



## #2012-90 Parrish Annexation Project Review for Planning and Zoning Commission

---

<b><u>Meeting Date:</u></b>	July 6, 2016
<b><u>Request:</u></b>	1) Rezoning upon annexation to W- Watershed, and 2) Special Use Permit for outdoor storage of materials and equipment.
<b><u>Location:</u></b>	650 ½ W. Terra Cotta Ave
<b><u>Acreage:</u></b>	Approximately 0.5 acres
<b><u>Existing Zoning:</u></b>	B-1 – Neighborhood Business (McHenry County)
<b><u>Surrounding Properties:</u></b>	North: B-1 – Neighborhood Business (McHenry County) South: B-2 – General Commercial East: R-2 – Single-Family Residential West: W – Watershed
<b><u>Staff Contact:</u></b>	Kathryn Cowlin (815.356.3798)

---

### **Background:**

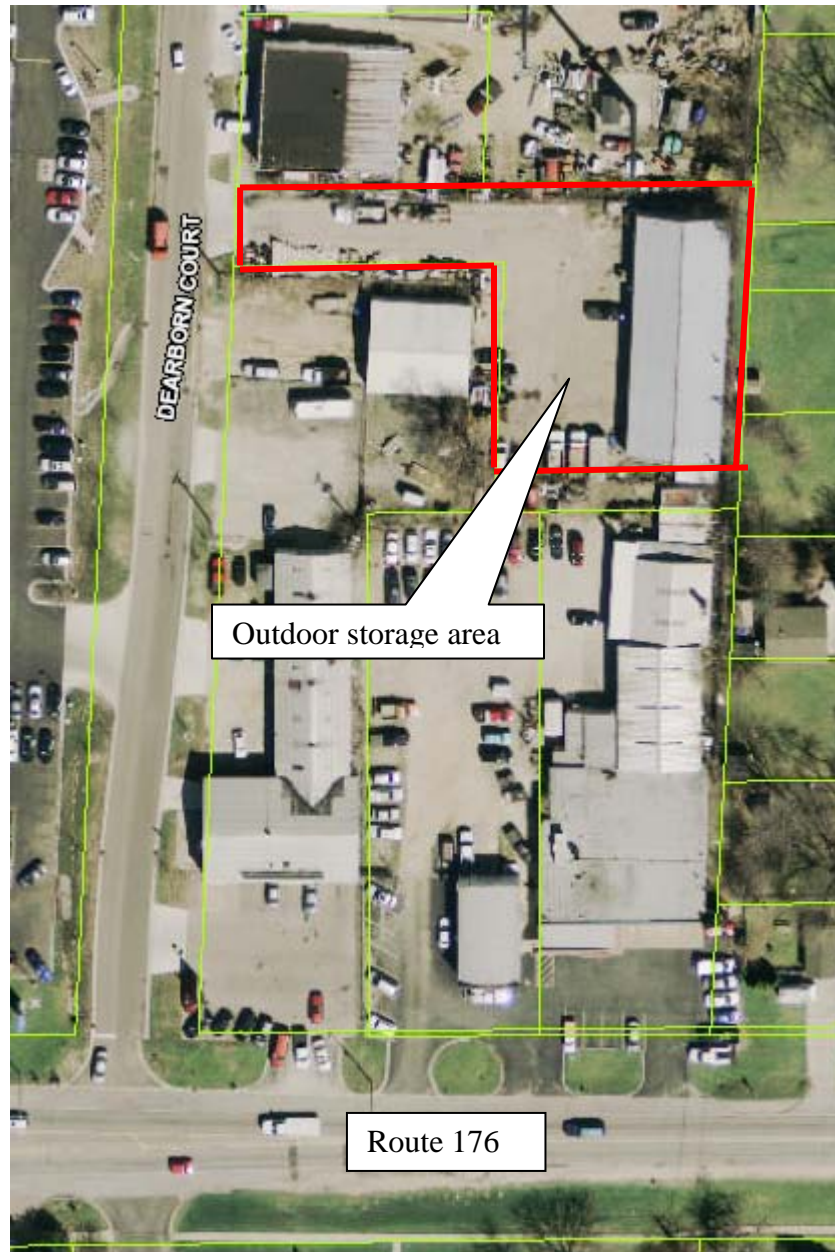
- **Existing Use:** The property is currently improved with a major auto and truck repair business and its ancillary outdoor storage of vehicles, equipment and materials.
- The existing conditions of the property would be allowed to remain ‘as is’ upon annexation into the City and allowed to continue for the term of the annexation agreement. After the expiration of the agreement any alterations or improvements to the property would need to comply with the ordinances in place at that time.
- **History:** This property is a county island, meaning it is surrounded by the City. City staff contacted the property owner and encouraged them to file an application for annexation.

