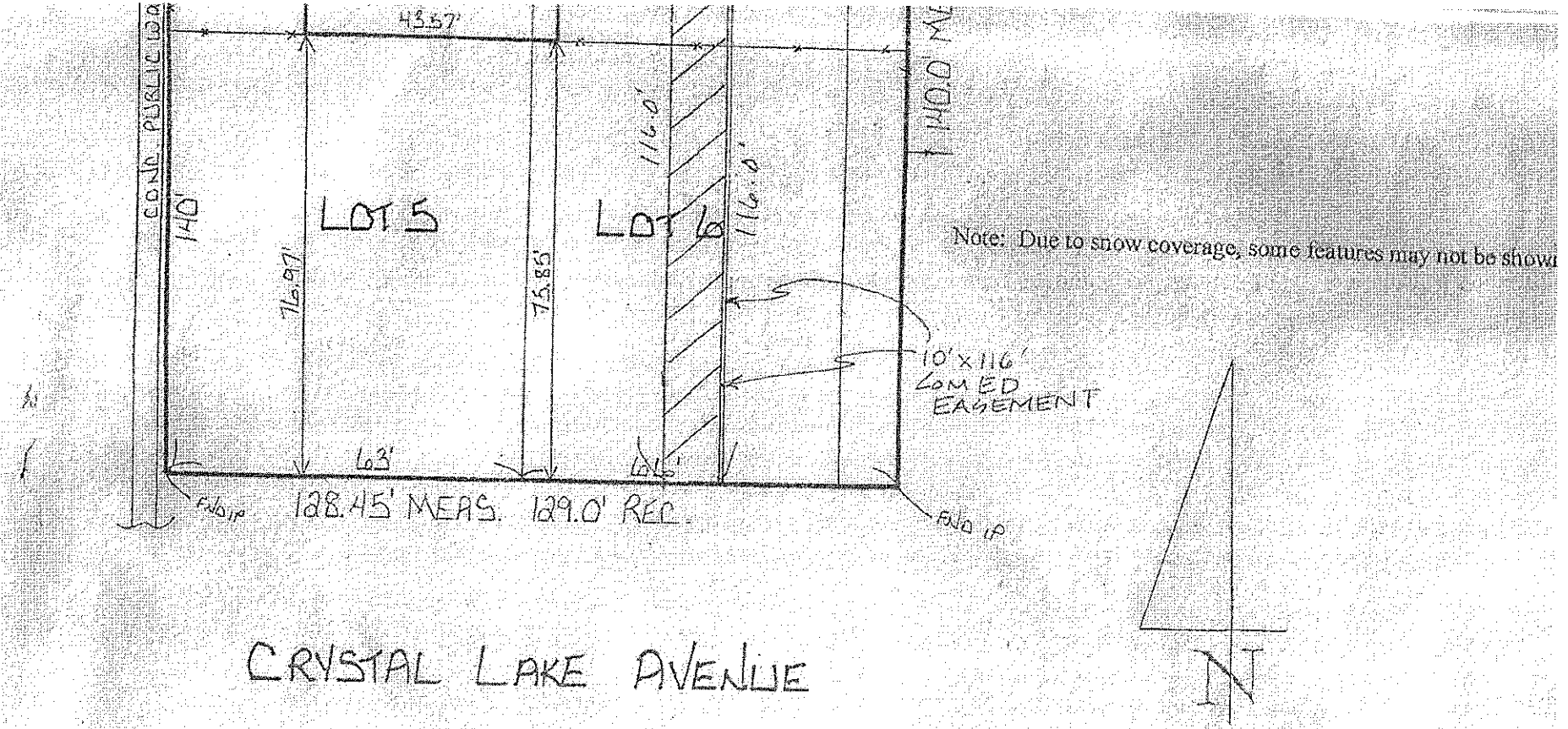
PLAT OF SURVEY

LEGAL DESCRIPTION: Lots 4, 5 and 6 in Block 4 in Meier's Addition to Crystal Lake, a Subdivision of part of the Southwest Quarter of Section 33, Township 44 North, Range 8 East of the Third Principal, according to the Plat thereof recorded August 18, 1927 as Document No. 79533, in Book 6 of Plats, page 31, in McHenry County, Illinois.

6 3 2011

RECEIVED
NOV 21 2011
BY:





OF SURVEY 8-4-04 EASEMENT ONLY ADDED 8/12/04

OF ILLINOIS

Y OF MCHENRY

EBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, UNDER MY SUPERVISION, DING TO THE OFFICIAL RECORD AND THAT THIS ABOVE PLAT CORRECTLY REPRESENTS SAID SURVEY. ALL NCES ARE SHOWN IN FEET AND DECIMALS THEREOF.
HER CERTIFY THAT UNLESS OTHERWISE SHOWN, THE BUILDINGS ON THE PARCEL ARE WITHIN PROPERTY LINES HE ADJOINING VISIBLE IMPROVEMENTS DO NOT ENCROACH ON THE ABOVE DESCRIBED PROPERTY.

HER CERTIFY THAT THE PROFESSIONAL SERVICE CONFORMS TO THE CURRENT IS MINIMUM STANDARDS FOR A BOUNDRY SURVEY.

C.T. Amelse MY LICENSE EXPIRES: 11-30-2004

AELSE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2143

ORDERED BY: (REGIONAL MANAGEMENT DEAN TRORER)

JOB NO. 04-13533

LUCO CONSTRUCTION, INC.
P.O. BOX 222
ALGONQUIN, IL 60102
847-658-8537
FAX: 847-458-0714