

In the Matter of the Application of)
BOONDOCK PROP LLC SERIES 2604 CHAPEL HILL)

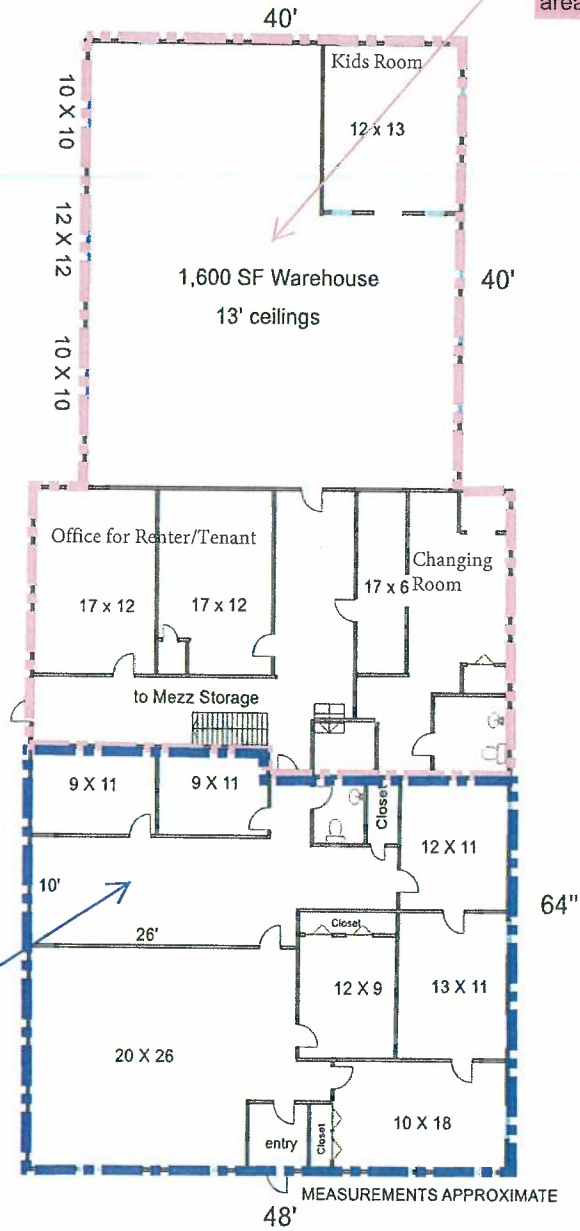
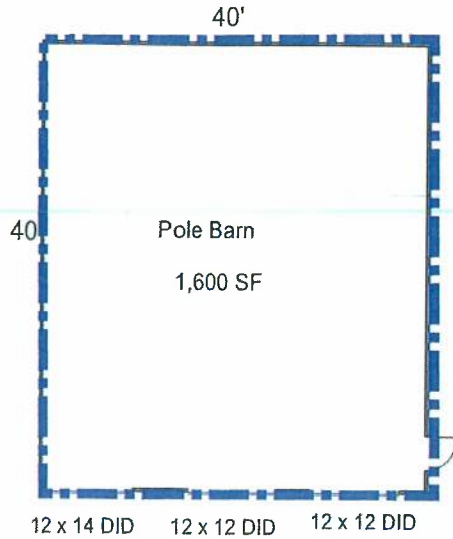
Submitted by: Jeffrey R. Elser, 2604 N. Chapel Hill Rd, Johnsburg, IL 60051

