#2025-74 Dearborn Subdivision
650 W. Terra Cotta Avenue Plat of Subdivision
Project Review for Planning and Zoning Commission

Meeting Date: June 18, 2025

Requests:

1. Final Plat of Subdivision for a two-lot subdivision with Variations.
2. Variations on Lot 1 from:
   a. Minimum Lot Width of 100 feet to allow 51.23 feet
   b. Minimum Lot Area of 20,000 square feet to allow 7,291 square feet
   c. Hard-Surface coverage of approximately 78% (existing) exceeding the maximum 65%
3. Variations on Lot 2 from:
   a. Minimum Lot Width of 100 feet to allow 83.57 feet (existing)
   b. Hard-Surface coverage of approximately 92% (existing) exceeding the maximum 65%

Location: 650 W. Terra Cotta Avenue

Acreage: Approximately 0.82 acres (35,750 square feet)

Existing Zoning: B-2 General Commercial

Surrounding Properties:

North:	W Watershed
South:	O Office
East:	B-2 General Commercial
West:	W Watershed

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- The property is improved with two industrial buildings. The front building houses the 2 Froggy Jump play equipment and party supply rental. The back building is used for dry storage.
- The petitioner plans to subdivide the back building off to be sold as a separate property.

Development Analysis:

General

- Requests: A Final Plat of Subdivision for a two-lot subdivision with variations to lot area, lot width and hard-surface coverage.

- Zoning: The site is zoned B-2 General Commercial. These uses were annexed as-is and are permitted to continue.
- Land Use: The land use map shows the area as Commerce. This land use designation is appropriate for this use.
- Plat of Subdivision:
  - The existing parcel would be divided into two parcels, one for each building. The new lot 1 would need variations for Lot Area, Lot Width and Hard-Surface Coverage. Lot 2 requires variations for Lot Width and Hard-Surface Coverage.
  - All other improvements are existing with building and parking areas.

Findings of Fact:

Final Plat of Subdivision

The petitioner is requesting a Final Plat approval for two lots. Final Plats are required to meet the following requirements:

a) Promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of the City by providing for the orderly growth and development of the City;
☐ *Meets* ☐ *Does not meet*

b) Coordinating streets and roads within proposed subdivisions with the City's planned street system, and with other public facilities;
☐ *Meets* ☐ *Does not meet*

c) Providing right-of-way easements for streets and utilities;
☐ *Meets* ☐ *Does not meet*

d) Avoiding congestion and overcrowding, and encouraging the proper arrangement of streets in relation to existing or planned streets;
☐ *Meets* ☐ *Does not meet*

e) Ensuring there is adequate open space and recreation facilities to serve development;
☐ *Meets* ☐ *Does not meet*

f) Ensuring there is proper recordation of landownership records;
☐ *Meets* ☐ *Does not meet*

g) Installation of any public improvements including water, sewer, storm sewer or detention, parkway trees, and sidewalks;
☐ *Meets* ☐ *Does not meet*

h) Burial of overhead utility lines and all new lines and services in appropriate easements; and
☐ *Meets* ☐ *Does not meet*

i) Ensuring the provision of such other matters as the City Council may deem necessary in order

to protect the general health, safety, and welfare of the City
☐ *Meets* ☐ *Does not meet*

Comprehensive Land Use Plan 2030 Vision Summary Review:
The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future office, service, and retail development. The following goal is applicable to this request:

Land Use – Commerce

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

Recommended Conditions:
If a motion to recommend approval of the petitioner's request is made, it should be with the following conditions:

1. Be consistent with the information and testimony provided by the petitioner in the hearing and the following provided documents:
   A. Application (Aquino, received 05/09/25)
   B. Plat of Subdivision (Luco Surveying, dated 04/10/25, received 05/08/25)
   C. Plat of Survey (Luco Surveying, dated 04/10/25, received 05/08/25)

2. The petitioner shall address all of the review comments and requirements of the City Departments of Public Works, Fire Rescue, Engineering, and Community Development and the City's Stormwater Consultant.

