



#2015-18

Eisenmann TCR Final PUD Amendment

Project Review for Planning and Zoning Commission

Meeting Date: April 1, 2015

Requests:

1. Final PUD Amendment;
2. Plat of Subdivision for 3 lots;
3. Variation from:
 - A. Article 3-200 for the lot area, lot width, maximum impervious surface coverage and principal structure setbacks;
 - B. Article 4-200, for the parking lot setbacks, parking space dimensional requirements;
 - C. Article 4-400 for the parking lot landscaping requirements;
 - D. Article 4-1000 for the freestanding height and area requirements.

Location: 150 Dartmoor Drive (Eisenmann Corp.) and
161 Virginia Road (Terra Cotta Realty)

Acreage: Approximately 8 acres

Zoning: M PUD Manufacturing

Surrounding Properties: North: M Manufacturing
South: M Manufacturing (future mini-storage)
East: M Manufacturing
West: (Beyond the bike path) B-2 PUD vacant

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- **Property History:** In 2006, Eisenmann made reductions in personnel and scaled back its manufacturing operations. Eisenmann eventually sold the manufacturing facility and a portion of the parking lot to a granite cutting company, while retaining the office building. The City agreed to vacate a portion of Dartmoor Drive for the purpose of allowing Eisenmann to construct additional parking and to facilitate an occupancy in the industrial building. It was discovered that reconstructing the cul-de-sac for parking lot, while maintaining the access point for trucks, would be both cost-prohibitive and impractical. Also, Eisenmann didn't need additional parking at that time, and therefore, the cul-de-sac remained as-is.

The topic of truck and vehicle circulation, and parking was brought to light when Terra Cotta Industries proposed to purchase the vacant industrial building for their metal processing operation. It was determined that the best course of action would be to: a) re-dedicate the cul-de-sac to the City and abandon the redevelopment plan for that area, b) provide additional parking on Eisenmann's property, and c) create a separate lot for Eisenmann to use for overflow parking. The proposed plans are the result of careful consideration and negotiation, as coordinated by the City, to facilitate Terra Cotta Industries' occupancy of the industrial building.

Development Analysis:

- **Request:** The petitioners are requesting a Final PUD Amendment and Plat of Subdivision to divide the property up and rededicate the Dartmoor Drive cul-de-sac. Terra Cotta Realty (TCR), the owner of the property, is also requesting a sign variation to allow them a free-standing sign.
- **Land Use:** The land use map shows the area as Industry. This land use designation is appropriate for both users.
- **Zoning:** The site is zoned M PUD Manufacturing. These uses are both permitted uses in this zoning district.

Site Layout/Final Plat of Subdivision

- Lot 1 is a portion of the parking lot that would be given to Eisenmann to allow them to be compliant with the required parking.
- Lot 2 is the TCR property consisting of the large manufacturing building, the parking lot off Dartmoor Drive and the parking lot off Virginia Road.
- Lot 3 is the Eisenmann Corporation existing office building.
- Eisenmann is also making improvements to their Lot 3 to add additional parking. Eisenmann is doing well and continuing to hire employees and they need the additional parking to remain compliant with the ordinance.
- There would also be a new, shared free-standing sign identifying both Eisenmann and TCR.

Findings of Fact:

Final Planned Unit Development Amendment

The petitioner is requesting approval of an amendment to a Final Planned Unit Development to allow the reconfiguration of the property with variations to the lot area, lot width, maximum impervious coverage, principal structure setbacks, parking lot setbacks, parking space dimensions, driveway widths, and parking lot landscaping. The majority of the setbacks are needed due to the lot reconfiguration. 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.

Planned Unit Development Variation

The purpose of Planned Unit Developments is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. Planned Unit Developments are, in the form of relief from compliance with conventional zoning ordinance site and design therefore, intended to allow substantial flexibility in planning and designing a proposal. This flexibility is often requirements.

Ideally, this flexibility results in a development that is better planned, contains more amenities, and is ultimately more desirable than one that would have been produced through compliance with typical zoning ordinance and subdivision controls.

Therefore more lenient site requirements may be granted where the Planned Unit Development contains features not normally required of traditional developments. If the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation request be lessened or denied.

The petitioner is requesting variations from:

- E. Article 3-200 for the lot area, lot width, maximum impervious surface coverage and principal structure setbacks. These are already existing conditions on the property.
- F. Article 4-200 parking lot setbacks, parking space dimensions and maximum driveway widths. Most of these are also pre-existing conditions. There are a few locations where new parking for Eisenmann on Lot 1 and Lot 3 is too close to the right-of-way and would not meet the setback.
- G. Article 4-400 parking lot landscaping. These are already existing conditions on the property regarding the required landscape parking lot setback. The new proposed parking by Eisenmann would also not meet the landscape parking lot setback.
- H. Article 4-1000 signs. This would be for the new free-standing sign that would show both property users. The sign exceeds the height requirement by 1 foot and the square footage by 12.2 square feet.

Comprehensive Land Use Plan 2020 Vision Summary Review:

The Comprehensive Plan designates the subject property as Industry, which allows for existing and future manufacturing and office uses. The following goals are applicable to this request:

Economic Development – Attract and Retain Businesses

Goal: Establish marketing efforts to attract and retain businesses throughout the City.

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 (Eisenmann TCR, received 03/09/15).
 - B. PUD Site Plan (VSEI, dated 02/24/15, received 03/09/15).
 - C. Final Plat of Subdivision (VSEI, dated 03/09/15, received 03/09/15).
 - D. Free-Standing Sign, (no date, received 03/09/15).
2. Final Plat of Subdivision
 - A. The Plat shall meet all the requirements of Article 5-200 G 3 b, including but not limited to, names of owners and certification by licensed surveyor; exact location, width and

name of all streets and dedication status; building setback lines and school districts in which each lot is located.

