

#2010-26 Lexington Homes – Crystal Creek Northwest corner of Randall & Miller Roads Project Review for Planning and Zoning Commission

Meeting Dates: May 19, 2010

Zoning Requests: 1) Rezoning from B-1 to B-2 PUD.

2) Final PUD/Final Plat of Subdivision for a townhome development.

Location: Northwest corner of Randall and Miller Roads

Acreage: 15.7 acres

Existing Zoning: "R-3bPUD" Multi-Family Planned Unit Development & B-

1 PUD Neighborhood Commercial PUD

Surrounding Properties: North (R-1 PUD) Single-family residential, PUD

South (R-2) Single-family (Lake in the Hills) East (R-2) Single-family (Lake in the Hills) West (R-1 PUD) Single-family residential, PUD

Staff Contact: Michelle Rentzsch (815-356-3615)

Background:

In August of 1987, the City Council approved the Annexation and Preliminary Planned Unit Development for the entire Villages Residential and Commercial Development, which included the subject property. The Annexation Agreement was amended and extended twice since the original Annexation, first in 1997 and then again in 2002, and authorized the development of the property for commercial uses, even though it is classified on the Zoning Map as "R-1" Single-family. In 2004, a shopping center developer presented a retail project for preliminary zoning approval. Based on the objections of the neighbors, concerns of the PZC members and the onerous requirements of the McHenry County Highway Department, the petitioner never proceeded with that project. In 2009, the property owner was granted a rezoning to R-3bPUD and B-1PUD and preliminary PUD approval for a townhome development.

Currently, the petitioner is seeking Final PUD/Final Plat approval. In addition, a request to rezone to the B-2 PUD district has been filed, to have access to additional uses, with the understanding that some land uses may be restricted via the PUD. The petitioner has addressed the vast majority of the conditions from the preliminary PUD review with well prepared final PUD submittals. Whatever minimal comments remain have been incorporated into the recommended Final PUD conditions.

Land Use Analysis:

The project consists of 92 townhome units, each containing 2-car garages that are arranged along the public extension of Carlemont Drive. The property has frontage along Randall Road but this plan does not show access to Randall Road, instead providing links to Village and Miller Roads. Village Road and Miller Road in this area are under the jurisdiction of the City of Crystal Lake.

REZONING

The petitioner is requesting rezoning of the commercial outlots from "B-1 PUD" Neighborhood Commercial PUD to "B-2 PUD" General Commercial PUD to allow a broader range of uses in these two commercial outlots. The B-1 district has a limited range of uses that are allowed and that are intended to serve a local neighborhood. The B-2 district opens up to a greater range of uses that would more likely locate to these outlots. The petitioner understands that some of the B-2 uses may be restricted via this PUD approval. A listing of all the uses that are permitted in both districts is attached to this report.

The criteria for considering map amendments (rezoning requests) are as follows:

welfare and complies with	notes the public health, safety, comfort, convenience and general h the policies and Official Land Use Plan and other official plans of
the City. Meets	Does not meet
(b) The trend of develorequested amendment. Meets	pment in the area of the subject property is consistent with the Does not meet
(c) The requested zoning permitted under the existing Meets	classification permits uses which are more suitable than the uses ng zoning classification. Does not meet
	yield a reasonable return if permitted to be used only under the the existing zoning classification.
(e) The subject property substantial period of time Meets	has not been utilized under the existing zoning classification for a Does not meet
	ranted, will not alter the essential character of the neighborhood and etriment to adjacent property. Does not meet

FINAL PLANNED UNIT DEVELOPMENT

The petitioner is requesting approval of a Final Planned Unit Development to allow for a town

house development. The two commercial outlots would be considered as separate PUDs, as those uses are identified in the future. The project proposed 92 units in 22 buildings that would consist of 3 to 6 units per building. The buildings are arranged around auto courtyards with a publicly dedicated right-of-way that would serve as the center spine of the development, providing access to Village and Miller Roads.

PARKING

Commercial

The site plan currently provides for 74 spaces, divided amongst the two outlot areas. If a restaurant use were to locate in these outlots, extra parking is available to accommodate the use.

Residential

Residential properties in the R-3B district are required to provide 2.0 parking spaces per dwelling unit and an additional 0.25 guest parking space per dwelling unit. Two parking spaces are provided for every townhome unit within enclosed garages. Extra spaces have been provided to bring the total number of spaces available for the residential units to 225 spaces plus on-street parking, which far exceeds the City's requirements.

BUILDING ELEVATIONS

Commercial

No architectural plans have been presented for the commercial outlots at this time. Once the uses are identified, the architectural plans would be submitted as part of separate PUD approvals.

Residential

The 92-townhome units will be located within 22 buildings. The number of units in each building will range from 3 to 6. Visual interest on this façade is provided through structural articulation, varying roofline, addition of covered entryways, decorative louvers, brackets and auto courtyards for the garage doors.

Attractive stone outcropping identification signs are proposed at either entrance along Carlemont Drive, at the Village Road and Miller Road entrances. These signs are landscaped as well the remaining development with a mix of high quality trees, flowering shrubs, evergreens, grasses, and perennial flowers. A gazebo has been introduced in the development to provide a central outdoor feature for the use and enjoyment of the future residents.

Recommended Conditions:

A motion to recommend approval of the petitioner's requests with the following conditions:

- 1) Approved plans, reflecting PZC recommendations, as approved by the City Council:
 - A. Application (Lexington, received 4/9/10)
 - B. Engineering plans (Pearson Brown, dated 2/8/10)
 - C. Final Plat of Subdivision (TFW, dated 3/30/10)
 - D. Site plan (BSB, dated 3/15/10)
 - E. Architectural elevations and floor plans (BSB, dated 9/3/09)

- F. Landscape plan (Puglsey & LaHaie, dated 3/12/10)
- 2) The following uses are not permitted in this Planned Unit Development: liquor stores and bars.

3) General

- A. While the berm has been moved to the west, a portion still remains within the ROW. Per McDOT requirements, all of the berm must be located outside of the ROW.
- B. All necessary permits and approvals must be received from ACOE, Illinois Department of Natural Resources and McHenry County prior to permit issuance. Approval of the Plat of Subdivision from the McHenry County Division of Transportation per their ordinances.
- C. Access improvements left turn lane striping along Miller Road needs to be provided per the Traffic Impact Study.
- D. All comments outlined in the Stormwater Review dated 4/28/10 must be addressed. A formal wetland submittal should be included during the permit review.
- 4) The petitioner shall address all of the review comments and requirements of the Engineering & Building, Fire Rescue, Police, Public Works, and Planning & Economic Development Departments, as well as the recommendations contained within the traffic study by Gewalt Hamilton and the stormwater review by Christopher Burke.

B-1 District Uses

Drive-through	Doming the street of the desired through for food copying or office useds	
	Drive-Infougn (excluding drive-tribugh for 1000 service of onlice 436)	
Camera and Photographic Supplies Stores	Camera and Photographic Supplies Stores	Permitted
Postal Packaging	Postal Packaging	Permitted
Cood and Bountain Stores	Convenience Stores	Permitted
Toola and Bougge Office	Meat Fish & Seafood Markets and Fruit & Vegetable Store	Permitted
Tood and Developed	Dokod Coods Store	Permitted
Food and Beverage Stores	payed Goods Stores	
Food and Beverage Stores	Confectionery and Nut Stores	Permitted
Health and Personal Care Stores	Pharmacies and Drug Stores	Permitted
Health and Personal Care Stores	Optical Goods Stores	Permitted
Miscellaneous Store Retailers	Florists	Permitted
Home and Garden Equipment and Appliance Repair and Maintenance	Appliance Repair and Maintenance	Permitted
Footwear and Leather Goods Repair	Footwear and Leather Goods Repair	Permitted
Personal and Laundry Services	Barber Shops	Permitted
Personal and Laundry Services	Beauty Salons	Permitted
Personal and Laundry Services	Nail Salons	Permitted
Personal and Laundry Services	Spa	Permitted
Personal and Laundry Services	Diet and Weight Reducing Centers	Permitted
Personal and Laundry Services	Tanning salons	Permitted
Personal and Laundry Services	Tailor & Dressmaking shop (including alterations & repair)	Permitted
Personal and Laundry Services	Dry-cleaning and Laundry Services (not including Industrial Launderers)	Permitted
Personal and Laundry Services	Photofinishing Laboratories (including 1-Hr)	Permitted
Food Services and Drinking Places	Full-Service Restaurants	Special
Food Services and Drinking Places	Limited-Service Restaurants	Permitted
Food Services and Drinking Places	Snack and Nonalcoholic Beverage Bars	Special
Food Services and Drinking Places	Sidewalk or patio outdoor seating	Limited
Food Services and Drinking Places	Drive-through (For food-service use)	Special
Consumer Goods Rental	Video Tape and Disc Rental	Permitted
Educational Services	Nursery School, Pre-school	Limited
Educational Services	Business and Secretarial Schools	Permitted
Educational Services	Computer Training	Permitted
Educational Services	Professional and Management Development Training	Permitted
Educational Services	Fine Arts Schools	Permitted
Educational Services	Language Schools	Permitted

Educational Services	Exam Preparation and Tutoring	Permitted
Educational Services	Automobile Driving Schools	Permitted
Business Service	Other Business Service Centers (including Copy Shops)	Permitted
Other Service	Photography Studios, Portrait	Permitted
Commercial Recreation	Billiards Parlor/ Billiards Room/ Pool Hall/ Pool Parlor	Limited
Commercial Recreation	Physical fitness facilities, weight training centers, strength development centers, weight loss center	Permitted
Offices	Professional Offices	Permitted
Offices	Offices of Physicians, Offices of Dentists, Offices of Other Health Practitioners	Permitted
Offices	Medical Laboratories & Diagnostic Imaging Centers	Permitted
Offices	Financial Institutions including automatic teller machines, bank/savings and loans, credit unions, currency exchange	Permitted
Offices	Stand-alone automatic teller machines	Limited
Offices	Government Offices	Permitted
Offices	Drive-through (For Office Uses)	Limited
Community Facilities	Library & Archives	Permitted
Day Care	Commercial Child Day Care Center	Special
Medical Facility	All Other Miscellaneous Ambulatory Health Care Services	Permitted
Religious Organization	Religious Organizations	Special
Religious Organization	Cemeteries, Columbarium and Mausoleums	Special
Parking	Public Parking Lot	Permitted
Parking	Public Parking Structure	Limited
Parking	Private Parking Lots	Special
Parking	Private Parking Structure	Special
Utilities	City Utilities (including but not limited to sewer treatment plants, water supply related facilities, water treatment & purification facilities)	Special
Utilities	Commercial Overnight Delivery Box	Special
Parks & Open Space	Park	Permitted
Parks & Open Space	Preservation Areas	Permitted
Parks & Open Space	Private Recreation field	Special
Temporary	Construction Trailers & Sales Office	Temporary
Temporary	Contractor's construction office & Equipment storage trailer (Residential Projects)	Temporary
Temporary	Contractor's construction office & Equipment storage trailer (Non-Residential Projects)	Temporary
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Temnorary	Holiday Tree & Decoration Sales	Тетрогагу
Temporary	Religious Tent Meeting	Temporary
Temorary	Seasonal Sale of Farm and Garden Produce	Temporary
Temporary	All other promotions, events or temporary uses	Temporary

