#2025-202 Eaton Subdivision
1031 North Shore Drive – Final Plat of Resubdivision
Project Review for Planning and Zoning Commission

Meeting Date: January 7, 2026 continued from November 19, 2025

Requests: Final Plat of Resubdivision for a 2-lot subdivision.

Location: 1031 North Shore Drive

Acreage: Approximately 0.67 acres

Existing Zoning: R-2 Single Family Residential

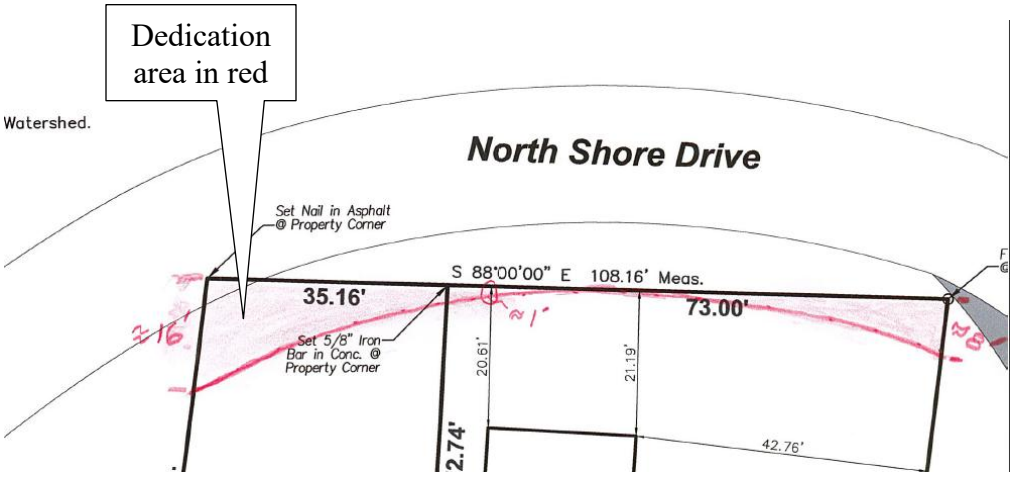
Surrounding Properties:

North:	R-2 Single Family Residential
South:	R-2 Single Family Residential
East:	R-2 Single Family Residential
West:	R-2 Single Family Residential

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- The property contains an existing single family residence and detached garage.
- The proposed subdivision would split the property into two lots for sale. The existing home crosses over the proposed lot lines and would be demolished prior to the sale of either lot.
- Minor plats of subdivision are subdivisions of land into 10 lots or less, comprise of one phase and do not require any public improvement (installation of roadway, sidewalks or street trees) are reviewed by the Planning and Zoning Commission and City Council.
- A dedication of right-of-way is being requested to allow for a future multi-use path and curb.



Development Analysis:

General

- Requests: A Final Plat of Resubdivision for a two-lot subdivision.
- Zoning: The site is zoned R-2 Single Family Residential.
- Land Use: The land use map shows the area as Urban Residential.
- Plat of Subdivision:
  - The existing lot is 33,978 square feet in area. The two lots created will be 13,356 square feet and 20,622 square feet. Both of these exceed the minimum 8,400 square feet.
  - The lot width is determined by the front yard setback. The front yard setback is 69 feet back. The lot width of Lot 1 is 72.83 feet. The lot width of Lot 2 is 87.59 feet. The minimum lot width is 70 feet. Making these both conforming lots.
  - Access would be provided via North Shore Drive.

Findings of Fact:

Final Plat of Subdivision

The petitioner is requesting a Final Plat of Resubdivision to split one lot into 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 Urban Residential, which allows for existing and future residential. The following goal is applicable to this request:

Land Use – Residential

Goal: Encourage a diversity of high quality housing in appropriate locations throughout the City that supports a variety of lifestyles and invigorates community character.

