



City of Crystal Lake

Memorandum

To: Members of the Planning and Zoning Commission
From: Latika V. Bhide, Planner
Date: December 5, 2012
Re: 2012-112 Jaster's 414 W. Virginia Street

The petitioner is requesting a Special Use Permit for a 'Drinking Place' to allow a bar at this location. Along with the Special Use, the petitioner is requesting a variation from the required number of parking spaces. At the Planning and Zoning Commission hearing on November 19th, there were concerns expressed regarding the lack of available parking at this location. The petitioner has indicated that they have received permission from the property owner at 410 W. Virginia Street (Vogue Cleaners) to lease the entire back parking lot for parking purposes after store hours (around 5 pm). The petitioners expect to be able to park 10-12 cars in this space with valet assistance.



If you have any questions, please let me know. Thanks.



#2012-109

Jaster's – 414 W. Virginia Street

Project Review for Planning and Zoning Commission

Meeting Date:

November 19, 2012

Request:

1. Special Use Permit for a 'Drinking Place'
2. Variation from the required number of 8 parking spaces to allow zero spaces

Location:

414 W. Virginia Street

Acreage:

Approximately 1,100 sq. ft. tenant suite

Zoning:

"B-2 VSC" General Commercial-Virginia Street Corridor Overlay

Surrounding Properties:

North: B-2 VSC General Commercial-Virginia Street Corridor
South: B-2 VSC General Commercial-Virginia Street Corridor
East: B-2 VSC General Commercial-Virginia Street Corridor
West: R-2 Single-Family Residential (McCormick Park)

Staff Contact:

Latika Bhide 815-356-3615

Background:

- **Location:** 414 W. Virginia Street (NWC of Pomeroy and Virginia Streets)
- **Zoning:** "B-2 VSC" General Commercial-Virginia Street Corridor Overlay
- **Existing Use:** Tenant space is currently vacant. Formerly occupied by Nextel
- **Request:** Special Use Permit for a 'Drinking Place' and a variation from the required number of parking spaces to allow zero spaces

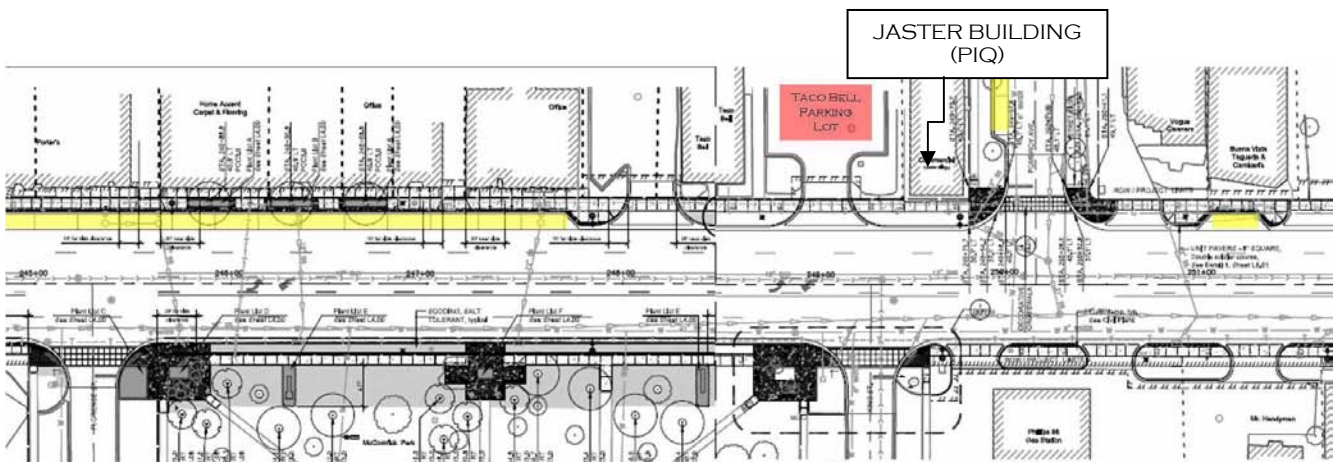


Site Analysis:

- **History:** The building located at the northwest corner of Pomeroy and Virginia Streets is identified as the Jaster Building. The building was built by Joseph J. Jaster in 1914. A market was operated on the first floor of the building for several years until the store was closed in 1951. In recent years, the approximately 1,100-square-foot tenant space along the south side, along Virginia Street has been occupied by a window store and a Nextel Store. The approximately 785-square-foot tenant space located along the north side of the building along Pomeroy Street is occupied by Chez Pierre' Creperie Restaurant (The restaurant will

operate as Sweet Melissa's once the business is acquired by the petitioner). Two apartments are located on the second story.

