



#PLN-2020-00182
Main Street Subdivision – Preliminary/Final Plat of
Subdivision and Variations
Project Review for Planning and Zoning Commission

Meeting Date: November 19, 2020

Requests:

1. Preliminary/Final Plat of Subdivision to divide the lot into two lots.
2. Variations from Article 3 to create two nonconforming lots:
 - a. Variation from the 5,000 square-foot minimum lot area standard. Lot 1 would be 3,827 square feet, a variation of 1,173 square feet and Lot 2 would be 3,423 square feet, a variation of 1,577 square feet.
 - b. Variation from the 20-foot rear yard setback to allow both lots to have a zero-foot setback, a variation of 20 feet.
 - c. Variation from the maximum building coverage allowance of 70% to allow Lot 1 75% coverage, a variation of 5% and Lot 2 98% coverage, a variation of 28%.
 - d. Variation from the maximum impervious surface coverage allowance of 95% to allow both lots to have 100% coverage, a variation of 5%.

Location: 121 N. Main Street & 135 Beardsley Street

Acreage: Approximately 7,250 square feet (total lot)
Lot 1: 3,827 square feet Lot 2: 3,423 square feet

Existing Zoning: B-4 Mixed-Use Business

Surrounding Properties: North: B-4 Mixed-Use Business
South: B-4 Mixed-Use Business
East: B-4 Mixed-Use Business
West: B-4 Mixed-Use Business

Staff Contact: Katie Cowlin (815.356.3798)

Background:

- The proposed subdivision would create two lots, one for each existing building.

- The buildings on this site are the former City Hall and Fire Station for Crystal Lake. The Fire Station addition was completed in the mid-1900s and didn't meet the district standards at that time.
- The proposed subdivision is being requested so the current property owner can sell the building along Beardsley Street and retain ownership of the building on Main Street.
- There are no other proposed changes to the properties, all improvements are existing conditions.

The table below represents how these lots would compare to a traditional lot zoned B-4.

Lot	Lot Area	Lot Width	Front Yard Setback	Interior Side	Rear Yard Setback	Building Coverage	Impervious Surface Coverage
UDO B-4 zoned lot	5,000 SF	50 feet	0 feet	0 feet	20 feet	70%	95%
Lot 1	3,827 SF (1,173 SF variation)	55.12 ft (meets standard)	3.4 ft (meets standard)	7.27 ft (meets standard)	0 ft (20-foot variation)	75% (5% variation)	100% (5% variation)
Lot 2	3,423 SF (1,577 SF variation)	62.45 ft (meets standard)	2.6 ft (meets standard)	0 ft (meets standard)	0 ft (20-foot variation)	98% (28% variation)	100% (5% variation)

Development Analysis:

General

- Zoning: The site is zoned B-4 Mixed-Use Business. The existing buildings would be located on individual lots.
- Land Use: The land use map shows the area as Commerce. This land use designation is appropriate for this use.

Findings of Fact:

ZONING ORDINANCE VARIATION

The petitioner is requesting variations from Article 3 Density and Dimensional Standards for the lot area, rear yard setback, building coverage and impervious surface coverage. The variations are detailed below:

- Article 3 from the lot area requirement of 5,000 square feet to create two lots, Lot 1 at 3,827 square feet and Lot 2 at 3,423 square feet.
- Article 3 from the rear yard setback requirement of 20 feet to allow a zero-foot setback.
- Article 3 from the 70% maximum building coverage allowance to allow for Lot 1 to have a coverage of 75% and Lot 2 to have a coverage of 98%.

- Article 3 from the 95% impervious surface coverage allowance to allow for 100% impervious surface coverage.

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.

PRELIMINARY/FINAL PLAT OF SUBDIVISION

The petitioner is requesting Preliminary/Final Plat approval for a minor subdivision to create two lots at 121 N. Main Street and 135 Beardsley Street. 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*