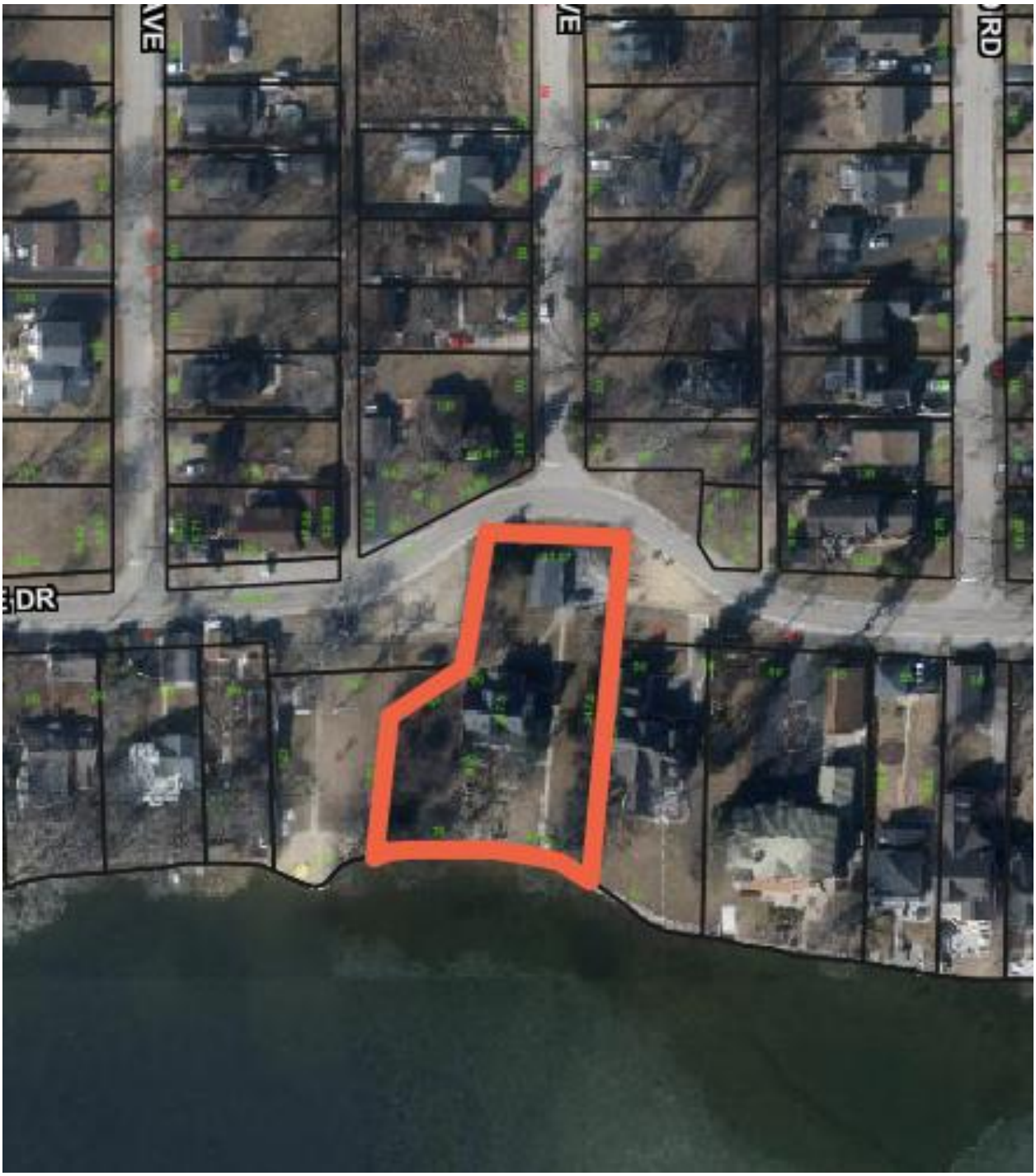
Supporting Actions: Provide for a reasonable rate of residential growth especially infill growth and mixed-use development which take advantage of existing City services.

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

1. Be consistent with the information and testimony provided by the petitioner in the hearing ant he following provided documents:
    a. Application (Eaton, received 10/19/25)
    b. Plat of Subdivision (Luco, dated 10/1/25, received 10/20/25)

2. Plat of Subdivision
    a. Provide a dedication along North Shore Drive on the final plat, which is approximately 8-16 feet from the edge of the North Shore Drive pavement at the property corners.
    b. Prepare a final bond copy of the plat for signatures and recording.