- **Use:** The petitioner is requesting to operate a bar at this location. Per Article 2, Land Uses of the Unified Development Ordinance (UDO), a bar, classified as a 'Drinking Place', is permitted as a Special Use in the "B-2" district.
- **Parking:** Along with the request for a Special Use, the petitioner is requesting a variation from the required number of parking spaces. There are 4 parking spaces located on-site which are assumed allocated to the existing apartments and the creperie restaurant. Per the UDO, the bar would be required to provide 11 parking spaces. With the adoption of the UDO, properties located in the Virginia Street Corridor overlay district are allowed a reduction in the number of parking spaces to allow 70% of the required spaces is allowed. Therefore, a total of 8 spaces are required for this use. The petitioner is requesting a variation from the required 8 spaces to allow 0 spaces.



ON-STREET PARKING

On-street parking is available along Pomeroy and Virginia Streets. McCormick Park is located on the south side of Virginia Street across from this property. On-street parking is also available on Florence, Pierson and King Streets.

- **Virginia Street Corridor (VSC) TIF and Overlay District:** The property is located in the VSC TIF district. The TIF plan identifies the property as mixed-use and recommends retention of the mixed-use (residential above commercial) for this site. The Virginia Street Design Guidelines identified the building on this site is as Type 2.C (Two story buildings with flat roof). The petitioners are not proposing any exterior changes to the building. For any signs that may be installed, the sign area must meet the UDO allowance. For Type 2.C buildings, an appropriate wall sign band area is required to be created for new signage.
- **Other issues:** The property owner at 234 Pomeroy Ave (a four-flat) contacted the City and expressed concerns that the patrons of the bar would utilize all available parking on Pomeroy Ave as well as the parking area for the four-flat. They also indicated concern about blowing trash, noise- particularly at late hours and the possibility of unruly behavior by the patrons.

Findings of fact:

SPECIAL USE PERMIT

The petitioner is requesting approval of a Special Use Permit for a Drinking Place. Special Uses require a separate review because of their potential to impact surrounding properties and the orderly development of the City. Section 2-400 of the Unified Development Ordinance establishes standard for all Special Uses in Crystal Lake. The criteria are as follows:

- 1. That the proposed use is necessary or desirable, at the location involved, to provide a service or facility which will further the public convenience and contribute to the general welfare of the neighborhood or community.

Meets *Does not meet*

- 2. That the proposed use will not be detrimental to the value of other properties or improvements in the vicinity.

Meets *Does not meet*

- 3. That the proposed use will comply with the regulations of the zoning district in which it is located and this Ordinance generally, including, but not limited to, all applicable yard and bulk regulations, parking and loading regulations, sign control regulations, watershed, wetlands, and flood plain regulations, Building and Fire Codes and all other applicable City Ordinances.

Meets *Does not meet*

- 4. That the proposed use will not negatively impact the existing off-site traffic circulation; will adequately address on-site traffic circulation; will provide adequate on-site parking facilities; and, if required, will contribute financially, in proportion to its impact, to upgrading roadway and parking systems.

Meets *Does not meet*

- 5. That the proposed use will not negatively impact existing public utilities and municipal service delivery systems and, if required, will contribute financially, in proportion to its impact, to the upgrading of public utility systems and municipal service delivery systems.

Meets *Does not meet*

- 6. That the proposed use will not impact negatively on the environment by creating air, noise, or water pollution; ground contamination; or unsightly views.

Meets *Does not meet*

- 7. That the proposed use will maintain, where possible, existing mature vegetation; provide adequate screening to residential properties; provide landscaping in forms of ground covers, trees and shrubs; and provide architecture, which is aesthetically appealing, compatible or complementary to surrounding properties and acceptable by community standards, as further detailed in Article 4, Development and Design Standards.

Meets *Does not meet*

8. That the proposed use will meet standards and requirements established by jurisdictions other than the City such as Federal, State or County statutes requiring licensing procedures or health/safety inspections, and submit written evidence thereof.

Meets Does not meet

9. That the proposed use shall conform to any stipulations or conditions approved as part of a Special Use Permit issued for such use.

