



#2016-36 Sunset Logistics trucking – Final PUD Amendment Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	September 21, 2016
<u>Request:</u>	Final PUD Amendment for a truck maintenance facility.
<u>Location:</u>	1320 Virginia Road
<u>Acreage:</u>	Overall site 158 acres, Sunset Logistics 8 acres
<u>Existing Zoning:</u>	M PUD Manufacturing
<u>Surrounding Properties:</u>	North: M Manufacturing South: Lake in the Hills East: Lake in the Hills West: M PUD Manufacturing
<u>Staff Contact:</u>	Elizabeth Maxwell (815.356.3615)

Background:

- Sunset Logistics, which is operated by Jemco Properties LLC, has purchased the former Curran Materials gravel mine. The property has a Planned Unit Development zoning requiring any future improvements to apply for a Planned Unit Development amendment.
- Previous Approvals for the overall site:
 - 2016: Special Use Permit granted for a mining operation.
 - 2014: Administrative Subdivision to shift a lot line creating a lot for sale.

Development Analysis:

General

- Request: Final Planned Unit Development Amendment to allow a truck maintenance facility on a portion of the property.
- Land Use: The land use map shows the area as Industry. This land use designation allows other low-intensity residential style uses like a nursing home.
- Zoning: The site is zoned M PUD Manufacturing. The truck maintenance facility is an appropriate use in this zoning district.

Site Plan

- Access to this site is via Virginia Road through a private driveway.

- The main portion of the site is for vehicle storage and maintenance. This outside area is constructed of asphalt millings and is not considered a parking lot, so no landscape islands are required.
- The main parking lot, for the employees, around the building has some landscape islands, but does not meet the requirements. A variation has been requested.
- Due to the use and the location, no landscape is planned around the building or site including the outside storage and loading docks.

Parking

- Parking is based on the use of the building. The requirement for an industrial use is 1 per 2 employees. There are 15 employees in the office and 5 employees in the shop area.
- This results in a need of 9 parking spaces.
- The site illustrates 50 parking spaces. The additional parking allows for; hiring of additional employees, customers and truck drivers.

Elevations

- The building is constructed of tilt-up concrete panels.
- The office portion of the building has some additional scoring in the panels and two bands of windows with larger windows along the bottom.
- A main entryway feature projects from the front of the office portion, which will include the wall signage.
- The main warehouse portion of the building contains overhead doors on both sides allowing trucks to pull all the way through the building.

Findings of fact:

Planned Unit Development Amendment

The purpose of Planned Unit Developments is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. Planned Unit Developments are, therefore, intended to allow substantial flexibility in planning and designing a proposal. This flexibility is often in the form of relief from compliance with conventional zoning ordinance site and design requirements.

Ideally, this flexibility results in a development that is better planned, contains more amenities, and is ultimately more desirable than one that would have been produced through compliance with typical zoning ordinance and subdivision controls.

Therefore more lenient site requirements may be granted where the Planned Unit Development contains features not normally required of traditional developments. If the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation request be lessened or denied.

The UDO does not adequately plan for a use of this type. The truck maintenance facility will be located in the former gravel mine. A portion of this is currently being filled with clean

construction debris. The view of this facility will be minimal as it sits lower than the adjacent roadway.

Specific variations as part of the PUD

The petitioner is asking for two variations as part of the PUD:

1. Section 4-200 C 3 and C 8 from the requirements to pave and curb the driveway and storage area to allow asphalt millings.
2. Section 4-400 E from the requirements to install parking lot islands; provide landscape screening around the perimeter of the parking lot, outside loading docks, and outside storage; and to install foundation base landscape around the building.

Comprehensive Land Use Plan 2020 Vision Summary Review:

The Comprehensive Plan designates the subject property as Industry. The truck maintenance facility is an appropriate use within this category. The following goals are applicable to this request:

Land Use: Industry

Goal: Support manufacturing uses within the community which contribute to the regional and local economy and Crystal Lake's live, work play philosophy.

This can be accomplished with the following supporting action:

Supporting Action: Expand and attract manufacturing users which provide jobs, services, and products strengthening the City's economy.

Success Indicator: The number of new manufacturing company occupancies.

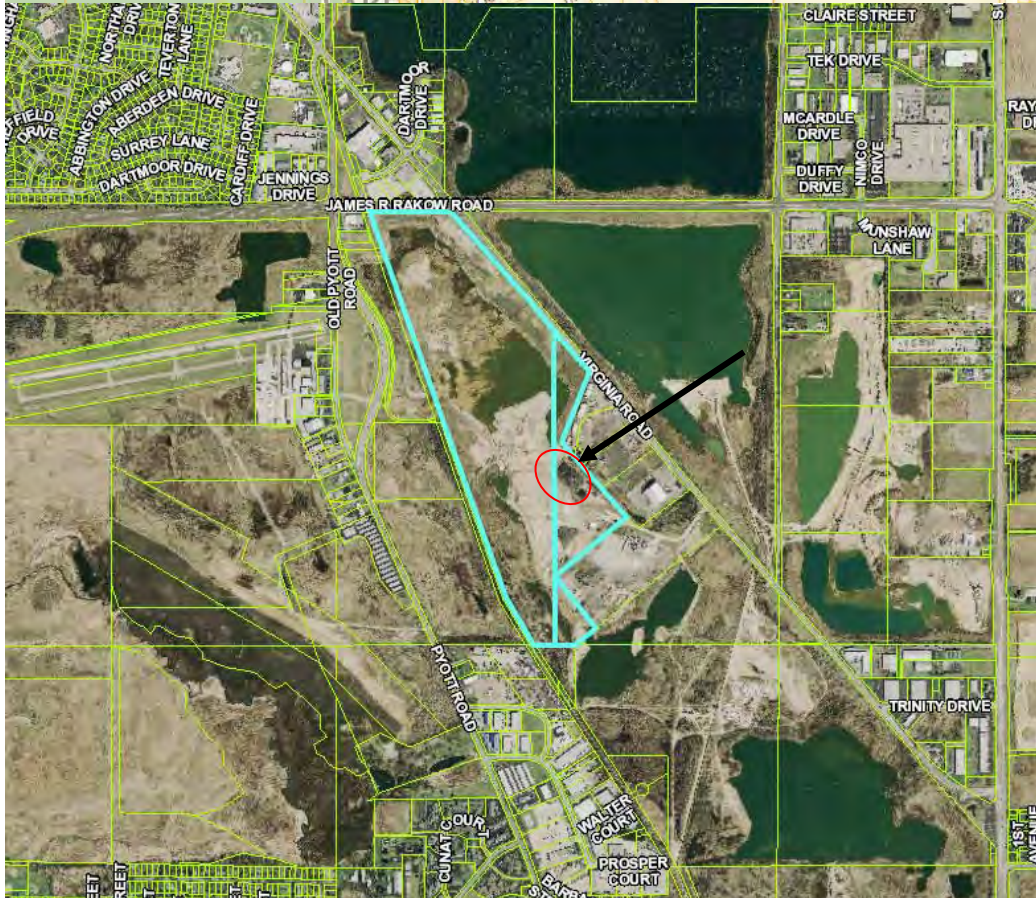
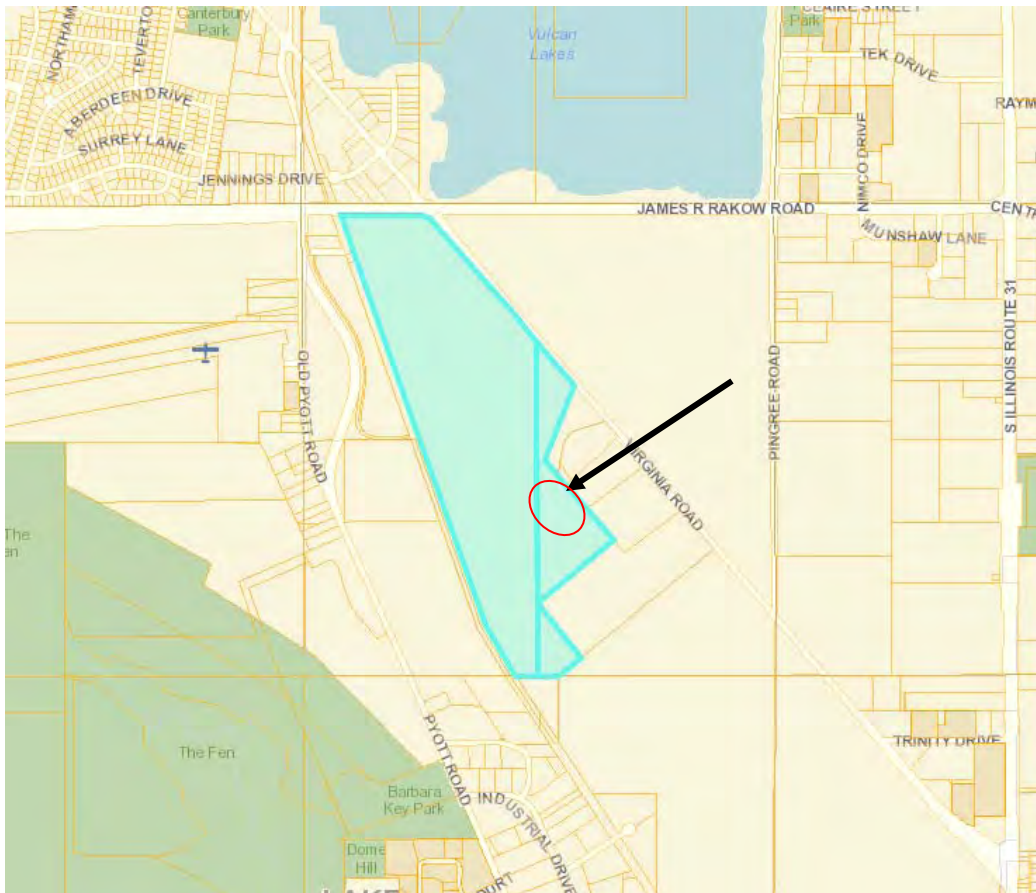
Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, the following conditions are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Jemco Properties, received 08/08/16)
 - B. Building Plans (Ideal Designs, dated 07/12/16, received 07/19/16)
 - C. Engineering Plans (Haeger Engineering, dated 07/18/16, received 07/19/16)
 - D. Grading Plans (Haeger Engineering, dated 07/21/16, received 07/22/16)
 - E. Stormwater Management Report (Haeger Engineering, dated 07/18/16, received 07/19/16)
 - F. Pollution Prevention Plan (Haeger Engineering, dated 07/18/16, received 07/19/16)
 - G. MUE (Haeger Engineering, dated 9/13/16, received 9/14/16)
2. The access drive is considered a private driveway and has not been constructed to City standards. In the future, if the driveway needs to be converted to a public roadway in order to serve multiple lots or developments, the millings would need to be removed and the roadway would need to be constructed to City standards including curbing, fire hydrants, lighting, road thickness, sidewalk, etc.

