



#2017-15 Crystal Point Subdivision Final PUD Amendment Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	June 21, 2017
<u>Requests:</u>	<ol style="list-style-type: none">1. Final Planned Unit Development Amendment to divide ownership within a Planned Unit Development.2. Final Plat of Subdivision for a 6-lot commercial subdivision.
<u>Location:</u>	6000 Northwest Highway
<u>Acreage:</u>	Approximately 21 acres
<u>Existing Zoning:</u>	B-2 PUD General Commercial
<u>Surrounding Properties:</u>	North: B-2 PUD General Commercial South: B-2 PUD General Commercial East: B-2 PUD General Commercial West: B-2 PUD General Commercial
<u>Staff Contact:</u>	Elizabeth Maxwell (815.356.3615)

Background:

- The Crystal Point Shopping Center was built and annexed to Crystal Lake in the 1970s. It started as an outdoor mall with various stores and parking on both sides of the buildings. Today it is occupied by big box tenants like Best Buy, Bed, Bath & Beyond and The Fresh Market.
- Currently, the center is owned by IRC Retail Centers LLC. The subdivision would allow them to sell the small existing outlot buildings and one future developable lot.

Development Analysis:

Land Use/Zoning

- The site is zoned B-2 PUD General Commercial. This is the most appropriate zoning district for retail uses.
- The land use map shows the area as Commerce. This is an appropriate land use designation for retail development.

Subdivision

- The Final Plat of Subdivision illustrates 6 lots. The main portion of the center, which contains the connected big box stores, will remain “Part of Lot 2 Crystal Point Retail Center”. Five new parcels will be created for the 4 existing outlot buildings and a new lot for a future building.
- All lots would meet the width and area requirements in the UDO.

Site and Elevations

- No changes are proposed to the approved site layout or the approved elevations for the center.

Findings of fact:

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT

The petitioner is requesting approval of a Final Planned Unit Development to allow the subdivision and sale of portions of the overall planned unit development. The UDO has a provision which states, “The area designated in the PUD shall remain under single-ownership or unified control. Unified control of property under multiple-ownership may be accomplished through the use of enforceable covenants or the enabling PUD ordinance.” Through this PUD Amendment they are requesting the multiple ownership. The petitioner has added a provision to the plat of subdivision that guarantees rights for ingress/egress and parking over all the lots.

FINAL PLAT OF SUBDIVISION

The petitioner is requesting Final Plat approval for the revised “Part of Lot 2 Crystal Lake Retail Center” and the 5 new outlot parcels. With the exception of one new vacant lot being created, the remaining subdivision is already developed with building, parking and landscape improvements.

Comprehensive Land Use Plan 2020 Vision Summary Review:

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future homes. The following goals are applicable to this request:

Land Use - Commerce

Goal: Maintain a dynamic and sustainable base of commercial uses that provides a solid tax base, goods, services and jobs to the city, as well as, the surrounding region through coordination in the Unified Development Ordinance, Comprehensive Lane Use Plan and Economic Development Strategic Plan.

This can be accomplished with the following supporting action:

Supporting Action: Promote, retain and attract businesses that provide a diverse tax base.