Meets Does not meet

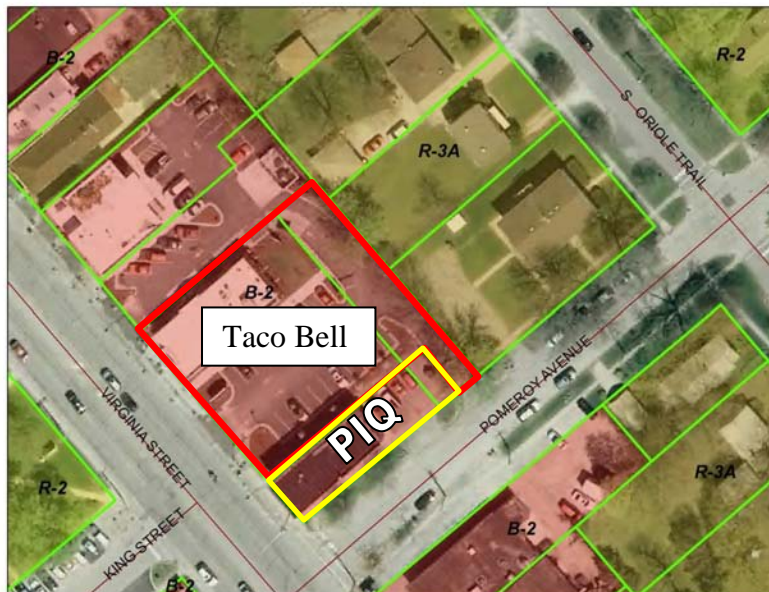
10. That the proposed use shall conform to the standards established for specific special uses as provided in this section.

Meets Does not meet

Additionally, Section 2-400 C of the UDO, establishes specific criteria for consideration before the issuance of a Special Use Permit for Drinking Places.

- a. Screening: Any bars, taverns, nightclubs and lounges located adjacent to a residential property shall provide a 6 foot tall solid screen consisting of a solid wooden fence along the perimeters of the property, in accordance with the provisions of Article 4-700, Fences, Walls and Screening.

Not Applicable. The property is surrounded on all sides by commercially zoned property.



- b. Entrance: 1 clearly-marked, main entrance for all patrons to enter and exit from, exclusive of fire exits or other required points of ingress and egress must be provided.

An entrance is located on the south corner of the building.

- c. Live music: If live music is to be played, in-wall sound-barriers or other means to prevent sound from traveling beyond the property lines of the subject property must be provided. Any amplified sound as measured at the closest property line of the closest adjoining

property, must not exceed 55 decibels where adjoining residential property and 65 decibels where adjoining non-residential property.

If live music is to be provided, the petitioner shall provide proof at building permit that all sound-proofing requirements are being met.

2030 Comprehensive Land Use Plan Review:

The Comprehensive Plan designates the subject property Commerce, which is planned for commercial and business activities. The following goals are applicable to this request:

Land Use

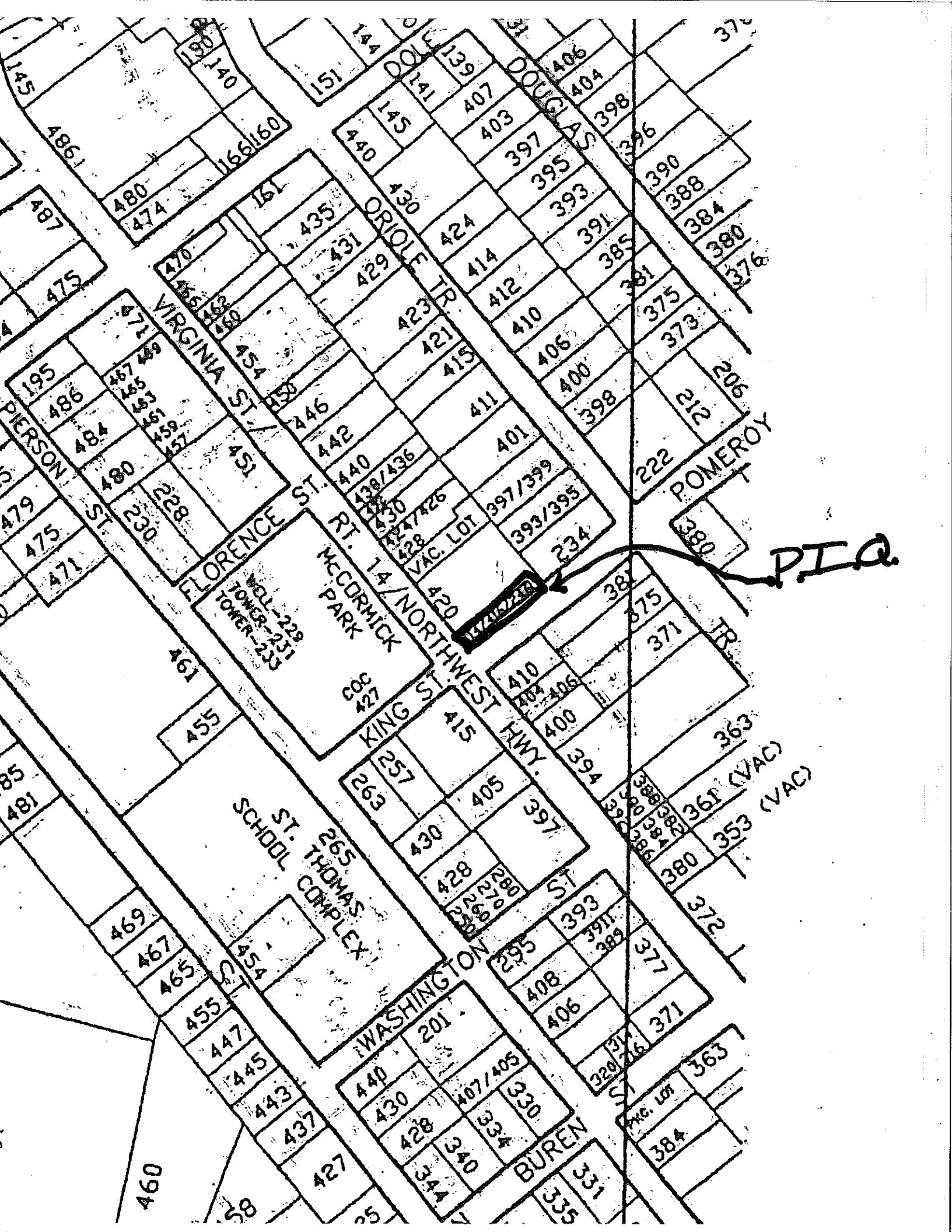
Goal: Maintain a dynamic and sustainable base of commercial uses that provides a solid tax base, goods, services and jobs to the city as well as the surrounding region through coordination in the Unified Development Ordinance, Comprehensive Land Use Plan and Economic Development Strategic Plan

