



## #2015-40 Hoffman/Wilson (Villages 3) –Final Plat Amendment & Simplified Residential Variation Project Review for Planning and Zoning Commission

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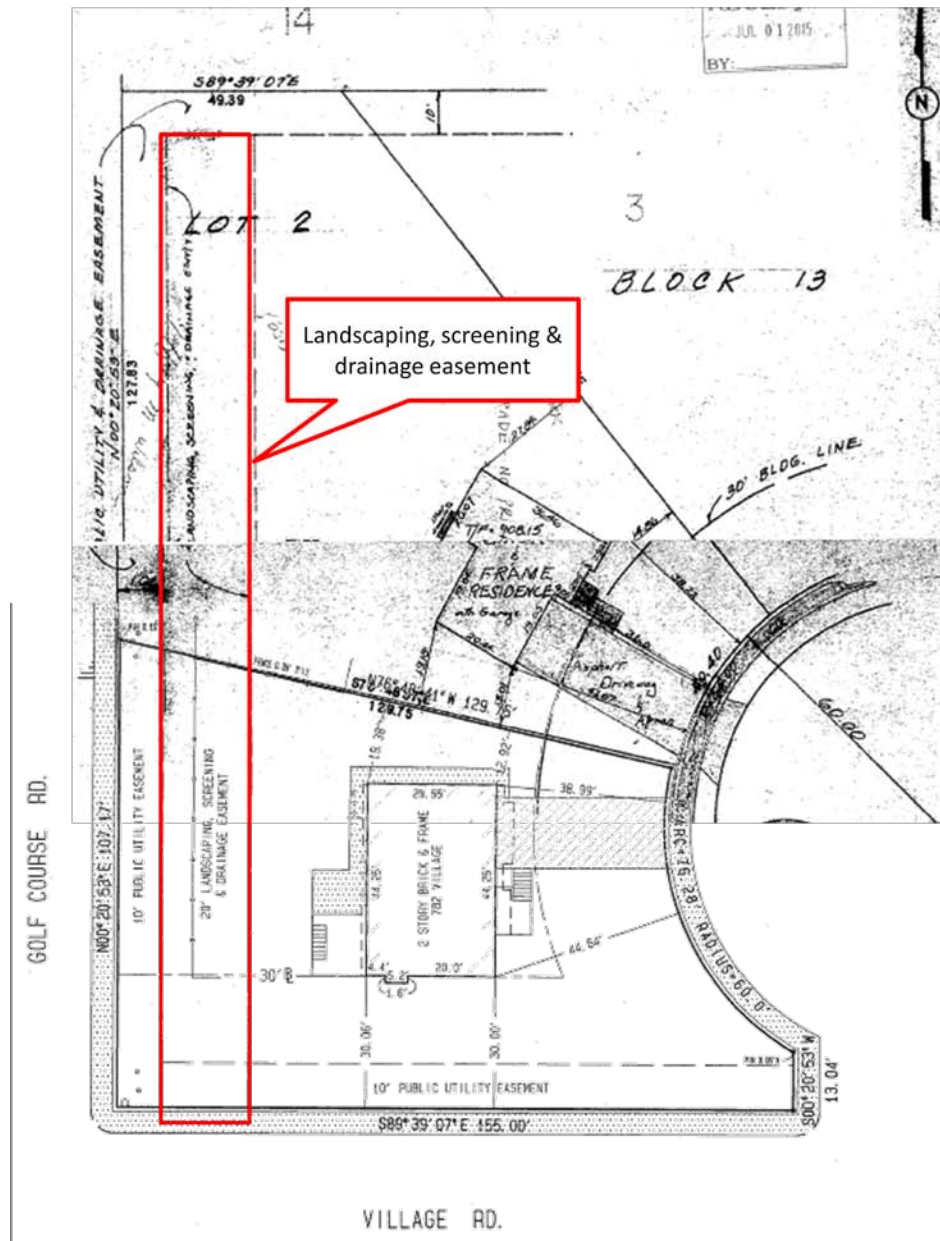
<b><u>Meeting Date:</u></b>	August 19, 2015
<b><u>Requests:</u></b>	Final Plat Amendment to lift a plat of subdivision restriction in order to allow fences in the landscape easement along Golf Course Road and a variation from Article 4-700(B)(3) fence height to allow a 4-foot fence in a yard abutting a street, a variation of 1-foot.
<b><u>Location:</u></b>	778 and 782 Village Road
<b><u>Acreage:</u></b>	Approximately .5 acres
<b><u>Zoning:</u></b>	R-1 PUD (Single-Family Residential Planned Unit Development)
<b><u>Surrounding Properties:</u></b>	North: R-1 PUD (Single-Family Residential Planned Unit Development) South: R-1 PUD (Single-Family Residential Planned Unit Development) East: R-1 PUD (Single-Family Residential Planned Unit Development) West: R-1 PUD (Single-Family Residential Planned Unit Development)
<b><u>Staff Contact:</u></b>	Kathryn Cowlin (815.356.3615)

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### **Background:**

- **Existing Use:** The subject properties are improved with single-family dwellings. The existing fences are approximately 4-feet in height and within the landscaping, screening and drainage easement.
- **Previous Approvals:** The original Plat of Subdivision was approved in 1988 and recorded with the McHenry County Recorder's Office as document number 1989R0006869 with the restriction that no fences shall be permitted in the 20-foot landscaping, screening and drainage easement. Also platted is a 10-foot municipal utility easement along the rear of the properties abutting Golf Course Road. In 1993, the homeowners at 778 and 782 Village Road were permitted to construct a 4-foot tall fence 30 feet from the property line abutting Golf Course Road. Subsequently, the fence was installed approximately 17.5 feet from the property line, which created a 12.5-foot encroachment into the landscaping, screening and drainage easement. Final inspections of the fence were not completed and the owners claim that the City gave consent verbally to allow them in their current locations. The homeowners were advised throughout 1994-1996 to remove the fence and install it outside of the landscaping, screening and drainage

easement. The fence was never removed and relocated. Several months ago, the applicants applied for permits to maintain or replace these fences, which were denied by the Building Division.



- The intent of the landscape easement was to protect the view corridor along Golf Course Road. Every other subdivision along Golf Course Road was required to provide landscape easements and locate fences inside of the easements.



- **UDO Requirements:** Fences, walls or screening in any front yard or yard abutting a street shall not exceed three feet in height and meet the clear view provisions. The setback for a yard abutting a street in the R-1 Single-Family Residential zoning district is 30 feet.