Economic Development – Revitalize and Enhance Key Commercial Areas

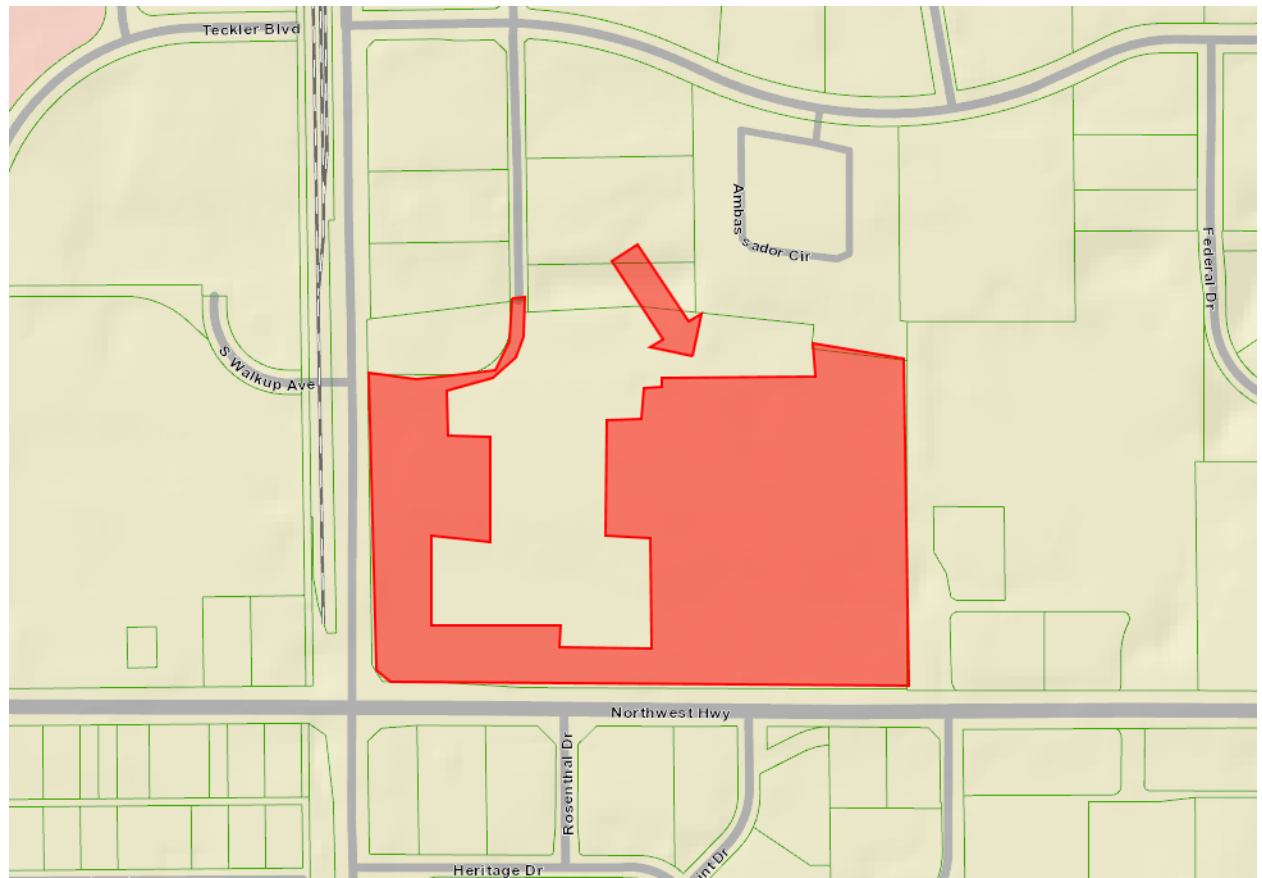
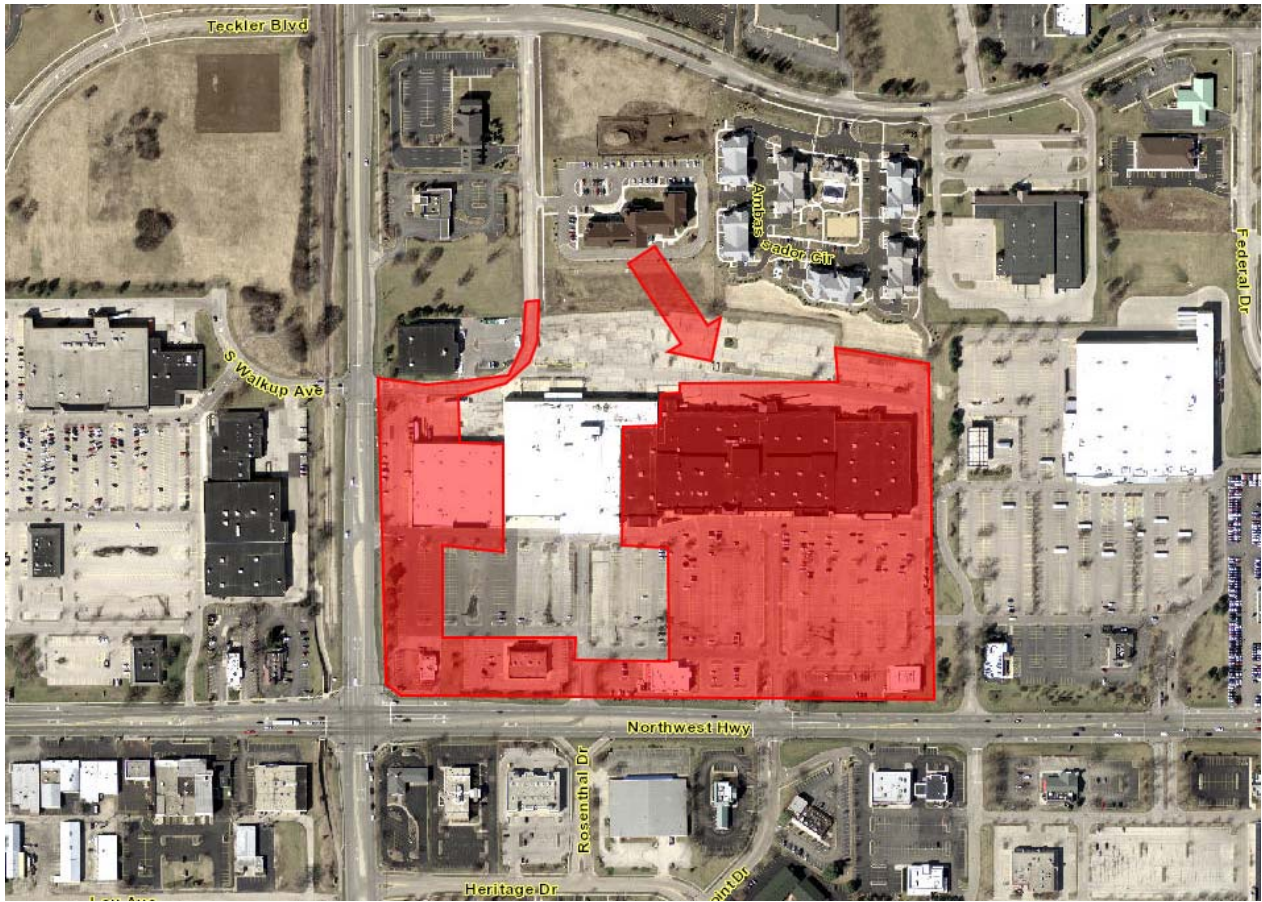
Goal: Establish funding sources and work with property owners to assist with and encourage the redevelopment or commercial areas.

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 (IRC Retail Centers, received 05/25/17)
 - B. Alta Survey (American Surveying & Mapping, undated, received 05/25/17)
 - C. Final Plat (HLC, dated 03/27/17, received 05/25/17)
2. The overall planned unit development approval and all subsequent amendments are still in effect. The area designated in the original PUD shall remain under unified control. Unified control of property under multiple-ownership needs to be documented and recorded via enforceable covenants. Work with staff to finalize and record this covenant document.
3. Final Plat of Subdivision:
 - a. The subdivision shall illustrate the overall lot “Part of Lot 2 Crystal Point Retail Center” to be subdivided with a new legal description for the remaining part of “Part of Lot 2 Crystal Point Retail Center” and legal descriptions for the new outlots.
 - b. Add a provision/easement to the plat for the shared common signs for access and maintenance.
 - c. Change PZC signature date to 2017.
4. As part of the plat of subdivision approval, new addresses are assigned for all existing buildings. The addresses are as follows:
 - a. Ace Hardware – 435 S. Main Street
 - b. Arby’s – 6000 Northwest Highway
 - c. Panera/Jamba Juice – 5950 Northwest Highway Units A-E
 - d. Five Guys/Starbucks – 5900 Northwest Highway Units A-E
 - e. XFinity – 5890-5892 Northwest Highway (mailing address is 5890 Northwest Hwy, two addresses assigned since it is a double unit)
 - f. Best Buy – 5880 Northwest Highway
 - g. “K-Mart” space – 5846 Northwest Highway
 - h. Ross Dress for Less – 5832 Northwest Highway
 - i. World Market – 5818 Northwest Highway
 - j. Fresh Market – 5808 Northwest Highway
 - k. LT Nails – 5800 Northwest Highway
 - l. Bed, Bath & Beyond – 5786 Northwest Highway
 - m. “Sports Authority” space – 5764 Northwest Highway
 - n. Vacant outlot – 5754 Northwest Highway
 - o. Boston Market – 5750 Northwest Highway
5. The petitioner must address all of the review comments and requirements of the Community Development, Fire Rescue, Police, and Public Works Departments, of the City’s Stormwater Consultant.

