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**#2020-50**

**1560 Carlemont – Final Plat of Resubdivision and Variation**

**Project Review for Planning and Zoning Commission**

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**Meeting Date:**

May 20, 2020

**Requests:**

1. Final Plat of Resubdivision to create two lots.
2. Variation from Article 3 from the minimum 100-foot lot width to allow 64.96 feet, a variation of 35.04.

**Location:**

1560 Carlemont Drive

**Acreage:**

Approximately 1.82 acres (total lot)  
Lot 1: 24,944 square feet (0.57 acres)  
Lot 2: 58,872 square feet (1.25 acres)

**Existing Zoning:**

B-2 PUD General Commercial

**Surrounding Properties:**

North: B-2 PUD General Commercial  
South: B-2 PUD General Commercial  
East: B-2 PUD General Commercial  
West: R-2 PUD Single Family (Detention Basin) and R-3B PUD (Autumn Leaves)

**Staff Contact:**

Elizabeth Maxwell (815.356.3615)

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**Background:**

- The lot is in the Kaper Business Park. On May 18, 2010 the lot was created as part of a two-lot subdivision. The Randall Road Animal Hospital was built on one lot to the south.
- The northern lot received PUD approval for a dental office and future office use on May 19, 2015 and the dental office building was constructed.
- The proposed new lot being created is still subject to the approved Final PUD plans, Ordinance #7130.

- The request is to subdivide this northern lot into two lots, allowing the property owner to sell the future office parcel.

The map below shows the parcel in relation to the surrounding properties and the future division line.



**Development Analysis:**

**General**

- Zoning: The site is zoned B-2 General Commercial. The lot being created would be used for a future office or commercial building. The site received a preliminary PUD approval for a future office building in 2010.
- Land Use: The land use map shows the area as Commerce. This land use designation is appropriate for a future office or retail use.

**Findings of Fact:**

**FINAL PLAT OF RESUBDIVISION**

The petitioner is requesting Final Plat of Resubdivision approval for a minor subdivision to create two lots at 1560 Carlemont Drive.

Lots 1 & 2 will meet the “B-2” district standards (except for the lot width variation of Lot 2), which are shown below:

Use	Lot Size		Yards						Lot Coverage	Height Principal structure	Height Access. Structure
	Area	Width	Front	Rear	Total Side	Min. Side	Side Abut. Street	Side Abut. Resi. Zone			
<b>B-2</b>	Sq. ft.	Ft.	Ft.	Ft.	Ft.	Ft.	Ft.	Ft.	%	Ft./St.	Ft./St.
Comm	20,000	100'	30'	20'	0'	0'	30'	50'	65%	28' 2 stories	15' 1 story

All required subdivision improvements have been installed including the sidewalk, parkway trees and burial of overhead utility lines.

Final Plats are required to meet the following requirements:

- a) Promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of the City by providing for the orderly growth and development of the City;  
 *Meets*                       *Does not meet*
  
- b) Coordinating streets and roads within proposed subdivisions with the City's planned street system, and with other public facilities;  
 *Meets*                       *Does not meet*
  
- c) Providing right-of-way easements for streets and utilities;  
 *Meets*                       *Does not meet*
  
- d) Avoiding congestion and overcrowding, and encouraging the proper arrangement of streets in relation to existing or planned streets;  
 *Meets*                       *Does not meet*
  
- e) Ensuring there is adequate open space and recreation facilities to serve development;  
 *Meets*                       *Does not meet*
  
- f) Ensuring there is proper recordation of landownership records;  
 *Meets*                       *Does not meet*

- g) Installation of any public improvements including water, sewer, storm sewer or detention, parkway trees, and sidewalks;  
 *Meets*                       *Does not meet*
- h) Burial of overhead utility lines and all new lines and services in appropriate easements; and  
 *Meets*                       *Does not meet*
- i) Ensuring the provision of such other matters as the City Council may deem necessary in order to protect the general health, safety, and welfare of the City  
 *Meets*                       *Does not meet*

#### ZONING ORDINANCE VARIATION

The petitioner is requesting a variation from Article 3 Density and Dimensional Standards for the lot width for newly created lot. The front of the lot is on the curve of Carlemont and the newly created lot is very narrow at this point. The variation is detailed below:

- Article 3 from the lot width requirement of 100 feet to create two lots one with a reduced lot width of 64.96 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.

