

MCHENRY COUNTY PLANNING AND DEVELOPMENT
 2200 N. SEMINARY AVENUE, WOODSTOCK, IL 60098
 815-334-4560

Office Use Only
Petition #/Permit # <u>2023-021</u>

APPLICATION FOR ZONING PETITION, ADMINISTRATIVE VARIATION OR SITE PLAN REVIEW

<p>OWNER INFORMATION:</p> <p>Name <u>Henri and June Giugni</u></p> <p>Address <u>17519 Lincoln Road</u></p> <p>City, St, Zip <u>Harvard, IL 60033</u></p> <p>Phone <u>626-274-0304</u></p> <p>Email: <u>henriugiugni@hotmail.com</u></p>	<p>ATTORNEY or AGENT CONTACT INFORMATION (If Applicable):</p> <p>Name <u>James G. Militello III, Prime Law Group, LLC</u></p> <p>Address <u>747 S. Eastwood Drive</u></p> <p>City, St, Zip <u>Woodstock, IL 60098</u></p> <p>Phone <u>815-338-2040 ext 123</u></p> <p>Email: <u>jmilitello@primelawgroup.com</u></p>
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<p>APPLICANT (If other than owner):</p> <p>Name _____</p> <p>Address _____</p> <p>City, St, Zip _____</p> <p>Daytime Phone _____</p> <p>Email _____</p>	<p>TRUSTEE/BENEFICIARY/OFFICERS/DIRECTORS/CONTRACT PURCHASER (please use separate page for additional information):</p> <p>Name _____</p> <p>Address _____</p> <p>City, St, Zip _____</p> <p>Phone _____</p> <p>Email _____</p>
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PARCEL INFORMATION: Address 17519 Lincoln Road City Harvard,
 Illinois 60033

Parcel/Tax Number 07-04-200-007

Number of Acres 10.416 +-; of which 6.467 +- Reclassified from A2- A-1
2.673 +- acres conditional use in the A-1



Applying For: <small>(Check all that apply)</small>	<input checked="" type="checkbox"/> Reclassification	Current Zoning: A-2 Requested Zoning: A-1
	<input checked="" type="checkbox"/> Conditional Use & Site Plan Review	CUP Request: Reception Facility and Arts Studio
	<input type="checkbox"/> Variation, Administrative <input type="checkbox"/> Variation, Zoning	Variation Request:
	<input type="checkbox"/> Site Plan Review	Type:
	<input type="checkbox"/> Text Amendment	UDO Section(s):
<input type="checkbox"/> Appeal	Type:	

Please provide additional information on the back of this page.

CONSENT TO ON-SITE INSPECTION

I/We are the owners of record of the real estate which is the subject of this application. Owners of the described real estate do hereby freely and voluntarily consent to inspection of the site of the parcel in question for purposes of determining the appropriateness of the pending proposed zoning petition by the Zoning Enforcement Officer and/or designated representative, McHenry County Zoning Board of Appeals or where applicable, the McHenry County Hearing Officer, and hereby release such persons from any liability based in whole or in part on the inspection of the parcel in question. That in exchange for the above actions by the Applicant(s), McHenry County agrees that the Zoning Enforcement Officer and/or designated representative, member of the Zoning Board of Appeals or, if applicable, the McHenry County Hearing Officer, will inspect the parcel in question prior to considering the evidence presented upon the above application. In the case of Conditional Use applications, if approved by the McHenry County Board, the Zoning Enforcement Officer and/or designated representative may inspect the property periodically to ensure compliance with the adopting ordinance and any conditions therein.

ACCEPTANCE OF FEES FOR TRANSCRIPTION SERVICES

I/We, the applicant(s), verify that I/we are aware of the use of a transcription service utilized by McHenry County to prepare a record of public hearings. Applicant(s) agree to directly reimburse the Department of Planning and Development for all incurred transcript fees and associated costs for hearings before the McHenry County Zoning Board of Appeals or where applicable, the McHenry County Hearing Officer unless determined otherwise by McHenry County. The applicant(s) further recognizes failure to fully reimburse the County prior to the scheduled County Board Date will grant McHenry County the unconditional right to withhold the application from McHenry County Board action. Applicant(s) further understand that transcripts shall be retained by McHenry County as part of the permanent zoning application file.

ZONING APPLICATION INTERPRETATION

I/We understand that the McHenry County Department of Planning and Development Staff will review and evaluate this application per the text of the McHenry County Unified Development Ordinance, the Official Zoning Maps, and any relevant documentation provided by the applicant and otherwise available to the Department, and consult with other staff to create a Legal Notice and staff report.

ACCEPTANCE OF FEES FOR NOTIFICATION

I/We, the applicant(s), authorize the McHenry County Department of Planning and Development Staff to produce the Legal Notice of Public Hearing to be published and mailed per the requirements of Chapter 16.16 (Zoning Application Process) of the McHenry County Code of Ordinances. I/We agree to reimburse the County for the cost of certified mailing and publication to the newspaper, prior to a vote by the McHenry County Board, in order to meet the notification requirements for a public hearing by Illinois State Statute.

Henri Giugni

Owner's Signature

Henri Giugni

Print Name

June Giugni

Signature

June Giugni

Print Name

SUBSCRIBED and SWORN to before me
this 6th day of April, 2023.