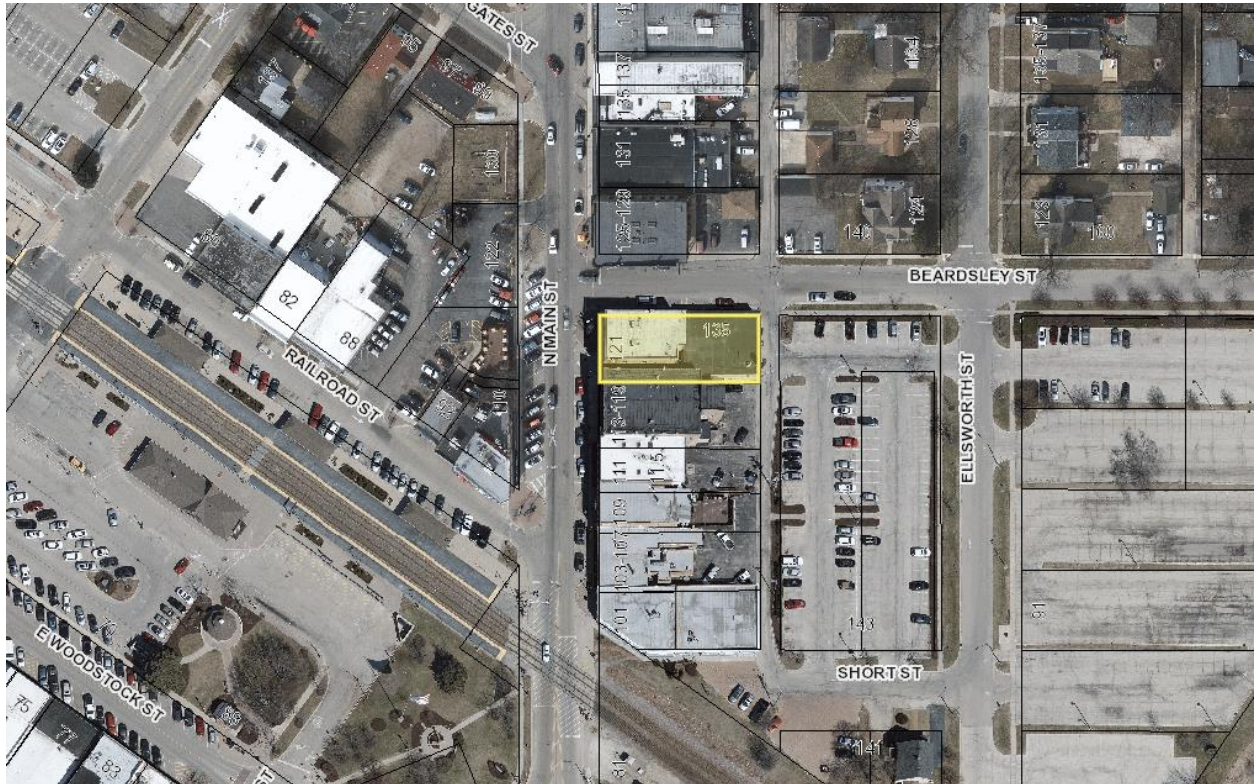
- i) Ensuring the provision of such other matters as the City Council may deem necessary in order to protect the general health, safety, and welfare of the City
 Meets *Does not meet*

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 (Stephan P Schneider Trust, received 10/19/2020)
 - B. Plat of Subdivision (Vanderstappen Land Surveying, Inc., dated 09/11/2020, received 10/19/2020)
 - C. Plat of Survey (Vanderstappen Land Surveying, Inc., dated 09/11/2020, received 10/19/2020)
2. The petitioner shall address all of the review comments and requirements of Community Development and Fire Rescue Departments.

PIQ MAP – MAIN STREET SUBDIVISION – 121 N. MAIN ST & 135 BEARDSLEY ST



City of Crystal Lake Development Application

Office Use Only

File # _____

Project Title: Main Street 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 checked="" type="checkbox"/> Final Plat of Subdivision | <input type="checkbox"/> Other |

Petitioner Information

Name: New Directions Addiction
Recovery Services, an Illinois NFP corporation

Address: 135 Beardsley Street

Crystal Lake, Illinois 60014

Phone: (847) 307-1143

Fax: _____

E-mail: chrisr@ndars.org

Owner Information (if different)

Name: Stephen P. Schneider Trust

Address: 1108 Acre Lane

Johnsburg, Illinois 60051

Phone: _____

Fax: _____

E-mail: _____

Property Information

Project Description: Minor subdivision of a parcel into two (2) lots with a separate building on each respective lot with variations for minimum lot area, rear yard setback, impervious surface coverage and maximum building coverage.

Project Address/Location: 135 Beardsley St./121 W. Main St., Crystal Lake, IL 60014

PIN Number(s): 14-33-351-001

Development Team

Please include address, phone, fax and e-mail

Developer: N/A

Architect: N/A

Attorney: Mark S. Saladin, Zanck, Coen, Wright & Saladin, P.C., 40 Brink St., Crystal Lake, IL 60014; (815) 459-8800
Fax: (815) 459-8420; msaladin@zcvlaw.com

Engineer: N/A

Landscape Architect: N/A

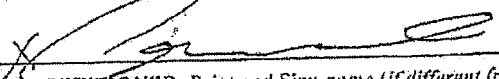
Planner: N/A

Surveyor: Vanderstappen Land Surveying, Inc., 1316 N. Madison St., Woodstock, IL 60098 (815) 337-8310; Fax: (815) 337-8314

Other: _____

Signatures

New Directions Addiction Recovery Services, an IL NFP corporation

By:  08/13/2008
PETITIONER: Print and Sign name (if different from owner) Date
Chris Reed, President

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

X  10-14-20
OWNER: Print and Sign name Stephen P. Schneider, Trustee Date
and 3012 Beneficiary

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.

