

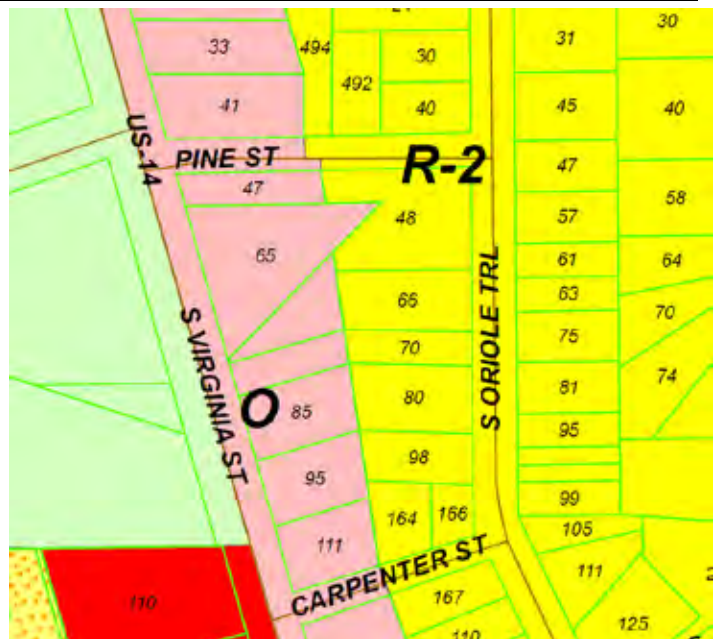


#2010-68 Wilbrandt Rezoning and Subdivision Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	December 1, 2010
<u>Requests:</u>	<ol style="list-style-type: none">1) Comprehensive Land Use Plan Amendment from Office to Urban Residential,2) Rezoning from “O” Office to “R-2” Single-Family Residential,3) Minor Subdivision to create an additional residential lot, and4) Deferral from Article 5-200 F. the requirement to install sidewalks, parkway trees, street lighting and burial of aerial utilities.
<u>Location:</u>	65 Virginia Street and 48 South Oriole Trail
<u>Acreage:</u>	Approximately 1.4 acres (both lots)
<u>Existing Zoning:</u>	O Office and R-2 Single Family Residential
<u>Surrounding Properties:</u>	North: O Office and R-2 Single Family Residential South: O Office and R-2 Single Family Residential East: R-2 Single Family Residential West: W Watershed
<u>Staff Contact:</u>	Elizabeth Maxwell 815.356.3615

Background:

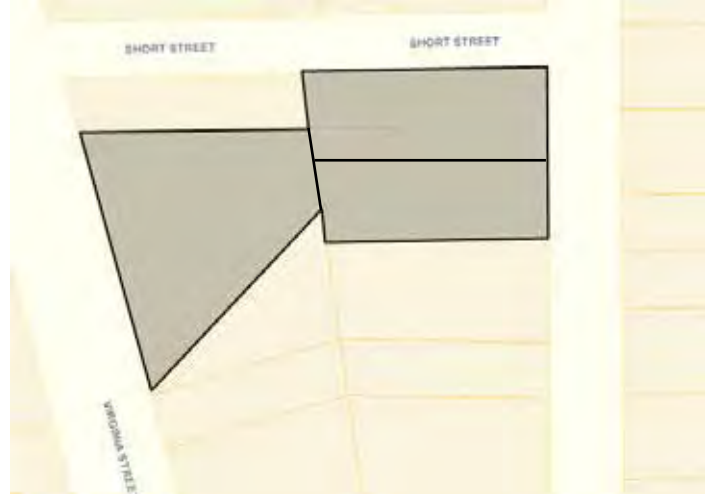
The subject properties are two lots, one being a triangular office lot and the other being a residentially zoned lot. The triangular lot is zoned Office along with the other properties on this block which front Virginia Street. The lot along Oriole Trail, 48 S. Oriole is a larger residential lot with a portion of 65 Virginia jutting into it. The petitioner desires to subdivide 48 S. Oriole Trail into two lots, which requires a Plat of Subdivision and a Rezoning.



The existing lot configuration is illustrated below. The proposed subdivision would trim the corner of the office lot off and include it with the residential lot. The residential lot would be divided into two lots. The proposed layout is also illustrated below.