### **Development Analysis:**

#### **General**

- **Request:** To zone the property W-Watershed upon annexation and a Special Use Permit for the existing outdoor storage of vehicles, equipment and materials.
- **Land Use:** The land use map shows the property as Commerce. No Comprehensive Land Use Plan Map Amendment is necessary.

- Zoning: The property is currently zoned B-1 – Neighborhood Business in McHenry County. The property will be rezoned to W-Watershed with M- Manufacturing standards and uses, which is appropriate for the existing auto repair business.
- The property is a flag lot and the outdoor storage is mainly screened by other properties and a chain link fence.



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

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

Land Use

**Goal: Support manufacturing uses within the community which contribute to the regional and local economy and Crystal Lake’s live, work, play philosophy.**

This can be accomplished with the following supporting action:

**Supporting Action:** Expand and attract manufacturing users which provide jobs, services, and products strengthening the City’s economy.

**Findings of Fact:**

**REZONING**

- The property is currently zoned B-1 – Neighborhood Business in McHenry County. Property annexed into the City of Crystal Lake comes in as E- Estate zoning.
- The property would be rezoned to the City's W- Watershed zoning district upon annexation.

Criteria for Rezoning

(a) The existing uses and zoning of nearby property.

- Meets*                       *Does not meet*

(b) The extent to which property values are diminished by a particular zoning classification or restriction.

- Meets*                       *Does not meet*

(c) The extent to which the destruction of property value of a petitioner property owner promotes the health, safety, morals or general welfare of the public.

- Meets*                       *Does not meet*

(d) The relative gain to the public as opposed to the hardship imposed on a petitioning property owner.

- Meets*                       *Does not meet*

(e) The suitability of the subject property for its zoned purposes.

- Meets*                       *Does not meet*

(f) The length of time the property has been vacant as zoned, considered in the context of land development in the area.

- Meets*                       *Does not meet*

(g) The Comprehensive Plan designation and the current applicability of that designation.

- Meets*                       *Does not meet*

(h) The evidence or lack of evidence, of community need for the use proposed.

*Meets*                       *Does not meet*

### **SPECIAL USE PERMIT**

Special Uses require a 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 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*

Outdoor sales, service, storage or display. All outdoor sales, service, storage or display must comply with the following standards:

1. General: An on-site circulation pedestrian and vehicle plan, illustrating the location of the sales, service, storage or display area shall be provided.

*Meets*                       *Does not meet*

2. Site design: Outdoor service or storage areas shall be located at the rear of the property. Special attention must be given to locate outdoor service or storage areas away from adjacent residential properties and at the least obtrusive location for adjacent commercial uses.

*Meets*                       *Does not meet*

3. Screening: All outside service or storage areas shall be screened from view with solid wooden fencing or opaque landscaping, in accordance with the standards in Section 4-700, Fences, walls and screening. The height of the fencing shall be adequate to conceal the stock, equipment or materials from view of adjacent properties. In cases where the height of materials exceeds 15 feet in height making it difficult to screen with fencing and landscaping, consideration will be given to the type of materials being stored and the impact of the visibility on the adjacent and surrounding property owners.

*Meets*                       *Does not meet*

*Meets requirement, the outdoor storage area is screened with a chain link fence and buildings.*

4. Other applicable regulations: Written evidence, that applicable standards and requirements for health and safety protection and licensing by jurisdictions other than the City, as well as those required by the City ordinances, have been met shall be provided.

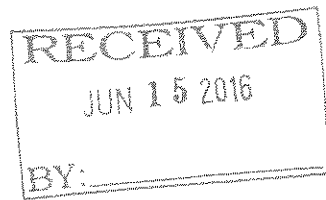
*Meets*                       *Does not meet*

5. All outdoor sales, service, storage and display must meet the Guidelines for Outdoor Sales, Service, Storage and Display that are included in the Appendix.

