



#2019-64 1153 North Shore – Variations Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	December 4, 2019
<u>Requests:</u>	<ol style="list-style-type: none">1. Variation from Article 7 Nonconformities to allow the reconstruction of a structure or portion of a structure which was destroyed/removed by more than 50%.2. Variation from Article 7 Nonconformities to allow the increase in the nonconforming structure by increasing the volume of the area.3. Variation from Article 7 Nonconformities to allow the reduction of the side yard setback from 4.9 feet to 0 feet.
<u>Location:</u>	1153 North Shore and 1151 North Shore
<u>Acreage:</u>	Approximately 10,372 square feet (1153 North Shore)
<u>Existing Zoning:</u>	R-2 Single Family
<u>Surrounding Properties:</u>	North: R-2 Single Family South: R-2 Single Family East: R-2 Single Family West: R-2 Single Family
<u>Staff Contact:</u>	Elizabeth Maxwell (815.356.3615)

Background:

- The property is an existing single family home. A portion of the structure and patio, approximately 6.6 feet and 8.5 feet respectively, are on the neighboring property, which is covered by an easement.
- The petitioners received a permit for interior remodeling. Once they commenced the renovation, they found there was less of the structure they could save and it needed to be removed in order to properly fix the problems and bring the structure up to current codes.
- This removal, since it was nonconforming, could not be reconstructed without meeting current setbacks. The variation is to allow the reconstruction of the nonconforming portion back on the same footprint.
- As part of the renovations, the roof height was increased. The petitioners raised the finished floor height and increased the roof truss height to allow ceiling heights to remain

consistent. This increase in height is considered an increase in volume. This is an increase in the nonconformity, which requires the variation.

- The petitioners have worked with the neighboring property owners to adjust the shared property line. They would be submitting a plat of subdivision in the future, which illustrates the amended lot line so the full residential structure is on the lot for 1153 North Shore. A portion of the deck that remains on 1151 North Shore would be removed. A maintenance easement would be drafted to allow for the property owners of 1153 North Shore to access the structure for maintenance through the 1151 North Shore property.
- A variation from the side yard setback is required since the new proposed property line would be at the edge of the residence. Although the structure is still non-conforming it would be more in compliance than the current 6.6-foot encroachment onto the neighbor's lot.

Development Analysis:

General

- Zoning: The site is zoned R-2 Single Family. This property is used as a single-family home.
- Land Use: The land use map shows the area as Urban Residential. This land use designation is appropriate for this use.

Project Analysis:

SITE PLAN

- An approximately 6.6-foot portion of the existing residence and 8.5-foot portion of the existing patio are currently on the neighboring property to the south. Through the future plat of subdivision the lot line would trace around the outside of the structure then diagonally cut back to the existing property line. Any portion of the deck that is outside of the new 1153 North Shore lot line would be removed. The petitioner will present a plat of subdivision at a future meeting for review and approval.
- The petitioners did renovation work on the non-conforming portion of the structure. Due to the fact that this portion was nonconforming and it was removed by more than 50%, it requires the variation to be rebuilt and the volume increased, even though the underlying footprint was not changed.

Comprehensive Land Use Plan 2030 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: Promote safe, clean and well-maintained housing by encouraging regular repair and maintenance of housing.

Housing – Single Family Housing

Goal: Promote strong neighborhoods by preserving their character and historical significance and ensuring that they are well serviced by a variety of community facilities and services.

This can be accomplished with the following supporting action:

Supporting Action: Preserve the unique character of existing neighborhoods.

Findings of Fact:

ZONING ORDINANCE VARIATION

The petitioner is requesting three variations:

- Variation from Article 7 Nonconformities to allow the reconstruction of a structure or portion of a structure which was destroyed/removed by more than 50%.
- Variation from Article 7 Nonconformities to allow the increase in the nonconforming structure by increasing the volume of the area.
- Variation from Article 7 Nonconformities to allow the reduction of the side yard setback from 4.9 feet to 0 feet

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 to recommend approval of the petitioner's request is made, it should be with the following conditions:

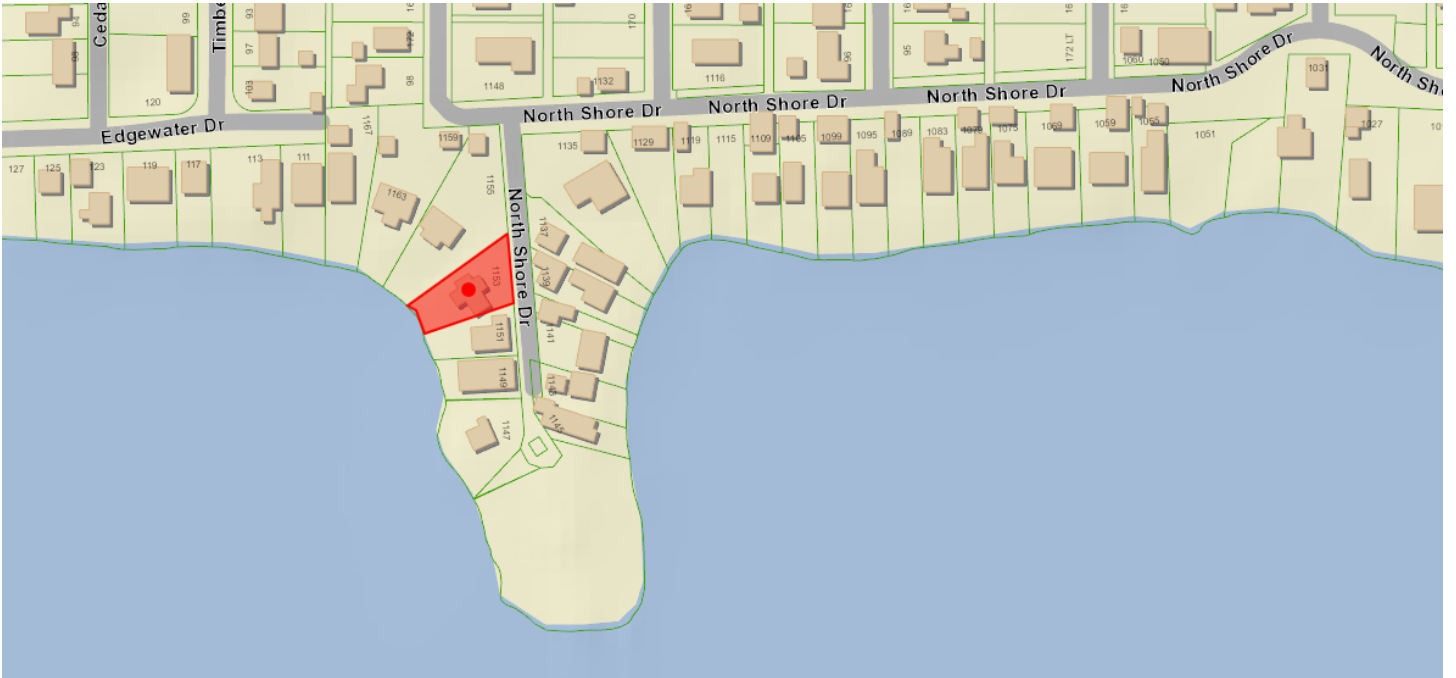
1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Matthias, received 09/20/19)
 - B. Plat of Survey (Schmitt Engineering, dated 05/02/09, received 09/20/19)

C. Architectural Plans (ALA Architects, dated 05/22/19, received 09/20/19)

D. Plat of Survey Exhibit (Matthias, undated, received 11-20-19)

2. The petitioner shall address all of the review comments and requirements of Community Development Department.
3. The petitioner shall provide a plat of subdivision, which meets all the requirements for a Final Plat of Subdivision in Article 5 of the UDO, to the City for signatures, and recorded. A recorded copy shall be provided to the City.
4. The remaining brick wall on the 260.5 square foot parcel shall be removed no later than July 1, 2020.

PLN-2019-00064 MATTHIAS – 1153 NORTH SHORE DRIVE



Application for Simplified Residential Variation

Application Number: _____	FOR OFFICE USE ONLY
Project Name: _____	
Date of Submission: _____	

I. Applicant

Brent & Linda Matthias
Name
4510 Maine Trail
Street
Crystal Lake Illinois 60012
City State Zip Code
815-342-0951 n/a bematthias@sbcglobal.net
Telephone Number Fax Number E-mail address

II. Owner of Property (if different)

Name

Address Telephone Number

III. Project Data

1. a. Location/Address: 1153 North Shore Drive
b. PIN #: 18-01-251-004

2. Description of proposal/Reason for request (including how the standards for variation are met, any unique circumstance of the property, or particular hardship):
DESCRIBE THE UNIQUE CIRCUMSTANCES OF THE PROPERTY:
A non-conforming structure on the property requires demolition of a malfunctioning chimney, removal and replacement of building components that were rotting and/or not plumb, removal and replacement of an unsafe roof, and a relocation of the roof to permit a ceiling height within the structure that meets current codes.
IS THE HARDSHIP SELF-CREATED?
No, previous owners of the property failed to build the structure to code and allowed the structure to fall into disrepair.

RECEIVED
SEP 20 2019
PLN-2019-00064

ARE THE CONDITIONS APPLICABLE TO OTHER PROPERTIES IN THE SAME ZONING CLASSIFICATION?

No.

WILL THE VARIATION ALTER THE ESSENTIAL CHARACTER OF THE LOCALITY?

No.

WILL THE VARIATION, IF GRANTED BE DETRIMENTAL TO PUBLIC WELFARE OR INJURIOUS TO OTHER PROPERTY?

No.

WILL THE VARIATION AS PROPOSED IMPAIR ADEQUATE SUPPLY OF LIGHT OR AIR TO ADJACENT PROPERTY; DIMINISH PROPERTY VALUE; INCREASE CONGESTION IN PUBLIC STREETS; SUBSTANTIALLY INCREASE THE DANGER OF FIRE; OR ENDANGER PUBLIC SAFETY?

No, in fact proposed changes to the structure would improve fire safety by including additional fire-proofing. The change in roofline height does not impact light, air, or view to adjacent property.

3. List any previous variations that are approved for this property: None.

IV. Signatures

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.

Brent Matthias
BRENT MATTHIAS
OWNER: Print and Sign name

Linda Matthias
LINDA MATTHIAS

9-20-2019
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.



BURN EY

ATTORNEY AT LAW

40 Brink Street
Crystal Lake, IL 60014

Direct: 815.356.2645
tburney@zclaw.com

Via Email: emaxwell@crystallake.org

November 26, 2019

Elizabeth Maxwell, AICP
City Planner, Community Development
City of Crystal Lake
100 W. Woodstock Street
Crystal Lake, IL 60014

**Re: Application of Linda and Brent Matthias for certain variations
on their property at 1153 Northshore**

Dear Elizabeth,

I represent Heidi and Mark Rockwell, the owners of 1151 Northshore Dr. They have authorized me to advise the City that they no longer object to the application of the Matthias' provided:

- Matthias' agree to a condition to the grant of the variations on the ground conveyed by Rockwells which provides that any improvements on the area of land (the 71.72 sq. ft. and 79.56 sq. ft. parcels) will be no greater in height than the current structure as identified in the staff report dated October 16, 2019 in Case # 2019-64 and that the footprint will not increase any greater than the current footprint--71.72 sq ft.
- Matthias' shall remove the remaining brick wall on the 260.5 sq. ft. parcel no later than July 1, 2020.
- The City will approve a recordable re-plat of subdivision that excludes from the Rockwell property the 71.72 sq. ft. and 79.56 sq. ft. parcels.
- Acknowledgment by City that Rockwells' reconfigured lot (excluding from the Rockwell property the 71.72 sq. ft. and 79.56 sq. ft. parcels) is wholly consistent with zoning subdivision and other City development requirements.