Permitted Limited Limited Limited Limited Limited Limited Limited Fruck, Utility Trailer, and RV (Recreational Vehicle) Rental Drive-through (excluding drive-through for food service or Outdoor Sales, Service, Storage or Display (as accessory Supermarkets and Other Grocery (except Convenience) Nursery, Garden Center, and Farm Supply Stores Radio, Television, and Other Electronics Stores Automotive Oil Change and Lubrication Shops Automotive Parts, Accessories & Tire Stores Camera and Photographic Supplies Stores Automotive Accessory Sales & Installation Passenger Car Rental and Leasing All Other Home Furnishings Stores Outdoor Power Equipment Stores Computer and Software Stores Other Building Material Dealer Other Motor Vehicle Dealers Household Appliance Stores Paint and Wallpaper Stores Window Treatment Stores Automotive Repair, Minor Automotive Repair, Major Floor Covering Stores Convenience Stores Automobile Dealers Postal Packaging Hardware Stores Furniture Stores Home Centers and Leasing Car Washes office uses) use) Building Material and Supplies Dealers Camera and Photographic Supplies Outdoor Sales, Storage or Display Lawn and Garden Equipment and Motor Vehicle and Parts Dealers Appliance, Television, and Other Furniture and Home Furnishings Computer and Software Stores Vehicle Repair & Maintenance Rental & Leasing Services Electronics Stores Postal Packaging Supplies Stores Drive-through

Meat, Fish & Seafood Markets and Fruit & Vegetable Store Permitted

B-2 District Uses

	Baked Goods Stores	Permitted
Food and Beverage Stores	Confectionery and Nut Stores	Permitted
	All Other Specialty Food Stores	Permitted
Food and Beverage Stores	Beer, Wine, and Liquor Stores (off-premise consumption of liquor)	Permitted
	Pharmacies and Drug Stores	Permitted
	Cosmetics, Beauty Supplies & Perfume Store	Permitted
	Optical Goods Stores	Permitted
	Food (Health) Supplement Stores	Permitted
Health and Personal Care Stores	All Other Health and Personal Care Stores	Permitted
Gasoline Stations	Gasoline Stations (with & without convenience stores)	Special
	Clothing Stores	Permitted
	Shoe Stores	Permitted
Clothing and Clothing Accessories	Jewelry Stores	Permitted
Stores	Luggage and Leather Goods Stores	Permitted
	Sporting Goods Stores	Permitted
	Hobby, Toy, and Game Stores	Permitted
	Sewing, Needlework, and Piece Goods Stores	Permitted
	Musical Instrument and Supplies Stores	Permitted
	Book Stores	Permitted
Sporting Goods, Hobby, Book, and Music Stores	Prerecorded Tape, Compact Disc, and Record Stores	Permitted
	Department Stores (including Discount Department Stores)	Permitted
	Warehouse Clubs and Supercenters	Permitted
General Merchandise Stores	All Other General Merchandise Stores	Permitted
	Florists	Permitted
	Office Supplies and Stationery Stores	Permitted
	Gift, Novelty, and Souvenir Stores	Permitted
	Used Merchandise Stores	Limited
	Pet and Pet Supplies Stores	Permitted
	Art Dealers	Permitted
	Manufactured (Mobile) Home Dealers	Permitted
	Tobacco Stores	Permitted
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Miscellaneous Store Retailers	All Other Miscellaneous Store Retailers (except Tobacco Stores)	Permitted
Home and Garden Equipment and	Home and Garden Equipment Repair and Maintenance	Permitted
Appliance Repair and Maintenance	Appliance Repair and Maintenance	Permitted
Reupholstery and Furniture Repair	Reupholstery and Furniture Repair	Permitted
Footwear and Leather Goods Repair	Footwear and Leather Goods Repair	Permitted
Other Personal and Household Goods Repair and Maintenance	Other Personal and Household Goods Repair and Maintenance	Permitted
	Barber Shops	Permitted
	Beauty Salons	Permitted
	Nail Salons	Permitted
	Spa	Permitted
	Diet and Weight Reducing Centers	Permitted
	Tanning salons	Permitted
	Massage (Therapeutic) parlors	Permitted
	Tattoo parlors	Special
	Tailor & Dressmaking shop (including alterations & repair)	Permitted
	Other Personal Care Services	Permitted
	Funeral Homes	Permitted
	Crematories	Limited
	Dry-cleaning and Laundry Services (not including Industrial Launderers)	Permitted
	Industrial Launderers	Permitted
	Pet Care (except Veterinary) Services	Limited
Personal and Laundry Services	Photofinishing Laboratories (including 1-Hr)	Permitted
	Full-Service Restaurants	Permitted
	Limited-Service Restaurants	Permitted
	Cafeterias, Grill Buffets, and Buffets	Permitted
	Snack and Nonalcoholic Beverage Bars	Permitted
	Smoking Lounge/ Hookah Bar	Permitted
	Caterers	Permitted
	Drinking Places (Alcoholic Beverages)	Special
	Sidewalk or patio outdoor seating	Permitted

Food Services and Drinking Places	Drive-through (For food-service use)	Limited
Consumer Goods Rental	Consumer Electronics and Appliances Rental	Permitted
	Formal Wear and Costume Rental®	Permitted
	Video Tape and Disc Rental	Permitted
	Home Health Equipment Rental	Permitted
	Recreational Goods Rental	Permitted
	All Other Consumer Goods Rental	Permitted
	General Rental Centers	Permitted
Educational Services	Nursery School, Pre-school	Limited
	Junior Colleges	Special
	Colleges, Universities & Professional Schools	Special
	Business and Secretarial Schools	Permitted
	Computer Training	Permitted
	Professional and Management Development Training	Permitted
	Technical & Trade Schools (including Flight Training, Apprenticeship Training & Other Technical and Trade Schools)	Permitted
	Cosmetology and Barber Schools including Massage Therapist Instruction	Permitted
	Fine Arts Schools	Permitted
	Language Schools	Permitted
	Exam Preparation and Tutoring	Permitted
	Automobile Driving Schools	Permitted
Business Service	Other Business Service Centers (including Copy Shops)	Permitted
Other Service	Carpet and Upholstery Cleaning Services (on customer's premises only)	Permitted
	Photography Studios, Portrait	Permitted
	Amusement & Theme Parks (including indoor/outdoor water parks)	Special
	Amusement Arcades	Limited
	Ball Rooms, Dance Hall, Banquet Hall	Limited
	Batting Cages	Limited
	Billiards Parlor/ Billiards Room/ Pool Hall/ Pool Parlor	Permitted

	Bowling Centers	Permitted
	Convention Center	Special
	Health Clubs	Permitted
	Ice skating/ roller skating rinks	Limited
	Large-scale Entertainment Venue	Special
	Lodge/ Membership Club	Permitted
	Marinas	Permitted
	Mini Golf/ Pitch-n-putt Golf	Limited
	Movie or other theatre	Permitted
	Non-residential (indoor or outdoor) Swimming pools, wave pools	Permitted
	Physical fitness facilities, weight training centers, strength development centers, weight loss center	Permitted
	Shooting Range	Special
	Squash/ Racquetball/ Handball/ Tennis Club Facility (as a principal use)	Limited
Commercial Recreation	All other amusement & recreation facilities	Special
	Hotels (except Casino Hotels) and Motels	Special
	Resorts	Special
Overnight Lodging	Hostels	Special
	Professional Offices	Permitted
	Offices of Physicians, Offices of Dentists, Offices of Other Health Practitioners	Permitted
	Medical Laboratories & Diagnostic Imaging Centers	Permitted
	Financial Institutions including automatic teller machines, bank/savings and loans, credit unions, currency exchange	Permitted
	Stand-alone automatic teller machines	Limited
	Government Offices	Permitted
Offices	Drive-through (For Office Uses)	Limited
	Television Broadcasting	Permitted
	Sound Recording Studios	Permitted
Information	Teleproduction & other Postproduction Services	Permitted
	Arts, Performing Arts Center	Permitted
Community Facilities	Museums	Permitted
Day Care	Commercial Child Day Care Center	Limited

	Outpatient Care Centers (including Freestanding Ambulatory Surgical and Emergency Centers)	Permitted
	Blood and Organ Banks	Permitted
	All Other Miscellaneous Ambulatory Health Care Services	Permitted
Medical Facility	Hospitals	Special
Medical Facility	Veterinary Services	Permitted
Social Assistance	Community Food Services	Special
	Public Parking Lot	Permitted
	Public Parking Structure	Limited
	Private Parking Lots	Special
Parking	Private Parking Structure	Special
	Bus Terminal	Special
Transportation	Taxi and Limousine Service	Permitted
	City Utilities (including but not limited to sewer treatment plants, water supply related facilities, water treatment & purification facilities)	Special
	Commercial Overnight Delivery Box	Special
Utilities	Recycling Drop-off Point	Special
	Park	Permitted
	Preservation Areas	Permitted
Parks & Open Space	Private Recreation field	Special
	Construction Trailers & Sales Office	Temporary
	Contractor's construction office & Equipment storage trailer (Residential Projects)	Temporary
	Contractor's construction office & Equipment storage trailer (Non-Residential Projects)	Temporary
	Holiday Tree & Decoration Sales	Temporary
	Religious Tent Meeting	Temporary
	Seasonal Sale of Farm and Garden Produce	Temporary
Temporary	All other promotions, events or temporary uses	Temporary

City of Crystal Lake Development Application

PIN Number(s): 19-19-276-053

Office Use	Only	
File# .		

