Agenda Item No: 5

Historic Preservation Commission
Agenda Supplement

Meeting Date: September 14, 2026

Request: **Historic Landmark Designation**

Location: Ballou-Kruger Building
110 N. Main Street

Petitioner: Zachary Dolezal

Action: 1. Vote to recommend the landmark designation
2. Continue the item
3. Vote to not recommend the landmark designation

Background:

- The Ballou-Kruger Building is representative of post Civil War commercial brick construction. It features a steel façade to accommodate large plat glass windows.
- The builders were Dr. Emory Ballou and Frederick W. Kruger.
- The site is part of the early Nunda commercial district. The building had several uses throughout the years and is currently Duke's Alehouse and Kitchen restaurant.

Landmark Criteria:

1. It is located within the corporate boundaries of the City of Crystal Lake; and
   ☐ *Meets* ☐ *Does not meet*

2. It is over 50 years old, in whole or in part; and
   ☐ *Meets* ☐ *Does not meet*

3. One or more of the following conditions exist:
   A. General consideration.
      1. It has significant character, interest, or value as part of the historic, cultural, aesthetic, or architectural characteristics of the City, the State of Illinois, or the United States;
         ☐ *Meets* ☐ *Does not meet* ☐ *N/A*

      2. It is closely identified with a person or persons who significantly contributed to the culture or development of the City, the State of Illinois, or the United States;
         ☐ *Meets* ☐ *Does not meet* ☐ *N/A*

3. It involves the notable efforts of or is the only example of work by a master builder, designer, architect, architectural firm, or artist whose individual accomplishment has influenced the development of the City, the State of Illinois, or the United States;
☐ *Meets* ☐ *Does not meet* ☐ *N/A*

4. It has a unique location or single physical characteristic(s) that make it an established or familiar visual feature;
☐ *Meets* ☐ *Does not meet* ☐ *N/A*

5. Activities associated with it make it a current or former focal point of reference in the City;
☐ *Meets* ☐ *Does not meet* ☐ *N/A*

6. It is of a type associated with a use once common but now rare, or is a particularly fine or unique example of a utilitarian structure and possesses a high level of integrity or architectural significance;
☐ *Meets* ☐ *Does not meet* ☐ *N/A*

7. It is an area that has yielded or is likely to yield historically significant information or even prehistoric data;
☐ *Meets* ☐ *Does not meet* ☐ *N/A*

B. Architectural Significance.
1. It represents certain distinguishing characteristics of architecture inherently valuable for the study of a time period, type of property, method of construction, or use of indigenous materials;
☐ *Meets* ☐ *Does not meet* ☐ *N/A*

2. It embodies elements of design, detail, material, or craftsmanship of exceptional quality;
☐ *Meets* ☐ *Does not meet* ☐ *N/A*

3. It exemplifies a particular architectural style in terms of detail, material, and workmanship, and has undergone little or no alteration since its original construction or has been properly restored;
☐ *Meets* ☐ *Does not meet* ☐ *N/A*

4. It is one of the few remaining examples of a particular architectural style and has undergone little or no alterations since its original construction or has been properly restored;
☐ *Meets* ☐ *Does not meet* ☐ *N/A*

5. It is or is part of a contiguous grouping that has a sense of cohesiveness expressed through a similarity of style, characteristics, time period, type of property, method of construction or use of indigenous materials and accents the architectural significance of an area;
☐ *Meets* ☐ *Does not meet* ☐ *N/A*

6. The detail, material and workmanship of the structure, building, object, or site can be valued in and of themselves as reflective of or similar to those of the majority of the visual elements in the area;
☐ *Meets* ☐ *Does not meet* ☐ *N/A*

C. Historical Significance.

1. It is an exceptional example of an historic or vernacular style or is one of the few such remaining properties of its kind in the City;
   ☐ *Meets* ☐ *Does not meet* ☐ *N/A*

2. It is associated with an organization or group, whether formal or informal, from which persons have significantly contributed to or participated in the historic or cultural events of the City of Crystal Lake, State of Illinois, or the United States;
   ☐ *Meets* ☐ *Does not meet* ☐ *N/A*

3. It is associated with a notable historic event;
   ☐ *Meets* ☐ *Does not meet* ☐ *N/A*

4. It is associated with an antiquated use due to technological or social advances;
   ☐ *Meets* ☐ *Does not meet* ☐ *N/A*

5. It is a monument to or a cemetery of an historic person or persons.
   ☐ *Meets* ☐ *Does not meet* ☐ *N/A*

- Should the Historic Preservation Commission find that the structure meets the criteria for landmark designation, they shall make a motion stating such recommendation to the City Council.

PIQ Map

110 N. Main Street



PROJECT NUMBER: _____
CITY OF CRYSTAL LAKE
LANDMARK DESIGNATION
APPLICATION
Please type or print legibly

PROJECT TITLE: BALLOU-KRUGER BUILDING

PERSON(S) OR GROUP PROPOSING DESIGNATION:

NAME: Crystal Lake Historic Preservation Commission

ADDRESS: 100 W. Woodstock Street

Crystal Lake, IL 60014

PHONE: 815.459.2020

OWNER(S) OF PROPERTY(S) PROPOSED FOR DESIGNATION (as shown on the tax assessor's rolls):

NAME: 110 Main LLC attn Zachary Dolezal

ADDRESS: 110 N. Main Street

Crystal Lake IL 60014

INDICATE OWNER(S) CONSENT TO PROPOSED DESIGNATION:

X YES _____ NO _____ UNKNOWN

ADDRESSES & PROPERTY INDEX NUMBERS (attach legal description): _____

110 N. Main Street, Crystal Lake, IL 60014

14-32-434-019

ATTACH A WRITTEN STATEMENT DESCRIBING THE AREA AND PROPERTY(S) AND REASONS IN SUPPORT OF THE PROPOSED DESIGNATION AS STATED IN THE CRITERIA FOR DESIGNATION AS A HISTORIC LANDMARK@ (ATTACH DOCUMENTATION)

ATTACHED

PLEASE PROVIDE A LIST OF SIGNIFICANT EXTERIOR ARCHITECTURAL FEATURES AND/OR OBJECTS THAT SHOULD BE PROTECTED:

Exterior brick facade of the load bearing masonry wall

Fenestration of the window configuration

PUBLIC NOTICE BEFORE THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF CRYSTAL LAKE

IN THE MATTER OF THE APPLICATION OF Zachary Dolezal dba 110 Main LLC

File # PLN 2026-00167 Aug. 19, 2026 City assigned record file # TBA

Notification is hereby given in compliance with the Historic Preservation Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Historic Preservation Commission upon the application of Zachary Dolezal, for the building owner, 110 Main LLC relating to the following described real estate: 110 N. Main Street Crystal Lake, Illinois.

