#2012-120
Virginia Road Recycling – 1350 S. Virginia Road
Project Review for Planning and Zoning Commission

Meeting Date: January 2, 2013

Request: Final Plat of Subdivision with a variation to create a two-lot subdivision.

Location: 1350 S. Virginia Road

Acreage: Approximately 6.3 acres

Existing Zoning: M Manufacturing

Surrounding Properties:
North: M Manufacturing
South: M Manufacturing
East: M Manufacturing
West: M Manufacturing

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- Existing Use: The site is currently vacant.
- Previous Approvals:
  - In November of 2011, the owners, C&D Recycling, received a Special Use Permit for a construction and demolition recycling and processing facility and landscape waste transfer station.

Development Analysis:

General

- Request: Final Plat of subdivision and variation.
- Land Use: The land use map shows the area as Industry. This is an appropriate land use designation for this use.
- Zoning: The site is zoned M Manufacturing. This is an appropriate zoning designation for this use.

Site Layout

- The site layout with approved buildings, parking and storage areas will remain the same from the 2011 approval.

Final Plat of Subdivision

- The plat of subdivision will establish a second lot in the rear of the property for the Landscape Waste Transfer Station.
- The IEPA requires the landscape waste to be on a separate lot from the construction recycling and processing use of the site.
- The lot in the rear does not abut the public right-of-way. Access to the lot will be through the other parcel. Both parcels are and will continue to be owned and operated by Virginia Road Recycling.
- The front parcel is approximately 4.4 acres and the rear parcel is approximately 2 acres.

Findings of Fact:

Final Plat

The petitioner is requesting Final Plat approval with a variation. The subdivision is a creating one-lot in the rear for the landscape waste portion of the business. The separate lot is required per IEPA requirements and will not affect the operations of the site. Access is provided from Virginia Road into the front parcel then into the rear parcel. Since the rear lot does not abut the public right-of-way, a variation from this requirement is necessary.

Zoning Ordinance Variation

The Unified Development Ordinance lists specific standards for the review and approval of a variation. The granting of a variation rests upon the applicant proving practical difficulty or hardship caused by the Ordinance requirements as they relate to the property. To be considered a zoning hardship, the specific zoning requirements; setbacks, lot width and lot area must create a unique situation on this property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing.

Standards

When evidence in a specific case shows conclusively that literal enforcement of any provision of this Ordinance would result in a practical difficulty or particular hardship because:

a. The plight of the property owner is due to unique circumstances, such as, unusual surroundings or conditions of the property involved, or by reason of exceptional narrowness, shallowness or shape of a zoning lot, or because of unique topography, or underground conditions.

   ☐ *Meets* ☐ *Does not meet*

b. Also, that the variation, if granted, will not alter the essential character of the locality.

   ☐ *Meets* ☐ *Does not meet*

For the purposes of supplementing the above standards, the Commission may take into consideration the extent to which the following facts favorable to the application have been established by the evidence presented at the public hearing:

a. That the conditions upon which the application for variation is based would not be

applicable generally to other property within the same zoning classification;

☐ *Meets* ☐ *Does not meet*

b. That the alleged difficulty or hardship has not been created by any person presently having interest in the property;

☐ *Meets* ☐ *Does not meet*

c. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or

☐ *Meets* ☐ *Does not meet*

d. That the proposed variation will not impair an adequate supply of light or air to adjacent property, will not unreasonably diminish or impair the property values of adjacent property, will not unreasonably increase congestion in the public streets, substantially increase the danger of fire or otherwise endanger public safety.

☐ *Meets* ☐ *Does not meet*

Where the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation be denied.