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

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future office, service, retail and restaurant uses. The following goals are 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:** Encourage mixed-use developments that allow people to live, work and play in the same area, as well as support the transfer of goods and services between businesses and limit the number of traffic trips generated.

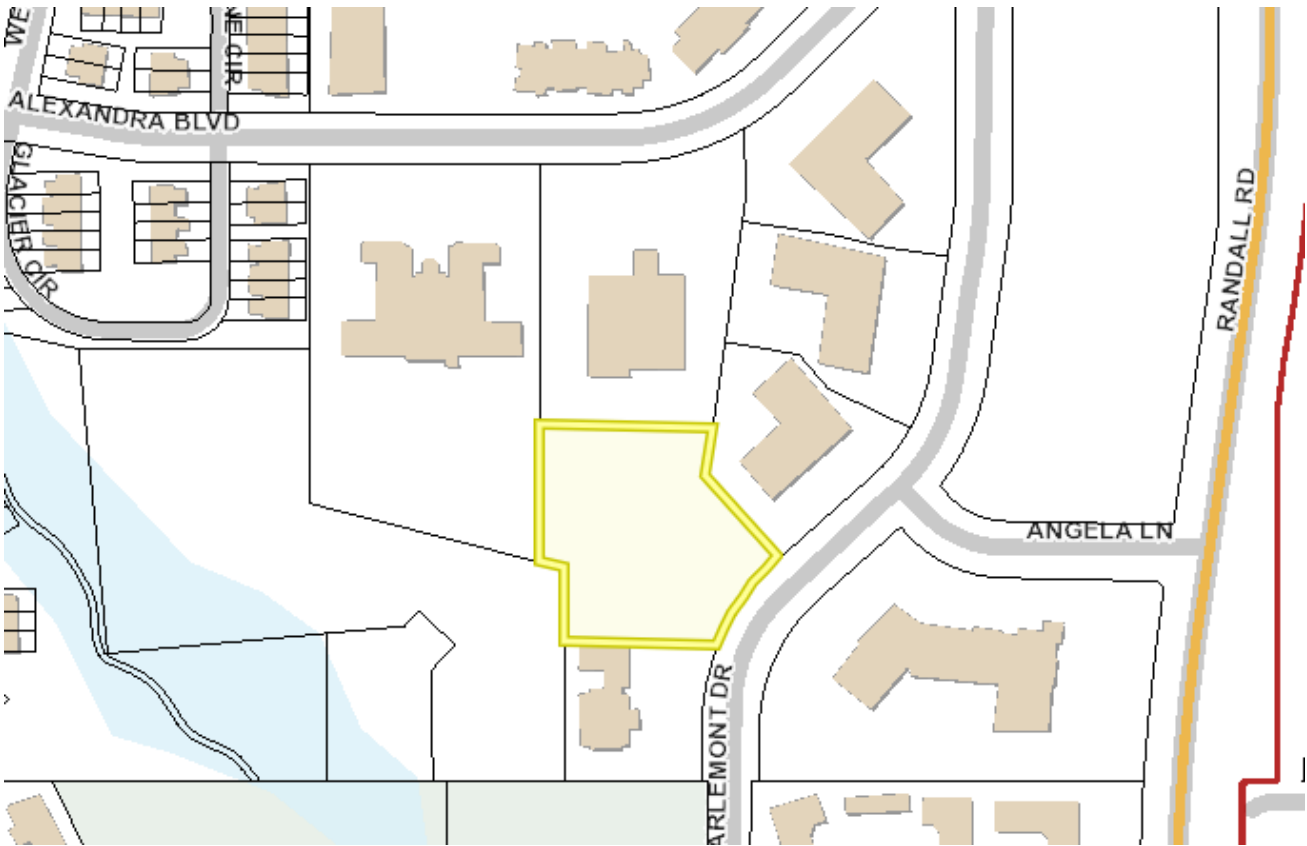
**Recommended Conditions:**

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 (Sandhupreet Property Inc., received 04/20/20)

- B. Plat of Subdivision (Vanderstappen Surveying, dated 11/04/19, received 04/20/20)
2. Ordinance # 7130, approving the planned unit development, remains in effect, as applicable.
  3. The petitioner shall address all of the review comments and requirements of Community Development Department.