Karla

NOTARY PUBLIC



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MAY 13 2024

ZONING DIVISION

Approval Standards for Conditional Use

(McHenry County Unified Development Ordinance §16.20.040E)

This form must be completed for requests for conditional use. Yes and No answers are insufficient, please provide a minimum one or two sentence explanation.

1. Please describe how the conditional use meets all applicable standards of UDO §16.56 (Use Standards) and §16.60 (Site Development Standards)?

The conditional use meets all the applicable standards of the UDO, Section 16.56 and 16.60, and should be considered in harmony with the general purpose and intent of the UDO. Specifically, the conditional use for a reception facility and arts studio which will provide weddings and yoga wellness retreats which will fit seamlessly with the existing natural or man-made character of the surroundings of the property and area as depicted on the plat of survey / site plan attached. Furthermore, the use will not have any undue deleterious effect on the environment utility, property values, or neighborhood character, and in fact the requested use is intended to ensure that it is compatible with the surrounding area.

2. Is the conditional use compatible with the existing or planned future development of the area?

The conditional use requested is specific to the intended use of this property for a reception facility and arts studio for yoga retreats and other related events. The CU requested is particular to this uniqueness of property and the CU requested compliments and is compatible with the existing or planned future developments of the area.

3. Is the conditional use detrimental to or endanger the public health, safety, morals, comfort or general welfare of the area?

The conditional use requested is not detrimental to or endangers the public health, safety, morals, comforts or general welfare of the area. In fact, the conditional use requested is provide and nurture harmony, relaxation and community togetherness in the area.

4. Will the conditional use be injurious to the use and enjoyment of other property in the area?

The conditional use requested is not injurious to the use and enjoyment of the property in the area.

5. Will the conditional use substantially diminish and impair property value in the area?

The conditional use requested will not diminish and/or impair property values in the area.

6. Are adequate utilities, access roads, drainage, and other necessary facilities provided?

The conditional use requested will will provide adequate utilities, access roads, drainage, and other necessary facilities.

7. Has conditional use operation been designed to provide ingress and egress to minimize traffic congestion and hazard on the public streets?

The conditional use requested has been designed to provide ingress and egress to minimize traffic congestion and hazards on the public streets. The Plat of Survey / Site Plan demonstrates the ingress and egress and necessary parking.

8. Will the conditional use conform to the applicable standards of the underlying zoning district?

The conditional use requested will conform to the applicable standards of the underlying zoning district, in that the use is requested in a A-1 district and such use is in harmony with the existing nature of the property and surrounding area.

EXHIBIT LIST

1. Exhibit A – Narrative
2. Exhibit B – Plat of Survey - A-2
3. Exhibit C – Reclassification from A-2 to A-1
4. Exhibit D – New Combined Plat of Survey A-1
5. Exhibit E – Site Plan - Conditional Use

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ZONING DIVISION

Exhibit "A"

NARRATIVE

The applicant owns 10.416 acres pin# 07-04-200-007 (see Plat of Survey - Exhibit "B") which is zoned A-2. The applicant is applying for reclassification of 6.467 acres, part of pin # 07-04-200-007 (see Reclassification Survey - Exhibit "C"), from A-2 to A-1, which will be combined with other contiguous piece of property owned by the applicant which is zoned A-1 of approximately 49.868 acres total combined, (see New Combined A-1 - Exhibit "D") (includes: part of pin # 07-04-200-007, pin # 07-04-200-006, pin # 07-04-400-005, and part of pin # 07-04-200-005 (westerly triangle piece)).

In addition, to the reclassification the applicant is seeking a conditional use of the 2.673 acres for a reception facility and arts studio (see Site Plan – Conditional Use – Exhibit "E"). The uses would consist of weddings and other private social gatherings. The term arts studio is from the UDO and the applicant does not intend to offer art shows or classes, but yoga wellness retreats, classes and other related wellness events. The yoga classes are classified by the UDO as an "arts studio".

The applicant proposes the use of a 50 x 50 tent from time to time which will be located in the center of the garden and identified as "proposed tent" on Exhibit "E". No permanent foundation, only temporary anchoring. There will be no structures built for the reception facility. Temporary structures such as the tents will be removed after the events. No tent shall be up more than 60 days for any event. Applicant will not be providing food. Events will be fully catered. Portable toilets will be used for restroom, see proposed 20 x 10 wash trailer (Exhibit "E"), and will be removed after each event. There will be no access by any events to the contiguous residence, in addition, the existing potable water well will not be used for any of the events.



The property is designed for a maximum of 150 people with 50 designed gravel parking spots. The events will usually be in the range of 40 to 100 people. The parking for max of 50 cars is for private events only.

For the avoidance of doubt, it is the intention of the applicant to use the temporary tent until such time as ready to erect a permanent structure.