3. The new parking areas on lot 1 and on the south side of lot 2 shall be restriped to reflect the new parking lot designs in accordance with the site plan.
4. For the additional and revised parking areas on lot 3, the owner shall provide a landscaping plan for review and approval by staff when permits for the additional parking area are applied for.
5. Signage
 - A. The freestanding sign shall comply with the Sign Ordinance requirements.
 - B. Requests for wall signage beyond what is allowed by the Sign Ordinance shall be made through an application for a Sign Variation.
6. The petitioner shall comply with all of the requirements of the Community Development Department.

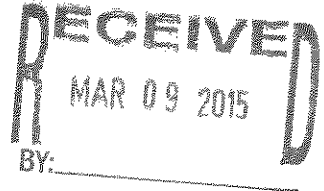
**City of Crystal Lake
Development Application**

Office Use Only

File # _____

2015 18

Project Title: The Terra Cotta – Eisenmann Resubdivision



Action Requested

- X Final PUD Amendment
- X Final Plat
- X Variations as needed, including sign variation set forth below *

Owner Petitioner Information

Name: Eisenmann Corp.
 Address: 150 E. Dartmoor Dr.
 Crystal Lake, IL 60014
 Phone: 815-455-4100
 Fax: 815-356-2569
 Email: jeff.wehner@eisenmann.com

Petitioner Owner Information

Name: Terra Cotta Realty Co.
 Address: 3703 S. Route 31
 Crystal Lake, IL 60014
 Phone: 815-333-8235
 Fax:
 Email: kathym@tcindustries.com

Property Information

Project Description: Final PUD Amendment and Re-Plat of Eisenmann Subdivision to adjust parcel boundaries; dedicate Cul de Sac at southern end of Dartmoor Dr.; adjust entrances and address parking needs.

Project Address/Location: 150 E. Dartmoor Dr. (Eisenmann Corp.)
161 Virginia Rd., Unit A (Terra Cotta Realty Co.)

PIN Number(s): Eisenmann: 19-09-351-011;
 Terra Cotta Realty Co.: 19-09-300-010
 19-09-351-010

***Sign Variations**

- A. Off premises sign for Terra Cotta Realty Co.
- B. 7 foot height
- C. 45 square feet instead of 32 square feet

Development Team

Please include address, phone, fax and e-mail

Developer: Terra Cotta Realty Co.: 3703 S. Route 31, Crystal Lake, IL 60014
815-333-8235 kathym@tcindustries.com

Architect:

Attorney: Thomas C. Zanck, Zanck, Coen, Wright & Saladin, P.C.
40 Brink Street, Crystal Lake, IL 60014; 815-459-8800; f: 815-459-8429
tzanck@zcvlaw.com

Engineer: Michael Caldwell, VSEI, 1316 N. Madison St., Woodstock, IL 60098
815-337-8310 michaelc@vandersinc.com

Landscape Architect:

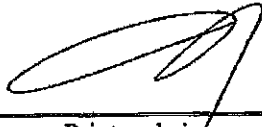
Planner:

Surveyor: VSEI, 1316 N. Madison St., Woodstock, IL 60098
815-337-8310 billv@vandersinc.com

Other:

Signatures

MARK WEST :



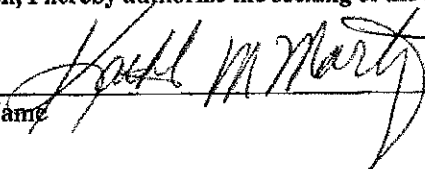
2/23/15

* Owner 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.

KATHLEEN M. MARTINEZ



2-23-2015

Petitioner Owner: Print and Sign Name

Date

Petitioner and 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 AND
ZONING COMMISSION OF
THE CITY OF CRYSTAL LAKE**

**IN THE MATTER OF THE APPLI-
CATION OF EISENMANN CORP. AND
TERRA COTTA REALTY CO.**

LEGAL NOTICE

Notice is hereby given in compli-
ance with the Zoning Ordinance of
the City of Crystal Lake, Illinois, that
a public hearing will be held before
Planning and Zoning Commission
of the City of Crystal Lake upon the
application of Eisenmann Corp.
and Terra Cotta Realty Co. relating
to the property located at 150 East
Dartmoor Drive, Crystal Lake, Illi-