Application for Minor Subdivision Approval

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

I. Applicant

New Directions Addiction Recovery Services, an Illinois NFP corporation

Name	Corporation	
135 Beardsley Street		
Street		
Crystal Lake	Illinois	60014
City	State	Zip Code
Chris Reed	Tenant/Contract Purchaser	(847) 307-1143
Contact Person	Relationship to Owner	Telephone Number
	chriss@ndars.org	
Fax Number	E-mail address	

II. Owner of Property

Stephen P. Schneider Trust		
Name		
1108 Acre Lane, Johnsburg, Illinois 60051		
Address		Telephone Number

III. Development Team (if applicable)

Mark S. Saladin, Zanck, Coen, Wright & Saladin, P.C.	(815) 459-8800	(815) 459-8429
Attorney	Telephone Number	Fax Number
40 Brink Street, Crystal Lake, Illinois 60014		msaladin@zcowlaw.com
Address		E-mail address
N/A		
Architect	Telephone Number	Fax Number
N/A		
Developer	Telephone Number	Fax Number
N/A		
Engineer	Telephone Number	Fax Number
Vanderstappen Land Surveying, Inc.	(815) 337-8310	(815) 337-8314
Surveyor	Telephone Number	Fax Number

IV. Project Data

1. a. Location/Address: 135 Beardsley Street/121 W. Main St., Crystal Lake, IL 60014

a. PIN #: 14-33-351-001

2. General description of site conditions (including existing site improvement, i.e., buildings, parking, landscaping, etc.): The above PIN contains two (2) separate buildings that are now considered separate and independent from each other. There is no separate parking area on the subject property because of its location.

3. Existing Zoning: B-4

4. Existing Land Use: Commercial, office, residential.

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: 7,250 square feet +/-

6. Are you requesting a waiver from the requirement to:

a. Install sidewalk YES NO

b. Burial of Aerial Utilities YES NO

7. List any controlling Ordinances and agreements for this property (annexation ordinances, variations, special use, administrative/preliminary/final plats, PUD, etc.): None.

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): The request is to split the property into two (2) separate lots with the respective buildings on each separate lot.

V. Signatures
New Directions Addiction Recovery Services

By:

[Signature]

10/13/20

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 Stephen P. Schneider

10-13-20

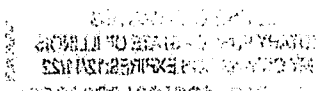
Stephen P. Schneider, as Trustee

and sole beneficiary

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).



DISCLOSURE OF BENEFICIARIES

1. Applicant: Now Directions Addiction Recovery Services
Address: 135 Boardsley Street
Crystal Lake, Illinois 60014

2. Nature of Benefit sought: Minor Subdivision

3. Nature of Applicant (Please check one):
a. Natural Person d. Trust/Trustee
b. Corporation e. Partnership
c. Land Trust/ Trustee f. Joint Venture

4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of applicant:
N/A

5. If in your answer to Section 3 you checked box b, c, d, e or f, identify by name and address each person or entity which is a 5% shareholder in the case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of case of a joint venture, or who otherwise has a proprietary interest, interest in profits and losses or right to control such entity:

- a. None. The Applicant is a not for profit corporation.
- b. _____
- c. _____
- d. _____
- e. _____

6. Name, address and capacity of person making this disclosure on behalf of the applicant:
Chris Reed, President

IMPORTANT NOTE: In the event your answer to Section 5 identifies entities other than a natural person, additional disclosures are required for each entity.

VERIFICATION

I, Chris Reed, being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make this disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Signature: [Handwritten Signature]
Subscribed and Sworn to before me this 13 day of October, 20020

[Handwritten Signature]
Notary Public 10/13/2020



IN THE MATTER OF THE PETITION OF
STEPHEN P. SCHNEIDER TRUST OWNER and
NEW DIRECTIONS ADDICTION RECOVERY
SERVICES, an Illinois Not for Profit, CONTRACT BUYER

AFFIDAVIT

I, Matilda Botian, being first duly sworn upon oath depose and say as follows:

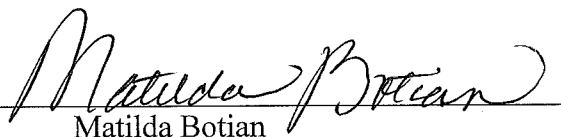
A. That a copy of the legal notice, set forth as Exhibit A, attached hereto and made a part hereof, concerning the hearing date for the above-mentioned Petitioners, was sent to each of the persons named on the attached list by regular mail notifying them of the hearing before the Planning and Zoning Commission on November 12, 2020, at 7:00 p.m., at the Crystal Lake City Hall, 100 W. Woodstock Street, Crystal Lake, Illinois.

Said notice was mailed to each of the persons on the attached service list by regular mail on October 26, 2020.

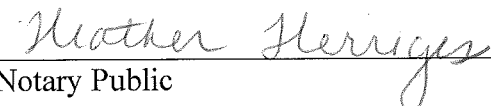
B. That the posting requirements of the Zoning Ordinance have been complied with by placing the customary public notice sign on the subject property (Beardsley Street) on October 23, 2020 at approximately 3:45 p.m.

C. Publication was made in the Northwest Herald on October 28, 2020. A Certificate of Publisher will be sent when received.

Further, Affiant sayeth naught.