PLN-2020-00050 KAPER BUSINESS PARK – MINOR SUBDIVISION, VARIATION



# City of Crystal Lake Development Application

Office Use Only  
File # \_\_\_\_\_

Project Title: Kaper's Business Park 3000 Subdivision

**Action Requested**

- |   |  |
|---|--|
| <input 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 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                           |

**Petitioner Information**

Name: Sandhupreet Property, Inc.

Address: 200 Berron Lane  
Barrington, Illinois 60010

Phone: (630) 788-1441

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

E-mail: dr\_mandeepsandhu@hotmail.com

**Owner Information (if different)**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

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

E-mail: \_\_\_\_\_

**Property Information**

Project Description: Resubdivision of Lot 1 in Kaper's Business Park Second Resubdivision into two lots in the B-2 PUD District together with a variation for lot width from 100 feet to 64.69 feet for Lot 1.

Project Address/Location: 1560 Carlemont Drive, Crystal Lake, Illinois 60014

PIN Number(s): 19-18-476-013



**Development Team**

Please include address, phone, fax and e-mail

Developer: Dr. Mandeep Sandhu

Architect: N/A

Attorney: Mark S. Saladin, Zanck, Coen, Wright & Saladin, P.C.

Engineer: N/A

Landscape Architect: N/A

Planner: N/A

Surveyor: Vanderstappen Land Surveying, Inc., 1316 N. Madison Street, Woodstock, Illinois 60098

Other: N/A

**Signatures**

Sandhupreet Properties, Inc.

X By: Mandeep N Sandhu 3/9/2020  
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.  
Sandhupreet Properties, Inc.

X By: Mandeep N Sandhu 3/9/2020  
OWNER: Print and Sign name 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.



**IV. Project Data**

1. a. Location/Address: 1560 Carlemont Drive, Crystal Lake, Illinois 60014

a. PIN #: 19-18-476-013

2. General description of site conditions (including existing site improvement, i.e., buildings, parking, landscaping, etc.): existing shared driveway; shared parking lot; office building; landscaping as part of PUD.

3. Existing Zoning: B-2 PUD

4. Existing Land Use: Office

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: 1.832 acres

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.): PUD for Kaper's Business Park Second Resubdivision.

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 subdivide Lot 1 in Kaper's Business Park Second Resubdivision in order to have a separate lot to build a new office building with shared driveway and shared parking lot.

V. Signatures

X Mandep R Saath 3/9/2020  
PETITIONER: Print and Sign name (if different from owner) Date

