



## #2015-67 First Midwest Bank –Minor Subdivision and Variation Project Review for Planning and Zoning Commission

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<b><u>Meeting Date:</u></b>	February 3, 2016
<b><u>Requests:</u></b>	1) Minor Final Plat of Subdivision and 2) A variation from Article 3-300(D) from the requirement that a lot shall abut a public or private street.
<b><u>Location:</u></b>	170 N. Route 31
<b><u>Acreage:</u></b>	Approximately 4.3 acres
<b><u>Zoning:</u></b>	B-2 (General Commercial)
<b><u>Surrounding Properties:</u></b>	North: B-2 (General Commercial) South: County R-1 (Single-Family Residential) East: B-2 PUD (General Commercial Planned Unit Development) West: R-3B PUD (Multi-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 property is currently one zoning lot and is occupied by First Midwest Bank.
- **Previous Approvals:** The subject property was granted a special use permit in 1993 for a drive-through banking facility and to allow an illuminated sign adjacent to residential property. A special use permit amendment was granted in 1995 to allow the relocation of the employee parking and to allow for future parking where the employee parking lot was previously located.
- **UDO Requirements:** A minor subdivision is allowable provided that the land (i) is a subdivision of land into no more than 10 lots and (ii) is comprised of one phase only. Article 3-300(D) of the Unified Development Ordinance (UDO) requires that all lots abut a public or private street.

### **Development Analysis:**

- **Request:** The petitioner is requesting a minor subdivision and a variation from Article 3-300(D) to allow a lot to not be abutting a public or private street.
- **Land Use:** The land use map shows the area as Commerce. This land use designation is appropriate for the area.

- **Zoning:** The site is zoned B-2 (General Commercial). This is an appropriate zoning designation for the area.

**Comprehensive Land Use Plan 2030 Vision Summary Review:**

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future commercial uses. The following goal is applicable to this request:

Land Use - Commerce

**Goal: Maintain a dynamic and sustainable base of commercial uses that provides a solid tax base, goods, services and jobs to the city, as well as, the surrounding region through coordination in the Unified Development Ordinance, Comprehensive Land Use Plan and Economic Development Strategic Plan.**

This can be accomplished with the following supporting action:

**Supporting Action:** Promote, retain and attract businesses that provide a diverse tax base.

**Findings of Fact:**

**MINOR FINAL PLAT OF SUBDIVISION**

The petitioner is requesting Final Plat approval for a Minor Subdivision. The subdivision is creating two lots, one for First Midwest Bank and one to be sold to a new user. Both lots meet the requirements for the B-2 zoning district. A shared-access point has been planned from Route 31. An ingress/egress easement has been created over this shared access drive.

**Findings of Fact:**

**ZONING ORDINANCE VARIATION**

The petitioner is requesting a variation from Article 3-300(D) from the requirement that a lot abut a public or private street. 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*

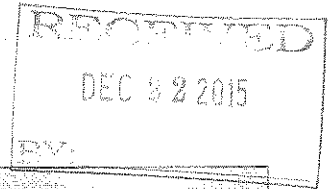
Where the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation be denied.

**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 12/22/15)
  - B. Plat of Subdivision (Joseph A. Schudt & Associates, received 1/20/16)
  - C. Plat of Survey (Joseph A. Schudt & Associates, received 12/22/15) |
  
- 2. Minor Final Plat
  - A. The drainage easement shall be removed as all stormwater is handled on site.
  - B. An exclusive 20-foot Municipal Utility Easement along the north property line over lot 2 onto lot 1 and extending into lot 1, including a location for a fire hydrant on lot 1, must be dedicated as part of this plat.
  - C. The petitioner agrees to a Municipal Utility Maintenance Agreement with the City and will record the document.
  - D. A private utility easement on lot 2 must be dedicated for the benefit of lot 1.
  
- 3. The petitioner shall comply with all of the requirements of the Community Development, Fire Rescue, Police and Public Works Departments.

2015 67



**Application for Minor Subdivision Approval**

Application Number:	FOR OFFICE USE ONLY
Development Name:	
Date of Submission:	
Date of Resubmission:	

**I. Applicant**

**First Midwest Bank**

Name	Corporation	
One Pierce Place, Suite 1500		
Street		
Itasca	Illinois	60143
City	State	Zip Code
Contact Person	Relationship to Owner	Telephone Number
Fax Number	E-mail address	

**II. Owner of Property**

**First Midwest Bank**

Name	
One Pierce Place, Ste. 1500, Itasca, IL 60143	630-875-7450
Address	Telephone Number