Recommended Conditions:

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:

   A. Application (Yahoo LLC, received 12/21/12)
   B. Final Plat of Subdivision (Genesis Surveying and Engineering, PC, dated 09/21/12, received 12/21/12)

2. The conditions of approval ordinance #6718 shall remain in effect.

3. The variation to allow a lot not abutting public right-of-way is hereby granted.

4. The petitioner shall address all the review comments of the City departments.

PUBLIC NOTICE

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

IN THE MATTER OF THE PETITION OF Yazoo LLC as C&D Recycling/Landscape Waste Facility

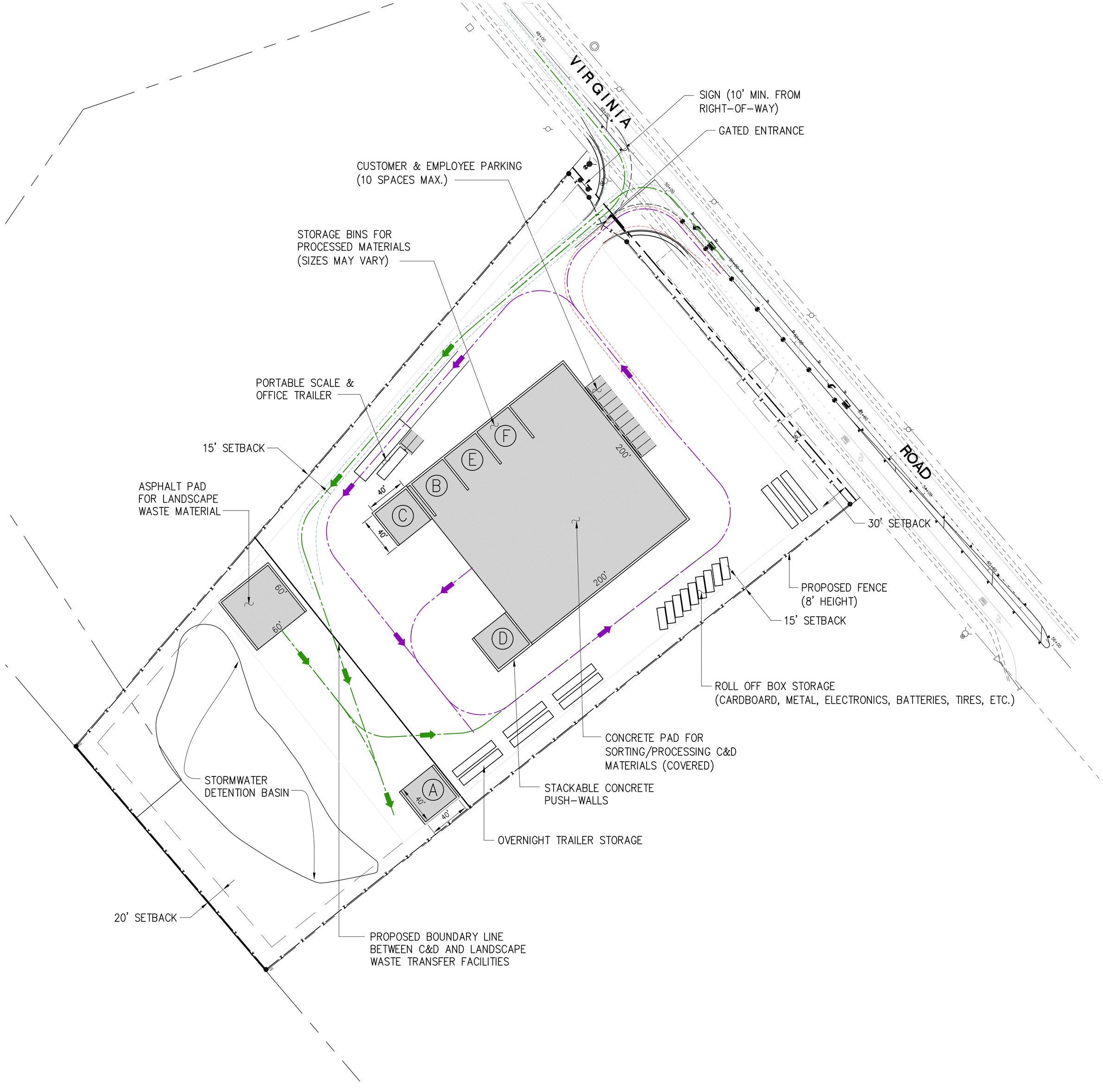
LEGAL NOTICE

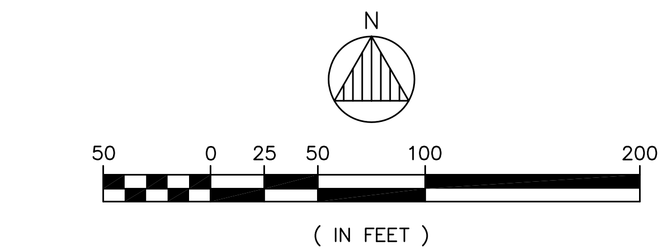
Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application of David Sonne with Andrews Engineering, representing Yazoo LLC, owner of C&D Recycling and Landscape Waste Facility, for a Final Plat of Subdivision with Variations, relating to the property at 1350 S. Virginia Road in Crystal Lake, Illinois 60014. PIN (s): 19-16-400-013, 19-16-400-015