Legal Description: Herein DOC 2025R0024795 In the SE Quarter of Sec. 32 Township 44 N, Range 8 E of the Third P.M. is Rail Road Lots 1, 2 & 3 in R. J. Carlson Subdivision Doc 977833-1986 and portion cut middle of Lot 13, Block 2, in the original Plat of Nunda, DOC 1868DR043296 recorded August 13, 1868, McHenry County Illinois PIN: 14-32-434-019 Commonly known as 110 N. Main Street Crystal Lake, Illinois 60014, Duke's Alehouse and Kitchen Historically known as Ballou Hall

This application is filed for the purpose of seeking a Landmark designation for the Ballou-Kruger Building as known and provided for in said Ordinance. A hearing on the said Application will be held at 4:30 pm on Monday September 14, 2026, at the Crystal Lake City Hall, 100 West Woodstock Street. At which time and place any person determining to be heard may be present. Complete information concerning this Application may be obtained at the Community Development Department at City Hall.

/s/ Ana Freund, Chairman
Historic Preservation Commission
City of Crystal Lake, Illinois

(Published Northwest Herald Aug. 25, 2026) 2345448

§ 295-13 Criteria.

A. It is located within the corporate boundaries of the City of Crystal Lake; and

B. It is over 50 years old, in whole or in part; and

C. One or more of the following conditions exist:

(1) GENERAL CONSIDERATION.

(a) It has significant character, interest, or value as part of the historic, cultural, aesthetic, or architectural characteristics of the City, the State of Illinois, or the United States;

Historic and Architectural Context. The Ballou-Kruger Building is representative of post-Civil War commercial brick construction and reflects the development patterns of the town of Nunda, later North Crystal Lake and continued through the history of the City of Crystal Lake. Key features and associations include:

- A steel façade designed to accommodate large plate-glass display windows, characteristic of late nineteenth-century commercial buildings on Main Street.
- A location within the original plat (1868) of the Nunda settlement, the Ballou Building (1878) reinforcing its connection to the community's early commercial core.
- A direct association with the railroad property of the Galena & Chicago Union Railroad, later the public rights of way of Railroad street which helped shape the settlement's development.
- A wraparound of the Ballou Building by the Kruger Building (1912) that access the two primary roads, Main and Railroad streets and visually to Williams street.
- As the area's first and most enduring landmark, the building maintains a strong visible presence and links the commercial development of the railroad era to Main Street's automotive age.

(b) It is closely identified with a person or persons who significantly contributed to the culture or development of the City, the State of Illinois, or the United States;

Association with Community Development. The builders, first Dr. Emory Balluo and then Frederick W. Kruger, whose ownership and improvements helped create a commercial and social gathering place in Nunda, then North Crystal Lake, and the City of Crystal Lake. Over time, the property supported recreational and civic uses, including skating, billiards, saloon operations, and interior event space for fraternal organizations.

(c) It involves the notable efforts of or is the only example of work by a master builder, designer, architect, architectural firm, or artist whose individual accomplishment has influenced the development of the City, the State of Illinois, or the United States;

(d) It has a unique location or single physical characteristic(s) that make it an established or familiar visual feature;

Long-Standing Commercial Location. The building's significance is strengthened by the longevity of its location at the commercial center formed by Main Street and the Galena & Chicago Union Railroad. From 1854, the railroad's first arrival in Nunda Township in southeast McHenry County, and later through its connection with the Wisconsin Illinois Railroad, this intersection remained a defining point in the community's development. The consolidation of these rail lines in 1867 under the Chicago & North Western Railway Company further reinforced the importance of this location. The following year, 1868, the town plat of Nunda was recorded which configured the layout of the lots, street system and their names. The building has stood directly north of the depot site, from the first depot established in 1855 (demolished) to the present 1924 depot (extant), by maintaining for generations a continuous visual and historical relationship with the railroad corridor. The Chicago & North Western Railway track between the building and the depot carried inbound trains to Chicago from points as far west as California, northwest from Minnesota, and north from Wisconsin. This rail connection emphasized the building's position at a major transportation junction as well as within the local commercial center.

(e) Activities associated with it make it a current or former focal point of reference in the City;

A Continual Focal Point of Reference. From its earliest years, the Ballou-Kruger Building served as a community-focused commercial and social gathering place where residents conducted business, met one another, and participated in local activities, while availing themselves to the tonsorial, restaurant and saloon. This emphasis on community activity continued over the years, with only a brief interruption of beverage services. Although the local anti-saloon referendum of 1914, followed by Federal Prohibition under the Volstead Act in 1919, suspended the continuous sale of alcohol until repealed in 1933, the building remained throughout associated with public establishments used for community associations. Fraternal organizations, beginning with the Grand Army of the Republic, used banquet-room space for gatherings, dancing, and the introduction of entertainment by prerecorded music and movie pictures. Fans of Tom Mix no longer had to wait for a show in the outlying field of town but now can watch his adventures on the silver screen. Its proximity to the Chicago & North Western Railway Depot, City Hall to the east, Nunda

Township offices to the north, and the Herald newspaper offices nearby further reinforced the building's role as a familiar civic and social landmark in the City.