**Development Analysis:**

- **Request:** The petitioner is requesting a final plat of subdivision amendment to lift a plat of subdivision restriction in order to allow fences in the landscape easement along Golf course Road and a variation from Article 4-700(B)(3) fence height to allow a 4-foot fence in a yard abutting a street, a variation of 1-foot.
- **Land Use:** The land use map shows the area as Urban Residential. This land use designation is appropriate for the area.
- **Zoning:** The site is zoned R-1 PUD (Single-Family Residential Planned Unit Development). This is an appropriate zoning designation for the area.

**Proposed Fence**

- The fence is 4 feet in height.
- The fence is located 17.5 feet from the property line.
- Fences within a yard abutting a street must be 3 feet in height or located outside of the 30-foot yard abutting a street setback requirement.

**Comprehensive Land Use Plan 2020 Vision Summary Review:**

The Comprehensive Plan designates the subject property as Urban Residential, which allows for existing and future single-family residential uses. The following goal is applicable to this request:

Land Use - Residential

**Goal: Encourage a diversity of high quality housing in appropriate locations throughout the city that supports a variety of lifestyles and invigorates community character.**

This can be accomplished with the following supporting action:

**Supporting Action:** Preserve and enhance the character and livability of existing residential area with architectural and development guidelines. Promote safe, clean and well-maintained housing by encouraging regular repair and maintenance of housing.

**Findings of Fact:**

**FINAL PLAT/PLANNED UNIT DEVELOPMENT AMENDMENT**

The petitioner is requesting an amendment to a Final Plat of Subdivision to lift a plat of subdivision restriction to allow fences in the landscape easement along Golf Course Road and a variation from Article 4-700(B)(3) fence height to allow a 4-foot fence in a yard abutting a street, a variation of 1-foot. While there are no criteria in the UDO for evaluating plat restrictions, the subject properties are a Planned Unit Development and the following criteria could be used to evaluate the proposal.

Section 2-400 B General Standards for all special uses in the Unified Ordinance establishes standards for all special uses in Crystal Lake. Briefly, the criteria are as follows:

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.  
 *Meets*             *Does not meet*
2. The use will not be detrimental to area property values.  
 *Meets*             *Does not meet*
3. The use will comply with the zoning districts regulations.  
 *Meets*             *Does not meet*
4. The use will not negatively impact traffic circulation.  
 *Meets*             *Does not meet*
5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.  
 *Meets*             *Does not meet*
6. The use will not negatively impact the environment or be unsightly.

*Meets*             *Does not meet*

7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.

*Meets*             *Does not meet*

8. The use will meet requirements of all regulating governmental agencies.

*Meets*             *Does not meet*

9. The use will conform to any conditions approved as part of the issued Special Use Permit.

*Meets*             *Does not meet*

10. The use will conform to the regulations established for specific special uses, where applicable.

*Meets*             *Does not meet*

**ZONING ORDINANCE VARIATION**

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.

Standards

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.

**Recommended Conditions:**

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

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
  - A. Application (received 7/01/15)
  - B. Plat of Subdivision (received 7/01/15, dated 4/19/88)
  - C. Plat of Survey 778 Village Ct (received 7/01/15, dated 08/21/89)
  - D. Plat of Survey 782 Village Ct (received 7/01/15, dated 6/24/14) |
2. If allowed to remain, the fence cannot impede drainage flow as the landscape easement is also a drainage easement.
3. The petitioner shall comply with all of the requirements of the Community Development, Fire Rescue, Police and Public Works Departments.

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# City of Crystal Lake Development Application

Office Use Only

File # \_\_\_\_\_

Project Title: Hoffman-Wilson Plat amendment

### 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

Special Use Permit

Variation

Other Final Plat Amendment

RECEIVED  
JUL 01 2015  
BY: \_\_\_\_\_

### Petitioner Information

Name: Chris Hoffman

Address: 782 Village Rd.  
Crystal Lake, IL 60014

Phone: 847-682-5889

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

E-mail: gbspigskin8588@att.net

### Owner Information (if different)

Name: Jeff Wilson

Address: 778 Village Rd.  
Crystal Lake, Ill. 60014

Phone: 815-572-1033

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

E-mail: jeffwe@worldbridgepartners.com

### Property Information

Project Description: Zonal plat amendment to lift fencing  
restriction on landscape easement

Project Address/Location: 778/782 Village Rd. C.L.

PIN Number(s): \_\_\_\_\_



**Development Team**

Please include address, phone, fax and e-mail

Developer: \_\_\_\_\_

Architect: \_\_\_\_\_

Attorney: \_\_\_\_\_



Engineer: \_\_\_\_\_

Landscape Architect: \_\_\_\_\_

Planner: \_\_\_\_\_

Surveyor: \_\_\_\_\_

Other: \_\_\_\_\_

<b>Signatures</b>	Christopher E Hoffman		7/1/2015
	Jeffrey M. Wilson		7/1/2015

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<b>PETITIONER: Print and Sign name (if different from owner)</b>	<b>Date</b>
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As owner of the property in question, I hereby authorize the seeking of the above requested action.

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<b>OWNER: Print and Sign name</b>	<b>Date</b>
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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.



## **PUBLIC NOTICE**

### **BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHEN- RY COUNTY, ILLINOIS**

IN THE MATTER OF THE APPLICA-  
TION OF  
Chris Hoffman and Jeff Wilson

#### **LEGAL NOTICE**

Notice is hereby given in compli-  
ance 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 of Chris Hoffman and  
Jeff Wilson for a Final Plat Amend-  
ment and variation relating to the  
following described real estate  
commonly known as 782 and 778  
Village Road, Crystal Lake, Illinois  
60014, PIN: 19-19-126-027 &  
19-19-126-026

This application is filed for the  
purpose of seeking a Final Plat  
Amendment pursuant to Article 5,  
Subdivision Standards and Article  
9, Administration, of the UDO to al-  
low the amendment to the plat of  
subdivision for the Villages Unit 3 to  
lift a plat restriction in order to al-  
low fences in the landscape ease-  
ment along Golf Course Road and  
a variation from Article 4-700(B)  
(3) fence height to allow a 4-foot

tall fence in a yard abutting a  
street, as well as any other varia-  
tions that may be necessary to  
complete the project as proposed.  
Plans for this project can be viewed  
at the City of Crystal Lake Commu-  
nity Development Department at  
City Hall.