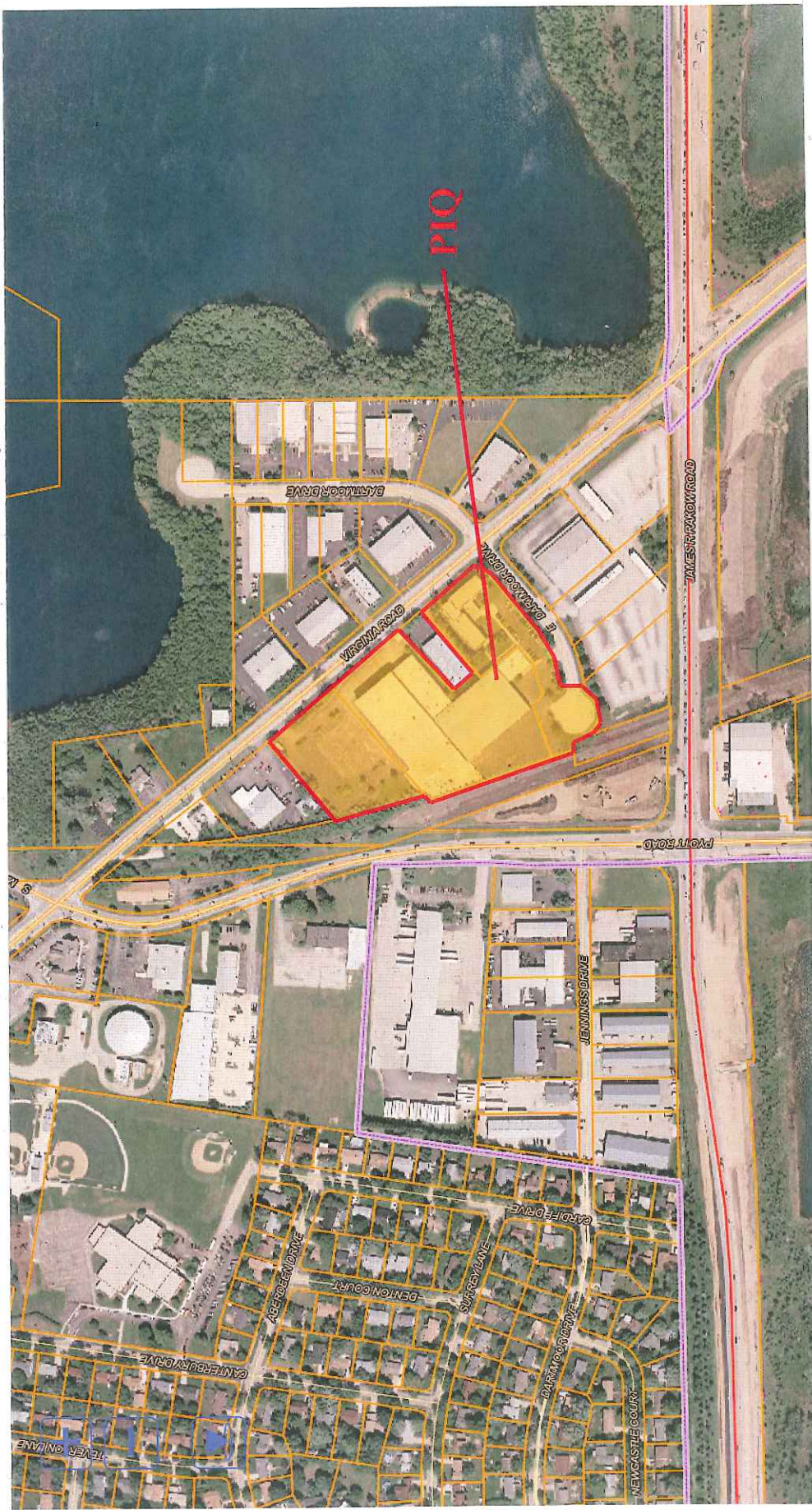
nois and 161 Virginia Road, Unit
A, Crystal Lake, Illinois.

This application is filed for the pur-
pose of approval of a Final PUD
Amendment and a Final Plat of Re-
subdivision, as well as Variations
from the following requirements: Ar-
ticle 3-200 lot area and width
standards, maximum impervious
coverage, principal structure set-
backs, Article 4-200 parking lot
setbacks, parking space dimen-
sional standards, maximum drive-
way width requirements, Article 4-
400 parking lot landscaping, and
a variation from Article 4-1000 to
allow an off-premises sign, as well
as any other variations that may be
necessary to accommodate the pe-
titioner's plans as presented.

