



**#2020-187**  
**1000 McHenry Ave – Final PUD Amendment**  
**Project Review for Planning and Zoning Commission**

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<b><u>Meeting Date:</u></b>	December 2, 2020
<b><u>Requests:</u></b>	An Amendment to the Final Planned Unit Development to allow a banquet use and alterations to the approved plans at 1000 McHenry Avenue.
<b><u>Location:</u></b>	1000 McHenry Ave
<b><u>Existing Zoning:</u></b>	B-1 PUD – Neighborhood Commercial Planned Unit Development
<b><u>Surrounding Properties:</u></b>	North: O PUD – Office PUD South: R-2 – Single-Family Residential East: R-2 – Single-Family Residential (Church) West: R-3B PUD – Multi-Family Residential PUD
<b><u>Staff Contact:</u></b>	Katie Cowlin (815.356.3798)

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**Background:**

- Existing Use: The property is occupied by a real estate office.
- Previous Approvals:
  - In 1986, the Planned Unit Development was approved for the Dartmoor Center. The subject property was considered Phase II of the development.
  - In 1988, the drive-through financial institution use was approved with a special use permit and allowed for the development of the site.

**Development Analysis:**

- Request: The petitioner is requesting a Final PUD Amendment to allow a banquet use and alterations to the approved plans at the subject property.

**LAND USE**

- The Phase I of the Dartmoor Center has a list of allowable land uses for the retail building and restaurant building. Much like Phase I, the petitioner is requesting to allow a specific land use through the PUD.
- Banquet uses are not permitted in the B-1 Neighborhood Commercial zoning district per the UDO, but a PUD can determine allowable uses for the site specifically.

- The UDO specifies that a PUD can allow alternative standards from the underlying zoning district, this includes allowable uses.
- The subject property has no direct access to the neighborhood located to the west and the property across McHenry Avenue is a church.
- The area is a transitional zone from the residential area to the high traffic commercial area of Randall Road.

### SITE PLAN

- As part of the PUD Amendment, the petitioner is proposing a 1.5-story addition for the banquet use. The addition would be located where the drive-through lanes are currently.
- The on-site parking would increase from 37 stalls to 64 stalls. The UDO requires 1 parking stall for every 4 seats for a banquet use. The proposed floor plan illustrates 236 seats, therefore, 59 parking stalls would be required.
- A covered drop-off is proposed for the banquet use.

### LANDSCAPE PLAN

- The petitioner is proposed to remove four trees. The revised landscape plan would replace the trees being removed.
- Additional landscaping along McHenry Avenue is proposed.
- The landscape buffer along the west property line would remain.
- The proposed landscaping meets the intent of the UDO landscaping requirements.

### ELEVATIONS

- The addition would match the existing structure and would replace the drive-through lanes.
- New columns, shake siding and gable brackets would be added to update the façade.
- A metal roof would be utilized to accent the roof over the entrances to the building.

### **Findings of Fact:**

#### **FINAL PLANNED UNIT DEVELOPMENT AMENDMENT**

The petitioner is requesting an amendment to the Final Planned Unit Development to allow a banquet use at the subject property and alterations to the approved plans. A Planned Unit Development is a Special Use and Special Uses require separate review because of their potential to impact surrounding properties and the orderly development of the City.

Section 2-400 B General Standards for all special uses in the Unified Ordinance establishes standards for all special uses in Crystal Lake. Briefly, the criteria are as follows:

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.  
 *Meets*             *Does not meet*
2. The use will not be detrimental to area property values.  
 *Meets*             *Does not meet*
3. The use will comply with the zoning districts regulations.  
 *Meets*             *Does not meet*
4. The use will not negatively impact traffic circulation.  
 *Meets*             *Does not meet*
5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.  
 *Meets*             *Does not meet*
6. The use will not negatively impact the environment or be unsightly.  
 *Meets*             *Does not meet*
7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.  
 *Meets*             *Does not meet*
8. The use will meet requirements of all regulating governmental agencies.  
 *Meets*             *Does not meet*
9. The use will conform to any conditions approved as part of the issued Special Use Permit.  
 *Meets*             *Does not meet*
10. The use will conform to the regulations established for specific special uses, where applicable.  
 *Meets*             *Does not meet*

**Recommended Conditions:**

If a motion is made to recommend approval of the petitioner's request, the following conditions are recommended:

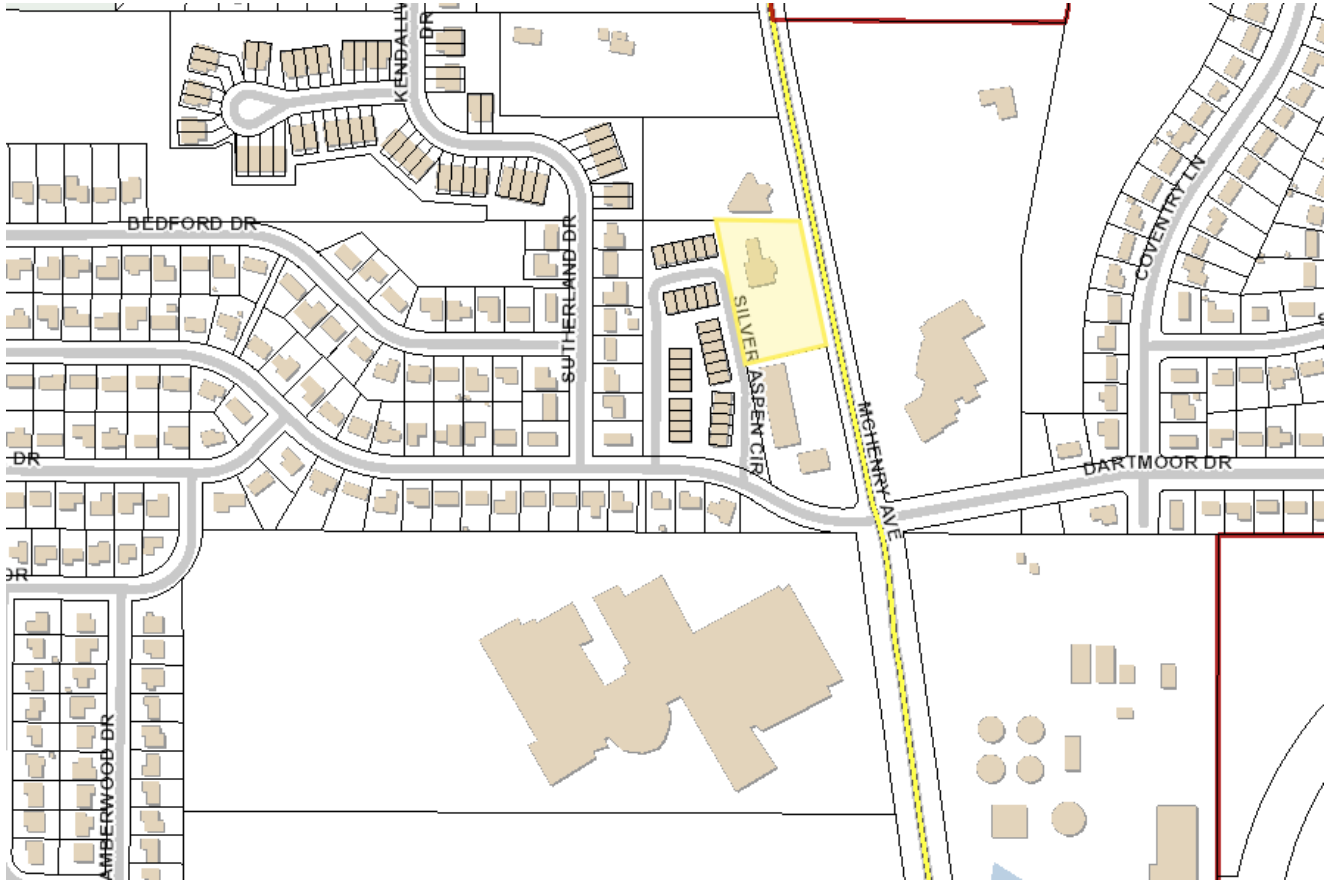
1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
  - A. Application Macias Family Group LLC, dated 11/02/2020).
  - B. Elevations (ALA, dated 9/15/2020)