Thank you, Elizabeth,

Jam

cc: Mark and Heidi Rockwell
Joseph Gottmoller – joe@mchenrycountylaw.com

TRB/hah

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

**IN THE MATTER OF THE
APPLICATION OF
Brent and Linda Mathias
2019-064**

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 upon the application by Brent and Linda Mathias for approval of a variation relating to the following real estate known as 1153 North Shore Drive, Crystal Lake, Illinois 60014, PIN: 18-01-251-004.

This application is filed for the purposes of seeking a Simplified Residential Zoning Variation from Article 7 Non-conformities to allow the reconstruction of a structure or portion of a structure, which was destroyed/removed by more than 50%, to allow the increase in the nonconforming structure by increasing the volume of the area, and the required interior side yard setback to allow a zero side yard setback. Also, approval of a plat of subdivision to modify the property lines between adjoining neighbors, as well as, any other variations that may be necessary to allow the plans as presented. Plans for this project can be viewed at the City of Crystal Lake Planning and Economic Development Department at City Hall.

A public hearing before the Planning and Zoning Commission on the request will be held at 7:30 p.m. on Wednesday, December 4, 2019, 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 November 19,
2019) 1723864

MATTHIAS RESIDENCE

1153 NORTH SHORE DRIVE CRYSTAL LAKE, ILLINOIS

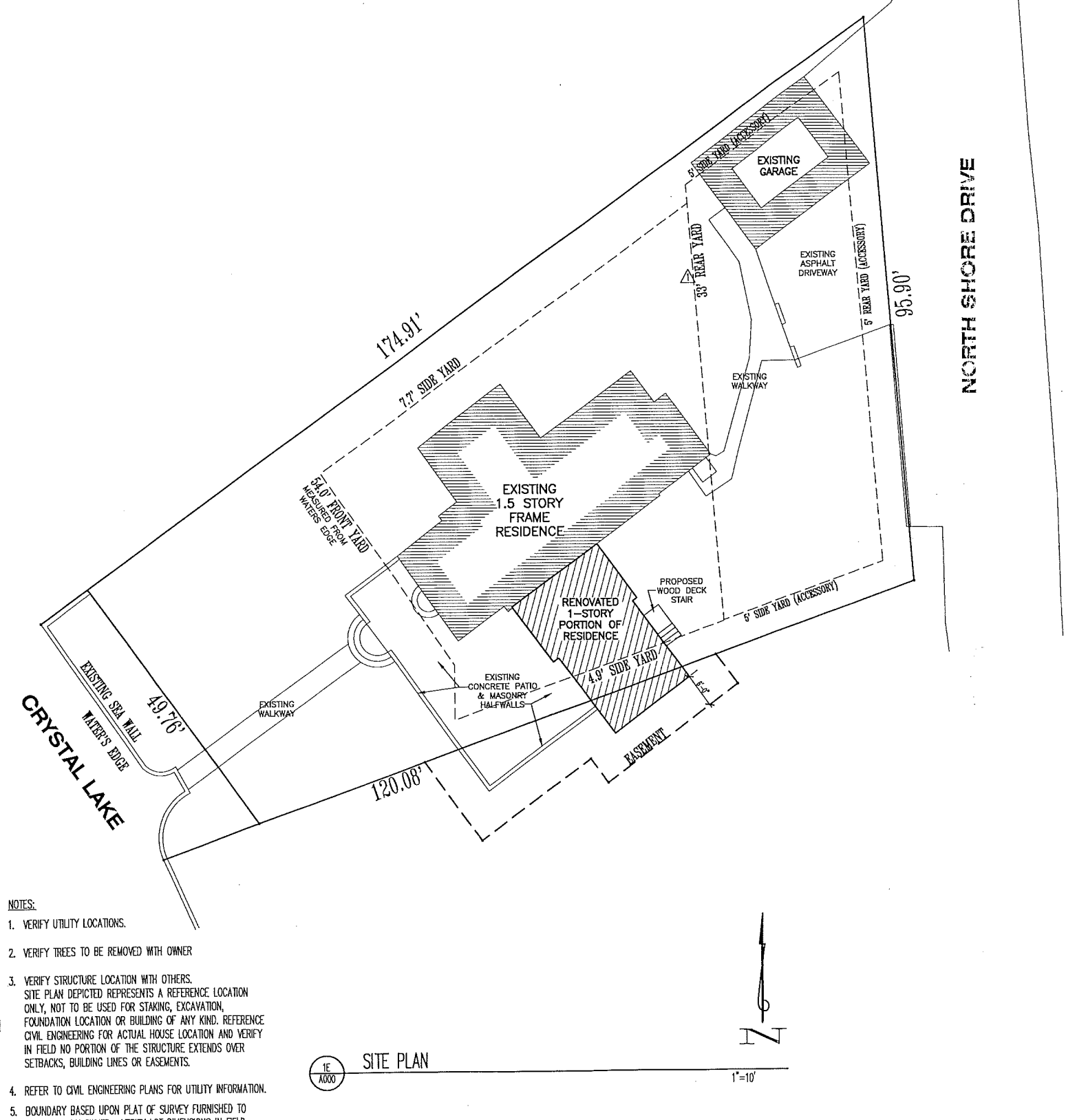
IMPERVIOUS SURFACE COVERAGE	
AREA OF LOT (MEASURED TO INTERIOR OF SEA WALL)	10,124.6 S.F.
ZONING DISTRICT	R-2
MAXIMUM IMPERVIOUS COVERAGE	50%
ALLOWABLE IMPERVIOUS	5,062.3 S.F.
PROPOSED IMPERVIOUS	
FIRST FLOOR FOOTPRINT (ON PROPERTY)	+1632.8 S.F.
EXISTING GARAGE	+448.5 S.F.
PROPOSED SIDE DECK STAIR	+20.5 S.F.
EXISTING PATIO, WALKWAY (ON PROPERTY)	+780.6 S.F.
EXISTING ASPHALT DRIVEWAY & WALKWAYS @ REAR (STREET SIDE)	+815.2 S.F.
TOTAL IMPERVIOUS COVERAGE	3,697.6 S.F.

IECC - INTERNATIONAL ENERGY CONSERVATION CODE
- SEE PLAN REVISIONS, DETAILS & CONTRACTORS -

* THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE TO THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE AND MEET OR EXCEED ALL APPLICABLE REQUIREMENTS OF SAID CODE.
* THE ARCHITECT HAS CONDUCTED THE REQUIRED ENERGY ANALYSIS FOR THE PROJECT IN ACCORDANCE WITH THE IBC (ADMINISTRATIVE PART) AND THE IESNA (ENERGY CONSERVATION) AND HAS PROVIDED THE REQUIRED ENERGY ANALYSIS REPORT TO THE OWNER.
* THESE PLANS STATE THAT THE ARCHITECT HAS CONDUCTED THE REQUIRED ENERGY ANALYSIS REPORT TO THE OWNER AND IS NOT PROVIDING ANY OTHER ENERGY ANALYSIS REPORT TO THE OWNER.
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DESIGN LOADING VALUES
ROOF: 20 PSF LIVE LOAD
FLOOR: 40 PSF LIVE LOAD
CEILING: 20 PSF LIVE LOAD
WALL: 20 PSF WIND FOR 0-20 FT. HEIGHT
25 PSF WIND FOR 21-29 FT. HEIGHT
30 PSF WIND FOR 30 FT. AND ABOVE
3000 PSF ASSUMED UNIFORM ASSIGNED
OVERHEAD CRANE LOADS RESPONSIBLE TO OWNER

FOUNDATION NOTES:
* ALL FOUNDATION WALLS SHALL BE MINIMUM 12" THICK UNLESS OTHERWISE NOTED.
* ALL FOUNDATION WALLS SHALL BE CONCRETE UNLESS OTHERWISE NOTED.
* ALL FOUNDATION WALLS SHALL BE FINISHED WITH 1/2" GYP. BOARD UNLESS OTHERWISE NOTED.
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NOTE TO BIDDERS & CONTRACTORS:
THESE PLANS HAVE BEEN PREPARED BASED ON THE OCCUPANCY OF AVAILABLE CODES AND ORDINANCES WHICH ARE ON FILE AT APPROVAL AND INTERPRETATION BY THE ENGINEERING DEPARTMENT. THE ENGINEER IS NOT RESPONSIBLE FOR ANY OTHER CODES OR ORDINANCES WHICH MAY BE APPLICABLE TO THIS PROJECT. THE ENGINEER IS NOT RESPONSIBLE FOR ANY OTHER CODES OR ORDINANCES WHICH MAY BE APPLICABLE TO THIS PROJECT.

PLAN & ELEVATION SYMBOLS

5 SHELVES	WATER HOOD	SPRINKLER HEAD
SHOWER HEAD FLOOR	SHOWER PAN HEAD	FLOOR DRAIN
PRE-FAB FIBERGLASS TUB	MASONRY FIBERGLASS TUB	REAR
CEILING DETAIL CROWN	WORK POINT	ROOF PITCH
SECTION NEW MEMBER	ELEVATION MARKER	REVISION MARKER
FACE BRICK	SPRINKLER HEAD	CONCRETE
STONE	SHOWER PAN HEAD	CRACK
FIELD STONE	SHOWER PAN HEAD	CRACK
FIELD STONE	SHOWER PAN HEAD	CRACK

WINDOW & DOOR NOTES:
EXAMPLE WINDOW: 2400 - 2'-0" x 3'-0" (1) - TYPED WINDOW
EXAMPLE DOOR: 2400 - 2'-0" x 6'-0" (1) - TYPED DOOR

ELECTRICAL SYMBOLS:
SMOKE OUTLET (1) SWITCHED SMOKE OUTLET (2) TELEPHONE JACK
DUPLEX OUTLET (1) SWITCH TELEPHONE JACK
QUAL OUTLET (4) DOOR ACTIVATED SWITCH HORN JACK
FLUORESCENT LIGHT FIXTURE EXHAUST FAN (VENTED TO EXTERIOR) HORN JACK
LIGHT FIXTURE EXHAUST FAN (VENTED TO EXTERIOR) HORN JACK
PRESSED CAN LIGHT UNDER CABINET LIGHT HORN JACK
DIRECTIONAL PRESSED CAN LIGHT UNDER CABINET LIGHT STRIP HORN JACK
SURFACE MOUNTED LED CAN LIGHT EXTERIOR COACH LIGHT FIXTURE HORN JACK
WALL MOUNTED LIGHT FIXTURE EXTERIOR COACH LIGHT STRIP HORN JACK
EXTERIOR FLOOD LIGHTS EXTERIOR COACH LIGHT STRIP HORN JACK
A/C HAND WASH CUPBOARD DETECTOR WASTEBASKET HORN JACK
NEW SHOCK DETECTOR WIRE IN SERIES WASTEBASKET BACKUP BIN ON CEILING OUTLET

WALL TYPES
NEW FRAME WALL
NEW FOUNDATION WALL & FOOTING
DR. SILL PLATE @ FLOOR WALL

NOTE TO CONTRACTORS:
* ALL CONTRACTORS PRIOR TO CONSTRUCTION ARE TO FAMILIARIZE THEMSELVES WITH THE PLANS AND EXISTING CONDITIONS OF THE PROJECT. ALL CONTRACTORS ARE RESPONSIBLE FOR PERFORMING NECESSARY STAKEOUTS AND TO COMPLY WITH ALL APPLICABLE CODES. NOTIFY ARCHITECT OF ANY CONDITIONS OR OBSTRUCTIONS ON PLANS WHICH MAY INTERFERE WITH SUCCESSFUL COMPLETION OF THE PROJECT, PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR DEMOLITION.
* ALL NOTES SHOWN ARE TYPICAL, AND SOME MAY NOT APPLY TO THE SCOPE OF WORK.

