



**#2010-44**

**Charlie's Dog House – 140 W. Terra Cotta Ave.  
Project Review for Planning and Zoning Commission**

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**Meeting Dates:** July 7, 2010

**Requests:** Use Variation from 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.

**Location:** 140 West Terra Cotta Avenue

**Acreage:** Approximately 6,000 square foot tenant suite

**Existing Zoning:** M Manufacturing

**Surrounding Properties:** North: Beyond the railroad right-of-way, B-2 General Commercial and R-1 PUD Single Family Residential  
South: R-3B Multi-Family Residential  
East: M Manufacturing  
West: M Manufacturing

**Staff Contact:** Elizabeth Maxwell (815.356.3615)

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**Background:**

The subject property is an existing building located on Terra Cotta Avenue (Route 176) along the Union Pacific Railroad Line. The petitioner plans to open and operate a dog daycare facility. The facility would also have limited retail, grooming and boarding services. The petitioner will construct an exterior enclosed area for the dogs to use. The site is zoned Manufacturing and does not allow Pet Care Services so the petitioner is requesting a Use Variation.

**Land Use Analysis:**

**SITE LAYOUT**

The site has a single access point off Terra Cotta Avenue. The parking is in front and to the west of the free-standing building. Per the APA Parking Standards in the UDO, the required parking is 1 space per 400 gross square feet. The petitioner would be required to provide 15 parking spaces. There are currently 28 spaces on site. The petitioner will add an exterior enclosed fence run area to the building. This is the only proposed modification to the site.

**ZONING**

Pet care service is a Limited Use in certain zoning districts, but is not a use allowed in the Manufacturing zoning district. Below is an excerpt from the Land Use Table in the Unified Development Ordinance. Pet Care Service is under Service Uses and is a Limited Use in the F, E, O, B-2, B-4, and M-L zoning districts.

Service Uses						
Categories and Sub-categories	Permitted	Limited	Special	Use Criteria	NAICS	
Personal and Laundry Services	Massage (Therapeutic) parlors	O, B-2, B-4	-	-	-	-
	Tattoo parlors	-	-	B-2	-	-
	Tailor & Dressmaking shop (including alterations & repair)	B-1, B-2, B-4	-	-	-	-
	Other Personal Care Services	B-2, B-4	-	-	-	<a href="#">812199</a>
	Funeral Homes	B-2, B-4	-	-	-	<a href="#">812210</a>
	Crematories	-	B-2, B-4	-	<a href="#">2-400C-15</a>	-
	Dry-cleaning and Laundry Services (not including Industrial Launderers)	O, B-1, B-2, B-4	-	-	-	<a href="#">8123</a>
	Industrial Launderers	B-2, M-L	-	-	-	<a href="#">812332</a>
	Pet Care (except Veterinary) Services	-	F, E, O, B-2, B-4, M-L	-	<a href="#">2-400C-16</a>	<a href="#">812910</a>
	Photofinishing Laboratories					

Since the use is typically considered a Limited Use the UDO has a list of criteria that shall be met. The criteria are:

- 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.
- 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.

The petitioner can meet all of the above criteria.

**Findings of Fact:**

**USE VARIATION**

As illustrated previously in the Land Use Table, this type of service use is not a permitted use within the M Manufacturing zoning district. The Manufacturing zoning is intended for general industrial uses that provide jobs and services. The petitioner is requesting to use the property for the Pet Care Service use. This use will provide jobs and a service to the community.

**Comprehensive Plan Designation**

The Comprehensive Plan designates this area as Industry. Industry represents existing manufacturing areas and indicates areas for future industrial uses. Within the Commerce/Office/Industry land use designation, this petition is supported by the following Goal, Objective and Policies.

Goal: Facilitate a dynamic and sustainable base of commercial, office and industrial uses that provide jobs, goods and services to people in the city and throughout the surrounding regions, as well as a solid tax base to the City.

Objective #2: Encourage business development that maximizes links to related businesses, infrastructure and customers.

- Encourage the reuse and redevelopment of existing buildings and facilities instead of growth into undeveloped land.
- Encourage the redevelopment of "brownfield" sites, underused or abandoned industrial properties in the city, and either to reuse already existing structures or draw upon existing infrastructure.