Project Title: Crystal Creek Action Requested **Preliminary PUD** Annexation **Preliminary Plat of Subdivision** X Comprehensive Plan Amendment Rezoning Conceptual PUD Review Special Use Permit Final PUD Variation Final PUD Amendment X Final Plat of Subdivision Other Owner Information (if different) Petitioner Information Chicago Title Land Trust Company, as Successor Trustee Name: to LaSalle Bank National Association, as Successor Name: Lexington Homes, LLC Trustee to American National Bank and Trust Address:Company of Chicago, as T/U/T dated 2/13/92 Address: 1731 N. Marcey, Ste 200 a/k/a Trust #115144-03 Chicago, Illinois 60614 Phone: 773-829-4755 773-360-0301 Fax: __ E-mail: mcukierman@integratedland.us E-mail: Property Information SEE ATTACHMENT A - Approximately 15.7 acres Project Description: __ Tying west of Randall Road, south of Village Road and north of Miller Road in Crystal Lake, Illinois Project Address/Location: Northwest corner of the intersection of Randall Road and Miller Road

Development '	Team
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CHICAGO, RLI

Please include address, phone, fax and e-mail

Developer:	SEE	ATTACHME	NT B	FOR	INFORM	ATION	ΙN	THIS	SECT	ION	
Architect:					·		<u> </u>	,		····	
Attorney:					·	·····		<u> </u>			
Engineer:	ţ <u>;</u>	·	== -	<u>.</u>							
Landscape Ar	chitect: _								·		
Planner:		•	·			. <u></u>			.,,		•
Surveyor:	·		· · ·	, , , ,				<u>-</u> -			
Other:		·	·					··			
Signatures	By: ⊆	NGTON HOM Wayne Moretti,		e Medo) (C)			3-18	-1 <i>O</i>		
		rint and Sign nam	e (if diff	erent fra	om owner)		_	ate			
As owner of the Chicago Ti Associatio 2/13/92 a/OWNE	e proper tie La n, as k/a Tr R: Print	rty in question, nd Trust Co Successor T . #115144 nd Sign name	mpany raste	y author, as	Success America	eking of the	ne abo	to Las Bank,	ested ac Balle 1 as T/1	tion. Bank N U/T da	ational ted 21
HOTEL If the	property	is held in trust, e a letter that name	ne trust	officer	must sign	this petitic	7 1 1	7 7		MMI	13 21

The information contained in this cermication has been furnished the undersigned by the beneficiaries of trust no. It is and the certification is made solely in reliance thereon and no responsibility is assumed by the trustee in its individual capacity, for the truth or accuracy of the facts therein stated.

CHICAGO TITLE LAND TRUST CO. 171 N. CLARK ST. SUITE 575 CHICAGO, IL 60601 3/19/2010

TRUSTEE'S CERTIFICATION

RE: LAND TRUST NO. 115114-03

TO WHOM IT MAY CONCERN:

This is to certify that as of the above captioned date, the beneficial interest in CHICAGO TITLE LAND TRUST CO. land trust according to the trustee's records is vested as follows:

41 2/3% INTEREST IN: RONALD J. BENACH

33 1/3% INTEREST IN: WAYNE MORETTI

12 1/2% INTEREST IN: JEFFREY BENACH

12 1/2% INTEREST IN: LAURIE POLLACK

THE POWER OF DIRECTION VESTS IN:

RONALD BENACH OR WAYNE MORETTI

Should you have any further questions, please direct them to the undersigned.

VERY TRULY YOURS, CHICAGO TITLE LAND TR

KAREN MICHEL

LAND TRUST DEPARTMENT

ATTACHMENT A

<u>DEVELOPMENT APPLICATION</u> (<u>Property Information</u>)

Project Description:

Lexington Homes, Inc. the owner and developer of the property requests final planned unit development approval and final subdivision approval for a mixed use residential and commercial office development on a 15.7 acre tract of property located at the northwest corner of Randall Road and Miller Road. The approved preliminary planned unit development consists of 92 townhome units and 22 buildings with three to five units per building. The preliminary planned unit development includes two commercial outlots, both located along Randall Road - - one at the intersection with Village Road on the north and the other at the intersection with Miller Road on the south. The preliminary planned unit development is buffered from the existing single family lying at the west by a landscaped setback, which incorporates the existing pond, the creek, and the native materials located thereon. The City Council approved an Ordinance creating the zoning, preliminary PUD and variations on the property in Ordinance No. 6511 dated October 20, 2009. A copy of that ordinance is attached to this Attachment A.

ATTACHMENT B

LEXINGTON HOMES, INC. DEVELOPMENT APPLICATION

Development Team:

Developer: Moises Cukierman

Lexington Homes, LLC

1731 N. Marcey Street, Suite 200

Chicago,IL 60614 Phone: (773) 829-4755 Facsimile: (773) 360-0301

Email: mcukierman@lexingtonchicago.com

Architect/ Planner:

Joe Safin, Architect Terry Smith, Planner

BSB Design

3436 N. Kennicott, Suite 100 Arlington Heights, IL 60004

Phone: (847) 705-2200 Facsimile: (847) 283-0404

Email: tsmith@bsbdesign.com Email: JSafin@BSBDesign.com

Attorney:

Thomas R. Burney

Schain, Burney, Banks & Kenny, Ltd. 70 W. Madison Street, Suite 4500

Chicago, IL 60602 Phone: (312) 345-5700 Facsimile: (312) 345-5701 Email: tburney@sbbklaw.com

Engmeer:

Ron Adams

Pearson, Brown & Associates 1850 W. Winchester, Suite 205

Libertyville, IL

Phone: (847) 367-6707 Facsimile: (847) 367-2567

Email: radams@pearsonbrown.com

Landscape

Architect:

Sharon L. Dickson Pugsley & LaHaie, Ltd. 24414 N. Old McHenry Road

Lake Zurich, IL 60047

Phone: (847) 438-0013, Ext. 32 Facsimile: (847) 438-0084

Email: sdickson@plgdesigns.com

PUBLIC NOTICE

BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE

IN THE MATTER OF THE APPLICATION OF LEXINGTON HOMES, LLC

LEGAL NOTICE FOR PUBLIC HEARING

Notice is hereby given in complionee with the Unified Development Ordinance of the City of Crystal Loke, Illinois, that a public hearing will be held before the Planning and Zoning Cammission of the City of Crystal Lake upon the application at Lexington Homes, LLC relating to rezoning two (2) separate parcels and located generally at the northwest corner of Randall Road and Miller Road (36,959 square feet) and the other generally located at the southwest corner of Randall Road and Village Road (45,201), in Crystal Lake, Illinois (collectively, the "Property"). The Wo (2) parcels of property are egally described as follows:

THENCE SOUTH 90 DEGREES
30 MINUTES 00 SECONDS WEST,
227.70 FEET; THENCE NORTH 07
DEGREES 29 MINUTES 22 SECNDS EAST, 21.92 FEET; THENCE
40RTH 00 DEGREES 00 MINUTES
30 SECONDS EAST, 178.10 FEET
0 AN INTERSECTION WITH THE
10UTH RIGHT OF WAY LINE OF

VILLAGE ROAD AFORESAID; THENCE EASTERLY ALONG SAID LAST DESCRIBED SOUTH LINE, BEING A CURVED LINE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 432.96 FEET, AN ARC DISTANCE OF 30.58 FEET (THE CHORD OF SAID ARC BEARS NORTH 87 DEGREES 53 MINUTES 37 SECONDS EAST, 30.57 FEET); THENCE NORTH 89 DEGREES 55 MINUTES OI SECONDS EAST, 194.00 FEET TO THE POINT OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

LOT 24

THAT PART OF THE NORTHEAST
OF SECTION 19, TOWNSHIP 43
NORTH, RANGE 8, EAST OF THE
THIRD PRINCIPAL MERIDIAN, DESCRIBED. AS FOLLOWS: COMMENCING AT THE INTERSECTION
OF THE SOUTHERLY RIGHT. OF
WAY LINE OF VILLAGE ROAD AS
DEDICATED BY THE VILLAGES UNIT
1 RECORDED MARCH 9, 1989, AS
DCOUMENT NO. 83R6867 AND
THE WESTERLY RIGHT OF WAY
LINE OF RANDALL ROAD RECORDED AS DOCUMENT NO. 516645;
THENCE SOUTH 00 DEGREES 04
MINUTES 59 SECONDS EAST
ALONG SAID DESCRIBED WESTERLY RIGHT OF WAY LINE OF RANDALL ROAD, A DISTANCE OF
1158.05 FEET TO A POINT OF 8EGINNING OF THIS LEGAL DESCRIPTION; THENCE SOUTH 00 DEGREES 04 MINUTES 59 SECONDS
EAST CONTINUING ALONG SAID
LAST WESTERLY LINE, 131.42
FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 01 SECONDS
WEST, 277.83 FEET; THENCE
NORTH 00 DEGREES 00 MINUTES
OO SECONDS EAST, 74.69 FEET;
THENCE NORTH 46 DEGREES 06
MINUTES 19 SECONDS WEST,
31.77 FEET; THENCE NORTHEASTERLY ALONG A CURYED LINE,
CONCAVE TO THE NORTHWEST,
HAVING A RADIUS OF 255.00
FEET, AN ARC DISTANCE OF 47.18
ENTERLY ALONG A CURYED LINE,
CONCAVE TO THE NORTHWEST,
HAVING A RADIUS OF 255.00
FEET, AN ARC DISTANCE OF 47.18
BEARS NORTH 42 DEGREES 31
MINUTES 47 SECONDS EAST,
47.11 FEET); THENCE NORTH 89
DEGREES 55 MINUTES 01 SEC
ONDS EAST, 268.68 FEET TO THE
POINT OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

This application is filed for the purpose of seeking a rezoning from the B-1 zoning district to the B-2 zoning district for these two (2) commercial tracts and for such ather relief as is necessary to permit the commercial use and development of these two (2) tracts, all pursuant to the requirements of the Crystal Lake Unified Development

A public hearing before the Planning and Zoning Commission on the above requests will be held at 7:30 p.m. on May 19, 2010, at the Crystal Lake City Holl, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Thomas Hayden, Chair Plonning and Zoning Commission City of Crystol Lake (Published in the Northwest Herald May 3, 2010)





Front Elevation - Scheme One scale: 3/16" = 1'-0"



Front Elevation - Scheme Two scale: 3/16" = 1'-0"

700 Series - 5 Unit Building

Crystal Lake, IL





Typ. Rear Elevation scale: 3/16" = 1'-0"