2017-15 Crystal Point SC – 6000 Northwest Hwy – Minor Subdivision



RECEIVED
MAY 25 2017
BY: 2017 15

Application for Minor Subdivision Approval

Application Number: _____	FOR OFFICE USE ONLY
Development Name: _____	
Date of Submission: _____	
Date of Resubmission: _____	

I. Applicant

Jeff Semler	IRC Retail Centers LLC.	
Name	Corporation	
814 Commerce Drive Suite 300		
Street		
Oak Brook	IL	60523
City	State	Zip Code
Jeff Semler	Agent for Landlord	877-206-5656
Contact Person	Relationship to Owner	Telephone Number
630-929-5412	semler@ircetailcenters.com	
Fax Number	E-mail address	

II. Owner of Property

IRC Crystal Point LLC.		
Name		
814 Commerce Drive Suite 300, Oak Brook IL 60523	877-206-5656	
Address	Telephone Number	

III. Development Team (if applicable)

Beth Brooks	877-206-5656	630-929-5412
Attorney	Telephone Number	Fax Number
814 Commerce Drive Suite 300, Oak Brook IL 60523		
Address	E-mail address	
Architect	Telephone Number	Fax Number
Developer	Telephone Number	Fax Number
Engineer	Telephone Number	Fax Number
Terry Van Alstine	815-344-3252	815-344-3257
Surveyor	Telephone Number	Fax Number

V. Signatures

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.

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 (see page 9).

DISCLOSURE OF BENEFICIARIES

1. Applicant: IRC Retail Centers
Address: 814 Commerce Drive Suite 300
Oak Brook IL 60523

2. Nature of Benefit sought: Minor Subdivision

3. Nature of Applicant (Please check one):

a. Natural Person	<input type="checkbox"/>	d. Trust/Trustee	<input type="checkbox"/>
b. Corporation	<input checked="" type="checkbox"/>	e. Partnership	<input type="checkbox"/>
c. Land Trust/ Trustee	<input type="checkbox"/>	f. Joint Venture	<input type="checkbox"/>

4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of applicant:
Delaware Limited Liability Company

5. If in your answer to Section 3 you checked box b, c, d, e or f, identify by name and address each person or entity which is a 5% shareholder in the case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of case of a joint venture, or who otherwise has a proprietary interest, interest in profits and losses or right to control such entity:

- a. G + I VIII MW Retail LLC 100%
- b. _____
- c. _____
- d. _____
- e. _____

6. Name, address and capacity of person making this disclosure on behalf of the applicant:
Jeff Semler, 814 Commerce Drive Suite 300, Oak Brook IL 60523

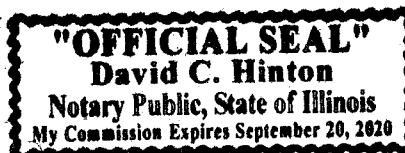
IMPORTANT NOTE: In the event your answer to Section 5 identifies entities other than a natural person, additional disclosures are required for each entity.

VERIFICATION

I, Jeffrey K Semler, being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make this disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Signature: [Signature]
Subscribed and Sworn to before me this 23rd day of MAY, 2007

David C. Hinton
Notary Public



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

IN THE MATTER OF THE PETITION
OF IRC Retail Centers LLC

LEGAL NOTICE

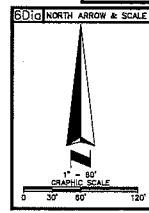
Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application by Jeff Selmer, on behalf of IRC Retail Centers LLC, for a Final Planned Unit Development Amendment, relating to the property at 6000 Northwest Highway in Crystal Lake, Illinois 60014. PIN: 19-04-351-009.

This application is filed for the purpose of seeking an amendment to an approved Final Planned Unit Development to allow the creation of five new outlots, pursuant to Article 5 and Article 9-200 E. 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 June 21, 2017, 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