**III. Development Team (if applicable)**

Gregory Jeffers	312-269-4260	312-782-8585
Attorney	Telephone Number	Fax Number
77 West Wacker Drive, Chicago, IL 60601		gjeffers@jonesday.com
Address		E-mail address
Architect	Telephone Number	Fax Number
Developer	Telephone Number	Fax Number
D. Warren Opperman	708-720-1000	708-720-1065
Engineer	Telephone Number	Fax Number
D. Warren Opperman	708-720-1000	708-720-1065
Surveyor	Telephone Number	Fax Number

**IV. Project Data**

1. a. Location/Address: 170 N. State Route 31, Crystal Lake, IL
- a. PIN #: 14-34-326-016-0000
2. General description of site conditions (including existing site improvement, i.e., buildings, parking, landscaping, etc.): Existing Bank Building with Drive Up Teller Lanes and 27 Space Parking Lot.
3. Existing Zoning: B-2 General Commercial
4. Existing Land Use: Bank
- a. Is there an existing home on the property?  YES, Go to 4b.  NO
- b. Do you plan to demolish the home prior to plat approval?  YES  NO
5. Site acreage: 4.379
6. Are you requesting a waiver from the requirement to:
- a. Install sidewalk  YES  NO
- b. Burial of Aerial Utilities  YES  NO
7. List any controlling Ordinances and agreements for this property (annexation ordinances, variations, special use, administrative/preliminary/final plats, PUD, etc.): None Known
8. Reason for request/Description of proposal (including proposed land use, building addition, type of use, hours of operation, number of parking spaces, as applicable): To divide back half (west half) of property from Bank Site to create a new commercial usable and saleable lot.

V. Signatures

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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.

*Joseph J. Kelleck, SENIOR VICE PRESIDENT* *12/15/2015*

OWNER: Print and Sign name

*FIRST MIDWEST BANK*

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 (see page 9).

## **PUBLIC NOTICE**

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

**IN THE MATTER OF THE APPLICA-  
TION OF  
First Midwest Bank**

### **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 of First Midwest Bank for a minor subdivision and variation relating to the following described real estate commonly known as 170 N. State Route 31, Crystal Lake, Illinois 60014, PIN: 14-34-326-016.

This application is filed for the purpose of seeking a Minor Subdivision and variation pursuant to Article 5-200(D)(2), Subdivisions and Article 3-300(D), Measurements and Exceptions, of the UDO to allow the subdivision of a lot, to create a lot that does not abut a public or private street, as well as any other variations that may be necessary to complete the project as proposed. Plans for this project can be viewed at the City of Crystal Lake Community Development Department at City Hall.

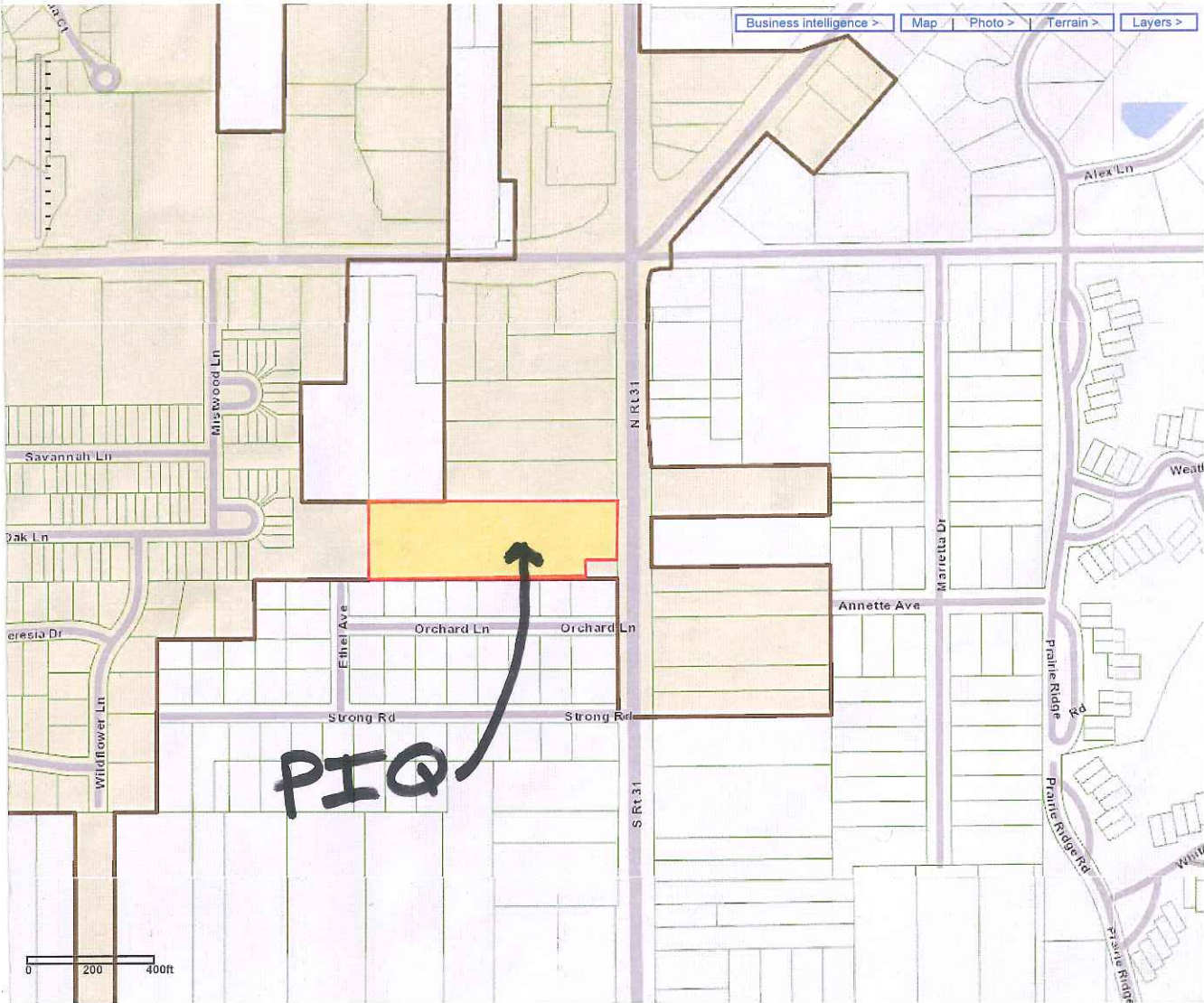
A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday February 3, 2016, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person desiring to be heard may be present.