700 Series - 5 Unit Building

Crystal Lake, IL

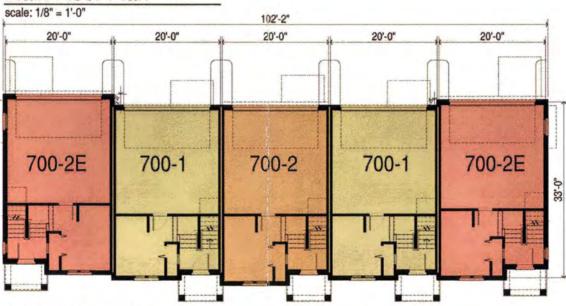




Upper Floor Plan



Main Floor Plan



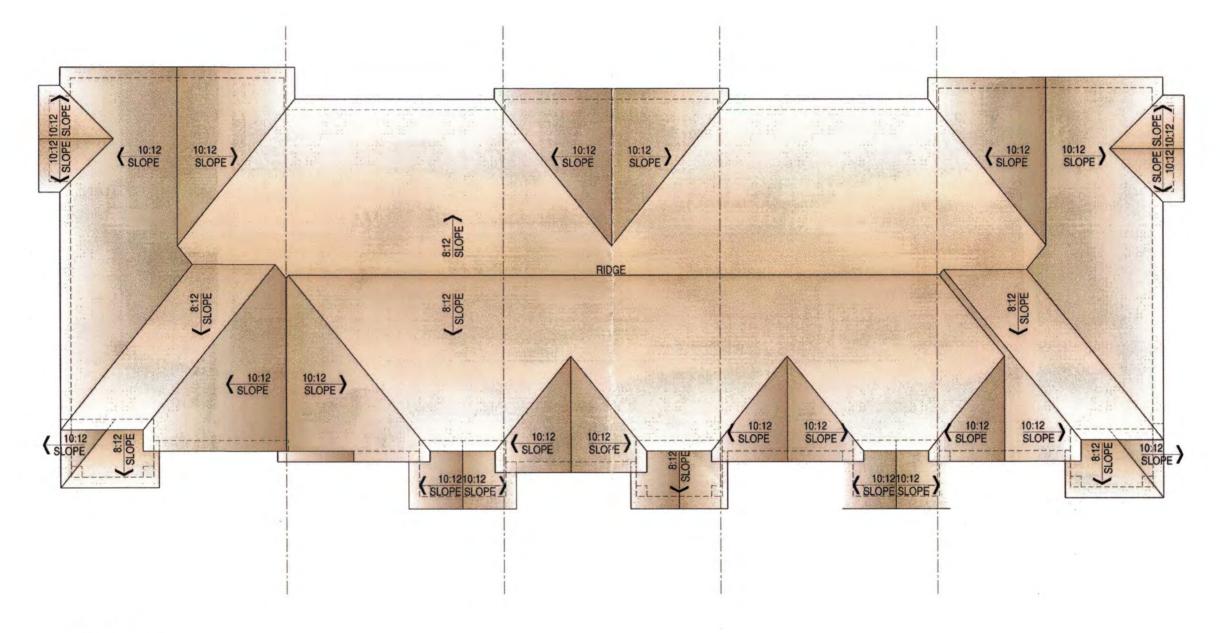
Lower Floor Plan scale: 1/8" = 1'-0"

700 Series - 5 Unit Building

Crystal Lake, IL



DESIGN

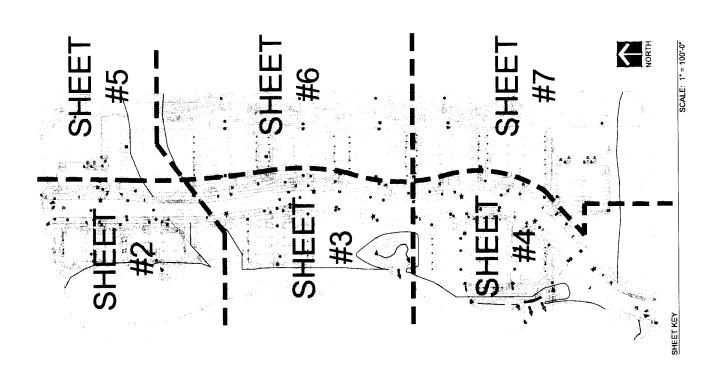


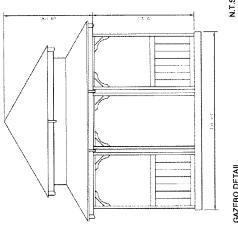
Roof Plan scale: 1/4" = 1'-0"

700 Series - 5 Unit Building

Crystal Lake, IL





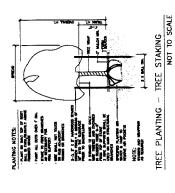


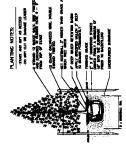
GAZEBO DETAIL
NOTES! PRODUCT TO BE INSTALLED PER MANUFACTURERS SPECIFICATION:
PRODUCT TO BE INSTALLED ON CONCRETE SLAB FOUNDATION.

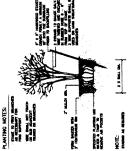
CEDAR COVE SERIES, WOODBRIDGE STYLE - 12%12' SQUARE, DC W/ CEDAR SHINGLES & TWO INTERIOR BENCH PACKAGES

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16 A Amenorber canadensis 17 Analas Seerry 18 Malas y Beerry 19 Malas y Beerry 20 Malas y Beerry 31 Comus serices hant Redwig 32 Comus serices hant Redwig 33 / 24 Spannam dentatum 34 / 24 Span Double Knock Ouf 34 / 35 Spannam dentatum 35 Calamagostis acutifica Kali Foerster 36 Calamagostis acutifica Kali Foerster 36 Calamagostis population 36 Calamagostis population 36 Calamagostis population 36 Calamagostis acutifica Spannam 36 Calamagostis Authunities 36 Calamagostis Authunities 36 Calamagostis Cooptentive 37 Calamagostis Cooptentive 38 Calamagostis Coop	Ameinstein crandensis Ameinstein crandensis Antenstein crandensis Antenstein crandensis Antensis Seerify Antensis Seerify Comus seices 'san'i Redwig Comu	AC 10	4	10.	Amejanchier canadensis	Shadblow Serviceberry
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1 Gal Calamagosis acutidos Kail Foerster 1 Gal Adminio acetulae sos prometimesa 'Skyracor' 1 Gal Sporobolus heterolepsis 1 Gal Hemerocalis Rosy Ferluns' 1 Gal Hemerocalis Rosy Ferluns' 1 Gal Sedum x 'Autumn Fire' 1 Gal Sedum x 'Autumn Fire'	Gal Calenagous supportant of the Carster's Gal Mulinia cerebral supportant Springory 1 Gal Mulinia cerebral supportant Springory 1 Gal Hemorocalis Rosy Feruns' 1 Gal Hemorocalis Rosy Feruns' 1 Gal Sedim x Autumn fine C Y C Y C Y C Y Town X Autumn fine C Y C Y C Y C Y Town X Autumn fine C Y C Y C Y C Y C Y C Y C Y C Y C Y C	ä	98	24	Spiraea hetulifolia	Birchleaf Soirea
1 Gal Calemigrastia acutiflora Yarif Perentering Squil Mohillo abundancia Skyracuf 1 Gal Mohillo aberlea sep auritativa Skyracuf 1 Gal Hermocallis Rosy (Ferture: 1 Gal Hermocallis Rosy (Ferture: 1 Gal Hermocallis Rosy (Ferture: 1 Gal Sedum x Aufminn Frie Sedum	1 Gal Caleuragooti acutibora Yaar Feesteri' 3 Gal Mohina ceerle assp. aurufuncaa Skyracer 1 Gal Spordodul heterolessis 1 Gal Hernerocaliis Roosy Fertumo' 1 Gal Nepela fasssenii Walker's Low C Y C Y C Y Acutino Fine' C Y C Y C Y C Y C Y C Y C Y C Y C Y C	in and	Pat Graeco			
115 3 Gal Molnin acerulas sp. purintinneas Skymoori	115 3 Gal Molinia caerulea ssp. aurutinenea 'Skyracor' 1 Gal Spordodus heriothesisis 1 Gal Heriotrosia Roby Februs' 150 1 Gal Heriotrosia Roby Februs' 160 1 Gal Sedom x Autumn Fire' 160 C Y 163 APPROX S Y 163 APPROX S Y 164 APPROX S Y 165 APPROX S Y 16	CKF	98		Calamagnostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass
42 1 Gal Sporobolus heterolepsis 35 1 Gal Hemerozalis Rosy Fertums* 150 1 Gal Hemerozalis Rosy Fertums* 160 1 Gal Nepela desserimi Walker's Low 60 1 Gal Sedum x Autumn Fine* 60 1 Gal Sedum x Autumn Fine* 60 2 Y App PQX 7 App PQX S Y	42 1 Gal Sporobolus heterolepseis 35 1 Gal Hennerozalis Rosay fletums* 150 1 Gal Hennerozalis Rosay fletums* 150 1 Gal Sedum Y. Aufumn Fine* 60 C Y Sedum Y. Aufumn Fine* 60 C Y APPROX S Y	MCSAS	113	3 Gal	Molinia caerulea ssp. arundinacea 'Skyracer'	Skyracer Pumple Moor Grass
35 1 Gail Hernorocalis Rosy Fertuns' 150 1 Gail Neppala Basserii Walker's Low' 160 1 Gail Sedum x Aufumn Frie 16 1 Gail Sedum x Aufumn Frie	35 1 Gail Hemorcalis Rosy Returns' 150 1 Gail Nepela Basserin Walker's Low 160 1 Gail Sedum x'Autumn Fire' 60 C Y 1655 Approx S Y	SH	42	1 Gal	Sporobolus heterolepsis	Prarie Dropseed
35 1 Gail Hemenocallis Rosy Fertums 150 1 Gail Nepela dassemi Walker's Lowi 160 1 Gail Sedum x Autum fine 60 C Y 14 Gst. APDROX S V	3.5 1 Gai Hermorodiis Rosy Fertuns* 15.0 1 Gai Nepela Basseurii Walker's Low' 16.0 Gedum x Aufumn Frie 6.0 C Y 16.55, APPROX S Y	erennia				
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160 1 Gai Sedum x Autumn Fire 60 C Y 18 KW, APPROX S Y	160 1 Gat Sedum x Autumn Fire' 60 C Y 18 635 APPROX S Y	NWI	150	1 Gai	Nepeta faassenii Walker's Low'	Walker's Low Catmint
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Shade Trees				
GPS	64	is c	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Grigko recluin
Evergreen Trees	rees			
PM12		12	Pseudotsuga menziesii	Douglas Fir
PN810	4	10.	Pseudofsuga menziesii	Douglas Fir
PIMB	m	ào	Pseudotsuga menziesii	Douglas Fir
TOT	7.1	9	Thuja occidentalis Techny	Mission Arbonatae
Omamenta Trees	Trees			
AC	19	į,	Amelanchier canadensis	Shadblow Serviceberry
AG	19	è	Alnus glutinosa	European/Black Alder
BN 10	2	10.	Betula nigra	River Birch
e e	S	.9	Malus x 'Beverly'	Beverly Flowering Crabapple
MS	13	9	Makis sargentii	Sargent Flowering Crabapple
SRI	92	e,	Syringa reticulata Ivory Silk'	wory Silk Japanese Tree Lilac
Evergreen Shrubs	hrubs			
≵	199	3 Gal /24"	Euonymus fortunei 'Moonshadow'	Moonshadow Euonymus
ž	140	3 Gal /24"	Juniperus chinensis 'Kallay'	Kallay Compact Chinese Junipe
186	174	3 Gal./24"	Juniperus chinensis 'Sargent Green'	Sargent Green Juniper
Large Deciduous Shrubs	Ivous Shr	sqn		
AAM	90	36*	Aronia melanocarpa 'Autumn Magic'	Autumn Magic Black Chokeber
Ŝ	254	36	Comus sericea Isanti Redtwig	Isanti Redtwig Dogwood
HAA	78	5 Gal /36"	Hydrangea aborescens 'Annabelle'	Annabelle Hydrangea
XXXX	110	36.	Svringa patula 'Miss Kim'	Miss Kim Lilac
C/	o:	36	Vibunum dentatum	Arrowwood Viburnum
N'	B	36"	Vibumum lantana 'Mohican'	Mohican Wayfaringtree Viburnu
Small Deciduous Shrubs	duous Shr	nbs		
CA	163	24"	Cotoneaster apiculatus	Cranberry Cotoneaster
占	162	24"	Potentilla fruticosa 'Gold Drop'	Gold Drop Potentilla
Z	14	24"	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant
RDKO	325	3 Gal./24*	Rosa Double Knock Out"	Double Knock Out Rose
RGL	232	3 Gal./24"	Rhus aromatica 'Gro-Low'	Gro Low Sumac
SIC	243	24"	Stephanandra incisa 'Crispa'	Cutleaf Stephanandra
SB	344	24"	Spiraea betulifolia	Birchleaf Spirea
Ornamental	Grasse:			
CAO	7.5	1 Gal	Calamagrostis acutiflora 'Overdam'	Overdam Variegated Feather R
Ξ	383	1 Gal	Sporbolus heterolepsis	Prairie Dropseed
Perennials				
ΑM	284	1 Gal	Alchemilla mollis 'Auslese'	Auslese Lady's Mantle
GSA	183	1 Gal.	Geranium sanguineum 'Album'	Album Cranesbill
HFA	257	1 Gal.	Hosta fortunei 'Aureomarginata'	Aureomarginata Hosta
НРР	223	1 Gal	Heuchera micrantha Palace Purple	Palace Purple Coralbells
I E	260	1 Gal	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily
HSD	301	1 Gal	Hemerocallis 'Stella de Oro'	Stella de Oro Daylliy
S7	350	1 Gal	Liatris spicata "Kobold"	Kobold Blazing Star
NWL	35	1 Gal	Nepeta faassenii "Walker's Low'	Walker's Low Catmint
SAF.	430	1 Gai	Sedum x 'Autumn Fire'	Autumn Fire Sedum