Exhibit "B"
Current Property Zoned A-2
Plat of Survey

Common Address: 17519 Lincoln Road, Harvard, IL

PIN: 07-04-200-007

10.416 +- acres

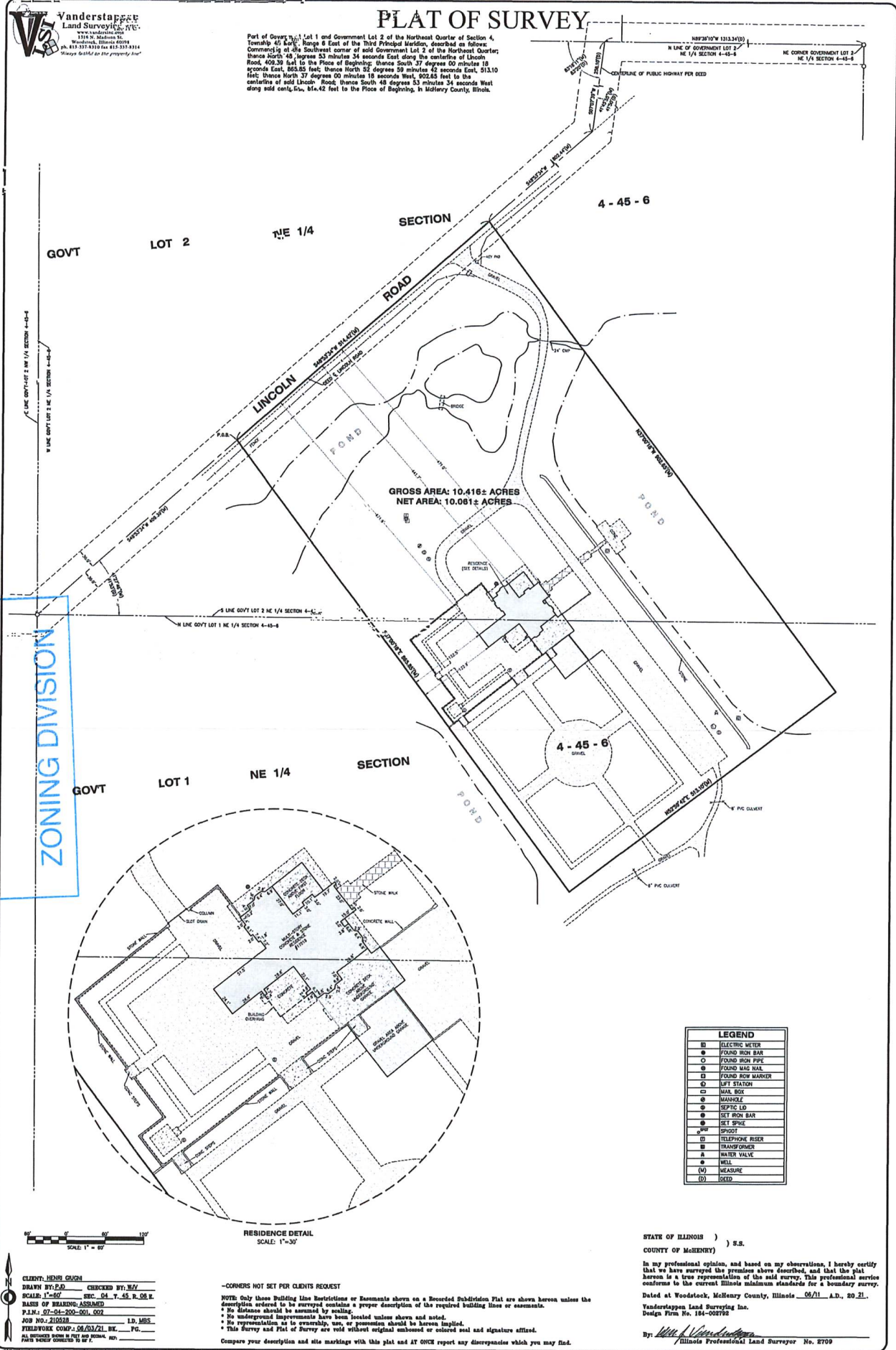


EXHIBIT "B" PLAT OF SURVEY

PLAT OF SURVEY

Vanderstappen
Land Surveying, Inc.
1118 N. Madison St.
Woodstock, Illinois 60093
ph. 815.331.8318 fax. 815.331.8314
Always faithful to the property.

Part of Govt. Lot 1 and Government Lot 2 of the Northeast Quarter of Section 4, Township 45 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the Southeast corner of said Government Lot 2 of the Northeast Quarter; thence North 48 degrees 53 minutes 34 seconds East along the centerline of Lincoln Road, 402.39 feet to the Point of Beginning; thence South 37 degrees 00 minutes 18 seconds East, 865.85 feet; thence North 32 degrees 59 minutes 12 seconds West, 513.10 feet; thence North 37 degrees 00 minutes 18 seconds West, 902.85 feet to the centerline of said Lincoln Road; thence South 48 degrees 53 minutes 34 seconds West along said centerline, 614.42 feet to the Point of Beginning, in McHenry County, Illinois.