A public hearing before the Plan-  
ning and Zoning Commission for  
this request will be held at 7:30  
p.m. on Wednesday August 19,  
2015, 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  
August 4<sup>th</sup>, 2015.) NW 7117

CITY OF  
*Crystal Lake* Illinois

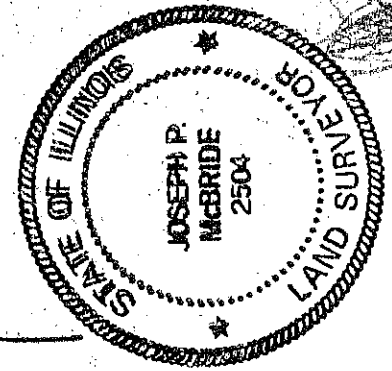
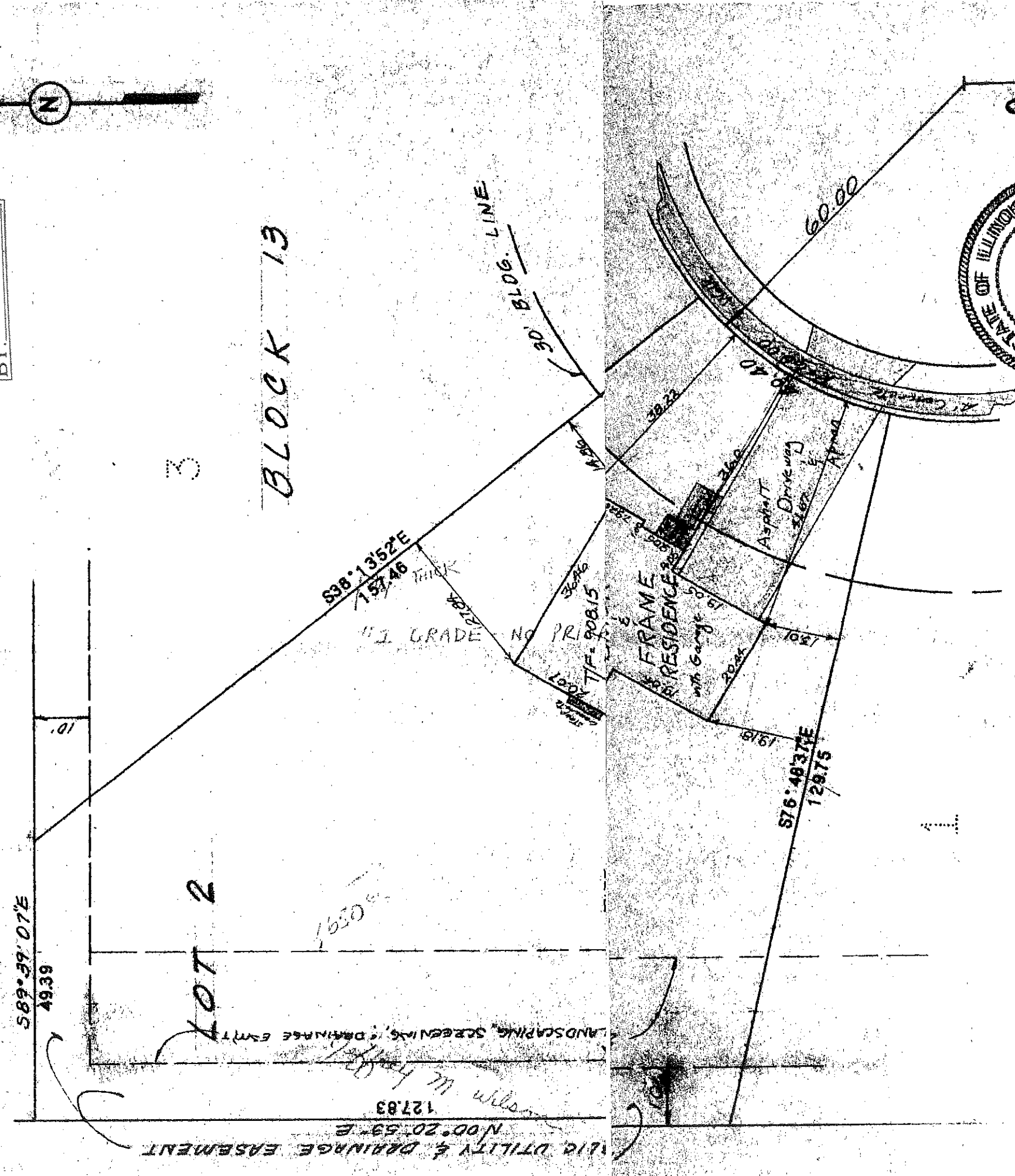


# PLAT of SURVEY

LOT 2, IN BLOCK 13, IN THE VILLAGES - UNIT 3, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHEMERY COUNTY, ILLINOIS.

2015 40

RECEIVED  
JUL 01 2015  
BY:



Resurveyed & Recertified August 21, 1989  
Joseph P. McBride

STATE OF ILLINOIS ) S.S.  
COUNTY OF COOK )

WE, MCBRIDE ENGINEERING OF HAZEL CREST, INC., HEREBY CERTIFY THAT WE HAVE LOCATED THE BUILDING OR FOUNDATION AS NOTED ON THE ABOVE PLAT AND THAT THE SAME IS CORRECTLY SHOWN ON SAID PLAT.

HAZEL CREST, IL. DECEMBER 13, 1982  
BY: Joseph P. McBride  
REGISTERED ILLINOIS LAND SURVEYOR

STATE OF ILLINOIS ) S.S.  
COUNTY OF COOK )

WE, MCBRIDE ENGINEERING OF HAZEL CREST, INC., HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAME.

HAZEL CREST, IL. DECEMBER 13, 1982  
BY: Joseph P. McBride  
REGISTERED ILLINOIS LAND SURVEYOR

COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCE AT ONCE

DRAWN: SJH/DK  
CHECKED: RV  
SCALE: 1 INCH = 20'

REFER TO DEED OR GUARANTEE POLICY FOR ANY BUILDING LINES OR EASEMENTS NOT SHOWN HEREON.