Notable Timeline of 110 Main Street: The occupants of both the Ballou Building and Krueger Building chart nearly 150 years of the cultural history of downtown Crystal Lake.

Late 1800s / Early 1900s: Served as a local doctor's office, a general store, and later a hardware store. After the Roller Rink Fire in 1900 of Main Street building, served as a substitute Village Hall for North Crystal Lake. Starting in 1903, the second-floor hosted recurring appearances by the Teco Band, a musical ensemble supported by American Terra Cotta Company.

1910–1913: Ballou Hall on the second floor was converted to offices and residences.

Mid-20th Century: It spent decades hosting local staples like Fred Kruger's general store, Dorothea's Restaurant, and Matt's Liquor Store.

1978: Fittingly, exactly 100 years after its construction, the ground floor opened as a local saloon named Cat Ballou's Vittles & Spirits (attributed in name to a popular Western comedic movie).

Contemporary Era: The building became home to Duke O'Briens, which is now known as Duke's Alehouse & Kitchen.

(f) It is of a type associated with a use once common but now rare, or is a particularly fine or unique example of a utilitarian structure and possesses a high level of integrity or architectural significance;

A Now Rare but Once Common Utilitarian Structure. The appearance of the Ballou building reflects an early commercial type recognized as the original Main Street facade of two visible post-Civil War-era building technologies: the availability of common brick through automated brick fabrication and the use of steel framing to create wide-span entrances under a second floor. Together, these features supported a multi-tenant commercial building with separate businesses operating within a shared structure. The construction of brick and steel also enabled the early introductory use of utilities for lighting and heating such as electricity, manufactured methane gas for internal room uses.

No longer is the use of the flat, oversized vertical facade on the Ballou Building along Railroad street that provided an ideal canvas for large painted advertisements and

business names. In the alternative the technique is still seen in other areas of the City of Crystal Lake as artistic murals.

(g) It is an area that has yielded or is likely to yield historically significant information or even pre-historic data;

(2) ARCHITECTURAL SIGNIFICANCE.

(a) It represents certain distinguishing characteristics of architecture inherently valuable for the study of a time period, type of property, method of construction, or use of indigenous materials;

Valuable Study Over Time of Construction and Materials. The building's wraparound form, created when the Kruger Building (1912) was constructed around the pre-existing Ballou Building (1878), illustrates the evolution of local commercial construction over a 34-year period. Together, the two buildings constructed over different periods of local history, illustrate by their proximity, how brick facades shaped the two-story vernacular Main Street design of a Midwestern city's railroad and subsequent, pre-automobile commercial center.

(b) It embodies elements of design, detail, material, or craftsmanship of exceptional quality;

Exceptional Design Element. The chamfer design of the Ballou Building helped define the intersection of Main Street with the Chicago and North Western Railway property on the first recorded plat of the town of Nuda in 1868. With Gates Street to the north, the block adjoins the tracks to become a prominent focal point for the commercial center of a new railroad community in McHenry County. A similar experience most likely known to Dr. Ballou occurred up the tracks in Woodstock and Harvard.

Dr. Emory Ballou's decision to hire the Wheaton Family, experienced stone masons, created a lasting pattern of development, even as transportation, trade, and community commercial needs changed over time in this area of what became the City of Crystal Lake.

Fredrick Kruger may have recognized the Ballou Building's value as a local commercial landmark and intentionally preserved its iconic chamfered form with his building in 1912 rather than covering it with new materials or demolishing its visual identity. Unlike at the same time the the renovation of the Mallory Building and Jaster Building.

(c) It exemplifies a particular architectural style in terms of detail, material, and workmanship, and has undergone little or no alteration since its original construction or has been properly restored;

Visible Details, Material, and Workmanship of Original Construction. The southern portion of the building, adjoining Railroad Street, retains evidence of its 1878 foundation. This work is associated with members of the Wheaton family of masons, including Emory P. Wheaton, F. James Wheaton (son), and Frank Wheaton (grandson), whose masonry tradition was connected to the Erie Canal construction era.

The Wheaton masonry remains visible along the eastern exterior wall, where it meets the exterior brickwork, facing the parking area. Unlike the 1850s field cobble stones used by Andrew Jackson Simons in other Crystal Lake buildings, this foundation consists of large, flat-faced ashlar masonry units mortared to support the load of the two-story structure.

Later foundation reflect more contemporary construction methods, including poured concrete footings and walls. These changes allowed the Kruger Building to provide a basement with access from Railroad Street and additional rentable interior space.

(d) It is one of the few remaining examples of a particular architectural style and has undergone little or no alterations since its original construction or has been properly restored;

Original Construction of a Vernacular Main Street Building. The two-story commercial building retains key elements of its 1878 construction, including the ashlar masonry foundation, pressed common brickwork, and brick window arches. These features remain substantially extant as they appeared when first built by the Wheaton Family of masons for Dr. Emory Ballou.

(e) It is or is part of a contiguous grouping that has a sense of cohesiveness expressed through a similarity of style, characteristics, time period, type of property, method of construction or use of indigenous materials and accents the architectural significance of an area;

A Contiguous Accent Grouping of Similar Style, Construction, Use. The Ballou Building marks a transition from wood-frame balloon construction to brick Main Street vernacular architecture. Its design appearance was an effort to echo the more prestigious “high styles” of the era, including Italianate-inspired brackets, cornices, and arches.

The Wheaton family and other builders used details such as corbelled brickwork and chiseled limestone, features visible in both the Ballou Building and later, but less pronounced in the Kruger Building,

While Main street architecture retained stylistic features, the proximity of the coal fired steam railroad engines necessitated fire-resistant building materials. The growth of Crystal

Lake station as a railroad center for Chicago & North Western Railway helped drive a necessary shift in local commercial construction. As coal-fired steam trains brought increased activity to the area, other buildings along Main Street and Williams Street followed the Ballou Building's example by adopting brick as a more durable material. The fire of 1900 demonstrated that wood commercial buildings were no longer practical for Main Street. Similar occurrences were reported in other cities in the Herald. A photograph of the Ballou Building taken before the construction of the Kruger Building (1912) shows a fire hydrant positioned between the street and the raised sidewalk, underscoring the concern for fire protection and means deployed to address such in the commercial center.