Existing Parcel Layout



Proposed Subdivision Layout

Comprehensive Land Use Plan

The Comprehensive Land Use Plan designates the properties in question as Office and Urban Residential. The triangular piece of the office lot appears to be Office in the Comprehensive Plan Map. The Comprehensive Plan Amendment is to straighten up the line to coincide with the rezoning boundaries.

Land Use Analysis:

Rezoning

48 S. Oriole Trail is currently zoned R-2 Single Family. A small portion of the office lot is within the proposed residential subdivision area. This corner piece needs to be rezoned from O Office to R-2 Single Family Residential. The remainder of the office lot would remain zoned Office.

Criteria for Rezoning

- (a) The existing uses and zoning of nearby property.
- (b) The extent to which property values are diminished by a particular zoning classification or restriction.
- (c) The extent to which the destruction of property value of a petitioning property owner promotes the health, safety, morals, or general welfare of the public.
- (d) The relative gain to the public as opposed to the hardship imposed on a petitioning property owner.
- (e) The sustainability of the subject property for its zoned purposes.

- (f) The length of time the property has been vacant as zoned, considered in the context of land development in the area.
- (g) The Comprehensive Plan designation and the current applicability of that designation.
- (h) The evidence or lack of evidence, of community need for the use proposed.

Minor Subdivision

The petitioner is requesting a Resubdivision to include the triangular tip of the office lot within the residential lot and then divide the residential lot into two lots.

The lot size, setback and bulk regulations for the “R-2” zoning district are as follows:

	<i>Lot Size</i>		<i>Yards</i>						<i>Bulk</i>			
	Area	Width	Front	Rear	Total side	Min side	Side abut street	Side abut resid	Lot Cov	FAR	Height Princ Structure	Height Access Structure
R-2	Sq. Ft.	Ft.	Ft.	Ft.	Ft.	Ft.	Ft.	Ft.	%	- -	Ft./St.	Ft./St.
Single family	8,400	70 80 corner lot	30	20	18	7	30	N/A-	Bld. 40 Site 50	.80	28/2	15/1

The two residential lots created would meet these standard requirements. Once permits are submitted for the development of the lots, the yard and bulk standards will be reviewed. This area is part of stormwater depressional area. Building permits will need to be reviewed by the Engineering Division and the City’s Watershed Consultant. A note has been added to the plat regarding the required review at the time of building permit.

Recommended Conditions:

A motion to recommend approval of the petitioner’s request with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Wilbrandt, received 11/02/10).
 - B. Final Plat of Subdivision (American Survey Co. Dated 10/04/10, received 11/02/10)
2. The Final Plat shall be revised as follows:
 - a. Add language to the end of Note #1 “Review fees shall be paid by the lot owner.”
 - b. Illustrate the limits of the Municipal Utility Easement by arrows.
3. The petitioner shall address all of the review comments and requirements of the Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments.

City of Crystal Lake Development Application

Office Use Only
File # _____

6 8 2010

Project Title: ROBERT A. WILBRANDT'S RESUBDIVISION

RECEIVED
NOV 02 2010
BY: _____

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 checked="" type="checkbox"/> Rezoning |
| <input type="checkbox"/> Final PUD | <input type="checkbox"/> Special Use Permit |
| <input type="checkbox"/> Final PUD Amendment | <input type="checkbox"/> Variation |
| <input checked="" type="checkbox"/> Final Plat of Subdivision | <input type="checkbox"/> Other |

Petitioner Information

Owner Information (if different)

Name: Wilbrandt Real Estate, LLC
Address: 65 S. Virginia St.
Crystal Lake, IL 60014
Phone: 815-459-2721
Fax: 815-459-2747
E-mail: r.wilbrandt@sbcglobal.net

Name: _____
Address: _____
Phone: _____
Fax: _____
E-mail: _____

Property Information

Project Description: Resubdivide 3 - 50' wide residential lots into an 80' wide lot and a 70' wide lot. In addition, detach 80' X 70' triangular tip from adjacent office lot and rezone it to R-2 single family and attach it to other residential lots.

Project Address/Location: Southwest corner of Oriole Tr. and Pine St. in Crystal Lake, IL.

PIN Number(s): 19-06-227-008

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: Laurence A. Wilbrandt, 65 S. Virginia St., Crystal Lake, IL 60014
815-459-2721 - voice 815-459-2747 - fax
r.wilbrandt@sbcglobal.net

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: American Survey Co., 913 Hickory Grove Ln., Cary, IL 60013
847-516-2700 - Voice 847-516-2772 - Fax

Other: _____

Signatures

Wilbrandt Real Estate, LLC By: Laurence A. Wilbrandt 11/1/10

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.