Supporting Action: Promote, retain and attract businesses that provide a diverse tax base.

Recommended Conditions:

If the Planning and Zoning Commission makes a motion to recommend approval of a Special Use Permit and variation for 414 W. Virginia Street, the following conditions are recommended:

1. Approved plan, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Application (received 11-8-12).
 - B. Plat of Survey (Luco, dated 10-24-11, received 11-8-12)
2. A Special Use Permit is granted for a 'Drinking Place' at 414 W. Virginia Street. The use shall not be intensified without amending the Special Use Permit.
3. A Variation from the required number of parking spaces to allow zero spaces is hereby granted.
4. If live music is to be provided, the petitioner shall provide proof at building permit that all sound-proofing requirements are being met.
5. All proposed signage shall meet the requirements of Article 4-1000 Signs of the UDO and the Virginia Street Design Guidelines, adopted as part of the UDO.
6. The garbage dumpster along Pomeroy Ave. shall be screened appropriately.
7. The petitioner shall provide patrons with information regarding the location of available on-site and area parking.
8. The petitioner shall address all of the review comments of Engineering and Building, Fire Rescue, Planning and Economic Development, Police and Public Works Departments.



PIQ

422

VIRGINIA ST

PIERSON ST

FLORENCE ST

KING ST

NORTH WEST HWY

WASHINGTON ST

BUREN ST

POMEROY ST

SCHOOL COMPLEX

MCCORMICK PARK

58

460

25

370

140

151

144

139

407

406

404

398

396

390

388

384

487

480

474

166/160

161

435

431

430

429

424

414

412

410

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428

427

420

415

410

406

400

394

387

375

371

363

361 (VAC)

353 (VAC)

347

340

334

330

440

430

428

427

420

415

410

406

400

394

387

375

371

363

361 (VAC)

353 (VAC)

347

340

334

330

**City of Crystal Lake
Development Application**

Office Use Only
File # _____ 11 2 2012

Project Title: Jaster's/Sweet Melissa's

RECEIVED
NOV 08 2012
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 type="checkbox"/> Rezoning |
| <input type="checkbox"/> Final PUD | <input checked="" 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: AKMG, LLC
Address: 8520 Voce Court
Cary, IL 60013
Phone: 847-363-1747
Fax: N/A
E-mail: aharjung@yahoo.com

Owner Information (if different)

Name: Jakubowicz, Inc.
c/o Attorney Craig Krandel
Address: 2032 Red Barn Rd.
Woodstock, IL 60098
Phone: 815-477-7476
Fax: 815-333-0480
E-mail: ckrandel@ltglegal.com

Property Information

Project Description: The Petitioner desires to open a bar ("Drinking Place") in
conjunction with the Greperie Restaurant at 414 Virginia Street and
246 Pomeroy Avenue, Crystal Lake. This request requires a special use permit
for a Drinking Place and a parking variation.

Project Address/Location: 414 Virginia Street and 246 Pomeroy Avenue,
northwest corner of Virginia Street and Pomeroy Avenue.

PIN Number(s): 19-06-284-023 and 19-06-284-024

Development Team

Please include address, phone, fax and e-mail

Developer: AKMG, LLC, C/O Adam Harjung, 8520 Voce Ct., Cary, IL 60013

Architect: Chris Russo, 605 Suffix Ln., Crystal Lake, IL 815-276-7308

Attorney: Mark S. Saladin, Zanck, Coen, Wright & Saladin, P.C., 40 Brink St., Crystal Lake, IL 60014

Engineer: N/A

Landscape Architect: N/A

Planner: N/A

Surveyor: N/A

Other: N/A

Signatures

AKMG, LLC

By: X Adam Harjung

10/07/2012

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.