C. Landscape Plan (ALA, dated 9/15/2020)

D. Site Plan (ALA, dated 9/15/2020)

2. The banquet use is limited to indoor events only.
3. There are six proposed parking stalls in the 25-foot pavement access easement, provide verification that the adjacent property owner has no concerns with this parking.
4. The petitioner shall comply with all of the requirements of the Community Development, Public Works and Fire Rescue Departments.

PIQ MAP – 1000 MCHENRY AVE PUD AMEND





# City of Crystal Lake Development Application Ownership Sign-off Acknowledgement Form

The following information is related to a development application. As the owner of the property in question, I (we) acknowledge that the information provided in the submittal was reviewed and approved.

**Owner Information**

Name: Macias Family Group LLC, c/o Jesus Macias

Address: 1000 McHenry Avenue, Crystal Lake, IL 60014

Phone: 815-451-5369

E-mail: macias2j77@gmail.com

Project Name & Description: 1000 McHenry Avenue PUD Amendment  
amendment to existing planned unit development to allow for an office and banquet hall

Project Address/Location: 1000 McHenry Avenue, Crystal Lake, IL 60014

Signature Jesus Macias dotloop verified 11/02/20 12:31 PM CST 7F9F-BXT2-HETQ-0P3M

Jesus Macias Jesus Macias dotloop verified 11/02/20 12:31 PM CST TLEB-QCWK-X8U3-XKQS

Owner: Print and Sign name

Date

NOTE: If the property is held in a 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.

## PROPOSED USE:

The goal for the building is to become a mixed use building with offices being used during the week and a banquet hall primarily being used Friday evening, Saturday & Sunday. The office hours and banquet hours will be different so parking has been designed to allow for the required banquet hall parking spaces. The office and banquet hall will share the building amenities, toilet rooms, lounge, and break room. No open flame cooking will be done on site. We are proposing a warming kitchen and food will be catered in.

Northwest Herald

# NORTHWEST HERALD

Publication Name:  
**Northwest Herald**

Publication URL:  
[www.nwherald.com](http://www.nwherald.com)

Publication City and State:  
**Crystal Lake, IL**

Publication County:  
**McHenry**

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Notice Popular Keyword Category:

Notice Keywords:

Notice Authentication Number:  
**202011241139223760452**  
**213731298**

Notice URL:

[Back](#)

Notice Publish Date:  
Tuesday, November 10, 2020

## Notice Content

PUBLIC NOTICE BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS IN THE MATTER OF THE APPLICATION OF Macias Family Group LLC, Petitioner and Owner for an Amendment to the Planned Unit Development to allow a banquet use per the Unified Development Ordinance LEGAL NOTICE Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning and Zoning Commission of the City of Crystal Lake upon the application of Macias Family Group LLC, Petitioner and Owner, relating to the property located at 1000 S. McHenry Avenue, Crystal Lake, IL 60014, PIN No. 19-07-455-012, currently zoned B-1 PUD. This application is filed for the purposes of approval of an amendment to the existing planned unit development to allow for an office and banquet hall use. Plans for this project can be viewed at the City of Crystal Lake Community Development Department at City Hall. A public hearing before the Planning and Zoning Commission for this request will be held at 7:00 p.m. on December 2, 2020, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present. Jeff Greenman, Chair Planning and Zoning Commission City of Crystal Lake (Published in the Northwest Herald on November 10, 2020) 1833728