Wilbrandt Real Estate, LLC By: Laurence A. Wilbrandt 11/1/10

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.

Application for Minor Subdivision Approval

6 8 2010

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

RECEIVED
 NOV 0 8 2010
 BY: _____

I. Applicant

WILBRANDT REAL ESTATE, LLC		
Name	Corporation	
65 S. Virginia St.		
Street	Crystal Lake	IL 60014
City	State	Zip Code
Larry Wilbrandt	Managing Member	815-459-2721
Contact Person	Relationship to Owner	Telephone Number
815-459-2747	r.wilbrandt@sbcglobal.net	
Fax Number	E-mail address	

II. Owner of Property

WILBRANDT REAL ESTATE, LLC		
Name	Telephone Number	
65 S. Virginia St., Crystal Lake, IL 60014		
Address	60014	815-459-2721

III. Development Team (if applicable)

Larry Wilbrandt	815-459-2721	815-459-2747
Attorney	Telephone Number	Fax Number
65 S. Virginia St., Crystal Lake, IL 60014		
Address		r.wilbrandt@sbcglobal.net
	E-mail address	
N/A		
Architect	Telephone Number	Fax Number
N/A		
Developer	Telephone Number	Fax Number
N/A		
Engineer	Telephone Number	Fax Number
American Survey Co.	847-516-2700	847-516-2772
Surveyor	Telephone Number	Fax Number

IV. Project Data

1. a. Location/Address: SW corner of Pine St. and Oriole Tr.,
Crystal Lake
a. PIN #: 19-06-227-008

2. General description of site conditions (including existing site improvement, i.e., buildings, parking, landscaping, etc.): approximately .70 acres of wooded, vacant land with 1 city-owned lift station on NW corner.

3. Existing Zoning: R-2 Single Family District

4. Existing Land Use: Vacant lot

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: .70 acres

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

a. Install sidewalk YES NO No sidewalks in neighborhood

b. Burial of Aerial Utilities YES NO Utilities are overhead in neighborhood

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): Proposed to re-subdivide 3 platted 50 foot wide lots into 2 new lots: an 80 foot wide lot and a 70 foot wide lot to be in compliance with city ordinances. Also to remove 80" X 70" triangular tip of adjacent office lot and incorporate it into the new residential lots.

V. Signatures

Laurence A. Wilbrandt

8/17/10

PETITIONER: Print and Sign name (if different from owner)

Date

WILBRANDT REAL ESTATE, LLC

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

Laurence A. Wilbrandt

8/17/10

LAURENCE A. WILBRANDT, Managing Member

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).

PUBLIC NOTICE

BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE

IN THE MATTER OF THE APPLICATION OF WILBRANDT REAL ESTATE, LLC.

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 WILBRANDT REAL ESTATE, LLC. relating to the property located at the Southwest corner of Pine St. and Oriole Tr., and a portion of 65 S. Virginia St. Crystal Lake, IL 60014. PIN: 19-06-227-008 AND 19-06-227-024.

This application is filed for purpose of Rezone from O-Office to R-2 Single Family District, pursuant to the requirements of Article 9 of the Crystal Lake Unified Development Ordinance.

A public meeting before the Planning and Zoning Commission on the request will be held at 7:30 p.m. on December 1, 2010, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

A public hearing before the Planning and Zoning Commission on the request will be held at 7:30 p.m. on December 1, 2010, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Northwest Herald is the only daily newspaper published in McHenry County.

Thomas Hayden, Chair
Planning and Zoning Commission
City of Crystal Lake
(Published in the Northwest Herald
November 10, 2010)

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ROBERT A. WILBRANDT'S RESUBDIVISION

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF MCHENRY)

APPROVED AND ACCEPTED BY THE CITY COUNCIL OF CRYSTAL LAKE, ILLINOIS THIS _____ DAY OF _____, A.D. _____

BY _____
(MAYOR)

ATTEST: _____
(CITY CLERK)

PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF MCHENRY)

I, _____, CHAIRMAN OF THE CRYSTAL LAKE PLANNING AND ZONING COMMISSION, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, A.D. _____, THIS PLAT OF SUBDIVISION WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, ILLINOIS.

