



*At the Heart of Community*

COMMUNITY DEVELOPMENT DEPARTMENT

505 Telser Road  
Lake Zurich, Illinois 60047

Phone (847) 540-1696  
Fax (847) 726-2182  
LakeZurich.org

**APPLICATION PZC 2018-2**  
**PZC Meeting Date: March 21, 2018**

**AGENDA ITEM 4.A**

**STAFF REPORT**

To: Chairperson Stratman and Members of the Planning & Zoning Commission

From: Sarosh Saher, Community Development Director

CC: Katie Williams, Associate Planner  
Mary Meyer, Building Services Supervisor

Date: March 21, 2018

Re: Final Plat Approval for 1060 Honey Lake Road

**SUBJECT**

Roca Builders, Inc. (the “Applicant”) requests Final Plat Approval for the resubdivision of Lot 1 in Kroll’s Second Subdivision, in the Lake Zurich Heights neighborhood, at the property commonly known as 1060 Honey Lake Road, legally described in Exhibit A attached hereto (the “Subject Property”).

**GENERAL INFORMATION**

Requested Action: Final Plat Approval

Current Zoning: R-5 Single Family Residential

Existing Use Vacant Residential Lot

Proposed Uses: New Construction Residential Lot

Property Location: 1060 Honey Lake Road

Applicant and Owner: Roca Builders, Inc.

Staff Coordinator: Katie Williams, Associate Planner

## **LIST OF EXHIBITS**

- A. Legal Description
- B. Public Hearing Sign
- C. Site Photos
- D. Aerial Map
- E. Zoning Map
- F. Parcel Map
- G. Final Plan Documents
- H. Development Review Comments

## **BACKGROUND**

Roca Builders, Inc. (the “Applicant”), is the Applicant for the proposed resubdivision of the property at 1060 Honey Lake Road, and legally described in Exhibit A attached hereto (the “Subject Property”). The Applicant filed an application with the Village of Lake Zurich received on January 29, 2018 (the “Application”) seeking:

- Final Plat Approval for the resubdivision of a Single Family Residential lot within the R-5 Single-Family Residential District.

The Subject Property is Lot 1 of Kroll’s Second Subdivision platted and recorded in 2001, with a land area of approximately 22,491 square feet. It is zoned within the Village’s R-5 Single Family Residential Zoning District. A single-family residence originally located on the lot was demolished in 2011, and the lot has been vacant since that time.

The Applicant proposes to subdivide the existing 22,491 square-foot lot into two lots. The resultant lots will meet the R-5 district regulations found within Section 9-3-11 of the Zoning Code with respect to lot area. With respect to lot width, each resultant lot falls short of the required 75 feet by 0.03’ and 0.04’ respectively, which amounts to approximately 1/3 of an inch for each property. Staff believes that this is tantamount to the required 75-foot width that each resultant lot needs to conform to the bulk requirements of the R-5 zoning district. Staff therefore believes that no further variance in the lot width is required.

Pursuant to public notice published on March 6, 2018, in the Daily Herald, a public meeting has been scheduled with the Lake Zurich Planning & Zoning Commission for March 21, 2018, to consider the Final Plan. On March 6, 2018, the Village posted a public hearing sign on the Subject Property (Exhibit B).

Staff offers the following additional information:

- A. Zoning District.** The property is located within the R-5 Single Family Residential District. The purpose of the R-5 district is to provide for single-family residential development. The single-family districts provide for a limited range of single-family detached housing densities consistent with the village's established single-family residential neighborhoods. The R-5 districts allow for somewhat higher density residential use and smaller lot sizes. Taken as a whole, the residential district regulations are intended to preserve established neighborhoods and encourage new residential development, but only in a manner consistent with the overall character of the village.

It is the intent of the applicant to develop each resultant lot with a single-family home.

## **GENERAL FINDINGS**

Staff of the Community Development Department and its Development Review Team (DRT) have evaluated the proposed Resubdivision Plat in accordance with the requirements for evaluation provided within Section 9-11-4.C entitled "Final Plan."

### *Evaluation of the Final Plan:*

Per the requirements of the zoning code, the Planning and Zoning Commission (PZC), with the assistance and advice of village staff and consultants (DRT) is required to review and act on the plan. The PZC is required to consider:

1. Whether the final plan complies with the provisions of this zoning code and all other applicable federal, state, and village codes, ordinances, and regulations.

## **RECOMMENDATION**

The recommendation of the Planning and Zoning Commission should be based on the standards included in the following Sections of the Lake Zurich Municipal Code:

- Section 9-11-4.C Final Plan

Staff of the Community Development Department recommends the approval of PZC 2018-2, subject to the following conditions:

1. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff, Village Engineer, Village Landscape Consultants and applicable governmental agencies:
  - a. Zoning Application and Cover Letter dated January 29, 2018, prepared by Mr. Sal Venegas
  - b. Exhibit A: Legal Description
  - c. Plat of Survey prepared by R & R Surveyors Ltd. and dated December 1, 2017.