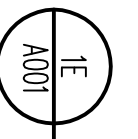
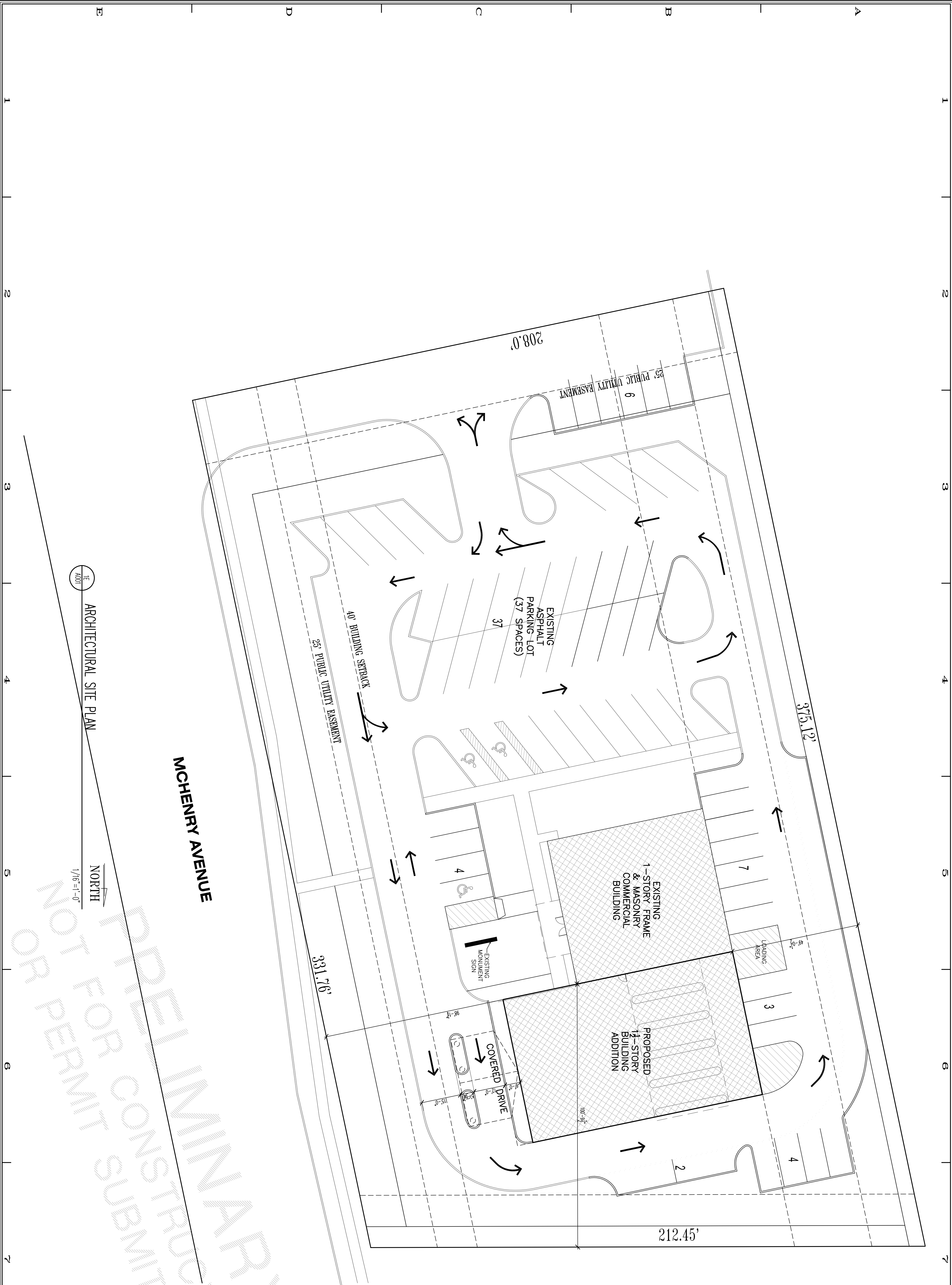
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*Crystal Lake, Illinois*





ARCHITECTURAL SITE PLAN

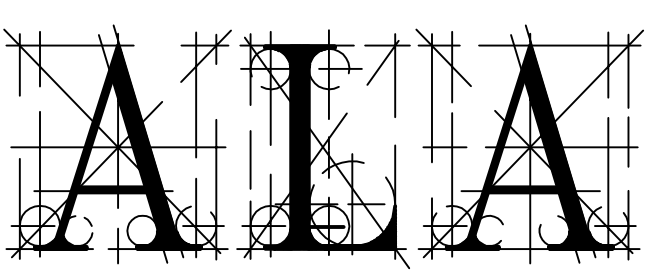
NORTH

1/8" = 1'-0"

MCHENRY AVENUE

PRELIMINARY NOT FOR PERMIT SUBMITTAL

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A.L.A. Architects & Planners, Inc.



**Architects & Planners, Inc.**  
2600 Behan Road at Rt. 176  
Crystal Lake, Illinois 60014  
Telephone: 815-788-9200 Fax: 815-788-9201

ARCHITECTURAL SITE PLAN

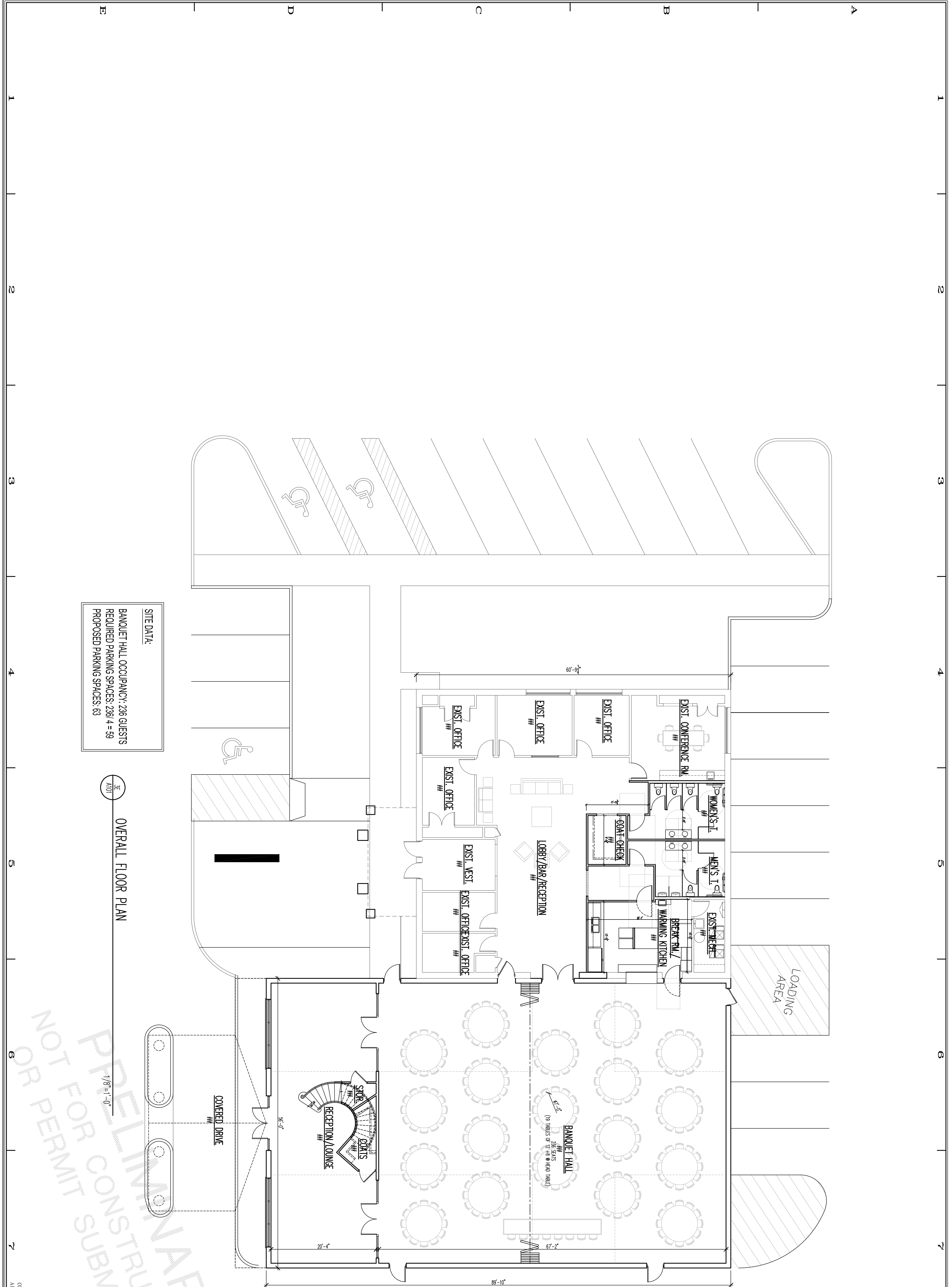
COMMERCIAL RENOVATION/ADDITION  
MIXED USE BUSINESS/BANQUET HALL  
1000 SOUTH MCHENRY AVENUE  
CRYSTAL LAKE, ILLINOIS 60014