GROSS AREA: 10.416: ACRES
NET AREA: 10.081: ACRES

LEGEND	
⊖	ELECTRIC METER
⊙	FOUND IRON BAR
○	FOUND IRON PIPE
⊕	FOUND MAG NAIL
⊖	FOUND ROW MARKER
⊙	LEFT STATION
⊖	NAIL BOX
⊙	MANHOLE
⊖	SEPTIC LID
⊙	SET IRON BAR
⊖	SET SPIKE
⊙	SPROUT
⊖	TELEPHONE RISER
⊙	TRANSFORMER
⊖	WATER VALVE
⊙	WELL
(M)	MEASURE
(D)	DEED

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

In my professional opinion, and based on my observations, I hereby certify that we have surveyed the premises above described, and that the plat herein is a true representation of the said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.

Dated at Woodstock, McHenry County, Illinois 06/11 A.D., 20 21.

Vanderstappen Land Surveying Inc.
Design Firm No. 194-008788

By: *[Signature]*
Illinois Professional Land Surveyor No. 2709

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ZONING DIVISION

CLIENT: HENRI COUGH
DRAWN BY: P.D. CHECKED BY: M.V.
SCALE: 1"=60' SEC. 04 T. 45 R. 08 E.
NAME OF RECORD: ASSUMED
P.L.N. 02-14-200-201, 002
JOB NO.: 210528 ED. MBS.
FIELDWORK COMP. 06/03/21 BK. PG.
ALL DIMENSIONS SHOWN IN FEET AND INCHES.
FILES UNDER CONTROL TO 67.

---CORNERS NOT SET PER CLIENTS REQUEST

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.
* No distance should be assumed by scaling.
* No underground improvements have been located unless shown and noted.
* No representation as to easements, uses, or encumbrances should be hereon implied.
* This Survey and Plat of Survey are void without original unembossed or colored seal and signature affixed.
Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

