

Hello neighbor,

In recent weeks, the City of Crystal Lake has claimed the alley adjacent to your property "is not public right-of-way and the City is not responsible." The City's statement conflicts with public record, an Illinois Professional Land Surveyor, and the lived experience of your neighbors. Two of your neighbors, one being me, have made multiple statements objecting to the City's premise and their omission of voting options that can benefit you. To ensure your opinions and rights as a homeowner are fully represented, we ask that you consider voting on a new measure, containing a more comprehensive list of options to address the alley adjacent to your property.

Your neighbors have made statements regarding their opinions at city council. Neither your neighbors nor you have been allotted a hearing with official minutes. I, like many of you, purchased my home under the assumption that the City alleys were public right-of-way and maintained by the city. The following public records pictured below support the idea that the alley is a public right-of-way owned by the City of Crystal Lake. The facts pictured below conflict with the City's assertion that the alley is not a public right-of-way nor owned by the city, claims made by the City in a letter mailed to your address in August.

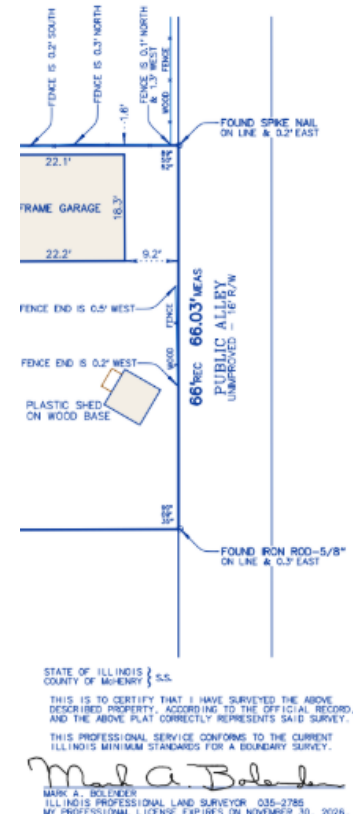


Fig. 1 (1909 survey classifying your "ALLEY" identically to neighboring alleys)

Fig. 2 (2024 survey classifying your alley as a "PUBLIC ALLEY")

We hope that your vote in an upcoming letter mailed to you, will compel the City to allow you and your neighbors a fair hearing, which is typical for proposed land vacation requests under 65 ILCS 5/11-91-1. To reconcile the City's position with your neighbors, we have updated your voting options to address 4 measures the City failed to include in your prior options.

Below is an updated list of voting measures available to you. For each "Opinion", we ask that you let your perspective be heard by voting "Yes" or "No" in an attached form mailed to you in the coming weeks.

Table 1: Residents' alley voting option form

Your Opinion	Select one of...	
The alley is to be a public right-of-way.	(Yes)	(No)
The alley is to be owned by the City	(Yes)	(No)
The alley is to be maintained by the City.	(Yes)	(No)
The alley has barricades remain in place.	(Yes)	(No)

If you have questions regarding how your vote will update your rights as a home owner, benefit your property, or cost you more, we have provided a cost-benefit analysis for you to review on the next page. This table is designed for you to make an informed decision based on your full legal options, in a transparent, fair, and well documented manner.

We ask that you submit your preference by mail, email, or in person (details to be on your voting form). While your response is optional, we want to make every effort to record the full picture of your neighborhoods' wishes. As a homeowner adjacent to the alley reading this, you have received this request by either hand delivery or U.S. Postal Service.

We will present the vote tally of responses to the Crystal Lake City Council. Additionally, we will log relevant documentation/figures/sources shared with you in this letter on GitHub (https://github.com/VanAltrades/crystal_lake_ee_vail_addition_alley), a free website you can access to remain informed on the alley issue or bring your relevant information to a publicly visible platform.

Thank you for your time, and please reach out to me with any future questions in-person, or online.

Best,

Your neighbor Jack Billimack

Table 2. Sampled voting options' cost-benefit analysis for home owners

Examples of your voting options						contrasting citation (in online appendix) (submitted via merge request)
	Public alley, maintained by the City, with no barricades.	Public alley, not maintained by the City, with no barricades.	Non-public alley, not maintained by the City, with barricades.	Non-public alley, not maintained by the City, with no barricades.		
	P _i CO _n CM _i B _n	P _i CO _n CM _n B _n	P _n CO _n CM _n B _n	P _n CO _n CM _n B _n		
Expected lift in your property value from historic average	Yes	No	No	No	B1	
Your property access via alley	16/16 households	16/16 households	3/16 households	3/16 households	B2	
Contractor property access via alley	16/16 households	16/16 households	3/16 households	3/16 households	B2	
Utility company property access via alley	16/16 households	16/16 households	3+/16 households	3+/16 households	B3	
Residential walking path in alley	Yes	Yes	No	No	B4	
Routine City brush maintenance	Yes	No	No	No	B5	
Benefits					B6	
Deeded utility easement to owner	No	Yes	Yes	Yes	B5, B7	
Option to improve (pave) alley	Yes	No (yes, with HOA)	No (yes, with HOA)	No (yes, with HOA)	B8	
Option to no longer mow the alley's grass yourself	Yes	No	No	No	B8	
Option to no longer clear the alley's brush yourself	Yes	No	No	No	B8	
Option to introduce alley snow removal	Yes	No (yes, with HOA)	No (yes, with HOA)	No (yes, with HOA)	B8	
Insurance cost increase from your average	Consistent	Increase	Increase	Increase	C1	
Vehicle access ordinance violation due to you	n/a	Possible (under review with Fire Dept.)	Possible (under review with Fire Dept.)	Possible (under review with Fire Dept.)	C2	
Fire code violation due to you	n/a	n/a	Possible (under review with Fire Dept.)	Possible (under review with Fire Dept.)	C2	
Costs						
Utility work delays	No	Maybe	Yes	Yes	C3	
Additional liability exposure to home owner	No	Yes	Yes	Yes	C4	
Non-resident right-of-way	Yes	Yes	No	No	C5	
HOA possibility	n/a	Yes	Yes	Yes	C6	