ORDERED BY: LEXINGTON  
BOOK: JPLN PAGE:  
LOT 2, BLOCK 13  
PROJECT NO. 87150

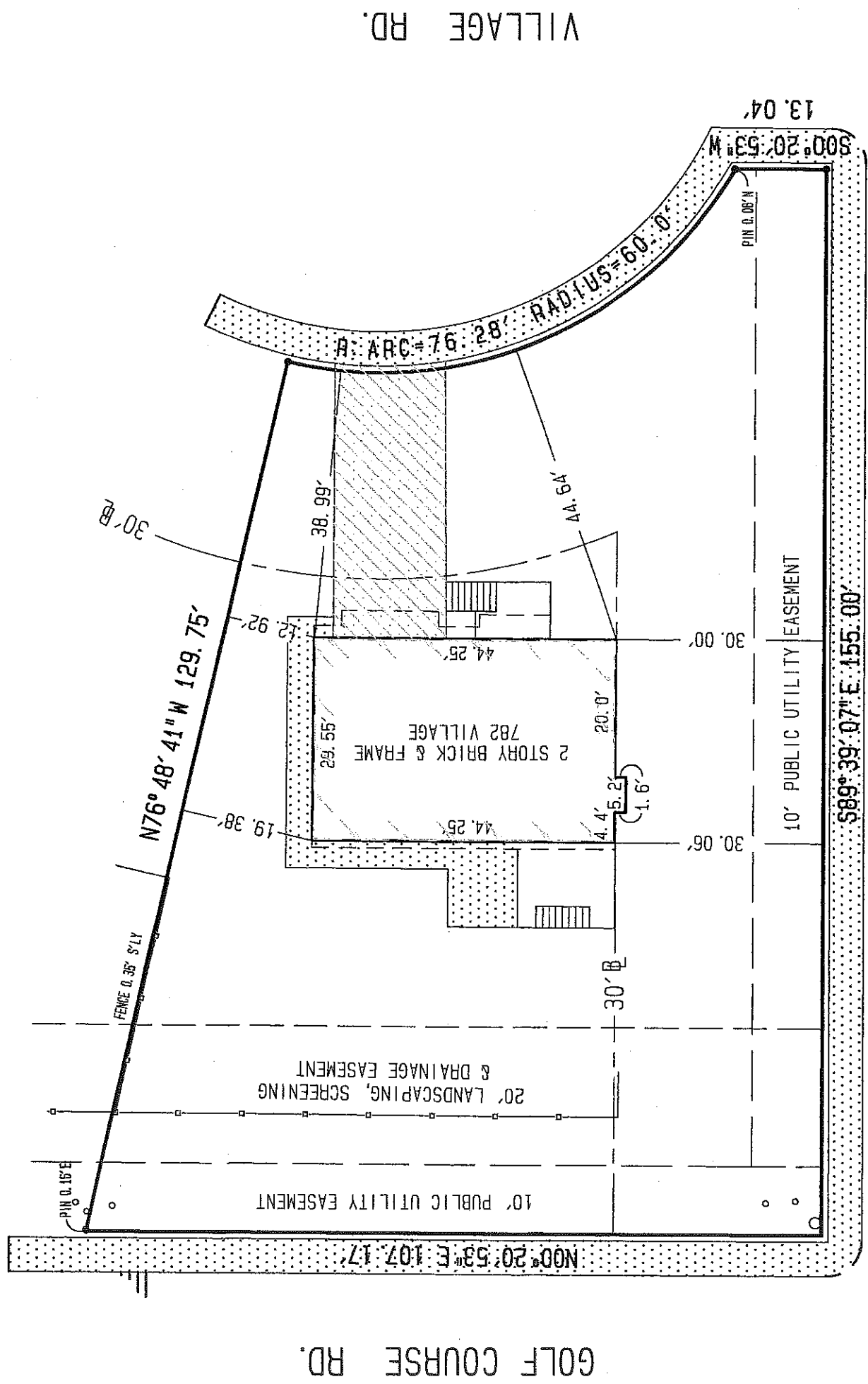


# PLAT OF SURVEY

Order No. 1411957

LOT 1 IN BLOCK 13 IN THE VILLAGES - UNIT 3, A SUBDIVISION OF PART OF THE NORTH-EAST QUARTER AND PART OF THE OF LOT 1 IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 9, 1989 AS DOCUMENT NUMBER 89R-6869, IN McHENRY COUNTY, ILLINOIS.

SCALE 1" = 20'



LEGEND  
LIMITS of BUILDING =

CONCRETE =

ASPHALT =

R = RECORD

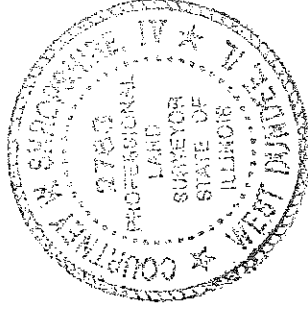
M = MEASURED

D = DEED

● = FOUND IRON PIPE

○ = SET IRON PIPE

VILLAGE RD.



STATE of ILLINOIS S. S.  
COUNTY of KANE

WE, LAND DIVISIONS INC. CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PROFESSIONAL SERVICE REPRESENTS A TESTED OPINION OF THE BOUNDARY OF THE ABOVE CAPTIONED PROPERTY.  
DATE OF SURVEY: JUNE 24, 2014.

*[Signature]*

LICENSE NO. 2783 EXPIRES ON NOVEMBER 30, 2014.

THIS PLAT CONFORMS WITH THE CURRENT ILLINOIS PROFESSIONAL LAND SURVEYORS ASSOCIATION MINIMUM STANDARDS FOR A BOUNDARY SURVEY. BUILDING LINE RESTRICTIONS AND EASEMENTS SHOWN ARE THOSE IDENTIFIED ON THE RECORD SUBDIVISION PLAT, UNLESS OTHERWISE NOTED. REFER TO TITLE INSURANCE POLICY AND LOCAL ZONING ORDINANCES FOR RESTRICTIONS NOT SHOWN. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT. IMMEDIATELY REPORT ANY DISCREPANCIES FOUND. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF. THIS PLAT HAS BEEN PREPARED FOR DUFFER-SAMPLES LLC. AND HOFFMAN.