PRELIMINARY

DESIGN STAGE	REVISIONS				
	1	2	3	4	5
CONCEPTUAL DESIGN	6-2-20 EXW	8-14-20 EXW	9-15-20 EXW		
PRELIMINARY DESIGN					
DESIGN DEVELOPMENT					
RELEASE FOR BID					
FINAL REVIEW					
RELEASE FOR PERMIT					
REVISION					

Sheet Number:  
A001

File Name: 20127001



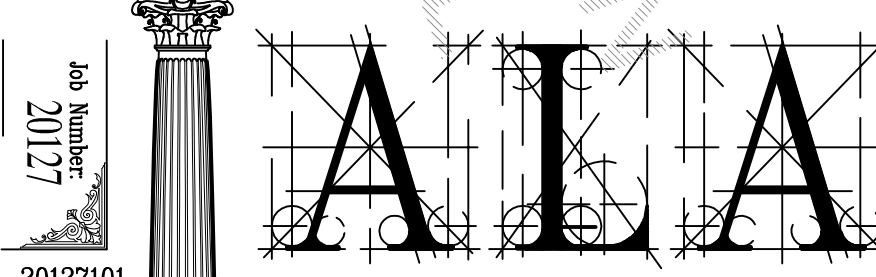
**SITE DATA:**  
 BANQUET HALL OCCUPANCY: 235 GUESTS  
 REQUIRED PARKING SPACES: 236/4 = 59  
 PROPOSED PARKING SPACES: 63

OVERALL FLOOR PLAN  
 1/8" = 1'-0"

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Sheet Number:  
 A101



**Architects & Planners, Inc.**  
 2600 Behan Road at Rt. 176  
 Crystal Lake, Illinois 60014  
 Telephone: 815-788-9200 Fax: 815-788-9201

FLOOR PLAN

COMMERCIAL RENOVATION/ADDITION  
 MIXED USE BUSINESS/BANQUET HALL  
 1000 SOUTH MCHENRY AVENUE  
 CRYSTAL LAKE, ILLINOIS 60014

DESIGN STAGE	REVISIONS				
	1	2	3	4	5
CONCEPTUAL DESIGN	6-2-20 EXW	8-14-20 EXW	9-15-20 EXW		
PRELIMINARY DESIGN					
DESIGN DEVELOPMENT					
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FINAL REVIEW					
RELEASE FOR PERMIT					
REVISION					

File Name: 20127101

A B C D E

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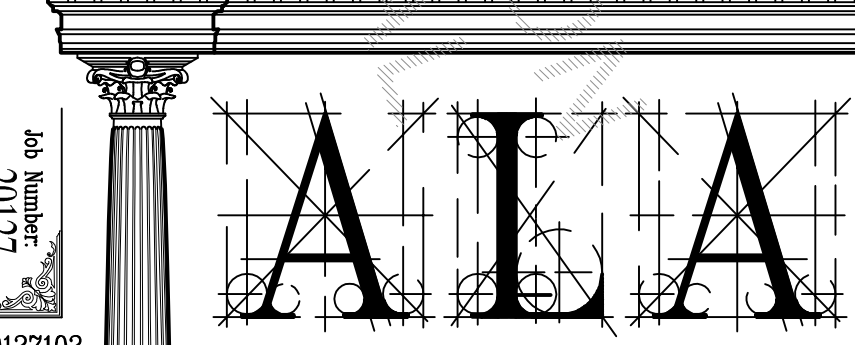


Ⓜ A102  
SECOND FLOOR PLAN  
1/8"=1'-0"

SECOND FLOOR AREA: 970 SF

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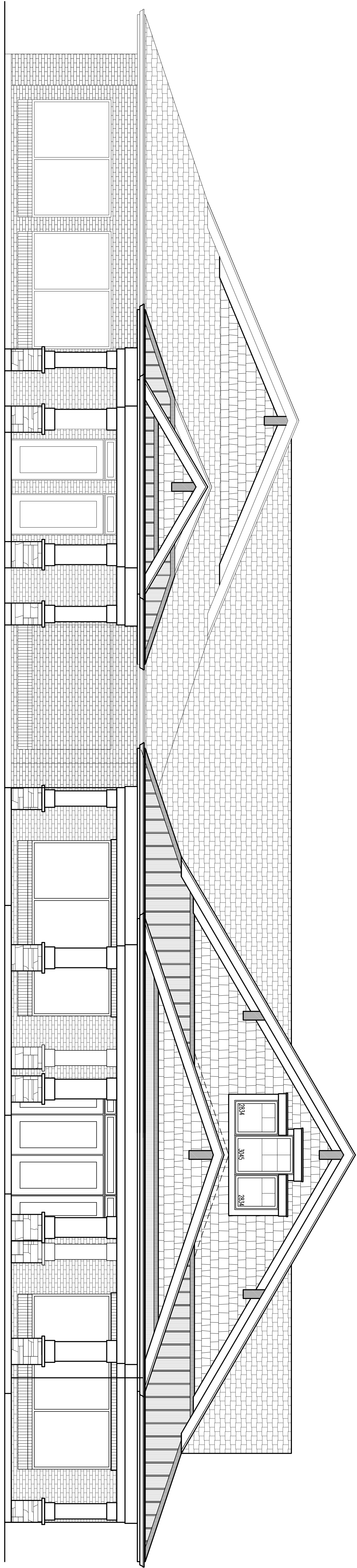
**Architects & Planners, Inc.**  
2600 Behan Road at Rt. 176  
Crystal Lake, Illinois 60014  
Telephone: 815-788-9200 Fax: 815-788-9201