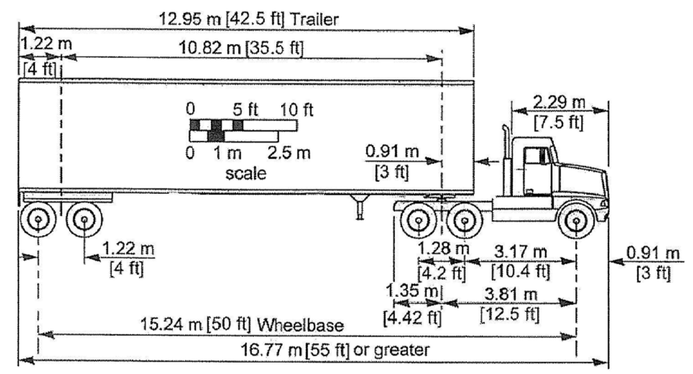
This application is filed for the purpose of seeking a Final Plat of Subdivision with a Variation to allow a lot which does not abut to a public or private street as well as any other variations necessary to approve the plans as presented, pursuant to Article 3-300 D and Article 5 of the Unified Development Ordinance. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall.

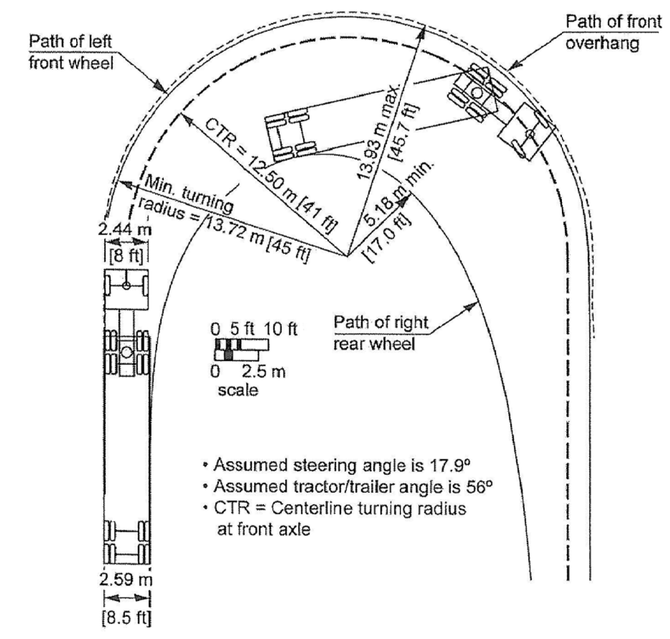
A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday January 2, 2013, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake
(Published in the Northwest Herald December 17, 2012)









13.72m (45.0 ft) TURNING PATH OF TRACTOR/SEMITRAILER WB-15 (WB-50) DESIGN VEHICLE

LEGEND

Ⓐ POTENTIAL MATERIAL TYPE

POTENTIAL MATERIAL TYPES	
LOCATION	MATERIAL
A	GROUND LANDSCAPE MATERIAL
B	BRICK
C	CONCRETE
D	ASPHALT
E	SHINGLES
F	MISC. DEBRIS