**LAND DIVISIONS, Inc.**

Professional Surveying Services

P.O. Box 835

West Dundee, Illinois 60118

(847) 841-8305 (847) 551-9171

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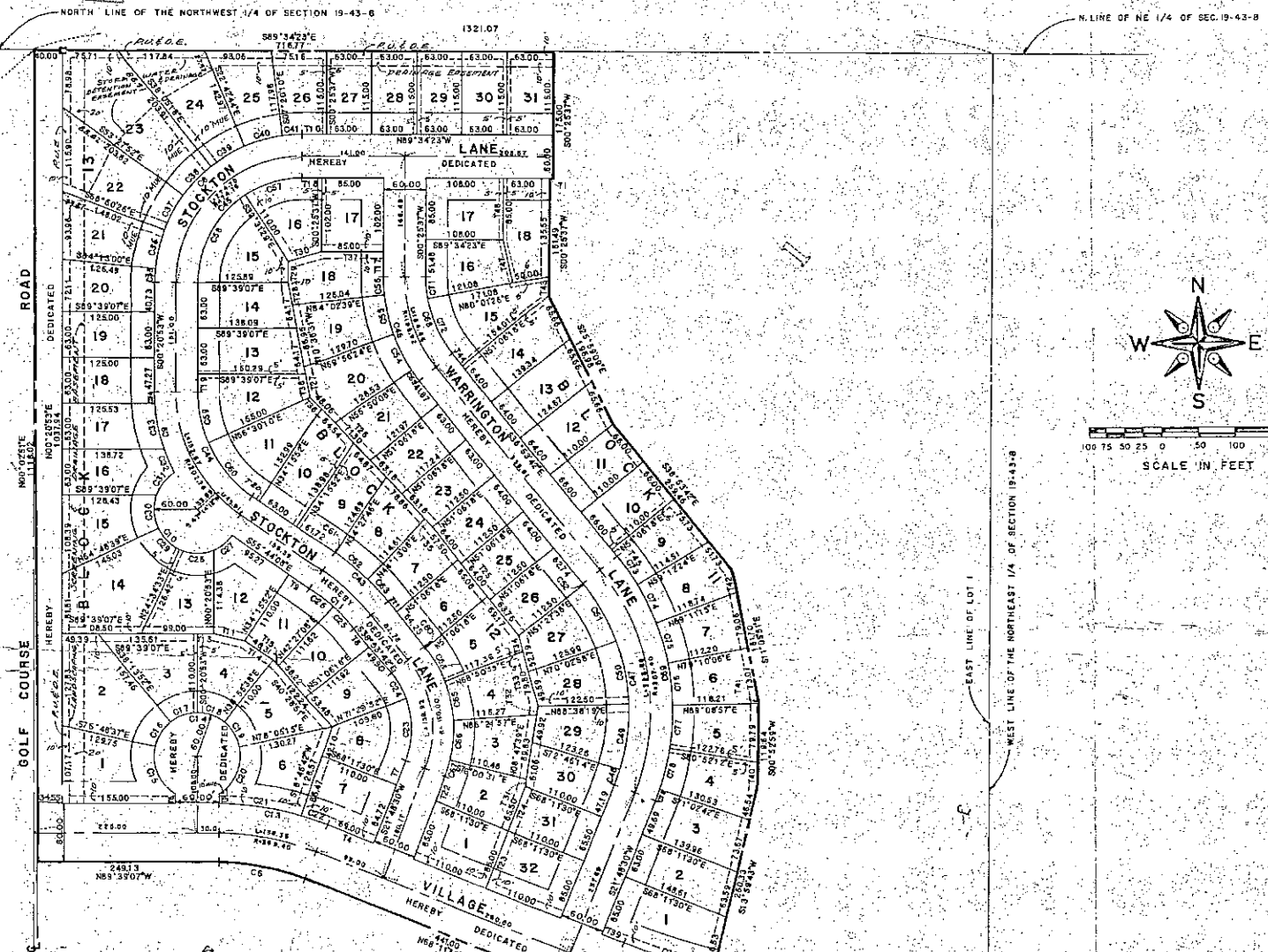
ALL RIGHTS RESERVED

# FINAL PLAT OF SUBDIVISION FOR THE VILLAGES - UNIT 3

A SUBDIVISION OF PART OF THE NORTHEAST QUARTER AND PART OF LOT 1 IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN McHENRY COUNTY, ILLINOIS.

RECEIVED  
JUL 01 2015  
BY:

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**CURVE TABLE**

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	S75°25'00"E	81.41	5°18'00"	883.00	81.45	45.77
C2	S75°50'08"E	190.34	5°07'14"	2130.51	190.41	55.27
C3	S80°08'57"E	47.73	5°44'52"	476.00	47.75	23.80
C4	N80°08'57"W	55.75	5°15'22"	556.00	55.76	23.81
C5	N79°50'08"W	183.20	5°07'14"	2030.61	183.26	91.69
C6	N79°55'18"W	122.66	21°27'37"	329.40	123.38	62.42
C7	S45°23'15"W	289.77	80°04'44"	204.76	321.92	205.04
C8	S13°32'45"E	114.41	28°27'17"	232.76	113.80	58.02
C9	S42°42'05"E	117.81	20°55'59"	160.00	211.46	306.54
C10	S47°18'52"E	82.00	15°50'28"	250.00	82.30	41.45
C11	N78°55'15"W	152.45	21°27'37"	409.40	153.34	77.58
C12	N89°39'07"W	60.00	300°00'00"	60.00	314.16	34.54
C13	N23°13'52"W	71.25	72°50'39"	60.00	75.28	44.27
C14	N01°38'45"E	39.64	38°34'45"	60.00	40.40	21.00
C15	N71°03'31"E	39.64	38°34'45"	60.00	40.40	21.00
C16	S70°21'44"E	39.64	38°34'45"	60.00	40.40	21.00
C17	S31°23'37"E	40.21	16°09'39"	60.00	41.01	21.84
C18	S24°13'04"W	70.75	72°15'39"	60.00	75.67	43.80
C19	S81°28'27"E	116.47	16°21'19"	409.40	116.86	58.83
C20	S70°44'39"E	36.47	5°06'16"	409.40	36.48	18.23
C21	N01°38'01"E	82.71	40°18'58"	120.00	84.44	44.05
C22	N28°42'05"W	42.47	20°23'13"	120.00	42.70	21.56
C23	N45°11'19"W	42.72	5°35'15"	280.00	42.33	21.18
C24	N51°38'31"W	39.98	5°11'14"	280.00	40.01	20.04
C25	S52°19'16"W	33.08	32°00'20"	60.00	33.52	17.51
C26	N82°31'19"W	47.14	15°05'01"	60.00	47.15	24.56
C27	N45°18'24"W	41.27	40°14'05"	60.00	42.13	21.98
C28	N02°41'05"W	45.53	45°00'39"	60.00	47.13	24.56
C29	N82°31'19"W	47.14	15°05'01"	60.00	47.15	24.56
C30	N23°45'52"W	35.25	8°41'04"	232.76	35.25	17.57
C31	N13°28'29"W	64.37	15°53'42"	232.76	64.37	32.49
C32	N03°03'57"E	19.42	5°22'07"	204.76	19.42	9.72
C33	N13°28'29"W	64.37	15°53'42"	232.76	64.37	32.49
C34	N03°03'57"E	19.42	5°22'07"	204.76	19.42	9.72
C35	N13°28'29"W	64.37	15°53'42"	232.76	64.37	32.49
C36	N03°03'57"E	19.42	5°22'07"	204.76	19.42	9.72
C37	N13°28'29"W	64.37	15°53'42"	232.76	64.37	32.49
C38	N03°03'57"E	19.42	5°22'07"	204.76	19.42	9.72
C39	N13°28'29"W	64.37	15°53'42"	232.76	64.37	32.49
C40	N03°03'57"E	19.42	5°22'07"	204.76	19.42	9.72
C41	N85°32'44"E	27.72	7°45'48"	204.76	27.74	13.89
C42	N47°18'55"W	98.58	16°50'28"	340.00	99.33	50.33
C43	N27°41'37"W	162.44	56°05'01"	172.78	169.11	92.02
C44	N45°23'15"W	204.86	30°04'44"	144.75	207.59	144.86
C45	S13°14'02"E	152.03	35°19'18"	225.92	155.05	80.72
C46	S09°32'36"E	280.34	60°42'12"	277.40	293.89	162.43
C47	N19°31'08"E	22.16	4°34'44"	277.40	22.17	11.09
C48	N07°18'03"E	89.81	18°35'22"	277.40	90.00	45.40
C49	N10°39'22"W	89.81	18°35'22"	277.40	90.00	45.40
C50	N29°14'43"W	89.81	18°35'22"	277.40	90.00	45.40
C51	N38°45'03"W	15.72	0°21'11"	277.40	15.72	7.86
C52	N36°31'47"W	18.55	4°43'48"	225.92	18.65	9.33
C53	N27°06'44"W	55.47	14°09'16"	225.92	55.51	27.95
C54	N13°00'39"W	55.47	14°09'16"	225.92	55.51	27.95
C55	N02°45'52"W	25.15	5°22'58"	225.92	25.17	12.60
C56	S73°57'04"W	82.11	32°57'07"	144.76	83.25	42.81
C57	S25°54'42"W	148.43	37°07'37"	144.76	144.33	78.81
C58	S11°34'28"E	71.38	23°50'43"	172.76	71.30	36.48
C59	S39°38'59"E	95.93	32°14'18"	172.76	97.21	49.53
C60	S50°39'50"E	15.18	0°11'54"	340.00	15.18	7.59
C61	S42°20'18"E	40.84	6°53'12"	340.00	40.85	20.46
C62	S28°14'33"E	55.68	17°28'24"	180.00	55.89	27.66
C63	S12°22'12"E	54.99	17°34'18"	180.00	55.20	27.82
C64	S05°12'13"W	55.00	17°34'18"	180.00	55.20	27.83
C65	S71°54'58"W	34.84	7°43'01"	150.00	34.96	12.30
C66	S19°14'02"E	111.65	35°19'19"	155.92	113.87	58.28
C67	S08°32'35"E	340.98	60°48'12"	337.40	39.46	197.57
C68	S21°19'36"E	127.34	8°15'12"	863.90	127.45	63.84
C69	S04°48'28"E	30.08	10°24'11"	155.92	30.13	15.10
C70	S34°25'08"E	62.86	28°55'05"	155.92	63.75	42.79
C71	S34°10'39"E	62.87	8°04'57"	337.40	62.71	33.89
C72	S25°45'10"E	58.70	9°58'51"	337.40	58.77	29.46
C73	S19°49'19"E	58.70	9°58'51"	337.40	58.77	29.46
C74	S05°10'28"E	58.70	9°58'51"	337.40	58.77	29.46
C75	S04°08'23"W	58.70	9°58'51"	337.40	58.77	29.46
C76	S14°02'33"W	57.78	9°45'30"	337.40	57.88	29.00
C77	S00°22'54"W	16.80	0°15'12"	337.40	16.89	8.40
C78	S38°45'43"E	0.84	0°15'36"	150.00	0.84	0.42