- d. Plat of Subdivision entitled “Roca Resubdivision,” prepared by Teratek, Inc. and dated January 22, 2018.
- 2. The development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.

Respectfully Submitted,

Katie Williams  
Associate Planner

**LAKE ZURICH PLANNING & ZONING COMMISSION  
FINAL FINDINGS & RECOMMENDATIONS**

**1060 Honey Lake Road  
March 21, 2018**

The Planning & Zoning Commission recommends approval of Application PZC 2018-2, and the Planning & Zoning Commission adopts the findings as contained within the Staff Report dated **March 21, 2018**, for this Application and subject to any changes or approval conditions as listed below:

1. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff, Village Engineer, Village Landscape Consultants and applicable governmental agencies:
  - a. Zoning Application and Cover Letter dated January 29, 2018, prepared by Mr. Sal Venegas
  - b. Exhibit A: Legal Description
  - c. Plat of Survey prepared by R & R Surveyors Ltd. and dated December 1, 2017.
  - d. Plat of Subdivision entitled "Roca Resubdivision," prepared by Teratek, Inc. and dated January 22, 2018.
2. The development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.

- ☐ Without any further additions, changes, modifications and/or approval conditions.
- ☐ With the following additions, changes, modifications and/or approval conditions:

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Planning & Zoning Commission Chairman

**EXHIBIT A**  
**LEGAL DESCRIPTION OF SUBJECT PROPERTY**

LOT 1 IN KROLL'S SECOND SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED FEBRUARY 22, 2001, AS DOCUMENT NUMER 4648420 IN LAKE COUNTY, ILLINOIS.



**EXHIBIT B**  
**HEARING SIGN ON SUBJECT PROPERTY**





**Exhibit C: Site Photos**



Figure 1: Looking northwest from the intersection of Pleasant Road and Honey Lake Road towards the Subject Property.



Figure 2: Looking west from the intersection of Pleasant Road and Honey Lake Road towards the Subject Property