*Meets*                       *Does not meet*

**Recommended Conditions:**

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
  - A. Application (Gottmoller, received 06/15/16)
  - B. Petition to Annex (Gottmoller, received 06/15/16)
  - C. Petition to Zone (Gottmoller, received 06/15/16)
2. The current address of 650 ½ W. Terra Cotta Ave does not conform to the City address ordinance and should be changed to a Dearborn Court address.
3. The petitioner shall comply with all the watershed requirements and would need to take precautions to ensure any outdoor storage would not contaminate the surface and ground water that flows to the lake, including, but not limited to, using mats under any leaking vehicles and not storing any hazardous materials on site.
4. The petitioner shall comply with the requirements of the Community Development Department, Public Works, Police and Fire Rescue Departments.



# CITY OF CRYSTAL LAKE DEVELOPMENT APPLICATION

Please type or print legibly

OFFICE USE ONLY  
CASE #

**PROJECT TITLE:** Robert E. Parrish Trust dated August 20,2015  
Mary Rita Trust dated August 20, 2015

### ACTION REQUESTED:

- |                                                       |                                                          |
|-------------------------------------------------------|----------------------------------------------------------|
| <input checked="" 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 checked="" 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                           |

<b>Petitioner Information:</b>	<b>Owner Information: (if different)</b>
Trusts care of	
NAME: <u>Robert &amp; Rita Parrish</u>	NAME: _____
ADDRESS: <u>485 Rockland Road</u>	ADDRESS: _____
<u>Crystal Lake, IL 60014</u>	_____
PHONE: <u>815-459-4727</u>	PHONE: _____
E-MAIL: <u>ParrishPavingInc@att.net</u>	E-MAIL: _____

### Property Information:

Project Description: To annex and classify the existing parcel and buildings which have made up the Parrish paving property for many years. The Parties request the property be classified as Watershed while allowing the property uses to be the same as manufacturing along with a special use for outside storage. The intention is to bring the property within the City's jurisdiction but allow the operation to continue in its present form.

Project Address/Location 6501/2W Terra Cotta Ave Crystal Lake. The property is located North of route 176 on the east side of Dearborn Court the third building south of the cul de sac at the North end.

PIN Number(s): 14-31-252-030 Page 1 of 2

**Development Team:**

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

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

Attorney: Joseph Gottemoller of Madsen, Sugden & Gottemoller, (815)459-5152, (FAX 815-459-0290)

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

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

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

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

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

**Signatures:**

Robert E Parrish Trust

X

Robert E Parrish Trustee  
Date

ROBERT E PARRISH Robert E Parrish  
PETITIONER: Print and Sign Name (if different from owner)

As owner of the property in question, I hereby authorize the seeking of the above requested actions.  
Mary Rita Parrish Trust

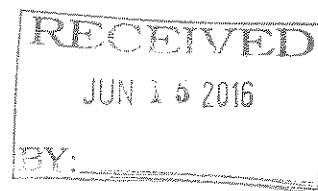
Mary Rita Parrish Trustee  
Date

MARY RITA PARRISH Mary Rita Parrish  
Petitioner: Print and Sign Name

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.



BEFORE THE CORPORATE AUTHORITIES OF  
THE CITY OF CRYSTAL LAKE  
MCHENRY COUNTY, ILLINOIS



IN THE MATTER OF THE APPLICATION OF )  
Robert E. Parrish Trust dated August 20, 2015 and )  
Mary Rita Trust dated August 20, 2015 )  
for the Entry into an Annexation Agreement )  
with the City subject to the Annexation )  
of the Properties by the City Pursuant to the )  
Ordinances of the City of Crystal Lake )

**PETITION FOR ANNEXATION**

Now comes the Petitioners, ROBERT E. PARRISH TRUST DATED AUGUST 20, 2015 AND MARY RITA TRUST DATED AUGUST 20, 2015, and hereby respectfully petitions pursuant to an Annexation Agreement to annex to the City of Crystal Lake, McHenry County, Illinois, the territory herein described in Exhibit A attached hereto and made a part hereof, and to zone the territory upon annexation following the required process in accordance with the request set forth below and states as follows:

1. The Territory herein described in Exhibit A, hereafter "Territory", is not within the corporate limits of any municipality.
2. The Territory is contiguous to the City of Crystal Lake, McHenry County, Illinois at the time of annexation. The annexation will include to the far side of any roads which have not previously been annexed into the city.
3. The Petitioner Trust is the Owner of the Territory.
4. There are no electors residing on the property.
5. The Territory is located on the East side of Dearborn Court and the North side of W. Terra Cotta Avenue at 650 ½ W. Terra Cotta Avenue, Crystal Lake, Illinois
6. That the Territory contains approximately .56 acres.