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

(Published in the Northwest Herald  
on January 16, 2016) 1150756



Business intelligence > | Map | Photo > | Terrain > | Layers >





**SIGNIFICANT OBSERVATIONS**

NO ENCROACHMENTS, VIOLATIONS ETC., WERE OBSERVED AT THE TIME OF SURVEY.

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**ZONING INFORMATION**

ZONE B-2 - GENERAL COMMERCIAL

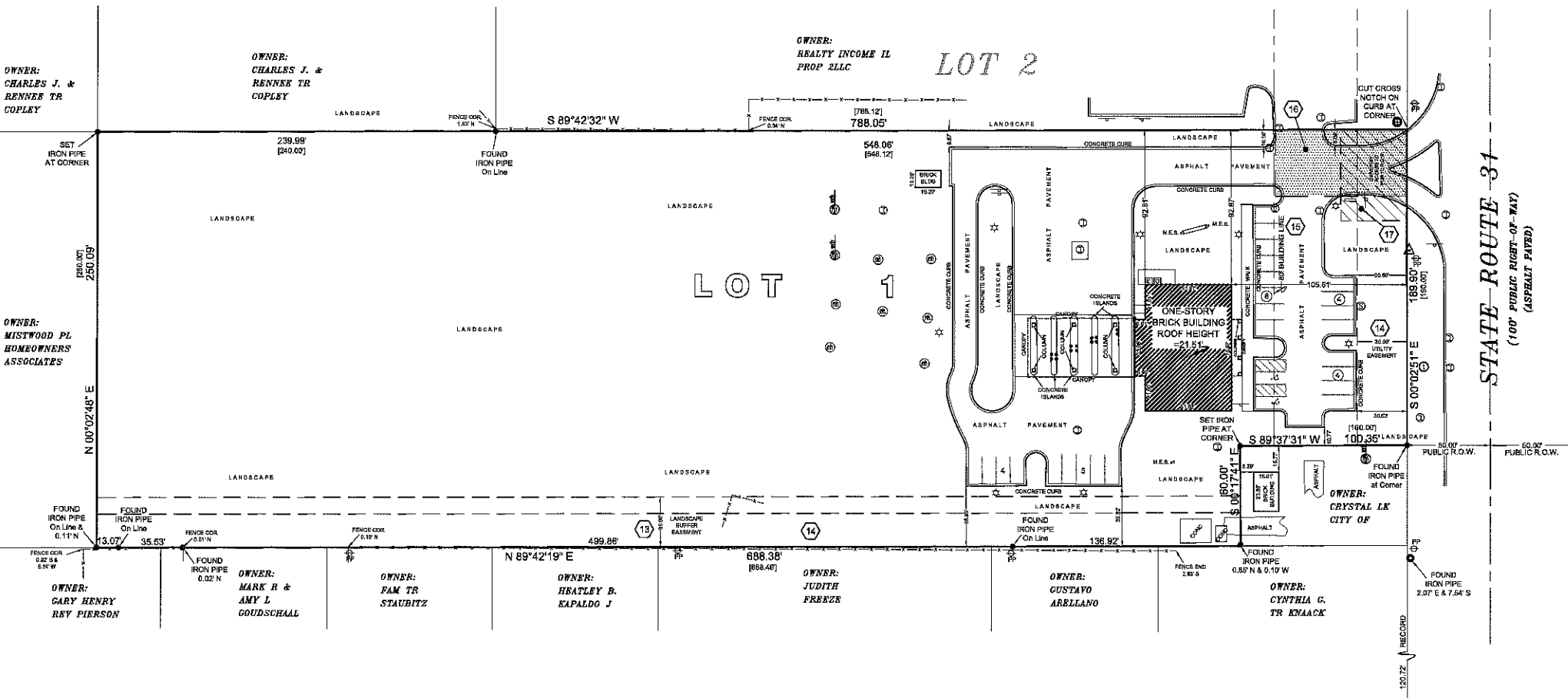
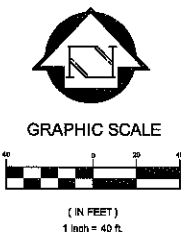
LEGEND OF SYMBOLS & ABBREVIATIONS			
— (with circle)	SANITARY SEWER LINE (Flow)	⊕	STORM SEWER INLET
— (with square)	STORM SEWER LINE (Flow)	⊕	STORM SEWER CATCH BASIN
— (with triangle)	WATER LINE	⊕	FIRE HYDRANT
— (with circle)	UNDERGROUND TELEPHONE CABLE	⊕	TRANSFORMER BOX/PAD
— (with square)	UNDERGROUND ELECTRIC CABLE	⊕	TRAFFIC SIGNAL
— (with circle)	UNDERGROUND GAS LINE	⊕	LIGHT
— (with square)	UNDERGROUND LIGHT CABLE	⊕	POWER POLE
— (with circle)	UNDERGROUND FIBER OPTICS LINE	⊕	HAND HOLE
— (with square)	OVERHEAD ELECTRIC LINE	⊕	SOIL BORING
— (with circle)	FENCE LINE	⊕	TELEPHONE BOX / PAD
— (with square)	CONCRETE CURB & GUTTER	⊕	GAS VALVE
— (with circle)	DEPRESSED CURB	⊕	SIGN
⊕	SANITARY SEWER MANHOLE	⊕	REGULAR PARKING SPACE
⊕	EXISTING COMBINED SANITARY/STORM MANHOLE	⊕	HANDICAP PARKING SPACE
⊕	ELECTRIC MANHOLE	⊕	DECIDUOUS TREE
⊕	TELEPHONE MANHOLE	⊕	EVERGREEN
⊕	STORM SEWER MANHOLE	⊕	BUSH/HEDGE
⊕	WATER MANHOLE	⊕	PINE TREES
⊕	TRAFFIC MANHOLE	⊕	EXISTING GROUND ELEVATION
⊕	WATER VALVE IN VAULT	⊕	R.O.W. RIGHT-OF-WAY
⊕	WATER VALVE	⊕	RECORDED DISTANCE
⊕		⊕	NOTES CORRESPONDING TO SCHEDULE B