3. Subject to a previous contractual obligation, the annexation agreement, the two billboards on the property were to be removed by March 18, 2007. These two billboards shall be removed 90 days from the approval of this petition, no later than January 2, 2017.
4. Provide a landscape plan for review and approval.
5. The petitioner shall address all of the review comments and requirements of the Community Development, Fire Rescue, Police, and Public Works Departments as well as the City's stormwater consultant.

Sunset Logistics – 1320 Virginia Road - PIQ



City of Crystal Lake Development Application

Office Use
2016-36
Received 8/8/16
File # _____

Project Title: Sunset Logistics Terminal and Manufacturing

Action Requested

- | | |
|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Preliminary PUD |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary Plat of Subdivision |
| <input type="checkbox"/> Conceptual PUD Review | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Final PUD | <input type="checkbox"/> Special Use Permit |
| <input checked="" type="checkbox"/> Final PUD Amendment | <input type="checkbox"/> Variation |
| <input type="checkbox"/> Final Plat of Subdivision | <input type="checkbox"/> Other |

Petitioner Information

Name: Jemco Properties
Address: 8 Prosper Ct.
Lake In The Hills, IL 60156
Phone: 847-658-4342
Fax: 847-658-5210
E-mail: t.kelecious@go.sunset.com

Owner Information (if different)

Name: Jemco Properties
Address: 8 Prosper Ct.
Lake In the Hills, IL 60156
Phone: 847-658-4342
Fax: 847-658-5210
E-mail: t.kelecious@go.sunset.com

Property Information

Project Description: New headquarters for Sunset Logistics/Consolidated materials and associated companies. Facility to be our main office, maintenance facility, and recycling operations.

Project Address/Location: 1350 S. Virginia Rd. Crystal Lake.
Located approximately 3000 ft South West of Rakow and Virginia Rd.

PIN Number(s): 19-16-100-023; 19-16-100-024; 19-16-400-018; 19-21-200-005

Development Team

Please include address, phone, fax and e-mail

Developer: Jemco Properties; 8 prosper Ct. Lake In The Hills, IL 60014

Architect: Jobe Garcia; Ideal Design, Inc.; 20960 Frankfort Sq, Frankfort, IL 60423

Attorney: _____

Engineer: Haeger Engineering; 100 E State Pkwy Schaumburg, IL 60173


Landscape Architect: _____

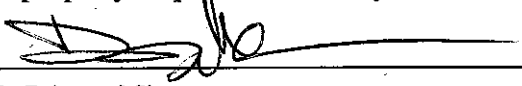
Planner: _____

Surveyor: Haeger Engineering; 100 E State Pkwy Schaumburg, IL 60173

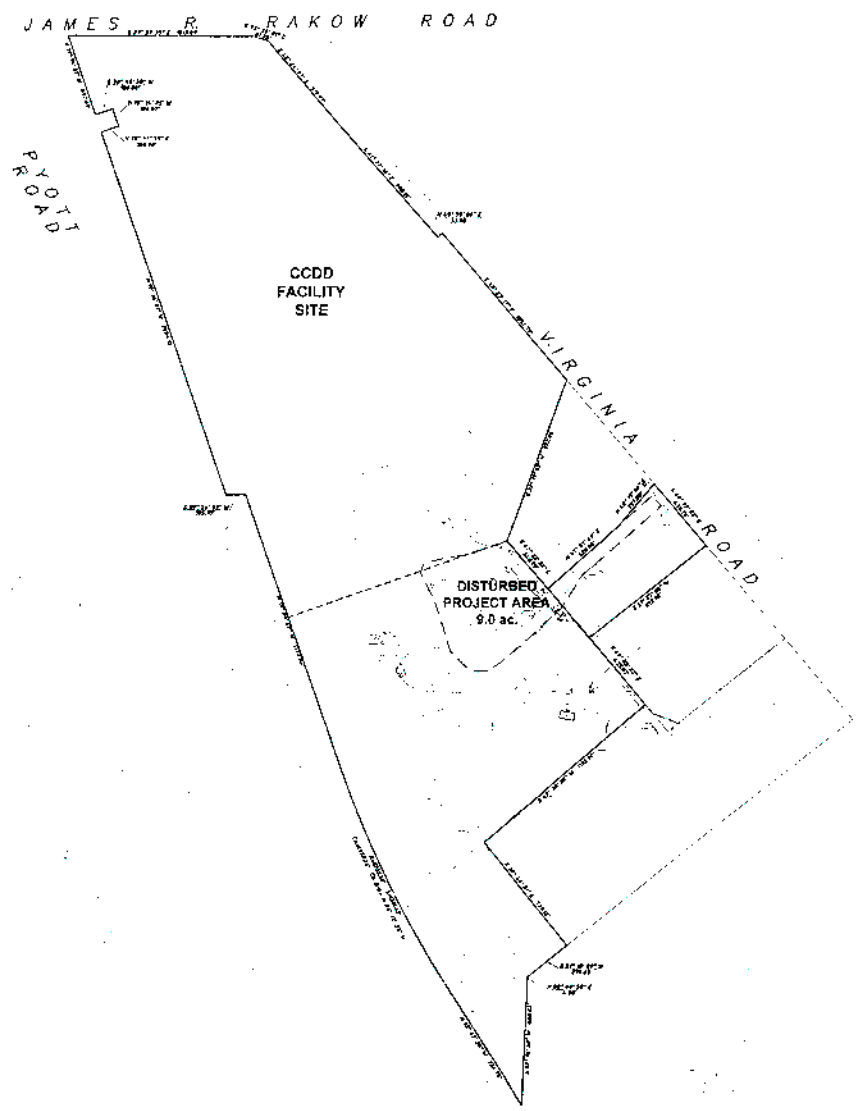
Other: _____

Signatures

 8-8-16
PETITIONER: Print and Sign name (if different from owner) Date

As owner of the property in question, I hereby authorize the seeking of the above requested action.
 8-8-16
OWNER: Print and Sign name Date

NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.



HAGER ENGINEERING
 consulting engineers
 10000 W. 10th Avenue, Suite 100
 Golden, CO 80401
 (303) 440-4400
 www.hager-engineering.com

EXISTING CONDITIONS
 PROJECT VICINITY PLAN
 SUNSET LOGISTICS LLC
 TRUCK MAINTENANCE FACILITY
 PROJECT NO. 2014-001
 DATE: 08/14/14

DATE:

EXP. DATE:

REVISIONS

REV. DATE. REV. PER.