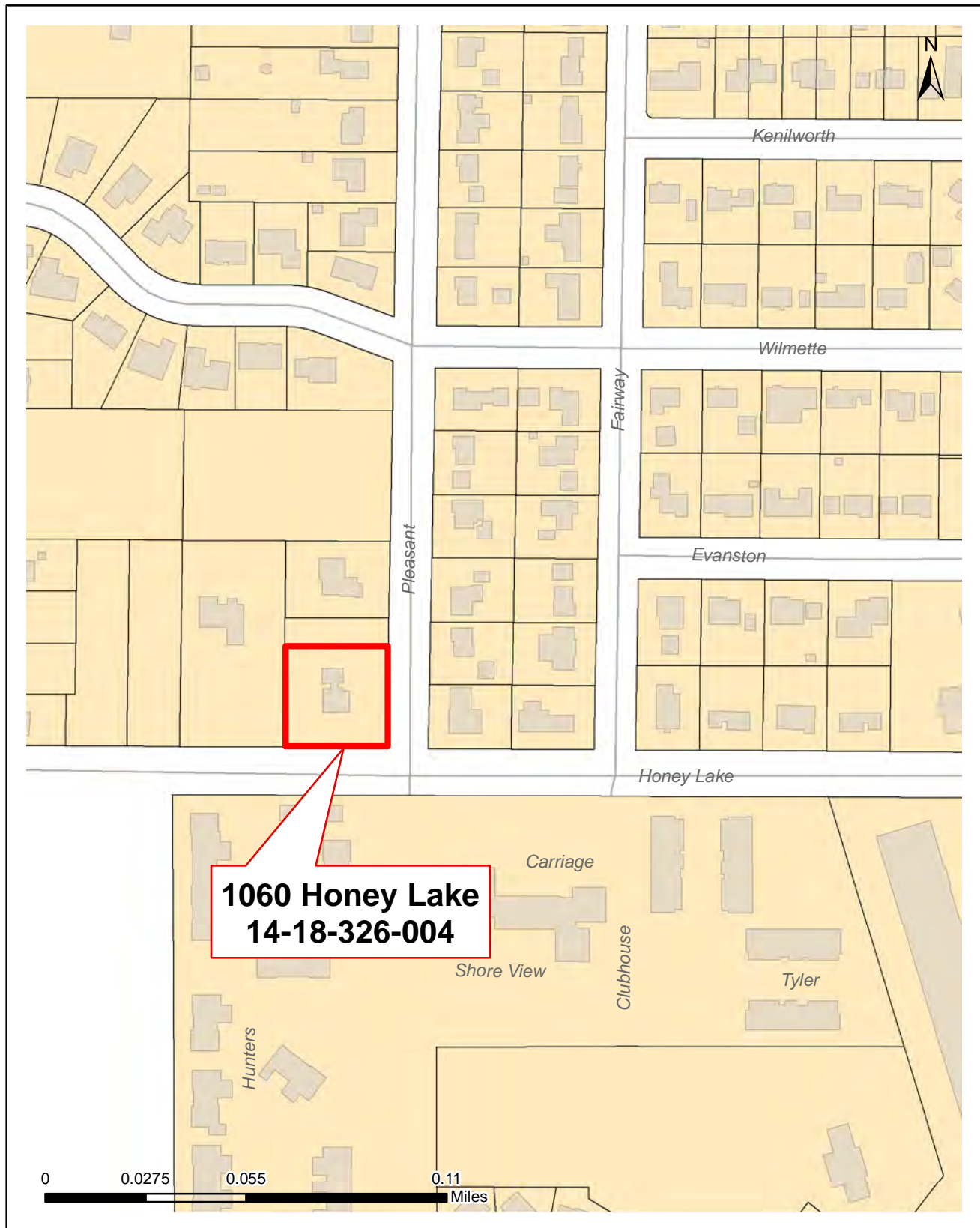




Figure 3: Looking southeast from the Subject Property towards Honey Lake Road.

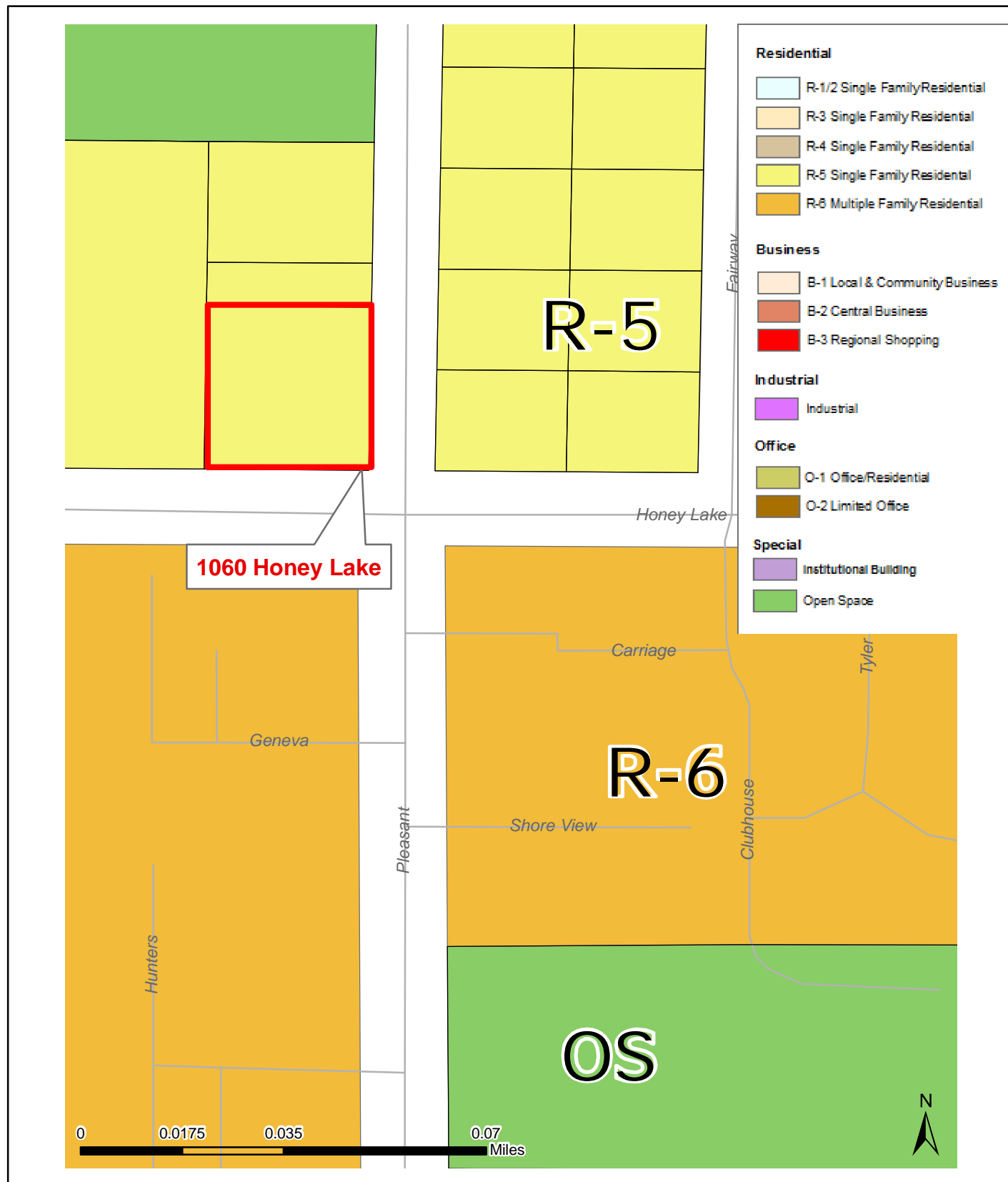


Figure 4: Looking south from the Subject Property towards the intersection of Pleasant Road and Honey Lake Road.