Matilda Botian

Subscribed and sworn to before me
This 3 day of November 2020


Notary Public

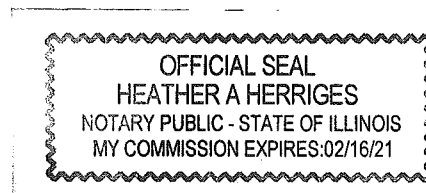


EXHIBIT A

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

IN THE MATTER OF THE PETITION OF)
)
STEPHEN P. SCHNEIDER TRUST, OWNER)
and NEW DIRECTIONS ADDICTION)
RECOVERY SERVICES, an Illinois Not for Profit,)
CONTRACT BUYER)

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 upon the application by Stephen P. Schneider Trust, owner, and New Directions Addiction Recovery Services, contract buyer for a Minor Subdivision and Variations relating to the property at 135 Beardsley Street and 121 N. Main Street in Crystal Lake, Illinois 60014. PIN: 14-33-351-001. The property is located at the southeast corner of the intersection of N. Main Street and Beardsley Street in Crystal Lake, Illinois.

This application is filed for the purpose of seeking a Minor Subdivision to create a two (2) lot subdivision and to request variations from the required minimum lot area of 5,000 square feet to allow 3,827 square feet on Lot 1 and 3,423 square feet on Lot 2; rear yard setbacks from 20 feet to 0 feet; impervious surface coverage from 95% to 100% on both lots; and maximum building coverage from 70% to 75% on Lot 1 and 98% on Lot 2; and any other variations as necessary to approve the plans as presented, pursuant to Article 3, Article 4, Article 5 and Article 9. You can make a request to view the plans for this project at City Hall.

A public hearing before the Planning and Zoning Commission for this request will be held at 7:00 p.m. on Thursday November 12, 2020, at the Crystal Lake City Hall, 100 West Woodstock Street, Crystal Lake, Illinois 60014 at which time any person determining to be heard will be allowed to speak. Limited space may be available at City Hall for anyone wishing to attend the meeting in person.

Jeff Greenman, Chairperson
Planning and Zoning Commission
City of Crystal Lake

TO BE PUBLISHED IN THE NORTHWEST HERALD ON OR BEFORE OCTOBER 28, 2020)