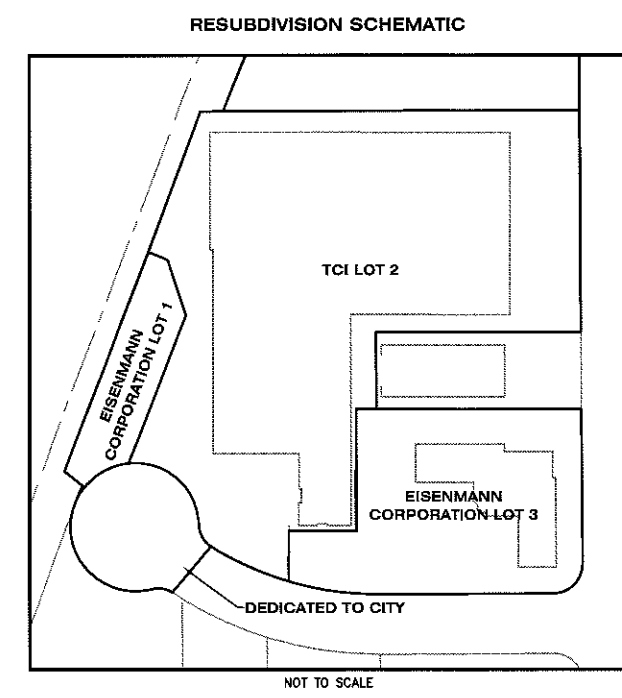
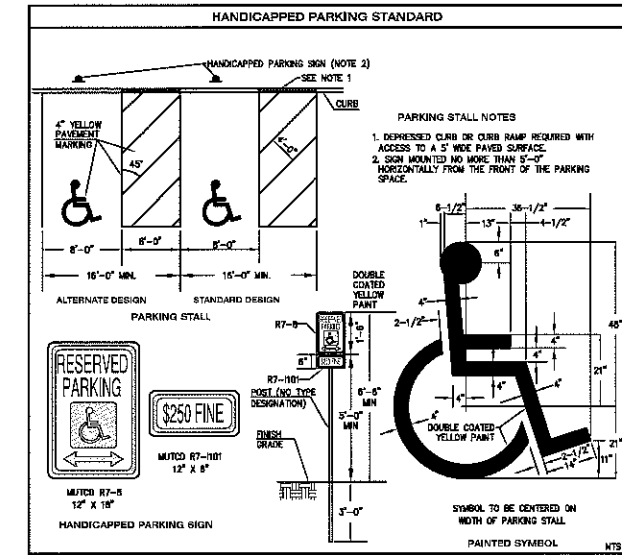
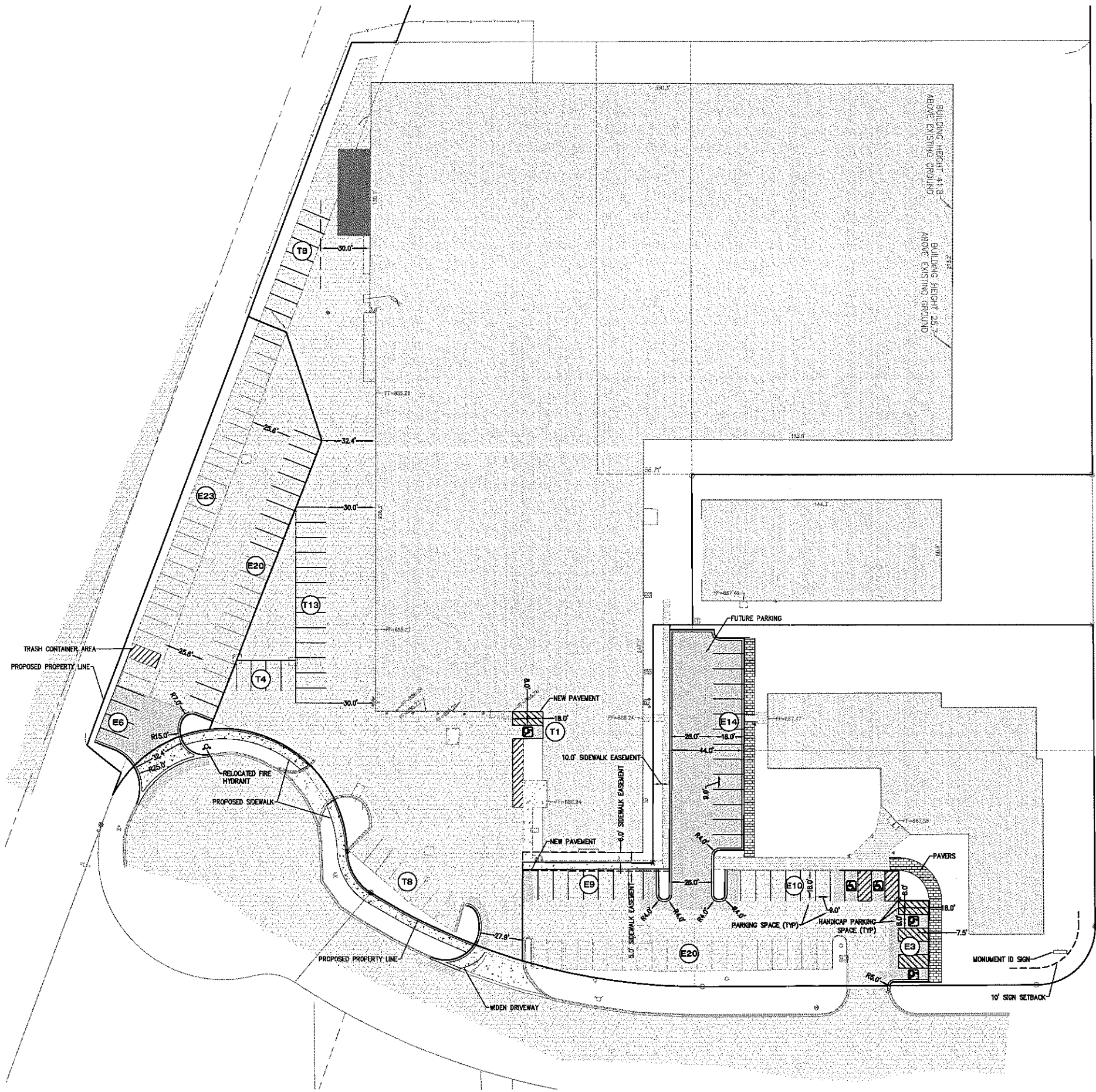
A public meeting before the Plan-
ning and Zoning Commission on
the request will be held at 7:30
p.m. on April 1, 2015, at Crystal
Lake City Hall, 100 West Wood-
stock Street, at which time and
place any person determining to be
heard may be present.

Thomas Hayden, Chair
Planning and Zoning Commission
City of Crystal Lake

(Published in the Northwest Herald
March 14, 2015.) NW 6176



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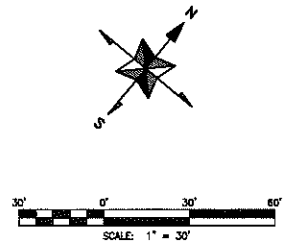
2015 18 RECEIVED
MAR 09 2015
BY: _____

PARKING SPACES

EISENMANN TOTAL	105 (5 HANDICAP)
TCI TOTAL	34 (1 HANDICAP)

NOTE:

1. ALL PROPOSED CURB IS B6.12 UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.



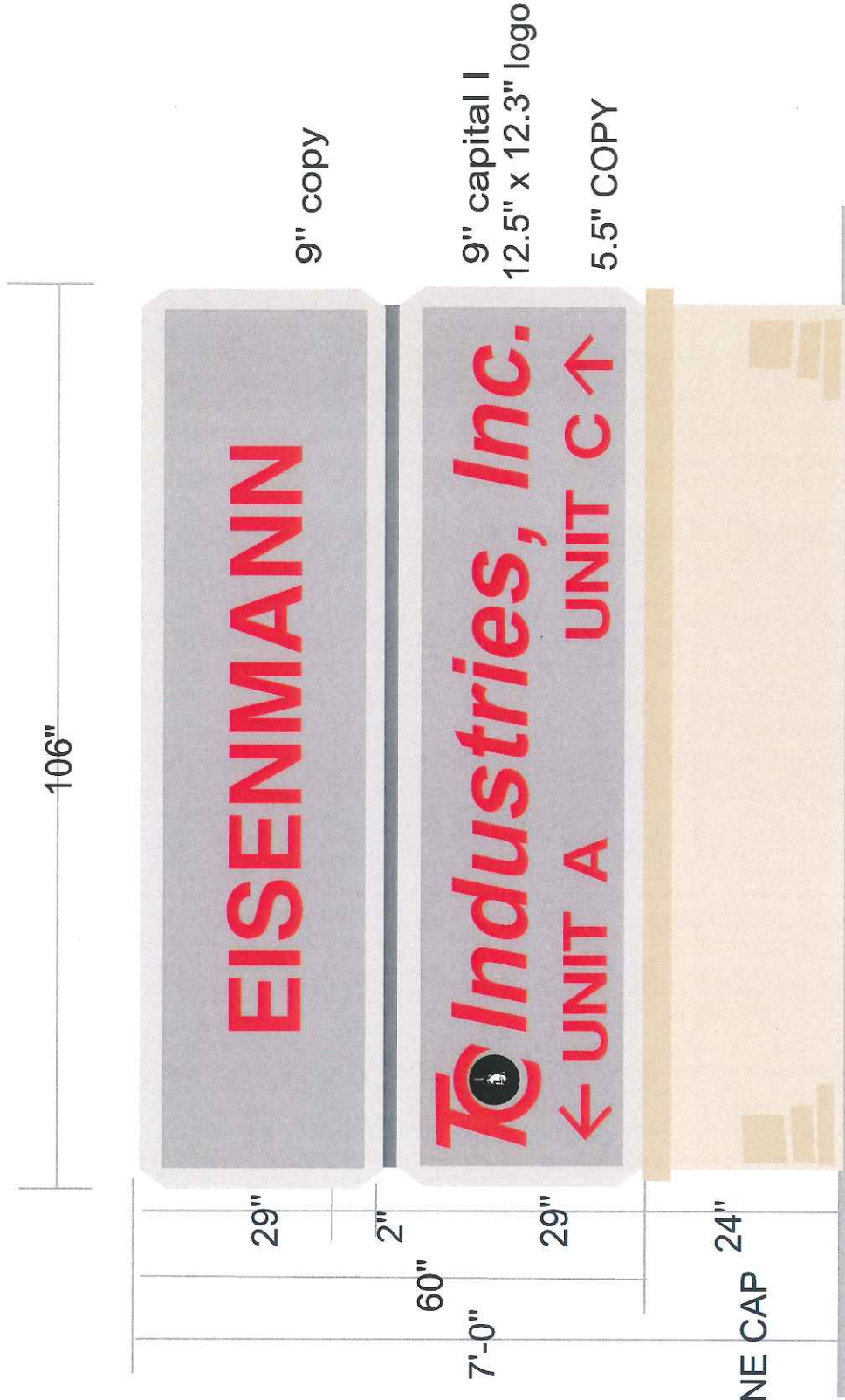
REVISIONS	DATE	NO.	DESCRIPTION
	02/24/2015	1	REVISIONS PER EISENMANN

EISENMANN - TERRA COTTA SUBDIVISION
E DARTMOOR DRIVE
CRYSTAL LAKE, IL
P.U.D. SITE PLAN



Designed By	MJC
Drawn By	BTE
Checked By	MJC
Date	2/20/15
Job Number	140704
Sheet Number	1 of 1