**Parcel Map of 1060 Honey Lake Road, Lake Zurich**

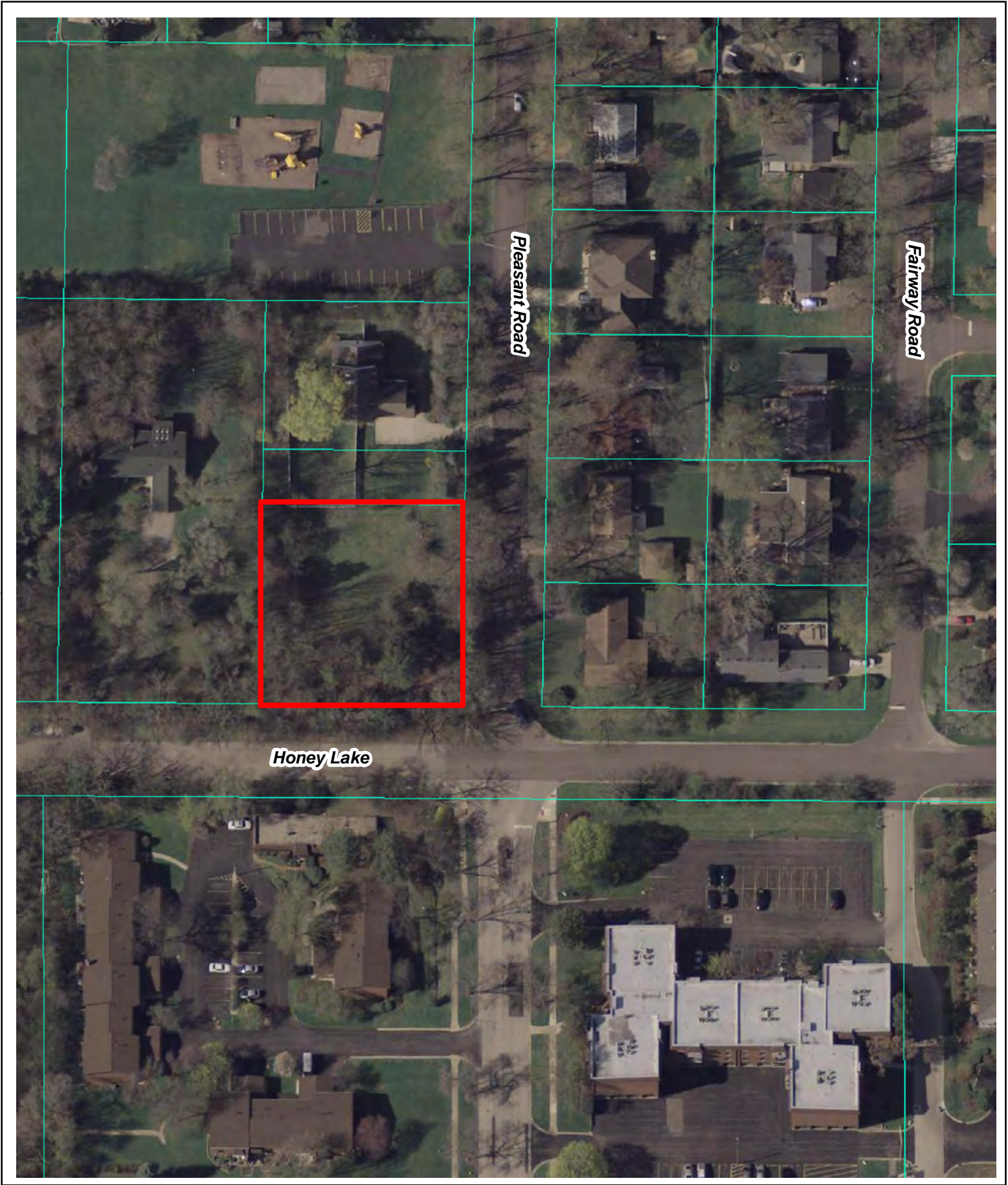




**Zoning Map of 1060 Honey Lake Road, Lake Zurich**







**Aerial Map of 1060 Honey Lake Road, Lake Zurich**





# **ROCA BUILDERS INC**

**2359 Old Hicks Rd  
Long Grove IL 60047**

**Phone: 224-578-6347**

**Cell: 847-772-5024**

**E-Mail: rocabuilders@yahoo.com**

## **PROPERTY ADDRESS**

1060 Honey Lake Rd  
Lake Zurich IL 60047

## **LOT # 1**

The area of this lot is 21,344 square ft

## **RESUBDIVISION**

Roca Builders Inc. wishes to split the lot into two lots of approximately 10, 672 square ft each. Each lot meets the requirements of the R 5 District of a minimum of 10,000 square ft per lot and a minimum lot width of 75' each.

We propose two lots instead of one facing Pleasant Rd instead of Honey Lake Rd.  
We wish to build two new homes of equivalent or greater value of the homes in the surrounding area.

Thank You

Roca Builders Inc.

RECEIVED

JAN 29 2018



## ANNEXATION AND ZONING APPLICATION

Community Development Department  
505 Telser Rd.  
Lake Zurich, IL 60047  
Phone: (847) 540-1696  
Fax: (847) 540-1769

(Please Type or Print)

1. Address of Subject Property: 1060 Honey Lake  
2. Legal description: Lot 1 Block \_\_\_\_\_ Subdivision KRolls 2nd Subdivision.