SECOND FLOOR PLAN

COMMERCIAL RENOVATION/ADDITION  
MIXED USE BUSINESS/BANQUET HALL  
1000 SOUTH MCHENRY AVENUE  
CRYSTAL LAKE, ILLINOIS 60014

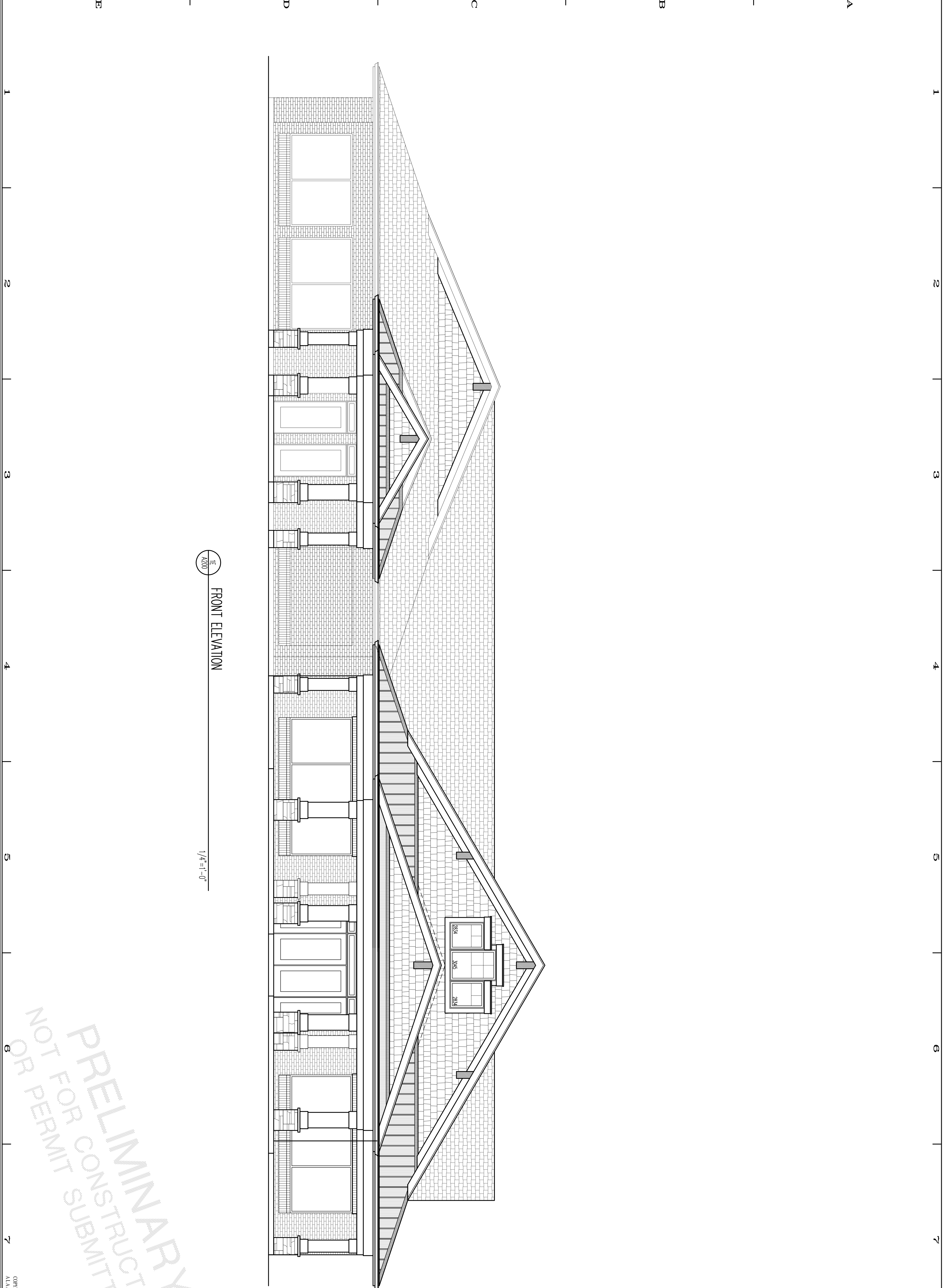
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	1	2	3	4	5
CONCEPTUAL DESIGN	6-2-20 EXW	8-14-20 EXW	9-15-20 EXW		
PRELIMINARY DESIGN					
DESIGN DEVELOPMENT					
RELEASE FOR BID					
FINAL REVIEW					
RELEASE FOR PERMIT					
REVISION	△	△	△	△	△

Job Number:  
20127  
Sheet Number:  
A102  
File Name: 20127102



FRONT ELEVATION

1/4" = 1'-0"

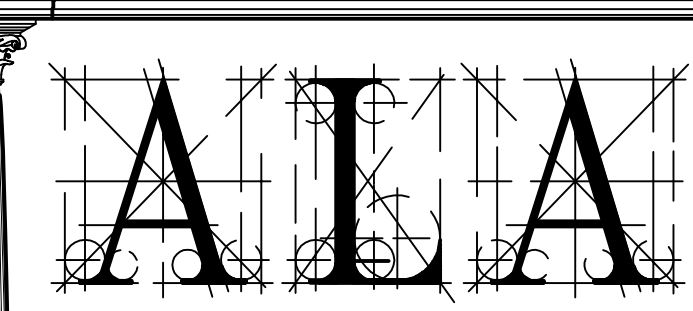


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Sheet Number:  
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FRONT ELEVATION

COMMERCIAL RENOVATION/ADDITION  
MIXED USE BUSINESS/BANQUET HALL  
1000 SOUTH MCHENRY AVENUE  
CRYSTAL LAKE, ILLINOIS 60014

DESIGN STAGE	REVISIONS				
	1	2	3	4	5
CONCEPTUAL DESIGN					
PRELIMINARY DESIGN	6-2-20 EXW	8-14-20 EXW	9-15-20 EXW		
DESIGN DEVELOPMENT					
RELEASE FOR BID					
FINAL REVIEW					
RELEASE FOR PERMIT					
REVISION	Δ	Δ	Δ	Δ	Δ