(CHAIRMAN)

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF MCHENRY)

I, _____, COUNTY CLERK OF 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 SALES 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 AT _____, ILLINOIS,

THIS _____ DAY OF _____, A.D. _____

COUNTY CLERK

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF MCHENRY)

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF MCHENRY COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D. _____

AT _____ O'CLOCK _____

COUNTY RECORDER

OWNER'S CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF MCHENRY)

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED SAID PROPERTY TO BE SURVEYED AND RESUBDIVIDED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

TO THE BEST OF OUR KNOWLEDGE, ALL LOTS IN THIS SUBDIVISION LIE WITHIN CRYSTAL LAKE COMMUNITY CONSOLIDATED SCHOOL DISTRICT 47 CRYSTAL LAKE HIGH SCHOOL DISTRICT 155

DATED AT _____ ILLINOIS, THIS _____

DAY OF _____, A.D., _____

BY: _____

TITLE: _____

ATTEST: _____

TITLE: _____

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF _____)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____

_____, PERSONALLY KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT IN THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D., _____

NOTARY PUBLIC

FLOOD HAZARD STATEMENT

THIS IS TO CERTIFY THAT THE PARCEL INCLUDED IN THIS RESUBDIVISION IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED FOR THE CITY OF CRYSTAL LAKE, ILLINOIS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP, MAP NO. 17111C0327U, DATED NOV. 16, 2006.

DATED THIS 8TH DAY OF JUNE, A.D., 2010

SIGNED: _____
WILLIAM M. TENBUSCH
PROFESSIONAL LAND SURVEYOR #35-2767

ELECTRIC AND COMMUNICATIONS EASEMENT

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, COMMUNICATIONS, AND CABLE TV SERVICE IS HEREBY RESERVED AND GRANTED TO: COMMONWEALTH EDISON COMPANY, AMERITECH, COMCAST (AND GRANTEEES),

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "UTILITY EASEMENT", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, 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 SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED "UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MATTER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

GAS COMPANY EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNS, IN ALL PLATTED "UTILITY EASEMENT" AREAS, STREETS, ALLEYS, OTHER PUBLIC WAYS AND PLACES SHOWN ON THIS PLAT, SAID EASEMENT TO BE FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES FOR THE PURPOSE OF SERVING ALL AREAS SHOWN ON THIS PLAT AS WELL AS OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO, NO BUILDINGS OR OTHER STRUCTURES SHALL BE CONSTRUCTED OR ERECTED IN ANY SUCH "UTILITY EASEMENT" AREAS, STREETS, ALLEYS, OR OTHER PUBLIC WAYS OR PLACES NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY.

DRAINAGE EASEMENT

THE CITY OF CRYSTAL LAKE IS HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED "DRAINAGE EASEMENTS" TO INSTALL, OPERATE AND MAINTAIN SURFACE AND UNDERGROUND DRAINAGE FACILITIES. SAID EASEMENT SHALL BE USED FOR NO OTHER PURPOSE EXCEPT AS EXPRESSLY AUTHORIZED BY THE CITY. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR THE RIGHTS HEREIN GRANTED.

MUNICIPAL UTILITY EASEMENT

MUNICIPAL UTILITY EASEMENT (MUE): 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.

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.

ONLY PERPENDICULAR CROSSINGS OF THE M.U.E. ARE PERMITTED BY PUBLIC UTILITIES. THE M.U.E.'S ARE EXCLUSIVE OF ANY BLANKET EASEMENT.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF MCHENRY)

THIS IS TO CERTIFY THAT I, WILLIAM M. TENBUSCH, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND RESUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN IN MCHENRY COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

PARCEL 1: LOTS 45, 46, AND 47 IN KELLOGG'S SUBDIVISION OF PART OF BLOCK 13 IN PIERSON'S ADDITION TO CRYSTAL LAKE, A SUBDIVISION OF PART OF SECTIONS 5 AND 6, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 3, 1911 AS DOCUMENT NO. 19086 IN BOOK 3 OF PLATS, PAGE 38 AND ACCORDING TO THE RE-PLAT THEREOF RECORDED SEPTEMBER 23, 1911 AS DOCUMENT NO. 20123 IN BOOK 3 OF PLATS, PAGE 40, IN MCHENRY COUNTY, ILLINOIS.