JAKUBOWICZ, INC.

By: [Signature]

11-7-12

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.

PUBLIC NOTICE

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

IN THE MATTER OF THE APPLICATION OF JAKUBOWICZ, INC., as Owner, and AKMG, LLC, as Tenant

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 JAKUBOWICZ, INC., as Owner, and AKMG, LLC, as Tenant, retailing to the property located at 414 Virginia Street and 246 Pomeroy Street, Crystal Lake, Illinois; PIN 19-06-284-023 and 19-06-284-024.

This application is filed for the purpose of seeking a Special Use Permit for a Drinking Place at the above mentioned location, pur-

suant to Articles 2 and 9 of the UDO; for a variation from the required number of parking spaces to allow zero spaces per Articles 4-200 and 9; and any other variations that may be necessary to allow the plans as presented. Plans for this project can be viewed at the City of Crystal Lake Community Development Department at City Hall.

A public hearing before the Planning and Zoning Commission regarding this request will be held at 7:30 p.m. on November 19, 2012, at the City of Crystal Lake City Hall, 100 West Woodstock Street, Crystal Lake, Illinois, at which time and place any person desiring to be heard may be present.

Thomas Hayden, Chair
Planning and Zoning Commission
City of Crystal Lake
(Published in the Northwest Herald
November 3, 2012)



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
SPECIAL MEETING
MONDAY, NOVEMBER 19, 2012
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS**

The meeting was called to order by Chairman Hayden at 7:30 p.m. On roll call, members Esposito, Goss, Greenman, Jouron, Lembke, Skluzacek, and Hayden were present. Members Batastini and Gavle were absent.

Mr. Hayden asked those in attendance to rise to say the Pledge of Allegiance. He led those in attendance in the Pledge.

Michelle Rentzsch, Director of Planning and Economic Development, Latika Bhide and Elizabeth Maxwell, both Planners, and Rick Paulson, Building Commissioner, were present from Staff.

Mr. Hayden stated that this meeting is being televised now as well as being recorded for future playback on the City's cable station.

2012-112 JASTER'S - 414 W. Virginia – PUBLIC HEARING

Special Use Permit for a drinking place and a variation from the required number of parking spaces.

Mr. Hayden stated that the sign has been posted. He said the surrounding property owners have been notified and the Certificate of Publication is in the file. Mr. Hayden waived the reading of the legal notice without objection.

Mark Saladin, attorney, and Adam and Mellissa Harjung were present to represent their petition. Mr. Saladin said the petitioners have purchased the former Creperie restaurant and there is approximately 1,100 square feet vacant. They would like to open a higher end – classy neighborhood bar. Mr. Harjung said he has a family member who owns a successful bar and they have been looking for a neighborhood for some time. They will have smaller craft beers and wines as well as cheese. Mr. Harjung said they live in the area and want to stay in the area. This is an historic building and they want to do something creative.

Mr. Saladin said they are requesting a Special Use Permit for a “drinking place” and a variation from the required number of parking spaces. The building sits on a lot with no place to park except for the four parking spaces alone Pomeroy. The spaces are reserved for the tenants who live above the space. Mr. Saladin said this is part of the Virginia Street Corridor TIF district. The District's goal is to encourage walking traffic. He said it is hard to find a business for this building because of the parking requirements. He added that Pomeroy is already congested and they would put up signs to restrict parking in the adjacent lot. They will have complimentary valet parking that would be able to use on-street parking. Mr. Saladin said they understand the safety concerns with parking across Route 14.

Mr. Saladin said the hours of operation would be 4 p.m. to 1 a.m. during the week and Friday and Saturday from 4 p.m. to 2 p.m. which mimics the liquor license. The number of patrons would be small and there won't be any live music or video games. The food items would be limited since there is no grill.

John Valus, owner of 234 Pomeroy, said he is concerned about the parking for his 4 unit apartment building. Mr. Hayden said the Commissioners had received a letter and photos from Mr. Valus prior to the meeting. Mr. Valus is concerned where the cars will park and there is nothing to stop people from parking their own cars and not use the valet service. He is afraid that people will take the easiest route and park either in his lot or on Pomeroy. Mr. Valus added that the owners of Vogue Cleaners have had damage to their building after having cars towed. Metro Bowl downtown has a problem with the bar next door even with the towing signs being posted. He said there is already a problem with noise from Taco Bell late at night. Mr. Valus stated there was an incident at The Cottage a few years ago as well. Where will the delivery trucks park to unload? There is virtually no parking in front of the building. Also where will the snow be piled?