PIQ Map
1031 North Shore Drive



City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: ~~Eaton subdivision~~

Action Requested

__	Annexation	__	Preliminary PUD
__	Comprehensive Plan Amendment	_x_	Preliminary Plat of Subdivision
__	Conceptual PUD Review	__	Rezoning
__	Final PUD	__	Special Use Permit
__	Final PUD Amendment	__	Variation
__	Final Plat of Subdivision	__	Other

Petitioner Information

Name: William Eaton

Address: 1031 N Shore Dr Crystal lake

Phone:

Fax:

E-mail:

Owner Information (if different)

Name:

Address:

Phone:

Fax:

E-mail:

Property Information

Project Description: We are seeking approval to reconfigure existing lot with single family Two buildable lots each capable of having a single family home on the ~~We also seek to understand what if any variances might be needed~~

Project Address/Location: 1031 n shore drive

PIN Number(s): 18-01-229-062

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

William c Eaton _____ 10/19/25

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.

William c Eaton _____ 10/19/25

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.

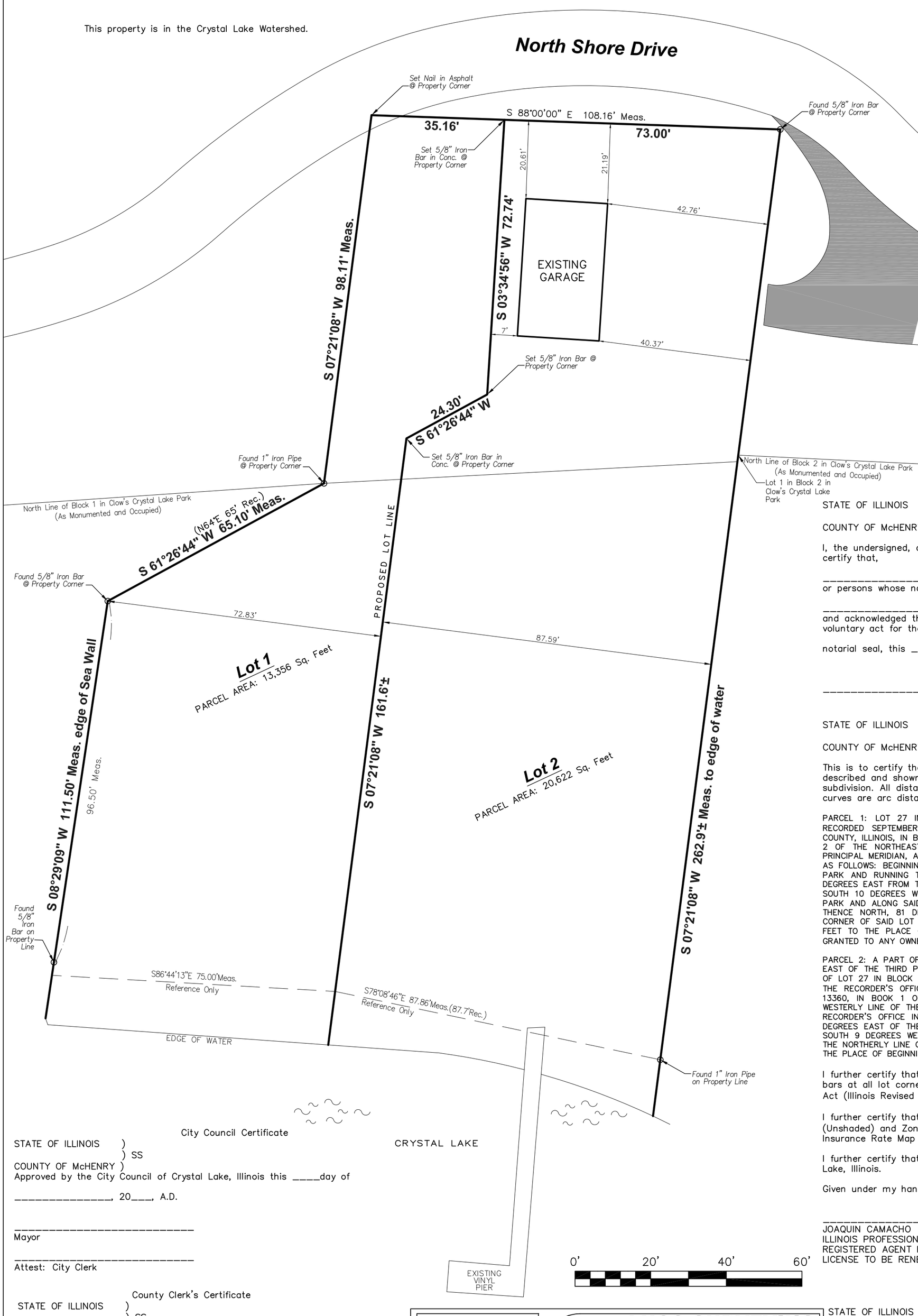
Final Plat of
Eaton Subdivision

BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 43 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.