PARCEL 2: THE EASTERLY PART OF LOT 24 IN BLOCK 13 IN PIERSON'S ADDITION TO CRYSTAL LAKE, A SUBDIVISION OF PART OF SECTIONS 5 AND 6, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 19, 1868 IN BOOK 43 OF DEEDS, PAGE 303, IN MCHENRY COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 24; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 24 A DISTANCE OF 98.30 FEET TO THE MOST WESTERLY CORNER OF LOT 47 IN THE AFOREMENTIONED KELLOGG'S SUBDIVISION; THENCE NORTHERLY A DISTANCE OF 69.56 FEET TO THE SOUTHWEST CORNER OF LOT 45 IN THE AFOREMENTIONED KELLOGG'S SUBDIVISION; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 24 A DISTANCE OF 79.99 FEET TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

PARCEL 3: LOT 24 IN BLOCK 13 IN PIERSON'S ADDITION TO CRYSTAL LAKE, A SUBDIVISION OF PART OF SECTION 5 AND SECTION 6, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 19, 1868 IN BOOK 43 OF DEEDS, PAGE 303, EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 24; THENCE ON AN ASSUMED BEARING OF NORTH 88 DEGREES 49 MINUTES 10 SECONDS EAST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 8.43 FEET; THENCE SOUTH 15 DEGREES 19 MINUTES 37 SECONDS EAST, A DISTANCE OF 232.43 FEET TO THE SOUTH LINE OF SAID LOT 24; THENCE SOUTH 44 DEGREES 21 MINUTES 10 SECONDS WEST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 10.03 FEET TO THE EASTERLY LINE OF U.S. ROUTE 14; THENCE NORTH 15 DEGREES 12 MINUTES 43 SECONDS WEST ALONG SAID EASTERLY LINE A DISTANCE OF 239.55 FEET TO THE POINT OF BEGINNING, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 13, 1985 AS DOCUMENT NO. 917701 IN MCHENRY COUNTY, ILLINOIS, AND ALSO EXCEPTING THE EASTERLY PART OF LOT 24 AS DESCRIBED IN PARCEL 2 ABOVE.

I FURTHER CERTIFY THAT THIS RESUBDIVISION LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF CRYSTAL LAKE, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE MUNICIPAL CODE.

ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AS SHOWN BY THIS PLAT WHICH IS A CORRECT REPRESENTATION OF THE SURVEY AND RESUBDIVISION. PERMANENT MONUMENTS WILL BE SET AT ALL LOT CORNERS AS REQUIRED BY THE PLAT ACT.

GIVEN UNDER MY HAND AND SEAL, AT CARY, ILLINOIS, THIS _____ DAY OF _____, A.D., _____

SIGNED: _____
WILLIAM M. TENBUSCH
PROFESSIONAL LAND SURVEYOR #35-2767

RECORDING DESIGNATION

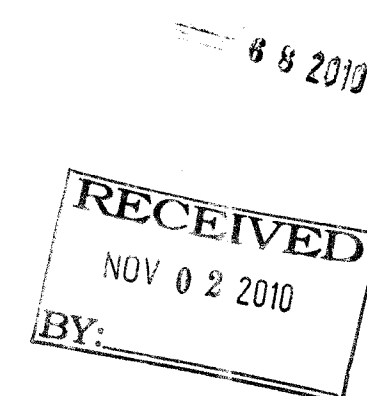
I, WILLIAM M. TENBUSCH, PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, HEREBY DESIGNATE _____ TO RECORD THIS SUBDIVISION PLAT WITH THE MCHENRY COUNTY RECORDER OF DEEDS. AS A CONDITION OF THIS GRANT, SAID DESIGNEE IS HEREBY REQUIRED TO PROVIDE THIS SURVEYOR, A CERTIFIED COPY OF SAID PLAT, IMMEDIATELY UPON RECORDING OF SAME. RECEIPT OF SAID CERTIFIED COPY WILL SERVE AS NOTICE TO THE SURVEYOR THAT THE PLAT HEREON DRAWN HAS BEEN RECORDED.