Ryan Kellerman, 380 Oriole Trail, said they have had problems with The London Club patrons parking on Oriole Trail and leaving ruts in their parkways. The people park as close to the gate that is in the fence along Oriole Trail. Mr. Hayden said they have complimentary valet parking as well. Mr. Kellerman suggested that a crossing light be added on Route 14 for the patrons of the bars and restaurants in that area to safely cross Route 14.

Gary Riegler, 440 Oriole Trail, said they have problems with people from Andy's Restaurant parking on their street. They won't park in the lot that Andy's Restaurant built a several years ago.

Vanessa Baker, 415 Oriole Trail, said she has been impacted by The Living Room. There are beer bottle tossed over the fence and there is a lot of noise.

John Enright, 370 Oriole Trail, said he has lived in the home from over 8 years. When John Evan's Restaurant opened they received a parking variation. They immediately noticed a problem with parking on both sides of the street. He said people park on the parkway which creates ruts. That location has parking and this request does not. Mr. Enright said the neighborhood deals with this continually.

Brian Jakubowicz, the owner of the building, understands the feelings of the neighborhood. He has improved the building and wants to rent it out. He asked how he can find a tenant if there is a problem with granting a variation.

Robert Ewing, 423 Oriole Trail, said there also is a problem with ADA requirements for the building. The owners did a great job in renovating the building. They need a situation like they previously had – a phone store or window store.

Mike Ryan, 222 Pomeroy, said he is concerned with #2 of the Findings of Fact and believes the bar use will reduce the value of his home.

Mr. Kellerman asked if once the petitioners have a license for a “drinking place” is there anything in place that will keep them from changing the “plan” they presented – no live music, etc.

Maurice Bello, 424 Oriole Trail, asked if the City was planning on help businesses by creating parking. He noticed that parking was removed in front of some of the businesses when the streetscape was done. Mr. Hayden said the TIF area is a vast improvement over what was there. Mr. Bello said the town is full of bars but the problem here is where the patrons will park.

There was no one else in the public who wished to comment on this petition. The public portion was closed at this time.

Mr. Saladin said they came before the City with their eyes wide open about the parking problem. They are more than willing to help alleviate the problem. This use won't have very large crowds and the owner of the building is trying to fill his building. He said they would like to work with everyone to come up with a solution. Mr. Saladin said the parking request is for a variation from 8 parking spaces when actually they do have 4. Therefore the request is really for a variation of 4 parking spaces. He said Staff's interpretation is conservative and cites the maximum variation of 8 yet the reality may be different.

Mr. Saladin reviewed the criteria for Special Use Permits and Variations listed in the Staff Report. He said there are unique circumstances with the lot and building. This use will not impact the property values or increase congestion of public streets. Mr. Saladin said that this will be a very low key neighborhood bar. There are other similar uses up and down Route 14. He added that they will assist where they can with the parking issues.

Mr. Goss asked if there was a discussion when creating the plans for the TIF district improvements about a crossing light. Ms. Bhide said Route 14 is a State-controlled right-of-way and it is unlikely that they will permit it. Mr. Goss said he has a problem with people walking across Route 14 and also with them parking on Oriole Trail.

Mrs. Lembke suggested that the petitioner contact Vogue Cleaners to use their parking after hours. Mr. Harjung said he was told that a previous business had approval to use some of the parking spaces in the Taco Bell lot.

Mr. Esposito said parking is a problem with occupancy of 48. The patrons will not want to cross Route 14 – it's the suburban parking syndrome. Also there are many activities for the school and two churches on the other side of Route 14 that may make parking difficult at times. Mr. Esposito said the other

businesses on Route 14 also use the parking by the Chamber of Commerce. He likes the business idea but can't get over the parking problem. People are going to park where they want and he suggests they contact other businesses to see if they can use their parking.

Mr. Skluzacek said it would be a nice business but parking is an issue and he can't support the request.

Mr. Greenman said no matter how you look at it the variation is for the total 8 required parking spaces. The four spaces that were discussed earlier are allocated for the tenants. They can't let the business try at the expense of the neighborhood. He suggested the petitioners talk with the residents to help come up with a solution. Mr. Greenman said that reviewing the Findings of Fact in the report, this use will endanger the public safety because of the parking situation. The request does not meet most of the Findings of Fact for the Variation or Special Use.

Mr. Jouron asked if the EDC made any comment on this petition. Ms. Bhide said they did not consider this request. Mr. Jouron asked if there would be a TV for football games. Mr. Harjung said there would be one and when it was off it would turn into a mirror. Mr. Jouron said he can't support the request. This is a difficult location. At least in the downtown area there are parking lots that can be used.

Mr. Saladin asked for a continuation so they will have an opportunity to talk with other businesses regarding use of their parking lot after hours.

Mr. Goss moved to approve continue 2012-109 Jester's to the December 5, 2012 PZC meeting. Mr. Jouron seconded the motion. On roll call, all members voted aye. Motion passed.