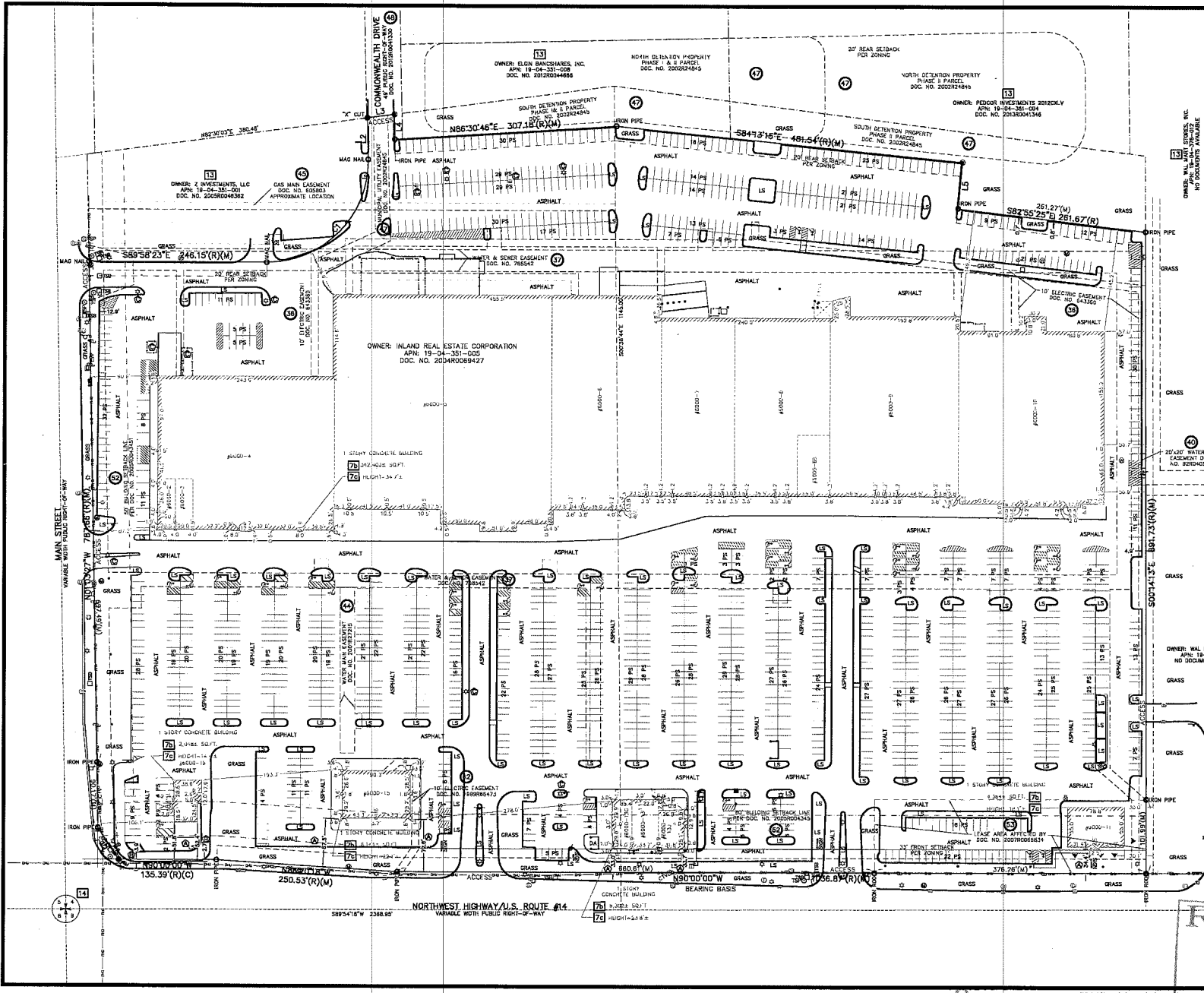
(Published in the Northwest Herald
on June 3, 2017) 1418994



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1(R)(C)	N33°13'38"W	52.61'
L2(R)(M)	N01°17'58"W	56.78'
L3(R)(C)	N82°30'03"E	37.72'
L4(R)(C)	S01°17'58"W	33.89'
L5(R)(C)	S05°22'22"W	64.97'

CURVE DATA				
NUMBER	RADIUS	DELTA	LENGTH	CHORD
C1(R)(M)	140.00'	91°19'35"	223.15'	200.27'
				N44°21'49"E

SOIL LEGEND AND ABBREVIATIONS	
[Symbol]	BUILDING OVERHANG/CANOPY
[Symbol]	CONCRETE SURFACE
[Symbol]	NO PARKING AREA
[Symbol]	MANICURED PARKING
[Symbol]	BOLLARD
[Symbol]	CABLE TV PEDESTAL
[Symbol]	CATCH BASIN
[Symbol]	ELECTRIC BOXES/STRUCTURES
[Symbol]	FIRE HYDRANT
[Symbol]	GAS UTILITY MARKER
[Symbol]	GRATE TOP STORM INLET
[Symbol]	GROUND LIGHT
[Symbol]	RUY ANCHOR
[Symbol]	LIGHT POLE
[Symbol]	MAIL BOX
[Symbol]	MANHOLE (UNNAMED)
[Symbol]	SANITARY MANHOLE
[Symbol]	SOIL
[Symbol]	STORM MANHOLE
[Symbol]	TELEPHONE BOXES/STRUCTURES
[Symbol]	TELEPHONE RISER
[Symbol]	TRAFFIC SIGNAL BOX
[Symbol]	UTILITY POLE
[Symbol]	WATER MANHOLE
[Symbol]	WATER VALVE
[Symbol]	FINDING MONUMENT AS NOTED
[Symbol]	3/4" X 7/8" IRON SCD. LWA.
[Symbol]	SECTION CORNER
[Symbol]	CALCULATED DATA
[Symbol]	DA
[Symbol]	LANDSCAPED AREA
[Symbol]	FIELD MEASURED DATA
[Symbol]	PARKING (BYEASIS)
[Symbol]	RECORD DESCRIPTION DATA
[Symbol]	SOFT SQUARE FEET
[Symbol]	UNLESS NOTED OTHERWISE
[Symbol]	CLEAN LINK FENCE
[Symbol]	OVERHEAD UTILITY LINE



OWNER: ALTA/ASM INC.
NO DOCUMENTS AVAILABLE

OWNER: WAL MARY STORES, INC.
APN: 19-04-378-012
NO DOCUMENTS AVAILABLE

60K ALTA/ASM LAND TITLE SURVEY
OF
CRYSTAL POINT
600 NORTHWEST HIGHWAY
MOCHERY COUNTY
CRYSTAL LAKE, ILLINOIS

ASM
AMERICAN SURVEYING & MAPPING, INC.
1011 W. MONROE ST., SUITE 200
MORRIS, ILLINOIS 62450
PHONE: (618) 255-7575
WWW.ASM-CORPORAL.COM

RECEIVED
MAY 25 2017
BY: _____

2017 15

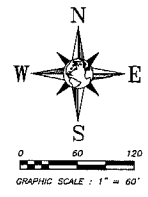
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MAY 25 2017