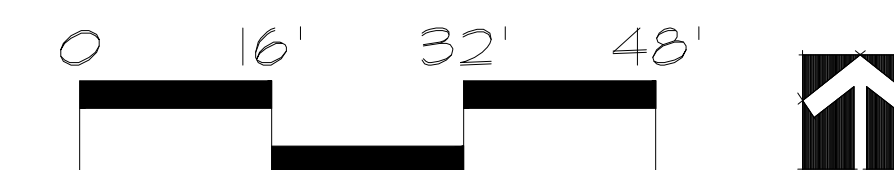
PRELIMINARY



Google



# EXISTING SITE LANDSCAPE



client / owner  
Client Name / Group  
project name  
**COMM. RENOVATION  
MIXED USE HALL**  
project address  
1000 S. MCHENRY AVE  
CRYSTAL LAKE, IL 60014

seal / signature

owner / developer  
ALA ARCHITECTS & PLANNERS, INC.  
2600 Behan Road at Rt. 176  
Crystal Lake, IL 60014  
p 815.788.9200

landscape architect of record  
YIPEI HSU  
1236 Chicago Ave 706A  
Evanston, IL 60202  
p 847.425.7532

architecture  
ALA ARCHITECTS & PLANNERS, INC.  
2600 Behan Road  
Crystal Lake, IL 60014  
p 815.788.9200 f 815.788.9201

### CHECK SET NOT FOR CONSTRUCTION

issue / revision	date	description
△	08.27.2020	Preliminary Design Review
△	10.23.2020	Revisions
△		
△		
△		
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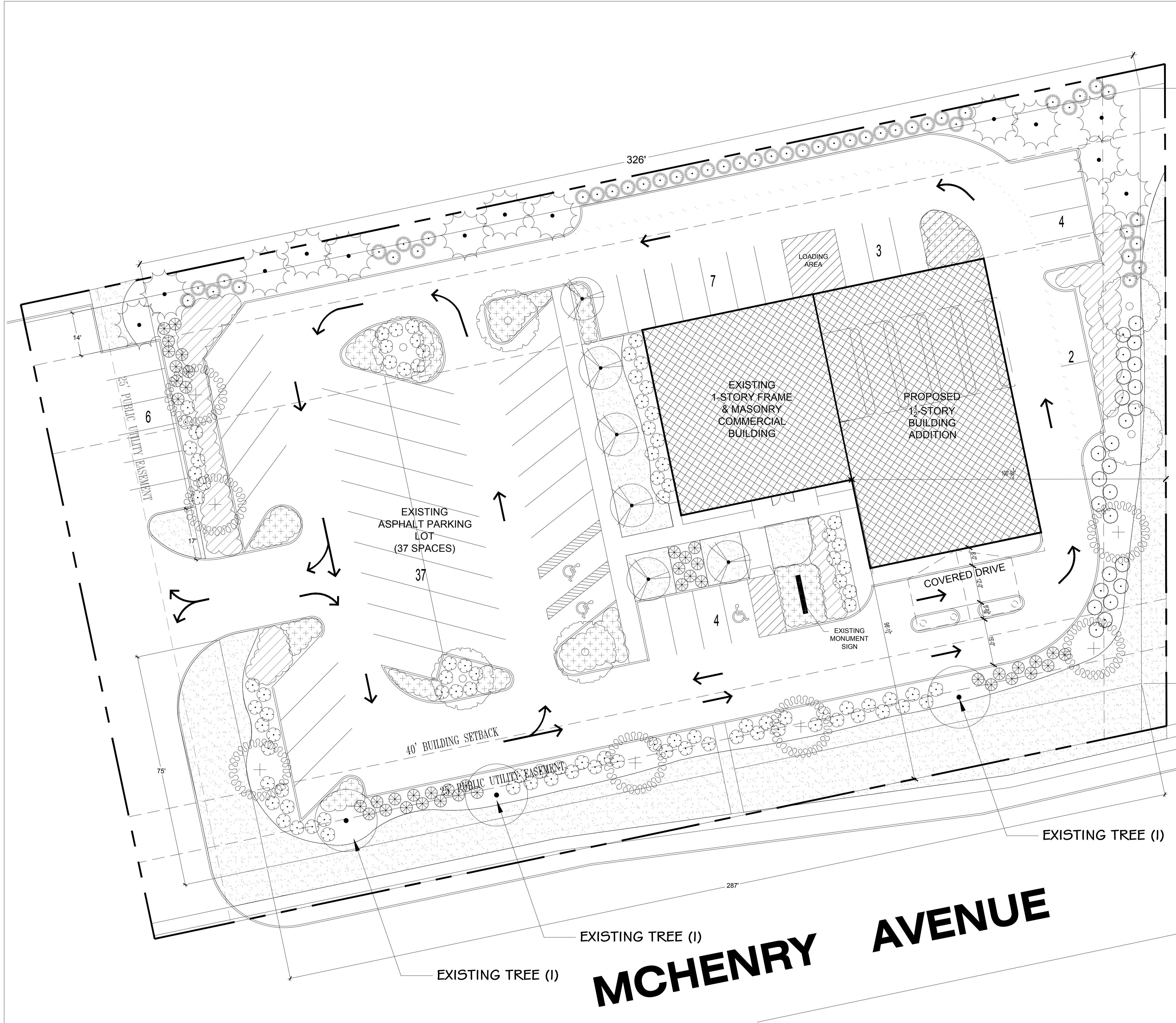
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issue date  
08.27.2020

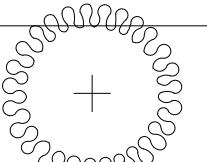
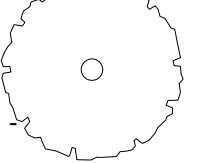
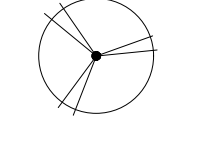
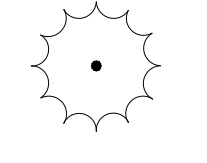
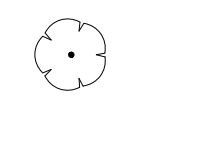
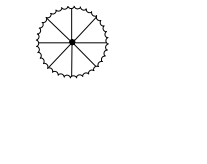
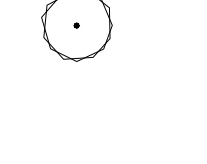
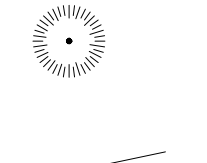
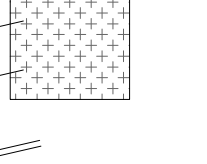
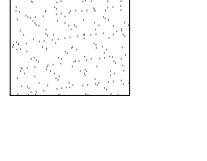