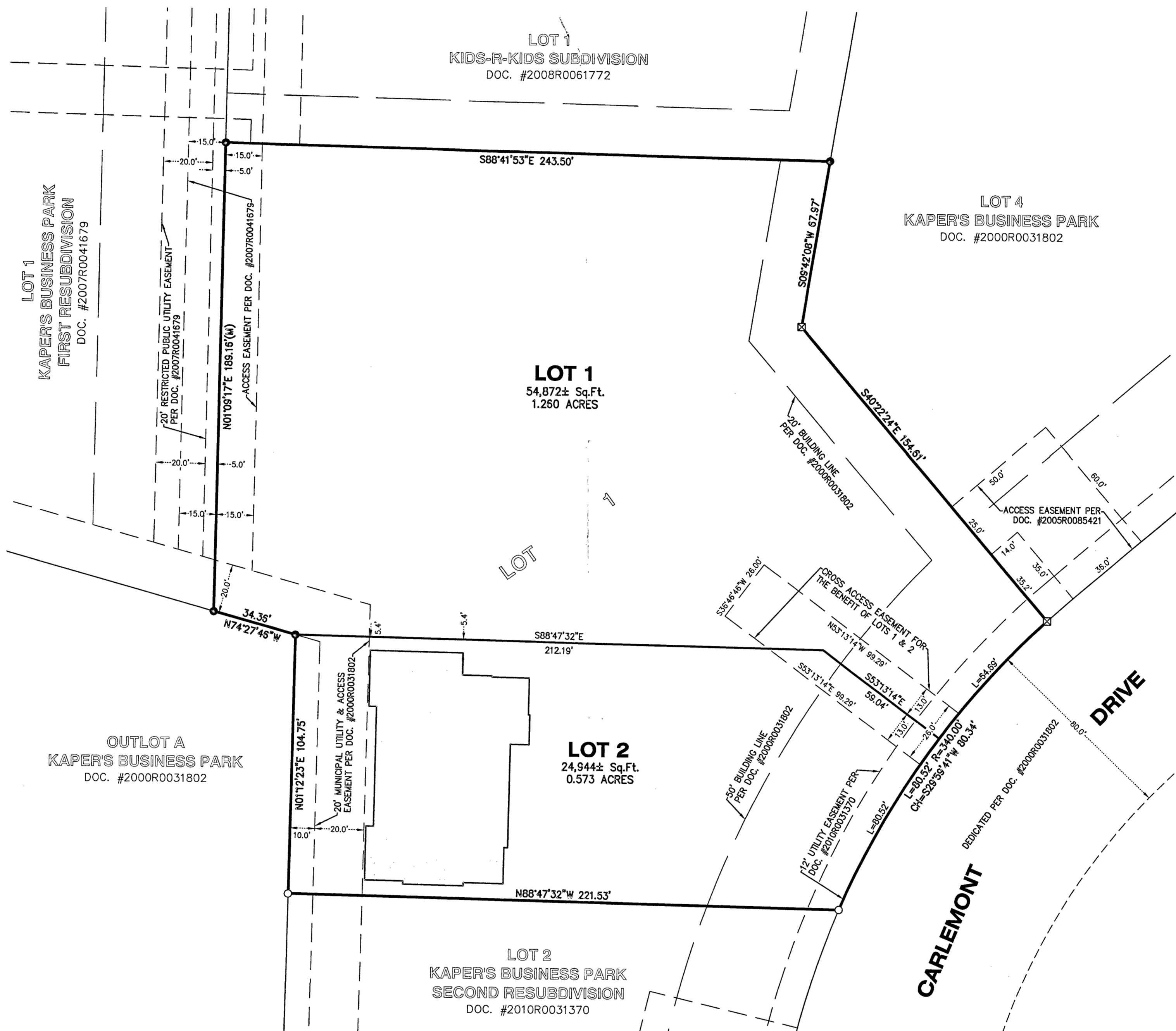
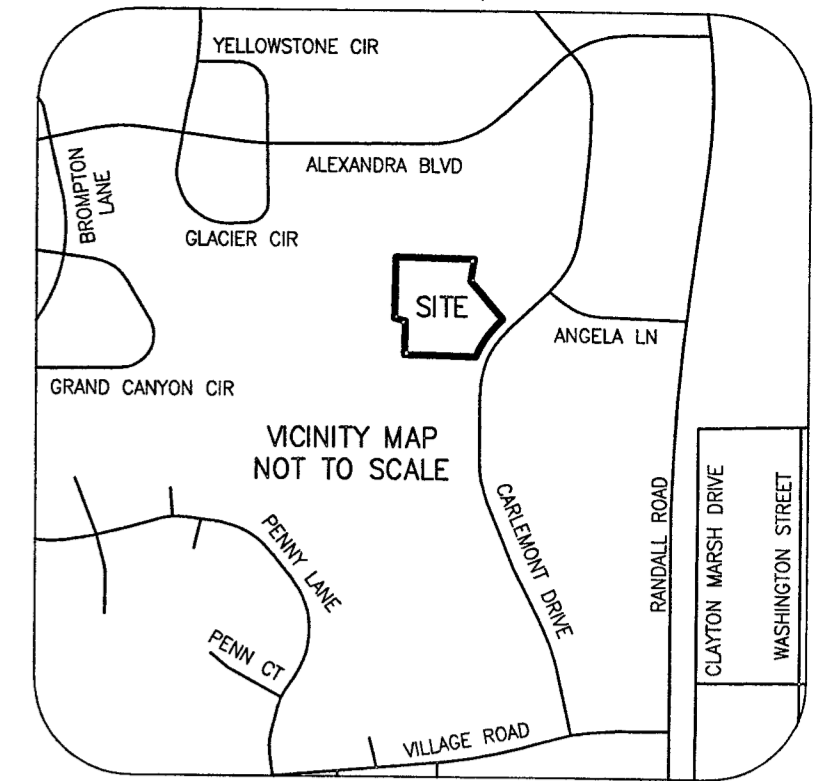
As owner of the property in question, I hereby authorize the seeking of the above requested action.