2017 15

FINAL PLAT OF THE
**OUTLOTS RESUBDIVISION OF LOT 2
OF CRYSTAL POINT RETAIL CENTER**

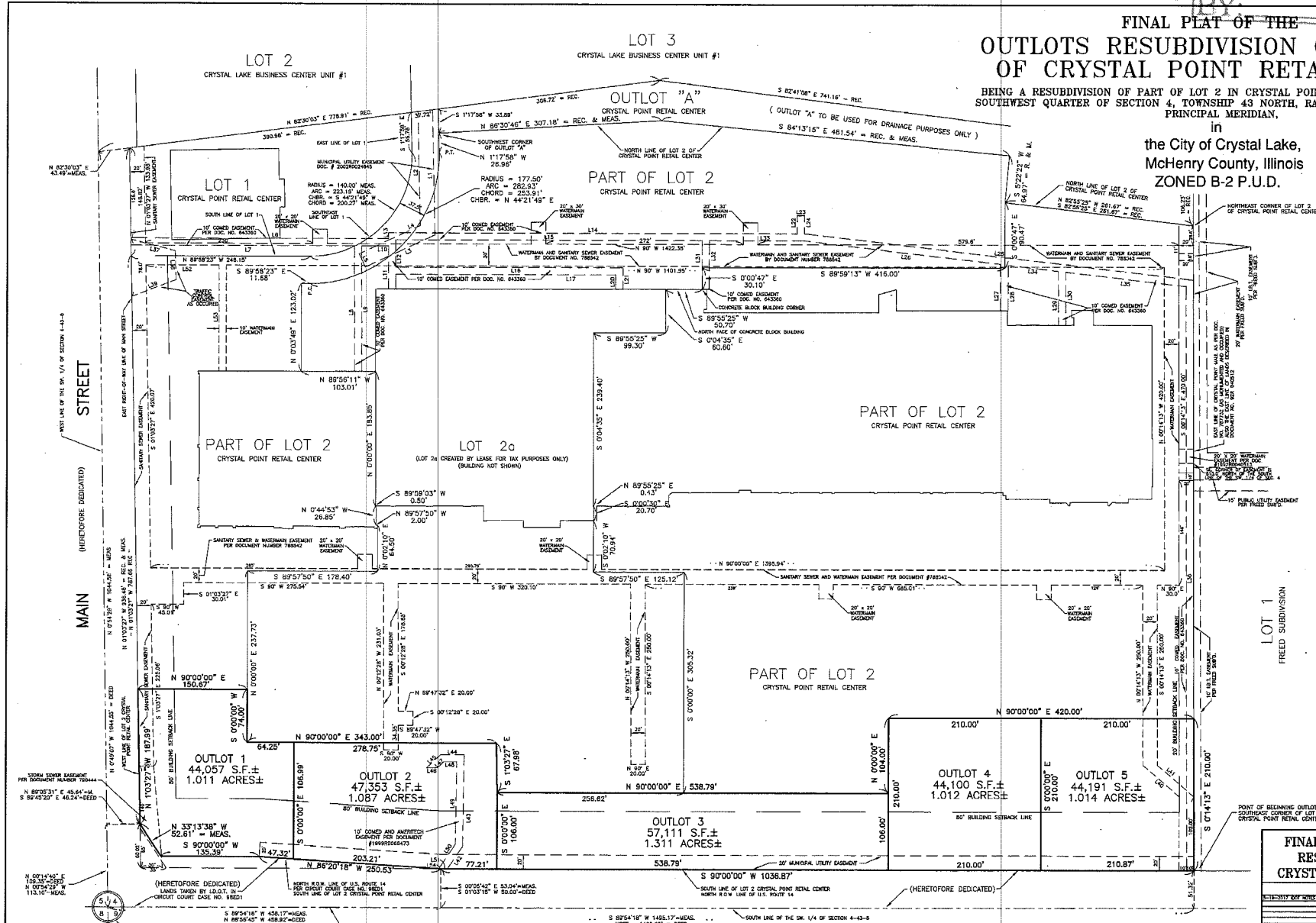
BEING A RESUBDIVISION OF PART OF LOT 2 IN CRYSTAL POINT RETAIL CENTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN,

in
the City of Crystal Lake,
McHenry County, Illinois
ZONED B-2 P.U.D.



LINE CHART

LINE #	BEARING	DISTANCE
L1	S 01°13'00" E	174.80
L2	N 01°13'00" W	150.60
L3	S 89°14'00" W	109.44
L4	S 02°14'00" E	282.36
L5	N 24°44'24" W	20.00
L6	N 90°00'00" E	251.68
L7	N 90°00'00" E	107.50
L8	S 02°13'06" E	174.41
L9	S 02°13'06" E	174.40
L10	N 90°00'00" E	17.00
L11	S 02°13'06" E	39.36
L12	S 02°13'06" E	39.36
L13	S 02°13'06" E	8.00
L14	N 90°00'00" E	362.62
L15	N 90°00'00" E	428.80
L16	N 90°00'00" E	319.53
L17	N 90°00'00" E	309.50
L18	S 02°00'00" E	132.74
L19	N 90°06'10" W	49.74
L20	S 02°06'30" E	25.00
L21	N 90°00'00" E	17.00
L22	N 90°00'00" E	35.00
L23	S 02°06'30" E	37.00
L24	N 90°00'00" E	37.24
L25	N 90°00'00" E	37.24
L26	S 02°14'15" E	63.41
L27	N 02°28'15" W	62.13
L28	S 02°14'15" E	74.54
L29	S 02°14'15" E	73.50
L30	S 02°06'30" E	66.50
L31	S 02°06'30" E	66.57
L32	N 90°00'00" E	131.00
L33	N 90°00'00" E	120.66
L34	N 90°00'00" E	166.89
L35	N 90°00'00" E	166.89
L36	S 02°14'15" E	63.41
L37	S 02°06'30" E	62.82
L38	S 02°06'30" E	40.00
L39	S 02°06'30" E	65.19
L40	S 02°06'30" E	65.06
L41	S 02°06'30" E	65.06
L42	N 90°00'00" E	137.51
L43	N 02°06'46" E	156.30
L44	S 89°49'27" W	32.14
L45	S 89°49'27" W	28.57
L46	N 89°49'27" W	14.89
L47	S 89°49'27" W	11.86
L48	S 89°49'27" W	11.87
L49	N 5°50'48" E	113.21
L50	N 90°00'00" E	41.97
L51	N 90°00'00" E	9.13
L52	N 90°00'00" E	106.97
L53	S 02°00'00" E	147.73
L54	N 90°00'00" E	2.87