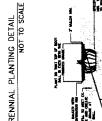


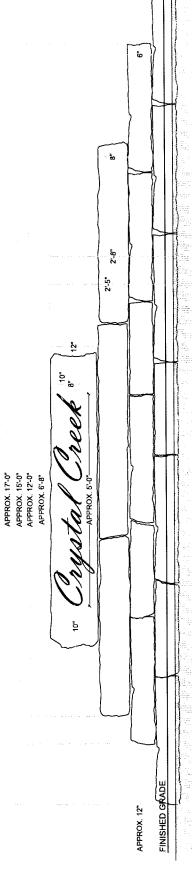












SCALE AS SHOWN PROJECT NAME AND ADDRESS CRYSTAL CREEK CRYSTAL LAKE, IL LEXINGTON HOMES 1731 N. MARCEY STREET, SUITE 208 CHICAGO, IL 60614 SHEET TITLE FINAL LANDSCAPE PLAN PLAN DATE MARCH 12, 2010 SHEET NUMBER 10F7

PROJECT NUMBER 083701

ENTRANCE MONUMENTS - VILLAGE ROAD & MILLER ROAD NOTE! QUANTITY ASSUMES APPROXIMATE WIDTH OF ALL OUTCROPPING STONES TO BE 3'

6. 7. 8. 9.

24414 N. OLD McHENRY ROAD | LAKE ZURICH, IL 60047 847.438.0013 | F 847.438.0084 | WWW.PLGDESIGNS.COM

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SCALE AS SHOWN

PROJECT NAME AND ADDRESS

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LEXINGTON HOMES 1731 M. MARCEY STREET, SUITE 208 CHICAGO, IL 60614

SHEET TITLE

FINAL LANDSCAPE PLAN

PLAN DATE

MARCH 12, 2010

SHEET NUMBER
3 OF 7

PROJECT NUMBER

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REVISIONS 2. 3. 4. 5. 6. 7. 8. 9.

24414 N. OLD McHENRY ROAD | LAKE ZURICH, IL 60047 847,438,0013 | F 847,438,0084 | WWW.PLGDESIGNS.COM

SCALE AS SHOWN

PROJECT NAME AND ADDRESS

CRYSTAL CREEK CRYSTAL LAKE, IL

LEXINGTON HOMES 1731 N. MARCEY STREET, SUITE 200 CHICAGO, IL 60614

SHEET TITLE

FINAL LANDSCAPE PLAN

PLAN DATE

MARCH 12, 2018

SHEET NUMBER

4 OF 7

PROJECT NUMBER 083701



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SCALE AS SEOWN

PROJECT NAME AND ADDRESS

CRYSTAL CREEK CRYSTAL LAKE, IL

LEXINGTON NOMES 1731 N. MARCEY STREET, SUITE 200 CHICAGO, IL 60614

SHEET TITLE

FINAL LANDSCAPE PLAN

PLAN DATE

MARCH 12, 2010

SHEET NUMBER

5 OF 7

PROJECT NUMBER

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LANDSCAPE ARCH

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AS SHOWN
PROJECT NAME AND ADDRESS