7. That the name and address of the beneficial owners of the property are Roberty E. Parrish and Mary Rita Parrish. Both of whom may be reached at 485 Rockland Road, Crystal Lake Illinois 60014.

8. That the permanent property index number of the property is 14 31 252 030.

WHEREFORE, the Petitioner respectfully requests the annexation of the Territory described in Exhibit A to said City subject to the proposed annexation agreement to be entered into between the Petitioners and the City mutually acceptable to the parties, in accordance with the law in such cases made and provided.

THE REST OF THIS PAGE IS INTENTIONALLY LEFT BLANK

Dated in Crystal Lake, Illinois this 15 day of June, 2016.

Robert E Parrish Revocable Trust dated August 20, 2015

By Robert E Parrish

Mary Rita Parrish Revocable trust dated August 20, 2015

By: Mary Rita Parrish

STATE OF ILLINOIS )

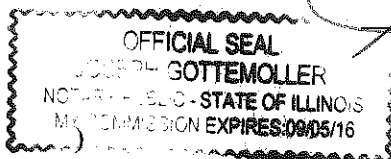
COUNTY OF McHENRY )

I, Joseph Gottemoller, a Notary Public in and for said county, in the state aforesaid, do hereby certify that Robert E Parrish personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, and that he also signed as trustee and the free and voluntary act of the Trust and that he in fact did act for the land trust for the uses and purposes therein set forth.

Given under by hand and official seal, the 15 day of June, 2016.

(Notary Stamp)

STATE OF ILLINOIS )



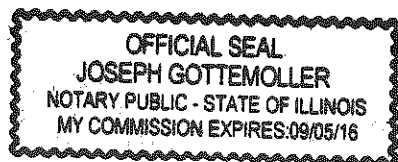
Joseph Gottemoller  
Notary Public

COUNTY OF McHENRY )

I, Joseph Gottemoller, a Notary Public in and for said county, in the state aforesaid, do hereby certify that Mary Rita Parrish personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act, and that she also signed as trustee and the free and voluntary act of the Trust and that she in fact did act for the land trust for the uses and purposes therein set forth.

Given under by hand and official seal, the 15 day of June, 2016.

Notary Stamp



Joseph Gottemoller  
Notary Public

**Exhibit "A"**

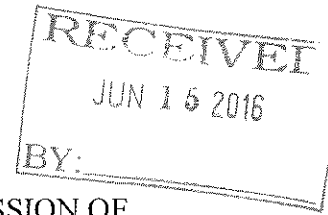
**Legal Description of Property**

Parcel 2: That part of the Northeast Quarter of Section 31, Township 44 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the intersection of the North-South Quarter Section line of said Section 31 and the Northerly right of way line of State Route No. 176; thence North 89 degrees, 22 minutes, 40 seconds East along said Northerly right of way line, 443.57 feet, (399.07 feet according to said Quarter Section line, as re-established pursuant to Monument Record recorded as Document No. 863507); thence North 0 degrees, 24 minutes, 52 seconds West, 249.65 feet; thence North 89 degrees, 22 minutes, 40 seconds East, 61.25 feet to the place of beginning; thence continue North 89 degrees, 22 minutes, 40 seconds East, 120.00 feet to the Westerly line of Leonard Heights, according to the Plat thereof recorded March 15, 1928 as Document no. 82565 in Book 6 of Plats, page 42; thence North 2 degrees, 51 minutes, 00 seconds East along the West line of said Leonard Heights, 20.00 feet; thence South 89 degrees, 22 minutes, 40 seconds West, 120.00 feet, thence South 2 degrees, 51 minutes, 00 seconds West, 20.00 feet to the place of beginning in McHenry County, Illinois.