**LINE TABLE**

NO.	BEARING	DISTANCE
L1	N89°34'23"W	4.57
L2	S06°56'37"W	80.00
L3	S38°53'42"E	83.61
L4	N88°11'30"W	85.00
L5	N00°20'53"E	13.04
L6	S00°20'53"W	13.04
L7	N81°44'30"E	35.40
L8	N38°53'42"W	32.67
L9	N55°44'08"W	34.48
L10	S88°34'23"E	31.67
L11	S77°10'09"E	41.45
L12	S89°39'07"E	22.50
L13	S55°04'05"E	48.31
L14	S40°28'51"E	10.53
L15	N00°25'37"E	34.48
L16	N88°34'23"W	28.00
L17	S00°20'53"W	85.00
L18	S55°44'08"E	11.87
L19	S38°53'42"E	18.53
L20	S21°48'30"W	35.17
L21	N21°48'30"E	85.00
L22	N21°48'30"E	65.00
L23	N38°53'42"E	64.09
L24	N43°11'42"W	71.30
L25	N10°36'31"W	42.79
L26	N10°36'31"W	25.18
L27	N00°20'53"E	25.18
L28	N73°35'16"E	46.92
L29	N08°41'39"E	75.43
L30	N38°53'42"E	11.73
L31	N10°36'31"W	75.80
L32	N43°11'42"W	25.18
L33	N43°11'42"W	15.58
L34	N43°11'42"W	21.87
L35	N10°36'31"E	85.00
L36	N10°36'31"W	37.78
L37	N00°20'53"E	35.00
L38	N00°20'53"E	35.17
L39	N00°20'53"E	5.03
L40	N00°20'53"E	23.84
L41	N00°20'53"E	22.56
L42	N00°20'53"E	18.00
L43	N00°20'53"E	85.00
L44	S38°53'42"E	22.56
L45	S38°53'42"E	18.00
L46	S00°20'53"E	85.00
L47	S12°38'01"E	51.16

**LOT AREA TABLE**

LOT	AREA (sq. ft.)	LOT	AREA (sq. ft.)	LOT	AREA (sq. ft.)
<b>BLOCK 11</b>					
1	12734	1	9350	1	12447
2	9090	2	7421	2	14810
3	9431	3	8029	3	10913
4	8789	4	8516	4	8623
5	8253	5	8456	5	8993
6	7882	6	732	6	11287
7	7857	7	7493	7	9150
8	8305	8	8065	8	8971
9	8378	9	8078	9	8696
10	7260	10	8197	10	7496
11	7260	11	10148	11	7350
12	7509	12	9965	12	9752
13	8448	13	9084	13	8247
14	9397	14	8315	14	15508
15	10623	15	10171	15	9894
16	8181	16	8450	16	8930
17	9180	17	8570	17	7878
18	8475	18	8317	18	7873
19		19	8968	19	7873
20		20	9630	20	8274
21		21	8197	21	9867
22		22	7535	22	13483
23		23	7237	23	19501
24		24	7200	24	13215
25		25	7200	25	9252
26		26	7212	26	7760
27		27	8503	27	7243
28		28	8745	28	7245
29		29	8678	29	7243
30		30	7540	30	7243
31		31	7205	31	7243
32		32	9350	32	7243

**NOTES**

- DENOTES BUILDING SETBACK LINE
- ALL BUILDING SETBACK LINES ARE 30' UNLESS INDICATED OTHERWISE.
- DENOTES PUBLIC UTILITY AND DRAINAGE EASEMENT
- BEARINGS AS SHOWN ARE BASED ON AN ASSUMED MERIDIAN FOR CONVENIENCE OF ANGULAR EXPRESSION.
- 1/2" IRON ROD AT ALL LOT CORNERS EXCEPT AS OTHERWISE NOTED.
- DENOTES CONCRETE MONUMENT.
- MUE MUNICIPAL UTILITY EASEMENT

FINAL PLAT OF SUBDIVISION FOR THE VILLAGES - UNIT 3

ALL LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE CONDITIONS CONTAINED IN THE VILLAGES OF CRYSTAL LAKE COVENANTS, CONDITIONS AND RESTRICTIONS, AS RECORDED IN DOCUMENT NO. 87-150-843 AND CONTAINED IN SPRINGCREST VILLAGE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN DOCUMENT NO. 89-150-843.