**Recommended Conditions:**

A motion to approve the petitioner's request is recommended with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
  - A. Application (Ken and Diana Schoeneck, received 6/7/10)
  - B. Plat of Survey (Harrison & Associates, received 06/7/10)
  - C. Floor Plan (Schoeneck, received 6/7/10)
2. The Use Variation is granted to allow Charlie's Dog House, as described in the application information. The use shall not be significantly increased, i.e., the addition of outdoor kennels or the conversion to a primarily retail operation without amending this request.
3. This petition must meet the Limited Use criteria for Pet Care Services.
4. The petitioner shall address any comments and requirements from the Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments.

4 4 2010

# City of Crystal Lake Development Application

Office Use Only  
File # \_\_\_\_\_

Project Title: Charlie's Doghouse, Inc.

RECEIVED  
JUN 07 2010  
BY: \_\_\_\_\_

### Action Requested

- |   |  |
|---|--|
| <input type="checkbox"/> Annexation                   | <input type="checkbox"/> Preliminary PUD                 |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary Plat of Subdivision |
| <input type="checkbox"/> Conceptual PUD Review        | <input type="checkbox"/> Rezoning                        |
| <input type="checkbox"/> Final PUD                    | <input type="checkbox"/> Special Use Permit              |
| <input type="checkbox"/> Final PUD Amendment          | <input checked="" type="checkbox"/> Variation            |
| <input type="checkbox"/> Final Plat of Subdivision    | <input type="checkbox"/> Other                           |

### Petitioner Information

Name: Charlie's Doghouse, Inc.  
Ken + Diana Schoeneck

Address: 1200 Cary Rd.  
Aigonguin, IL 60102

Phone: 847/648-0151

Fax: \_\_\_\_\_

E-mail: schoeneckd@gmail.com

### Owner Information (if different)

Name: Fuhler Properties, LLC

Address: 101 N. Main St.  
Crystal Lake, IL 60014

Phone: 815/455-4000

Fax: 815/479-7950

E-mail: \_\_\_\_\_

### Property Information

Project Description: Proposed use of space as a dog daycare with outdoor playyard and overnight care

Project Address/Location: 140 W. Terra Cotta Ave, Ste B,  
Crystal Lake, IL 60014

PIN Number(s): 14-32-177-010

**Development Team**

Please include address, phone, fax and e-mail

Developer: N/A

Architect: N/A

Attorney: N/A

Engineer: N/A

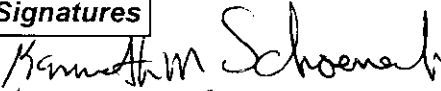
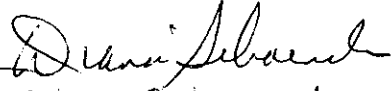
Landscape Architect: N/A

Planner: N/A

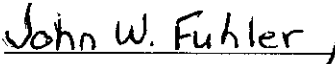
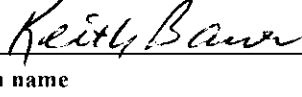
Surveyor: N/A

Other: N/A

**Signatures**


  
 Kenneth M. Schoeneck Diana Schoeneck 6/4/10  
 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.


 6/7/10  
 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.

**Fuhler Properties**  
**(815) 455-4000**

Keith Bauer  
Leasing & Property Manager

101 N. Main Street Cell: (815) 347-5894  
Crystal Lake, IL 60014 Fax (815) 479-7950  
e-mail: kbauer@fuhlerproperties.com