DRAFT - NOT FOR CONSTRUCTION



RECEIVED
MAR 09 2015
 BY: _____

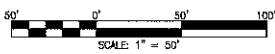
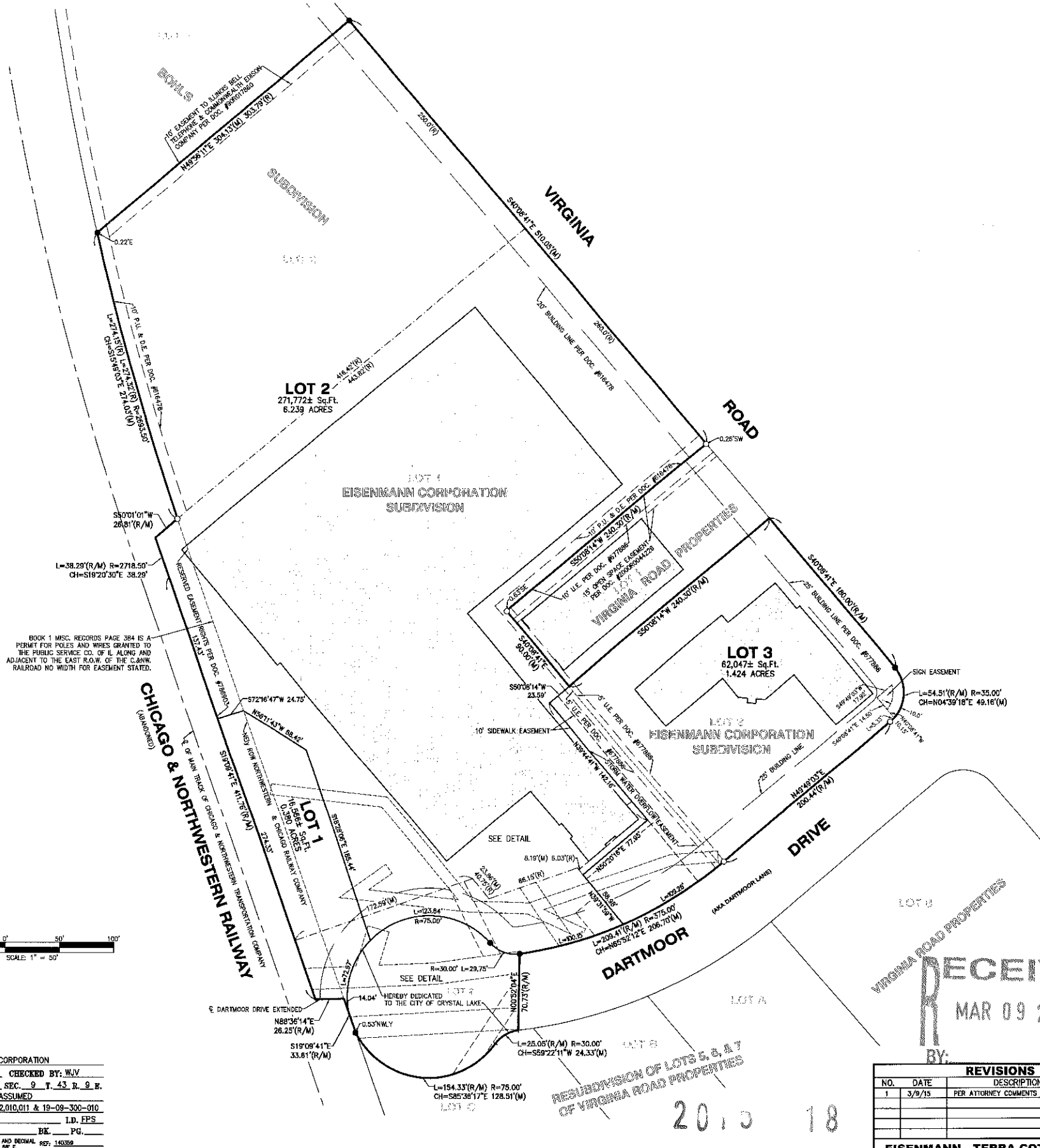
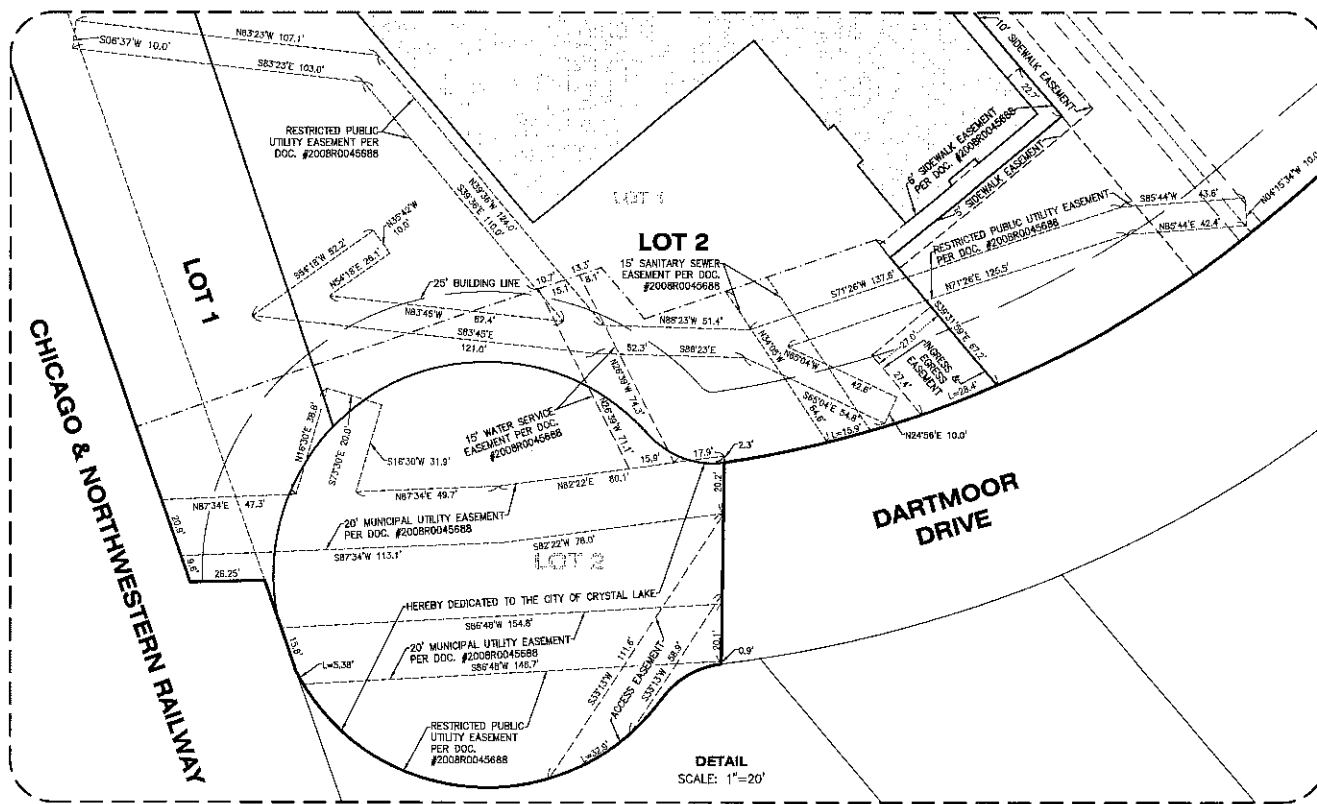
2015 18



FINAL PLAT OF SUBDIVISION EISENMANN - TERRA COTTA SUBDIVISION

Being a Resubdivision of Lot 2 in Bohl's Subdivision, and Lots 1 and 2 in Eisenmann Corporation Subdivision, being part of the Southwest Quarter of Section 9, Township 43 North, Range 8 East of the Third Principal Meridian, in McHenry County, Illinois.

**ZONED M
CITY OF CRYSTAL LAKE**



RECEIVED

MAR 09 2015

BY:

CLIENT: EISENMANN CORPORATION
 DRAWN BY: APS CHECKED BY: WLV
 SCALE: 1"=50' SEC. 9 T. 43. R. 8 E.
 BASIS OF BEARING: ASSUMED
 P.L.N.: 19-09-351-002,010,011 & 19-09-300-010
 JOB NO.: 140704 I.D. FPS
 FIELDWORK COMP.: BE. PG.
 ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO M.P.S.
 REF: 140399

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	3/9/15	PER ATTORNEY COMMENTS	APG

RESUBDIVISION OF LOTS 5, 6, & 7
OF VIRGINIA ROAD PROPERTIES

2015 18



FINAL PLAT OF SUBDIVISION EISENMANN - TERRA COTTA SUBDIVISION

Being a Resubdivision of Lot 2 in Bohli's Subdivision, and Lots 1 and 2 in Eisenmann Corporation Subdivision, being part of the Southwest Quarter of Section 9, Township 43 North, Range 8 East of the Third Principal Meridian, in McHenry County, Illinois.