ILLINOIS DEPARTMENT OF TRANSPORTATION NOTES:
1. THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO U.S. ROUTE 14 FROM OUTLOTS 1, 2 & 3.
2. THERE SHALL BE AT MOST ONE VEHICULAR ACCESS (RESIDENTIAL ROAD) TO U.S. ROUTE 14 FROM OUTLOTS 3 AND ONE SHARED VEHICULAR ACCESS (CRYSTAL POINT ROAD) TO U.S. ROUTE 14 FROM OUTLOTS 3 & 4.
3. ALL OTHER ACCESS SHALL BE FROM INTERNAL CIRCULATION.

P.L.N. #19-04-351-005
Sheet 1 of 3

FINAL PLAT OF THE OUTLOTS
RESUBDIVISION OF LOT 2
CRYSTAL POINT RETAIL CENTER

REVISIONS

NO.	DATE	DESCRIPTION
1	03/14/17	ISSUED FOR PERMITS

DRAWN BY: TMA
CHECKED BY: MWR
LOT CHECK BY: TMA
DATE: 3-27-2017

SCALE: 1" = 60'

JOB NO. 2017-042 FP1

MLC SURVEYING
CONSULTANTS
1442
1442
1442

FINAL PLAT OF THE
OUTLOTS RESUBDIVISION OF LOT 2
OF CRYSTAL POINT RETAIL CENTER

BEING A RESUBDIVISION OF PART OF LOT 2 IN CRYSTAL POINT RETAIL
CENTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 43
NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN,

in
the CITY of CRYSTAL LAKE,
McHENRY COUNTY, ILLINOIS.
Zoned B-2 P.U.D.

Public Utility Easement (PUE) Provisions

An easement for serving the subdivision and other property with electric and communication services is hereby reserved for and granted to
Commonwealth Edison Company,
Cable Television Company of Franchisees

TRACT, CREVICES

That the respective easements and easements, utility and electric, to install, operate, maintain, and repair, from time to time, facilities used for the conveyance of electrical and underground transmission and distribution of electricity and water and sewage in, over, under, across, along and upon the surface of the property shown within the center or defined lines on the plat and surface "Easement" or "TRCT", the property designated in the Declaration of Condominium under an FDU plat as "Common Elements", and the property designated on the plat as "Common Area or Area", and the property designated on the plat for streets and alleys, whether public or private, together with the right to install, operate, maintain, and repair, from time to time, the surface of each lot and easement area or areas to serve improvements thereon, or on adjacent lots, and easement area or areas, the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights herein granted, and the right to enter upon the subdivision property for all such purposes, shall not be placed over greater facilities or to, upon or over the property within the defined lines marked "Easement" or "TRCT" without the prior written consent of grantee. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in Section 201 of the Act and in relation to condominiums (Illinois Revised Statutes, Ch. 260, par. 201(a)) as amended from time to time.

The term "Common Area or Area" is defined as a lot, parcel, or area of real property, the beneficial use and enjoyment of which is reserved to, made as an appurtenance to, the separately owned lots, parcels or areas within the planned development, and through such areas may be otherwise designated on the plat by terms such as "walkway", "common driveway", "open space", "open area", "common street", "parking and access area", "common area or area" and "Common Elements" includes real property appurtenant to the area of easement and walkway, but excludes that property physically occupied by a building, surface structure, structure or structure with a pool or retention pond or mechanical equipment.

Installation of facilities will be done by Grantee at cost of Grantee/End User, upon written request.

An easement is hereby reserved for and granted to MHD, its successors and assigns, to install, operate, maintain, and repair, from time to time, facilities used for the conveyance of electrical and underground transmission and distribution of electricity and water and sewage in, over, under, across, along and upon the surface of the property shown within the center or defined lines on the plat and surface "Easement", "Common Area or Area", and "TRCT" and that the property designated in the Declaration of Condominium under an FDU plat as "Common Elements" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install, operate, maintain, and repair, from time to time, the surface of each lot and easement area or areas to serve improvements thereon, or on adjacent lots, and easement area or areas, the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights herein granted, and the right to enter upon the property for all such purposes. Hereinafter shall not be placed over greater facilities or to, upon or over the property identified on this plat for utility purposes without the prior written consent of MHD. After installation of any such facilities, the grade of the property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in Section 201(a) of the "Condominium Property Act" (Illinois Compiled Statutes, Ch. 260, sec. 201(a)) as amended from time to time.

The term "Common Area or Area" is defined as a lot, parcel, or area of real property, the beneficial use and enjoyment of which is reserved to, made as an appurtenance to, the separately owned lots, parcels or areas within the property, even though such areas may be designated on the plat by other terms.