TRUCK ROUTE WB-50 TO LWTS

TRUCK ROUTE WB-50 TO C&D FACILITY

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

ANDREWS ENGINEERING, INC.
1701 Quincy Avenue, Suite 25, Naperville, Illinois 60540
Tel (630) 544-3332 Fax (630) 544-3398
Springfield, IL • Pontiac, IL • Indianapolis, IN • Warrenton, MO

DESIGNED BY:
DRAWN BY:
APPROVED BY:

VIRGINIA ROAD C&D-LWTS FACILITY
TRUCK MANEUVERING EXHIBIT

PLANS PREPARED FOR
YAZOO LLC
8 PROSPER COURT
LAKE IN THE HILLS, ILLINOIS 60156

DATE: MARCH 2011
PROJECT ID: 11-702
SHEET NUMBER: 1

© 2011 Andrews Engineering, Inc.

File: J:\2011-702_YazooSunset\LLC\Drawing\Current Set\Exhibit Mod\D Exhibit4.dwg Layout: Exhibit Rev 2B User: mkorpf Plotted: Oct 12, 2012 - 8:59 AM

YAZOO LLC SUBDIVISION

BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN McHENRY COUNTY. ILLINOIS.

SURVEYOR'S CERTIFICATE
STATE OF ILLINOIS) SS
COUNTY OF MCHENRY)

THIS IS TO CERTIFY THAT, GENESIS SURVEYING AND ENGINEERING, P.C. HAS 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

UNDERLYING PARCEL 1
THAT PART OF THE EAST HALF OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 16; THENCE SOUTHERLY ALONG THE NORTH AND SOUTH QUARTER SECTION LINE, 1495.35 FEET (DEED) TO THE CENTERLINE OF VIRGINIA ROAD AS MONUMENTED; THENCE SOUTH 40 DEGREES 23 MINUTES 54 SECONDS EAST (SOUTH 39 DEGREES 00 MINUTES 00 SECONDS EAST DEED) ALONG SAID CENTERLINE, 667.79 FEET (DEED) TO THE MOST NORTHERLY CORNER OF LANDS DESCRIBED IN DOCUMENT NO. 853148 AS RECORDED APRIL 19, 1983; THENCE CONTINUING SOUTH 40 DEGREES 23 MINUTES 54 SECONDS EAST (SOUTH 39 DEGREES 00 MINUTES 00 SECONDS EAST DEED) ALONG SAID CENTERLINE, 755.00 FEET FOR THE POINT OF BEGINNING (SAID POINT BEING THE MOST EASTERLY CORNER OF LANDS DESCRIBED IN DOCUMENT NO. 1999R0048402 AS RECORDED JULY 6, 1999 IN McHENRY COUNTY, ILLINOIS; THENCE CONTINUING SOUTH 40 DEGREES 23 MINUTES 54 SECONDS EAST (SOUTH 39 DEGREES 00 MINUTES 00 SECONDS EAST DEED) ALONG THE LAST DESCRIBED COURSE, 450.08 FEET; THENCE SOUTH 51 DEGREES 27 MINUTES 06 SECONDS WEST (SOUTH 52 DEGREES 51 MINUTES 00 SECONDS WEST DEED) ALONG A LINE 642.58 FEET NORTHWESTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LANDS DESCRIBED IN DOCUMENT NO. 853148, 813.90 FEET TO THE SOUTHWESTERLY LINE OF SAID LANDS DESCRIBED IN DOCUMENT NO. 853148; THENCE NORTH 40 DEGREES 23 MINUTES 54 SECONDS WEST (NORTH 39 DEGREES 00 MINUTES WEST DEED) ALONG SAID SOUTHWESTERLY LINE, 201.56 FEET TO THE SOUTHWESTERLY CORNER OF LANDS DESCRIBED IN DOCUMENT NO. 90R0031661; THENCE NORTH 49 DEGREES 40 MINUTES 45 SECONDS EAST (NORTH 51 DEGREES 00 MINUTES EAST DEED), 60.00 FEET(60.05 FEET DEED) TO THE SOUTHEASTERLY CORNER OF SAID LANDS DESCRIBED IN DOCUMENT NO. 90R0031661; THENCE NORTH 32 DEGREES 54 MINUTES 47 SECONDS WEST (NORTH 31 DEGREES 30 MINUTES 53 SECONDS WEST DEED), 107.53 FEET TO THE SOUTHWESTERLY CORNER OF LANDS DESCRIBED IN DOCUMENT NO. 1999R0048402; THENCE NORTH 40 DEGREES 42 MINUTES 29 SECONDS EAST (NORTH 42 DEGREES 06 MINUTES 23 SECONDS EAST DEED) ALONG THE SOUTHEASTERLY LINE OF SAID LANDS DESCRIBED IN DOCUMENT NO. 1999R0048402, 748.48 FEET TO THE POINT OF BEGINNING;
EXCEPT THAT PART DEDICATED TO MCHENRY COUNTY FOR PUBLIC ROAD PURPOSES PER DOCUMENT 2009R0044134, DESCRIBED AS FOLLOWS: THAT PART OF THE EAST HALF OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 16; THENCE SOUTHERLY ALONG THE NORTH AND SOUTH QUARTER SECTION LINE, 1495.35 FEET (DEED) TO THE CENTERLINE OF VIRGINIA ROAD AS MONUMENTED; THENCE SOUTH 40 DEGREES 23 MINUTES 54 SECONDS EAST (SOUTH 39 DEGREES 00 MINUTES 00 SECONDS EAST DEED) ALONG SAID CENTERLINE, 667.79 FEET (DEED) TO THE MOST NORTHERLY CORNER OF LANDS DESCRIBED IN DOCUMENT NO. 853148 AS RECORDED APRIL 19, 1983, IN McHENRY COUNTY, ILLINOIS; THENCE CONTINUING SOUTH 40 DEGREES 23 MINUTES 54 SECONDS EAST (SOUTH 39 DEGREES 00 MINUTE 00 SECONDS EAST DEED) ALONG SAID CENTERLINE FOR A DISTANCE OF 1035.77 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 40 DEGREES 23 MINUTES 54 SECONDS EAST (SOUTH 39 DEGREES 00 MINUTES 00 SECONDS EAST DEED) ALONG SAID CENTERLINE FOR A DISTANCE OF 169.31 FEET; THENCE SOUTH 51 DEGREES 27 MINUTES 06 SECONDS WEST (SOUTH 52 DEGREES 51 MINUTES 00 SECONDS WEST DEED), 50.03 FEET TO A LINE 50.00 FEET SOUTHWESTERLY OF AND PARALLEL TO SAID CENTERLINE OF VIRGINIA ROAD; THENCE NORTH 40 DEGREES 23 MINUTES 54 SECONDS WEST ALONG SAID PARALLEL LINE FOR A DISTANCE OF 167.70 FEET; THENCE NORTH 49 DEGREES 36 MINUTES 06 SECONDS EAST, 50.00 FEET TO THE POINT OF BEGINNING, IN McHENRY COUNTY, ILLINOIS.