PIN: 14 31 252 030

Commonly known as: 650 ½ W. Terra Cotta Avenue, Crystal Lake, Illinois

STATE OF ILLINOIS        )  
                                          )SS  
COUNTY OF MCHENRY    )



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

IN THE MATTER OF THE PETITION OF        )  
ROBERT E. PARRISH REVOCABLE            )  
TRUST DATED AUGUST 20, 2015 AND        )  
MARY RITA PARRISH REVOCABLE TRUST     )  
DATED AUGUST 20, 2015, FOR            )  
APPROVAL OF AN INITIAL ZONING         )  
CLASSIFICATION PURSUANT TO THE         )  
TERMS OF THE PROPOSED ANNEXATION     )  
AGREEMENT FOR A PARCEL OF LAND TO     )  
BE ANNEXED TO THE CITY OF             )  
CRYSTAL LAKE, ILLINOIS                 )

**PETITION FOR INITIAL ZONING**

Now comes the petitioner, ROBERT E. PARRISH REVOCABLE TRUST DATED AUGUST 20, 2015 AND MARY RITA PARRISH REVOCABLE TRUST DATED AUGUST 20, 2015, Owners of the property, by and through their attorneys, MADSEN, SUGDEN & GOTTEMOLLER, to request the Planning and Zoning Commission of the City of Crystal Lake to recommend an initial zoning classification of Developed Watershed and to allow the continued use of the property in its current configuration for manufacturing, subject to a pending Petition to Annex the property, and in support thereof, petitioner states:

1. ROBERT E. PARRISH REVOCABLE TRUST DATED AUGUST 20, 2015 AND MARY RITA PARRISH REVOCABLE TRUST DATED AUGUST 20, 2015, is the Record Title Holder of the territory described in Exhibit A.
2. Said property is currently used for manufacturing, a construction yard and outdoor storage of materials and equipment.
3. Said property has not been classified under the Zoning Ordinance of the City of Crystal Lake because it has yet to be annexed to the City of Crystal Lake.

4. The property is zoned under the County of McHenry Zoning as I Industrial. Petitioner is requesting the zoning classification of Watershed while being allowed to continue to use the property for the general uses allowed in an M manufacturing district along with a special use permit to allow the outdoor storage of vehicles and equipment without a transition yard and any other variations necessary to allow the property to continue with its current uses. Said property is subject to a petition to annex which is pending before the City Council.

5. At present the property contains a factory building and was used for years as the staging and storage yard for Parrish paving. The property has an approximate total acreage of .56 acres.

6. The property is between land classified for zoning and use as follows: North-County industrial with a pending petition to annex; East- R-2 residential improved lots; South- B-2 Highway commercial; West – Watershed Car Dealership.

7. The requested zoning of Watershed with allowed uses including those in the M- Manufacturing district and a special use for outdoor storage is consistent with the surrounding areas and the general purpose in the creation of such districts in the City of Crystal Lake under the Crystal Lake Unified Development Ordinance. The City Comprehensive Plan calls for commerce on the property. Furthermore this classification will allow the existing and past uses of the property to continue.

8. The initial zoning of this parcel described above, will not materially impair an adequate supply of light or air to the surrounding properties, increase the hazards of fire or other dangers, diminish the taxable value of land and buildings of the City and

throughout the City, increase the congestion of public streets, or impair the public health, safety, comfort, morals and general welfare of the City.

9. The property's current use is for the operation of a business

WHEREFORE, the petitioners respectfully request the Crystal Lake Planning and Zoning Commission entertain this petition, set a date, time and place for a hearing on this matter. Further, petitioners pray that after such hearing and as a result thereof, the Board recommend to the City Council of Crystal Lake that the parcel be classified Watershed with allowed uses including those in the M- Manufacturing district and a special use for outdoor storage the removal of a transition yard and any other variations needed to allow the continued use of a portion of this property for a business under the terms and conditions of the City of Crystal Lake Unified Development Ordinance.

**The Rest of This Page is Intentionally Left Blank**

Dated in Crystal Lake, Illinois this 15 day of June, 2016.

Robert E Parrish Revocable Trust dated August 20, 2015

By: Robert E Parrish

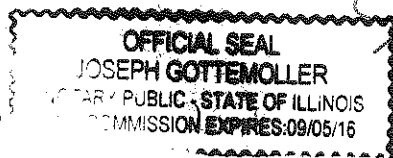
Mary Rita Parrish Revocable trust dated August 20, 2015

By: Mary Rita Parrish

STATE OF ILLINOIS )

COUNTY OF McHENRY )

I, Joseph W Gottemoller, a Notary Public in and for said county, in the state aforesaid, do hereby certify that Robert E Parrish personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, and that he also signed as trustee and the free and voluntary act of the Trust and that he in fact did act for the land trust for the uses and purposes therein set forth. Given under by hand and official seal, the 15 day of June, 2016.