Municipal Utility Easement (MUE) Provisions

Drainage Utility Easement (MUE) Provisions: An easement for serving the subdivision and other property with domestic water, sanitary sewer and storm water drainage is hereby reserved for and granted to the City of Crystal Lake, Illinois, their successors and assigns, to install, operate, maintain, electric, gas and water facilities used in connection with sewer and water mains, by, under, over, across, along and upon the surface of the property shown on the plat within the areas marked as "Municipal Utility Easement" (MUE) and that the property designated on the plat is dedicated for easement purposes to the right to install, operate, maintain, and repair, from time to time, the surface of each lot and easement area or areas to serve improvements thereon, or on adjacent lots, and Common Area or Area, the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights herein granted, and the right to enter upon the property for all such purposes. Hereinafter shall not be placed over greater facilities or to, upon or over the property identified on this plat for utility purposes without the prior written consent of the City of Crystal Lake. After installation of any such facilities, the grade of the property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

Each individual utility or other party accepting title as an owner of a Municipal Utility Easement (MUE) shall immediately be deemed to have accepted and agreed, jointly and severally, to maintain the surface of the Municipal Utility Easement which is located on and over the property as shown on the plat within the areas marked as "Municipal Utility Easement" (MUE) and that the property designated on the plat is dedicated for easement purposes to the right to install, operate, maintain, and repair, from time to time, the surface of each lot and easement area or areas to serve improvements thereon, or on adjacent lots, and Common Area or Area, the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights herein granted, and the right to enter upon the property for all such purposes. Hereinafter shall not be placed over greater facilities or to, upon or over the property identified on this plat for utility purposes without the prior written consent of the City of Crystal Lake. After installation of any such facilities, the grade of the property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The City of Crystal Lake is responsible for installing water services between the water main, and water service line. The property owner under the property owner's responsibility is responsible for the installation of the water service line to the water service line.

Only joint/individual ownership of the MUE is permitted by public utilities. For MUE's, any other use of the MUE is prohibited.

GRANT OF JOINT ACCESS AND PARKING EASEMENT

Each of the fee simple title owners of Lots 1 and 2 of Crystal Point Retail Center and any resubdivisions of Lots 1 and 2, together with their successors and/or assigns, any/all tenants, licensees, and their business invitees, licensees and employees of said lots on any part thereof, shall have the right-of-way for the purposes of ingress, egress, and parking of all times in common with each other for maintenance and parking of all times in and upon all driveways and walkable surfaces as may be established and exist from time to time on said lots, in order to protect the public's safety and integrity of this easement by developing and maintaining a more direct, direct driveway and walkable surface across their properties.

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS

S.S.

COUNTY OF McHENRY

I, _____, as Executive Vice President of IRC Retail Centers LLC, who is the sole member of IRC Crystal Point, L.L.C., hereby certify that IRC Crystal Point, L.L.C. is the legal owner of a portion of land described on the plat drawn and shown hereon as resubdivided, that IRC Crystal Point, L.L.C. has caused said land to be surveyed, subdivided, staked and plotted as shown hereon, for the purpose of having this plat recorded, as provided by law, and, as the Owners, does hereby state that to the best of its knowledge, all of the resubdivided portions lie within: Crystal Lake Community Consolidated School District #47
Crystal Lake High School District #155

Dated this _____ day of _____ 2017

OWNER: _____
By: Peder F. Finberg, P.E.
Licensed Professional Engineer
Illno No. 02-22054
Expires - 11-30-17

OWNER: IRC Crystal Point, L.L.C., a Delaware limited liability company, its sole member

By: Midwest Retail Mezz LLC, a Delaware limited liability company, its sole member
By: IRC Retail Centers LLC, a Delaware limited liability company, its sole member
by Authorized Signatory, Title _____

By: _____

Name: _____

Title: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS

S.S.

COUNTY OF DUPage

I, _____, a Notary Public in and for said County and State aforesaid, do hereby certify that _____ is the Executive Vice President of IRC Retail Centers LLC, who is the sole member of Midwest Retail Mezz LLC, who is the sole member of IRC Crystal Point, L.L.C., hereby certifies that IRC Crystal Point, L.L.C., is personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the foregoing instrument on behalf of IRC Crystal Point, L.L.C. as the free and voluntary act of such entity for the uses and purposes therein set forth.

Given under my hand and Notarial seal this _____ day of _____, 2017.

Notary Public (seal) _____

Commission Expires _____

LENDERS CERTIFICATES

WELLS FARGO BANK, N.A. a national banking association

By: _____

Name: _____

Title: _____

ATHENS ANNUITY AND LIFE COMPANY

Athens Asset Management, L.P., its investment advisor

AAA GP Ltd., its general partner

By: _____

Name: _____

Title: _____

ATHENS ANNUITY & LIFE ASSURANCE COMPANY

Athens Asset Management, L.P., its investment advisor

AAA GP Ltd., its general partner

By: _____

Name: _____

Title: _____

MIDLAND NATIONAL LIFE INSURANCE COMPANY

Athens Asset Management, L.P., its investment advisor

AAA GP Ltd., its general partner

By: _____

Name: _____

Title: _____

LENDERS CERTIFICATES

APOLLO TR COMMERCIAL REAL ESTATE DEBT LLC

By: Apollo Total Return Management, LLC, its investment manager

Name: _____

Title: _____

OPPENHEIMER GLOBAL STRATEGIC INCOME FUND

Apollo Credit Management, LLC, as its investment sub-sub advisor

By: _____

Name: _____

Title: _____

IVY APOLLO STRATEGIC INCOME FUND

Apollo Credit Management, LLC, as its investment sub-sub advisor

By: _____

Name: _____

Title: _____

IVY APOLLO MULTI ASSET INCOME FUND

Apollo Credit Management, LLC, as its investment sub-sub advisor

By: _____

Name: _____

Title: _____

FINAL PLAT OF THE OUTLOT
RESUBDIVISION OF LOT 2 OF
CRYSTAL POINT RETAIL CENTER

REVISIONS			
DRAWN BY: TYA		SCALE: N/A	
CHECKED BY: MWR		DATE: 3-30-2017	
LOT CHECK BY: TYA			
JOB NUMBER: 2017-042 FP2			



SHEET 2 OF 3

2501 S. 104TH STREET, SUITE 100, OKLAHOMA CITY, OKLAHOMA 73160
TEL: 405-275-1234 FAX: 405-275-1235
WWW.HLCSURVEYING.COM

FINAL PLAT OF THE OUTLOTS RESUBDIVISION OF LOT 2 OF CRYSTAL POINT RETAIL CENTER

BEING A RESUBDIVISION OF PART OF LOT 2 IN CRYSTAL POINT RETAIL
CENTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 43
NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN.

in
the CITY OF CRYSTAL LAKE,
McHENRY COUNTY, ILLINOIS.
Zoned B-2 P.U.D.