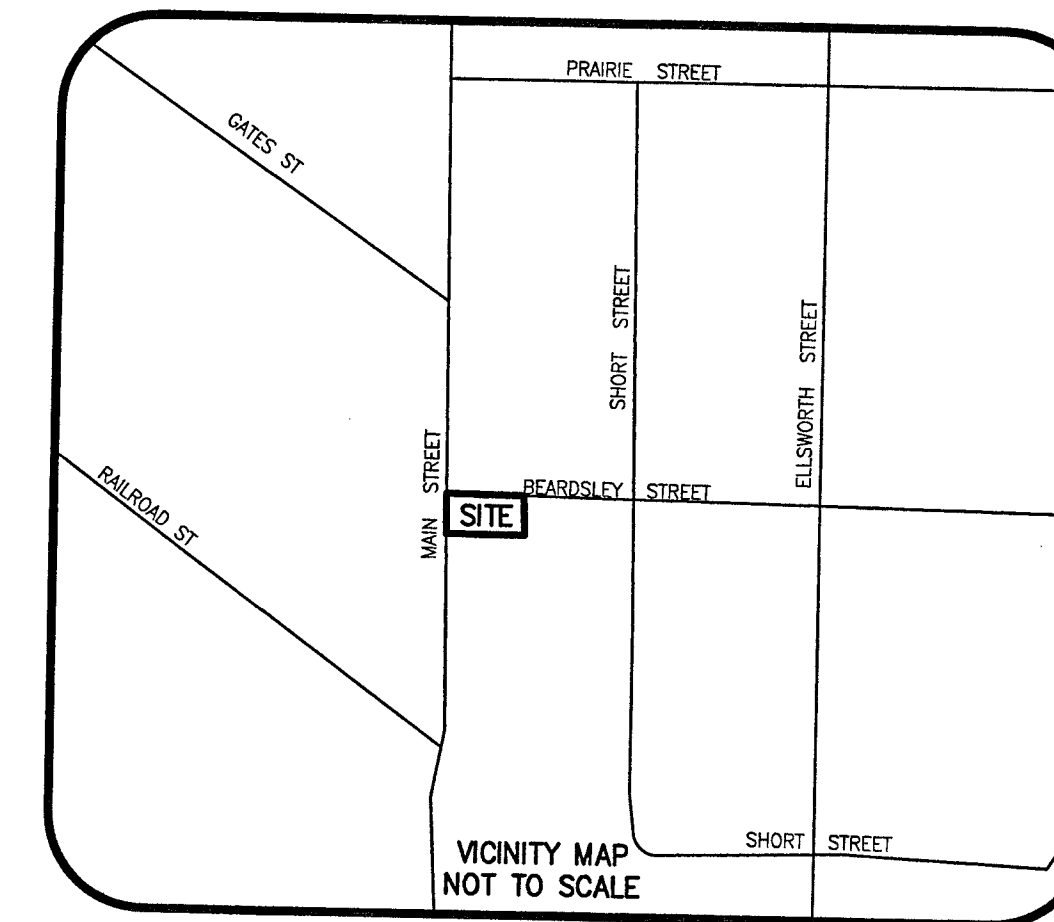
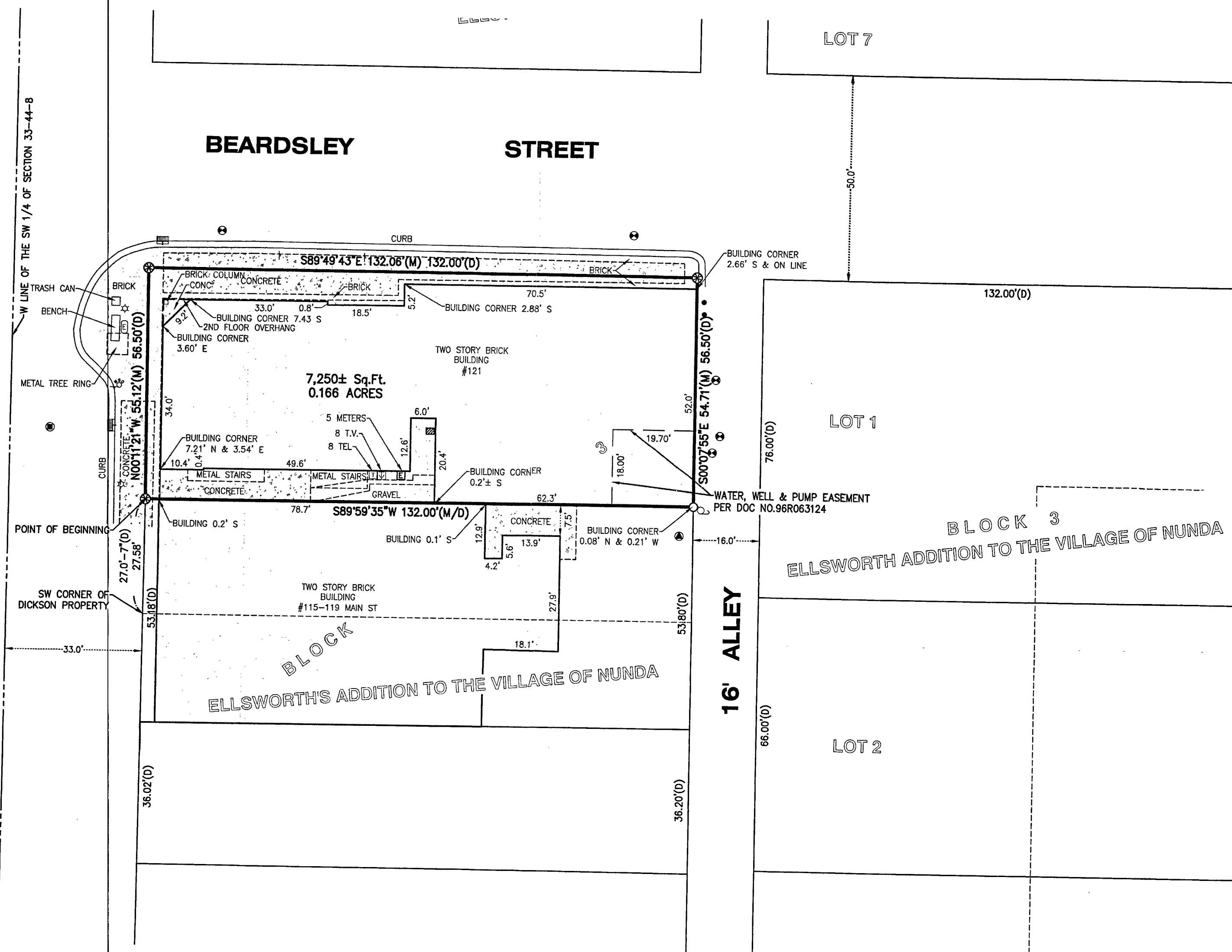
ALTA/NSPS LAND TITLE SURVEY

Part of the Southwest Quarter of Section 33, Township 44 North, Range 8 East of the Third Principal Meridian, and being part of Block 3 in Ellsworth's Addition to the Village of Nunda, described as follows: Commencing 27.0 feet and 7 inches from an iron post at the Southwest corner of what is now known as the Dickson Property (also known as the Dickerson Property); and running North parallel with the Section line, 56.5 feet to the South Line of Beardsley Street; thence East at right angles to the Section line, 132.0 feet to the West side of the alley; thence South 56.5 feet parallel with said alley; thence West 132.0 feet to the Place of Beginning, in McHenry County, Illinois.