2604 N Chapel Hill Rd

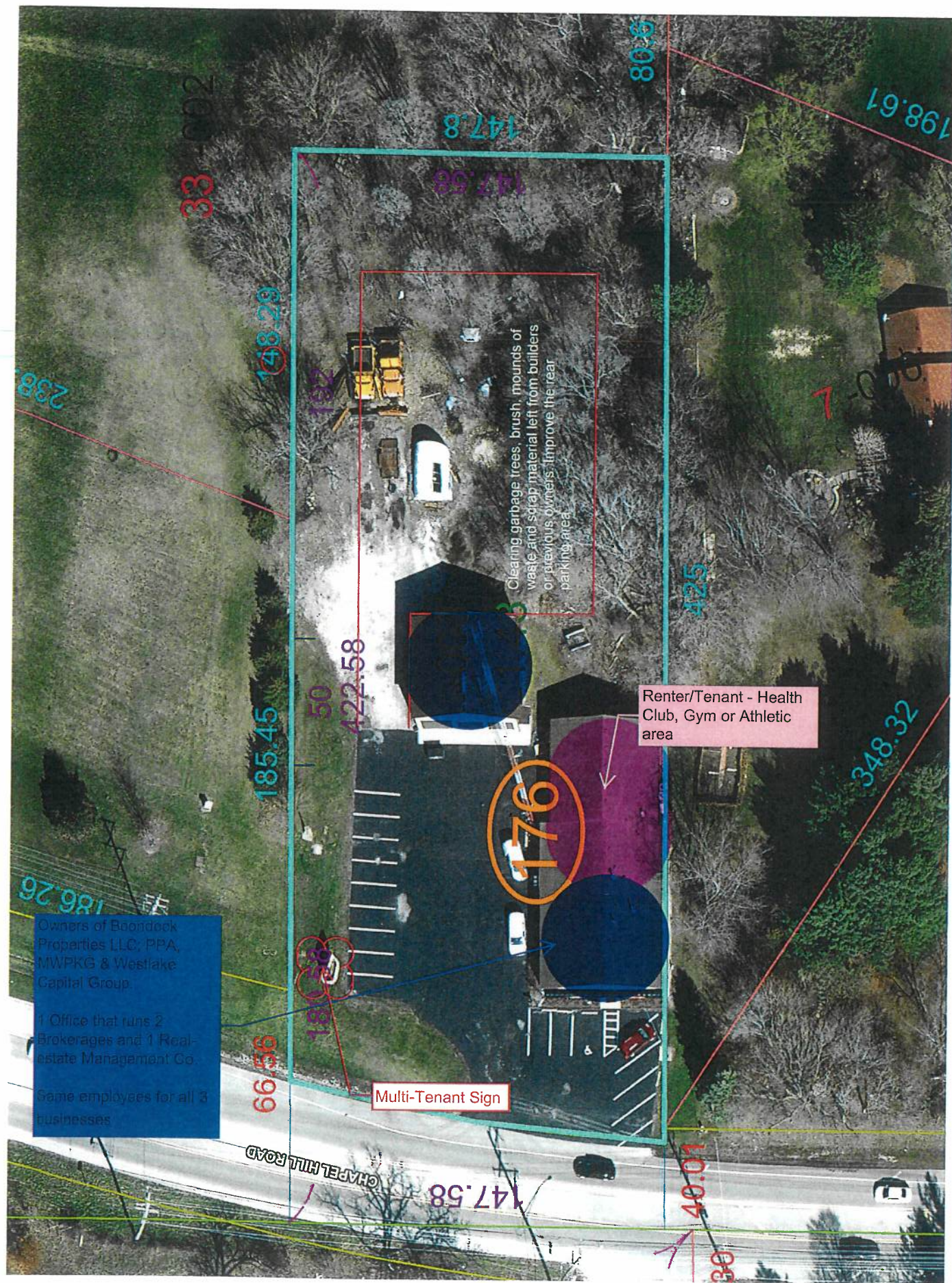
Johnsburg, IL 60051

INDUSTRIAL

Renter/Tenant - Health Club, Gym or Athletic area

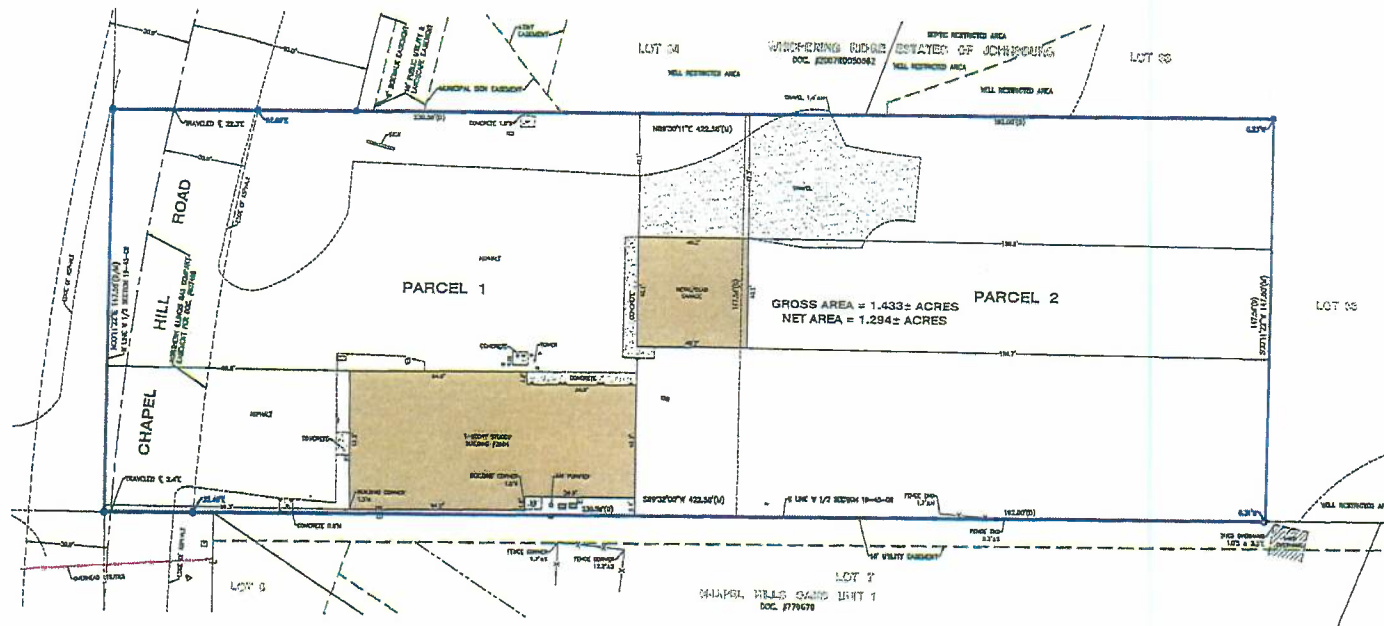


Owners of Boondock Properties LLC, PPA, MWPKG & Westlake Capital Group.
1 Office that runs 2 Brokerages and 1 Real-estate Management Co.
Same employees for all businesses





PARCEL 3:
The East 182.0 feet of the West 422.58 feet of the South 147.58 feet of the
Northwest Quarter of Section 18, Township 43 North, Range 9 East of the
Third Principal Meridian, in McHenry County, Illinois.



LEGEND

- AIR CONDITIONS
- BOLLARD
- CLEAR CUT
- DECK SUIT
- ELECTRIC MOTOR
- FLARED END SECTION
- FOLDED IRON BAR
- FOLDED IRON PIPE
- GAS MOTOR
- GENERATOR
- HAIL ROSE
- HEFIC LUG
- SET IRON BAR
- SET IRON PIPE
- SET IRON PIPE
- SIGN
- TELEPHONE MACHINE
- TELEPHONE REAR
- TELEPHONE POLE
- WELL
- (D) DIRT
- (R) RECCORD
- (M) MACHINERY

8. Surface features of utilities on the surveyed parcel have been shown, underground and utilities approximate have not been shown in determine the extent of utilities or existing on the property, public water and/or sewerage have not been shown on the additional information. Overhead wires and poles (if any) have been shown, however their location and dimensions have not been shown.

9. This survey may not reflect of utility or improvements, if such items are shown by independent surveyors, such items as easements or before or when the site was surveyed with snow. All the area of the survey, the site was not covered by snow.

10. The survey method of measurement regarding the actual presence or absence of a service or utility is not shown. The surveyor is required to report together with "GALC" notations is recommended to determine the extent of underground service and utility lines. Contact GALE, at 1-800-522-0132.

11. Easements that may be found in local buildings or/or utility lines have not been shown. Rights and land restrictions (if any) have not been shown. Only those defined restrictions shown on the recorded subdivision plat are shown. This survey complies have been shown.

12. Site address: 2004 K. Chapel Hill Road, Johnsons, LA 00201 (Parole to State A, Item 2).

13. The US compass rose, however it is not a full circle and does not indicate any recorded deviation for Chapel Hill Road. The location of the center of the road is only an approximation and is based on a 60 degree (or any) using the information as provided on the map. The surveyor is not responsible for the information and remains any error located on the map.

14. Exceptions 1, 4, 5, 6, 7, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 are not survey related.
15. Exceptions 2, 3, 17, 18, 19, 20, 21, 22 are blanked in nature.
16. Exception 119 is unable to be plotted; pipeline/apparent lacks sufficient description.
17. Exception 123 is plotted however.