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**T PUBLIC NOTICE**

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

**IN THE MATTER OF THE APPLICATION OF Ken & Diana Schoeneck**

**LEGAL NOTICE**

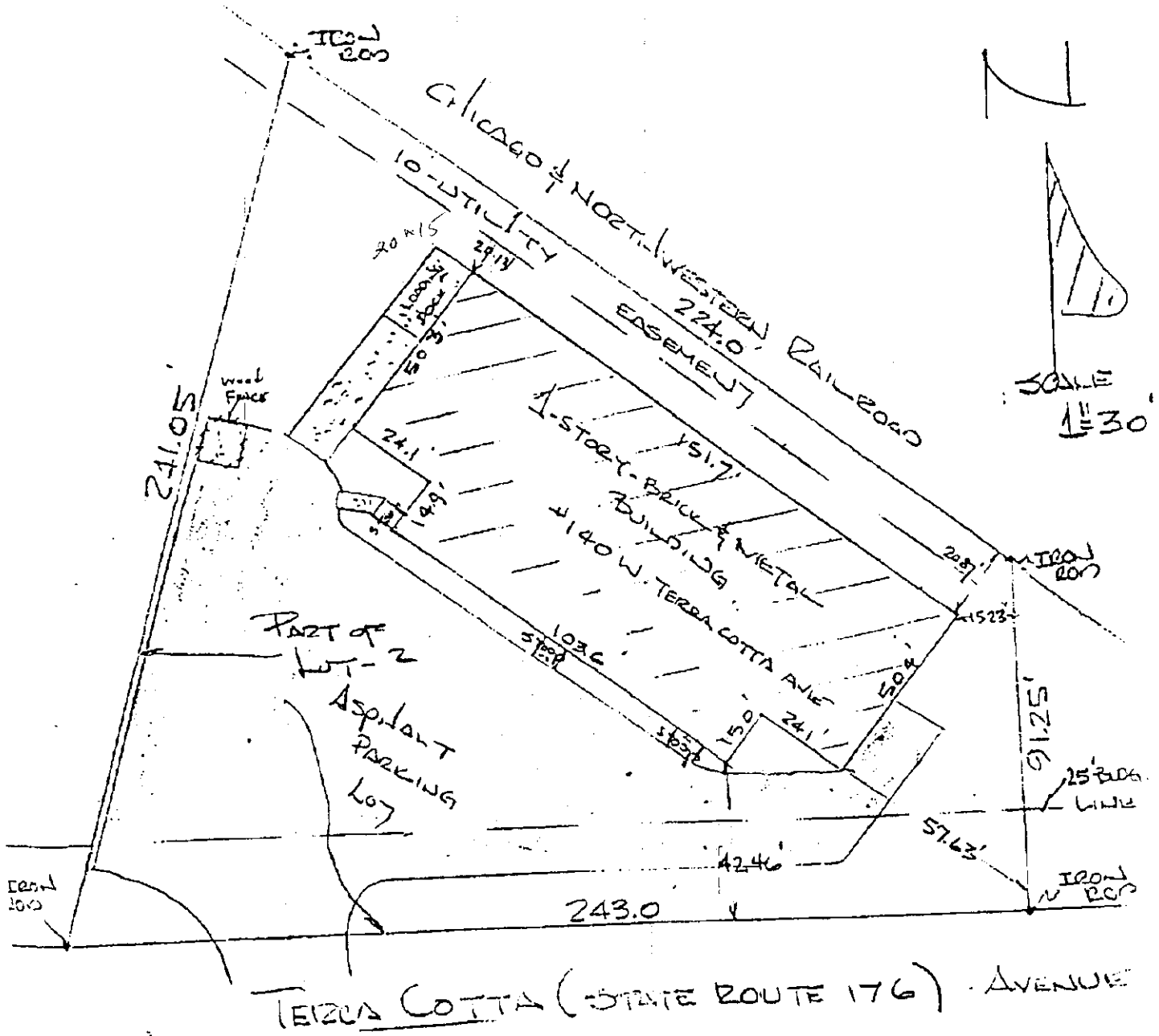
Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission of the City of Crystal Lake upon the application of Ken and Diana Schoeneck, representing Charlie's Doghouse Inc., relating to the following described real estate commonly known as 140 West Terra Cotta Avenue (Route 176), Crystal Lake, Illinois 60014, PIN: 14-32-177-010.

This application is filed for the purposes of seeking a Use Variation from Article 2, Land Uses Table 2-300 of the Unified Development Ordinance to allow Pet Care Services as a Limited Use within the M Manufacturing zoning district at the above-mentioned location.