PIQ Map
650 W. Terra Cotta Avenue



Application for Minor Subdivision Approval

Application Number: _____ **FOR OFFICE USE ONLY**

Development Name: _____

Date of Submission: _____

Date of Resubmission: _____

I. Applicant

Guadalupe Aquino		2 Froggy Jumps LLC
Name		Corporation
650 W Terra Cotta Ave		
Street		
Crystal Lake	Illinois	60014
City	State	Zip Code
Guadalupe Aquino	Owner	815-505-3359
Contact Person	Relationship to Owner	Telephone Number
n/a	2froggyjumps@gmail.com	
Fax Number	E-mail address	

II. Owner of Property

2 Froggy Jumps LLC		
Name		
650 W Terra Cotta Ave Crystal Lake IL 60014		815-505-3359
Address		Telephone Number

III. Development Team (if applicable)

Attorney	Telephone Number	Fax Number
Address		E-mail address
Architect	Telephone Number	Fax Number
Developer	Telephone Number	Fax Number
Engineer	Telephone Number	Fax Number
Jennifer (Luco Surveying)	(815)-526-3974	n/a
Surveyor	Telephone Number	Fax Number

IV. Project Data

1. a. Location/Address: 650 W Terra Cotta Ave Crystal Lake IL 60014

   a. PIN #: 14-31-252-029

2. General description of site conditions (including existing site improvement, i.e., buildings, parking, landscaping, etc.): Existing commercial building with pole barn in rear
   Main Building has paved parking in front and gravel behind
   Pole barn has gravel parking in front

3. Existing Zoning: B2

4. Existing Land Use: Business

   a. Is there an existing home on the property? [ ] YES, Go to 4b. [x] NO

   b. Do you plan to demolish the home prior to plat approval? [ ] YES [x] NO

5. Site acreage: .82

6. Are you requesting a waiver from the requirement to:
   a. Install sidewalk [ ] YES [x] NO
   b. Burial of Aerial Utilities [ ] YES [x] NO

7. List any controlling Ordinances and agreements for this property (annexation ordinances, variations, special use, administrative/preliminary/final plats, PUD, etc.):

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): Request is to divide the back pole barn to it's own parcel and ownership to continue to be used as warehouse cold storage

V. Signatures

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.

Guadalupe Aquino 05/09/2025

OWNER: Print and Sign name Date

NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust (see page 9).

DISCLOSURE OF BENEFICIARIES

1. Applicant: 2 Froggy Jumps LLC
   Address: 650 W Terra Cotta Ave Crystal Lake IL 60014

2. Nature of Benefit sought: Minor Subdivision

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

4. If applicant is an entity other than described in Section3, briefly state the nature and characteristics of applicant:
   Single member LLC

5. If in your answer to Section 3 you checked box b, c, d, e or f, identify by name and address each person or entity which is a 5% shareholder in the case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of case of a joint venture, or who otherwise has a proprietary interest, interest in profits and losses or right to control such entity:
   - a. Guadalupe Aquino 100% ownership
   - b. _____
   - c. _____
   - d. _____
   - e. _____

6. Name, address and capacity of person making this disclosure on behalf of the applicant:
   Guadalupe Aquino
   5401 Winding Creek Dr McHenry IL 60050

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

VERIFICATION

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

Signature: _____

Subscribed and Sworn to before me this _____ day of _____, 200_.

_____

Notary Public

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

IN THE MATTER OF THE PETITION OF 2 Froggy Jumps 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 upon the application by Guadalupe Aquino, with 2 Froggy Jumps LLC for a Final Plat of Resubdivision for the property at 650 W. Terra Cotta Avenue in Crystal Lake, Illinois 60014. PIN: 14-31-252-029.