CODE CONFORMANCE
THE DRAWINGS AND RELATED CONSTRUCTION TO CONFORM WITH THE FOLLOWING:
* 2015 INTERNATIONAL RESIDENTIAL CODE
* 2015 INTERNATIONAL MECHANICAL CODE
* 2015 INTERNATIONAL FUEL GAS CODE
* 2015 INTERNATIONAL ENERGY CONSERVATION CODE
* 2015 INTERNATIONAL FIRE CODE
* 2015 NATIONAL ELECTRICAL CODE
* 2015 NATIONAL PLUMBING CODE
* CITY OF CRYSTAL LAKE CODE OF ORDINANCES

ARCHITECT'S CERTIFICATION
I have prepared, or caused to be prepared under my direct supervision, the attached plans and specifications and certify that to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with all applicable codes.

001-018291 11/20
Cert. No. Exp. Date

WINDOW NOTES:
* ALL WINDOWS IN FIELD SHALL BE PERMANENTLY OPENED TO THE FULL OPENING.
* ALL WINDOWS IN REARCEDED AREAS OF ADDITIONS TO MATCH EXISTING.
* ALL WINDOWS ARE OPERATED IN FULL OPENING POSITION IN FIELD AND REAR.
* ALL WINDOWS ARE OPERATED IN FULL OPENING POSITION IN FIELD AND REAR.
* ALL WINDOWS ARE OPERATED IN FULL OPENING POSITION IN FIELD AND REAR.
* ALL WINDOWS ARE OPERATED IN FULL OPENING POSITION IN FIELD AND REAR.

STRUCTURAL NOTES:
* DOUBLE JOISTS UNDER ALL BEARING PARALLEL PARTITIONS, KITCHEN ISLANDS AND POINT LOADS.
* ALL INTERIOR PARTITIONS 2" UNLESS OTHERWISE NOTED.
* ALL EXTERIOR WALLS 8" UNLESS OTHERWISE NOTED.
* ALL EXTERIOR WALLS 8" UNLESS OTHERWISE NOTED.
* ALL EXTERIOR WALLS 8" UNLESS OTHERWISE NOTED.
* ALL EXTERIOR WALLS 8" UNLESS OTHERWISE NOTED.

STAIR NOTES:
* STAIRS SHALL HAVE MAXIMUM TYP. RISE HEIGHTS & MINIMUM TYP. TREAD DEPTHS.
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DRAWING INDEX

A000	SITE PLAN, DRAWING INDEX, GENERAL NOTES
A100	FIRST FLOOR DEMOLITION PLAN, SECOND FLOOR DEMOLITION PLAN, FOUNDATION PLAN, WALL SECTION, DECK DETAILS
A102	FIRST FLOOR PLAN
A103	SECOND FLOOR PLAN
A201	FRONT ELEVATION, REAR ELEVATION
A202	LEFT SIDE ELEVATION, RIGHT SIDE ELEVATION
A300	ROOF PLAN & STRUCTURAL NOTES, CONSTRUCTION SPECIFICATIONS, SECTIONS, CONSTRUCTION SPECIFICATIONS, ATTIC, LIGHT & VENT SCHEDULE, WASTE & SUPPLY DIAGRAMS, TYPICAL STAIR DETAIL
E101	FIRST FLOOR ELECTRICAL PLAN, SECOND FLOOR ELECTRICAL PLAN
G101	GARAGE ELEVATIONS, GARAGE FOUNDATION PLAN, FOUNDATION SECTIONS, ROOF PLAN & STRUCTURAL NOTES, ATTIC VENT SCHEDULE, CONSTRUCTION SPECIFICATIONS, WALL SECTION, TYPICAL DETAILS
G103	EXISTING GARAGE FLOOR PLAN, EXISTING GARAGE ELEVATIONS

GENERAL NOTES:
1. VERIFY UTILITY LOCATIONS.
2. VERIFY TREES TO BE REMOVED WITH OWNER.
3. VERIFY STRUCTURE LOCATION WITH OTHERS. SITE PLAN DEPICTED REPRESENTS A REFERENCE LOCATION ONLY, NOT TO BE USED FOR STAKING, EXCAVATION, FOUNDATION LOCATION OR BUILDING OF ANY KIND. REFERENCE CIVIL ENGINEERING FOR ACTUAL HOUSE LOCATION AND VERIFY IN FIELD NO PORTION OF THE STRUCTURE EXTENDS OVER SETBACKS, BUILDING LINES OR EASEMENTS.
4. REFER TO CIVIL ENGINEERING PLANS FOR UTILITY INFORMATION.
5. BOUNDARY BASED UPON PLAT OF SURVEY FURNISHED TO ARCHITECT BY OWNER. VERIFY LOT DIMENSIONS IN FIELD.

PLUMBING NOTES:
* FRESH GAS SHUTOFF VALVES TO ALL GAS APPLIANCES AND PREPLACES.
* ALL PLUMBING SHALL BE PERFORMED IN ACCORDANCE WITH THE 2015 INTERNATIONAL PLUMBING CODE.
* ALL PLUMBING SHALL BE PERFORMED IN ACCORDANCE WITH THE 2015 INTERNATIONAL PLUMBING CODE.
* ALL PLUMBING SHALL BE PERFORMED IN ACCORDANCE WITH THE 2015 INTERNATIONAL PLUMBING CODE.

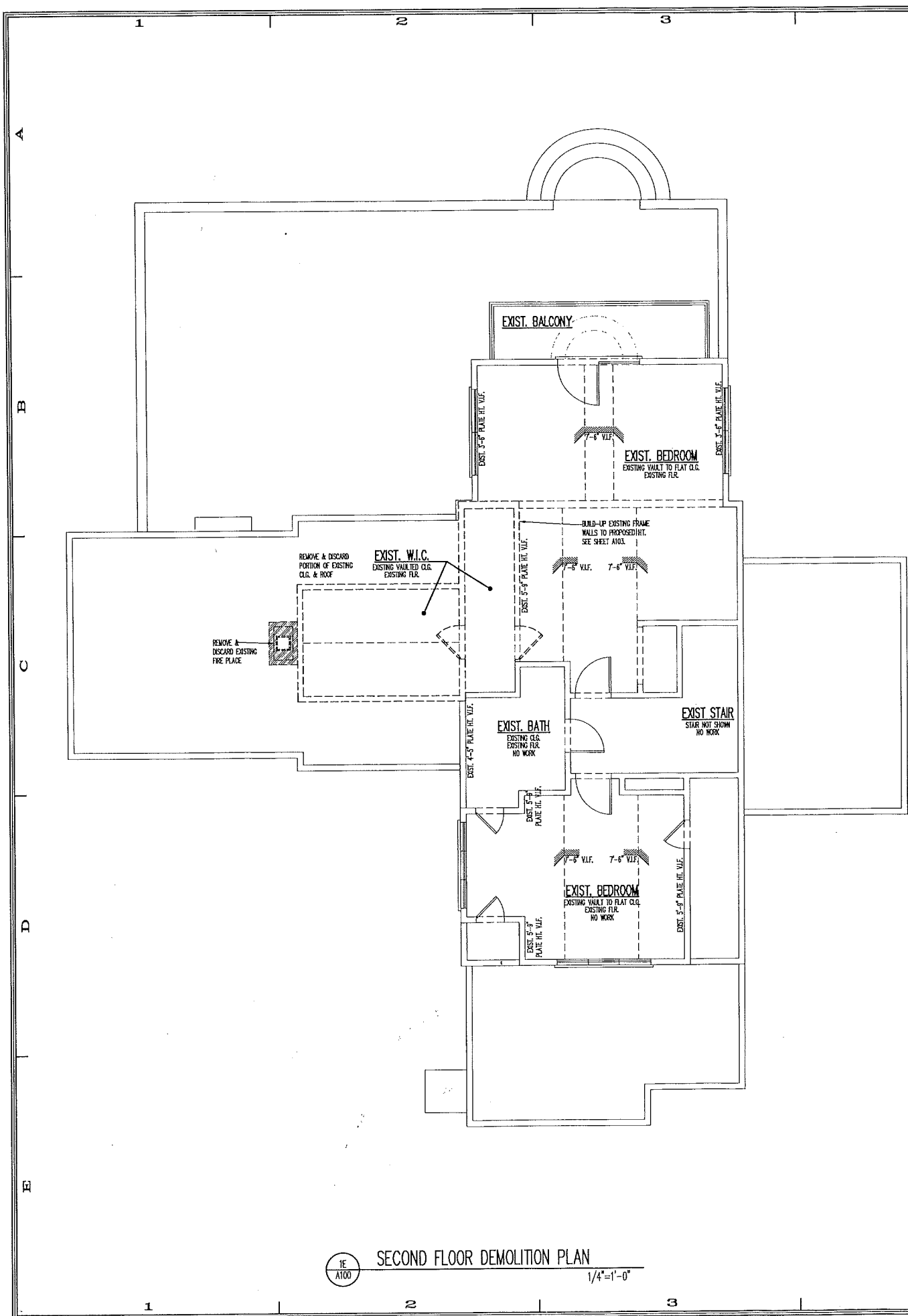
HVAC NOTES:
* HVAC CONTRACTOR TO VERIFY EXISTING HVAC SYSTEM TO BE CAPABLE OF PROVIDING ADEQUATE AIR FLOW TO NEW ROOMS, REPAIRS, REPLACES, ADD TO OR REMOVE AS NOTED.
* HVAC CONTRACTOR TO VERIFY LOCATION OF HVAC IN FIELD.
* WHEN PROVIDING AN ATTIC FURNACE, PROVIDE A SMOKE DETECTOR AN OVERFLOW PAN WITH A DRAIN AND AUTO SHUT OFF VALVE (FOR BURN BACK UP) ALONG WITH ANY OTHER REQUIREMENTS WHICH MAY BE APPLICABLE TO LOCAL CODES AND NATIONAL BUILDING CODES.
* DUCT JOINTS AND SEAMS SHALL BE MADE SUBSTANTIALLY AIR TIGHT.
* DUCTS SHALL BE SUPPORTED AT 16'-0" INTERVALS MIN.

FINISHES:
* ALL INTERIOR AND EXTERIOR FINISHES INCLUDING BUT NOT LIMITED TO WALLS, CEILING, TRIMMING, STAIRS, WOODING, ETC. ARE TO MATCH EXISTING UNLESS OTHERWISE NOTED.