John J. Valus
Owner: 234 Pomeroy, Crystal Lake
815-382-2009
Lvalus@comcast.net

Questions:

- **Hours of Operation?**
- **Occupancy rate?**
- **Proposed Parking?**
- **Liquor and Food?**
- **Music / Bands?**
- **Good Neighbor Policy?**

Parking:

- **414 Virginia parking lot only holds 4 cars and residential tenants use 2-4 spaces**
- **Bar needs its own larger parking lot such as London Club has**
- **Employees would park on the street as well as patrons**
- **Pomeroy too narrow with cars parked on both sides of street**
- **Hindrance to city Snow Plowing on Pomeroy**
- **There is already limited parking in this residential area**
- **Metro Bowls already has problems with bar patrons parking in their lot even though they have a tow away sign**

If Bar Patrons park in my apartment building lot:

- **I have 4 apartments with 4-5 parking spaces**
- **Guests of my tenants must park on the street already**
- **Hindrance to snow plowing my parking lot**
- **I would have to hire a towing company**
- **I could possibly have damage done to my property or tenants cars if I have bar patron cars towed**
- **I already have Mexican Restaurant patrons parking in my lot at times**
- **Route 14 has lost many parking spaces with re-design of road.**

Disturbance to residents of my building at 234 Pomeroy:

- **Late night noise already from Taco Bell**
- **Possible loudness exiting bar walking to cars**
- **Possible fights (the cottage incident resulted in a death)**