Grafton Township

These properties are subject to the approval Ordinance # _____ with recording number _____

This property is in the Crystal Lake Watershed.



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

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

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

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.

PARCEL 1: LOT 27 IN BLOCK 1 OF CLOW'S CRYSTAL LAKE PARK AS SHOWN ON THE PLAT THEREOF RECORDED SEPTEMBER 6, 1894 AS DOCUMENT NUMBER 13360, IN THE RECORDER'S OFFICE, MCHENRY COUNTY, ILLINOIS, IN BOOK 1 OF PLATS, PAGE 54, SAID LOT BEING LOCATED IN AND BEING A PART OF LOT 2 OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 43 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO A PART OF SAID LOT 2 OF THE NORTHEAST QUARTER OF SECTION 1, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 27, BLOCK 1 OF CLOW'S CRYSTAL LAKE PARK AND RUNNING THENCE NORTH 9 DEGREES EAST TO A POINT 3 CHAINS AND 75 LINKS NORTH, 9 DEGREES EAST FROM THE MARGIN OF CRYSTAL LAKE; THENCE SOUTH 81 DEGREES EAST 87.7 FEET; THENCE SOUTH 10 DEGREES WEST ALONG THE WEST LINE OF LOT 1 IN BLOCK 2 OF SAID CLOW'S CRYSTAL LAKE PARK AND ALONG SAID WEST LINE EXTENDED 3 CHAINS AND 75 LINKS TO THE MARGIN OF CRYSTAL LAKE; THENCE NORTH, 81 DEGREES WEST ALONG THE MARGIN OF SAID LAKE, 87.7 FEET TO THE SOUTHEAST CORNER OF SAID LOT 27; THENCE NORTH 10 DEGREES EAST ALONG THE EAST LINE OF SAID LOT 27, 150 FEET TO THE PLACE OF BEGINNING (EXCEPTING THEREFROM ANY RIGHT OF WAY WHICH MAY HAVE BEEN GRANTED TO ANY OWNERS OF LOTS IN SAID CLOW'S CRYSTAL LAKE PARK), IN MCHENRY COUNTY, ILLINOIS.

PARCEL 2: A PART OF LOT 2 OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 43 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 27 IN BLOCK 1 OF CLOW'S CRYSTAL LAKE PARK, AS SHOWN ON THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MCHENRY COUNTY, ILLINOIS ON SEPTEMBER 6, 1894 AS DOCUMENT NUMBER 13360, IN BOOK 1 OF PLATS, PAGE 54, AND RUNNING THENCE NORTH 9 DEGREES EAST ALONG THE WESTERLY LINE OF THE LAND CONVEYED TO THE GRANTEES HEREIN BY WARRANTY DEED RECORDED IN THE RECORDER'S OFFICE IN BOOK 167 OF DEEDS, PAGE 5, TO A POINT 3 CHAINS AND 75 LINKS NORTH 9 DEGREES EAST OF THE MARGINS OF CRYSTAL LAKE; THENCE NORTH 81 DEGREES WEST 20 FEET; THENCE SOUTH 9 DEGREES WEST AND PARALLEL WITH THE EASTERLY LINE OF THE PARCEL HEREBY CONVEYED TO THE NORTHERLY LINE OF SAID LOT 27; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 27, 20 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) and Zone AE, as identified by the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panels 17111C0326J, 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 15th Day of JULY, 2021.

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

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: _____

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

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: 1031 N. Shore Drive, Crystal Lake, IL
PIN: 18–01–229–062
Job Number: 25– 75905 Drafted By: jac
Client: Eaton
Field Work Completion: 7/2/2025
Revision: 9/17/2025 per City Comments
10/1/2025 per City Comments