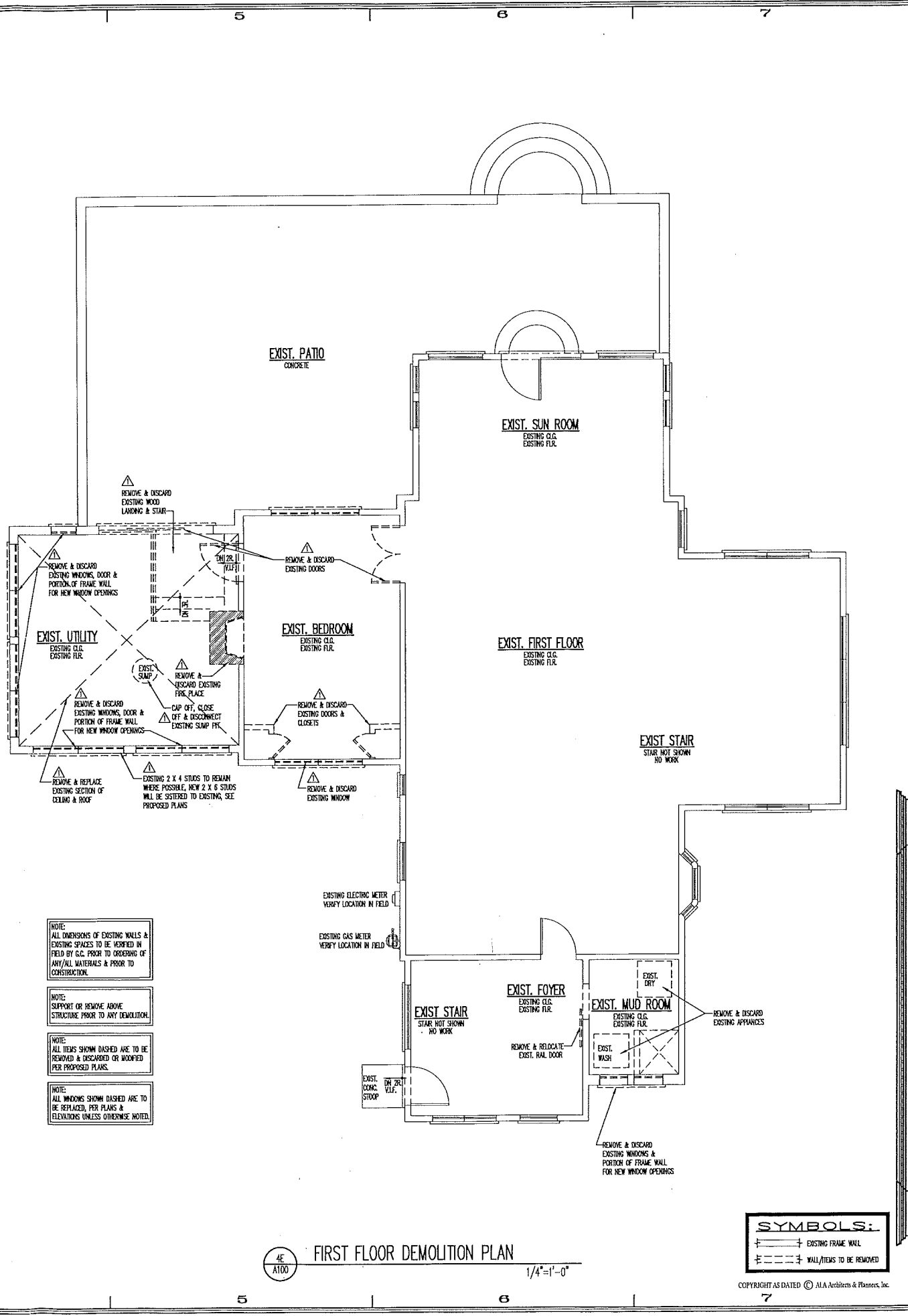
ARCHITECTS & PLANNERS, INC.
2600 Bahar Road, R.L. 176
Crystal Lake, Illinois 60014
Telephone: 815-708-0300 Fax: 815-708-2020

ALIA

Job Number: 18214
Sheet Number: A000



1E
A100
SECOND FLOOR DEMOLITION PLAN
1/4"=1'-0"



4E
A100
FIRST FLOOR DEMOLITION PLAN
1/4"=1'-0"

- NOTE: ALL DIMENSIONS OF EXISTING WALLS & EXISTING SPACES TO BE VERIFIED IN FIELD BY G.C. PRIOR TO ORDERING OF ANY/ALL MATERIALS & PRIOR TO CONSTRUCTION.
- NOTE: SUPPORT OR REMOVE ABOVE STRUCTURE PRIOR TO ANY DEMOLITION.
- NOTE: ALL ITEMS SHOWN DASHED ARE TO BE REMOVED & DISCARDED OR MODIFIED PER PROPOSED PLANS.
- NOTE: ALL WINDOWS SHOWN DASHED ARE TO BE REPLACED, PER PLANS & ELEVATIONS UNLESS OTHERWISE NOTED.

SYMBOLS:

	EXISTING FRAME WALL
	WALL/ITEMS TO BE REMOVED

DESIGN STAGE
 CONCEPTUAL DESIGN 12-15-18
 PRELIMINARY DESIGN 12-15-18
 PERMIT DESIGN 12-15-18
 PERMIT 12-15-18
 RELEASE FOR BID 01-25-19
 FINAL REVIEW FOR BID 01-25-19
 RELEASE FOR PERMIT 02-15-19
 PERMIT 02-15-19

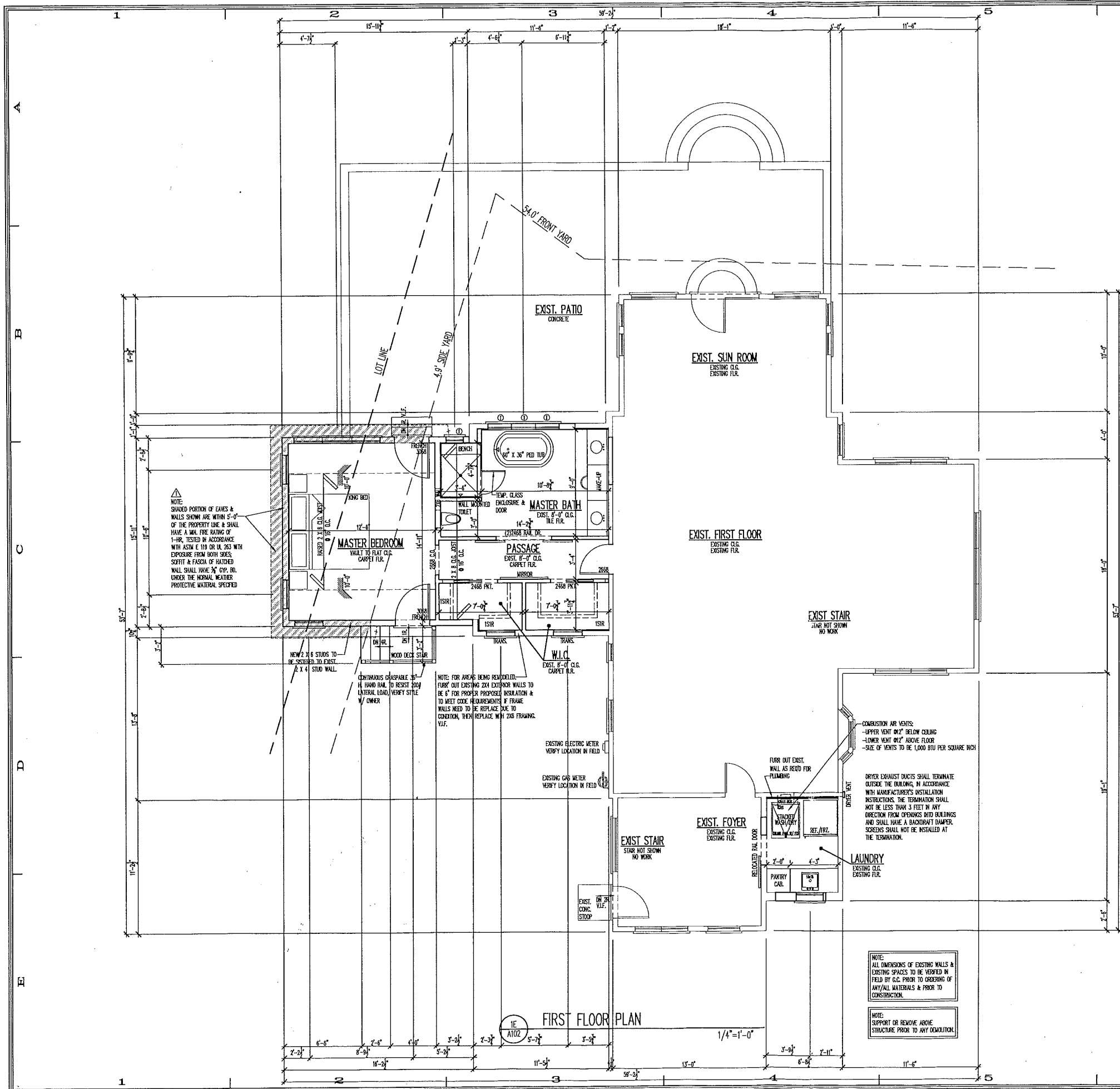
MATTHIAS RESIDENCE
 1153 NORTH SHORE DRIVE
 CRYSTAL LAKE, ILLINOIS

FIRST FLOOR DEMOLITION PLAN
 SECOND FLOOR DEMOLITION PLAN

AI
 Architects & Planners, Inc.
 3000 Baker Road # 101, 175
 Crystal Lake, Illinois 60014
 Telephone: 815-708-5200 Fax: 815-708-5201

Job Number: 18214
 Sheet Number: A100
 Date: 02/14/20

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NOTE:
SHADED PORTION OF EAVES & WALLS SHOWN ARE WITHIN 5'-0" OF THE PROPERTY LINE & SHALL HAVE A MIN. FIRE RATING OF 1-HR. TESTED IN ACCORDANCE WITH ASTM E 119 OR UL 263 WITH EXPOSURE FROM BOTH SIDES. SOFFIT & FASCIA OF HATCHED WALL SHALL HAVE 3/4" GYP. BR. UNDER THE NORMAL WEATHER PROTECTIVE MATERIAL SPECIFIED.

NOTE: FOR AREAS BEING REMODELED, FURF OUT EXISTING 2X4 EXTERIOR WALLS TO BE 6" FOR PROPER PROPOSED INSULATION & TO MEET CODE REQUIREMENTS IF FRAME WALLS NEED TO BE REPLACED DUE TO CONDITION, THEN REPLACE WITH 2X6 FRAMING. V.I.F.

NOTE:
ALL DIMENSIONS OF EXISTING WALLS & EXISTING SPACES TO BE VERIFIED IN FIELD BY C.C. PRIOR TO ORDERING OF ANY/ALL MATERIALS & PRIOR TO CONSTRUCTION.

NOTE:
SUPPORT OR REMOVE ABOVE STRUCTURE PRIOR TO ANY DEMOLITION.

FIRST FLOOR PLAN

1/4"=1'-0"

REVISIONS	NO.	DATE	DESCRIPTION
CONCEPTUAL DESIGN	1	10-25-18 J.C.	10-25-18 J.C.
PRELIMINARY DESIGN	2	11-28-18 J.C.	11-28-18 J.C.
DESIGN DEVELOPMENT	3	12-14-18 J.C.	12-14-18 J.C.
RELEASE FOR BID	4	01-11-19 J.C.	01-11-19 J.C.
FINAL REVISED	5	02-15-19 J.C.	02-15-19 J.C.
RELEASE FOR PERMIT	6	02-15-19 J.C.	02-15-19 J.C.
REVISION	7		