DATE:
07-12-16

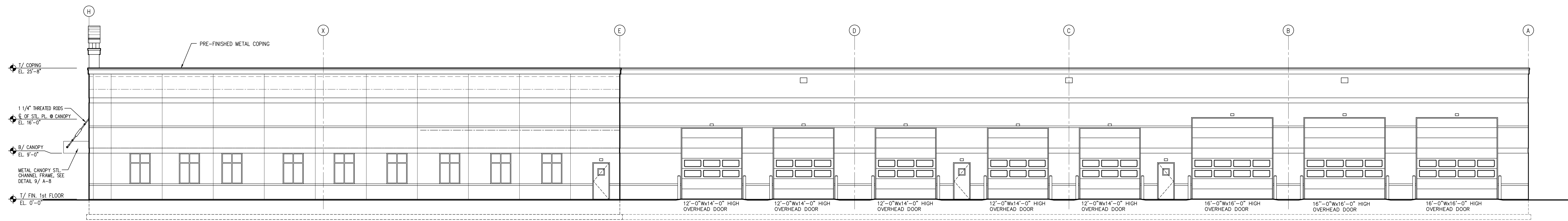
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PREVIOUS NO.

PROJECT NO.
15105

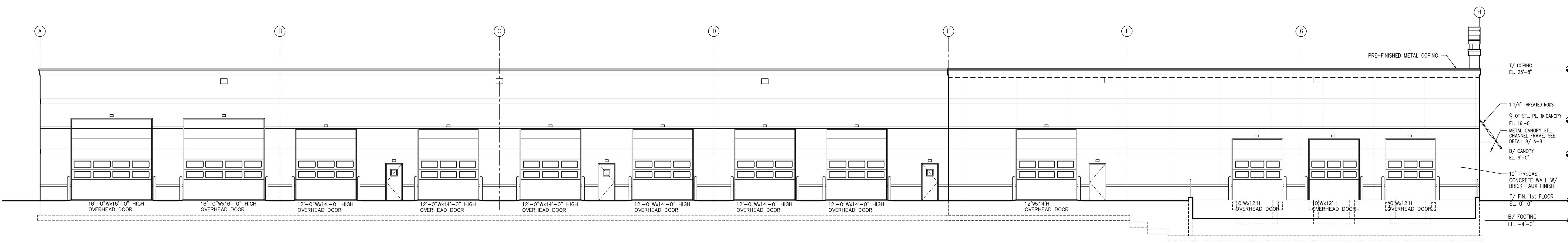
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A-1



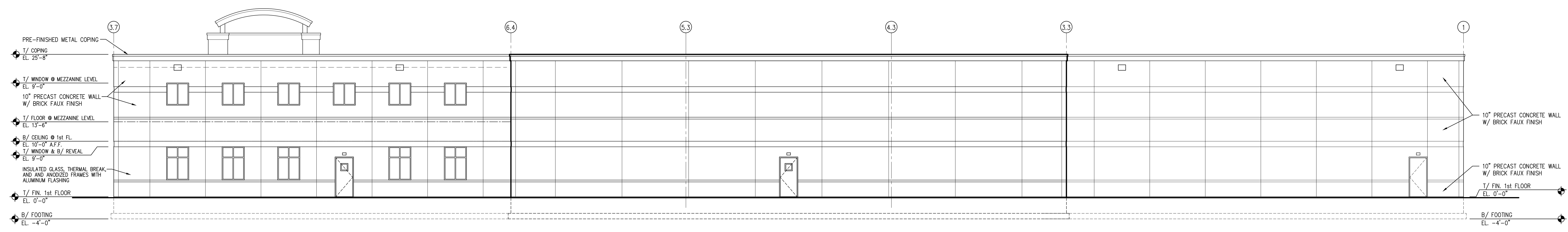
WEST ELEVATION

1/8" = 1'-0"



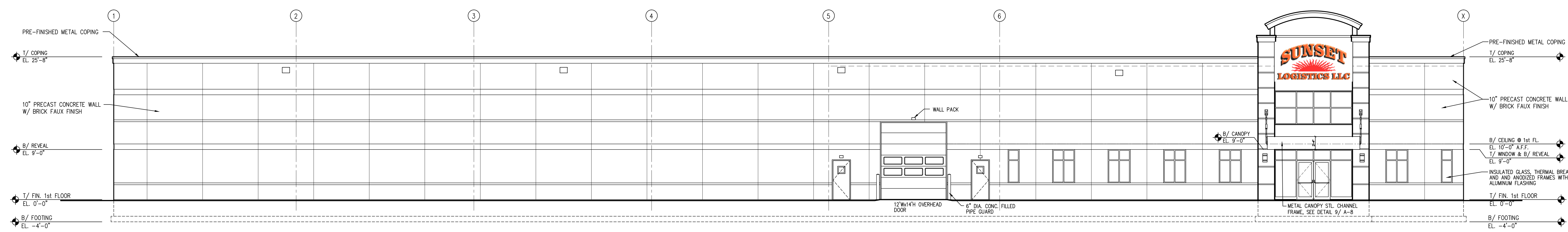
EAST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"

DATE:

EXP. DATE:

REVISIONS

REV # DATE REV. PER:

DATE:
07-12-16

DRAWN BY: MES

PREVIOUS NO.

PROJECT NO.
15105

SHEET NUMBER

A-3



**OFFICE AREA, EXERCISE ROOM &
STORAGE SPACE FLOOR PLAN**

OFFICE & EXERCISE ROOM: 10,038 & STORAGE: 1,500 SQ. FT.

1/4" = 1'-0"



DATE:

EXP. DATE:

REVISIONS

REV. DATE. REV. PER.

DATE:
07-12-16

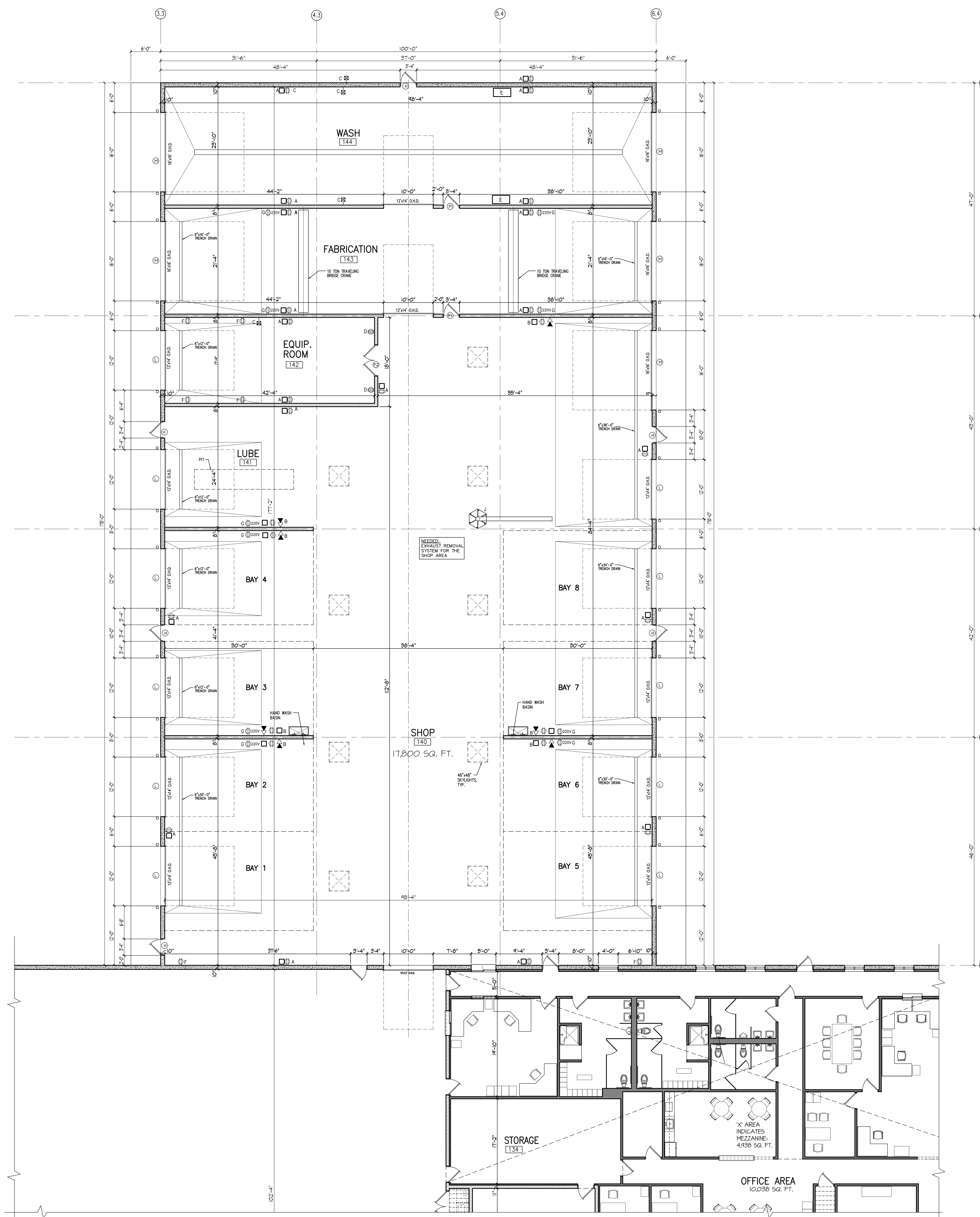
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PROJECT NO.
15105