**ITEMS CORRESPONDING TO SCHEDULE B-II**

- ALL OTHER SCHEDULE B ITEMS THAT PERTAIN TO SUBJECT PROPERTY ARE EITHER GENERAL EXCEPTION, OR NOTES THAT DO NOT AFFECT THE SURVEY AND ARE NOT PLOTTABLE.
- 12. EASEMENT RESERVED FOR THE USE OF ALL PUBLIC UTILITIES, INCLUDING ILLINOIS BELL TELEPHONE COMPANY, THE COMMONWEALTH EDISON COMPANY, THE NORTHERN ILLINOIS GAS COMPANY AND THE LOCAL CABLE COMPANY, INCLUDING THE RIGHT TO USE THE STREETS, WHEN NECESSARY, AS DISCLOSED BY THE PLAT OF THE SUBDIVISION. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENT. ALL UTILITIES PROVIDED FOR SHALL BE INSTALLED UNDERGROUND IS NOT PLOTTED (BLANKET IN NATURE).
  - 13. THIRTY FOOT LANDSCAPED BUFFER AREA AS SHOWN ON THE PLAT OF THE SUBDIVISION AFFECTS THE SOUTH 30 FEET. PLOTTED TO THE EXTENT POSSIBLE AND PRACTICAL.
  - 14. UTILITY EASEMENTS AS SHOWN ON THE PLAT OF THE SUBDIVISION, AFFECTS THE SOUTH 20 FEET AND THE EAST 30 FEET. PLOTTED TO THE EXTENT POSSIBLE AND PRACTICAL.
  - 15. BUILDING LINES AS SHOWN ON THE PLAT OF THE SUBDIVISION, LOCATION IS 80 FEET BACK FROM THE EAST LOT LINE. PLOTTED TO THE EXTENT POSSIBLE AND PRACTICAL.
  - 16. EASEMENT FOR INGRESS AND EGRESS AS CREATED BY DECLARATION(S) OF DRIVEWAY EASEMENT NO. 4, MADE BY THE FIRST NATIONAL BANK OF CRYSTAL LAKE, AS TRUSTEE UNDER TRUST NO. 85-222 AND FIRST OF AMERICA BANK - NORTHEAST ILLINOIS, N.A., ONE RECORDED NOVEMBER 16, 1993 AS DOCUMENT NO. 8907004, AND ONE RECORDED SEPTEMBER 16, 1994 AS DOCUMENT NO. 8402437, AFFECTING THAT PART OF THE LAND, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 6 DEGREES, 05 MINUTES, 22 SECONDS WEST, 40.00 FEET ALONG THE EAST LINE OF SAID LOT 1; THENCE SOUTH 86 DEGREES, 45 MINUTES, 19 SECONDS WEST, 75.00 FEET; THENCE NORTH 6 DEGREES, 05 MINUTES, 22 SECONDS EAST, 40.00 FEET TO A POINT LOCATED ON THE NORTH LINE OF SAID LOT 1; THENCE NORTH 86 DEGREES, 45 MINUTES, 19 SECONDS EAST, 75.00 FEET ALONG SAID NORTH LINE TO THE PLACE OF BEGINNING, AND THE TERMS AND PROVISIONS CONTAINED THEREIN. PLOTTED TO THE EXTENT POSSIBLE AND PRACTICAL.