X Mandep R Saath 3/9/2020  
OWNER: Print and Sign name Date

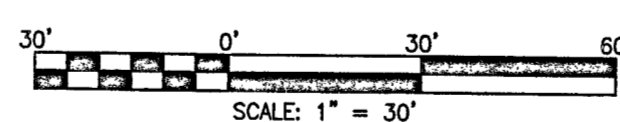
NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust (see page 9).

# FINAL PLAT OF SUBDIVISION KAPER'S BUSINESS PARK 3000

Being a Resubdivision of Lot 1 in Kaper's Business Park Second Resubdivision, being a Resubdivision of Lot 2 in Kids-R-Kids Subdivision, being a Subdivision of part of the Southwest Quarter of Section 18, Township 43 North, Range 8 East of the Third Principal Meridian, in McHenry County, Illinois.  
**ZONED "B-2" General Commercial PUD**  
**CITY OF CRYSTAL LAKE**



LEGEND	
●	FOUND IRON BAR
○	FOUND IRON PIPE
■	SET CONCRETE MONUMENT
(D)	DEED
(R)	RECORD
(M)	MEASURE



THE SETBACKS SHOWN HEREON ARE SUBJECT TO CHANGE AND SHALL BE BASED ON THE CURRENT SETBACKS IN THE CITY OF CRYSTAL LAKE ZONING CODE.

BUILDING SETBACKS:  
FRONT: 30 FEET MINIMUM  
INT. SIDE: 0 FEET MINIMUM  
REAR: 20 FEET MINIMUM  
CORNER SIDE: 30 FEET MINIMUM  
ABUTTING RES. DIST.: 50 FEET SETBACK

CLIENT: ZANCK COEN WRIGHT & SALADIN, P.C.

DRAWN BY: SES CHECKED BY: WJV

SCALE: 1"=30' SEC. 18 T. 43 R. 8 E.

BASIS OF BEARING: PER RECORD SUBDIVISION

P.I.N.: 19-18-478-013

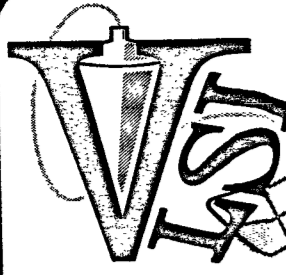
JOB NO.: 190785-A I.D. FPS

FIELDWORK COMP.: 10/17/19 BK. PG.

ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: 190098, 190099

OWNER/SUBDIVIDER:  
SANDHUPREET PROPERTIES, INC.  
1560 CARLEMONT DR  
CRYSTAL LAKE, IL 60014

PREPARED BY:  
VANDERSTAPPEN LAND SURVEYING, INC.  
1316 N MADISON ST. WOODSTOCK, IL, 60098  
NOVEMBER 4, 2019



**Vanderstappen**  
Land Surveying, Inc.  
www.vanderstappen.com  
1316 N. Madison St.  
Woodstock, Illinois 60098  
ph. 815-337-8310 fax 815-337-8314  
"Always faithful to the property line"

# FINAL PLAT OF SUBDIVISION KAPER'S BUSINESS PARK 3000

Lot 1 in Kaper's Business Park Second Resubdivision, being a Resubdivision of Lot 2 in Kids-R-Kids Subdivision, being a Subdivision of part of the Southwest Quarter of Section 18, Township 43 North, Range 8 East of the Third Principal Meridian, in McHenry County, Illinois.  
**ZONED "B-2" General Commercial PUD**  
**CITY OF CRYSTAL LAKE**

**CORPORATE OWNERS CERTIFICATE**

STATE OF ILLINOIS )  
) S.S.  
COUNTY OF McHENRY )

This is to certify that

\_\_\_\_\_ is the owner of the land described on the plat hereon drawn and shown hereon as subdivided; that he (they) has (have) caused said land to be surveyed, subdivided, staked and platted as shown hereon, for the purpose of having this plat recorded provided by law; and to the best of my (our) knowledge and belief the drainage of surface waters will not be changed by the construction of such subdivision or part thereof, or, that if such surface water drainage will be changed, reasonable provision has been made for the collection and diversion of such surface waters into public areas, or drains which the subdivider has a 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 damage to the adjoining property because of the construction of the subdivision. To the best of my knowledge the lands described hereon lie within:

Elementary School District 47  
Community High School District 155

In witness where I (we) have hereunder set my (our) hand (s) of

Seal (s) this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

\_\_\_\_\_  
President

\_\_\_\_\_  
Secretary

**NOTARY CERTIFICATE**

STATE OF ILLINOIS )  
) S.S.  
COUNTY OF McHENRY )

I, \_\_\_\_\_ a Notary Public in and for said County, in the State aforesaid, do hereby certify that

\_\_\_\_\_ personally known to me to be the \_\_\_\_\_ of \_\_\_\_\_ corporation,

and \_\_\_\_\_ personally known to me to be the \_\_\_\_\_ of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person and severally

acknowledged that as such \_\_\_\_\_ and \_\_\_\_\_ signed and delivered the said instrument as

\_\_\_\_\_ and \_\_\_\_\_ of said corporation, and caused the Corporate Seal of said corporation to be affixed thereto, pursuant to the authority given by the Board of Directors of said corporation as their own free and voluntary act, and as the free and voluntary act and deed of said corporation, for uses and purposes

therein set forth, Given under my hand and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

Notary Public \_\_\_\_\_ My Commission Expires \_\_\_\_\_

**MUNICIPAL UTILITY EASEMENT PROVISIONS**

An easement for serving the subdivision and other property with domestic water, sanitary sewer and storm water drainage is hereby reserved for and granted to the City of Crystal Lake, Illinois, their successors and assigns, to install, operate, maintain, relocate, renew and remove facilities used in connection with sewer and water mains, in, under, across, along, and upon the surface of the property shown on the plat within the areas marked as Municipal Utility Easement (M.U.E.) and those parts designated on the plat as dedicated for public street, together with the right to cut, trim, or remove trees, bushes, and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes.

Each individual entity or other party accepting title to all or any part of the Municipal Utility Easement (M.U.E.) shall conclusively be deemed to have covenanted and agreed, jointly and severally, to maintain the surface of that portion of the Municipal Utility Easement which is located on such party's property so that it is in good condition for its intended purpose as a Municipal Utility Easement (which maintenance shall include, but shall not be limited to, the regular seeding, watering and mowing of all lawns). No titleholder of any part or portion of the Municipal Utility Easement (or any party acting on behalf of the titleholder) shall:

i. Install, construct, erect, place or plant any building, structures, improvements or vegetation (other than grass or approved plantings) upon the Municipal Utility Easement, including, but not limited to fences, walls, patios, sheds, posts, trees, plants or shrubbery, except as shown on the approved landscape plan, or

ii. Alter, modify or change in any way the topography or elevations of the Municipal Utility Easement.

Said easements may be used for driveways and parking. However, the grade of the subdivided property shall not be altered in any manner so as to interfere with the proper operation and maintenance thereof, or with the surface drainage thereon. The property owner and or the property owner association are completely responsible for landscape and/or paving restoration, should maintenance of the utility be required.

The City of Crystal Lake is responsible of repairing water services between the water main, to and including the buffalo box. The property owner and/or the property owner's association are responsible for the restoration of the surface after any such water service repair.

Only perpendicular crossings of the M.U.E. are permitted by public utilities. The M.U.E.'s are exclusive of the blanket easement.

**COUNTY CLERK'S CERTIFICATE**

STATE OF ILLINOIS )  
) S.S.  
COUNTY OF McHENRY )

\_\_\_\_\_, County Clerk in 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 against any of the land included in the annexed plat. I further certify that I have received all statutory fees in connection with the annexed plat.

Given under my hand and seal of the County at Woodstock, Illinois,

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

\_\_\_\_\_  
McHenry County Clerk

**CRYSTAL LAKE PLANNING AND ZONING COMMISSION CERTIFICATE**

STATE OF ILLINOIS )  
) S.S.  
COUNTY OF McHENRY )

I hereby certify that on \_\_\_\_\_ the annexed plat was presented to and duly approved by the Planning & Zoning Commission of the City of Crystal Lake and that said plat conforms in all respects to the requirements of the Subdivision Control Ordinance of the City of Crystal Lake, Illinois.