This application is filed for the purpose of seeking a Final Plat of Subdivision and Variations to the minimum 20,000 square foot lot area to allow 7,291 square feet, as well as any other variations as necessary to approve the plans as submitted to allow the existing improvements to the site on the newly created lot, pursuant to Article 3, Article 5, and Article 9. Plans for this project can be viewed at the City of Crystal Lake Planning and Economic 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 Wednesday, June 18, 2025, 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, Chairperson
Planning and Zoning Commission
City of Crystal Lake

(Published in Northwest Herald May 30, 2025) 2248811

Final Plat of
Dearborn Subdivision

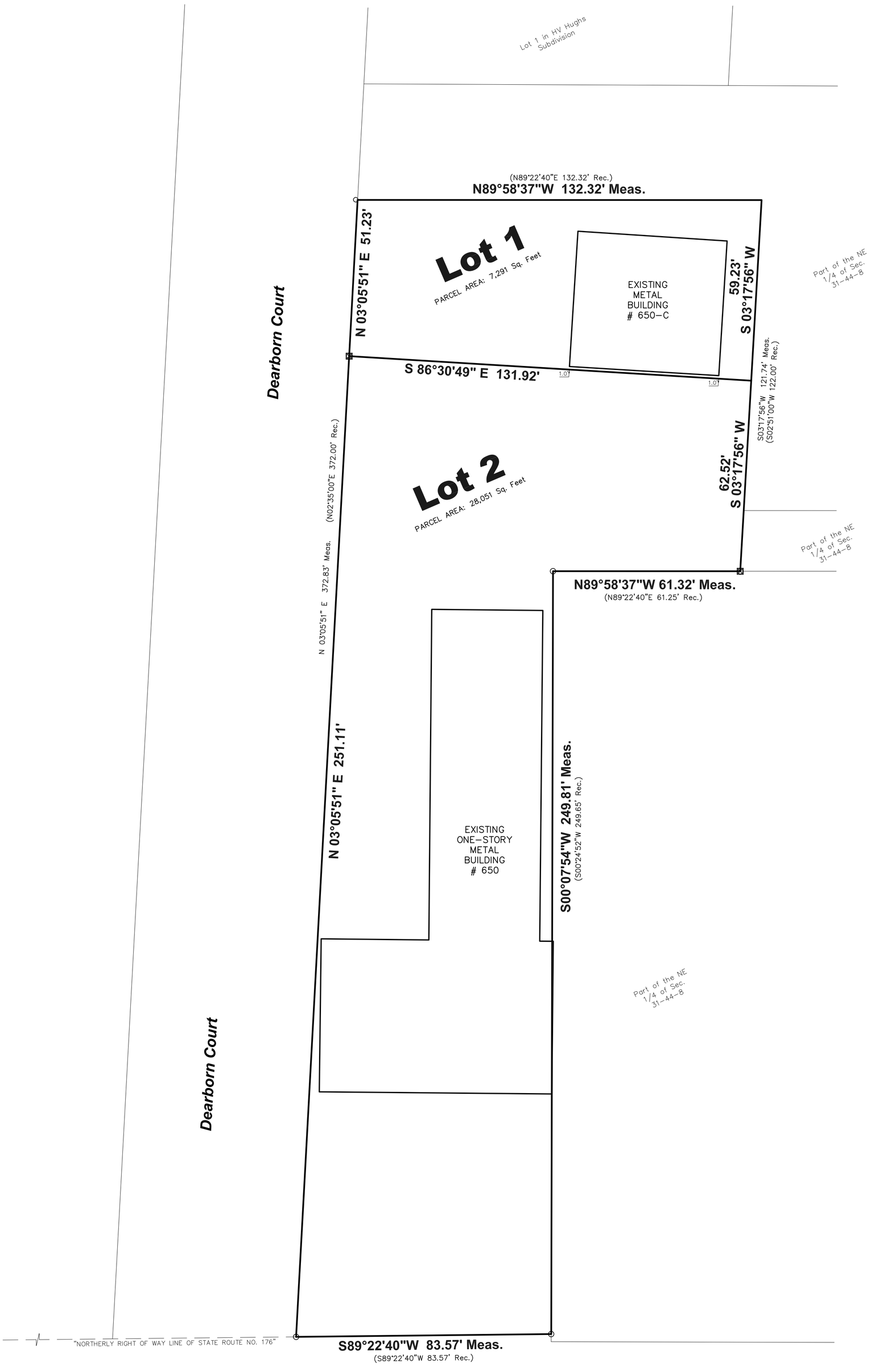
BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.