Please attach complete legal description

Property dimensions are: 150 ft. by 150 ft. = 21,344 square feet

If more than two acres, then give area in acres: \_\_\_\_\_

3. Property Identification number(s): 14-18-326-004  
4. Owner of record is: Roca Builders Phone: 847-772-5024  
Fax: N/A E-Mail rocabuilders@yahoo.com  
Address: 2359 Old Hicks Rd Long Grove IL 60047  
4. Applicant is (if different from owner): \_\_\_\_\_ Phone: \_\_\_\_\_  
Fax: N/A E-Mail \_\_\_\_\_  
Address: \_\_\_\_\_  
6. Applicant's interest in the property: OWNER  
(owner, agent, contractor, Realtor, etc.)

### 7. THE FOLLOWING ACTION IS REQUESTED:

Please provide a detailed explanation in a separate cover letter, explaining each zoning standard as it relates to the following applications. For the Lake Zurich Zoning Code visit [www.lakezurich.org](http://www.lakezurich.org) and navigate to the link for the Municipal Code.

#### A. VILLAGE BOARD APPLICATION TO ANNEX CERTAIN TERRITORY

All land annexed to the Village is classified automatically after such annexation in the R-1\2 Single Family Residential District. The owner must file an application for a Zoning Map amendment if he or she desires a different zoning classification for the Subject Property.

- ☐ Petition to Annex Certain Territory (Please complete attached petition)  
☐ Application to Annex Certain Territory

Please complete the following for all applications.

8. All existing uses and improvements on the property are: Single family  
Residential Lot.

9. The proposed uses on the property are: Single family RS  
Residential.

10 List any covenants, conditions, or restrictions concerning the use, type of improvements, setbacks, area, or height requirements placed on the Subject Property and now of record and the date of expiration of said restrictions:

RS Single Family rules and regulations for  
the Village of Lake Zurich.

11. Describe any contract or agreement of any nature relevant to the sale or disposal of the Subject Property:

N/A

12. For applications requiring a public hearing, list the owners of record of all properties located within 250 feet (excluding all Public Right-of-Ways) of the Subject Property. If property is held in a Trust, give the Trust Number and Bank name and address. **These parties shall be notified by the Applicant prior to the public hearing.** Staff will provide the required notice to the Applicant. The required sign(s) will be erected by the Village of Lake Zurich.

Property Identification Number (PIN)	Owner's Name	Mailing Address
	Katie	
	Will	
	provide	

(if more space is needed, please attach a separate sheet of paper.)

THE APPLICANT'S SIGNATURE BELOW INDICATES THE INFORMATION CONTAINED IN THIS APPLICATION AND ON ANY ACCOMPANYING DOCUMENTS IS TRUE AND CORRECT.

THE APPLICANT ALSO ACKNOWLEDGES IF THE CONSULTANT EXPENSES EXCEED THE INITIAL ESCROW DEPOSIT, THE APPLICANT WILL REIMBURSE THE ACCOUNT IMMEDIATELY.

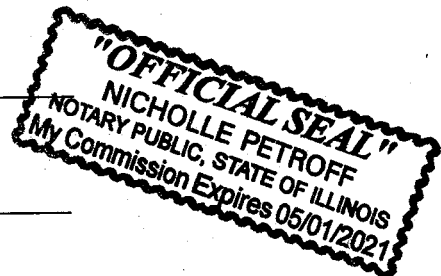
Salvador Venegas  
(Name of applicant)

[Signature]  
(Signature of applicant)

Subscribed and sworn to before me this 29 day of January, 2018.

Nicholle Petroff  
(Notary Public)

My Commission Expires 5/1/21



\_\_\_\_\_  
(Name of Owner, if different)

\_\_\_\_\_  
(Signature of Owner, if different)

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
(Notary Public)

My Commission Expires \_\_\_\_\_

\*\*\*Official Use Only\*\*\*

Zoning Case Number: \_\_\_\_\_ Date of Public Hearing: \_\_\_\_\_

Application Fees: \_\_\_\_\_ Annexation Fees: \_\_\_\_\_

Escrow Deposit for consultant fees: \_\_\_\_\_

Is a Courtesy Review by the Village Board required? ☐ Yes ☐ No

Traffic study required? ☐ Yes ☐ No

Any impact fees/contributions required? ☐ Yes ☐ No

Compensation amenities required? ☐ Yes ☐ No

Application accepted by: \_\_\_\_\_ Date: \_\_\_\_\_



# R & R SURVEYORS LTD.

Construction and Land Surveyors

P.O. Box 412 Wauconda, IL 60084

Tel. (847) 526-1793 Fax. (847) 526-1794

## PLAT OF SURVEY

*Legal description*

LOT 1 IN KROLL'S SECOND SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED FEBRUARY 22, 2001 AS DOCUMENT NUMBER 4648420 IN LAKE COUNTY, ILLINOIS.