AND EXCEPTING ALSO THAT PART DEDICATED TO McHENRY COUNTY FOR PUBLIC ROAD PURPOSES AND PENDING RECORDATION, DESCRIBED AS FOLLOWS: THAT PART OF THE EAST HALF OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 16; THENCE SOUTHERLY ALONG THE NORTH AND SOUTH QUARTER SECTION LINE, 1,495.35 FEET (DEED) TO THE CENTERLINE OF VIRGINIA ROAD AS MONUMENTED; THENCE SOUTH 40 DEGREES 23 MINUTES 54 SECONDS EAST (SOUTH 39 DEGREES 00 MNUTES 00 SECONDS EAST PER DEED) ALONG SAID CENTERLINE, 667.79 FEET (DEED) TO THE MOST NORTHERLY CORNER OF LANDS DESCRIBED IN DOCUMENT NO. 853148 AS RECORDED APRIL 19, 1983, IN McHENRY COUNTY, ILLINOIS; THENCE CONTINUING SOUTH 40 DEGREES 23 MMINUTES 54 SECONDS EAST (SOUTH 39 DEGREES 00 MINUTES 00 SECONDS EAST (DEED) ALONG SAID CENTERLINE FOR A DISTANCE OF 755.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 40 DEGREES 23 MINUTES 54 SECONDS EAST (SOUTH 39 DEGREES 00 MINUTES 00 SECONDS EAST PER DEED) ALONG SAID CENTERLINE FOR A DISTANCE OF 280.77 FEET TO THE MOST NORTHEASTERLY CORNER OF A PARCEL DEDICATED TO McHENRY COUNTY FOR PUBLIC ROAD PURPOSES BY DOCUMENT NUMBER 2009R0044134; THENCE SOUTH 49 DEGREES 36 MINUTES 06 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF THE LAST MENTIONED PARCEL DEDICATED BY DOCUMENT 2009R0044134, A DISTANCE OF 50.00 FEET TO THE MOST NORTHWESTERLY CORNER OF SAID PARCEL; THENCE SOUTH 40 DEGREES 23 MINUTES 54 SECONDS EAST ALONG THE MOST WESTERLY LINE OF SAID PARCEL, A DISTANCE OF 167.70 FEET TO THE MOST SOUTHWESTERLY CORNER OF SAID PARCEL. (SAID POINT BEING ALSO ON A LINE WHICH IS 642.58 FEET NORTHWESTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE OF LANDS DESCRIBED IN DOCUMENT 853148; THENCE SOUTH 51 DEGREES 27 MINUTES 06 SECONDS WEST ALONG THE LAST MENTIONED LINE, A DISTANCE OF 5.00 FEET; THENCE NORTH 40 DEGREES 23 MINUTES 54 SECONDS WEST ALONG A LINE WHICH IS 55.00 FEET SOUTHWESTERLY OF AND PARALLEL TO THE CENTERLINE OF VIRGINIA ROAD, A DISTANCE OF 439.70 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF LANDS DESCRIBED IN DOCUMENT 1999R0048402; THENCE NORTH 40 DEGREES 42 MINUTES 29 SECONDS EAST ALONG THE LAST MENTIONED LINE, A DISTANCE OF 55.67 FEET TO THE POINT OF BEGINNING, IN McHENRY COUNTY, ILLINOIS.