CRYSTAL CREEK
CRYSTAL LAKE, IL

LEKINGTON HOMES
1731 N. MARGEY STREET, SUITE 200
CHICAGO, IL 60614

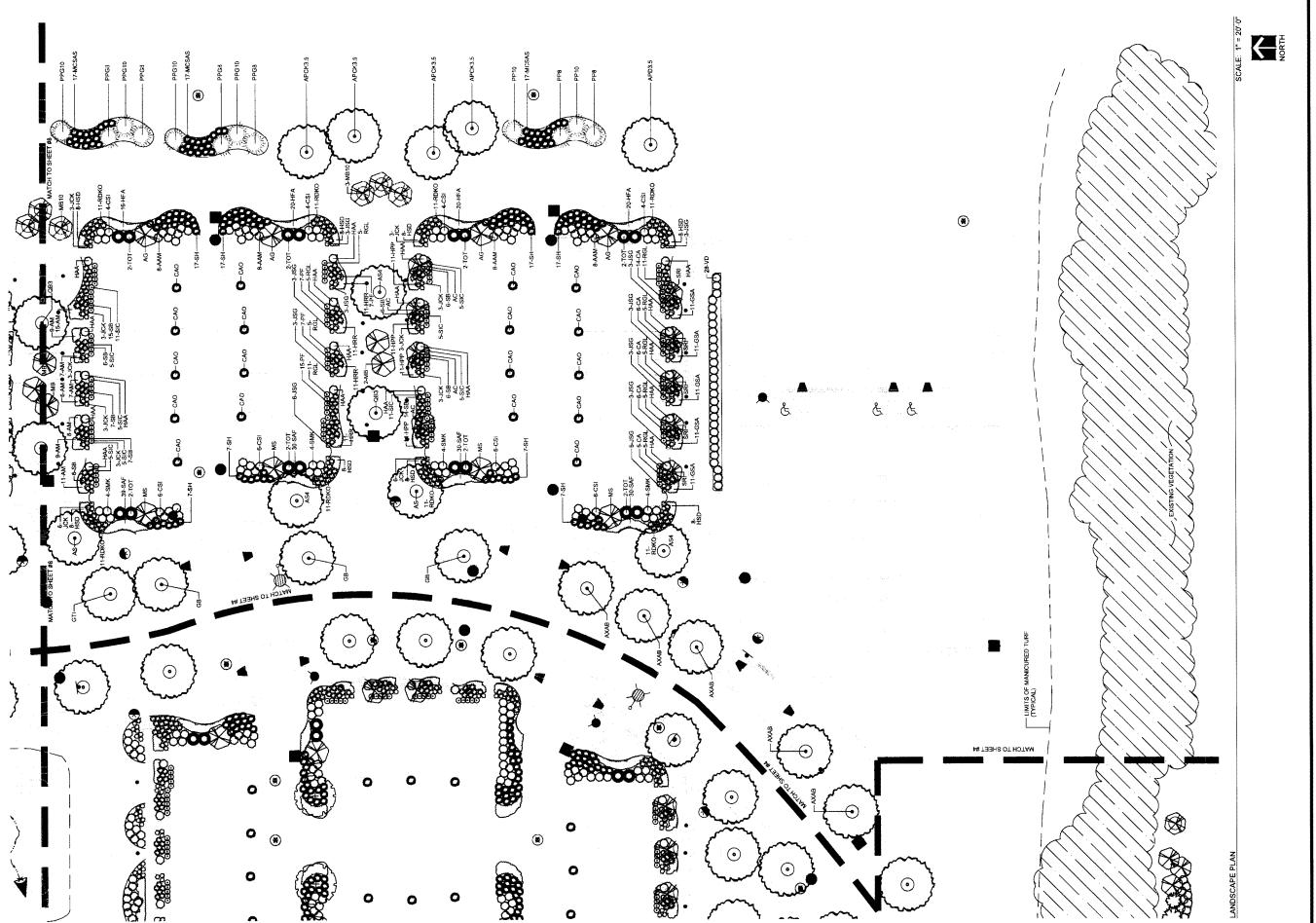
SHEET TITLE

FINAL LANDSCAPE PLAN

PLAN DATE MARCH 12, 2010

SHEET NUMBER
6 OF 7

PROJECT NUMBER





SCALE
AS SHOWN
PROJECT NAME AND ADDRESS
CRYSTAL CREEK
CRYSTAL LAKE, IL

LEXINGTON HOMES
1731 N. MARCEY STREET, SUITE 200
CRICAGO, IL 60614

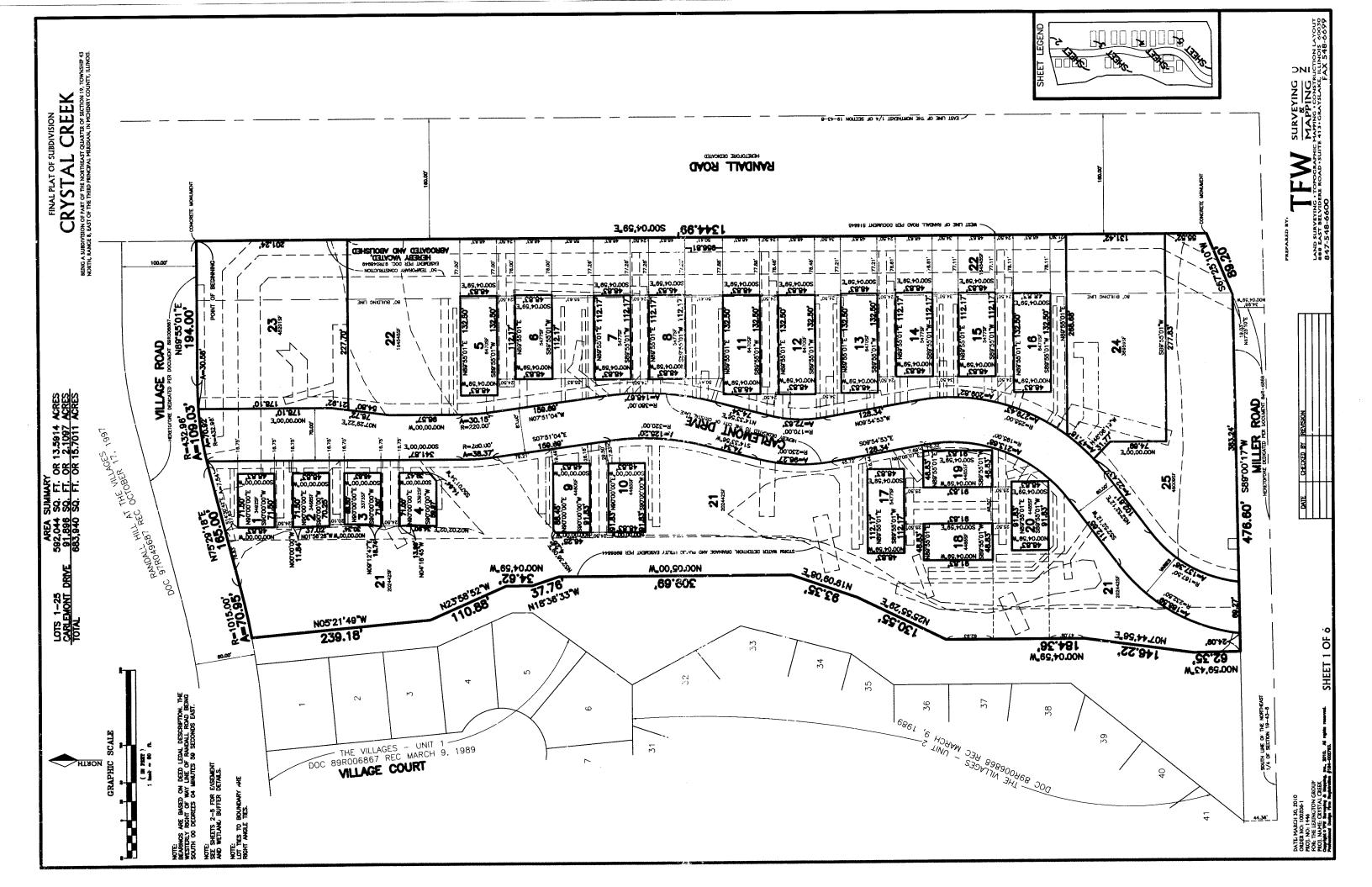
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FINAL LANDSCAPE PLAN

PLAN DATE MARCH 12, 2019

SHEET NUMBER

7 OF 7

PROJECT NUMBER



LEGEND

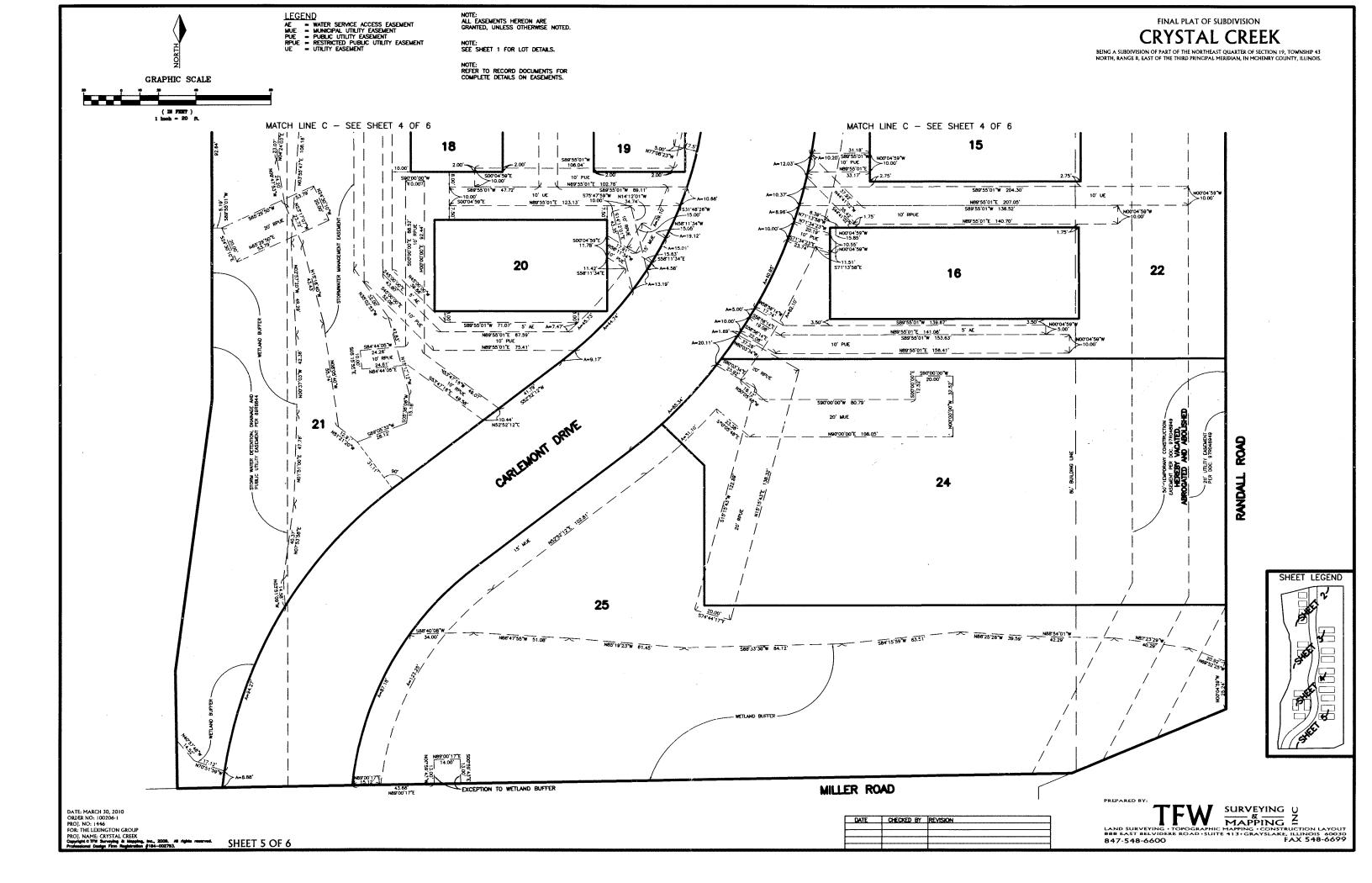
AE = WATER SERVICE ACCESS EASEMENT

MUE = MUNICIPAL UTILITY EASEMENT

PUE = PUBLIC UTILITY EASEMENT

UE = UTILITY EASEMENT NOTE: ALL EASEMENTS HEREON ARE GRANTED, UNLESS OTHERWISE NOTED. FINAL PLAT OF SUBDIVISION **CRYSTAL CREEK** NOTE: SEE SHEET 1 FOR LOT DETAILS. BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS. NOTE: REFER TO RECORD DOCUMENTS FOR COMPLETE DETAILS ON EASEMENTS. GRAPHIC SCALE MATCH LINE B - SEE SHEET 3 OF 6 MATCH LINE B - SEE SHEET 3 OF 6 11 514'33'56'W NSS 30'52"W 75 4 S89'55'01'W 181.03' N00'04'59" N89'55'01"E 181.03' S89'55'01"W 141.85' 10' RPUE A=6.26'-588 30'52 E 72.02' 10' RPUE N89"55"G1"E 152.75" A=10.07 -< ASERT PR DOC. 97RO48949
HERESY WACATED,
OCATED AND ABOLISHED 12 ű. - 20' UTLITY EASEMENT -PER DOC: 97R048949 Ē NB9"55"01"E 152.00" A=4.21' \$09'54'53'E 4.11' \$09'54'53'E 10.15'-\$89755'01"\ 53.74" N00'04'59"\ N89755'01"\ 52.61' 10.00' N89°55'01°E 148.01' S89°55'01°W 148.88' 309'54'53" 5.07'~ \$09°54′53°E 2.13 ← 21 N89 55'01'E 155.07 S89'55'01 W 111.53' 10' PUE N89'55'01 E 113.27' S89'55'01 W 108.73' 13 8 5.00' S00'04'59'E N89'55'01"E 107.59' 509'54'53"E 22 CARLEMONT RANDALL To the second se 509'54'55"E 17.74' ← S89'55'01'W 174.21' 17 N89'55'01"E 174.21' 509'54'53"E 10.15'-10" RPUE N89'55'01"E 164.88" 83 309'54'53'1 7.10' < DRIVE 35.59' \589'55'01'W SHEET LEGEND 509'54'53"E 10.15'-< 10' PUE S89 55 C1 W 69.20 33.85' N89'55'01"E 10' UE 31.60° N89°55'01"E 14 5.00 E / A=10.04'~ NB9'55'01"E 135.22' \$89755'01'W 124.16' 5' AE NO0704'59'W A=2.50' A=5.01' 10' RPUE A=10.01'4 N89'55'01'E 48.40' N00'04'59'W 112.83' UE 112.83' S89'55'01'W 123.78' A=5.00'~ 140.49 N89'55'01"E 123.90' 18 19 15 MATCH LINE C - SEE SHEET 5 OF 6 MATCH LINE C - SEE SHEET 5 OF 6 DATE: MARCH 30, 2010 DATE: MARCH 30, 2010
ORDER NO: 100206-1
PROI. NO: 1446
FOR: THE LEWINGTON GROUP
PROI. NAME: CRYSTAL CREEK
Operight CPT Stranging. & Brigging. No., 2008. At rights reserved.