A TERRITORIAL EASEMENT IS HEREBY GRANTED TO THE LAKE IN THE HILLS SANITARY DISTRICT, ITS SUCCESSORS AND ASSIGNS FOR THE FULL AND FREE RIGHT AND AUTHORITY TO INSTALL, CONSTRUCT, RE-LOCATE, REMOVE, REPAIR, REPLACE, OPERATE, INSPECT, MAINTAIN, SANITARY SEWER PIPES AND MANHOLES THROUGH, ACROSS AND UNDER ALL OF THE REAL ESTATE HEREBY DESCRIBED AND DESIGNATED AS WITHIN THE MUNICIPAL UTILITY EASEMENTS SUBJECT TO THE TERMS OF THE INTERGOVERNMENTAL AGREEMENT.

EASEMENT PROVISIONS CONTINUED- ADDITIONALLY, ALL EASEMENTS DENOTED AS MUNICIPAL UTILITY EASEMENTS (MUE) ARE HEREBY DECLARED "NO PLANTATION ZONES" AND SHALL BE COVERED ONLY WITH EITHER GRASS OR SOO. ANY GARDENS, PLANTINGS, SHRUBS OR OTHER LANDSCAPING SHALL BE STRICTLY PROHIBITED WITHIN THE BOUNDARIES OF SAID EASEMENTS. IN ADDITION, NO FENCES OF ANY FORM SHALL BE ALLOWED TO BE BUILT WITHIN THE AREA ENCOMPASSED BY SAID EASEMENTS.

DRAINAGE EASEMENT PROVISIONS DRAINAGE EASEMENTS HAVE BEEN ESTABLISHED TO PROVIDE FOR POSITIVE OVERLAND SITE DRAINAGE. OWNER MAY NOT ALTER THE DESIGN GRADES WITHIN SAID EASEMENTS NOR OTHERWISE OBSTRUCT THE DESIGN DRAINAGE PATTERNS ESTABLISHED BY FINAL ENGINEERING PLANS FOR THE VILLAGES UNIT 3. APPROVED BY THE CITY OF CRYSTAL LAKE.

FENCING RESTRICTION NO FENCING SHALL BE PERMITTED WITHIN THE LANDSCAPING AND SCREENING EASEMENT ALONG GOLF COURSE ROAD.

DRIVEWAY ACCESS NO DRIVEWAY ACCESS SHALL BE PERMITTED FROM GOLF COURSE ROAD NOR FROM VILLAGE ROAD FOR CORNER LOTS ABUTTING VILLAGE ROAD.

NOTE: OWNERS OF ADJACENT CUL-DE-SAC LOTS SHALL MAINTAIN LANDSCAPED ISLANDS.

NOTE: DETENTION AREA ON LOTS 23, 24 & 25 IN BLOCK 13 TO BE MAINTAINED BY INDIVIDUAL PROPERTY OWNERS.

EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communications services is hereby provided for and granted to Commonwealth Edison Company, United Cable and Illinois Bell Telephone Company, Grantors.

Their respective successors and assigns, jointly and severally, to install, locate, maintain and remove from time to time, facilities used in connection with electrical and communication transmission and distribution of electric and communication signals on, over, under, across and along the surface of the property, shown as the dotted lines on the plat and marked "Easement". The property designated in the Declaration of Covenants and Conditions and the plat as "Common Elements" and the property designated on the plat as "Common Area" shall be used for the purposes of providing utility services to the lots shown on the plat and for the purposes of providing utility services to the lots shown on the plat and for the purposes of providing utility services to the lots shown on the plat.

An easement is hereby reserved for and granted to NORTHERN ILLINOIS GAS COMPANY, its successors and assigns, in all platted "Easement" areas, streets, alleys, other public ways and places shown on this plat, said easement to be for the installation, maintenance, relocation, removal and removal of gas mains and appurtenances for the purpose of serving all areas shown on this plat, as well as other property, whether or not contiguous thereto. No buildings or other structures shall be constructed or erected in any such "Easement" areas, streets, alleys, or other public ways or places nor shall any other use be made thereof which will interfere with the easement reserved and granted hereby.

STATE OF ILLINOIS COUNTY OF COOK... I, Rosemary Agassiz, County Clerk in and for the County of Cook, State of Illinois, do hereby certify that the foregoing plat of subdivision was filed for record in the Recorder's Office of Cook County, Illinois, on the 9th day of March, A.D. 1988.

STATE OF ILLINOIS COUNTY OF COOK... THIS INSTRUMENT BEARING RECORD NO. 89-016-869 WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON THE 9th DAY OF MARCH, A.D. 1988 AT 4:04 P.M. BY PHILIP K. WILSON, COUNTY CLERK.

STATE OF ILLINOIS COUNTY OF COOK... APPROVED BY THE BOARDING COMMISSION OF THE CITY OF CRYSTAL LAKE, ILLINOIS, THIS 22nd DAY OF JULY, A.D. 1988. WILLIAM L. BOWEN, Chairman.

STATE OF ILLINOIS COUNTY OF COOK... APPROVED BY THE COUNCIL OF THE CITY OF CRYSTAL LAKE, AT A MEETING HELD THIS 22nd DAY OF JULY, A.D. 1988. CARL WILHE, Mayor; JAMES B. KELLEY, City Clerk.

EASEMENT PROVISIONS A TERRITORIAL EASEMENT IS HEREBY GRANTED TO THE CITY OF CRYSTAL LAKE, A MUNICIPAL CORPORATION OF ILLINOIS, ITS SUCCESSORS AND ASSIGNS, FOR THE FULL AND FREE RIGHT AND AUTHORITY TO INSTALL, CONSTRUCT, RE-LOCATE, REMOVE, REPAIR, REPLACE, OPERATE, INSPECT, MAINTAIN, SANITARY SEWER PIPES AND MANHOLES THROUGH, ACROSS AND UNDER ALL OF THE REAL ESTATE HEREBY DESCRIBED AND DESIGNATED AS WITHIN THE MUNICIPAL UTILITY EASEMENTS SUBJECT TO THE TERMS OF THE INTERGOVERNMENTAL AGREEMENT.

OWNERS CERTIFICATE STATE OF ILLINOIS COUNTY OF COOK... THE AMERICAN NATIONAL BANK & TRUST OF CHICAGO... DATED THIS 22nd DAY OF JULY, A.D. 1988. AMERICAN NATL BANK TRUST OF CHICAGO.