  - 17. TEMPORARY CONSTRUCTION EASEMENT, MADE BY FIRST MIDWEST BANK, SUCCESSOR TO FIRST MIDWEST BANK, NATIONAL ASSOCIATION TO STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION FOR THE PURPOSE OF DRIVEWAY RECONSTRUCTION AND GRADING, DATED LINE 9, 2011 AND RECORDED AUGUST 16, 2011 AS DOCUMENT 18116, FOR A TERM OF 5 YEARS FROM THE DATE OF THE EXECUTION OF THIS DOCUMENT, OR ON THE COMPLETION OF THE PROPOSED PROJECT, WHICHEVER IS THE SOONER. PLOTTED TO THE EXTENT POSSIBLE AND PRACTICAL.

**MISCELLANEOUS NOTES**

- DIMENSIONS ON THE PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE ASSUMED AND USED TO DENOTE ANGLES ONLY.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
- INFORMATION ON SURVEY BASED ON CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 1401 008977875 D2 WITH AN EFFECTIVE DATE OF MARCH 30, 2015.
- P.I.N. 14-34-326-016-0000.
- MANHOLES SHOWN HEREON REPRESENT UTILITY IMPROVEMENTS WHICH ARE ONLY VISIBLE ABOVE GROUND. THE TYPE OF MANHOLES ARE BASED SOLELY ON THE STAMPED MARKINGS OF THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES.
- PARKING COUNT IS BASED ON VISIBLE STRIPING AT THE TIME OF SURVEY.
- ADDRESS: 170 N. STATE ROUTE 31, CRYSTAL LAKE, IL.
- NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
- NO INFORMATION AVAILABLE FROM THE CONTROLLING JURISDICTION SUGGEST ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE, SUMP OR SANITARY LANDFILL.
- PROPERTY ACCESSES THE PUBLIC WAY VIA DRIVEWAYS TO STATE ROUTE 31.
- NO CEMETRIES, GRAVESITES OR BURIAL GROUNDS WERE DISCLOSED IN DOCUMENTS PROVIDED TO THE SURVEYOR NOR WERE OBSERVED IN PROCESS OF CONDUCTING THE SURVEY.
- PARKING COUNT:  
25 REGULAR SPACES  
2 HANDICAP SPACES  
27 TOTAL SPACES



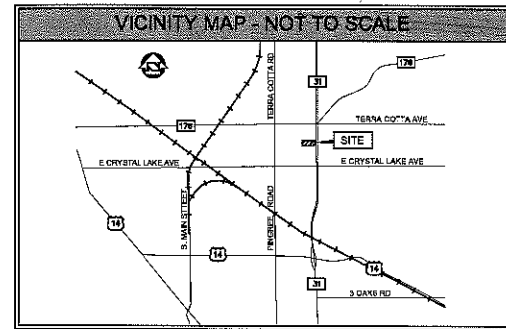
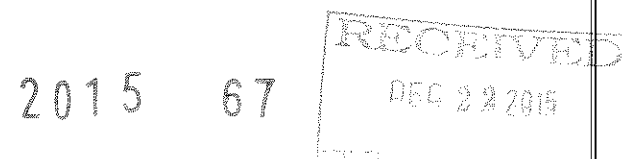
CONTACT JULIE AT 811 OR 800-892-0123 WITH THE FOLLOWING INFORMATION:  
COUNTY: MONTGOMERY  
CITY/TOWNSHIP: WALUCIAS  
REC & IN SEC NO: 2015-03-260-13446  
Know what's below. 48 HOURS (2 working days) BEFORE YOU DIG. Call before you dig.