sheet name  
EXISTING SITE  
LANDSCAPE PLAN

L001





**CONCEPT PLANT SCHEDULE**

- 
**SHADE TREE 1**  
 2.5" cal., B&B, Parkway  
 Gleditsia triacanthos inermis 'Skyline' / Skyline Honey Locust  
 Quercus imbricaria / Shingle Oak  
 Tilia cordata / Littleleaf Linden  
 Ulmus x 'Pioneer' / Pioneer Elm
- 
**SHADE TREE 2**  
 2.5" cal., B&B
- 
**ORNAMENTAL**  
 8 feet in height, B&B/Multi Stem  
 Amelanchier x grandiflora / Apple Serviceberry  
 Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry  
 Cercis canadensis / Eastern Redbud  
 Cornus florida / Eastern Dogwood  
 Crataegus crus-galli / Cockspur Hawthorn  
 Crataegus crus-galli 'Cruzam' / Cruzam Thornless Cockspur Hawthorn  
 Malus x 'Prairifire' / Prairifire Crab Apple  
 Malus x 'Spring Snow' / Spring Snow Crab Apple  
 Pyrus calleryana / Ornamental Pear  
 Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac
- 
**EVERGREEN**  
 6 feet in height, B&B  
 Species per Village of Crystal Lake Zoning Ordinance  
 Section 4-400 Landscaping and Screening Standards  
 Juniperus chinensis 'Keteleeri' / Keteleeri Chinese Juniper  
 Picea abies / Norway Spruce  
 Picea omorika / Serbian Spruce  
 Picea pungens 'Colorado Green' / Blue Spruce  
 Pinus nigra / Austrian Pine  
 Pseudotsuga menziesii / Douglas Fir  
 Thuja occidentalis / American Arborvitae  
 Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae  
 Thuja plicata 'Green Giant' / Western Red Cedar
- 
**SHRUB1 - SHORT**  
 3 - 4 feet in height, B&B/CG  
 Cotoneaster horizontalis 'Hessei' / Rock Cotoneaster  
 Forsythia viridissima 'Bronxensis' / Bronx Forsythia  
 Hydrangea arborescens 'Annabelle' / Annabelle Hydrangea  
 Ribes alpinum 'Green Mound' / Green Mound Alpine Currant  
 Rosa rugosa / Rugosa Rose
- 
**SHRUB2 - SHORT EVERGREEN**  
 3 feet tall min, B&B/CG  
 Juniperus chinensis 'Sea Green' / Sea Green Juniper  
 Juniperus horizontalis plumosa 'Youngstown' / Creeping Juniper  
 Juniperus sabina 'Broadmoor' / Broadmoor Juniper  
 Juniperus squamata 'Blue Star' / Blue Star Juniper  
 Taxus x media 'Everlow' / Everlow Yew
- 
**SHRUB3 - TALL**  
 4-6 feet in height, B&B/CG  
 Aronia arbutifolia / Red Chokeberry  
 Euonymus alatus 'Pipizam' / Compact Burning Bush  
 Forsythia ovata 'Sunrise' / Sunrise Forsythia  
 Hamamelis vernalis / Spring Blooming Witchhazel  
 Hydrangea paniculata 'Tardiva' / Tardiva Hydrangea  
 Lonicera x xylosteoides 'Clavey's Dwarf' / Clavey's Dwarf Honeysuckle  
 Physocarpus opulifolius 'Summer Wine' / Summer Wine Ninebark  
 Spiraea cinerea 'Grefsheim' / Grefsheim Spiraea  
 Syringa patula 'Miss Kim' / Miss Kim Lilac  
 Viburnum dentatum 'Arrowwood' / Arrowwood Viburnum
- 
**SHRUB4 - TALL EVERGREEN**  
 5-6 feet tall, 3 feet spread, B&B/CG  
 Buxus x 'Green Mountain' / Boxwood  
 Taxus x media 'Tauntont' / Tauntont Yew
- 
**PERENNIAL**  
 1 gal. @ 18" o.c., CG  
 Aster novae-angliae / New England Aster  
 Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass  
 Echinacea purpurea / Purple Coneflower  
 Hemerocallis x 'Happy Returns' / Happy Returns Daylily  
 Hosta fortunei 'Frances' / Fortune's Hosta  
 Nepeta faassenii / Catmint  
 Rudbeckia fulgida 'Goldsturm' / Goldsturm Black-eyed Susan
- 
**SOD/SEED**  
 Restore if needed  
 Turf Sod / Sod
- 
**GROUNDCOVER**  
 Liriope spicata / Creeping Lily Turf  
 Pachysandra terminalis 'Green Carpet' / Japanese Spurge  
 Rhus aromatica 'Gro-Low' / Gro-Low Sumac

**Old PUD Plan Planting Quantity Table**

Quantity	Category	Species
16	Shade Tree	Linden, Maple, Locust
3	Ornamental	Alder
7	Evergreen Tree	Pine
60	Evergreen Shrub	Juniper
	Foundation Planting	Shrubs
	Mass Planting	Shrubs

**Required per Ordinances**

Quantity	Category	Species
23	Tree	Per Ordinances
190	Shrub	Per Ordinances

**Proposed Planting Quantity Table**

Quantity	Category	Species
13	Shade Tree	Per Ordinances
6	Ornamental	Per Ordinances
13	Evergreen Tree	Per Ordinances
89	Evergreen Shrub	Per Ordinances
123	Shrub	Per Ordinances
	Foundation Planting	
	Mass Planting	

client / owner  
**Client Name / Group**  
 project name  
**COMM. RENOVATION  
 MIXED USE HALL**  
 project address  
 1000 S. MCHENRY AVE  
 CRYSTAL LAKE, IL 60014

seal / signature

owner / developer  
 ALA ARCHITECTS & PLANNERS, INC.  
 2600 Behan Road at Rt. 176  
 Crystal Lake, IL 60014  
 p 815.788.9200

landscape architect of record  
 YIPEI HSU  
 1236 Chicago Ave 706A  
 Evanston, IL 60202  
 p 847.425.7532

architecture  
 ALA ARCHITECTS & PLANNERS, INC.  
 2600 Behan Road  
 Crystal Lake, IL 60014  
 p 815.788.9200 f 815.788.9201

**CHECK SET  
 NOT FOR CONSTRUCTION**

issue / revision	date	description
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4		
5		
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10		