By 1914, terra cotta was introduced along Woodstock Street (then known as South Railroad Street) as an exterior material valued for its fire-resistant qualities. It was also used for the Bauer's Garage (extent), located on the opposite side of the tracks, further reflecting the community's movement toward safer and more resilient construction.

(f) The detail, material and workmanship of the structure, building, object, or site can be valued in and of themselves as reflective of or similar to those of the majority of the visual elements in the area;

Details of the Building Similar to Visual Element of the Area. The structural shift from the wood-frame "Boomtown false-fronts" that was built earlier in the 1850s and 60s, Dr. Emory Ballou constructed this wedge-shaped brick structure at the corner of Main Street and Railroad Street. It signaled the transition from a makeshift railroad outpost into a permanent, fire-resistant commercial hub on the Chicago & North Western Railway network. Seen thereafter were other brick façade, commercial building om Main Street and Williams Street.

Not as seen but as influential, was the "Hall". A traditionally referenced location in 19th-century Midwest railroad towns, it was highly common for the first floor of a masonry building to host retail while the expansive second floor operated as a community "Hall." Ballou Hall served as a vibrant civic hub used for community meetings, dances, traveling performers, and fraternal organizations including the first meetings of the Grand Army of the Republic, Nunda Post No. 226.

(3) HISTORIC SIGNIFICANCE.

(a) It is an exceptional example of an historic or vernacular style or is one of the few such remaining properties of its kind in the City;

Example of Main Street Vernacular Style of a Historic Period. The Ballou Building (1878) reflects the evolution of Main Street commercial architecture from earlier wood-frame to more durable two-story brick construction. The later wraparound Kruger Building (1912) adds evidence of the second, automobile-era commercial phase, distinguished by brick

construction, flush window sills, and the engraved “KRUGER” keystone visible from both Railroad Street and Main Street.

Distinctive Chamfered Corner. The building’s chamfered corner wall is one of its most valuable and unusual physical characteristic. Rather than meeting the street corner at a conventional square angle, the chamfered wall creates a deliberate visual transition between Railroad Street, Main Street, and the diagonal approach from the railroad tracks and its platform. The doorway set within this chamfered plane gives the corner an inviting threshold and makes the building visually accessible to pedestrians arriving from multiple directions.

This chamfered appearance also gives the building a rare and memorable street presence. It compensates for recessed doorways along the diverging street lines, strengthens the corner as a commercial focal point, and creates a direct sightline toward the radiating Chicago & North Western Railway (Metra) tracks. For arriving commuters, the angled corner would have drawn attention before they fully entered the commercial district. Because of this distinctive form, the chamfered corner has remained a familiar point of reference and a defining architectural feature of the building for nearly 148 years.

The appearance of the Ballou Building and sustain by its companion the Kruger Building is a design technique known as “forced perspective” and most famously used by Disney designers on the Main Street buildings facing Town Square in Disney Land. In this context, angled or chamfered building corners help soften hard spatial transitions, improve pedestrian movement, and create the impression of a welcoming small-town streetscape. At the intersection of Main Street and the Chicago & North Western Railway tracks, this geometric approach prevents rigid 90-degree corners from feeling abrupt or confining within a tight commercial footprint.

The specific design reasons of the chamfered corner of the Ballou-Kruger Building can be seen in the following dynamics of this place in the City of Crystal Lake.
•Traffic Flow: Angled walls widen sightlines and reduce sharp bottlenecks where crowds converge while arriving from or moving toward the Depot.
•Spatial Illusion: Chamfered corners break up the boxy geometry of a standard surveyed town plat, helping create the appearance of a pre–World War I small town. This effect is especially relevant where Gates Street runs parallel to the Chicago & North Western Railway Company property creating the later necessity of rotating the Mallory Building.

•Transition of Scale: The angled corners work with forced perspective by gradually guiding the visitor's eye from the open perimeter of the train depot into the narrower, more vertically scaled spaces of Main Street and Williams Street.

(b) It is associated with an organization or group, whether formal or informal, from which persons have significantly contributed to or participated in the historic or cultural events of the City of Crystal Lake, State of Illinois, or the United States;

Association With Groups, Formal or Informal. By 1883, the Grand Army of the Republic, a chartered fraternal organization of Union Civil War veterans, established Nunda Post No. 226 with 32 local members. Its members included veterans such as Ira Mallory, publisher of the *Herald*, and the Post helped preserve wartime camaraderie while advancing the G.A.R.'s mission of "keeping green the memory" of those who served and veterans services.

The Ballou Hall served as a center of local G.A.R. activity. From this setting, members organized Decoration Day, later Memorial Day, parades; raised funds to purchase and install the Soldiers Monument at Union Cemetery; and gathered at the M.E. Church (demolished) for well-known group portraits before traveling by the Chicago & North Western Railway to national encampments.

As other commercial buildings became available, the G.A.R. later moved its meetings from Ballou Hall to locations on Williams Street, eventually settling in the Teckler Building at 50 N. Williams Street (extent).

(c) It is associated with a notable historic event;

Notable Historic Events. The building's location near the railroad depot connected it to nearly 148 years of local and national events. Through its proximity to the depot and to the publication of the *Herald*, the building stood within a setting where residents encountered news, travelers, wartime departures, and civic observances tied to the Chicago & North Western Railway.

Events associated with this location include:
• Passenger travel to distant destinations served by the Chicago & North Western Railway, including travel associated with President Calvin Coolidge to South Dakota and Herbert Hoover while he was a presidential nominee.
• Arrival and departure of notable personages and outdoor shows from Tom Mix Cowboy Show to the Ringling Brothers Circus.