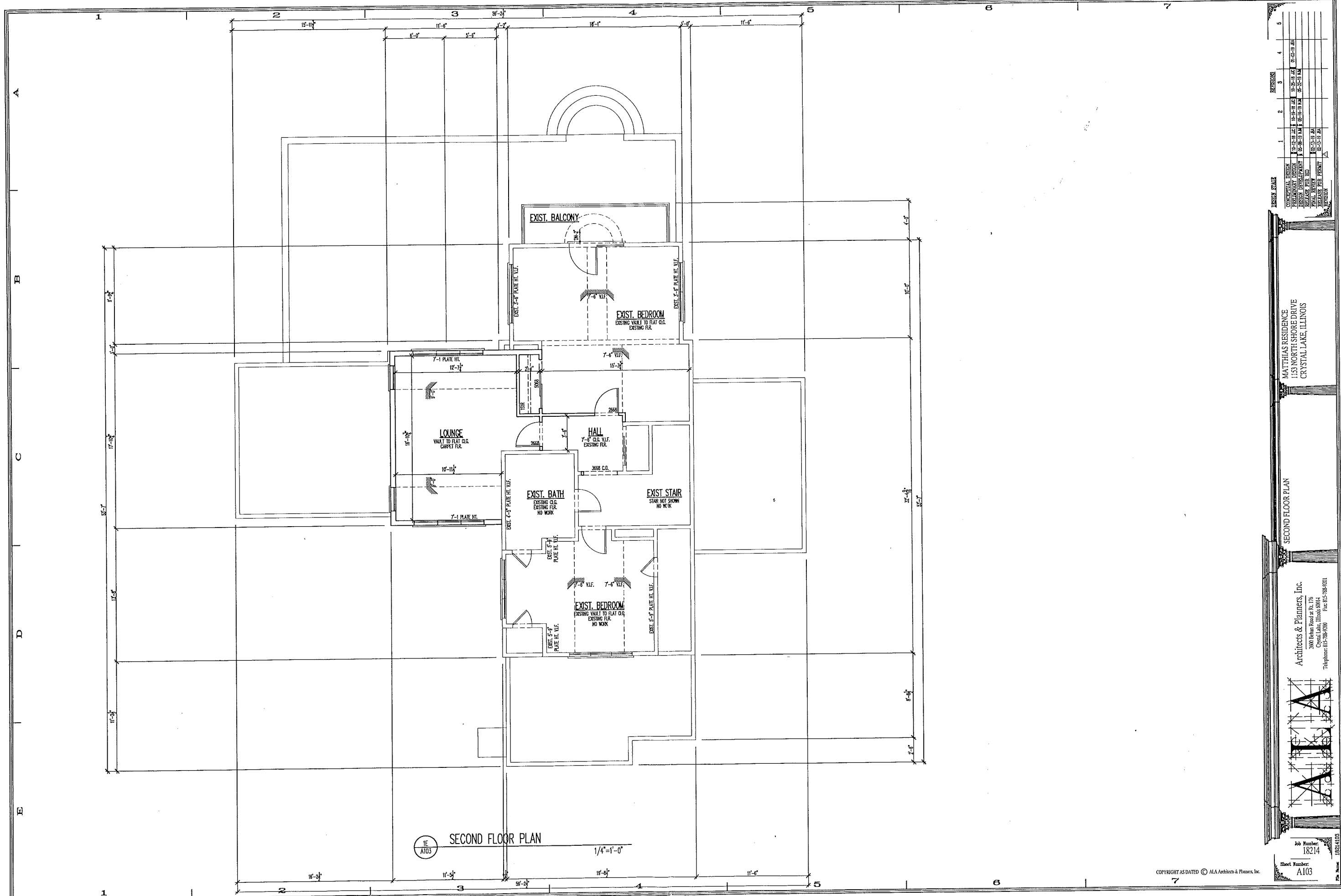
MATTHIAS RESIDENCE
1153 NORTH SHORE DRIVE
CRYSTAL LAKE, ILLINOIS

FIRST FLOOR PLAN

Architects & Planners, Inc.
2600 Behm Road at Rt. 175
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201

ALA

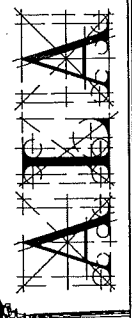
Job Number: 18214
Sheet Number: A102
P.D. Number: 18214102



DESIGN STAGE		REVISIONS				
NO.	DESCRIPTION	1	2	3	4	5
1	CONCEPTUAL DESIGN					
2	PRELIMINARY DESIGN					
3	PERMIT DESIGN					
4	FINAL DESIGN					
5	RELEASE FOR PERMIT					

MATTHIAS RESIDENCE
 1153 NORTH SHORE DRIVE
 CRYSTAL LAKE, ILLINOIS
 SECOND FLOOR PLAN

Architects & Planners, Inc.
 2600 Bohan Road at Rt. 176
 Crystal Lake, Illinois 60014
 Telephone: 815-798-9700 Fax: 815-798-9211



Job Number: 18214
 Sheet Number: A103
 Date: 10/21/03

1E
 A103
 SECOND FLOOR PLAN
 1/4"=1'-0"



2C
A200 REAR ELEVATION 1/4"=1'-0"

2C
A201 LEFT SIDE ELEVATION 1/4"=1'-0"

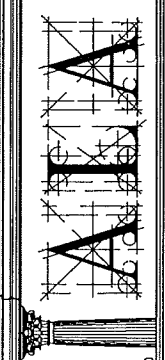
DATE: 05-21-18 BY: [Signature]

NO.	DESCRIPTION	DATE
1	CONCEPTUAL DESIGN	05-21-18
2	PRELIMINARY DESIGN	05-21-18
3	DESIGN DEVELOPMENT	05-21-18
4	PERMIT SET	05-21-18
5	CONSTRUCTION SET	05-21-18
6	AS BUILT	05-21-18

MATTHIAS RESIDENCE
1151 NORTH SHORE DRIVE
CRYSTAL LAKE, ILLINOIS

REAR ELEVATION
LEFT SIDE ELEVATION

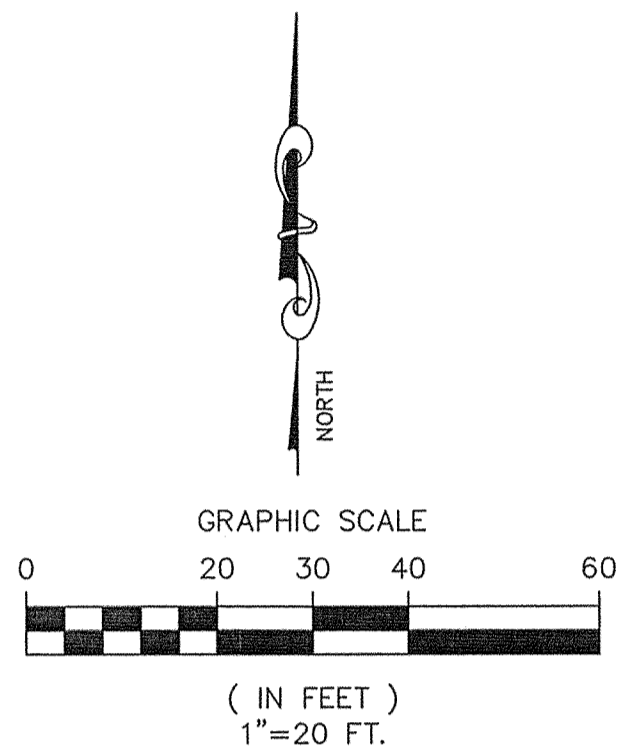
Architects & Planners, Inc.
2800 Bevan Road #176
Crystal Lake, Illinois 60014
Telephone: 815/709-7930 Fax: 815/383-0701



Job Number: 18214
Sheet Number: A200
P.L. Number: BBE14500

LEGEND	
●	FOUND AS NOTED
○	SET CHISELED +
(R)	RECORD DISTANCE
(M)	MEASURED DISTANCE
⊙	CATCH BASIN
⌚	POWER POLE
⌚	TELEPHONE RISER
⊕	WATER B-BOX

PLAT OF SURVEY WITH TOPOGRAPHY

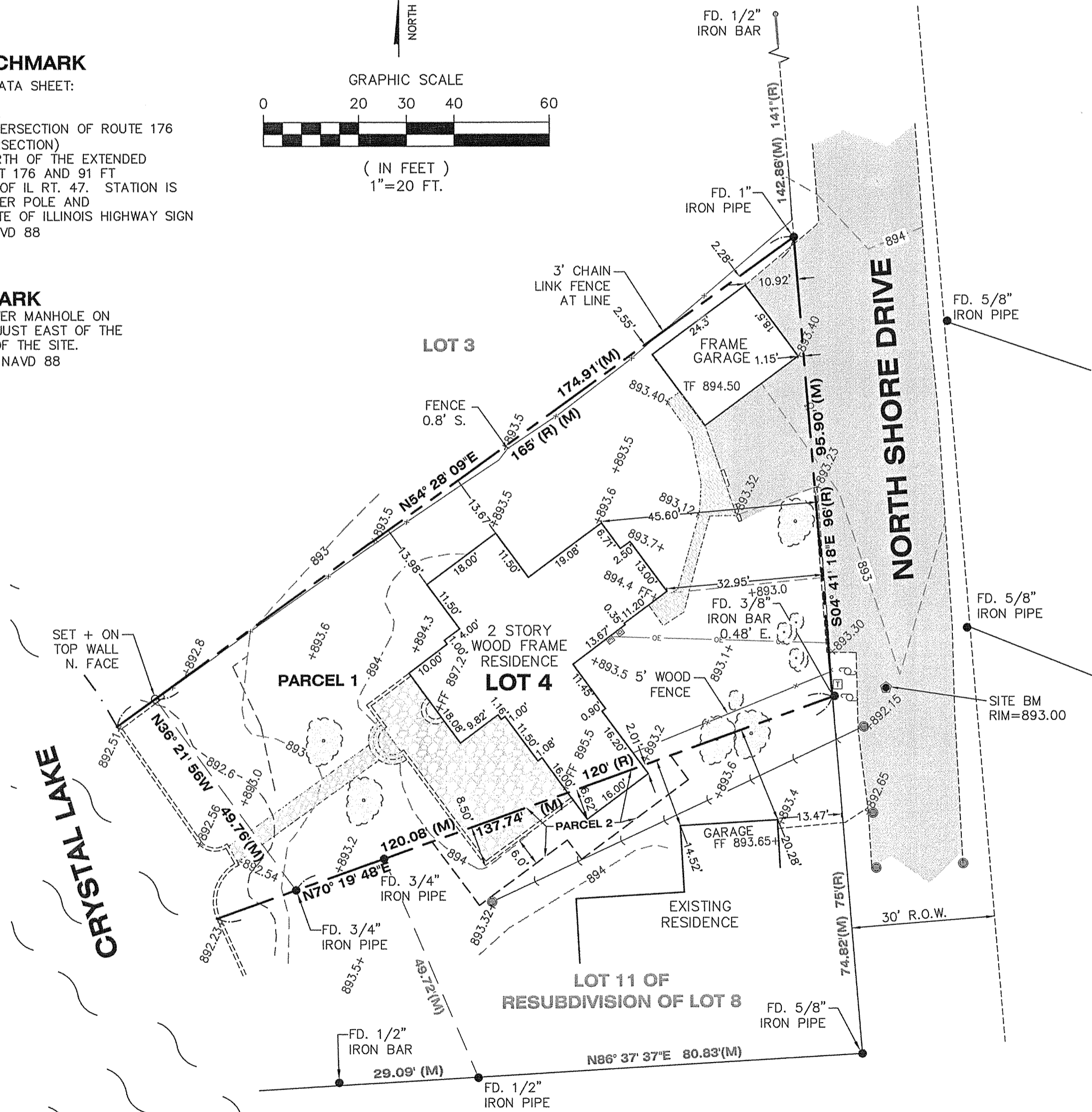


SOURCE BENCHMARK

BENCHMARK - NGS DATA SHEET:
DESIGNATED CAMP
PID AJ2960 SSN 7028
LOCATED WEST OF INTERSECTION OF ROUTE 176
AND 47 (SOUTH INTERSECTION)
STATION IS 15 FT NORTH OF THE EXTENDED
INTERSECTION OF IL RT 176 AND 91 FT
WEST OF CENTERLINE OF IL RT. 47. STATION IS
25 FT NORTH OF POWER POLE AND
62 FT SOUTH OF STATE OF ILLINOIS HIGHWAY SIGN
ELEVATION 918.54' NAVD 88

SITE BENCHMARK

RIM OF SANITARY SEWER MANHOLE ON
NORTH SHORE DRIVE JUST EAST OF THE
SOUTHEAST CORNER OF THE SITE.
ELEVATION = 893.00' NAVD 88



LEGAL DESCRIPTION

PARCEL 1:
LOT 4 IN PROSPECT POINT, CRYSTAL LAKE, AND BEING SITUATED IN THE
NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST
QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 43
NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SHOWN
BY PLAT THEREON ON RECORD IN THE RECORDER'S OFFICE OF MCHENRY
COUNTY, ILLINOIS, AT PAGE 65 OF BOOK 2 OF PLATS, FILED FOR RECORD
ON THE 29TH DAY OF APRIL, 1905, IN MCHENRY COUNTY, ILLINOIS.