KNOWN AS: 1060 HONEY LAKE ROAD, LAKE ZURICH, IL

*PIN.*

14-18-326-004

**PREPARED BY:**

Thomas A. O'Donnell, Jr.  
1250 South Grove Avenue, Suite 300  
Barrington, IL 60010-5066

**MAIL TAX BILL TO:**

Roca Builders Inc.  
25 Telser Rd., Unit 1135  
Lake Zurich, IL 60047

**MAIL RECORDED DEED TO:**

Roca Builders Inc.  
25 Telser Rd., Unit 1135  
Lake Zurich, IL 60047

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**INDIVIDUAL TO CORPORATE WARRANTY DEED**  
**Statutory (Illinois)**

THE GRANTOR(S), Michelle DeAvilla, of Barrington, Illinois, and Leonarda E. Teach, Trustee of The Leonarda E. Teach Revocable Trust UAD March 31, 2003, of Minturn, Colorado, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Roca Builders Inc. an corporation created and existing under and by virtue of the laws of the State of Illinois, all right, title, and interest in the following described real estate situated in the County of LAKE, State of Illinois, to wit:

Lot 1 in Kroll's Second Subdivision, being a subdivision of part of the Southwest Quarter of Section 18, Township 43 North, Range 10 East of the Third Principal Meridian, according to the plat of said subdivision recorded February 22, 2001, as Document Number 4648420 in Lake County, Illinois.

Permanent Index Number(s): 14-18-326-004

Property Address: 1060 Honey Lake Road, Lake Zurich, IL 60047

Subject, however, to the general taxes for the year of 2016 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Dated this 15<sup>th</sup> Day of December 20 17

Michelle DeAvilla  
Michelle DeAvilla

Leonarda E. Teach, Trustee

Leonarda E. Teach, Trustee of The Leonarda E. Teach  
Revocable Trust UAD March 31, 2003

STATE OF IL )  
COUNTY OF Cook ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Michelle DeAvilla, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 15<sup>th</sup> Day of December 2017

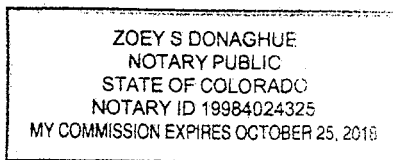


[Signature]  
Notary Public  
My commission expires: 1/7/2021

STATE OF Colorado )  
COUNTY OF Eagle ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Leonarda E. Teach, Trustee of The Leonarda E. Teach Revocable Trust UAD March 31, 2003, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 14 Day of Dec 2017



[Signature]  
Notary Public  
My commission expires: 10/25/18

BY Wayne G. Laumeyer  
ILLINOIS REGISTERED LAND SURVEYOR NO. 2290



# ROCA RESUBDIVISION

BEING A RESUBDIVISION OF LOT 1 IN KROLL'S SECOND SUBDIVISION BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 22, 2001 AS DOCUMENT NO. 4648420, IN LAKE COUNTY, ILLINOIS.

## VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS) S.S.  
COUNTY OF LAKE)

I, \_\_\_\_\_, VILLAGE CLERK OF THE VILLAGE OF LAKE ZURICH, ILLINOIS, DO HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY ORDINANCE DULY APPROVED BY THE BOARD OF TRUSTEES OF SAID VILLAGE AT ITS MEETING HELD ON \_\_\_\_\_, 2018, AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID VILLAGE.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2018.

VILLAGE CLERK

## OWNERS CERTIFICATE

STATE OF ILLINOIS) S.S.  
COUNTY OF LAKE)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATED FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR THE ILLINOIS BELL TELEPHONE COMPANY AND THE PUBLIC SERVICE COMPANY, DIVISION OF COMMONWEALTH EDISON COMPANY THE EASEMENT PROVISIONS WHICH ARE STATED ON THEIR STANDARD FORM WHICH IS ATTACHED HERETO.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2018.

OWNER

ADDRESS

## NOTARY CERTIFICATE

STATE OF ILLINOIS) S.S.  
COUNTY OF LAKE)

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL AND NOTARIZED SEAL THIS DAY OF

\_\_\_\_\_, 2018.

NOTARY PUBLIC

THIS IS TO CERTIFY THAT I \_\_\_\_\_ AS OWNER OF THE PROPERTY DESCRIBED AS THE \_\_\_\_\_ AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF MY KNOWLEDGE THE SCHOOL DISTRICTS IN WHICH THE SUBDIVISION LIES ARE AS FOLLOWS:

LOT NUMBERS	SCHOOL DISTRICTS
1	ELEMENTARY 95 HIGH SCHOOL 95

## VILLAGE ENGINEER

STATE OF ILLINOIS) S.S.  
COUNTY OF LAKE)

I, \_\_\_\_\_, VILLAGE ENGINEER OF THE VILLAGE OF LAKE ZURICH, LAKE COUNTY, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE ANNEXED PLAT AND THE PLANS AND SPECIFICATIONS THEREOF, MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2018.