N
Assumed

LEGEND

- ○ FOUND IRON BAR
- ○ FOUND IRON PIPE
- ☒ SET CONCRETE MONUMENT

THESE LOTS ARE CONTAINED WITHIN THE CRYSTAL LAKE WATERSHED AND MUST ADHERE TO ALL REQUIREMENTS OF THE CITY OF CRYSTAL LAKE FOR ANY FUTURE CHANGES OR IMPROVEMENTS.



Surveyor's Certificate

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

This is to certify that I, Joaquin Camacho, have surveyed and subdivided the property as described and shown by the plat, which is a correct representation of said survey and subdivision. All distances are shown in feet and decimals thereof. Dimensions shown along curves are arc distances unless otherwise noted.

LEGAL DESCRIPTION: THAT PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH SOUTH QUARTER SECTION LINE OF SAID SECTION 31 AND THE NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE NO. 176; THENCE NORTH 89 DEGREES, 22 MINUTES, 40 SECONDS EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, 360.0 FEET (315.5 FEET ACCORDING TO SAID QUARTER SECTION LINE, AS REESTABLISHED PURSUANT TO MONUMENT RECORDED AS DOCUMENT NO. 863507) TO THE PLACE OF BEGINNING; THENCE NORTH 2 DEGREES, 35 MINUTES, 00 SECONDS EAST, 372.00 FEET; THENCE NORTH 89 DEGREES, 22 MINUTES, 40 SECONDS EAST, 132.32 FEET; THENCE SOUTH 2 DEGREES, 51 MINUTES, 00 SECONDS WEST 122.00 FEET; THENCE SOUTH 89 DEGREES, 22 MINUTES, 40 SECONDS WEST 61.25 FEET; THENCE SOUTH 0 DEGREES, 24 MINUTES, 52 SECONDS EAST, 249.65 FEET TO THE SAID NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE NO. 176; THENCE SOUTH 89 DEGREES, 22 MINUTES, 40 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, 83.57 FEET TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

I further certify that that concrete monuments at opposing subdivision corners and 5/8" iron bars at all lot corners and point of change in alignment will be set as required by the Plat Act (Illinois Revised Statutes 2005, 765ILCS 205/1)

I further certify that portions of the above described property are located in Zone "X" (Unshaded), as identified by the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panels 17111C0326J and 171110327J, both dated November 16, 2006.

I further certify that thus Subdivision lies within the corporate limits of the City of Crystal Lake, Illinois.

Given under my hand and seal this 2th Day of MAY, 2021.

JOAQUIN CAMACHO
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 4088
REGISTERED AGENT FOR LUCO SURVEYING
LICENSE TO BE RENEWED NOVEMBER 30, 2026

JOAQUIN P. CAMACHO 35-4088 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CRYSTAL LAKE, IL

City Council Certificate

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)
Approved by the City Council of Crystal Lake, Illinois this _____day of

_____, 20____, A.D.

_____
Mayor

_____
Attest: City Clerk

Owner's Certificate

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)
This is to certify that the undersigned,

_____ are the legal owners of a portion of land described on the plat hereon drawn and shown hereon as subdivided; that they have caused said land to be surveyed, subdivided, staked and platted as shown hereon, for the purpose of having this plat recorded provided by law, and as the Owners, do hereby state that to the best of our knowledge, all of the lots in this Subdivision lie within:
Crystal Lake Community Consolidated School District 47
Crystal Lake High School District 155

Seal(s) this _____ day of _____, A.D. 20__

_____ (Seal)

_____ (Seal)

Notary Certificate

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)
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 same person or persons whose name or names are subscribed to the foregoing instrument as,

_____ respectively appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act for the uses and purposes set forth. Given under my hand and notarial

seal, this _____day of _____, 20__.

_____ Notary Public

Planning and Zoning Commission Certificate

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

I, _____, Chairman of the Crystal Lake Planning and Zoning Commission, do hereby certify that on this _____day of _____, 20____, this plat of subdivision was duly approved by the Planning and Zoning Commission of the City of Crystal Lake.

_____
Chairman

Notary Certificate

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

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 same person or persons whose name or names are subscribed to the foregoing instrument as,

_____ respectively appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act for the uses and purposes set forth. Given under my hand and

notarial seal, this _____day of _____, 20__.