SHEET NUMBER

A-4



EQUIPMENT SCHEDULE		
MARK	SYMBOL	DESCRIPTION
A		AIR & POWER
B		AIR, POWER & DATA
C		HOT-COLD FROST PROOF HOSE BIBB
D		3 PHASE
E		HOTSY PRESSURE WASHER
F		POWER
G		60 AMP 220V
H		POWER & DATA
J		3 TON JIB HOIST

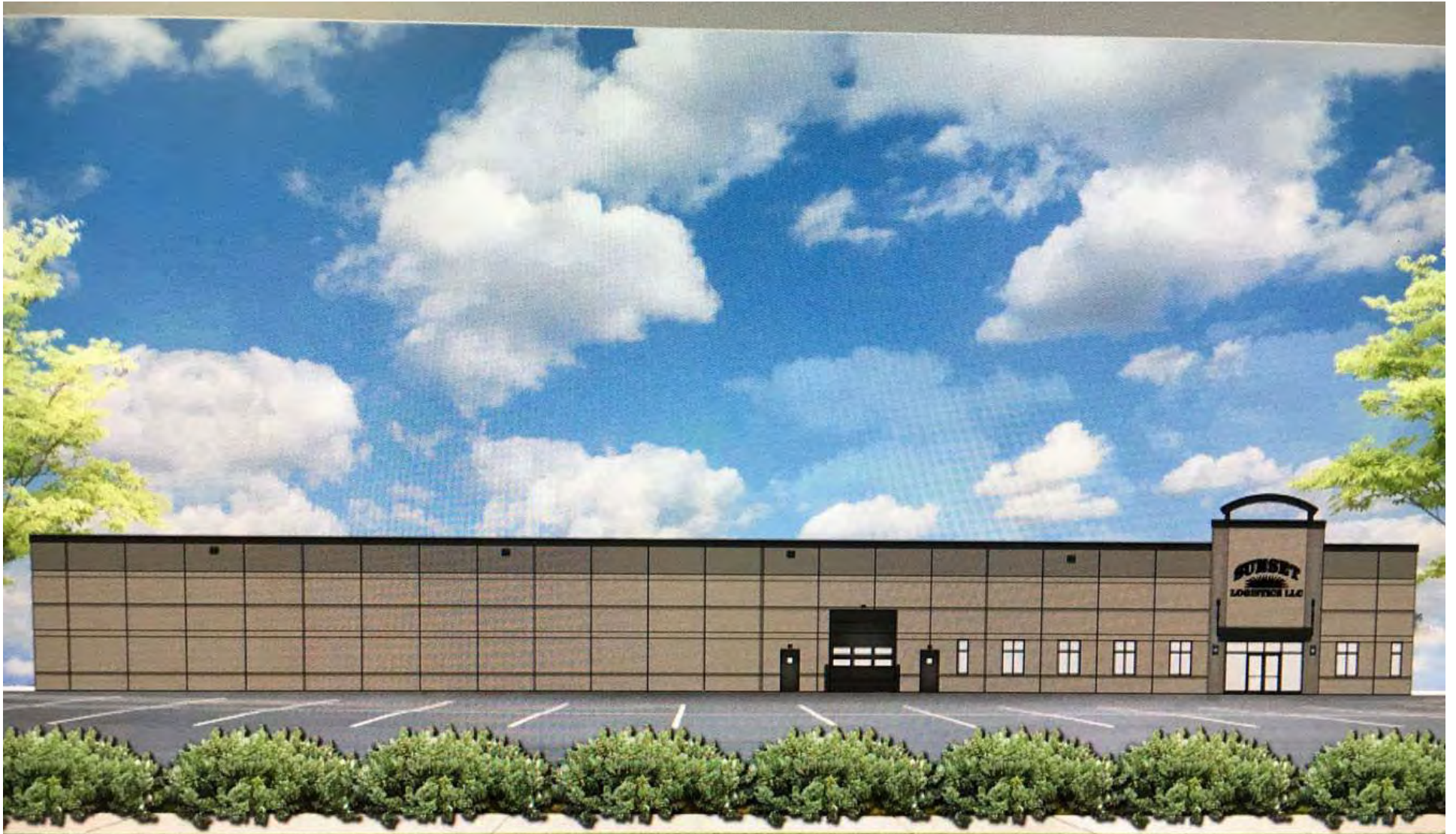
SHOP AREA FLOOR PLAN

17,800 SQ. FT.

1/8" = 1'-0"



NORTH



ideal
DESIGNS

15105

DATE:

EXP. DATE:

REVISIONS

REV. DATE. REV. PER.

DATE:
07-12-16

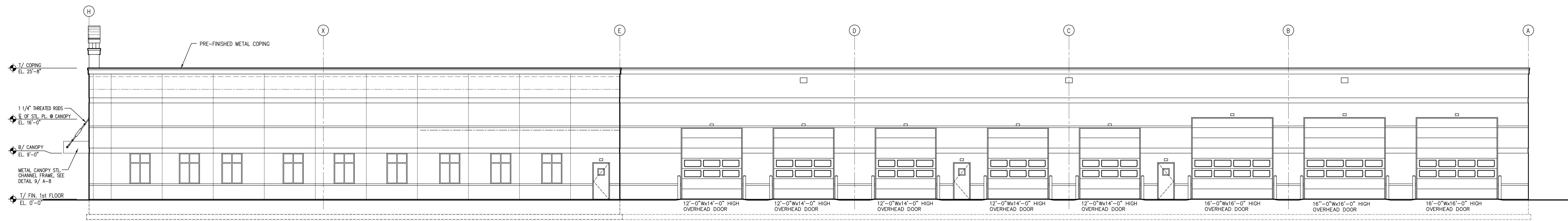
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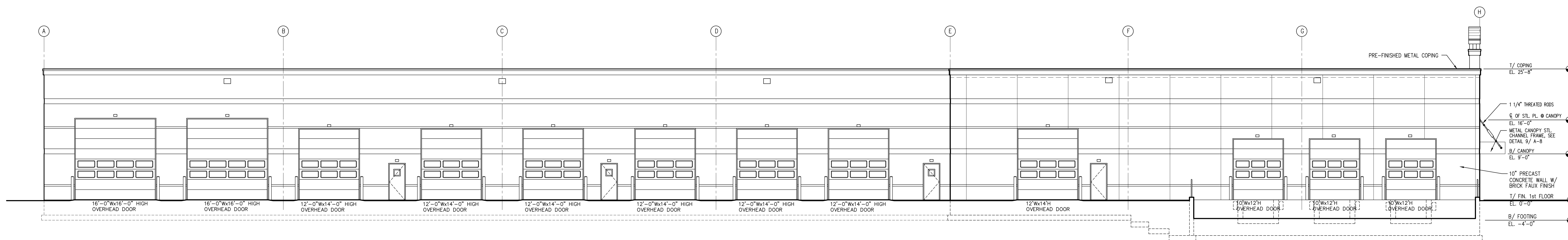
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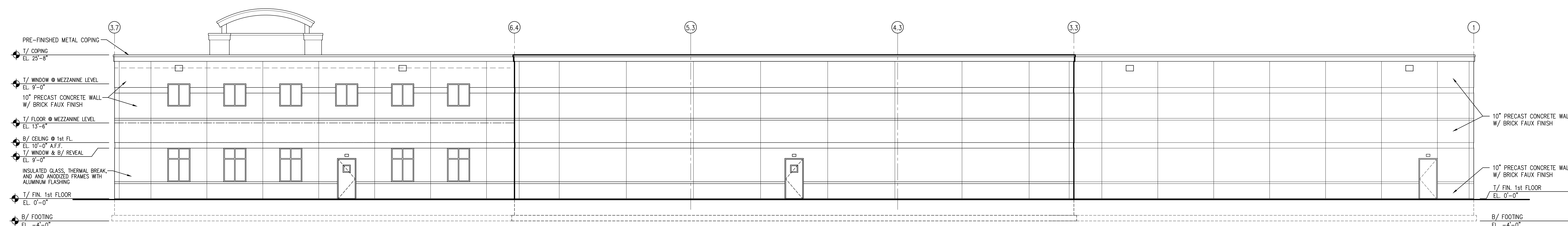
WEST ELEVATION

1/8" = 1'-0"