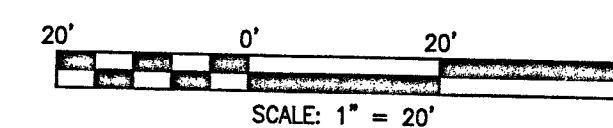
SURVEYOR'S NOTES

- The legal description and utility easements shown hereon have been provided by Fidelity National Title Insurance Company, Commitment policy #CL20023973 dated June 24, 2020. The title information shown hereon is exclusively that provided to the Surveyor by the Title Insurer or the client. The Surveyor does not warrant the exact location of the Utility Easements shown hereon, but does state that they are located as accurately as possible from the information provided.
- Based on Flood Insurance Rate Map, Panel No. 14111C03274, dated 11/16/2006, the subject property lies within Zone "X", areas areas determined to be outside the 0.2% annual chance of floodplain.
- Distances are marked in feet and decimal places thereof, no dimension shall be assumed by scale measurement hereon. Distances and/or bearings shown with a "D" in parenthesis (D) are record or deed values, not field measured.
- Compare this plat, legal description and all survey monuments before building, and immediately report any discrepancies to the surveyor.
- The location of the property lines shown on the face of this plat are based on the legal description contained in the title commitment and shown hereon. This information has been furnished by the client and compared to record deeds to check for gaps and /or overlaps. However, this survey may not reflect historical matters of title and ownership that have not been disclosed by the title commitment.
- Only the improvements which were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. Lawn sprinkler systems, if any, are not shown on this survey.
- Manholes, inlets and other utility rims or grates shown hereon are from field location of such, and only represent such utility improvements which are visible from above ground survey at the time of survey, through a normal search and walk through of the site. The labeling of these manholes (sanitary, water, etc) are based solely on the "stamped" markings on the rim. No underground observations have been made to verify the actual use or existence of underground utilities.
- Surface indications of utilities on the surveyed parcel have been shown. Underground and offsite observations have not been made to determine the extent of utilities serving or existing on the property, public and/or private records have not been searched to provide additional information. Overhead wires and poles (if any) have been shown, however their function and dimensions have not been shown.
- This survey may not reflect all utilities or improvements, if such items are hidden by landscaping, or are covered by such items as dumpsters or trailers or when the site was covered with snow. At the time of survey, the site was not covered by snow.
- Restrictions that may be found in local buildings and/or zoning codes have not been shown. Height and bulk restrictions (if any) have not been shown. Only those setback restrictions shown on the recorded subdivision plat or in the title commitment have been shown.
- The surveyor and those working under his supervision have no training with regard to identifying "Wetlands". There were no wetlands delineated at the time of the fieldwork. (Pertains to Table A, item 18).
- Exceptions: 1, 4, 5, 6, F7, A6, B9, D11 & E12 are not survey related.
- Exceptions: 2 & 3 are blanket in nature.
- Exception: A8 Rights of the City of Crystal Lake, an Illinois Municipal Corporation in an to an easement over the East 19.7 feet of the South 18.0 feet of the Land for the purpose of a water well and pump and maintaining water main, pipes, fittings and all necessary fittings as disclosed by Grant of Easement from 121 main street joint venture recorded December 16, 1996 as Document No. 96R063124.
- Exception: C10 Encroachment of the Commercial Building as on Plat of Survey Prepared by Randall T. Schaff Number 01-3671-95035 Dated December 27, 2002 (Survey not Supplied to be Reviewed)

N. MAIN STREET



LEGEND	
■	AIR CONDITIONER
●	BOLLARD
○	CATCH BASIN
▣	CURB INLET
⊠	ELECTRIC HANDHOLE
⊞	ELECTRIC METER
◇	FOUND ANGLE IRON
□	FOUND BOLT
✱	FOUND CROSS
●	FOUND IRON BAR
○	FOUND IRON PIPE
⊙	FOUND MAG NAIL
⊠	FOUND MONUMENT
☆	LIGHT
⊙	SET CROSS
●	SET IRON BAR
⊙	SET MAG NAIL
⊠	SIGN
⊙	STORM MANHOLE
⊠	TELEPHONE
○	TREE
⊠	TV
⊙	UTILITY POLE
⊙	VALVE VAULT
⊙	WATER SHUT-OFF
(M)	MEASURE
(D)	DEED



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

- Certified 1: New Directions Addiction Recovery Services, an Illinois not-for-profit corporation
- Crystal Lake Bank & Trust n.a., its successors and /or assigns as their respective interests may appear.
 - Stephen P. Schneider, as Trustee under the provisions of a Trust Agreement dated October 5, 2007 and known as the Stephen P. Schneider Living Trust Agreement dated October 5, 2007.
 - Fidelity National Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, 8 & 20 of Table A thereof. The field work was completed on September 11th, 2020.

Dated this 30th day of September, A.D., 2020.