ZONED M CITY OF CRYSTAL LAKE

TRUST OWNERS CERTIFICATE

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

Chicago Land Trust Company, an Illinois Corporation, not personally, but as Trustee under the provisions of a Trust Agreement dated _____ day of _____, A.D., and known as Chicago Title and Land Trust No. 1110385, is the Owner of a portion of land described in the Surveyor's Certificate on the foregoing Plat of Subdivision, and said Trustee, for the purpose of this certificate, has caused this Plat of Subdivision to be prepared for the uses and purposes therein set forth, as prescribed by the statutes of the State of Illinois, and acknowledges said plat and adopts the same in witness whereof said _____ as Illinois Corporation, both hereto caused its seal to be affixed and its presents to be signed by _____ its _____ and attested by _____ its _____ Trust Officer, and to the best of our knowledge all of the lots in this Subdivision lie within:

SCHOOL DISTRICT: CRYSTAL LAKE COMMUNITY CONSOLIDATED SCHOOL DISTRICT 47
COMMUNITY HIGH SCHOOL DISTRICT 155

This _____ day of _____, A.D., 2008.

By: _____ Title: _____

Attest: _____ Trust Officer

NOTARY CERTIFICATE

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

I, _____, a Notary Public in and for said County, in the State of Illinois, do hereby certify that _____ personally known to me to be the _____ of _____ of Chicago Land Trust Company, an Illinois Corporation, and _____ personally known to me to be the _____ of said corporation, and personally known to me to be the _____ of some persons whose names are subscribed to the foregoing instrument appeared before me this _____ day in person and signed and delivered the said instrument as _____ and _____ signed and delivered the said instrument as _____

personally but as Trustee and caused the Corporate Seal of said corporation, not 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., 2008.

Notary Public: _____ My Commission Expires _____

SURFACE WATER DRAINAGE CERTIFICATE

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

Chicago Land Trust Company, an Illinois Corporation, not personally, but as Trustee under the provisions of a Trust Agreement dated _____ day of _____, 20____, and known as Chicago Title and Land Trust No. 1110385, Trustee, 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 or otherwise cause the construction of this subdivision.

Trustee

By: _____ Title: _____

Attest: _____ Trust Officer

Registered Professional Engineer of Illinois

TRUST OWNERS CERTIFICATE

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

provisions of a Trust Agreement dated _____ not personally, but as Trustee under the provisions of a Trust Agreement dated _____ in 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 use and purposes therein set forth, as prescribed by the statutes of the State of Illinois, and acknowledge said plat and adopts the same in witness whereof said _____ and _____ on Illinois Corporation, both hereto caused its seal to be affixed and its presents to be signed by _____ its _____ Trust Officer, and to the best of our knowledge all of the lots in this Subdivision lie within:

SCHOOL DISTRICT: CRYSTAL LAKE COMMUNITY CONSOLIDATED SCHOOL DISTRICT 47
COMMUNITY HIGH SCHOOL DISTRICT 155

This _____ day of _____, A.D., 2008.

By: _____ Title: _____

Attest: _____ Trust Officer

NOTARY CERTIFICATE

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

I, _____, a Notary Public in and for said County, in the State of Illinois, do hereby certify that _____ personally known to me to be the _____ of _____ of said corporation, and personally known to me to be the _____ of some persons whose names are subscribed to the foregoing instrument appeared before me this _____ day in person and signed and delivered the said instrument as _____ and _____ signed and delivered the said instrument as _____ of said corporation, not personally but as Trustee 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 _____

SURFACE WATER DRAINAGE CERTIFICATE

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

Chicago Land Trust Company, an Illinois Corporation, not personally, but as Trustee under the provisions of a Trust Agreement dated _____ day of _____, 20____, and known as Chicago Title and Land Trust No. 1110385, Trustee, 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 construction as may cause damage to the adjoining property because of the construction of this subdivision.

Trustee

By: _____ Title: _____

Attest: _____ Trust Officer

Registered Professional Engineer of Illinois

COUNTY: EISENMANN CORPORATION

DRAWN BY: AFS CHECKED BY: WJV

SCALE: 1"=50' SEC. 9 T. 43 R. 8 E.

PLAT: 19-09-351-002.010.011 & 19-09-300-010

JOB NO.: 140704 IN. FPS

PRELIMINARY COMP. BY: _____ PG. _____

ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F.

CRYSTAL LAKE PLANNING & 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., 20____, this Plat of Subdivision was duly approved by the Planning and Zoning Commission of the City of Crystal Lake.

Chairman

CITY COUNCIL CERTIFICATE

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

Approved by the City Council of Crystal Lake, Illinois, this _____ day of _____, A.D., 20____.

Attest: City Clerk _____ Mayor

COUNTY CLERK'S CERTIFICATE

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

I, _____, County Clerk in McHenry County, Illinois, do hereby certify that there are no delinquent general taxes, no unpaid general property taxes, and no unpaid special taxes, which are due and payable, which are included in the annexed plat; I further certify that I have received all statutory fees in connection with _____.

Given under my hand and seal of the County at Woodstock, Illinois, this _____ day of _____, A.D., 20____.