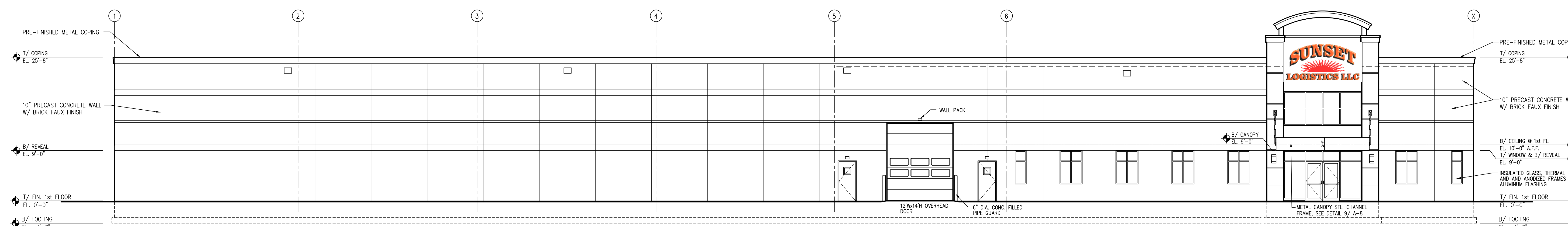
EAST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"

DATE:

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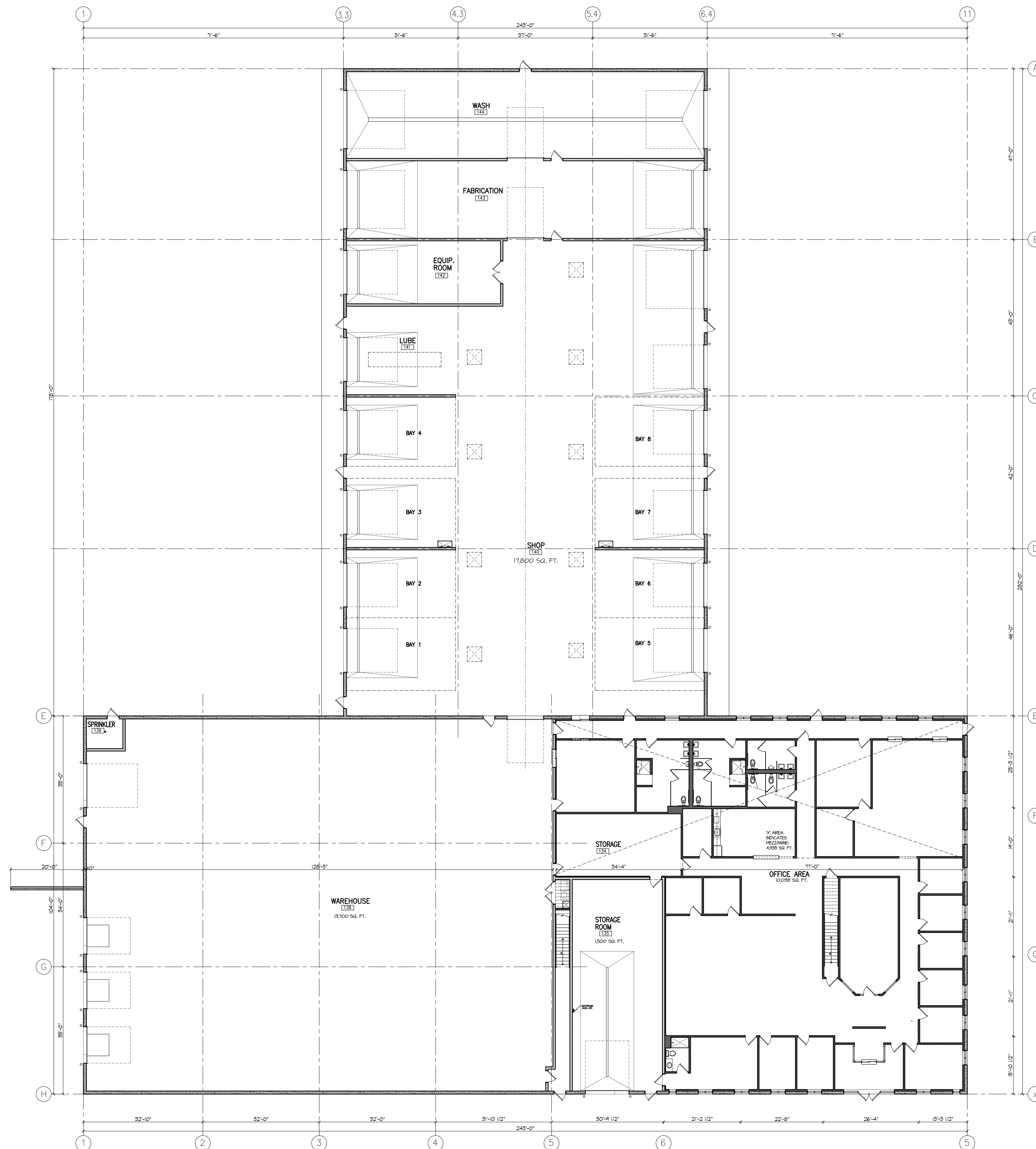
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A-2