414 Parking Lot

234 Pomeroy Parking Lot



414 Parking Lot

234 Pomeroy Parking Lot

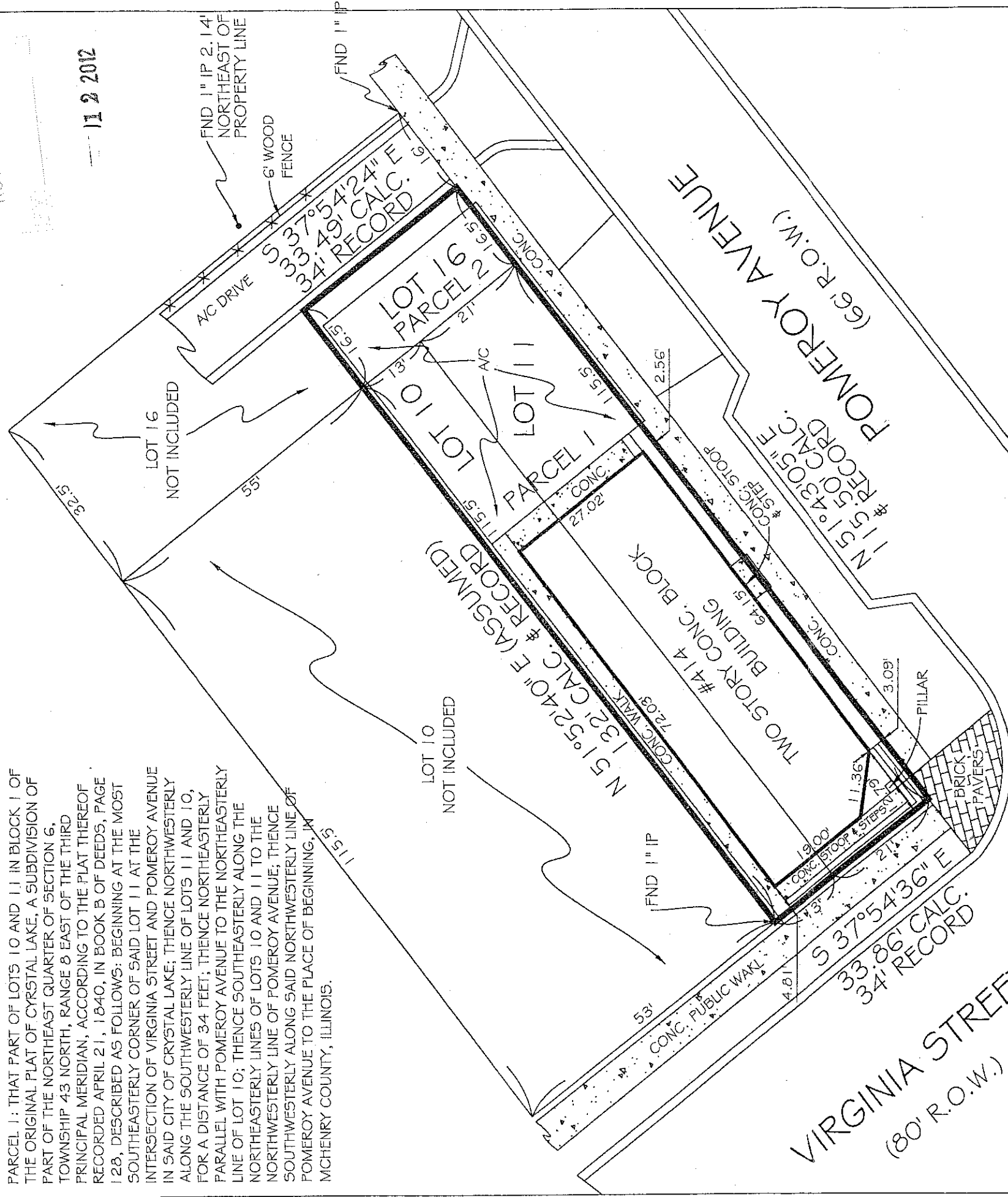
PLAT OF SURVEY

LEGAL DESCRIPTION:

PARCEL 1: THAT PART OF LOTS 10 AND 11 IN BLOCK 9 IN THE ORIGINAL PLAT OF CRYSTAL LAKE, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 21, 1840, IN BOOK B OF DEEDS, PAGE 128, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHEASTERLY CORNER OF SAID LOT 11 AT THE INTERSECTION OF VIRGINIA STREET AND POMEROY AVENUE IN SAID CITY OF CRYSTAL LAKE; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF LOTS 11 AND 10, FOR A DISTANCE OF 34 FEET; THENCE NORTHEASTERLY PARALLEL WITH POMEROY AVENUE TO THE NORTHEASTERLY LINE OF LOT 10; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINES OF LOTS 10 AND 11 TO THE NORTHWESTERLY LINE OF POMEROY AVENUE; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF POMEROY AVENUE TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

NOV 8 2012

11 2 2012

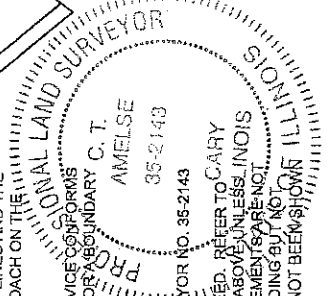


PARCEL 2: THAT PART OF LOT 16 IN BLOCK 9 IN PIERSON'S ADDITION TO CRYSTAL LAKE, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 5 AND OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 43 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 18, 1868, IN BOOK 43 OF DEEDS, PAGE 303, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 16 AND RUNNING THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 16, FOR A DISTANCE OF 34 FEET WHICH LINE IS ALSO THE NORTHEASTERLY LINE OF LOT 11 IN BLOCK 1 OF THE ORIGINAL PLAT OF CRYSTAL LAKE; THENCE NORTHEASTERLY PARALLEL WITH THE WEST LINE OF LOT 16, FOR A DISTANCE OF 16.5 FEET TO A POINT THAT IS 165 FEET SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF LOT 16; THENCE SOUTHEASTERLY ON A LINE PARALLEL WITH THE NORTHEASTERLY LINE OF LOT 16 TO THE NORTHWESTERLY LINE OF POMEROY AVENUE; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF POMEROY AVENUE TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.



LEGEND

	FENCE
	CONCRETE
	WOOD
	BRICK
	PAVERS



STATE OF ILLINOIS
 COUNTY OF MCHENRY

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY SUPERVISION, ACCORDING TO THE OFFICIAL RECORD AND THAT THIS ABOVE PLAT CORRECTLY REPRESENTS SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

I FURTHER CERTIFY THAT UNLESS OTHERWISE SHOWN, THE BUILDINGS ON THE PARCEL ARE WITHIN PROPERTY LINES AND THE ADJOINING VISIBLE IMPROVEMENTS DO NOT ENCOACH ON THE ABOVE DESCRIBED PROPERTY.

I FURTHER CERTIFY THAT THE PROFESSIONAL SERVICE REFERRED TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY C. T. SURVEY.

C.T. Amelise
 MY LICENSE EXPIRES: 11-30-2012
 C.T. AMELISE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2143

COMPARE THE DESCRIPTION OF THE PLAT WITH DEEDS. REFER TO CARY TITLE POLICY FOR ITEMS OF RECORD NOT SHOWN ABOVE. UNLESS OTHERWISE NOTED, NOTED UTILITIES WITHIN EASEMENTS ARE NOT SHOWN HEREON. UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO CONDUITS AND CABLES (IF ANY) HAVE NOT BEEN SHOWN HEREON.

VOID WITHOUT RAISED SEAL OR RED STAMP.

LUCO CONSTRUCTION CO.

PROFESSIONAL DESIGN FIRM NO. 184.004829	8813 S. Route 31
CLIENT NAME: JOHN COWLIN	Cary, IL 60013
CLIENT REFERENCE: LEWKE	647.658.8537
FIELD WORK COMPLETED: 10-18-11	647.458.0714 Fax
SURVEY COMPLETED: 10-24-11	PROJECT NO.
DRAWN BY: LAH	11-28343