• Community observances of Armistice Day, beginning after the end of World War I on November 11, 1918. A celebratory gunshot pierced the wall in the Kruger Building.
• World War II-era departures of soldiers traveling for service at Camp Douglas.
• Veterans returning by train from Chicago and disembarking at the nearby depot.

The Palm Sunday Tornado April 11, 1965, lifted the roof over the northern portion of the Kruger Building and settled it back in place.

(d) It is associated with an antiquated use due to technological or social advances;

(e) It is a monument to or a cemetery of an historic person or persons.

BALLOU-KRUGER BUILDING

ATTACHMENTS

Nunda

See a Page

Description of Nunda

It is the E½ of the South East quarter of Section 6 to 32 in Township No 44 North of Range No Eight & Since of the Fifth Principal Meridian in the town of Nunda & McHenry County and State of Illinois.

All distances are given on the Plat in feet and tenths of a foot, The angles and widths of the Streets are given on the plat, The fractions left on the outside of the plat as a general thing the distances are not given but that all that is necessary by the Plat

At the S.W. cor of Lot No 2 in Block No 15 is a Stake with Mound from which the S.E. corner of the Station House bears N 27½° E 3.26 lks. from the Post at the S.W. cor. of Lot No 18 in Block No 15. The Post at the S.W. cor. of said Block bears S. 63° W 1.10 lks. And from the Post at the South cor of Lot No 12 in Block No 16 the same point as above bears — 1.67 lks (Found at the N.E. corner of Lot No 15 in Block No 2 there is a Stake with Mound from which the N.E. cor. of S.S. Gates building used for a Store by P. Robinson bears N 56½° W 1.11¾ lks.) The figure in the Centre of the lots represents the No and the figure without the letter D is the No of the Block. The letter A is at the S.E. cor of said Sec No 32 And B is at the S.W. cor. of the same and D is at the ¼ post and the east side of said South East No 32 South 165 ft to the Stake.

John D Smith County Surveyor

I hereby certify that the above Plat and Description are correct to the best of my Belief