**FLOOD NOTE**  
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 171110335 J WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 16, 2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE FEMA WEBSITE (HTTP://MSDC.FEMA.GOV). WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**RECORD DESCRIPTION**

LOT 1 IN PARK CENTER BEING A SUBDIVISION IN THE SOUTH-WEST 1/4 OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 31, 1967 AS DOCUMENT 866752, IN MCHEMERY COUNTY, ILLINOIS  
THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 1401 008977875 D2 WITH AN EFFECTIVE DATE OF MARCH 30, 2015.

PROPERTY CONTAINS:  
190,746 SQ.FT., 4.378 ACRES, MORE OR LESS.



**ALTA/ACSM LAND TITLE SURVEY**

**Bank Portfolio Project**  
B&C Project No. 201500739, 0058  
170 N. State Route 31, Crystal Lake, IL 60014

Based upon Title Commitment # 1401 008977875 D2 of CHICAGO TITLE INSURANCE COMPANY bearing an effective date of MARCH 30, 2015

To: Chicago Title Insurance Company;  
First Midwest Bank;  
Bock & Clark Corporation.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6b, 7a, 7b1, 7c, 8, 9, 11a, 13, 14, 16, 17, 18 and 21 of Table A thereof. The field work was completed on APRIL 4, 2015.

D. Warren Oppeman  
Registration No. 3152  
In the State of Illinois  
Date of Survey: 5-1-15  
Date of Last Revision: 5-21-15  
Network Project No. 201500739-0058

Survey Performed By:  
Joseph A. Schudt & Associates  
18350 South Harlem Avenue  
Frankfort, IL 60423  
Phone: 708-720-1000  
Fax: 708-720-1065  
Email: oppeman@jaseng.com



Joseph A. Schudt & Associates

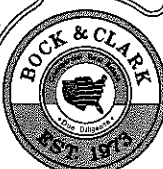


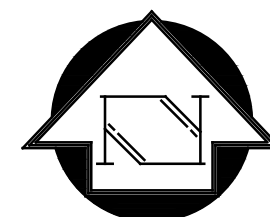
9455 ENTERPRISE DRIVE MOKENA, IL 60448  
PHONE: 708-720-1000 FAX: 708-720-1065  
e-mail: survey@jaseng.com http://www.jaseng.com  
CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

15-004-010

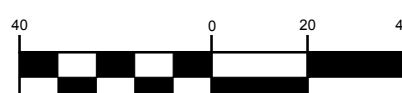
Sheet 1 of 1

**Bock & Clark's National Surveyors Network**  
National Coordinators of ALTA/ACSM Land Title Surveys  
3550 W. Market Street, Suite 200, Akron, Ohio 44333  
Phone: (800) SURVEYS (787-8997), Fax: (330) 666-9608 www.bockandclark.com