SHEET 4 OF 6
Professional Design Firm Registration #1844-002793. DATE | CHECKED BY REVISION LAND SURVEYING + TO 888 EAST BELVIDERE 847-548-6600



| NAME:ADDRESS: | COUNTY CLERK'S CERTIFICATE STATE OF ILLINOIS) COUNTY OF MCHENRY) COUNTY, ILLINOIS DO HEREBY CERTIFY THE NO UNPAID CURRENT GENERAL TAXES, NOTAX AGAINST ANY OF THE LAND INCLUDED THAT I HAVE RECEIVED ALL STATUTORY FOR THAT I HAVE RECEIVED AND SEAL OF THE THAIS | CITY COUNCIL CERTIFICATE STATE OF ILLINOIS) COUNTY OF MCHENRY) SS APPROVED BY THE CITY COUNCIL OF THE AT A MEETING HELD THIS DAY O | OR ANY PAGE OF THE RESTRICTION OF ANY PAGE OF THE RESTRICTION OF ANY PAGE OF THE RESTRICTION OF ANY PAGE OF THE PA | MUNICIPAL UTILITY EASEME MUNICIPAL UTILITY EASEME A NON-EXCUSINE EXSERT FOR SERVING THE SI SAFIARY SERVE AND STORM WITER DRIVINGE IN SAFIARY SERVE AND STORM WITER DRIVINGE IN AND READOR FANDITISS USED IN CONNECTION AND AND READOR FANDITISS USED IN CONNECTION AND AND READOR FANDITISS USED IN THE SIGHTAGE OF THE ROPERTY SO AND UNITY OF ANY THE RORT TO UTILITY AND EQUIPED WITER BOART OF LIFE FOR OPER ANY SUCH PUPPOSES SPEALLY, TO MANTAIN THE SUFFACE OF THAT PR AND CALLAR SEEDIN, ANTERING AND MOWING PAIL INSTALL CONSTRUCT, EEGT, LAME OR FOAT, I NISTALL CONSTRUCT, I NISTAL | STATE OF ILLINOIS) SS COUNTY OF | ADOPT THE SAME UNDER THE STYLE AND FURTHERMORE, TO THE BEST OF MY/OU LEGALLY DESCRIBED HEREON LIES WITHIN DATED AT, ILLINOIS, THIS BY: |
|--|--|--|--|--|---|--|
| RETURN THE PLAT TO: NAME: ADDRESS: ADDRESS: | COUNTY CLERK IN MCHENRY THERE ARE NO DELINQUENT GENERAL TAXES, O UNDAD FORFEITED TAXES, AND NO REDEEMABLE D IN THE ANNEXED PLAT. I FURTHER CERTIFY THE ANNEXED PLAT. THE COUNTY AT WOODSTOCK, ILLINOIS, A.D. 201 MCHENRY COUNTY CLERK | CHAIRMAN CITY OF CRYSTAL LAKE, ILLINOIS, A.D. 201 CITY CLERK | A MOMOULL BRITY OR BELLEWIN TO RESERVE IN THE SECRET IN TH | NOTARY PUBLIC NT PROVISIONS BOMSON AND DINER PROPERTY WITH DOMESTIC WATER, SEGNAS, TO MSTALL DEPTAIL, MAINTAN, RELOCATE, RENEW SEGNAS, TO MSTALL DEPTAIL, MAINTAN, RELOCATE, RENEW SEGNAS, TO MSTALL DEPTAIL, MAINTAN, RELOCATE, RENEW SEGNAS, MONS, TO MSTALL DEPTAIL, MAINTAN, RELOCATE, RENEW SEGNAS, MONS, TO MSTALL DATE, MAINTED MAINTEN, MAINTED MY DATES, MAINTEN, TO MAIC COPE MAINTED MAINTEN, DATES, MAINTED MY DATES, MAINTEN, DATES, MAINTED MY DATES, MAINTEN, MAI | A NOTARY PUBLIC STATE AFORESAID, DO HEREBY CERTIFY THAT OF AND AND AND HOTARIAL SEAL A.D. 201 | TITLE: TITLE: PI.N. = 19-19-276-053 |

COUNTY RECORDER CERTIFICATE STATE OF ILLINOIS)

OWNER'S CERTIFICATE

PUBLIC UTILITY EASEMENT (PUE) PROVISIONS

A MAN-EQUINAC EASEMY FOR SERVIC THE SUBMISSION AND OTHER PROPERTY WITH
COMMUNICATIONS SERVICES IS HEREBY RESERVED FOR AND GRAWTED TO
CAGE TELEVISION COMPANY OR FRANCHISES
AND

AND AND MISTER SUCCESSORS AND ASSERTS JOHNTY AND SENERALLY, TO INSTALL DEPONTE, LIMITIAN, HER RESPECTIVE SUCCESSORS AND ASSERTS JOHNTY AND SENERALLY, TO INSTALL DEPONTE, LIMITIAN, HER RESPECTIVE SUCCESSORS AND ASSERTS AND ASSERT ASSERTS AND ASSERTS AND ASSERT ASSERTS AND ASSERT ASSERTS AND ASSERT ASSERTS AND ASSERTS AND ASSERT ASSERTS AND ASSERTS AND ASSERT ASSERTS AND ASSERTS AND ASSERT ASSERTS AND ASSERT ASSERTS AND ASSERT ASSERTS AND ASSERT ASSERTS AND ASSERTS AND ASSERTS AND ASSERTS AND ASSERT ASSERTS AND ASSERT ASSERTS AND ASSE

A NON-EXCLUSIVE EASTAIN. IS HEREDY ACSENCED FON AND GRAVILLD TO NECK, ITS SUCCESSORS AND ASSORS TO INSTALL OPERALE, MANTAIN REPAIR, REPAIR, AND GRAVILLD TO NECK, ACRES, ALONG AND HER HER PROBLEMENT OF THE PROPERTY SHOWN WHITHIN THE DOTTED OR DASHED LIKES ON THE PAY AND WARKED POBLIC UTILLY EXSELVED ON PHE. COMMON ARCA ON AREAS. AND STREETS AND ALLEYS WHITHER PUBLIC OR PRIVATE, AND THE SHRAVES OF EACH OF TAX OR ARCA ON AREAS. AND STREETS AND ALLEYS WHITHER PUBLIC OR PRIVATE, AND THE SHRAVES OF EACH OF TAX OR CAMAN AFEA OR AREAS TO SERVE CONNECTIONS OF COMMON ELEMENT, TOGETHER WITH THE REPLAY TO THE PAY AS COMMON ELEMENT, TOGETHER WITH THE REPLAY TO THE PAY AS COMMON ELEMENT, TOGETHER WITH THE REPLAY TO THE PAY AS COMMON ELEMENT, TOGETHER WITH THE REPLAY TO THE PAY AS COMMON ELEMENT OF THE SHAVE OF EACH OF THE PROPERTY OR ALL SUCH PHOPOSES. THE PROPERTY OF ALL SUCH PHOPOSES OF THE PROPERTY OR ALL SUCH PHOPOSES. ORSTRUCTIONS SHALL HAVE BEEN AFEN AND THE FORCES WITH THE PROPERTY OR ALL SUCH PHOPOSES. ORSTRUCTIONS SHALL HAVE THAT LEASED OF THE PROCEST SHALL HAVE BEEN AFEN AND THE PROPERTY OR ALL SUCH PHOPOSES. ORSTRUCTIONS SHALL HAVE THAT LEASED OF THE PROCEST SHALL HAVE BEEN AFEN AND THE PROPERTY OR ALL SUCH PHOPOSES. ORSTRUCTIONS SHALL HAVE THAT LEASED OF THE PROCEST SHALL HAVE BEEN AFEN AND THE PROPERTY OR ALL SUCH PROPERTY OR SUCH PROPERTY OR ALL SUCH PROPERTY OR SUCH PROPERTY OR ALL SUCH PROPERTY OR ALL SUCH PROPERTY OR ALL SUCH PROPERTY OR ALL SUCH PROPERTY OR SUCH PROPERTY OR ALL SUCH PROPERTY

UTILITY EASEMENT PROVISIONS

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ACCESS EASEMENT (FOR ACCESS TO B-BOXES ONLY)

THE OWNER HERER GRAVITS AND COMMENTS TO THE CITY OF CRYSTAL LAVE, LINKING, ITS SUCCESSORS
AND ASSUMEST, THE RIGHT AND ACCESSE TO BATER UPON THE LARGE RESOLUTED AS "MAJOR TO EXPERIENCE AND A TRANSPORTED THE RIGHT OF THE RIGHT OF THE LAW TO THE

STORMMER MARGENER (SAE) FOCH MONDAL EMITY OR CHER PARTY ACCEPTING THE TO ALL OR MY PART OF THE STORMMER MANGENER ESCHEMY (SAE) FOCH MONDALA EMITY OR CHER PARTY ACCEPTING THE TO ALL OR MY PART OF THE STORMMER MANGENER ESCHEMY (SAE) SHALL ONALLSMELY BE LEVED TO HAVE CORFAINED AND AREAD AND AND SECREMY. THE STORMMER MANGENERY BE LOVER FOR AND MANTAN THE SURFACE OF THE TO SHAPE SECREMY FOR THE STORMMER MANGENERY FACE OF THE PARCEL (WHICH MANTEMARKE SHALL INCL.), AND THE MANGENERY SAE WITH LANGUAGE PERS UNDERNING THE STORMMER MANGENERY FACE OF ENHANCE CHENNES OF THE CRAINAGE PERS UNDERNING THE STORMMER MANGENERY (SAE MY PART ACTION OF THE STORMMER MANGENERY GRAND METERIALS. AND THE PARCEL OF THE TOTALDER OF THE STORMMER MANGENERY OR PARTY ACTION OF THE TRADEOUR PARTY AND AND ANY PART ACTION OF THE STORMMER MANGENERY OR PARTY AND ANY PART AND A