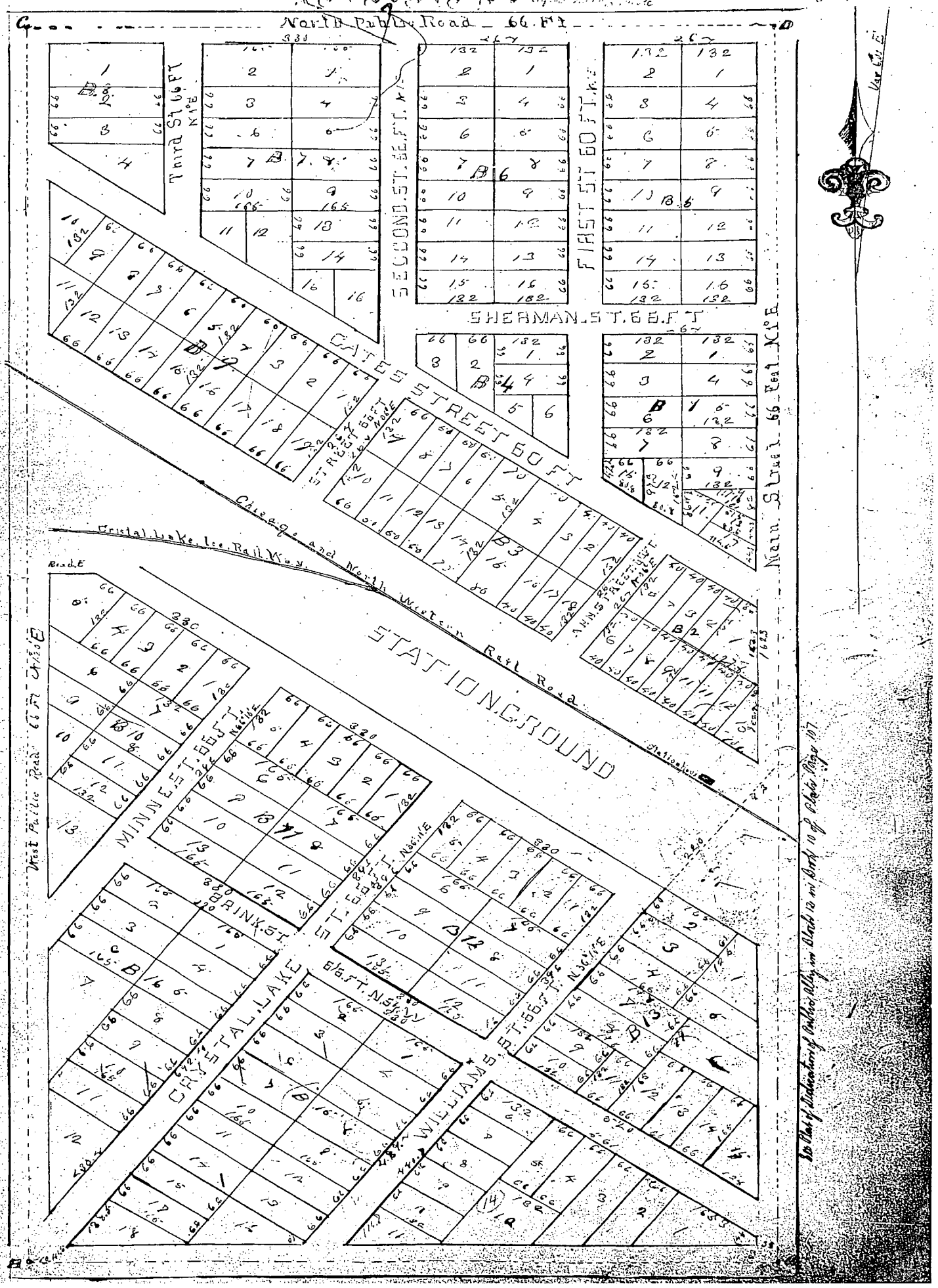
John D Smith County Surveyor

of H. McHenry County Illinois

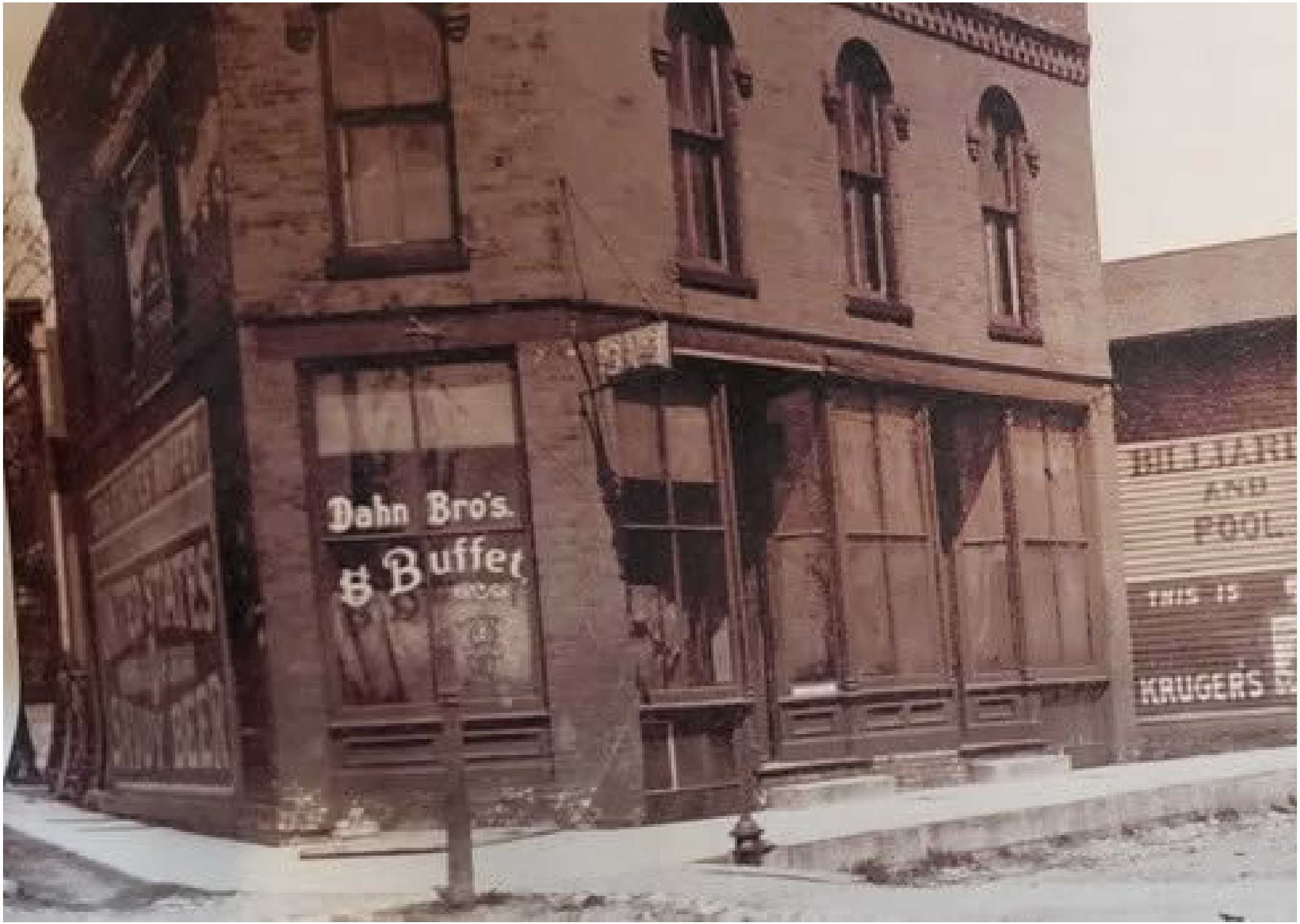
Filed August 15. 1868.

McHenry County Recorder Phyllis K Walters # 1868DR043296

NUNDA



McHenry County Recorder Phyllis K Walters # 1868DR043296


Dahn Bro's.
Buffet
AND
POOL
KRUGER'S


SALOON


LIQUOR
STORE
NO LEFT TURN
PEARSON MOTOR




Scene in Crystal Lake, Ill. 601.