PARCEL 2:
EASEMENT TO MAINTAIN THE EXISTING STRUCTURE LOCATED ON PARCEL 1
WHICH ENCROACHES ONTO LOT 11 IN THE RESUBDIVISION OF LOTS 5,6,7
AND 8 OF PROSPECT POINT ACCORDING TO THE PLAT THEREOF
RECORDED IN THE RECORDER'S OFFICE OF MCHENRY COUNTY, ILLINOIS IN
BOOK 3 OF PLATS, PAGE 67, SAID LOT BEING LOCATED IN AND BEING A
PART OF LOT 10 OF THE NORTHEAST QUARTER, SECTION 1, TOWNSHIP 43
NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED
MAY 27, 1981 AS DOCUMENT NUMBER 817042, IN MCHENRY COUNTY,
ILLINOIS.

SURVEYORS NOTES

1. THE LEGAL DESCRIPTION IS BASED UPON ALTA OWNER'S POLICY OF TITLE
BY CHICAGO TITLE INSURANCE COMPANY POLICY NUMBER 17PNW541012WC
2. SURVEY BASED ON FIELD WORK COMPLETED ON 4/9, 4/16 AND 4/25/19.
3. P.I.N. 18-01-251-004
4. 1153 NORTH SHORE DR. CRYSTAL LAKE IL. 60014
5. BEARINGS BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM
6. AREA OF DESCRIBED PROPERTY AS MEASURED ON SURVEY IS
10,168 SQ. FT. OR 0.233 ACRES
7. PARCEL 2 LAYOUT IS BASED UPON THE EASEMENT AGREEMENT
DOCUMENT WHICH CONTAINS REFERENCES TO THE EXISTING BUILDING
AND PATIO IN ADDITION TO A SIX FOOT STRIP OF LAND ABUTTING
THE EXISTING ENCROACHMENTS. CONSULT AN ATTORNEY FOR A
LEGAL INTERPRETATION OF EASEMENT IN DOCUMENT NO. 817042.

GENERAL NOTES

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS
THEREOF.
2. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE
DATA GIVEN ON THIS PLAT AND IMMEDIATELY REPORT ANY
DISCREPANCIES TO THE SURVEYOR.
3. NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENT
HEREON.
4. UNLESS NOTED ONLY THOSE BUILDING LINE SETBACKS AND
EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF
SUBDIVISION ARE SHOWN HEREON. THERE MAY BE ADDITIONAL
TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN
AN ABSTRACT DEED, LOCAL ORDINANCES, TRUSTS,
COVENANTS OR OTHER INSTRUMENTS OF RECORD.

CERTIFICATION

STATE OF ILLINOIS }
COUNTY OF MCHENRY }

WE, SCHMITT ENGINEERING & ASSOCIATES, INC., ILLINOIS
PROFESSIONAL DESIGN FIRM NUMBER 184-005206, DO
HEREBY DECLARE THAT THE PLAT SHOWN HEREON IS A
CORRECT REPRESENTATION OF A SURVEY PERFORMED
AT OR UNDER MY DIRECTION.

GIVEN UNDER MY HAND AND SEAL THIS 9TH DAY OF MAY
A.D., 2019.

JOSEPH J. BRAHM

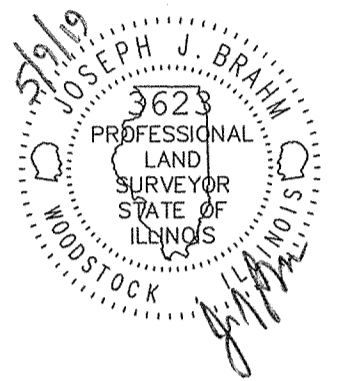
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3623
MY RENEWABLE LICENSE EXPIRES NOVEMBER 30,
2020

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

ORIGINAL SURVEY MAY 2, 2019. REVISION DATE: MAY 9,
2019 PARCEL 2 LABELING

PREPARED FOR:

BRENT & LINDA MATTHIAS c/o
SURAN BUILT-KRYSTAL REUTER
30 N. WILLIAMS STREET
UNIT J
CRYSTAL LAKE 60014
815-444-1293 815-354-8970
KRYSTAL@SURANBUILT.COM



LOT 4 PROSPECT POINT
SUBDIVISION
1153 NORTH SHORE DR.
CRYSTAL LAKE IL. 60014
PIN# 18-01-251-004



Drawn By
JJB
Checked By
JJB
Date
05/02/19
Scale
1" = 20 Ft.
Job Number
190405

PROFESSIONALS ASSOCIATED SURVEY, INC.

PROFESSIONAL DESIGN FIRM NO. 184-003023

TEL: (847) 675-3000
 FAX: (847) 675-2167
 e-mail: pa@professionalsassociated.com

7100 N. TRIPP AVENUE
 LINCOLNWOOD, ILLINOIS 60712
 www.professionalsassociated.com

PLAT OF SURVEY

OF

LOT 11 OF THE RESUBDIVISION OF LOTS 5, 6, 7 AND 8 OF PROSPECT POINT ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MCHENRY COUNTY, ILLINOIS IN BOOK 3 OF PLATS, PAGE 67, SAID LOT BEING LOCATED IN AND BEING PART OF LOT 10 OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 43 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.

LAND TOTAL AREA: 7,167.04 SQ. FT. = 0.1645 ACRE. (to Waters Edge on Date of Survey)

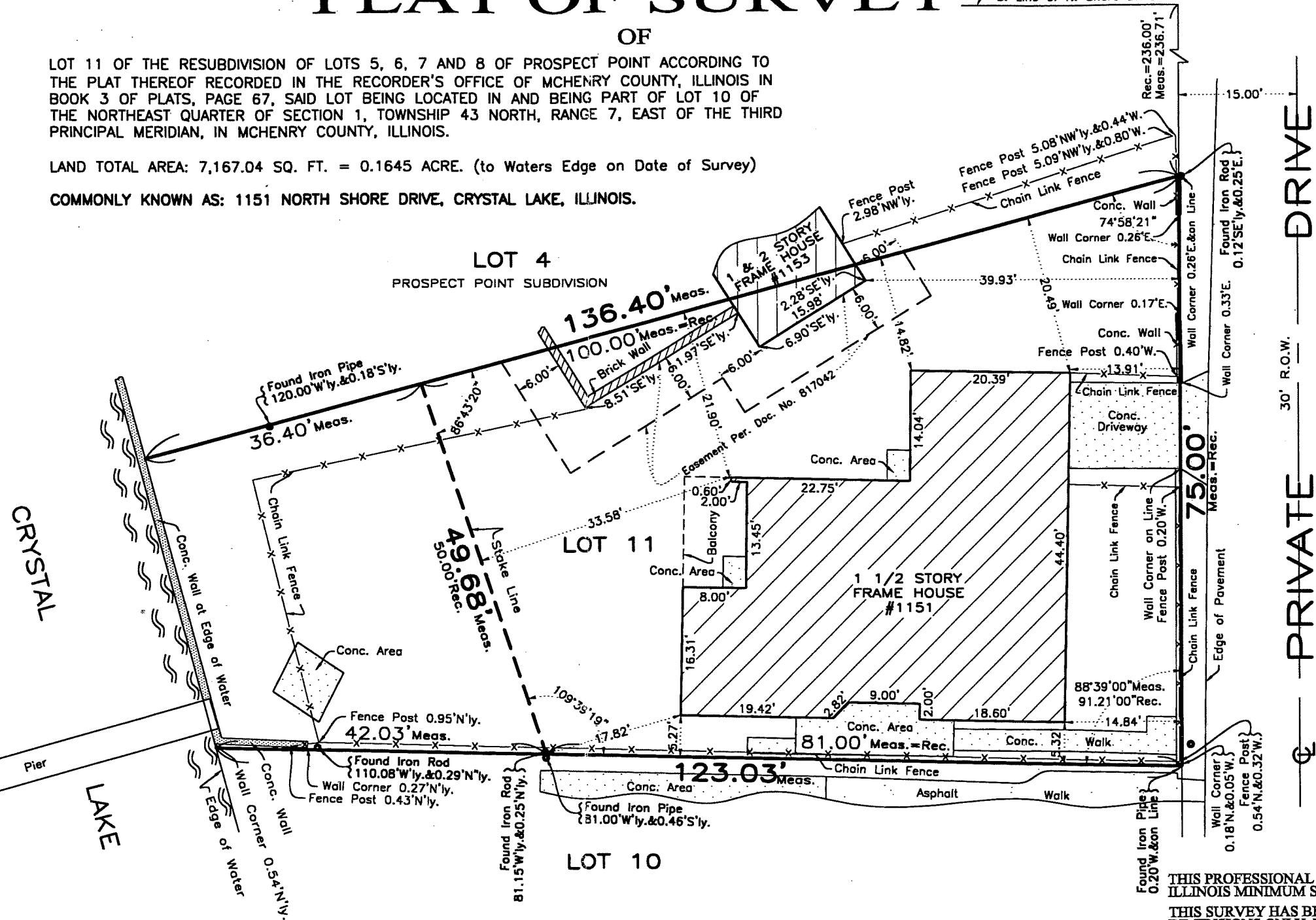
COMMONLY KNOWN AS: 1151 NORTH SHORE DRIVE, CRYSTAL LAKE, ILLINOIS.



GRAPHIC SCALE



(IN FEET)
 1 Inch = 16 Ft.



THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

Order No. 14-87617
 Scale: 1 inch = 16 feet.
 Date of Field Work: June 26, 2014.
 Ordered by: ARONBERG GOLDGEHN
 Attorney at Law

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

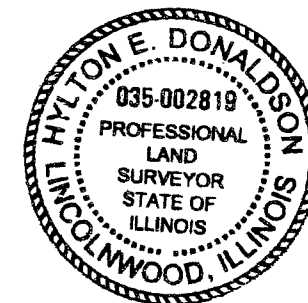
State of Illinois
 County of Cook

We, PROFESSIONALS ASSOCIATED SURVEY INC., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Date: June 26, 2014.

Hylton E. Donaldson
 ILL. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2014.

Drawn By: S.K.



EASEMENT AGREEMENT

Agreement made and entered into this 27th day of May, 1981 by and between the STATE BANK OF WOODSTOCK, As trustee under the provisions of a Trust Agreement dated March 19, 1980, and known as Trust Number 3032 (hereinafter referred to as "State Bank") and CRAIG A. MEALMAN and LINDA K. MEALMAN, his wife (hereinafter jointly referred to as "Mealman").

WHEREAS, State Bank is seized of an estate in fee simple of that certain parcel of land described as follows:

Lot 11 of the Resubdivision of Lots 5, 6, 7 and 8 of Prospect Point according to the plat thereof recorded in the Recorder's Office of McHenry County, Illinois in Book 3 of Plats, page 67, said lot being located in and being a part of Lot 10 of the Northeast Quarter, Section 1, Township 43 North, Range 7 East of the Third Principal Meridian, McHenry County, Illinois (hereinafter referred to as "State Bank Parcel"); and

WHEREAS, Mealman is seized in fee simple of another parcel of land abutting and adjacent to the State Bank Parcel described as follows:

Lot 4 of Prospect Point, Crystal Lake, Illinois and being situated in the Northwest Quarter of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter, Section 1, Township 43 North, Range 7 East of the Third Principal Meridian, as shown by Plat thereof on record in the Recorder's Office of McHenry County, Illinois at Page 65 of Book 2 of Plats, filed for record on the 29th day of April, 1905 together with all rights and privileges and being restricted by all requirements mentioned and embodied in a certain Deed from Albert C. Stowell and Florence Dole Stowell, Trustees to a former Grantor, Fremont Hoy, dated October 27, 1897, and recorded in the office of the Recorder of Deeds in McHenry County, Illinois, in book 96 at Page 274 (hereinafter referred to as "Mealman Parcel"); and

WHEREAS, the State Bank desires to grant to Mealman an easement to maintain the existing structure located on the Mealman Parcel, a portion of which encroaches upon the State Bank Parcel.