WILLIAM M. TENBUSCH, P.L.S. #035-02767

PLAT SUBMITTED FOR RECORDING BY: _____

FIRM/ENTITY: _____

ADDRESS: _____



FINAL PLAT ROBERT A. WILBRANDT'S RESUBDIVISION

BEING A RESUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN IN MCHENRY COUNTY, IL. DESCRIBED AS FOLLOWS:

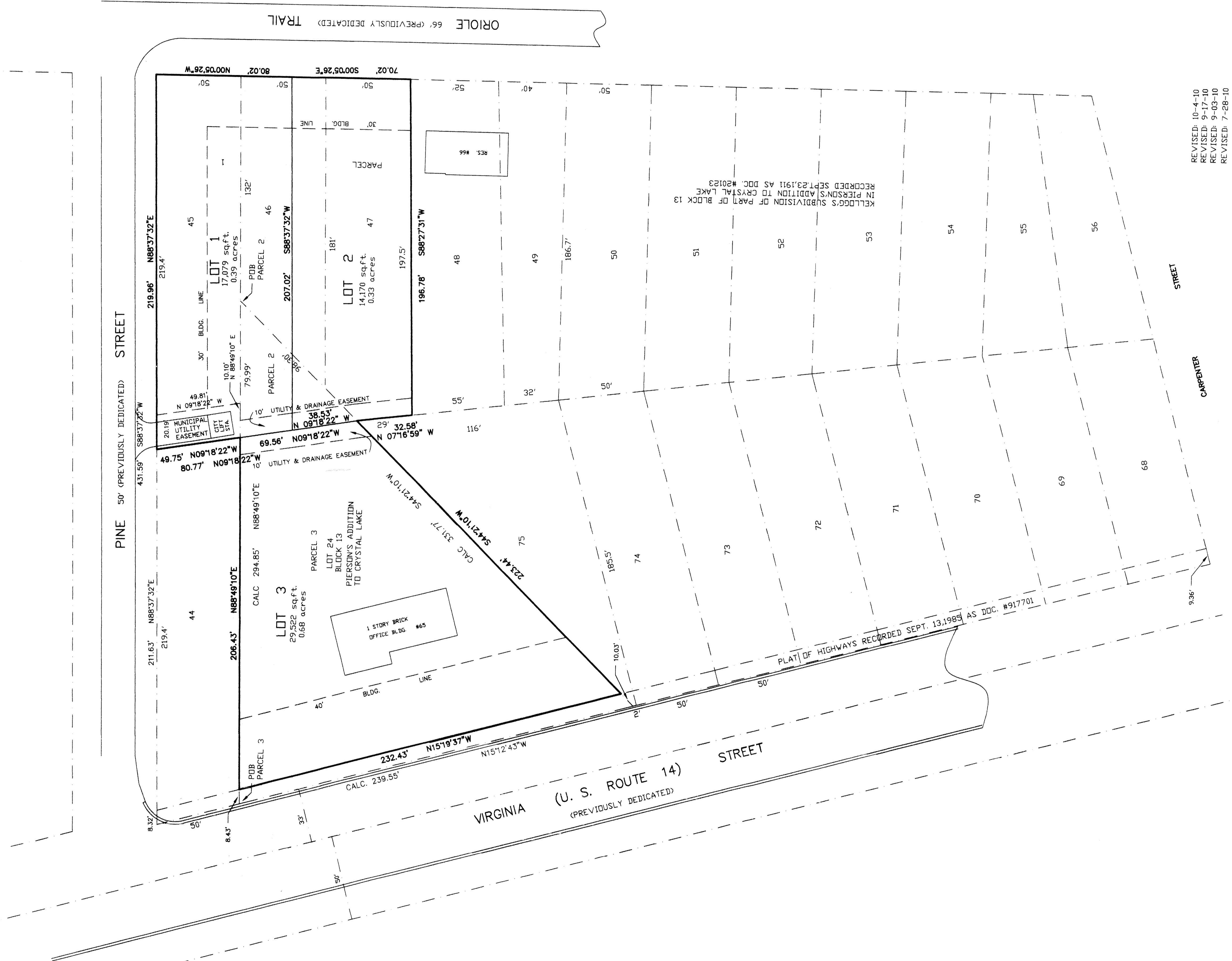
PARCEL 1: LOTS 45, 46, AND 47 IN KELLOGG'S SUBDIVISION OF PART OF BLOCK 13 IN PIERSON'S ADDITION TO CRYSTAL LAKE, A SUBDIVISION OF PART OF SECTIONS 5 AND 6, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 3, 1911 AS DOCUMENT NO. 19086 IN BOOK 3 OF PLATS, PAGE 38, AND ACCORDING TO THE RE-PLAT THEREOF RECORDED SEPTEMBER 23, 1911 AS DOCUMENT NO. 20123 IN BOOK 3 OF PLATS, PAGE 40, IN MCHENRY COUNTY, ILLINOIS.