STATE OF ILLINOIS COUNTY OF COOK... NOTARIAL SEAL THIS 22nd DAY OF JULY, A.D. 1988. JAMES B. KELLEY, Notary Public.

MORTGAGEE'S CERTIFICATE STATE OF WISCONSIN COUNTY OF MILWAUKEE... THE UNDERSIGNED, AS MORTGAGEE UNDER A CERTAIN MORTGAGE RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, IN DOCUMENT NO. 89-016-869 AS AMENDED AND SUPPLEMENTED, HEREBY CONSENTS TO THE RECORDING OF THIS PLAT OF SUBDIVISION. DATED THIS 22nd DAY OF JULY, A.D. 1988. JANE GLEASON, First Wisconsin National Bank of Milwaukee.

NOTARY CERTIFICATE STATE OF WISCONSIN COUNTY OF MILWAUKEE... I, JANE GLEASON, a Notary Public in and for said County in the State of Wisconsin, do hereby certify that JANE GLEASON and CAROLINE BERKES GLEASON personally known to me to be the President and Mortgage Banking Officer of the First Wisconsin National Bank of Milwaukee and personally known to me to be the same persons whose names are subscribed to the aforesaid instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the plat of subdivision as aforesaid and caused the seal of authority given by the Board of Directors of said Association as their free and voluntary act, and as the free and voluntary act and deed of said Association for the uses and purposes therein set forth. GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 22nd DAY OF JULY, A.D. 1988. JANE GLEASON, Notary Public.

STATE OF ILLINOIS COUNTY OF COOK... I DO HEREBY CERTIFY THAT THE ABOVE IS THE FLOODPLAIN AS IDENTIFIED BY THE FEDERAL FLOOD INSURANCE AGENCY. DATED THIS 28th DAY OF JUNE, A.D. 1988. RICHARD F. VAUGHAN, Engineer #62-38790.

STATE OF ILLINOIS COUNTY OF COOK... TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF. DATE THIS 28th DAY OF JUNE, A.D. 1988.

RICHARD F. VAUGHAN, ENGINEER LICENSE NO. 62-38790



STATE OF ILLINOIS COUNTY OF COOK... THIS IS TO CERTIFY THAT J. JOSEPH P. McBRIDE, AN ILLINOIS REGISTERED LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE NORTHEAST QUARTER AND THAT PART OF LOT 1 IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 43 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN McHENRY COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1 IN AFORESAID NORTHWEST 1/4; THENCE SOUTH 89° 34' 22" EAST, 716.77 FEET ON THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 00° 25' 37" WEST, 175.00 FEET; THENCE NORTH 89° 34' 23" WEST, 4.97 FEET; THENCE SOUTH 00° 25' 37" WEST, 161.49 FEET; THENCE SOUTH 25° 59' 09" EAST, 196.98 FEET; THENCE SOUTH 38° 53' 42" EAST, 259.46 FEET; THENCE SOUTH 11° 05' 31" EAST, 181.70 FEET; THENCE SOUTH 00° 52' 57" WEST, 119.64 FEET; THENCE SOUTH 13° 59' 43" WEST, 260.39 FEET TO A POINT ON A CURVE; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHEASTLY HAVING A RADIUS OF 883.00 FEET AN ARC DISTANCE OF 91.43 FEET (THE CHORD THEREOF BEARING SOUTH 79° 25' 43" EAST, A CHORD DISTANCE OF 91.41 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 28° 23' 45" EAST, 268.00 FEET TO A POINT OF CURVE; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2130.51 FEET, AN ARC DISTANCE OF 190.41 FEET (THE CHORD THEREOF BEARING SOUTH 79° 50' 02" EAST, 190.34 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 77° 16' 31" EAST, 104.26 FEET TO A POINT OF CURVE; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 476.00 FEET, AN ARC DISTANCE OF 47.75 FEET (THE CHORD THEREOF BEARING SOUTH 20° 08' 57" EAST, 47.73 FEET) TO THE NORTHWEST CORNER OF VILLAGE ROAD AS DEDICATED BY THE VILLAGES - UNIT 2, RECORDED AS DOCUMENT NO. 87-150-843; THENCE SOUTH 06° 58' 37" WEST, 80.00 FEET ON THE WESTERLY LINE OF SAID VILLAGE ROAD AS DEDICATED; THENCE WESTERLY ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 356.00 FEET, AN ARC DISTANCE OF 35.76 FEET (THE CHORD THEREOF BEARING NORTH 80° 08' 37" WEST, 35.75 FEET) TO A POINT OF TANGENCY; THENCE NORTH 77° 16' 31" WEST, 104.26 FEET TO A POINT OF CURVE; THENCE SOUTHERLY HAVING A RADIUS OF 2050.51 FEET, AN ARC DISTANCE OF 183.26 FEET (THE CHORD THEREOF BEARING NORTH 79° 50' 02" WEST, 183.20 FEET) TO A POINT OF TANGENCY; THENCE NORTH 82° 23' 45" WEST, 268.00 FEET TO A POINT OF CURVE; THENCE WESTERLY ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 963.00 FEET, AN ARC DISTANCE OF 238.74 FEET (THE CHORD THEREOF BEARING NORTH 75° 17' 37" WEST, 238.13 FEET) TO A POINT OF TANGENCY; THENCE NORTH 68° 11' 30" WEST, 441.00 FEET TO A POINT OF CURVE; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 829.40 FEET, AN ARC DISTANCE OF 123.38 FEET (THE CHORD THEREOF BEARING NORTH 78° 55' 18" WEST, 122.66 FEET) TO A POINT OF TANGENCY; THENCE NORTH 89° 35' 07" WEST, 249.13 FEET TO THE WEST LINE OF AFORESAID LOT 1; THENCE NORTH 00° 02' 51" EAST, 1118.02 FEET ON THE WEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING. (CONTAINING 24.95 ACRES MORE OR LESS).

I FURTHER CERTIFY THAT CONCRETE MONUMENTS AS INDICATED AND IRON RODS AT ALL LOT CORNERS, POINTS OF CURVATURE, AND POINTS OF TANGENCY WILL BE SET UPON COMPLETION OF CONSTRUCTION.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS WITHIN THE CORPORATE LIMITS OF THE CITY OF CRYSTAL LAKE, AS THE CITY HAS ADOPTED AN OFFICIAL PLAN.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS WITHIN ONE AND ONE HALF MILES OF A MUNICIPALITY THAT HAS A COMPREHENSIVE PLAN.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS WITHIN 500 FEET OF A WATER COURSE SERVING A TRIBUTARY AREA OF 600 ACRES OR MORE.

DATED AT CHICAGO, ILLINOIS, THIS 28th DAY OF JUNE, A.D. 1988.

ILLINOIS REGISTERED LAND SURVEYOR NO. 2204