UNDERLYING PARCEL 2
THAT PART OF THE EAST HALF OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 16; THENCE SOUTHERLY ALONG THE NORTH AND SOUTH QUARTER SECTION LINE, 1,495.35 FEET (DEED) TO THE CENTERLINE OF VIRGINIA ROAD AS MONUMENTED; THENCE SOUTH 40 DEGREES 23 MINUTES 54 SECONDS EAST (SOUTH 39 DEGREES 00 MINUTE EAST DEED) ALONG SAID CENTERLINE, 667.79 FEET (DEED) TO THE MOST NORTHERLY CORNER OF LANDS DESCRIBED IN DOCUMENT NO. 853148 AS RECORDED APRIL 19, 1983; THENCE CONTINUING SOUTH 40 DEGREES 23 MINUTES 54 SECONDS EAST (SOUTH 39 DEGREES 00 MINUTES EAST DEED) ALONG SAID CENTERLINE, 555.00 FEET; THENCE SOUTH 71 DEGREES 09MINUTES 02 SECONDS WEST (SOUTH 72 DEGREES 32 MINUTES 56 SECONDS WEST DEED), A DISTANCE OF 421.54 FEET; THENCE SOUTH 34 DEGREES 15 MINUTES 29 SECONDS WEST (SOUTH 35 SECONDS WEST DEED) A DISTANCE OF 421.54 FEET; THENCE SOUTH 34 DEGREES 15 MINUTES 29 SECONDS WEST (SOUTH 35DEGREES 39 MINUTES 23 SECONDS WEST DEED), A DISTANCE OF 148.02 FEET; THENCE SOUTH 08 DEGREES 31 MINUTES 22 SECONDS WEST (SOUTH 09 DEGREES 55 MINUTES 16 SECONDS WEST DEED), A DISTANCE OF 221.69 FEET TO THE MOST NORTHERLY CORNER OF LANDS DESCRIBED IN DOCUMENT NO. 90R0031661; THENCE CONTINUING SOUTH 08 DEGREES 31 MINUTES 22 SECONDS WEST (SOUTH 09 DEGREES 55 MINUTES 16 SECONDS WEST DEED) ALONG THE NORTHERLY LINE OF SAID LANDS DESCRIBED IN DOCUMENT NO. 90R0031661, 147.09 FEET (148.07 FEET DEED) TO THE SOUTHWESTERLY LINE OF LANDS DESCRIBED IN DOCUMENT NO. 90R0031661, THENCE SOUTH 40 DEGREES 23 MINUTES 54 SECONDS EAST (SOUTH 39 DEGREES 00 MINUTES EAST DEED) ALONG SAID SOUTHWESTERLY LINE, 200.05 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 40 DEGREES 23 MINUTES 54 SECONDS EAST (NORTH 39 DEGREES 00 MINUTES EAST DEED) ALONG SAID SOUTHWESTERLY LINE, 94.95 FEET TO THE SOUTHWESTERLY CORNER OF LANDS DESCRIBED IN DOCUMENT NO. 90R0031661; THENCE NORTH 49 DEGREES 40 MINUTES 45 SECONDS EAST (NORTH 51 DEGREES 00 MINUTES EAST DEED), 60.00 FEET (60.05 FEET DEED) TO THE SOUTHEASTERLY CORNER OF SAID LANDS DESCRIBED IN DOCUMENT NO. 90R0031661; THENCE NORTH 32 DEGREES 54 MINUTES 47 SECONDS WEST (NORTH 31 DEGREES 30 MINUTES 53 SECONDS WEST DEED), 107.53 FEET TO THE SOUTHWESTERLY CORNER OF LANDS DESCRIBED IN DOCUMENT NO. 1999R0048402; THENCE SOUTH 40 DEGREES 43 MINUTES 29 SECONDS WEST (SOUTH 42 DEGREES 06 MINUTES 23 SECONDS WEST DEED) ALONG THE WESTERLY EXTENSION OF SOUTHEASTERLY LINE OF SAID LANDS DESCRIBED IN DOCUMENT NO. 1999R0048402, 74.91 FEET TO THE POINT OF BEGINNING, IN McHENRY COUNTY, ILLINOIS.
CONTAINING AN AREA OF 6,712 SQ. FT OR .0154 ACRES, MORE LESS.