Exhibit "C"
Reclassification from A-2 to A-1
Plat of Survey

Part of PIN: 07-04-200-007

6.467 +- acres

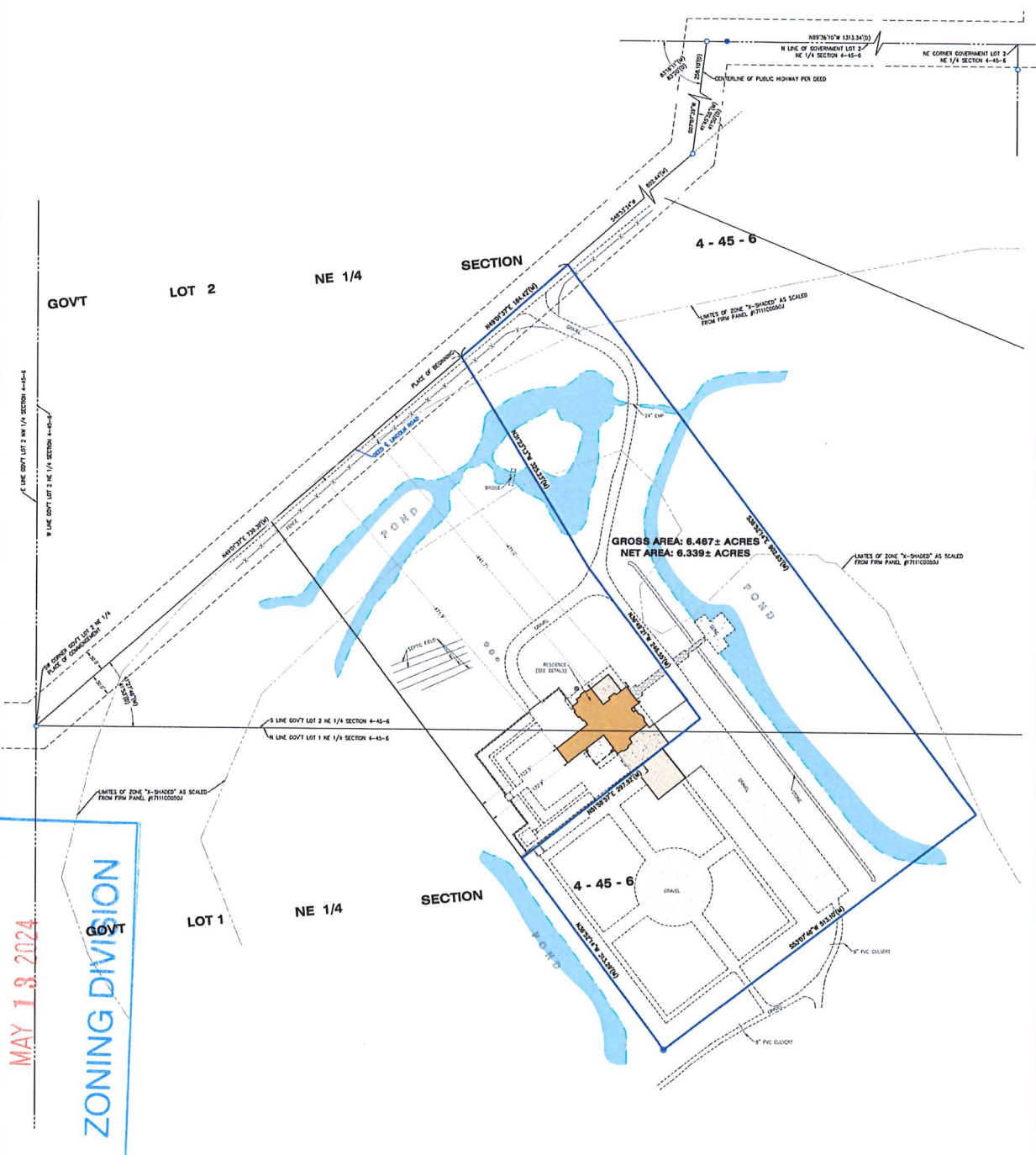


EXHIBIT "C" RECLASSIFICATION SURVEY A2- A1



PLAT OF SURVEY

Part of Government Lots 1 and 2 of the Northeast Quarter of Section 4, Township 45 North, Range 8 East of the Third Principal Meridian, being described as follows: Commencing at the Southwest corner of said Government Lot 2 thereof, North 49 degrees 01 minute 37 seconds East along the centerline of Lincoln Road, 739.39 feet to the Place of Beginning, thence continuing North 49 degrees 01 minute 37 seconds East along said centerline, 184.42 feet; thence South 35 degrees 52 minutes 14 seconds East, 802.55 feet; thence South 53 degrees 07 minutes 46 seconds West, 513.10 feet; thence North 35 degrees 52 minutes 14 seconds West, 313.25 feet; thence North 51 degrees 59 minutes 37 seconds East, 297.92 feet; thence North 35 degrees 49 minutes 21 seconds West, 248.55 feet; North 31 degrees 23 minutes 13 seconds West, 325.23 feet to the centerline of Lincoln Road and Place of Beginning in McHenry County, Illinois.



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GOVT

LEGEND	
○	CLEAN OUT
●	FOUND IRON BAR
□	FOUND IRON PIPE
⊙	FOUND IRON NAIL
⊠	HANDICAP
○	SEPTIC LID
●	SET IRON BAR
●	SET SPIKE
●	WELL
(O)	DEED
(U)	MEASURE

NOTE:
THE APPROXIMATE AREA FOR THE CONDITIONAL USE PERMIT IS 97,555±sq.Ft.
LIMITS ARE WITHIN THE MAGENTA DASHED LINES.

FLOOD ZONE NOTE:
Based on Flood Insurance Rate Map, Panel No. 17111C0050J, dated November 16, 2008, the subject property lies within Zone "X", areas determined to be outside the 0.2% annual chance floodplain. Also lies within Zone "X-shaded", areas of 0.2% annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile and areas protected by levees from 1% annual chance flood.

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.
* No distance should be assumed by scaling.
* No underground improvements have been located unless shown and noted.
* No representation as to ownership, use, or possession should be hereon implied.
* This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

STATE OF ILLINOIS) S.S.
COUNTY OF MCHENRY)

In my professional opinion, and based on my observations, I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of the said survey, this professional service conforms to the current Illinois minimum standards for a boundary survey.

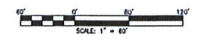
Dated at Woodstock, McHenry County, Illinois 09/11 A.D., 20 21.

Vanderstappen Land Surveying Inc.
Design Firm No. 184-002792

By: *[Signature]*
Illinois Professional Land Surveyor No. 3857



CLIENT: HENRI GUIN
DRAWN BY: GUY CHECKED BY: APC
SCALE: 1"=50' SEC. 04, T. 45, R. 08 E.
BASIS OF BEARING: ASSUMED
P.L.N.: 07-04-200-007
JOB NO.: 230010-1 I.D. MBS
FIELDWORK COMP. 08/03/21 BK. PG. 10
ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
FIELDWORK COMPLETED BY: GUY