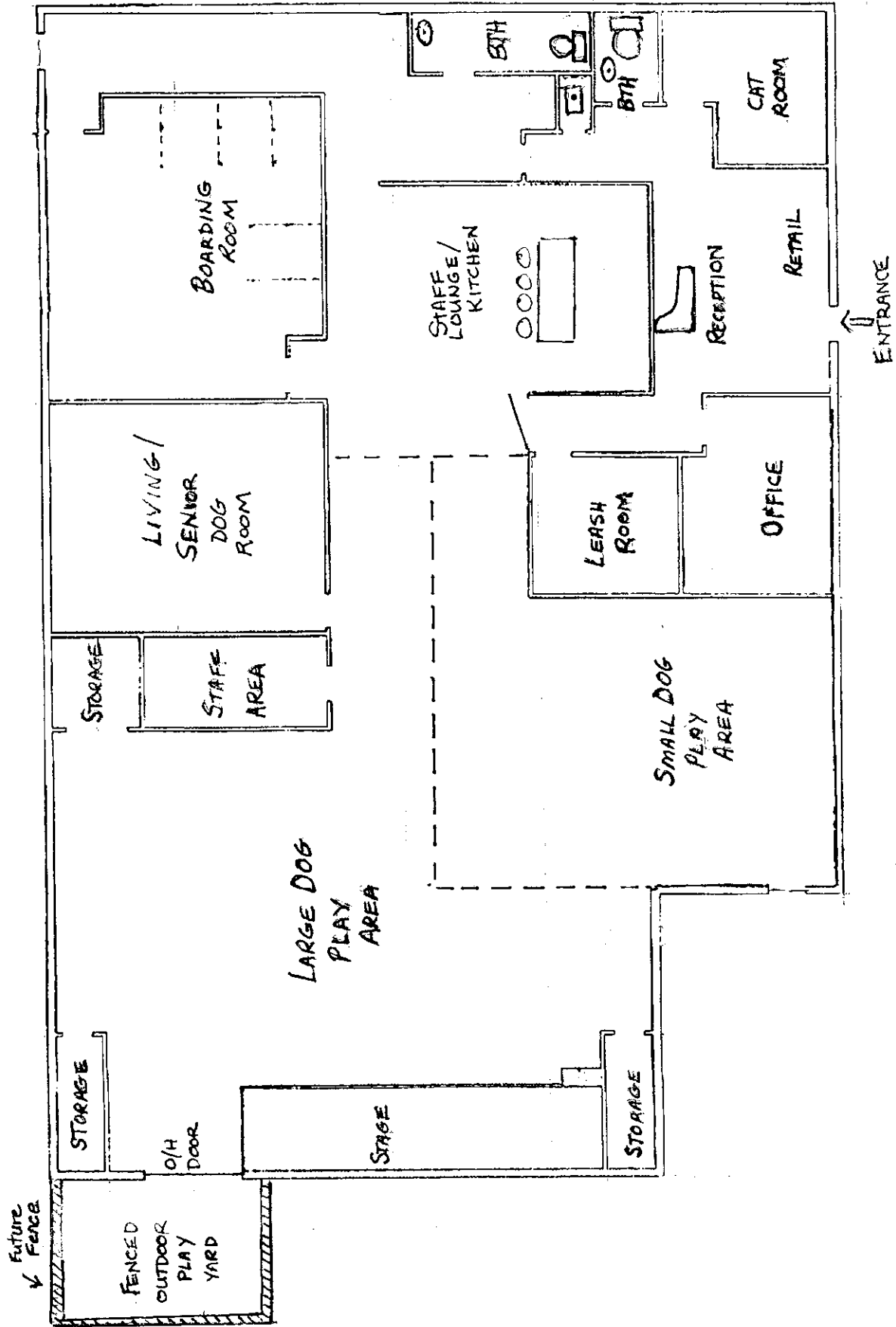
A public hearing before the Planning and Zoning Commission on the request will be held at 7:30 p.m. on Wednesday July 7, 2010 at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Tom Hayden, Chairperson  
Planning and Zoning Commission  
City of Crystal Lake  
(Published in the Northwest Herald  
June 21, 2010)

PLAT OF SURVEY



**H**ARRISON & Associates, Inc.



INTERIOR LAYOUT  
 140 W. Terra Cotta Ave.  
 Crystal Lake, IL 60014