CONSTRUCTION GENERAL NOTES

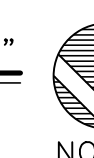
1. ALL CONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND MATERIALS IN THE FIELD, AND REVIEW ALL PROPOSED NEW CONSTRUCTION PRIOR TO SUBMITTING BIDS AND STARTING CONSTRUCTION OR DEMOLITION. NOTIFY OWNER IN WRITING OF ANY DISCREPANCIES. FAILURE TO MEET THIS REQUIREMENT SHALL NOT BE CAUSE FOR ANY ADDITIONAL COMPENSATION.
2. ALL DIMENSIONS SHALL BE VERIFIED. WRITTEN DIMENSIONS AND/OR LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE. DO NOT SCALE THE DRAWINGS.
3. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER. ALL MATERIALS AND EQUIPMENT SHALL BE USED AND INSTALLED IN STRICT ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES, ORDINANCES, REGULATIONS, ETC.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST AND ACQUISITION OF ALL NECESSARY BUILDING PERMITS. PERMITS SHALL BE POSTED ON THE JOB SITE AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.
5. ALL CONTRACTORS SHALL FURNISH AND INSTALL ALL NEW MATERIALS, FIXTURES, EQUIPMENT, ETC. AS INDICATED AND/OR SPECIFIED, AND AS REQUIRED TO COMPLETE THE WORK, WHETHER SPECIFICALLY CALLED FOR OR NOT. ANY DETAILS NOT SPECIFICALLY INDICATED ON THE DRAWINGS SHALL BE DETERMINED BY THE CONTRACTOR AND SHALL NOT BE EXECUTED WITHOUT THE OWNER'S APPROVAL.
6. THE CONTRACTOR SHALL SUBMIT TO THE OWNER FOR APPROVAL, A LIST OF MATERIALS, FIXTURES AND EQUIPMENT, INCLUDING TYPE AND QUALITY TO BE USED IN THE CONSTRUCTION OF THIS WORK. COLORS AND FINISHES SHALL BE SELECTED BY THE OWNER, UNLESS NOTED OTHERWISE.
7. ALL MATERIALS SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS. THESE RECOMMENDATIONS SHALL TAKE PRECEDENCE OVER CONFLICTING DETAIL DRAWINGS FOUND WITHIN.
8. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR THE UNLOADING, STORAGE, INSPECTION AND LOSS OR DAMAGE OF MATERIALS AFTER RECEIPT, WHETHER PURCHASED BY THE CONTRACTOR OR SUPPLIED BY THE OWNER.
9. ALL CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH OTHER TRADES. WORK SHALL BE PROPERLY SEQUENCED TO AVOID DELAYS OR CONFLICTS WITH THE INTERCONNECTED WORK OF OTHERS.
10. APPROPRIATE CONTRACTORS SHALL SUBMIT (I) REPRODUCIBLE COPY AND (II) COPIES OF SHOP DRAWINGS OF ALL NEW CONSTRUCTION (DOORS, DOOR FRAMES, CASEWORK, EQUIPMENT CUTS, HANDRAILS, SCHEDULE, MECHANICAL, ELECTRICAL AND FINISHING ITEMS, SAMPLES OF ALL FINISHES, ETC.) TO THE OWNER/ARCHITECT FOR FINAL REVIEW PRIOR TO ANY PURCHASE, FABRICATION OR INSTALLATION. THE GENERAL CONTRACTOR SHALL REVIEW THE SHOP DRAWINGS PRIOR TO SUBMITTING THEM TO THE OWNER/ARCHITECT FOR REVIEW. THE SHOP DRAWINGS SHALL INDICATE ALL DIMENSIONS, MATERIALS, AND DETAILS OF FABRICATION, CONSTRUCTION, CONNECTIONS, AND INSTALLATION FOR PROPER FIT AND COORDINATION WITH RESPECT TO RELATED OR ADJACENT WORK.
11. SEE PLUMBING, FIRE PROTECTION, ELECTRICAL, AND ROOM FINISH DRAWINGS FOR COORDINATION, ADDITIONAL INFORMATION, AND DETAILS.
12. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK.
13. PROVISIONS FOR AND LOCATIONS OF FIRE EXTINGUISHERS, FIRE HOSES, SMOKE DETECTORS, SECURITY SYSTEMS, TEMPERATURE CONTROLS, EMERGENCY SYSTEMS, ETC. SHALL BE MADE JOINTLY BETWEEN THE OWNER, CONTRACTOR, AND THE AUTHORITY HAVING JURISDICTION, IF THE EQUIPMENT IS NOT ALREADY INDICATED ON THE DRAWINGS.
14. ALL REQUIRED FIRESTOPPING SHALL BE INSTALLED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES.
15. ALL FINISHES SHALL BE CLASS 1, APPROVED BY A RECOGNIZED THIRD PARTY TESTING AGENCY.
16. THERMAL AND SOUND INSULATING MATERIALS IN EXPOSED OR CONCEALED INSTALLATIONS SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS, AND A SMOKE DEVELOPED RATINGS OF 450 OR LESS WHEN TESTED IN ACCORDANCE WITH ASTM-E84.
17. ALL ANGLES SHALL ARE INDICATED AT 45° UNLESS NOTED OTHERWISE.
18. NO ALTERATION TO WORK OR SUBSTITUTION OF MATERIALS WILL BE ACCEPTED UNLESS APPROVED BY OWNER IN ADVANCE.
19. ALL DEFECTIVE OR INFERIOR MATERIALS, SLOPPY WORKMANSHIP, AND OTHER DEFICIENCIES SHALL BE CORRECTED AND/OR REPLACED BY THE APPROPRIATE CONTRACTORS AT THEIR EXPENSE.
20. ALL CONTRACTORS SHALL BE RESPONSIBLE TO RESTORE OR REPLACE ALL DAMAGED OR REMOVED WORK EXISTING OR NEW TO THE SAME CONDITION AS ORIGINAL AT THEIR EXPENSE.
21. IF THE DAMAGE IS NOT REPAIRED, THE OWNER SHALL HAVE THE RIGHT TO HAVE THE DAMAGE REPAIRED, AND SHALL HOLD LIABLE THE PARTY FOUND RESPONSIBLE FOR THE DAMAGE, WHETHER DIRECT OR INDIRECT. THE OWNER RETAINS THE RIGHT TO COLLECT DAMAGES IN ANY LEGAL MANNER.
22. ALL CONTRACTORS SHALL COORDINATE HOURS OF WORK, REMOVAL, AND DELIVERY OF MATERIALS WITH THE GENERAL CONTRACTOR.
23. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE SITE CLEAN AT ALL TIMES AND DISPOSING OF DEBRIS PER BUILDING REQUIREMENTS.
24. THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND LEAVE THE BUILDING AND SITE CLEAN UPON COMPLETION OF WORK.
25. ALL WORK MUST MEET THE OWNER'S APPROVAL BEFORE FINAL PAYMENT IS MADE.
26. ALL WORK SHALL BE GUARANTEED FOR NOT LESS THAN ONE YEAR.
27. THE COMPLETED PROJECT SHALL BE TURNED OVER TO THE OWNER IN COMPLETE OPERATING CONDITION REGARDLESS OF THE DRAWINGS, REFERENCE NOTES, OR SPECIFICATIONS, WHICH MAY NOT COVER EVERY DETAIL.
28. THE OWNER SHALL HAVE CONTROL OF ALL OPERATIONS AND SHALL ACCEPT OR REJECT THE SCHEDULE AND PERFORMANCE OF THE CONTRACTOR.
29. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL PROVIDE AS-BUILTS (ELECTRICAL, PLUMBING, FIRE PROTECTION, ETC.) AND OPERATING MANUALS FOR ALL EQUIPMENT AND SYSTEMS INSTALLED.



OVERALL FLOOR PLAN

43,072 SQ. FT.

3/32" = 1'-0"



DATE:

EXP. DATE:

REVISIONS

REV # DATE REV. PER:

DATE:
07-12-16

DRAWN BY: MES

PREVIOUS NO.

PROJECT NO.
15105

SHEET NUMBER

A-3

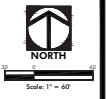
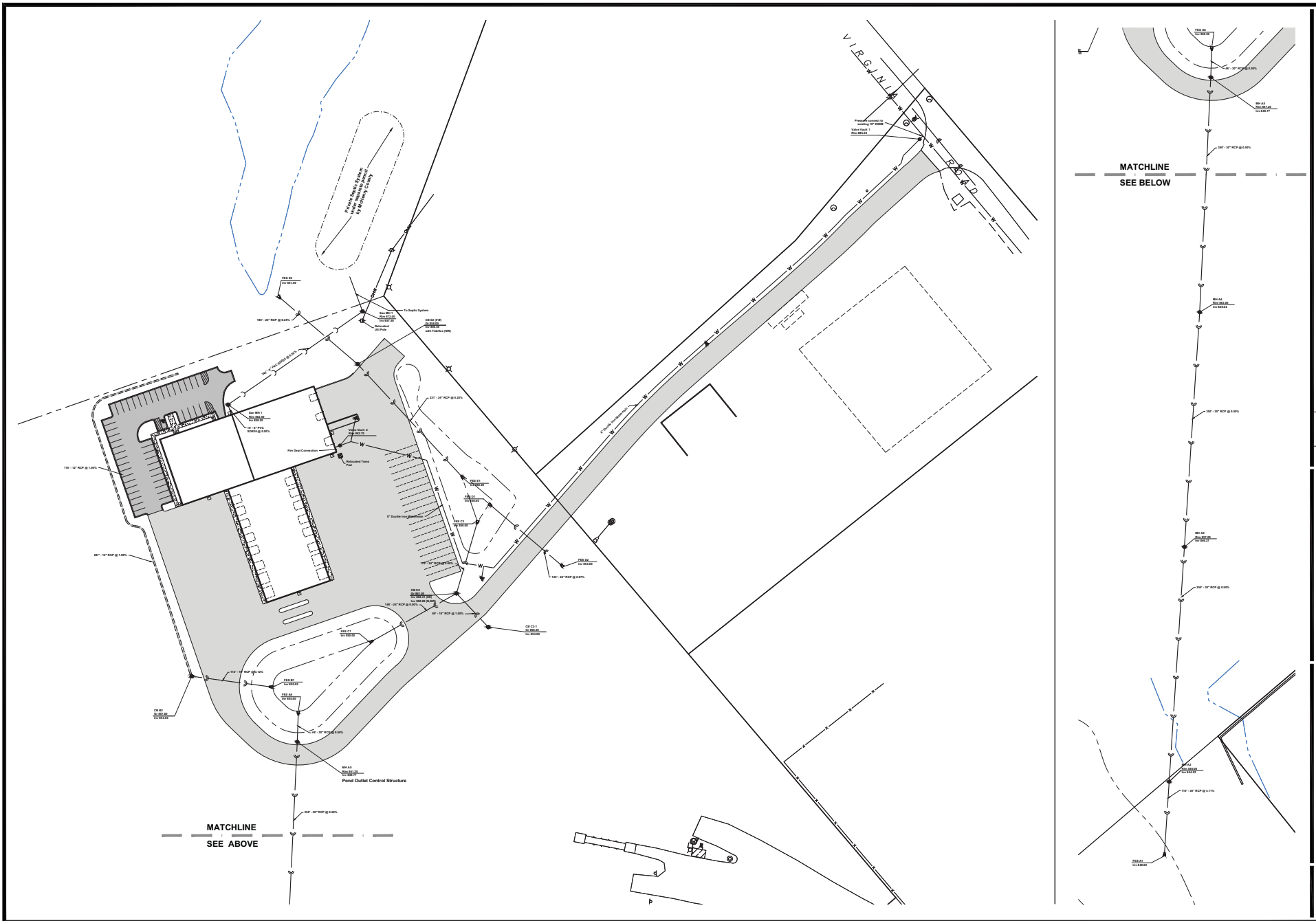


**OFFICE AREA, EXERCISE ROOM &
STORAGE SPACE FLOOR PLAN**

OFFICE & EXERCISE ROOM: 10,038 & STORAGE: 1,500 SQ. FT.