Main
duke's

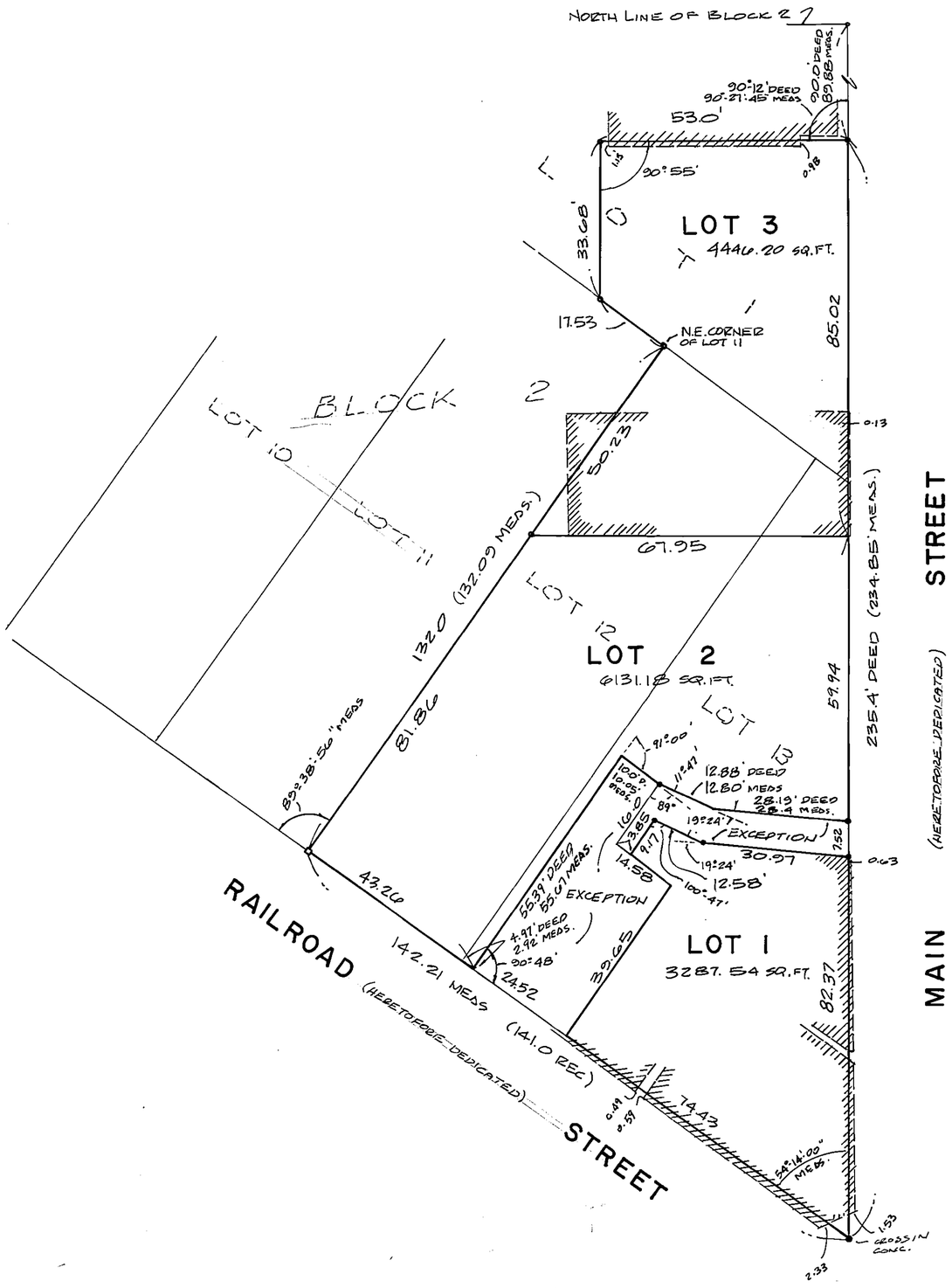

G.A.R. POST - 226.
June 1900
NUNDA, ILL.

977833

#4284A

R. J. CARLSON'S SUBDIVISION

BEING A RESUBDIVISION OF LOT 12, LOT 13, AND PART OF LOT 1, ALL IN BLOCK 2 OF THE ORIGINAL PLAT OF NUNDA, (NOW THE CITY OF CRYSTAL LAKE), LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS.



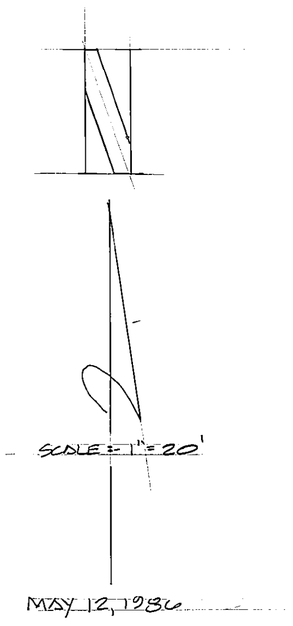
GENERAL NOTES :-

- □ INDICATES CONC. MONUMENT
- ○ INDICATES IRON STAKE (UNLESS NOTED OTHERWISE).

DIMENSIONS SHOWN ARE GIVEN IN FEET & DECIMAL PORTS THEREOF.

TOTAL AREA OF SUBDIVISION = 13,864.92 SQ.FT.

INDICATES EXISTING STRUCTURES



MAY 12, 1986

Note: "This Plat is subject to the encroachment of the 122 North Main Street Building upon a portion of Lot 11 in Block 2 of the Original Plat of Nunda which has been acknowledge by the owner of said Lot 11 in Block 2 pursuant to the letter dated January 26, 1986, which is filed with the City of Crystal Lake".