VANDERSTAPPEN LAND SURVEYING INC.
Design Firm No. 184-002792

William A. Vanderstappen (seal)
WILLIAM A. VANDERSTAPPEN, 035-002709
PROFESSIONAL LAND SURVEYOR

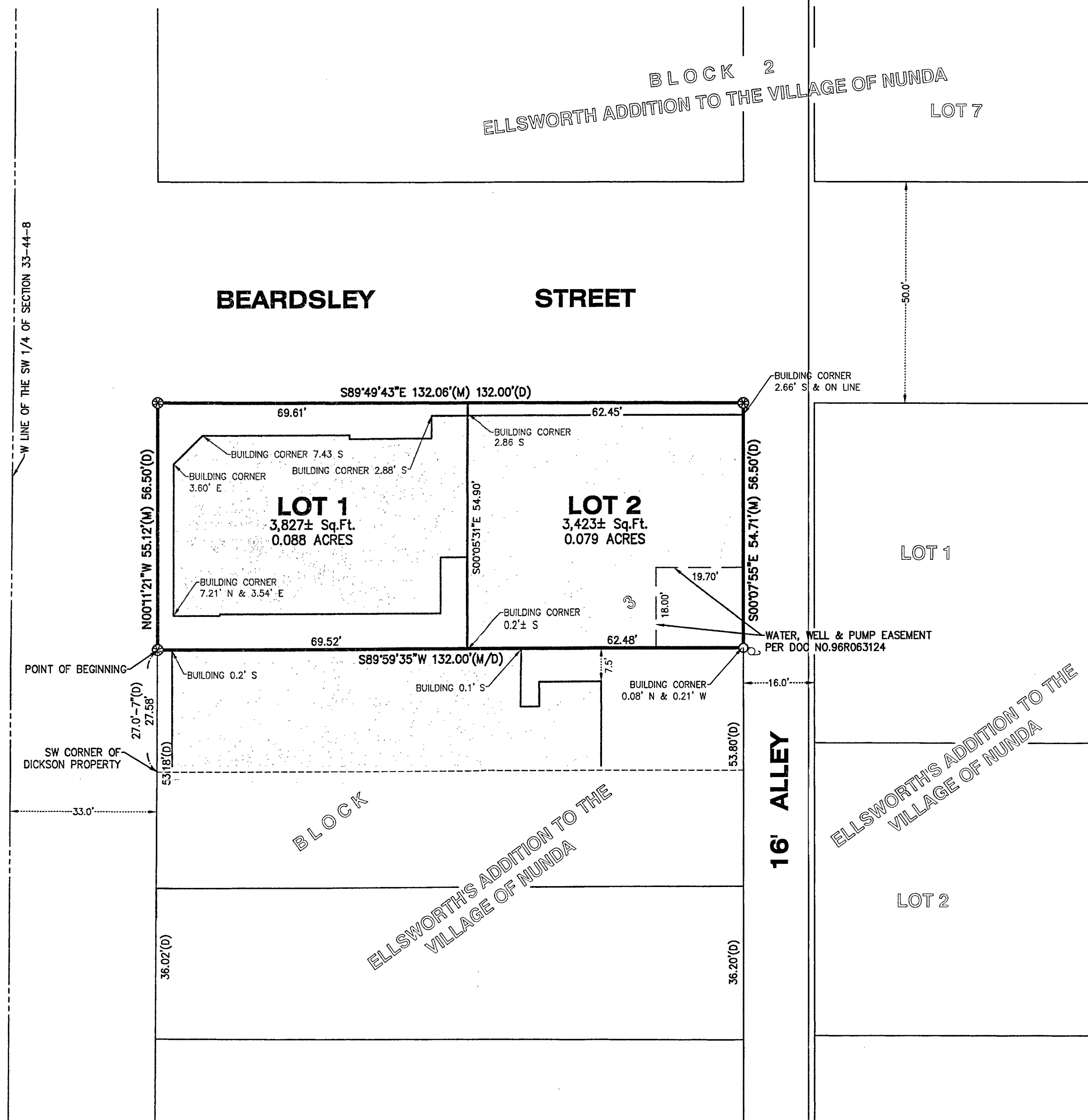
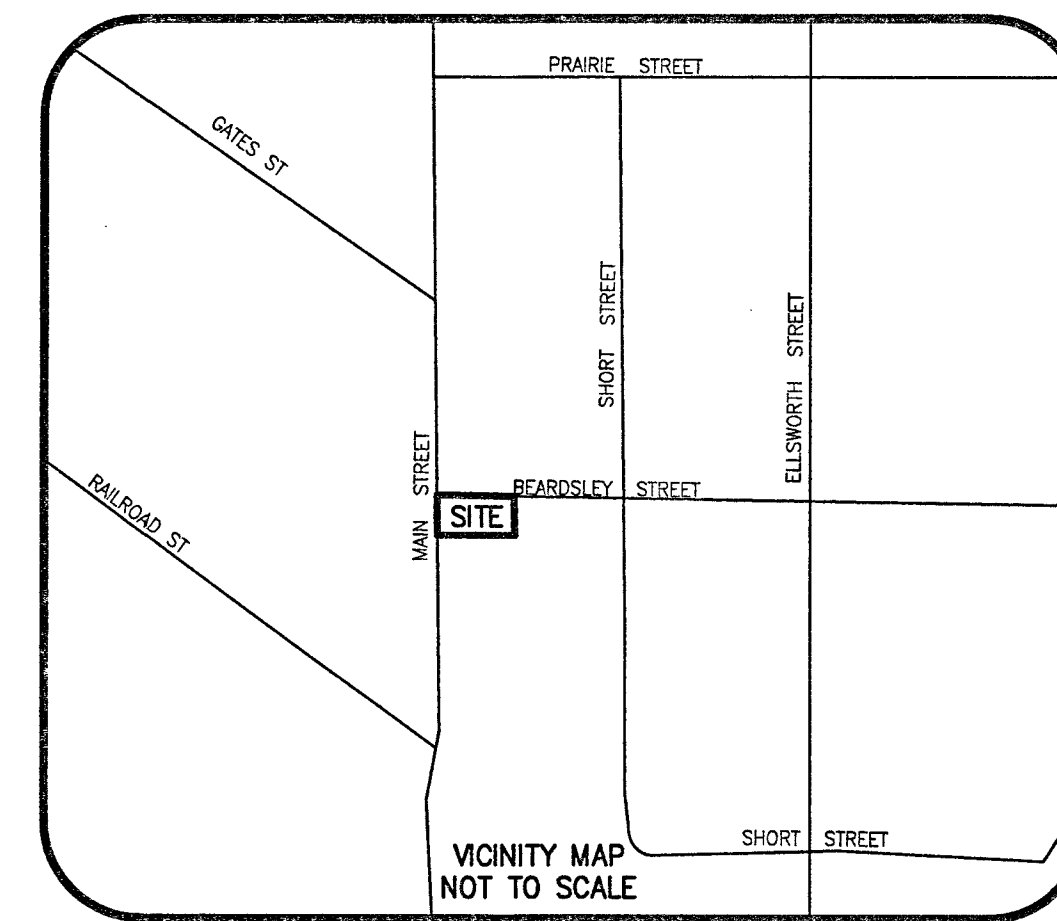