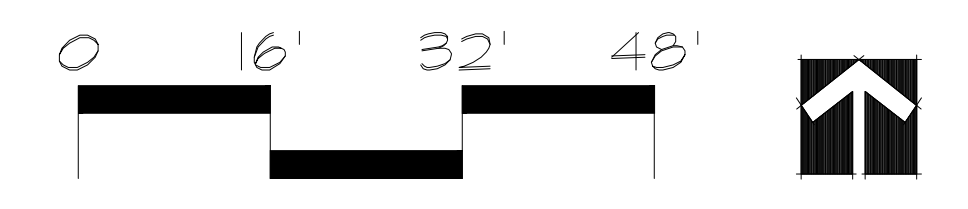
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issue date  
 10.23.2020

sheet name  
**PROPOSED SITE  
 LANDSCAPE PLAN**

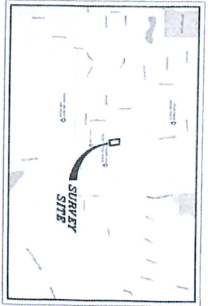
**L001**

**CONCEPTUAL SITE LANDSCAPE PLAN**



**PLAT OF SURVEY**  
**LEGAL DESCRIPTION**

PART OF LOT 4  
 OF THE SUBDIVISION VIA AND PART OF  
 THE SOUTHWEST 1/4 OF SECTION 7  
 AS SHOWN IN A RECENTLY FILED RECORD AND IN 2014 AS  
 SHOWN IN A RECENTLY FILED RECORD  
 (607' INCLUDING)



LOCATION MAP  
 NOT TO SCALE

**SURVEYOR'S NOTES**

1. THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACT, CHAPTER 120, SECTION 1-2. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE DEPARTMENT OF LAND SURVEY AND HAS FOUND THAT THE RECORDS REFLECT THE CORRECT LOCATION OF THE SURVEYED PROPERTY. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE DEPARTMENT OF LAND SURVEY AND HAS FOUND THAT THE RECORDS REFLECT THE CORRECT LOCATION OF THE SURVEYED PROPERTY.

- LEGEND**
- 1" WIDE ASPHALT DRIVE
  - 6" WIDE ASPHALT DRIVE
  - 12" WIDE ASPHALT DRIVE
  - 18" WIDE ASPHALT DRIVE
  - 24" WIDE ASPHALT DRIVE
  - 30" WIDE ASPHALT DRIVE
  - 36" WIDE ASPHALT DRIVE
  - 42" WIDE ASPHALT DRIVE
  - 48" WIDE ASPHALT DRIVE
  - 54" WIDE ASPHALT DRIVE
  - 60" WIDE ASPHALT DRIVE
  - 66" WIDE ASPHALT DRIVE
  - 72" WIDE ASPHALT DRIVE
  - 78" WIDE ASPHALT DRIVE
  - 84" WIDE ASPHALT DRIVE
  - 90" WIDE ASPHALT DRIVE
  - 96" WIDE ASPHALT DRIVE
  - 102" WIDE ASPHALT DRIVE
  - 108" WIDE ASPHALT DRIVE
  - 114" WIDE ASPHALT DRIVE
  - 120" WIDE ASPHALT DRIVE
  - 126" WIDE ASPHALT DRIVE
  - 132" WIDE ASPHALT DRIVE
  - 138" WIDE ASPHALT DRIVE
  - 144" WIDE ASPHALT DRIVE
  - 150" WIDE ASPHALT DRIVE
  - 156" WIDE ASPHALT DRIVE
  - 162" WIDE ASPHALT DRIVE
  - 168" WIDE ASPHALT DRIVE
  - 174" WIDE ASPHALT DRIVE
  - 180" WIDE ASPHALT DRIVE
  - 186" WIDE ASPHALT DRIVE
  - 192" WIDE ASPHALT DRIVE
  - 198" WIDE ASPHALT DRIVE
  - 204" WIDE ASPHALT DRIVE
  - 210" WIDE ASPHALT DRIVE
  - 216" WIDE ASPHALT DRIVE
  - 222" WIDE ASPHALT DRIVE
  - 228" WIDE ASPHALT DRIVE
  - 234" WIDE ASPHALT DRIVE
  - 240" WIDE ASPHALT DRIVE
  - 246" WIDE ASPHALT DRIVE
  - 252" WIDE ASPHALT DRIVE
  - 258" WIDE ASPHALT DRIVE
  - 264" WIDE ASPHALT DRIVE
  - 270" WIDE ASPHALT DRIVE
  - 276" WIDE ASPHALT DRIVE
  - 282" WIDE ASPHALT DRIVE
  - 288" WIDE ASPHALT DRIVE
  - 294" WIDE ASPHALT DRIVE
  - 300" WIDE ASPHALT DRIVE



**LEGAL DESCRIPTION**

LOT 'A' IN FIRST NATIONAL BANK'S DARTMOOR CENTER SUBDIVISION, AS SHOWN IN A RECENTLY FILED RECORD AND IN 2014 AS SHOWN IN A RECENTLY FILED RECORD (607' INCLUDING)

**LEGAL DESCRIPTION**

LOT 'B' IN FIRST NATIONAL BANK'S DARTMOOR CENTER SUBDIVISION, AS SHOWN IN A RECENTLY FILED RECORD AND IN 2014 AS SHOWN IN A RECENTLY FILED RECORD (607' INCLUDING)

**PROPERTY AREA**

7315 SQUARE FEET (1.669 ACRES)

**PROPERTY ADDRESS**

1000 MCHENRY AVENUE, CRYSTAL LAKE, ILLINOIS

**MONUMENT LEGEND**

— 1" WIDE ASPHALT DRIVE

**ABBREVIATIONS**

— 1" WIDE ASPHALT DRIVE

**SURVEY PREPARED FOR**

CRYSTAL LAKE CENTER NORTH  
 CRYSTAL LAKE CENTER SOUTH

**STATE OF ILLINOIS**

COUNTY OF LAKE

**DEED**

RECORDED IN BOOK 12345, PAGE 6789

**MANHARD CONSULTING**

1000 MCHENRY AVENUE, CRYSTAL LAKE, ILLINOIS

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1000 MCHENRY AVENUE, CRYSTAL LAKE, ILLINOIS

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1000 MCHENRY AVENUE, CRYSTAL LAKE, ILLINOIS

NO.	DESCRIPTION	DATE

**Manhard CONSULTING**

1000 MCHENRY AVENUE, CRYSTAL LAKE, ILLINOIS

**LOT 'A' IN FIRST NATIONAL BANK'S DARTMOOR CENTER SUBDIVISION**

**1000 MCHENRY AVENUE, CRYSTAL LAKE, ILLINOIS**

**PLAT OF SURVEY**

1 OF 1 SHEETS

SCANNED