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) ss

This is to certify that I, Alan J. Coulson, a Registered Land Surveyor No. 35-2155, in the County and State aforesaid, have resurveyed, resubdivided, and replatted at the request of the owners thereof, the following described property: That part of Lots 1, 12, and 13 in Block 2 of the Original Plat of Nunda, (now City of Crystal Lake), described as follows: Beginning at the Southeast corner of said Lot 13; thence Northerly along the West line of Main Street, being also theEasterly line of Lots 13 and 1 in said Block 2 for a distance of 235.4 feet Deed (234.85 feet measured) to a point in the East line of Lot 1 that is 90 feet South of the Northeast corner thereof; thence Westerly along a line that forms an angle 90 degrees 12 minutes Deed (90 degrees 27 minutes 45 seconds measured) to the left with the prolongation of thelast described course, a distance of 53.0 feet; thence Southerly along a line that forms an angle of 90 degrees 55 minutes measured clockwise from the last described course a distance of 33.68 feet to the Northeasterly line of Lot 11 in said Block 2; thence Southeasterly along said Northeasterly line of Lot 11, 17.53 feet to the Northeast corner thereof; (being also the Northwest corner of Lot 12 aforesaid); thence Southwesterly along the Northwesterly line of said Lot 12 to the Southwest corner thereof; thence Southeasterly along the Southwesterly line of Lots 12 and 13, also being the Northeasterly line of Railroad Street to the point of beginning (excepting therefrom that part described as follows: That part of Lot 13 in Block 2 of the Original Plat of the Village of Nunda (now City of Crystal Lake) described as follows: Commencing at the most Westerly corner of said Lot 13 and running thence Southeasterly along the Southerly line of said Lot 13, 4.97 feet Deed (2.92 feet measured)for the place of beginning; thence Northeasterly along a line that forms an angle of 90 degrees 48 minutes to the left with the prolongation of the last described course a distance of 55.39 feet Deed (55.67 feet measured) thence Southeasterly along a line that forms an angle of 91 degrees 00 minutes to the right with the prolongation of the last described course a distance of 10.0 feet Deed (10.05 feet measured); thence Southwesterly along a line that forms an angle of 89 degrees 00 minutes to the right with the prolongation of the last described course 16.0 feet; thence Southeasterly along a line that forms an angle of 89 degrees 00 minutes to the left with the prolongation of the last described course a distance of 14.58 feet; thence Southwesterly 39.65 feet to a point in the Southerly line of said Lot 13 that is 24.52 feet Southeasterly from the place of beginning; thence Northwesterly along said Southerly line, 24.52 feet to the place of beginning. Also except that part of said Lot 13 described as follows: Commencing at the most Westerly corner of said Lot 13; thence Southeasterly along the Southerly line of said Lot, a distance of 4.97 feet Deed (2.92 feet measured); thence Northeasterly along a line that forms an angle of 90 degrees 48 minutes to the left with the prolongation of the last described course a distance of 55.39 feet Deed (55.67 feet measured); thence Southeasterly along a line that forms an angle of 91 degrees 00 minutes to the right with the prolongation of the last described course, a distance of 10.0 feet Deed (10.05 feet measured); for the place of beginning; thence Southeasterly along a line that forms an angle of 11 degrees 47 minutes to the left with the prolongation of the last described course, a distance of 12.88 feet Deed (12,80 feet measured); thence Easterly along a line that forms an angle of 19 degrees 24 minutes to the left with the prolongation of the last described course, a distance of 29.19feet Deed (28.40 feet measured) to the East line of said Lot 13; thence Southerly along said East line 7.52 feet; thence Westerly along a line that forms an angle of 94 degrees 40 minutes to the right with the prolongation of the last described course a distance of 30.97 feet; thence Northwesterly along a line that forms an angle of 19 degrees 24 minutes to the right with the prolongation of the last described course, a distance of 12.58 feet; thence Southerly along a line that forms an angle of 79 degrees 13 minutes to the left with the prolongation of the last described course, a distance of 9.17 feet; thence Northwesterly along a line that forms an angle of 91 degrees 00 minutes to the right with the prolongation of the last described course, a distance of 16.0 feet to the place of beginning), being situated in the City of Crystal Lake, McHenry County, Illinois, and the same is as shown on the plat hereon drawn which is a true and correct representation of the survey. Iron pipes have been set at all lot corners (unless noted otherwise), and dimensions are given in feet and decimal parts thereof unless otherwise noted. I further certify that the property covered by this plat is not situated within 500 feet of a surface drain or water course serving a tributary area of 640 Acres or more. I further certify that the foregoing property falls within the corporate limits of the City of Crystal Lake, which has adopted official plan.

Dated at Dundee, Illinois, this 13th Day of May, 1986.

STATE OF ILLINOIS — ALAN J. COULSON — NO. 35-2155 — ELGIN, ILL. — REGISTERED LAND SURVEYOR

Alan J. Coulson
Alan J. Coulson - I.R.L.S. #2155

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF MCHENRY) ss

This is to certify that the State Bank of Woodstock as trustee under the provisions of a trust agreement dated February 20, 1981 known as Trust No. 3203 is the owner and trustee of the land described in the Surveyor's Certificate above and has caused the same to be resurveyed, resubdivided, and replatted as shown on the plat hereon drawn for the uses and purposes set forth as allowed and provided for by statute and hereby adopts the same under style and title of "R. J. Carlson's Subdivision".

Dated at Woodstock, Illinois, this 12th Day of March, 1987.

State Bank of Woodstock, Illinois, solely as trustee under Trust Agreement No. 3203 and not personally.

By: Robert J. Madiak V.P.T.O. Attest: Mary L. Peterson A.V.P.

NOTARY PUBLIC

STATE OF ILLINOIS)
COUNTY OF MCHENRY) ss

I, Barbara J. Jaffe, a Notary Public in the State and County aforesaid hereby certify that Robert J. Madiak of the State Bank of Woodstock, Illinois, and Vice Pres & Trust Officer of said Bank, who are personally known to me to be the same persons whose names are affixed to the foregoing instrument appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank as Trustee, aforesaid, and that Robert J. Madiak & Mary L. Peterson of said Bank did affix the Corporate Seal of said Bank as his own free and voluntary act and as the free and voluntary act of said Bank for the uses and purposes set forth as provided for by statute.

Dated at Woodstock, Illinois, this 12 Day of March, 1987.

Barbara J. Jaffe
Notary Public
My Commission Expires: 5/5/90

STATE OF ILLINOIS S.S.
COUNTY OF MCHENRY

Approved by the Plan Commission of the City of Crystal Lake Illinois this 9th day of July 1986.

William L. Burnett
Chairman

Crystal Lake Plan Commission

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF MCHENRY) ss
CITY OF CRYSTAL LAKE)

Approved and accepted this 5TH Day of AUGUST, 1986.

Attest: James B. Kelley Clerk By: Carl Wehde Mayor

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF MCHENRY) ss

I, Rosemary Azzaro, County Clerk of McHenry County, do hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid forfeited taxes and no redeemable tax sales against any of the land included in the annexed plat.

I further certify that I have reviewed all statutory fees in connection with the annexed plat.

Given under my hand and seal at Woodstock, Illinois, this 6th Day of February, 1987.

Rosemary Azzaro
County Clerk

CITY COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF MCHENRY) ss

I, T. J. STRONER, City Collector of the City of Crystal Lake do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have been apportioned against the tract of land included in the plat.

Dated at CRYSTAL LAKE IL McHenry County, Illinois, this 5TH Day of DECEMBER, 1986.

City Collector

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF MCHENRY) ss

This instrument filed for record in the Recorder's Office of McHenry County, Illinois, at 2:28 P. on the 27 Day of March, 1987, as Document No. 977833.

Phyllis J. Walters
County Recorder

PREPARED BY :-
ALAN J. COULSON, P.E.
REGISTERED LAND SURVEYORS
205 W. MAIN ST, WEST DUNDEE, IL.
PHONE (312)-426-2911

JOB NO C30,224

#452