\_\_\_\_\_  
Chairman, Planning and Zoning Commission

**CITY COUNCIL CERTIFICATE**

STATE OF ILLINOIS )  
) S.S.  
COUNTY OF McHENRY )

Approved by the City Council of Crystal Lake, Illinois

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

\_\_\_\_\_  
Mayor

Attest: City Clerk

**SURFACE WATER DRAINAGE CERTIFICATE**

STATE OF ILLINOIS )  
) S.S.  
COUNTY OF McHENRY )

I, \_\_\_\_\_, Owner(s) and I,

\_\_\_\_\_, Professional Engineer of the State of Illinois, do hereby certify that to the best of our knowledge and belief that the drainage of surface waters will not be changed by the construction of this subdivision of any part thereof, or, if such changes occur, adequate provisions have been made for the collection and diversion of such surface waters into public areas or drains which the subdivider has a right to use, and that such surface waters will not be deposited on adjoining land owners in such concentration as may cause damage to the adjoining property because of the construction of this subdivision.

\_\_\_\_\_  
Owner(s)

\_\_\_\_\_  
Registered Professional Engineer of Illinois

**EASEMENT PROVISIONS**

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

COMMONWEALTH EDISON COMPANY,  
AMERITECH ILLINOIS AKA ILLINOIS BELL TELEPHONE COMPANY,  
APPLICABLE CABLE TELEVISION COMPANY,  
GRANTEES

their respective licensees, successors, and assigns, jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 785 ILCS 605/2, 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 or as an appurtenment to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "outlots", "common elements", "open space", "open area", "common ground", "parking", and "common area". The term "common area or areas" and "Common Elements" includes real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool, retention pond, or mechanical equipment.

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

**SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS )  
) S.S.  
COUNTY OF McHENRY )

This is to certify that I, William J. Vanderstappen, an Illinois Registered Land Surveyor, have surveyed, subdivided and platted the following described property, located within the City of Crystal Lake, Illinois, consisting of:

Lot 1 in Kaper's Business Park Second Resubdivision, being a Resubdivision of Lot 2 in Kids-R-Kids Subdivision, being a Subdivision of part of the Southwest Quarter of Section 18, Township 43 North, Range 8 East of the Third Principal Meridian, according to the Plat thereof recorded July 23, 2010 as Document No. R2010031370, in McHenry County, Illinois.

I further certify that all regulations enacted by the City of Crystal Lake relative to plats and subdivisions have been complied with in the preparation of this plat, the above described property is located in the following Flood Zone: "X" areas determined to be outside the 0.2% annual chance floodplain. These zones are as identified by the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 1711C0329J, dated November 15, 2006. Upon completion of the construction phase, 5/8" iron bars at all lot corners and concrete monuments at opposing exterior corners shall be set as required by the Plat Act (Illinois Revised Statutes 2008, 765ILCS 205/1) and that this property is located within the City of Crystal Lake, Illinois.

This Plat conforms to the current Illinois minimum standards of a boundary survey as it applies to a Final Plat of Subdivision.

Dated at Woodstock, Illinois, this 20th day of January, A.D., 2020.

*William J. Vanderstappen*  
William J. Vanderstappen, No. 035-002709  
VANDERSTAPPEN LAND SURVEYING INC.  
1316 N. Madison Street  
Woodstock, Illinois 60098  
(815) 337-8310



**RECORDER'S CERTIFICATE**

STATE OF ILLINOIS )  
) S.S.  
COUNTY OF McHENRY )

This instrument filed for record in the Recorder's Office of McHenry County, Illinois, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.,

at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded as Document Number \_\_\_\_\_

\_\_\_\_\_  
McHenry County Recorder

THIS PLAT PRESENTED FOR RECORDING BY:

REVISIONS			
NO.	DATE	DESCRIPTION	BY

**KAPER'S BUSINESS PARK 3000** SHEET NO. 2 OF 2



CLIENT: ZANCK COEN WRIGHT & SALADIN, P.C.

DRAWN BY: SES CHECKED BY: WJV

SCALE: 1"=30' SEC. 18 T. 43 R. 8 E.

BASIS OF BEARING: PER RECORD SUBDIVISION

P.I.N.: 19-18-476-013

JOB NO.: 190765-A I.D. FPS

FIELDWORK COMP.: 10/17/19 BK. PG.

ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 98° F.

OWNER/SUBDIVIDER:  
SANDHUPREET PROPERTIES, INC.  
1560 CARLEMONT DR  
CRYSTAL LAKE, IL 60014

PREPARED BY:  
VANDERSTAPPEN LAND SURVEYING, INC.  
1316 N MADISON ST. WOODSTOCK, IL, 60098  
NOVEMBER 4, 2019