_____ Notary Public

County Clerk's Certificate

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

I, _____, County Clerk in McHenry County, Illinois do hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid forfeited taxes, and no redeemable tax against any of the land included in the attached plat. I further certify that I have received all statutory fees in connection with the plat.
Given under my hand and seal of the County at Woodstock, Illinois, this

_____day of _____, 20__, A.D.

_____
McHenry County Clerk

Recorder's Certificate

STATE OF ILLINOIS)
) SS
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:

_____

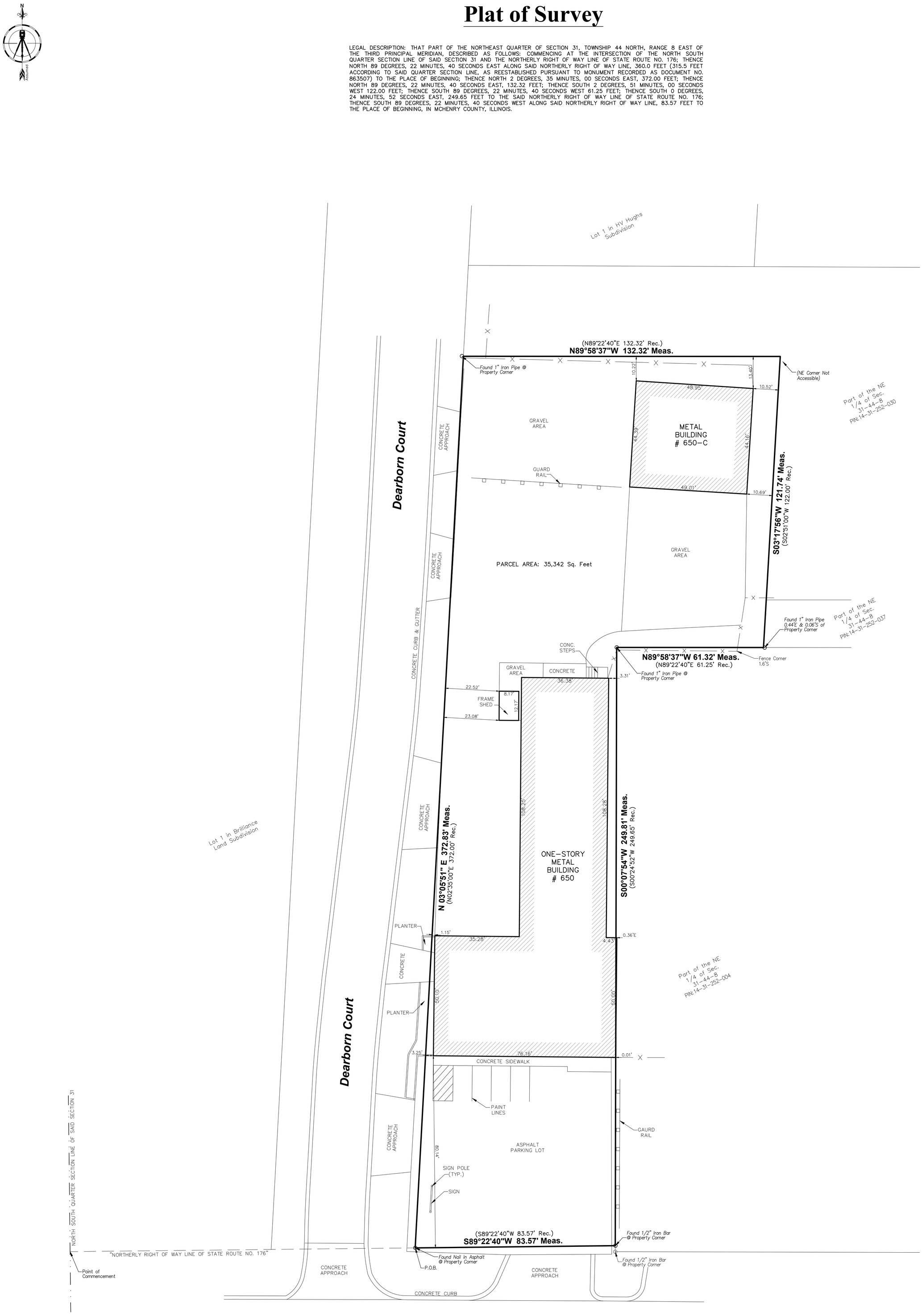
0' 20' 40' 60'