GRAPHIC SCALE



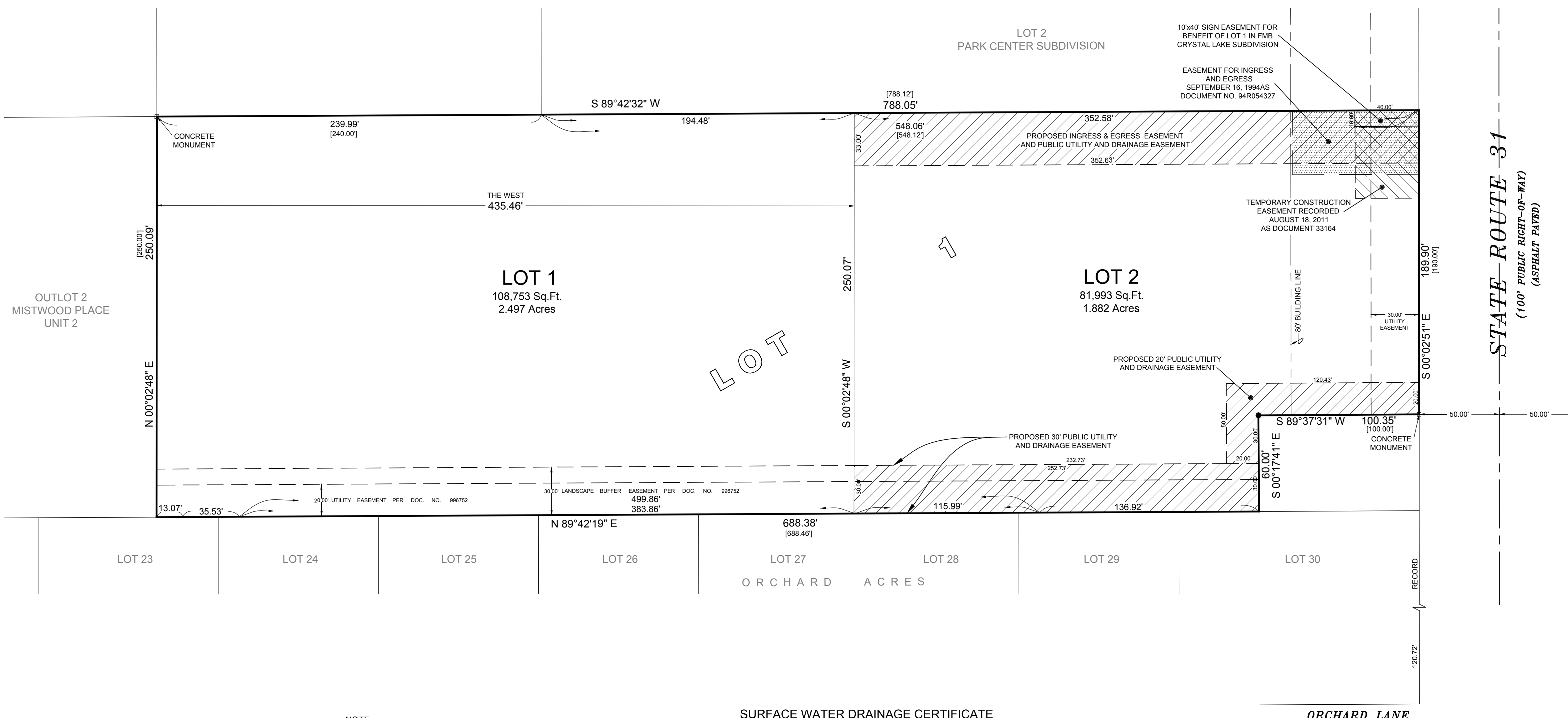
(IN FEET) 1 inch = 40 ft.

FMB CRYSTAL LAKE SUBDIVISION

BEING A RESUBDIVISION OF LOT 1 IN PARK CENTER BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 31, 1987 AS DOCUMENT 996752, IN MCHENRY COUNTY, ILLINOIS

LOT 1 BEING THE WEST 435.46 FEET OF LOT 1 IN PARK CENTER BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 31, 1987 AS DOCUMENT 996752, IN MCHENRY COUNTY, ILLINOIS. CONTAINING: 108,900 SQ. FT., 2.50 ACRES, MORE OR LESS

LOT 2 LOT 1 EXCEPT THE WEST 435.46 FEET THEREOF IN PARK CENTER BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 31, 1987 AS DOCUMENT 996752, IN MCHENRY COUNTY, ILLINOIS. CONTAINING 82,194 SQ.FT., 1.887 ACRES, MORE OR LESS



NOTE: ANY SIGN CONSTRUCTED IN THE 10'x40' SIGN EASEMENT AT THE NORTHEAST CORNER OF LOT 2 FOR THE BENEFIT OF LOT 1 SHALL BE A GROUND / MONUMENT SIGN LIMITED TO A MAXIMUM OF SIX (6) FOOT IN HEIGHT ABOVE EXISTING GROUND ELEVATION.

NOTE: THE MINIMUM SETBACK FOR BUILDING FOUNDATIONS IS 25 FEET FROM THE EXISTING DRYWELLS LOCATED ON LOT 2.

Easement Provisions

An easement for serving the subdivision and other property with electric and communications service is hereby reserved for and granted to:

AJ&J Telephone Company ComEd Electric Company and the Authorized C.A.T.V. Franchise

their respective successors and assigns, jointly and severally, to install, operate, maintain and remove, from time to time, facilities used in connection with underground transmission and distribution of electricity and sounds and signals in, under, across, along and upon the surface of the property shown within the dashed lines on the plat and marked "Easement";

The term "Common Elements" shall have that meaning set forth for such term in Section 2(e) of "An act in relation to condominiums" (Illinois Revised Statutes, Ch. 30, par. 302(e), as amended from time to time.

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such areas may be otherwise designated on the plat by terms such as, "outlets", "common elements", "open spaces", "open area", "common ground", "parking and common area".

Relocation of facilities will be done by Grantees at cost of Grantor/Lot Owner, upon written request.

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS ) SS MCHENRY COUNTY )

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, or, that if such surface water drainage will be changed, reasonable provisions have been made for the collection and discharge of surface waters into public or private areas and/or drains which the subdivider has the right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of substantive damage to adjoining property because of the construction of the subdivision.

dated this \_\_\_ day of \_\_\_\_\_, 2016.

Engineer Owner or Attorney

CITY COUNCIL APPROVAL

STATE OF ILLINOIS ) SS MCHENRY COUNTY )

Approved by the President and Board of Trustees of the City of Crystal Lake, Mchenry County, Illinois, at a meeting held on \_\_\_ day of \_\_\_\_\_, A.D. 2016.