PARCEL 2: THE EASTERLY PART OF LOT 24 IN BLOCK 13 IN PIERSON'S ADDITION TO CRYSTAL LAKE, A SUBDIVISION OF PART OF SECTIONS 5 AND 6, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 19, 1868 IN BOOK 43 OF DEEDS, PAGE 303, IN MCHENRY COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 24; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 24 A DISTANCE OF 98.30' TO THE MOST WESTERLY CORNER OF SAID LOT 24; THENCE AFREMENTIONED KELLOGG'S SUBDIVISION; THENCE NORTHERLY A DISTANCE OF 69.56'; TO THE SOUTHWEST CORNER OF LOT 47 IN THE AFREMENTIONED KELLOGG'S SUBDIVISION; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 24 A DISTANCE OF 79.99'; TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

PARCEL 3: LOT 24 IN BLOCK 13 IN PIERSON'S ADDITION TO CRYSTAL LAKE, A SUBDIVISION OF PART OF SECTION 5 AND SECTION 6, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 19, 1868 IN BOOK 43 OF DEEDS, PAGE 303, EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 24; THENCE ON AN ASSUMED BEARING OF NORTH 88 DEGREES 49 MINUTES 10 SECONDS EAST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 8.43 FEET; THENCE SOUTH 15 DEGREES 19 MINUTES 37 SECONDS EAST, A DISTANCE OF 232.43 FEET TO THE SOUTH LINE OF SAID LOT 24; THENCE SOUTH 44 DEGREES 21 MINUTES 10 SECONDS WEST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 1003 FEET TO THE EASTERLY LINE OF U.S. ROUTE 14; THENCE NORTH 15 DEGREES 12 MINUTES 43 SECONDS WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 239.55 FEET TO THE POINT OF BEGINNING; ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 13, 1985 AS DOCUMENT NO. 917701 IN MCHENRY COUNTY, ILLINOIS, AND ALSO EXCEPTING THE EASTERLY PART OF LOT 24 AS DESCRIBED IN PARCEL 2 ABOVE.



Scale: 1" = 30'

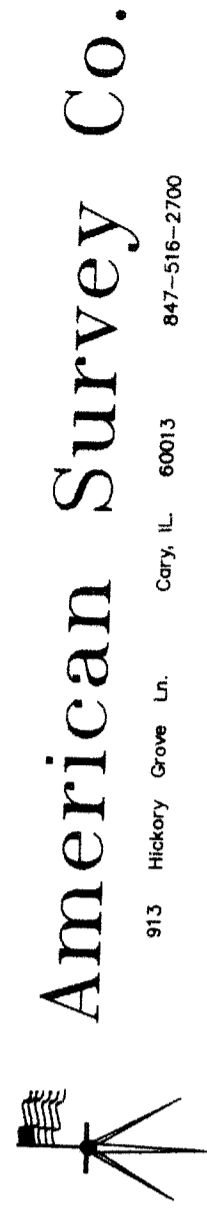


REVISED: 10-4-10
REVISED: 9-17-10
REVISED: 9-03-10
REVISED: 7-28-10
REVISED: 6-14-10
REVISED: 5-23-10
REVISED: 3-25-08

NOTES:

1. THIS PROPERTY CONTAINS A DEPRESSIONAL AREA THAT IS CLASSIFIED AS A REGULATORY FLOODPLAIN OR FLOOD PRONE AREA UNDER THE CRYSTAL LAKE STORMWATER MANAGEMENT ORDINANCE. DEVELOPMENT OF THE PARCEL WILL BE SUBJECT TO THE STORMWATER, WETLAND, AND FLOODPLAIN REQUIREMENTS OF THE CRYSTAL LAKE STORMWATER ORDINANCE AND CRYSTAL LAKE WATERSHED DESIGN MANUAL AND MUST BE APPROVED BY THE CITY PRIOR TO ISSUANCE OF A BUILDING PERMIT.
2. BEARINGS SHOWN ARE BASED ON ASSUMED DATUM.
3. LOTS 1 AND 2 ARE ZONED R-2, LOT 3 IS ZONED OFFICE.

Distances are given in feet and decimal parts thereof.
 O indicates iron stake found
 • indicates iron stake set
 x-x-x indicates fencing
 [shaded area] indicates concrete



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