WANTENANCE OF THE STOKE SPEEKS AND STORE STACKTURES WITHIN THE STOREWATER MANGENETY CASSELLART SALL BE THE SOLE RESPANSIBILITY OF THE ASSOCIATION PURSUANT TO THE CONFEMENTS CASSELLART SALL BE THE SOLE RESPANSIBILITY OF THE ASSOCIATION PURSUANT AND INMIT SALL BE THE SOLE RESPANSIBILITY OF THE ASSOCIATION PURSUANT AND THE PARTITION OF PREVAIL OF SHARP AND THE SETTING THE THE ASSOCIATION SET OF THE CITY OF CRESTAL LAKE AND INSURED SALL BE THE RESPONSIBILITY OF THE CITY OF CRESTAL LAKE AND UPON PETERN (15) DATS MATTER TO THE OPINEDRY OF THE CITY OF CRESTAL LAKE AND UPON PETERN (15) DATS MATTER ON THE CITY OF CRESTAL LAKE AND SHARP AND ASSOCIATION SET MESTRETON FOR THE CITY OF CRESTAL LAKE AND UPON PETERN (15) DATS MATTER OF AND THE SOLESSAN AND ASSOCIATION SHAPPEN AND SHARP AND THE RESPECTANT OF CRESTAL LAKE AND UPON PETERN (15) DATS MATTER OF AND THE ASSOCIATION SET MESTRETON FOR THE REPORT PRANTED BY LAKE AND UPON PETERN (15) DATS MATTER OF AND THE ASSOCIATION SET MESTRETON FOR THE REPORT OF CRESTAL LAKE AND ASSOCIATION SET MESTRETON FOR THE REPORT OF CRESTAL LAKE AND ASSOCIATION SET MESTRETON FOR THE REPORT OF CRESTAL LAKE AND ASSOCIATION SET MESTAL PROPERTY AND ASSOCIATION SET MESTAL PROPERTY AS

WETLAND BUFFEK PROVISIONS:

ECH MONDIAL EMITY OR OTHER PART ACCEPTING THE TO ALL OR ANY PART OF THE WILLIAM BUFFER SALL CONCLUSTED OR OTHER DELACT TO MAN COREMAND. AND EXCESSALLY, TO CARE TO AND LAMINAR HE SUBRACE OF THAT PORTION OF THE WILLIAM BUFFER WHICH IS LOCATED ON SUCH PART'S PROPERTY AS ETHER A LOCATED ON SUCH PART'S PROPERTY AND OTHER CORSTRUCTION WITHOUT SUCH ESTONE SHALL BE SUCH PARL'S SUCH PARL'S SUCH BE SUCH PARL'S SUCH PARL'S SUCH BE SUCH PARL'S SUCH PARL'S SUCH BE SUCH BE SUCH PARL'S SUCH BE S

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| NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN | DEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER | |
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CRYSTAL CREEK

SURFACE WATER DRAINAGE CERTIFICATE
TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT THE DRAWTERS MILL NOT BE CHANGED BY THE CONSTRUCTION OF THI
PART THEREOF, OR, IF SUCH CHANGES OCCUR, ACCEUNTE PART
OR DRAINS WHICH THE SUBDIMDER HAS A RIGHT TO USE, MAY
OWNERS MILL NOT BE DEPOSITED ON ADJOINING LAND OWNERS
AS MAY CAUSE DALAGE TO THE ADJOINING PROPERTY BECAUST
OF THIS SUBDIMISION

IN WITNESS THEREOF, THIS

WE HAVE EXECUTED THIS STATEMENT.

| ER: NUME ENGINEER: | TINESS THEREOF, THIS DAY OF HAVE EXECUTED THIS STATEMENT. |
|--------------------|---|
| WW | DAY OF, 20, |

TEMPORARY EASEMENT VACATION

THE LAKE IN THE HILLS SANITARY DISTRICT HEREBY VACATES, ABROCATES AND ABOUSHES THE TEMPORARY EASEMENT DEPICTED PER DOCUMENT 97R048949, THE LAKE IN THE HILLS SANITARY DISTRICT GAES UP ALL RIGHTS FOR THE THE TEMPORARY EASEMENT, BUT RETAINS FULL RIGHTS TO THE TMENTY (201) UTILITY EASEMENT GRANTED PER DOCUMENT 97R048949.

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| IN THE HILLS SANITARY DISTRICT | |
| DISTRICT | POSITION: |
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TITLE COMMITMENT NOTES:
THIS SURVEY REFLECTS CERTAIN MATTERS OF TITLE AS INDICATED WITHIN:
CHACAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE
CHACAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE JUDICATE
PRIN AS LISTED IN TITLE COMMITMENT: 19-19-276-053
THIS PROPERTY MAY BE SUBJECT TO COVENANTS, CONDITIONS AND
RESTRICTIONS CONTAINED WITHIN:
DOCUMENT # 88R22824 (EASEMENT DOCS NOT FALL ON SUBJECT PROPERTY)
DOCUMENT # 97R48849, RECORDED MOTOBER 3, 1997 (EASEMENT SHOWN HEREON)
DOCUMENT # 97R48849, RECORDED OCTOBER 3, 1997 (EASEMENT SHOWN HEREON)

SURVEYOR'S DESIGNATION OF RECORDING

STATE OF ILLINGIS)
COUNTY OF LAKE)
1. THOMAS F. WASILEWSKI, A PROFESSIONAL
HEREBY DESIGNATE LAND SURVEYOR IN THE STATE OF ILLINOIS

TO RECORD THIS

(street name)

(street name)

(sty, state)

SUBDIVISION PLAT WITH THE MCHENRY COUNTY RECORDER OF DEEDS. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER CHAPTER 108, SECTION 2 OF THE ILLINOIS REVISED STATUTES. AS A CONDITION OF THIS GRANT, SAID DESIGNEE IS HEREBY REQUIRED TO PROVIDE TO THIS SURVEYOR, A CERTIFIED COPY OF SAID PLAT, IMMEDIATELY UPON RECORDING OF SAME. RECEIPT OF SAID CERTIFIED COPY WILL SERVE AS NOTICE TO THE SURVEYOR THAT THE PLAT HEREON DRAWN HAS BEEN RECORDED. DATED THIS 30th DAY OF MARCH, A.D. 2010.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2515

SURVEYOR'S CERTIFICATE

COUNTY OF LIMOS)

SS)

COUNTY OF LIMOS)

COUNTY OF LIMOS

COUNTY OF LIMOS

COUNTY OF LIMOS

COUNTY OF LIMOS

I, THOMAS F. WASILEWSKI, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY

THAT I HAVE SURVEYED AND RESURDANDED THE FOLLOWING DESCRIBED PROPERTY TO-WIT:

THAT PART OF THE MORTHEAST QUARTER OF SECTION 19, TOWNSHIP 43 NORTH, RAWGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH PROPERTY TO-WIT:

THAT PART OF THE MORTHEAST QUARTER OF SECTION 19, TOWNSHIP 43 NORTH, RAWGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE ADOL A. DISTANCE OF 194.55. OF THE TO THE MORTHEATY RIGHT OF WAY LINE OF WAY LINE OF PAYOLAL ROAD RECORDS WEST, A DISTANCE OF 194.55. OF THE THOME MORTH OF DEGREES SOUTH 67 DEGREES SO MINUTES 19 SECONDS WEST, A DISTANCE OF 194.55. ETET; THENCE NORTH 07 DEGREES 44 MINUTES 59 SECONDS WEST, A DISTANCE OF 194.55. ETET; THENCE NORTH 127 DEGREES 55 MINUTES 59 SECONDS WEST, A DISTANCE OF 194.55. ETET; THENCE NORTH 127 DEGREES 55 MINUTES 39 SECONDS WEST, A DISTANCE OF 194.55. ETET; THENCE NORTH 128 DEGREES 56 MINUTES 30 SECONDS WEST, A DISTANCE OF 194.55. ETET; THENCE NORTH 129 DEGREES 56 MINUTES 30 SECONDS WEST, A DISTANCE OF 194.55. ETET; THENCE NORTH 130 DEGREES 50 MINUTES 30 SECONDS WEST, A DISTANCE OF 194.56. ETET; THENCE NORTH 130 DEGREES 36 MINUTES 30 SECONDS WEST, A DISTANCE OF 194.56. ETET; THENCE NORTH 130 DEGREES 36 MINUTES 30 SECONDS WEST, A DISTANCE OF 194.50. ETET; THENCE NORTH 130 DEGREES 36 MINUTES 30 SECONDS WEST, A DISTANCE OF 194.50. ETET; THENCE NORTH 130 DEGREES 36 MINUTES 30 SECONDS WEST, A DISTANCE OF 194.60. ETET; THENCE NORTH 130 DEGREES 36 MINUTES 30 SECONDS WEST, A DISTANCE OF 194.60. ETET; THENCE NORTH 130 DEGREES 36 MINUTES 30 SECONDS WEST, A DISTANCE OF 194.60. ETET; THENCE NORTH 130 DEGREES 36 MINUTES 30 SECONDS WEST, A DISTANCE OF 194.60. ETET AND A CONTRACT OF THE MORTH MA

I FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPUAIN, AND WITHIN FLOOD ZONE "A" - SPECIAL FLOOD HAZARD AREAS (SPHA) SUBJECT TO INJUDIATION BY THE 1% ANNI CHANCE FLOOD AS PER MY REVIEW OF THE NATIONAL FLOOD INSURANCE PROGRAM - FLOOD INSURANCE RATE MAP: MAP NUMBER 17111C0329J EFFECTIVE DATE: NOVEMBER 16, 2006.

AND THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY AND RESUBDIVISION, DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. I FURTHER CERTIFY THAT THE LAND INCLUDED BY SAID SURVEY IS WITHIN THE CORPORATE UMITS OF THE CITY OF CRYSTAL LAKE.

I FURTHER CERTIFY THAT PRIOR TO RECORDATION OF THIS PLAT, A MINIMUM OF TWO (2) CONCRETE MONUMENTS WILL BE SET IN PLACE. IN ADDITION, IRON PIPE SURVEY MONUMENTS WILL BE SET AT ALL SUBDIMISION UNIT EXTERIOR BOUNDARY CORNERS LASTLY, WITHIN 12 MONTHS OF THE DATE OF RECORDING OF THIS PLAT, ALL INTERIOR LOT CORNERS WILL BE STAKED WITH IRON PIPE SURVEY MONUMENTS.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

≥ 봀 욱 , A.D. 2010.