NOW THEREFORE, for and in consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

28.5 M
A

700/101A

1. State Bank hereby grants to Mealman, their heirs, successors and assigns an easement for the purpose of maintaining the existing building as it currently encroaches upon the State Bank Parcel. State Bank does hereby grant to Mealman full right and privilege to hereafter maintain the existing building located on the State Bank Parcel along and upon the following described property, to-wit:

That portion of the Northerly part of the State Bank Parcel upon which the existing building (currently located on the Mealman property) encroaches and that portion of the Northerly part of the State Bank Parcel upon which the existing concrete patio (currently located on the Mealman property) encroaches (hereinafter referred to as "Easement Parcel").

2. In addition to the easement above granted, Mealman, their heirs, successors and assigns shall have the right of access for the purpose of maintaining, repairing and renovating the existing encroachment along a strip of land on six (6) feet wide adjacent to and abutting the Easement Parcel. The easement granted in this paragraph 2 is a temporary easement granted merely for the purpose of maintaining and repairing the building located on the Easement Parcel.

3. The cost of maintaining, repairing and renovating the building which encroaches upon the State Bank Parcel and the cost of upkeep and repair shall be borne by Mealman, their successors and assigns.

4. Mealman, their heirs, successors and assigns hereby indemnify and hold harmless the State Bank, its beneficiaries, successors and assigns and each of them against any and all loss, liability, damages, costs and expenses which said State Bank, its beneficiaries, successors and assigns or either of them may hereafter suffer, incur, be put to pay, or lay out to any person, firm, corporation, government agency by reason of, or having as their origin, claims for personal injuries and/or property damage or claims of any kind or nature whatsoever arising out of, or as a result of, the existence of the encroachment herein described.

5. Notwithstanding anything contained herein to the contrary, the easement with respect to the existing building granted herein shall terminate upon the total loss or destruction by fire, wind, storm or other natural causes of the building constituting the encroachment which is covered by the easement herein granted. In the event of such total loss or destruction of such encroachment, the easement for such encroachment shall terminate without further action of the parties to this agreement, their successors or assigns. In such event Mealman, his successors or assigns, shall remove all debris from the State Bank Parcel, including any concrete which forms or constitutes a foundation for such building, in such event the easement granted for the concrete patio shall remain in full force and effect. Nothing contained herein should be construed as granting to Mealman, their heirs, successors and assigns any right, title and interest in and to the property described herein, other than the easement as set forth herein which easement shall terminate immediately upon the loss or destruction of that portion of the building which encroaches upon the State Bank Parcel.

6. This grant of easement shall run with the land and shall be binding on and inure to the benefit of the parties hereto, their beneficiaries, heirs, successors and assigns. The indemnity referred to herein at paragraph 4 shall be binding upon and inure to the benefit of the parties hereto, their beneficiaries, heirs, successors and assigns.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

This document executed by The State Bank of Woodstock as trustee at the specific direction of the beneficiaries of the trust, and accepted upon the express understanding that The State Bank of Woodstock enters into the same not personally, but only as Trustee and that no personal liability is assumed by nor shall be asserted or enforced against The State Bank of Woodstock because of or on account of the making or executing of this document or of anything therein contained, and any liability, if any, being expressly waived, nor shall The State Bank of Woodstock be held personally liable therefor or in consequence of any of the covenants of this document, either expressed or implied.

STATE BANK OF WOODSTOCK,
AS TRUSTEE UNDER TRUST NO. 3032

By: *[Signature]* Trust Officer

Attest: *[Signature]*

(CORPORATE SEAL)

SUBSCRIBED and SWORN to
before me this 26th day of
May, 1981.

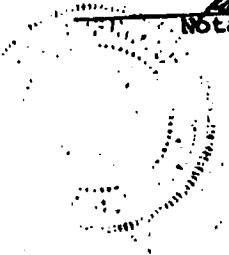
Maria E. Vogt
Notary Public

Craig A. Mealman
CRAIG A. MEALMAN

Linda K. Mealman
LINDA K. MEALMAN

SUBSCRIBED and SWORN to
before me this 27th day of
May, 1981.

Ra. Walker
Notary Public



THIS INSTRUMENT WAS PREPARED BY:
RICHARD P. NAUGHTON
FRANZ, NAUGHTON & LEAHY - 453 COVENTRY GREEN
CRYSTAL LAKE, ILL. 60014

Richard P. Naughton
RECORDED

STATE OF ILLINOIS
MCHEMERY COUNTY SS
FILED FOR RECORDER
817042
81 MAY 27 P 1: 18

ELEVATION CERTIFICATE

OMB No. 1660-0008
 Expiration Date: July 31, 2015

Important: Read the instructions on pages 1-9.

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name **EDWARD TIESENGA**

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
1153 NORTH SHORE DRIVE
 City **CRYSTAL LAKE** State **IL** ZIP Code **60014**

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
LOT 4 IN PROSPECT POINT SUBDIVISION

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) **RESIDENTIAL**

A5. Latitude/Longitude: Lat. **42°14'14"N** Long. **88°21'50"W** Horizontal Datum: NAD 1927 NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number **2**

A8. For a building with a crawlspace or enclosure(s):
 a) Square footage of crawlspace or enclosure(s) **1745** sq ft
 b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade **N/A**
 c) Total net area of flood openings in A8.b **N/A** sq in
 d) Engineered flood openings? Yes No

A9. For a building with an attached garage:
 a) Square footage of attached garage **451** sq ft
 b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade **N/A**
 c) Total net area of flood openings in A9.b **N/A** sq in
 d) Engineered flood openings? Yes No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number
CRYSTAL LAKE 170476

B2. County Name
MCHENRY

B3. State
ILL

B4. Map/Panel Number
17111C0326

B5. Suffix
J

B6. FIRM Index Date

B7. FIRM Panel Effective/Revised Date
11/16/06

B8. Flood Zone(s)
AE

B9. Base Flood Elevation(s) (Zone AO, use base flood depth)
893.0

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.
 FIS Profile FIRM Community Determined Other/Source: _____

B11. Indicate elevation datum used for BFE in Item B9: NGVD 1929 NAVD 1988 Other/Source: _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No
 Designation Date: _____

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
 *A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.
 Benchmark Utilized: **GPS** Vertical Datum: **MAVD 1988**
 Indicate elevation datum used for the elevations in items a) through h) below. NGVD 1929 NAVD 1988 Other/Source: _____
 Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor) **889.5** feet meters

b) Top of the next higher floor **895.5** feet meters

c) Bottom of the lowest horizontal structural member (V Zones only) **N/A** feet meters

d) Attached garage (top of slab) **893.6** feet meters

e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) **889.5** feet meters

f) Lowest adjacent (finished) grade next to building (LAG) **893.5** feet meters

g) Highest adjacent (finished) grade next to building (HAG) **894.2** feet meters

h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support **893.5** feet meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No

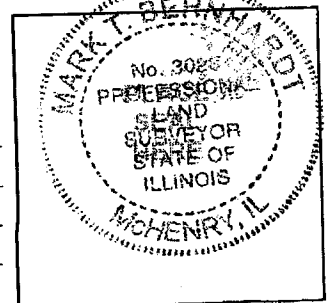
Check here if attachments.

Certifier's Name **MARK T. BERNHARDT** License Number **35-3028**

Title **PROF. LAND SURVEYOR** Company Name **HERITAGE LAND CONSULTANTS, LLC**

Address **758 RIDGEVIEW DRIVE** City **MCHENRY** State **IL** ZIP Code **60050**

Signature *Mark T. Bernhardt* Date **4/3/14** Telephone **815-344-3252**



ELEVATION CERTIFICATE, page 2

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.

City State ZIP Code

FOR INSURANCE COMPANIES
Policy Number
Company Name Number

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments

Signature Date

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
 - a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
 - b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8–9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name

Address City State ZIP Code

Signature Date Telephone

Comments

Check here if attachments.

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
-------------------	------------------------	---

- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters Datum _____
- G10. Community's design flood elevation: _____ feet meters Datum _____

Local Official's Name Title

Community Name Telephone

Signature Date

Comments

Check here if attachments.

Building Photographs

See Instructions for Item A6.

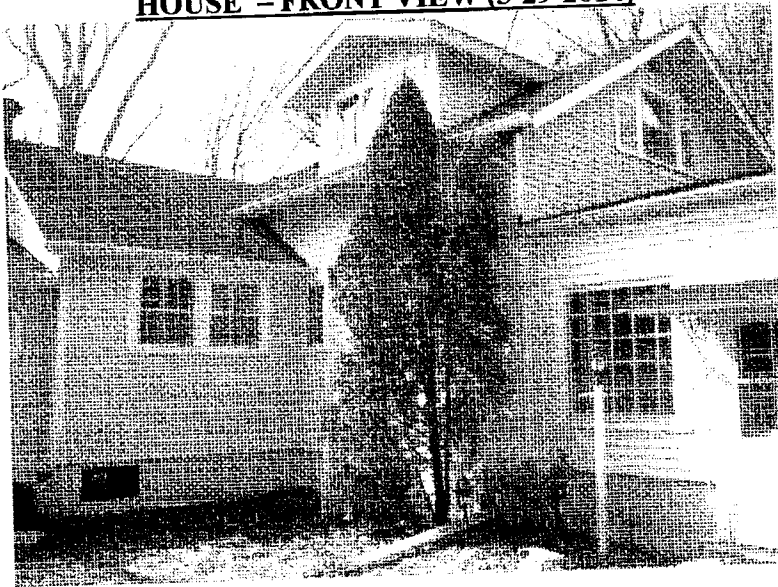
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1153 North Shore Drive	For Insurance Company Use:
City: Crystal Lake State: Illinois ZIP Code: 60014	Policy Number
	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for Item A6. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." If submitting more photographs than will fit on this page, use the Continuation Page, following.

HOUSE - FRONT VIEW (3-29-2014)



HOUSE - FRONT VIEW (3-29-2014)



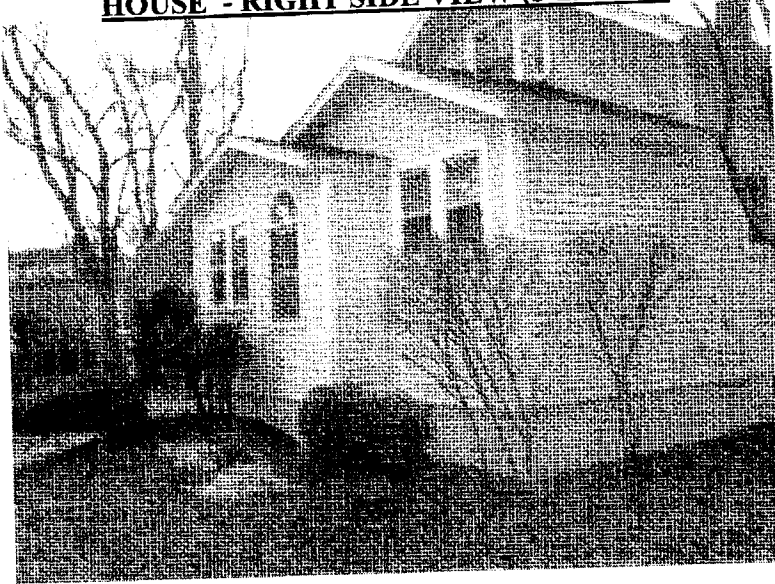
Building Photographs

See Instructions for Item A6.