---CORNERS NOT SET PER CLIENTS REQUEST

Exhibit "D"
New Combined Properties – A-1 Classification
Plat of Survey

Part of Pin #07-04-200-007

Pin # 07-04-200-006

Pin # 07-04-400-005

Part of Pin # 07-04-200-005

49.868 +- acres

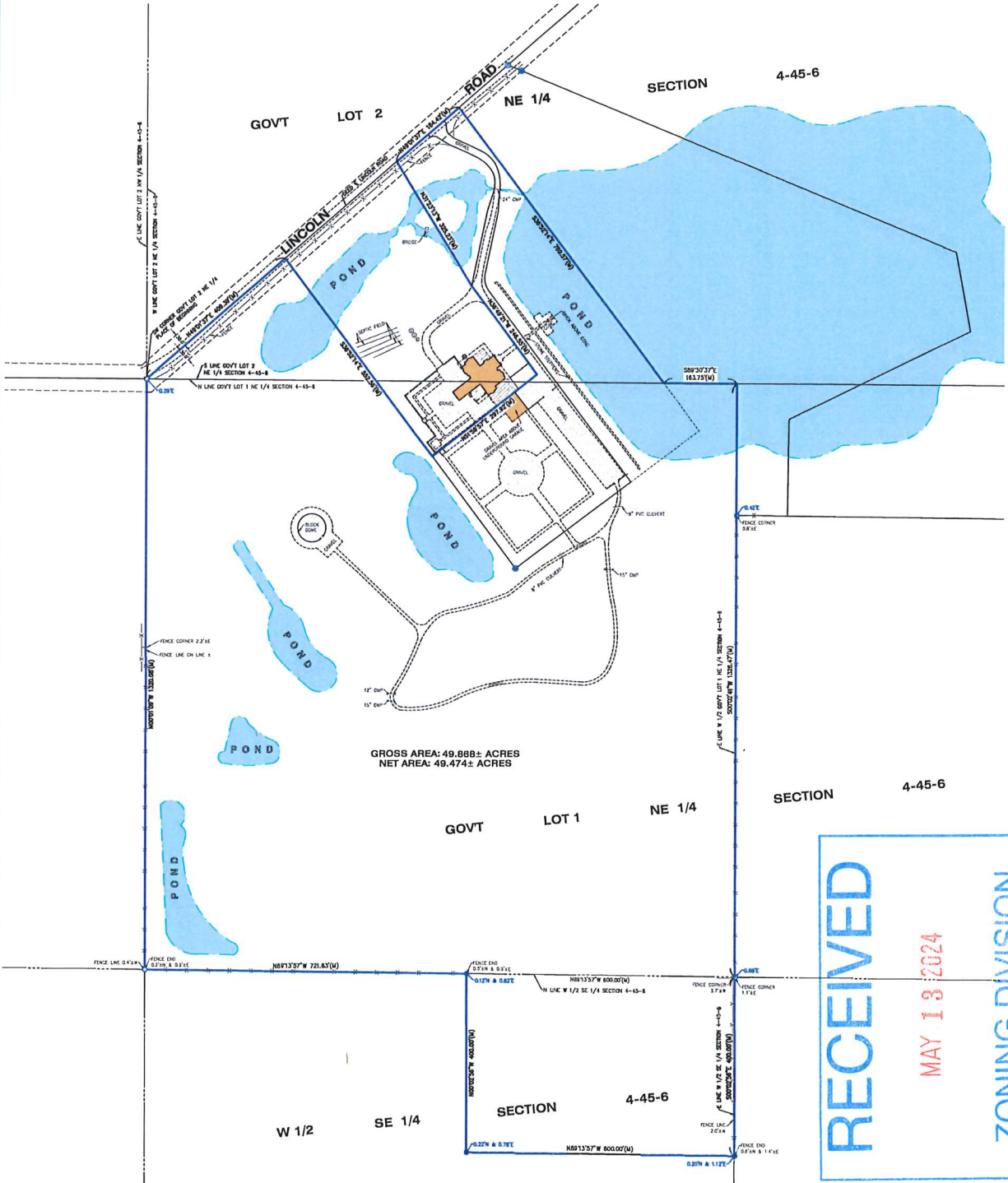


Exhibit "D" New Combined Plat of Survey - A1



PLAT OF SURVEY

Part of Government Lots 1 and 2 of the Northeast Quarter and part of the West Half of the Southeast Quarter of Section 4, Township 45 North, Range 8 East of the Third Principal Meridian, being described as follows: Beginning at the Southwest corner of Government Lot 2 of the said Northeast Quarter, thence North 49 degrees 01 minute 37 seconds East along the centerline of Lincoln Road, 409.39 feet; thence South 38 degrees 52 minutes 14 seconds East, 552.59 feet; thence North 31 degrees 50 minutes 57 seconds East, 237.22 feet; thence North 36 degrees 49 minutes 21 seconds West, 246.05 feet; thence North 31 degrees 23 minutes 13 seconds West, 325.23 feet to the centerline of Lincoln Road; thence North 49 degrees 01 minute 37 seconds East along said centerline, 184.42 feet; thence South 38 degrees 52 minutes 14 seconds East, 769.57 feet to the North line of said Government Lot 1; thence South 89 degrees 20 minutes 37 seconds East along said North line, 163.73 feet to the East line of the West Half of said Government Lot 1; thence South 00 degrees 02 minutes 41 seconds West along said East line, 1,328.47 feet to the Southwest corner thereof; thence South 00 degrees 02 minutes 56 seconds East along the East line of the said West Half of the Southeast Quarter, 400.00 feet; thence North 89 degrees 13 minutes 27 seconds West parallel with the North line thereof, 600.00 feet; thence North 00 degrees 02 minutes 56 seconds West parallel with the East line thereof, 400.00 feet to the South line of said Government Lot 1; thence North 08 degrees 13 minutes 57 seconds West along said South line, 721.63 feet to the Southwest corner thereof; thence North 00 degree 01 minute 09 seconds West along the West line thereof, 1,320.08 feet to the Place of Beginning in McHenry County, Illinois.



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MAY 13 2024
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LEGEND	
● CLEAN OUT	● SET IRON BAR
● FOUND IRON BAR	● SET SPIKE
○ FOUND IRON PIPE	● WELL
● FOUND MAG NAIL	(D) DEED
⊕ HANDCAP	(M) MEASURE
⊙ SEPTIC LID	

NOTE: PONDS SCALED IN PER GOOGLE EARTH AERIAL VIEW DATED 5/28/2021



STATE OF ILLINOIS) S.S.
COUNTY OF McHENRY)
In my professional opinion, and based on my observations, I hereby certify that we have surveyed the premises above described, and that the plat herein is a true representation of the said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.
Dated at Woodstock, McHenry County, Illinois, 07/21 A.D., 20 23.
Vanderstappen Land Surveying Inc.
Design Firm No. 184-008792
By: *Alan J. Schaefer*
Illinois Professional Land Surveyor No. 3057