McHenry County Clerk

POLITICAL & SERVICE DISTRICTS

Agesonah Township
Crystal Lake High School District 155
Crystal Lake Grade School District 47
Crystal Lake Fire Protection
Crystal Lake Post Office
Crystal Lake Police Station District
McHenry County College District 528
Crystal Lake Park District
Crystal Lake Library District

MUNICIPAL UTILITY EASEMENT (M.U.E.):

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, replace, repair, reconstruct, alter, improve, upgrade, modify, and remove, with or without, in, on, over, under, across, along, and upon the surface of the property shown on the plat within the area marked as "Municipal Utility Easement" (M.U.E.) and those parts designated on the plat as dedicated for public street, together with the right to cut, trim, or remove trees, bushes, and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes.

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

- i. install, construct, erect, place or erect any buildings, structures, improvements or appurtenances (other than 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 driveway and parking. However, the grade of the subdivided property shall not be altered in any manner so as to interfere with the proper operation and maintenance thereof, or with the surface drainage thereon. The property owner and/or the property owner association are completely responsible for landscape and/or paving restoration, should maintenance of the utility be required.

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

Only perpendicular crossings of the M.U.E. are permitted by public utilities.

RESTRICTED PUBLIC UTILITY EASEMENT (R.P.U.E.):

Each individual entity or other party accepting title to all or any part of the Restricted Public Utility Easement (R.P.U.E.) shall conclusively be deemed to have consented and agreed, jointly and severally, to:

- i. Care for and maintain the surface of that portion of the Restricted Public Utility Easement which is located on such party's property as a well landscaped, high-quality parcel (which maintenance shall include, but shall not be limited to, the regular seeding, watering, and mowing of all lawns), and
 - ii. Keep all surface openings of the drainage pipes underlying the Restricted Public Utility Easement free of all grass clippings, leaves, or other related or foreign materials.
- No title holder of any part or portion of the Restricted Public Utility Easement (or any party acting on behalf of the titleholder) shall:
- i. Construct, install, direct, or place or plant any building, structures, improvements or vegetation (other than grass or approved plantings) upon the Restricted Public Utility Easement including, but not limited to, fences, walls, patios, sheds, posts, trees, plants, or shrubs, or
 - ii. Alter, modify, or change in any way the topography or elevations of the Restricted Public Utility Easement.

iii. However the City of Crystal Lake agrees that said R.P.U.E. may be used for driveways and parking, if maintenance of a utility is required, the affected property owner shall be responsible for restoration and paving.

Maintenance of the storm sewers and storm structures within the Restricted Public Utility Easement shall be the responsibility of the owners of Lots 1 and 2, their successors, and assigns.

The City of Crystal Lake reserves the right to perpetually drain the public right-of-way into the storm sewer located within the Restricted Public Utility Easement.

NON-EXCLUSIVE INGRESS & EGRESS EASEMENT

The owner Lot 2 its successors and assigns consents and agrees to allow the owners, successors and assigns of Lot 3 the non-exclusive right of ingress and egress over and across the area labeled on this final plat as Ingress and Egress easement for access only to Lot 3. The owner of Lot 2 may use burdened easement property for any and all purposes which do not interfere with the nonexclusive rights of the owner of Lot 3

SURVEYORS CERTIFICATE

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

This is to certify that I, William J. Vanderstappen of VANDERSTAPPEN SURVEYING AND ENGINEERING, INC., have surveyed and subdivided the property as described and shown by the annexed plat, which is a correct representation of said survey and resubdivision. All distances are shown in feet and decimals thereof. Dimensions shown along curves are arc distances unless otherwise noted.

LEGAL DESCRIPTION

Lot 2 in Bohli's Subdivision, being a Subdivision of part of the Southwest Quarter of Section 9, Township 43 North, Range 8 East of the Third Principal Meridian, according to the Plat thereof recorded May 15, 1974 as Document No. 616478, Also

Lots 1 and 2 in Eisenmann Corporation Subdivision, being a Resubdivision of Lot 2 in Bohli's Subdivision, being a Subdivision of part of the Southwest Quarter of Section 9, Township 43 North, Range 8 East of the Third Principal Meridian, according to the Plat thereof recorded November 13, 1978 as Document No. 752559, Lot 3 of Bohli's Subdivision, according to the Plat thereof recorded May 15, 1974 as Document No. 616478, Lots 2 and 3 in Virginia Road Properties Subdivision, according to the Plat thereof recorded October 25, 1976 as Document No. 677986, all that part of Vacated Durbin Drive also known as Durbin Lane, according to the Plat thereof recorded August 25, 2008 as Document No. 2008BR004388, and the part of Eisenmann Corporation Subdivision being a part of the West Half of Section 9, Township 43 North, Range 8 East of the Third Principal Meridian, according to the Plat thereof recorded August 25, 2008 as Document No. 2008BR004388, and Certificate of Correction recorded August 27, 2008, as Document No. 2008BR0046179, in McHenry County, Illinois.

I further certify that all lot corners and point of changes in alignment as shown hereon found or will be placed as required by the Plat Act (Illinois Revised Statutes 2008, 76SLCS 205/1).

I further certify that the above described property is located in Zone "X-unincorporated", areas determined to be outside the 0.22 cent and drainage easement identified in the City of Crystal Lake, Illinois, as shown on the Plat of Resubdivision filed in the Municipality of the City of Crystal Lake, Illinois.

Given under my hand and seal this 20th day of February, 2015.

William J. Vanderstappen, No. 0355-002709
VANDERSTAPPEN SURVEYING AND ENGINEERING, INC. DESIGN FIRM #194-002792

RECORDERS CERTIFICATE

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

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

at _____ o'clock _____ M. and recorded as

Document Number _____

McHenry County Recorder

THIS PLAT PRESENTED FOR RECORDING BY:

REVISIONS	
NO.	DATE
1	3/9/15
PER ATTORNEY COMMENTS	

EISENMANN - TERRA COTTA

SHEET NO. 2 OF 2