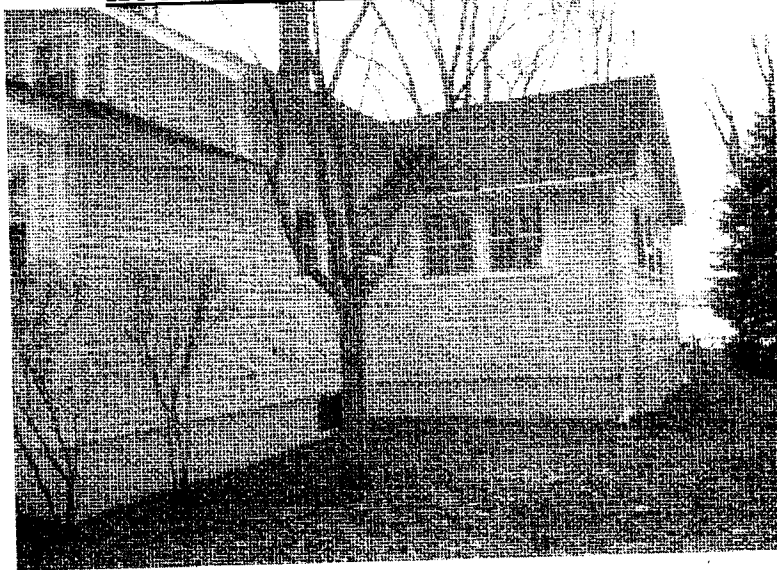
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1153 North Shore Drive	For Insurance Company Use:
City: Crystal Lake State: Illinois ZIP Code: 60014	Policy Number
	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for Item A6. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." If submitting more photographs than will fit on this page, use the Continuation Page, following.

HOUSE - RIGHT SIDE VIEW (3-29-2014)



HOUSE - RIGHT SIDE VIEW (3-29-2014)



Building Photographs

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1153 North Shore Drive	For Insurance Company Use:
City: Crystal Lake State: Illinois ZIP Code: 60014	Policy Number
	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for Item A6. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." If submitting more photographs than will fit on this page, use the Continuation Page, following.

HOUSE - REAR VIEW (3-29-2014)



HOUSE - REAR VIEW (3-29-2014)



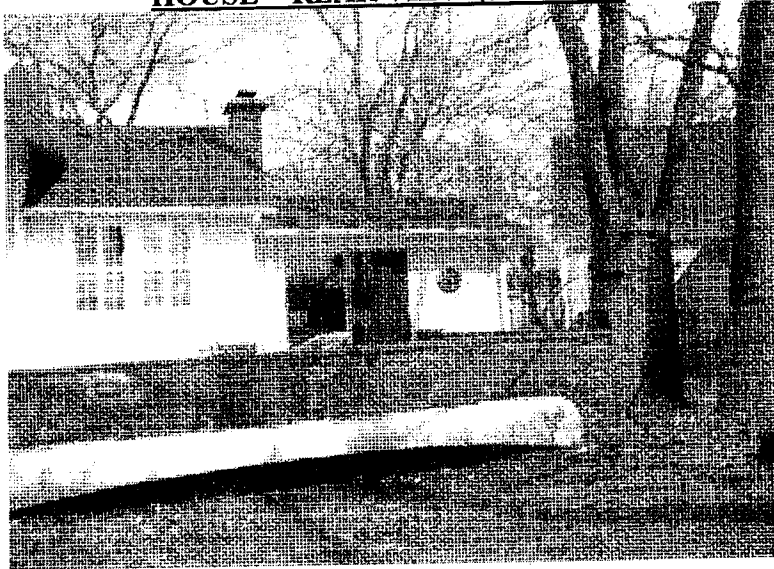
Building Photographs

See Instructions for Item A6.

	For Insurance Company Use:
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1153 North Shore Drive	Policy Number
City: Crystal Lake State: Illinois ZIP Code: 60014	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for Item A6. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." If submitting more photographs than will fit on this page, use the Continuation Page, following.

HOUSE - REAR VIEW (3-29-2014)



GARAGE - REAR & SIDE VIEW (3-29-2014)



Building Photographs

See Instructions for Item A6.

For Insurance Company Use:

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
1153 North Shore Drive

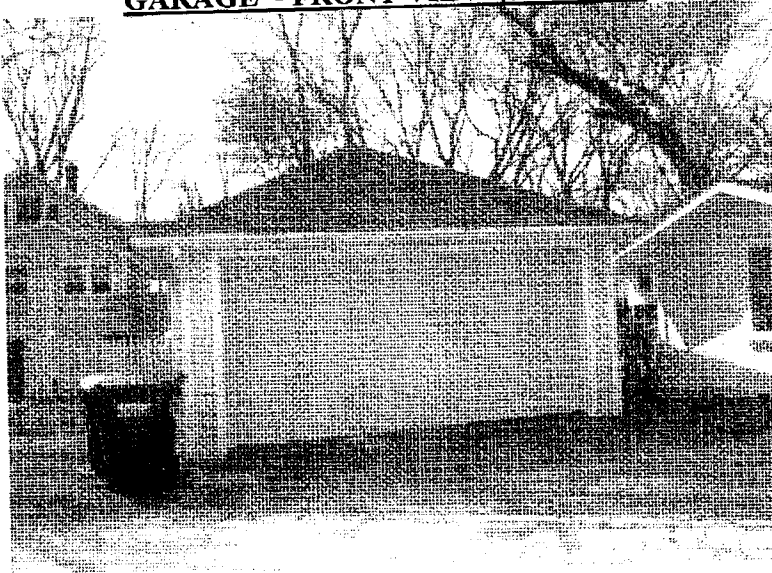
Policy Number

City: Crystal Lake State: Illinois ZIP Code: 60014

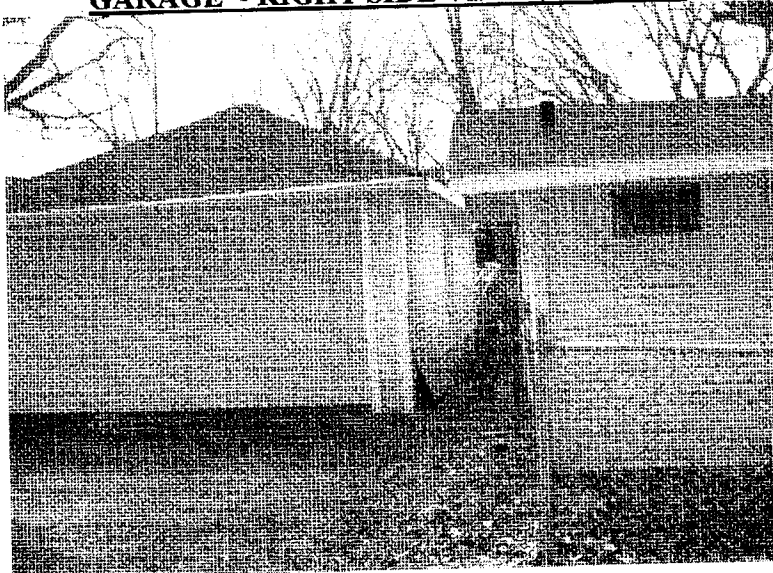
Company NAIC Number

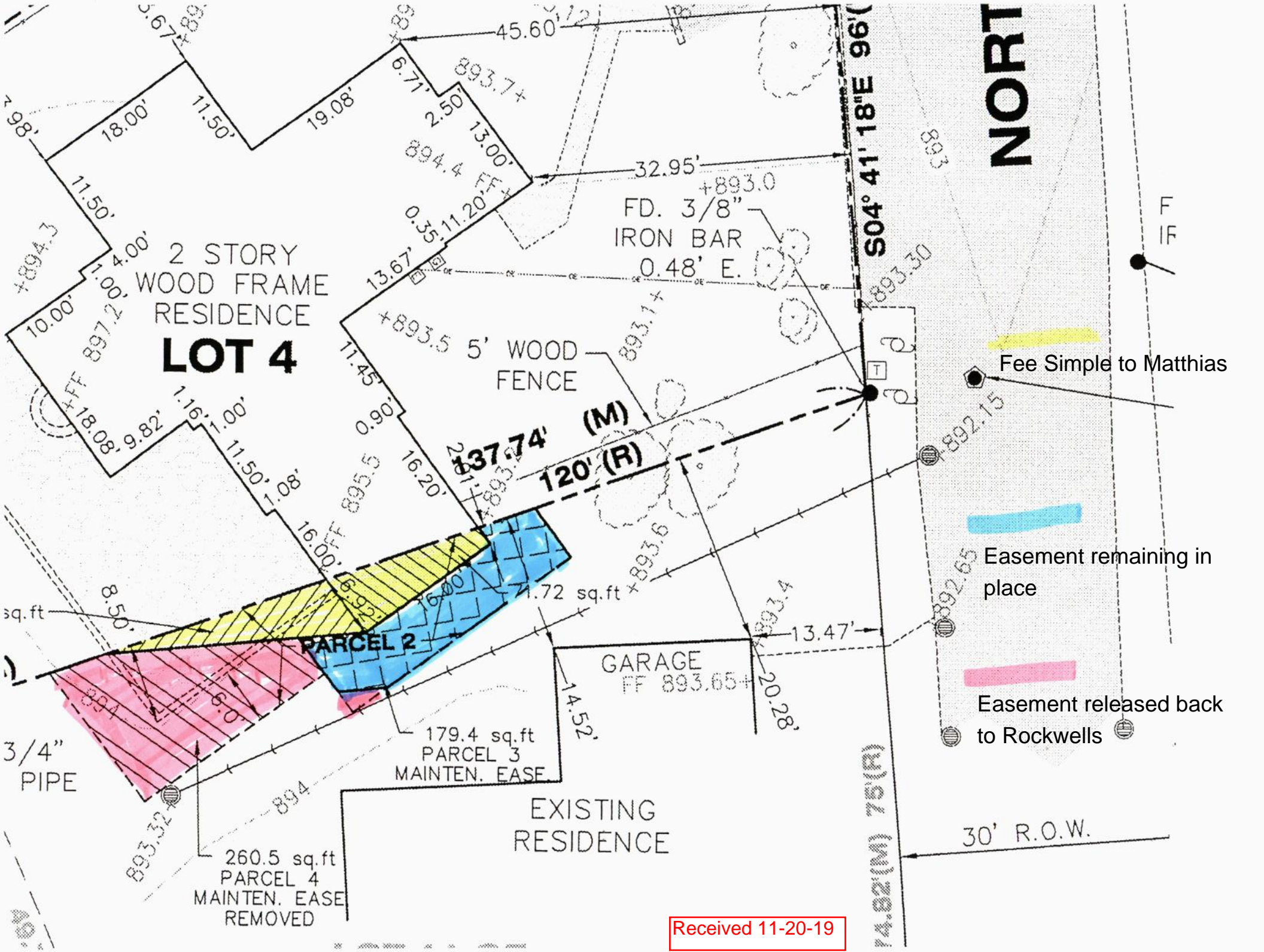
If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for Item A6. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." If submitting more photographs than will fit on this page, use the Continuation Page, following.

GARAGE - FRONT VIEW (3-29-2014)



GARAGE - RIGHT SIDE VIEW (3-29-2014)





LOT 4

NORT

S04° 41' 18" E 96'

14.82' (M) 75' (R)

Received 11-20-19