VILLAGE ENGINEER

## SPECIAL ASSESSMENTS CERTIFICATE

STATE OF ILLINOIS) S.S.  
COUNTY OF LAKE)

I, \_\_\_\_\_, FINANCE DIRECTOR OF THE VILLAGE OF LAKE ZURICH, DO HEREBY CERTIFY THAT HERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2018.

FINANCE DIRECTOR

COUNTY CLERK

STATE OF ILLINOIS) S.S.  
COUNTY OF LAKE)

I, \_\_\_\_\_, COUNTY CLERK FOR LAKE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2018.

COUNTY CLERK, LAKE COUNTY, ILLINOIS.

VILLAGE OF LAKE ZURICH

STATE OF ILLINOIS) S.S.  
COUNTY OF LAKE)

APPROVED AND ACCEPTED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF LAKE ZURICH, ILLINOIS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2018.

MAYOR

VILLAGE CLERK

## SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) SS)  
COUNTY OF LAKE)

I, DAVID A. HEMBD, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND CONSOLIDATED THE FOLLOWING DESCRIBED PROPERTY:

BEING A RESUBDIVISION OF LOT 1 IN KROLL'S SECOND SUBDIVISION BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 22, 2001 AS DOCUMENT NO. 4648420, IN LAKE COUNTY, ILLINOIS.

I HEREBY CERTIFY THAT THE PARCEL LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF LAKE ZURICH, LAKE COUNTY, ILLINOIS.

I HEREBY AUTHORIZE REPRESENTATIVES OF THE VILLAGE OF LAKE ZURICH TO RECORD THIS PLAT WITH THE RECORDER OF DEEDS, LAKE COUNTY, ILLINOIS.

DATED THIS \_\_\_\_\_ OF \_\_\_\_\_, 2018.

DAVID A. HEMBD  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2747

## MORTGAGE CERTIFICATE

STATE OF ILLINOIS) S.S.  
COUNTY OF LAKE)

THE UNDERSIGNED, AS MORTGAGEE UNDER THE PROVISIONS OF THAT CERTAIN MORTGAGE DATED \_\_\_\_\_ BY \_\_\_\_\_ HEREBY CONSENTS TO THE SUBDIVISION HEREON DRAWN.

BY:

## NOTARY CERTIFICATE

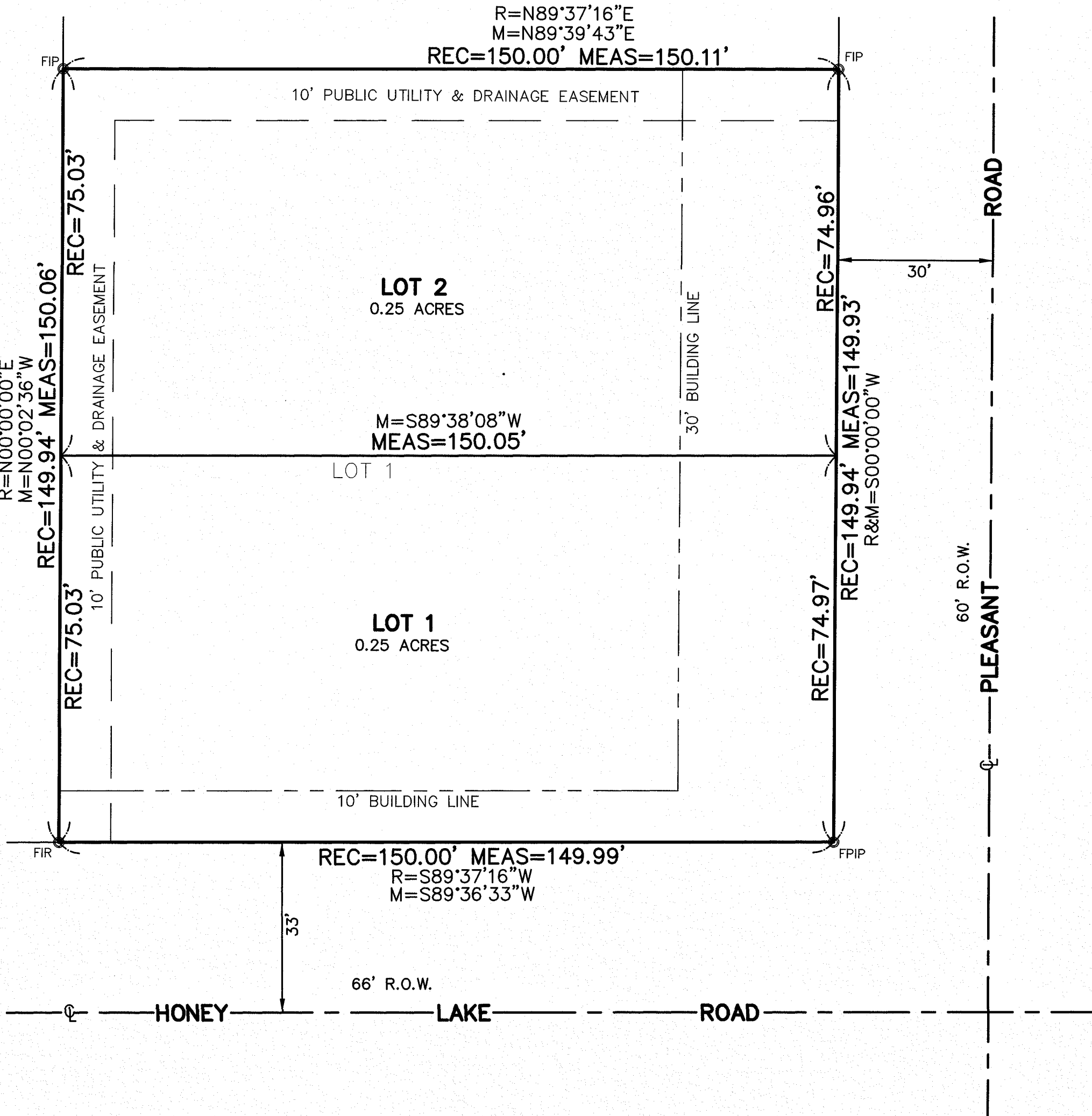
STATE OF ILLINOIS) S.S.  
COUNTY OF LAKE)