BY: \_\_\_\_\_ President

ATTEST: \_\_\_\_\_ City Clerk

Mail Future Tax Bills To: FIRST MIDWEST BANK ONE PIERCE PLACE, SUITE 1500 ITASCA, ILLINOIS 60143

RECORDER'S CERTIFICATE

STATE OF ILLINOIS ) MCHENRY COUNTY ) SS

This instrument filed for record in the Recorder's office of McHenry County, Illinois, on this \_\_\_ day of \_\_\_\_\_, 2016, A.D. at \_\_\_ o'clock \_\_\_ M. and recorded as document number \_\_\_\_\_.

McHenry County Recorder

This Plat presented for recording by:

COUNTY CLERK'S CERTIFICATE

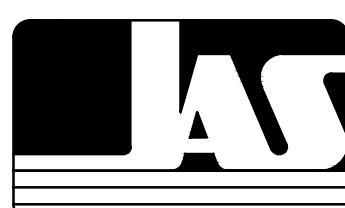
STATE OF ILLINOIS ) MCHENRY COUNTY ) SS

I, \_\_\_\_\_, County Clerk of McHenry County, Illinois, do hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid forfeited taxes, and no redeemable tax sales against any of the land included in the annexed plat (MC-90-527)

Given under my hand and seal at Woodstock, McHenry County, Illinois this \_\_\_ day of \_\_\_\_\_, 2016.

County Clerk

RETURN TO:



Joseph A. Schudt & Associates

9455 ENTERPRISE DRIVE MOKENA, IL 60448 PHONE: 708-720-1000 FAX: 708-720-1065 e-mail: survey@jaseng.com http://www.jaseng.com

CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

OWNERS CERTIFICATE

STATE OF ILLINOIS ) COUNTY OF DUPAGE ) SS.

FIRST MIDWEST BANK, NA, A National Banking Association, does hereby certify that it is the Owner of the hereon described property and that, it as such Owner, has caused said property to be surveyed and subdivided with the dedications and easements as shown on the hereon drawn plat.

Dated this \_\_\_ day of \_\_\_\_\_, A.D. 2016.

FIRST MIDWEST BANK ONE PIERCE PLACE, SUITE 1500 ITASCA, IL, 60143

BY: \_\_\_\_\_ Title

ATTEST: \_\_\_\_\_ Title

NOTARY PUBLIC

STATE OF ILLINOIS ) COUNTY DUPAGE ) SS.

I, \_\_\_\_\_, a Notary Public in and for said County in the State aforesaid, do hereby certify that \_\_\_\_\_, Assistant Secretary, of First Midwest Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day and acknowledged that they signed and delivered the foregoing instrument as their own free and voluntary act and as the free and voluntary act of said corporation.

Given under my Hand and Notarial Seal this \_\_\_ day of \_\_\_\_\_, A.D. 2016.

Notary Public

My commission expires \_\_\_\_\_

PLAN COMMISSION APPROVAL

STATE OF ILLINOIS ) SS MCHENRY COUNTY )

Approved by the City of the Plan Commission of the City of Crystal Lake, Mchenry County, Illinois, at a meeting held on \_\_\_ day of \_\_\_\_\_, A.D. 2016.

By: \_\_\_\_\_ Chairperson

Attest: \_\_\_\_\_ Vice Chairperson

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS ) SS WILL COUNTY )

This is to state that I, D. WARREN OPPERMAN, Illinois Professional Land Surveyor No. 3152, have surveyed the property described in the above caption and more particularly described as follows:

LOT 1 IN PARK CENTER BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 31, 1987 AS DOCUMENT 996752, IN MCHENRY COUNTY, ILLINOIS.

I further certify that I have subdivided the same into lots as shown on the hereon drawn plat. This plat correctly represents said survey and subdivision in every detail. Monuments shown in place and located.

Property contains 4.379 Acres, more or less.

I do further state that:

- 1. I have examined Community Panel Numbers 17111CO335 J effective November 16, 2006, as issued by the Federal Emergency Management Agency with reference to the above named tract, and find the property to be in Zone X, which is an area determined to be outside 500-year floodplain.
2. This subdivision is within the limits of the City of Crystal Lake, Illinois.
3. All lot corners and points of curvature have been monumented according to the Plat Act as amended.
4. All distances are shown in feet and decimal parts thereof.

Given under my Hand and Seal at Mokena, Illinois,

\_\_\_\_\_, A.D. 2016.

JOSEPH A. SCHUDT & ASSOCIATES (184-001172) 9455 Enterprise Drive Mokena, IL., 60448 Phone: 708-720-1000

BY: \_\_\_\_\_ Illinois Professional Land Surveyor No. 3152 (exp 11-30-16)



1-20-16 12-18-15