Certified to:

- 1) Chicago Title Insurance Company
- 2) Soundock Properties LLC Series 2004 Chapel Hill
- 3) American Community Bank & Trust
- 4) Philip E. Bartmann and Jenice E. Bartmann

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 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, & 19 of Table A thereof. The field work was completed on February 12th, 2024.

Dated this 13th day of February, A.D., 2024.

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

[Handwritten signature]

ARTHUR P. OUTRACKER, 035-00387
PROFESSIONAL LAND SURVEYOR



ARTHUR P. DETRACKER, 035-003637
PROFESSIONAL LAND SURVEYOR

VILLAGE OF JOHNSBURG DEVELOPMENT APPLICATION

Please type or print legibly. Completion of this application satisfies the requirements of filing a petition in matters before the Planning and Zoning Commission.

Project Title: HEALTH CLUB; GYMNASIUM OR ATHLETIC CLUB PERMITTED BY RIGHT IN INDUSTRIAL DISTRICTS

Petitioner:

NAME	JEFFREY R ELSER	PHONE	(815) 403-2094
BUSINESS	BOONDOCK PROPERTIES LLC SERIES 2604 CHAPEL HILL	FAX	
ADDRESS	2604 N. CHAPEL HILL RD		
	JOHNSBURG, IL 60051		

Developers Information – List Names, Addresses and Phone Numbers of all owners, partners and corporate officers and shareholders who own 10% or more of business.

NAME	TITLE	ADDRESS	CITY, STATE, ZIP	TELEPHONE
JEFF ELSER	AGENT	2604 N Chapel Hill	Johnsburg, IL 60051	815-403-2094

Property Information:

General Description of Project (attach Plat of Survey and all required plans and specifications):

(Give details of any unique characteristics, i.e. streams, wetlands, mature trees, etc.)

REQUEST VILLAGE TEXT AMENDMENTS TO ALLOW PERMITTED BY RIGHT
HEALTH CLUB; GYMNASIUM OR ATHLETIC CLUB IN INDUSTRIAL DISTRICTS

General Location (attach legal description and map showing the properties location):

DOC 2024R0004330 W 422.58FT S 147.58FT SW1/4 NW1/4

VILLAGE OF JOHNSBURG DEVELOPMENT APPLICATION

Property Owner:

NAME	JEFFREY R ELSER	PHONE	(815) 403-2094
BUSINESS	BOONDOCK PROP LLC	FAX	
ADDRESS	2604 N. CHAPEL HILL RD		
	JOHNSBURG, IL 60051		

PIN:	10-19-176-008	Plan Map Classification	INDUSTRIAL
Existing Zoning:	INDUSTRIAL (I-1)	Proposed Zoning:	INDUSTRIAL
Existing Use	INDUSTRIAL	Proposed Use:	INDUSTRIAL
Gross Site Area:	1.43 ACRES	Net Site Area:	
Lots Proposed:		Dwelling Units Proposed:	

Summary of intended use

REMAIN INDUSTRIAL ZONING AND VILLAGE TEXT AMENDMENTS TO ALLOW PERMITTED BY RIGHT HEALTH CLUB; GYMNASIUM OR ATHLETIC CLUB IN INDUSTRIAL DISTRICTS. CROSSFIT GYMS OFTEN REFFED TO AS "BOXES", WAREHOUSE-LIKE OPEN SPACE FOR TRAINING FACILITIES .

Action Requested: (check all that apply)

Annexation

Sketch Plan

Amendment to Zoning Ordinance

Preliminary Plat of Subdivision

Rezoning

Final Plat of Subdivision

Appeal

PUD: Preliminary

Special Use Permit

PUD: Final

Variation (specify type and identify hardship) _____

Other (specify) TEXT AMENDMENTS TO ALLOW PERMITTED BY RIGHT HEALTH CLUB; GYMNASIUM OR ATHLETIC CLUB IN INDUSTRIAL DISTRICTS _____***DEVELOPMENT TEAM: (Include phone numbers and contact person if a firm)***


**VILLAGE OF JOHNSBURG
DEVELOPMENT APPLICATION**

	NAME	FIRM	TELEPHONE NO.
DEVELOPER			
ATTORNEY			
ENGINEER			
OTHER	JEFF ELSEY	BOONDOCK PROP LLC	(815) 403-2094

SIGNATURES

Signature of Petitioner Date: _____
(if different from owner)

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


_____
Signature of Owner Date: 4-1-2025

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.

Village Information:

Received By:

Date:


May 9, 2025