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND SEAL AND NOTARIZED SEAL THIS DAY OF \_\_\_\_\_, 2018.

NOTARY PUBLIC

**EASEMENT PROVISIONS:**  
EASEMENTS DESIGNED FOR UNDERGROUND AND SURFACE TELECOMMUNICATIONS, PUBLIC UTILITIES, AND DRAINAGE FACILITIES ARE HEREBY RESERVED FOR, AND GRANTED TO, THE VILLAGE OF LAKE ZURICH, AND THE PROVIDERS OF TELECOMMUNICATIONS AND PUBLIC UTILITIES, THEIR SUCCESSORS AND ASSIGNS, IN ALL PLATTED EASEMENT AREAS SHOWN ON THIS PLAT; SAID EASEMENTS SHALL BE FOR THE PURPOSE OF INSTALLING, EXTENDING, CONSTRUCTING, REPAIRING, MAINTAINING, RECONSTRUCTING, AND OPERATING SUCH TELECOMMUNICATIONS, PUBLIC UTILITIES, AND SANITARY AND STORM SEWER FACILITIES AND RELATED APPURTENANCES, IN, UNDER, ACROSS AND UPON, THE SO DESIGNATED EASEMENT AREA IN ORDER TO SERVE ALL AREAS SHOWN ON THIS PLAT AS WELL AS OTHER REAL PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO.

THIS GRANT OF EASEMENT SHALL INCLUDE THE RIGHT OF THE GRANTEE TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES, AND THE RIGHT, WITHOUT LIABILITY, TO CUT, TRIM, ALTER, OR REMOVE ANY VEGETATION, ROOTS, STRUCTURES, OR DEVICES WITHIN THE DESIGNATED EASEMENT AREA AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN. WITHOUT PRIOR WRITTEN CONSENT OF THE GRANTEEES HERELUNDER, NO BUILDINGS, STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE CONSTRUCTED, PLACED, OR PLANTED IN ANY SUCH EASEMENT AREAS, NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY.



TERATEK, INC.  
603 E. BURNETT ROAD  
ISLAND LAKE, IL. 60042  
(847) 487-0500

PROFESSIONAL DESIGN FIRM NO. 184-004383  
EXPIRES 4-30-2019

NOTE:  
A 1"x24" PIPE SHALL BE SET AT  
ALL PROPERTY CORNERS UNLESS  
NOTED OTHERWISE.  
BASIS OF BEARINGS: PLAT OF SUBDIVISION  
AFTER RECORDING RETURN THE PLAT TO:  
THE VILLAGE OF LAKE ZURICH  
70 E. MAIN STREET  
LAKE ZURICH, IL. 60047

0 20 40  
SCALE IN FEET

PLAT OF RESUBDIVISION  
ROCK RESUBDIVISION  
ORDER NO.: R171206D  
DATE: 12-15-17  
SCALE: 1" = 20'



COMMUNITY SERVICES DEPARTMENT  
Building and Zoning Division

505 Telser Road  
Lake Zurich, Illinois 60047

(847) 540-1696  
Fax (847) 726-2182  
LakeZurich.org

*At the Heart of Community*

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**ZONING REVIEW**

**PROJECT:** 1060 Honey Lake Resubdivision  
**LOCATION:** 1060 Honey Lake  
**REVIEWED BY:** Katie Williams  
**DATE:** October 9, 2017

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**R-5 Zoning District Requirements**

- A. **Zoning:** R- 5 Single Family Residential
- B. **Existing Use:** Vacant residential lot
- C. **Proposed Use:** Single Family Homes
- D. **Min. Lot Requirements:**
- |           |           |                |
|-----------|-----------|----------------|
| a. Width: | Required: | 75'            |
|           | Proposed: | 75'            |
| b. Area:  | Required: | 10,000 sq. ft. |
|           | Proposed: | 10,000 sq. ft. |

**Conclusion**

- No zoning relief will be sought.