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS S.S.
COUNTY OF McHENRY

Approved by the City Council of the City of Crystal Lake, Illinois
this _____ day of _____, 2017. A.D.

Mayer _____

Attest: City Clerk _____

PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS S.S.
COUNTY OF McHENRY

_____, Chairman of the Crystal Lake
Planning and Zoning Commission, do hereby certify that on this
day of _____, 2015, this plat of
resubdivision was duly approved by the Planning and Zoning
Commission of the City of Crystal Lake.

Chairman _____

ILLINOIS DEPARTMENT OF TRANSPORTATION

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF
TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO
PART 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS",
AS AMENDED. A PLAT THAT MEETS THE REQUIREMENTS CONTAINED
IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS
TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

ANTHONY OUGLEY, P.E. DATE _____
REGION ONE ENGINEER
DEPUTY DIRECTOR OF HIGHWAYS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS S.S.
COUNTY OF McHENRY

We, Heritage Land Consultants, LLC - HLC Surveying, do hereby certify that we have surveyed and subdivided the premises as described
and as shown by the plat, which is a representation of said survey and subdivision. All distances are shown in feet and decimal parts
thereof, dimensions as shown along curves are arc definition and the resubdivision is legally described as:

THAT PART OF LOT 2 IN CRYSTAL POINT RETAIL CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 4,
TOWNSHIP 43 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 1, 2005 AS
DOCUMENT NUMBER 200506043451 IN McHENRY COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF
SAID LOT 2; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS ALONG THE SOUTH LINE OF SAID LOT 2, FOR A DISTANCE OF
1036.87 FEET TO A JOG POINT IN SAID SOUTH LINE OF LOT 2; THENCE NORTH 88 DEGREES, 29 MINUTES, 18 SECONDS WEST ALONG SAID
SOUTH LINE OF LOT 2, FOR A DISTANCE OF 205.53 FEET TO A JOG POINT IN SAID SOUTH LINE OF LOT 2; THENCE NORTH 80 DEGREES,
00 MINUTES, 00 SECONDS WEST ALONG SAID SOUTH LINE OF LOT 2, FOR A DISTANCE OF 133.39 TO A JOG POINT IN SAID SOUTH LINE OF
LOT 2; THENCE NORTH 33 DEGREES, 13 MINUTES, 38 SECONDS WEST ALONG SAID SOUTH LINE OF LOT 2, FOR A DISTANCE OF 52.81 FEET
TO A POINT ON THE WEST LINE OF SAID LOT 2; THENCE NORTH 1 DEGREE, 03 MINUTES, 27 SECONDS WEST ALONG SAID WEST LINE OF
LOT 2, FOR A DISTANCE OF 187.89 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 150.87 FEET; THENCE SOUTH 0
DEGREES, 00 MINUTES, 00 SECONDS WEST, 74.00 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 343.00 FEET;
THENCE SOUTH 1 DEGREE, 03 MINUTES, 27 SECONDS EAST, 67.88 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST,
258.79 FEET; THENCE NORTH 0 DEGREES, 00 MINUTES, 00 SECONDS EAST, 104.00 FEET; THENCE NORTH 80 DEGREES, 00 MINUTES, 00
SECONDS EAST, 420.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2; THENCE SOUTH 0 DEGREES, 14 MINUTES, 13 SECONDS EAST
ALONG SAID EAST LINE OF LOT 2, FOR A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINING 8.4355 ACRES,
MORE OR LESS, IN THE CITY OF CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS.

We, further certify that this professional service conforms to the current Illinois minimum standards for a boundary survey and that
concrete monuments will have been set at opposing subdivision corners and 5/8" iron rods or iron nails will have been set at lot
corners and points of alignment change as required by the Plot Act (Illinois Revised Statutes 2005, 765/2C, 205/0.01).

We, further certify that based upon examination of Flood Insurance Rate Map for McHenry County, Panels 17111C0327J and 17111C0335J
with an effective dated November 16, 2005 shows this property to be located in Zone X areas determined to be outside the 0.2%
chance of annual flooding.

We, further certify that this property is located within the corporate limits of the City of Crystal Lake, Illinois.

Dated this the 30th, day of March, 2017 at McHenry, Illinois.

Terry L. Van Alstine
Illinois Professional Land Surveyor No. 35-3055
License expires : 11-30-2018

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS S.S.
COUNTY OF McHENRY

I, _____ County Clerk
in McHenry County, Illinois, do hereby certify that there are no
delinquent general taxes, no unpaid current general taxes, no
unpaid forfeited taxes and no redeemable tax sales against any
of the land included in the annexed plat.

I further certify that I have received all statutory fees in
connection with the annexed plat.

Given under my hand and seal of the County of Woodstock, Illinois
this _____ day of _____, 2017.

_____ McHenry County Clerk

RECORDER'S CERTIFICATE

STATE OF ILLINOIS S.S.
COUNTY OF McHENRY

This instrument filed for record in the Recorder's Office of McHenry
County, Illinois on this _____ day of _____, 2017. A.D.
at _____ o'clock _____ M. and recorded as Document No. _____

_____ McHenry County Recorder

PLAT SUBMITTED BY CERTIFICATE

The person listed in the following note is hereby granted
permission to record this plat of behalf of Terry L. Van Alstine,
Illinois Professional Land Surveyor.

Signed: _____

This plat presented by, as listed below for recording:

NAME _____
BUSINESS _____
ADDRESS _____
CITY _____
STATE/ZIP _____
DATE _____

SHEET 3 OF 3

FINAL PLAT OF THE OUTLOT RESUBDIVISION OF LOT 2 OF CRYSTAL POINT RETAIL CENTER

REVISIONS

DRAWN BY: T/A		SCALE: N/A	
CHECKED BY: MWR		DATE: 3-30-2017	
LOT CHECK BY: T/A			
JOB NUMBER : 2017-042 FFS			
DSC 1 04184 PLS NO 1841847 DSC 1 170227 FILE 1 17041 193			