1/4" = 1'-0"





Project Manager: M.L.A.
 Engineer: M.L.A.
 Date: 7.18.2016
 Project No. 15-145
 Sheet **C5.0**

HAEGER ENGINEERING
 CONSULTING ENGINEERS & ARCHITECTS
 1324 N. Main Street, Springfield, IL 60112 • Tel: 618.298.6600 • Fax: 618.298.6609
 Illinois Professional Design Firm License No. 184605132
 www.haegerengineering.com

UTILITY PLAN
SUNSET LOGISTICS LLC
TRUCK MAINTENANCE FACILITY
 CRYSTAL LAKE, ILLINOIS

Project Manager: M.L.A.
 Engineer: M.L.A.
 Date: 7.18.2016
 Project No. 15-145
 Sheet **C5.0**

GRANT OF EASEMENT

MAIL PLAT TO:
 HAEGER ENGINEERING LLC
 CONSULTING ENGINEERS AND LAND SURVEYORS
 100 EAST STATE PARKWAY
 SCHAMBURG, IL 60173

WATER MAIN MAINTENANCE AGREEMENT

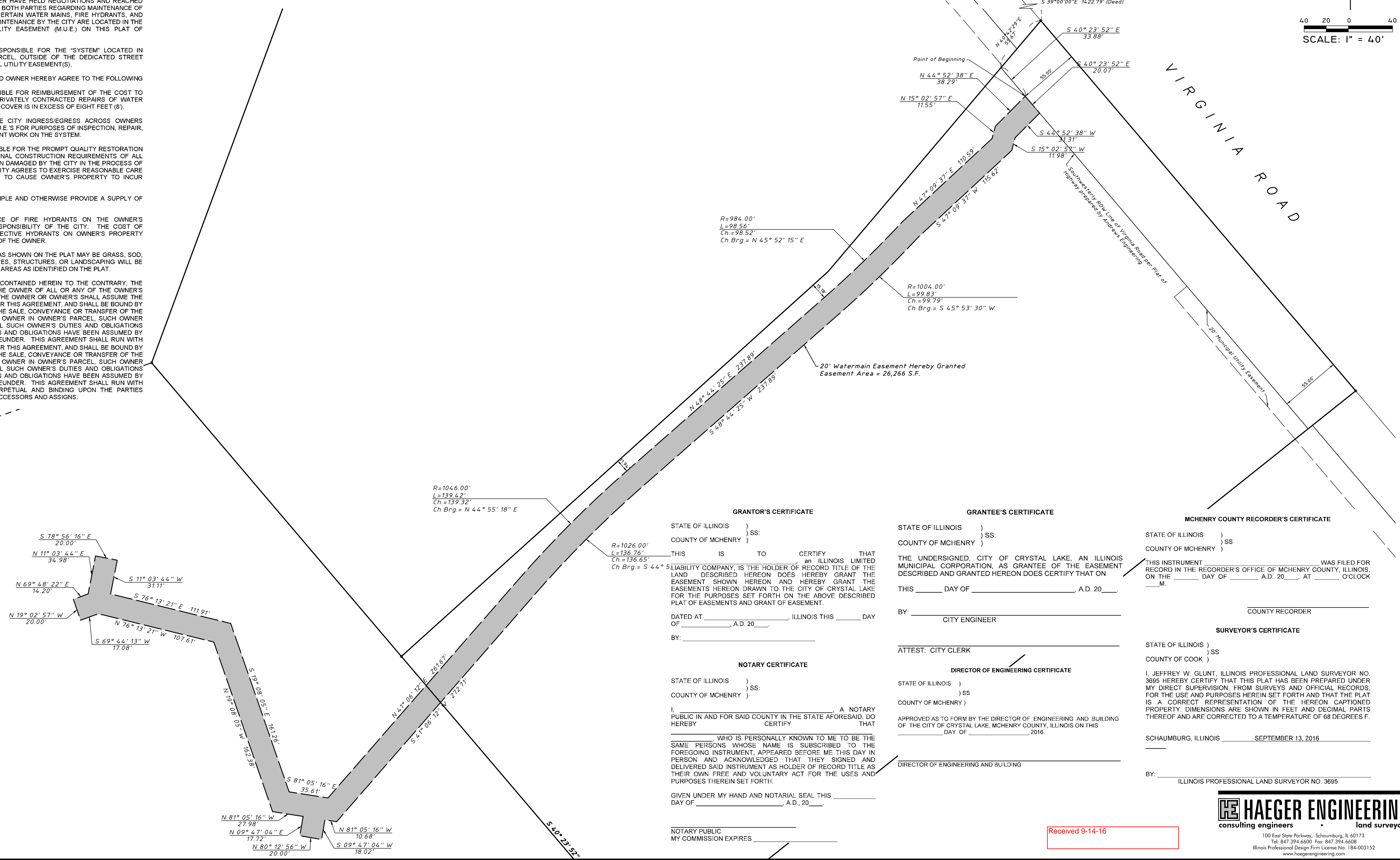
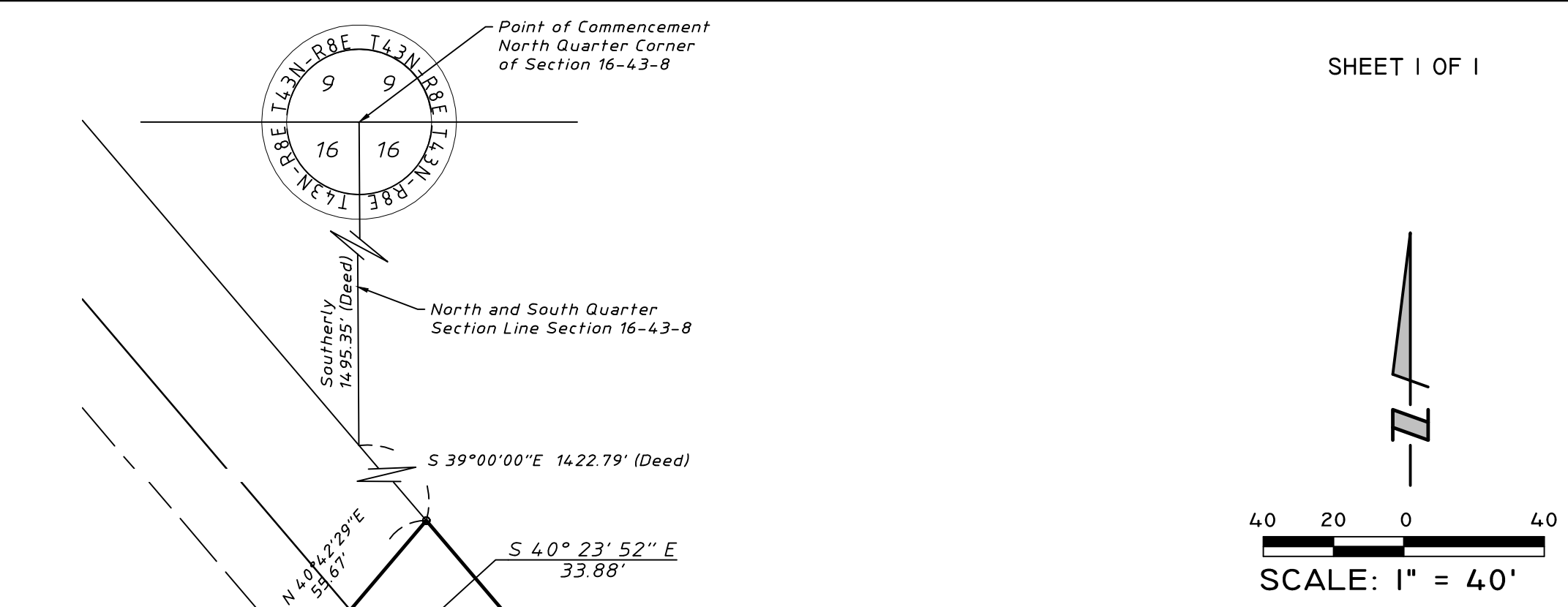
THIS AGREEMENT MADE BY AND BETWEEN THE CITY OF CRYSTAL LAKE, AN ILLINOIS MUNICIPAL CORPORATION, REFERRED TO HEREIN AS "CITY" AND "YAZOO, L.L.C.", ITS SUCCESSORS, ASSIGNS AND SUBSEQUENT TRANSFEREES, HEREINAFTER REFERRED TO AS "OWNER" OF THE PROPERTY SHOWN AND DESCRIBED HEREON.

WHEREAS, THE CITY AND OWNER HAVE HELD NEGOTIATIONS AND REACHED AGREEMENT ON THE PROPER ROLE OF BOTH PARTIES REGARDING MAINTENANCE OF CERTAIN WATER MAINS AND LINES. CERTAIN WATER MAINS, FIRE HYDRANTS, AND LINES ("SYSTEM") CONSIDERED FOR MAINTENANCE BY THE CITY ARE LOCATED IN THE AREA INDICATED AS MUNICIPAL UTILITY EASEMENT (M.U.E.) ON THIS PLAT OF EASEMENT.

WHEREAS, THE OWNER IS RESPONSIBLE FOR THE "SYSTEM" LOCATED IN THOSE AREAS ON THE OWNER'S PARCEL, OUTSIDE OF THE DEDICATED STREET RIGHT-OF-WAYS, WITHIN THE MUNICIPAL UTILITY EASEMENT(S).