CLIENT: HENRI GUICH
DRAWN BY: GUY CHECKED BY: APG
SCALE: 1"=100' PROJ. 04 T. 45 R. 08 W.
LISTS OF BEARING ASSUMED
P.L.N.: 07-04-200-007
JOB NO.: 210528-A I.D. MBS.
FIELDWORK COMP.: 06/20/23 BE. PG.
ALL DISTANCES GIVEN IN FEET AND DECIMAL FEET
PART SOURCE CORRECTED TO 87

—CORNERS NOT SET PER CLIENTS REQUEST
NOTE: Only those Building line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building line or easement.
* No distance should be assumed by scaling.
* No underground improvements have been located unless shown and noted.
* No representation as to ownership, use, or possession should be hereon implied.
* This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.
Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

Exhibit "E"
Conditional Use
Reception Facility and Arts Studio
Plat of Survey - Site Plan

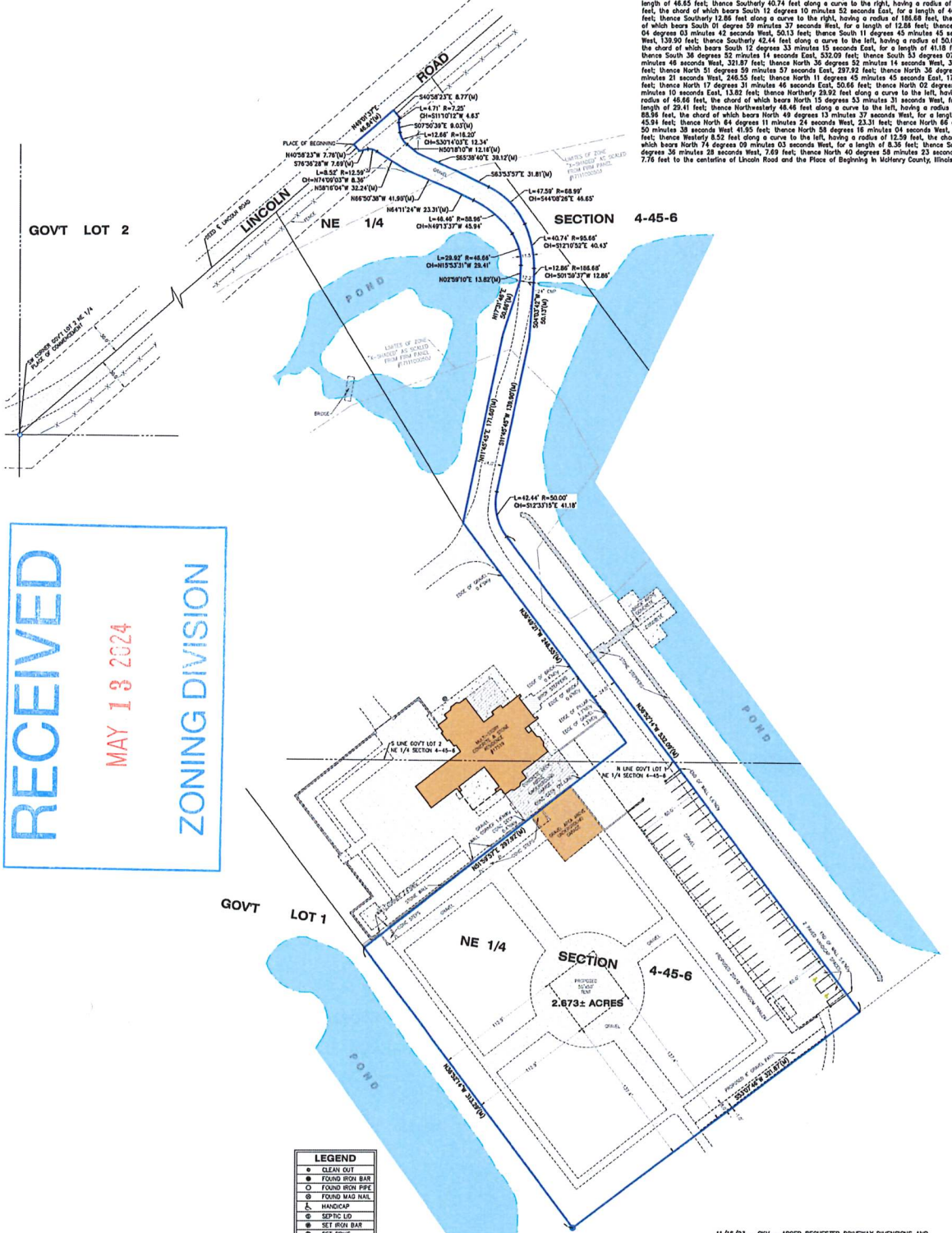
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ZONING DIVISION

PLAT OF SURVEY



LEGAL DESCRIPTION:

Part of Government Lots 1 and 2 of the Northeast Quarter of Section 4, Township 45 North, Range 6 East of the Third Principal Meridian, being described as follows: Commencing at the Southwest corner of said Government Lot 2; thence North 49 degrees 01 minute 37 seconds East along the centerline of Lincoln Road, 831.99 feet to the Place of Beginning; thence continuing North 49 degrees 01 minute 37 seconds East along said centerline, 48.84 feet; thence South 40 degrees 58 minutes 23 seconds East, 8.77 feet; thence Southerly 4.71 feet along a curve to the left, having a radius of 7.25 feet, the chord of which bears South 11 degrees 10 minutes 12 seconds West, for a length of 4.43 feet; thence South 07 degrees 50 minutes 39 seconds East, 9.03 feet; thence Southeasterly 12.86 feet along a curve to the left, having a radius of 18.20 feet, the chord of which bears South 30 degrees 14 minutes 03 seconds East, for a length of 12.34 feet; thence South 50 degrees 18 minutes 10 seconds East, 12.18 feet; thence South 43 degrees 38 minutes 40 seconds East, 39.12 feet; thence South 43 degrees 53 minutes 57 seconds East 31.81 feet; thence Southeasterly 47.59 feet along a curve to the right, having a radius of 68.99 feet, the chord of which bears South 44 degrees 08 minutes 28 seconds East, for a length of 46.55 feet; thence Southerly 40.74 feet along a curve to the right, having a radius of 92.66 feet, the chord of which bears South 12 degrees 10 minutes 52 seconds East, for a length of 40.43 feet; thence Southerly 12.86 feet along a curve to the right, having a radius of 188.68 feet, the chord of which bears South 01 degree 59 minutes 37 seconds West, for a length of 12.88 feet; thence South 04 degrees 03 minutes 42 seconds West, 50.13 feet; thence South 11 degrees 45 minutes 45 seconds West, 139.90 feet; thence Southerly 42.44 feet along a curve to the left, having a radius of 50.00 feet, the chord of which bears South 12 degrees 33 minutes 15 seconds East, for a length of 41.18 feet; thence South 38 degrees 52 minutes 14 seconds East, 33.09 feet; thence South 53 degrees 07 minutes 46 seconds West, 321.87 feet; thence North 36 degrees 52 minutes 14 seconds West, 313.29 feet; thence North 31 degrees 59 minutes 57 seconds East, 287.92 feet; thence North 38 degrees 49 minutes 21 seconds West, 246.55 feet; thence North 11 degrees 45 minutes 45 seconds East, 171.60 feet; thence North 17 degrees 31 minutes 48 seconds East, 50.66 feet; thence North 02 degrees 59 minutes 10 seconds East, 13.82 feet; thence Northerly 29.92 feet along a curve to the left, having a radius of 46.66 feet, the chord of which bears North 15 degrees 53 minutes 31 seconds West, for a length of 29.41 feet; thence Northeasterly 46.46 feet along a curve to the left, having a radius of 88.96 feet, the chord of which bears North 49 degrees 13 minutes 37 seconds West, for a length of 45.91 feet; thence North 84 degrees 11 minutes 24 seconds West, 23.31 feet; thence North 64 degrees 50 minutes 38 seconds West 41.95 feet; thence North 58 degrees 18 minutes 04 seconds West, 32.24 feet; thence Westerly 8.52 feet along a curve to the left, having a radius of 12.59 feet, the chord of which bears North 74 degrees 09 minutes 03 seconds West, for a length of 8.36 feet; thence South 76 degrees 36 minutes 28 seconds West, 7.89 feet; thence North 40 degrees 58 minutes 23 seconds West, 7.76 feet to the centerline of Lincoln Road and the Place of Beginning in McHenry County, Illinois.



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LEGEND

- CLEAN OUT
- FOUND IRON BAR
- FOUND IRON PIPE
- FOUND MAG NAIL
- △ HANDICAP
- ⊙ SEPTIC LID
- SET IRON BAR
- SET SPIKE
- WELL
- (D) DEED
- (U) MEASURE



11/16/23 - CVY - ADDED REQUESTED DRIVEWAY DIMENSIONS AND FLOOD ZONE LIMITATIONS
10/06/23 - CVY - CORRECTED JOB NUMBER & ADDED SITE PLAN INFORMATION
STATE OF ILLINOIS) S.S.
COUNTY OF MCHENRY)

In my professional opinion, and based on my observations, I hereby certify that we have surveyed the premises shown described, and that the plat hereon is a true representation of the said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.

Dated at Woodstock, McHenry County, Illinois 07/21 A.D., 2023.
Vanderstappen Land Surveying, Inc.
Design Firm No. 184-00792

By: *James J. Grunberg*
Illinois Professional Land Surveyor No. 3687

CLIENT: HENRI GRUBB
DRAWN BY: CVY CHECKED BY: IVA
SCALE: 1"=40' SEC. 04, T. 45, R. 06 E.
BASIS OF BEARING: ASSUMED
P.L.N.: 07-04-200-007
JOB NO.: 2300010-1 I.D. MBS
FIELDWORK COMP.: 06/20/23 BK. PG.
ALL DISTANCES SHOWN IN FEET AND DECIMAL FRACTIONS
PLOT NUMBER CORRECTED TO 2

---CORNERS NOT SET PER CLIENTS REQUEST

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- * No underground improvements have been located unless shown and noted.
- * No representation as to ownership, use, or possession should be hereon implied.
- * This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.