LUCO SURVEYING
A Division of Polaris Surveying, Inc.
54 Lou Street, Crystal Lake, IL 60014
PROFESSIONAL DESIGN FIRM NO. 184-007972
Telephone: (815) 526-3974
E-mail: admin@lucosurveying.com

Common Address:	650 W. Terra Cotta Avenue, IL
PIN:	14-31-252-029
Job Number:	25-75228 Drafted By: jac
Client:	2 Froggy Jumps
Field Work Completion:	4/10/2025
Revision:	

Plat of Survey

LEGAL DESCRIPTION: THAT PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH SOUTH QUARTER SECTION LINE OF SAID SECTION 31 AND THE NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE NO. 176; THENCE NORTH 89 DEGREES, 22 MINUTES, 40 SECONDS EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, 360.0 FEET (315.5 FEET ACCORDING TO SAID QUARTER SECTION LINE, AS REESTABLISHED PURSUANT TO MONUMENT RECORDED AS DOCUMENT NO. 863507) TO THE PLACE OF BEGINNING; THENCE NORTH 2 DEGREES, 35 MINUTES, 00 SECONDS EAST, 372.00 FEET; THENCE NORTH 89 DEGREES, 22 MINUTES, 40 SECONDS EAST, 132.32 FEET; THENCE SOUTH 2 DEGREES, 51 MINUTES, 00 SECONDS WEST 122.00 FEET; THENCE SOUTH 89 DEGREES, 22 MINUTES, 40 SECONDS WEST 61.25 FEET; THENCE SOUTH 0 DEGREES, 24 MINUTES, 52 SECONDS EAST, 249.65 FEET TO THE SAID NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE NO. 176; THENCE SOUTH 89 DEGREES, 22 MINUTES, 40 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, 83.57 FEET TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.



THIS DOCUMENT IS NOT VALID WITHOUT THE SURVEYOR'S SEAL

STATE OF ILLINOIS }
COUNTY OF MCHENRY } SS

IN MY PROFESSIONAL OPINION, AND BASED ON MY OBSERVATIONS, I HEREBY CERTIFY THAT THE PLAT HEREON DRAWN IS A TRUE REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

_____, DATED APRIL 25, 2025
JOAQUIN P. CAMACHO, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 4088
LICENSE TO BE RENEWED NOVEMBER 30, 2026

JOAQUIN P. CAMACHO 35-4088 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CRYSTAL LAKE, IL

NOTES:
- COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED AND REPORT ANY DIFFERENCE IMMEDIATELY.
- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- BEARINGS AS SHOWN ARE ASSUMED AND ARE SO INDICATED FOR INTERIOR ANGLES ONLY.
- BUILDING LINES AND EASEMENTS AS SHOWN ARE BASED SOLELY ON PROVIDED DOCUMENTS.
- UTILITIES WITHIN EASEMENTS OR UNDERGROUND UTILITIES (IF ANY), INCLUDING, BUT NOT LIMITED TO CONDUITS AND CABLES ARE NOT SHOWN HEREON.

0' 20' 40' 60'

LEGEND

- ○ FOUND IRON PIPE/BAR
- ● SET IRON BAR
- ⊗ PK NAIL
- × "X" SCRIBED INTO SURFACE
- WOOD FENCE
- CL/METAL/WIRE FENCE
- PLASTIC/VINYL FENCE

ABBREVIATIONS

PUE PUBLIC UTILITY EASEMENT
MUE MUNICIPAL UTILITY EASEMENT
VUE VILLAGE UTILITY EASEMENT
LE LANDSCAPE EASEMENT
DE DRAINAGE EASEMENT
BSL BUILDING SETBACK LINE
PC POINT OF CURVATURE
P.O.B. POINT OF BEGINNING
R.O.W. RIGHT OF WAY

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