I FURTHER CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AND 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 THE ABOVE DESCRIBED PROPERTY IS LOCATED IN ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 17111C0335J 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 10th DAY OF December ,2012

Ted G. Staley

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 _____
CRYSTAL LAKE HIGH SCHOOL DISTRICT _____
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, _____ OF _____ 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

SURFACE WATER DRAINAGE CERTIFICATE
STATE OF ILLINOIS) SS
COUNTY OF MCHENRY)

I, _____, OWNER(S) 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.

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

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

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

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: _____

SURFACE WATER DRAINAGE CERTIFICATE
STATE OF ILLINOIS)) SS COUNTY OF MCHENRY)

I, _____, OWNER(S) 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, 1 5
OR, IF SUCH CHANGES OCCUR, ADEQUATE PROVISIONS HAVE BEEN MADE GOT 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 CONCENTRATION AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION.

_____
OWNER(S)

_____
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

TED G. STALEY
035-002348
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS

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

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

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.

#	DATE	BY	DESCRIPTION

REVISIONS:

PROJ MGR: TGS
DRAWN BY: TGS
DATE: 12-08-2012

PLANS PREPARED FOR:
Andrews Engineering, Inc
1701 Quincy Street - Ste# 25
Naperville, IL 60540

PLAT OF SUBDIVISION
Yazoo, L.L.C.
8 Prosper Court
Lake in The Hills, IL 60156

DATE OF FIELD WORK COMPLETION: 09-21-2012

Genesis Surveying and Engineering, PC
PROFESSIONAL DESIGN FIRM No. 184-002922
71 W. 61st STREET
WESTMONT, ILLINOIS 60559
PH (630) 271-0930 FAX (630) 271-0933

GENESIS JOB NO.
12-142
SUBDIVISION PLAT
SHEET 2 OF 2

YAZOO LLC SUBDIVISION

BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN McHENRY COUNTY. ILLINOIS.

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