NOW, THEREFORE, THE CITY AND OWNER HEREBY AGREE TO THE FOLLOWING TERMS AND CONDITIONS:

1. THE OWNER WILL BE RESPONSIBLE FOR REIMBURSEMENT OF THE COST TO THE CITY ASSOCIATED WITH PRIVATELY CONTRACTED REPAIRS OF WATER MAIN IN LOCATIONS WHERE THE COVER IS IN EXCESS OF EIGHT FEET (8').
2. THE OWNER WILL PERMIT THE CITY INGRESS/EGRESS ACROSS OWNERS PROPERTY TO ACCESS SAID M.U.E.'S FOR PURPOSES OF INSPECTION, REPAIR, MAINTENANCE AND REPLACEMENT WORK ON THE SYSTEM.
3. THE OWNER WILL BE RESPONSIBLE FOR THE PROMPT QUALITY RESTORATION MEETING OR EXCEEDING ORIGINAL CONSTRUCTION REQUIREMENTS OF ALL AREAS IN THE OWNERS PORTION DAMAGED BY THE CITY IN THE PROCESS OF REPAIRING THE SYSTEM. THE CITY AGREES TO EXERCISE REASONABLE CARE IN REPAIRS MADE SO AS NOT TO CAUSE OWNER'S PROPERTY TO INCUR UNNECESSARY DAMAGES.
4. THE CITY SHALL OPERATE, SAMPLE AND OTHERWISE PROVIDE A SUPPLY OF WATER TO THE SYSTEM.
5. INSPECTION AND MAINTENANCE OF FIRE HYDRANTS ON THE OWNER'S PROPERTY SHALL BE THE RESPONSIBILITY OF THE CITY. THE COST OF REPLACING DAMAGED OR DEFECTIVE HYDRANTS ON OWNER'S PROPERTY SHALL BE THE RESPONSIBILITY OF THE OWNER.
6. THE SURFACE OF THE M.U.E.'S AS SHOWN ON THE PLAT MAY BE GRASS, SOIL, OR PAVEMENT ONLY. NO FENCES, STRUCTURES, OR LANDSCAPING WILL BE PERMITTED WITHIN THE M.U.E.'S AREAS AS IDENTIFIED ON THE PLAT.
7. NOTWITHSTANDING, ANYTHING CONTAINED HEREIN TO THE CONTRARY, THE TERM "OWNER" SHALL MEAN THE OWNER OF ALL OR ANY OF THE OWNER'S PARCEL FROM TIME TO TIME. THE OWNER OR OWNER'S SHALL ASSUME THE DUTIES AND OBLIGATIONS UNDER THIS AGREEMENT, AND SHALL BE BOUND BY THE TERMS THEREOF. UPON THE SALE, CONVEYANCE OR TRANSFER OF THE OWNERSHIP INTEREST BY ANY OWNER IN OWNER'S PARCEL, SUCH OWNER SHALL BE RELEASED FROM ALL SUCH OWNERS DUTIES AND OBLIGATIONS HEREUNDER. ALL SUCH DUTIES AND OBLIGATIONS HAVE BEEN ASSUMED BY THE TRANSFEREE OWNER HEREUNDER. THIS AGREEMENT SHALL RUN WITH DUTIES AND OBLIGATIONS UNDER THIS AGREEMENT, AND SHALL BE BOUND BY THE TERMS THEREOF. UPON THE SALE, CONVEYANCE OR TRANSFER OF THE OWNERSHIP INTEREST BY ANY OWNER IN OWNER'S PARCEL, SUCH OWNER SHALL BE RELEASED FROM ALL SUCH OWNERS DUTIES AND OBLIGATIONS HEREUNDER. ALL SUCH DUTIES AND OBLIGATIONS HAVE BEEN ASSUMED BY THE TRANSFEREE OWNER HEREUNDER. THIS AGREEMENT SHALL RUN WITH THE LAND AND SHALL BE PERPETUAL AND BINDING UPON THE PARTIES HERETO, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS.



GRANTOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS:
 COUNTY OF MCHENRY)

THIS IS TO CERTIFY THAT _____, an ILLINOIS LIMITED LIABILITY COMPANY, IS THE HOLDER OF RECORD TITLE OF THE LAND DESCRIBED HEREON DOES HEREBY GRANT THE EASEMENT SHOWN HEREON AND HEREBY GRANT THE EASEMENTS HEREON DRAWN TO THE CITY OF CRYSTAL LAKE FOR THE PURPOSES SET FORTH ON THE ABOVE DESCRIBED PLAT OF EASEMENTS AND GRANT OF EASEMENT.

DATED AT _____, ILLINOIS THIS _____ DAY OF _____, A.D. 20____.

BY: _____

GRANTEE'S CERTIFICATE

STATE OF ILLINOIS)
) SS:
 COUNTY OF MCHENRY)

THE UNDERSIGNED, CITY OF CRYSTAL LAKE, AN ILLINOIS MUNICIPAL CORPORATION, AS GRANTEE OF THE EASEMENT DESCRIBED AND GRANTED HEREON DOES CERTIFY THAT ON _____ THIS _____ DAY OF _____, A.D. 20____.

BY: _____ CITY ENGINEER

ATTEST: CITY CLERK _____

MCHENRY COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS:
 COUNTY OF MCHENRY)

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF MCHENRY COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D. 20____, AT _____ O'CLOCK _____ M.

 COUNTY RECORDER

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS:
 COUNTY OF MCHENRY)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED SAID INSTRUMENT AS HOLDER OF RECORD TITLE AS THEIR OWN, FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D., 20____.

 NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

DIRECTOR OF ENGINEERING CERTIFICATE

STATE OF ILLINOIS)
) SS:
 COUNTY OF MCHENRY)

I, _____, APPROVED AS TO FORM BY THE DIRECTOR OF ENGINEERING AND BUILDING OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS ON THIS _____ DAY OF _____, 2016.

 DIRECTOR OF ENGINEERING AND BUILDING

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS:
 COUNTY OF COOK)

I, JEFFREY W. GLUNT, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3695 HEREBY CERTIFY THAT THIS PLAT HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION, FROM SURVEYS AND OFFICIAL RECORDS, FOR THE USE AND PURPOSES HEREIN SET FORTH AND THAT THE PLAT IS A CORRECT REPRESENTATION OF THE HEREON CAPTIONED PROPERTY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES F.

SCHAUMBURG, ILLINOIS _____ SEPTEMBER 13, 2016

BY: _____ ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3695

Received 9-14-16

HAEGER ENGINEERING
 consulting engineers • land surveyors

100 East State Parkway, Schaumburg, IL 60173
 Tel: 847.394.6600 Fax: 847.394.6608
 Illinois Professional Design Firm License No. 184-003152
 www.haegerengineering.com

PUBLIC NOTICE

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

IN THE MATTER OF THE PETITION
OF
Jemco Properties LLC

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application by Jemco Properties LLC, for a Final Planned Unit Development Amendment and Variations, relating to the property commonly known as 1451 Virginia Road in Crystal Lake, Illinois 60014. PINs: 19-16-100-023 and 19-16-400-018.

This application is filed for the purpose of seeking a Final Planned Unit Development pursuant to Article 9-200 E. with Variations from Article 4-200 Off-Street Parking and Loading and Article 4-400 Landscaping and Screening from the requirements to provide perimeter landscape and landscape islands around the parking lot and foundation base landscape and Article 4-700 Fences, Walls and Screening from the requirement to screen mechanical equipment; as well as any other variations as necessary to approve the plans as presented. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall.

A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday, August 17, 2016, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake

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**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, AUGUST 17, 2016
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS**

The meeting was called to order by Chairman Hayden at 7:30 p.m. On roll call, members Esposito, Goss, Greenman, Jouron, Skluzacek, and Hayden were present. Mr. Batastini was absent.

Elizabeth Maxwell, Senior Planner, and Kathryn Cowlin, Planner, were present from Staff.

Mr. Hayden asked those in attendance to rise to say the Pledge of Allegiance. He led those in attendance in the Pledge.

Mr. Hayden stated that this meeting was being televised now as well as recorded for future playback on the City's cable station.

2016-36 SUNSET LOGISTICS (JEMCO) – 1451 Virginia St – PUBLIC HEARING

Final PUD Amendment for a truck maintenance facility.

Ms. Maxwell said the petitioner is not present and suggested the request be continued to a future PZC meeting.

Mr. Goss said this creates a lot that has no connection to a public street. There is no acceptable roadway for emergency vehicles. He believes a cross access agreement needs to be presented prior to coming before the PZC for approval. There is work to be completed for this request before they are heard by the PZC. The other members agreed.

Mr. Goss moved to continue 2016-36 Sunset Logistics to the September 21, 2016 PZC meeting. Mr. Esposito seconded the motion. On roll call, all members voted aye. Motion passed.