CLIENT: ZANCK COEN WRIGHT & SALADIN P.C.
DRAWN BY: PJD CHECKED BY: WJV
SCALE: 1"=20' SEC. 33
BASIS OF BEARING: ASSUMED
P.I.N.: 14-33-351-001 I.D. ALT
JOB NO.: 200736 BK PG.
FIELDWORK COMP.: 09/11/20
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68°F.



FINAL PLAT MAIN STREET SUBDIVISION

Being a Subdivision of part of the Southwest Quarter of Section 33 Township 44 North, Range 8 East of the Third Principal Meridian, in McHenry County, Illinois.
CITY OF CRYSTAL LAKE



CORPORATE OWNERS CERTIFICATE

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

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____

Secretary

NOTARY CERTIFICATE

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

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 _____

COUNTY CLERK'S CERTIFICATE

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

I, _____ 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)
COUNTY OF McHENRY) S.S.

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)
COUNTY OF McHENRY) S.S.

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)
COUNTY OF McHENRY) S.S.

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

RECORDER'S CERTIFICATE

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

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

SURVEYOR'S CERTIFICATE

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

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:

Part of the Southwest Quarter of Section 33, Township 44 North, Range 8 East of the Third Principal Meridian, and being part of Block 3 in Ellsworth's Addition to the Village of Nunda, described as follows: Commencing 27.0 feet and 7 inches from an iron post at the Southwest corner of what is now known as the Dickson Property (also known as the Dickerson Property); and running North parallel with the Section line, 56.5 feet to the South Line of Beardsley Street; thence East at right angles to the Section line, 132.0 feet to the West side of the alley; thence South 56.5 feet parallel with said alley; thence West 132.0 feet to the Place of Beginning, 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. 14111C0327J, dated November 16, 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 30th day of September, A.D., 2020.

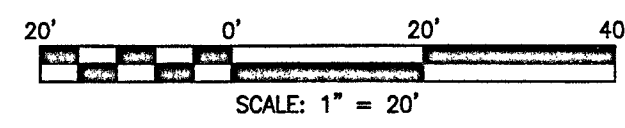
William J. Vanderstappen, No. 035-002709
VANDERSTAPPEN LAND SURVEYING INC.
1316 N. Madison Street
Woodstock, Illinois 60098
(815) 337-8310



THIS PLAT PRESENTED FOR RECORDING BY:

REVISIONS			
NO.	DATE	DESCRIPTION	BY

MAIN STREET SUBDIVISION SHEET NO. 1 OF 1



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

CLIENT: ZANCK COEN WRIGHT & SALADIN P.C.
DRAWN BY: PJD CHECKED BY: WJV
SCALE: 1"=20' S.C. 33 T. 44 R. 08 E.
BASIS OF BEARING: ASS. SEUMED
P.I.N.: 14-33-351-001 I.D. FPS
JOB NO.: 200736 11/20 BK. PG.
FIELDWORK COMP.: 09/17/20 DEEDAL REF.
OWNER/SUBDIVIDER:
XXXXXXXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXXXXXXXXXX
PREPARED BY:
VANDERSTAPPEN LAND SURVEYING, INC.
1316 N MADISON ST. WOODSTOCK, IL, 60098
NOVEMBER 4, 2019
ALL DISTANCES SHOWN IN FEET AND
PARTS THEREOF CORRECTED TO 65-0736-A.FPS.dwg-Layout18/20/2020 9:32 AM