Joseph W Gottemoller  
Notary Public

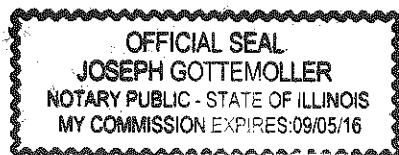
(Notary Stamp)  
STATE OF ILLINOIS

COUNTY OF McHENRY )

I, Joseph W Gottemoller, a Notary Public in and for said county, in the state aforesaid, do hereby certify that Mary Rita Parrish personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act, and that she also signed as trustee and the free and voluntary act of the Trust and that she in fact did act for the land trust for the uses and purposes therein set forth.

Given under by hand and official seal, the 15 day of June, 2016.  
Notary Stamp

Joseph W Gottemoller  
Notary Public





**Exhibit "A"**  
**Legal Description of Property**

That part of the Northeast Quarter of Section 31, Township 44 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the intersection of the North-South Quarter Section line of said Section 31 and the Northerly right of way line of State Route No. 176; thence North 89 degrees, 22 minutes, 40 seconds East along said Northerly right of way line, 443.57 feet, (399.07 feet according to said Quarter Section line, as re-established pursuant to Monument Record recorded as Document No. 863507); thence North 0 degrees, 24 minutes, 52 seconds West, 249.65 feet; thence North 89 degrees, 22 minutes, 40 seconds East, 61.25 feet to the place of beginning; thence continue North 89 degrees, 22 minutes, 40 seconds East, 120.00 feet to the Westerly line of Leonard Heights, according to the Plat thereof recorded March 15, 1928 as Document no. 82565 in Book 6 of Plats, page 42; thence North 2 degrees, 51 minutes, 00 seconds East along the West line of said Leonard Heights, 20.00 feet; thence South 89 degrees, 22 minutes, 40 seconds West, 120.00 feet, thence South 2 degrees, 51 minutes, 00 seconds West, 20.00 feet to the place of beginning in McHenry County, Illinois.

PIN: 14 31 252 030

Commonly known as: 650 ½ W. Terra Cotta Avenue, Crystal Lake, Illinois

**PUBLIC NOTICE**

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

IN THE MATTER OF THE APPLICATION OF )  
Robert E. Parrish Trust dated August 20, 2015 and )  
Mary Rita Trust dated August 20, 2015 )  
for the Entry into Annexation )  
Agreement with the City subject to the Annexation )  
of the Properties by the City Pursuant to the )  
Ordinances of the City of Crystal Lake )

**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 upon the application of Robert E. Parrish Trust dated August 20, 2015 and Mary Rita Trust dated August 20, 2015 (hereinafter referred to as "Owner") to annex the land Commonly known as: 650 1/2 W. Terra Cotta Avenue, Crystal Lake, Illinois

PIN 14-31-252-030

The petitioner seeks a the initial zoning classification of Watershed with the allowance of the uses of the M Manufacturing district and a special use permit for outside storage per Article 2-400 to allow the continued use of existing facilities on the property. These requests will allow the existing facilities and manufacturing operations to continue upon the annexation of the property into the City of Crystal Lake. This request includes any additional variations or permits necessary to allow the existing operations to continue. The petition 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 regarding this request will be held at 7:30 p.m. on July 6, 2016 at the Crystal Lake City Hall, 100 West Woodstock Street, Crystal Lake at which time and place any person determining to be heard may be present.

Thomas Hayden, Chair Planning and Zoning Commission, City of Crystal Lake

**MADSEN, SUGDEN & GOTTEMOLLER**

Attorney for Petitioner  
One North Virginia Street  
Crystal Lake, IL 60014  
(815)459-5152

(Published in the Northwest Herald June 21, 2016) 1199304

# Athena - Public Property Search Viewer

McHenry County, Illinois

1431252030

Search Map

Layers Results City-Zoom Print

Questions or Comments



Zoom In Zoom Out Pan Full View Back Forward



RECEIVED  
JUN 15 2016  
BY:



Map created on June 14, 2016.

© 2016 [GIS Consortium](#) and [MGP Inc.](#) All Rights Reserved.

The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law.

Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.