



**#2017-47**

## **Crystal Point Final PUD Amendment - STEINHAFELS Project Review for Planning and Zoning Commission**

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<b><u>Meeting Date:</u></b>	January 3, 2018
<b><u>Request:</u></b>	Final Planned Unit Development Amendment to allow exterior changes including additional signage to the facade.
<b><u>Location:</u></b>	5846 Northwest Highway
<b><u>Acreage:</u></b>	Approximately 100,000-square-foot tenant space
<b><u>Existing Zoning:</u></b>	B-2 PUD General Commercial
<b><u>Surrounding Properties:</u></b>	North: B-2 PUD General Commercial South: B-2 PUD General Commercial East: B-2 PUD General Commercial West: B-2 PUD General Commercial
<b><u>Staff Contact:</u></b>	Elizabeth Maxwell (815.356.3615)

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### **Background:**

- The Crystal Point Shopping Center was built and annexed to Crystal Lake in the 1970s. It started as an enclosed 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.
- Steinhafels plans to occupy the former Kmart space. This is an approximately 100,000 square foot space with 300 lineal feet of frontage.
- This tenant space will be redeveloped to include modern upgrades, new furniture showroom and new signage.
- Since their opening in 1934, Steinhafel's Furniture has been providing quality home furnishings, mattresses, and home décor accommodating a wide variety of tastes and budgets. They are a mid-priced chain serving Wisconsin and northern Illinois with 17 Steinhafels stores. They operate eight stores in the Milwaukee area; four in the Madison area; two in the Kenosha area; one in Appleton and Janesville; and one in Vernon Hills, Illinois.

### **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.

PUD Changes

- No changes are proposed to the approved site layout for the center.
- Renovations to this space include adding a series of storefront windows, installation of awnings, revitalization of the dated elevation including materials, colors and design style, construction of a large cornice top cap over the west section of the storefront, and new signage.
- Additional amendments to the loading docks are planned, which include removal of three docks and adding in showroom/office windows and relocation of the dock.
- KMart was approved for 288 square feet of signage. Steinhafels is requesting a total of 571 square feet of signage that would be evenly spaced on the long facade.

**Findings of fact:**

**FINAL PLANNED UNIT DEVELOPMENT AMENDMENT**

The petitioner is requesting approval of a Final Planned Unit Development Amendment to allow the exterior façade and signage changes. The purpose of a Planned Unit Development 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. The proposed amendment enhances the character of the center and allows for a new and unique design for this specific tenant.

**Design Criteria**

The UDO specifies specific design criteria for new development. There are 10 criteria groups and the site must meet a minimum of 6 of those. Staff has reviewed the proposed development against the standards listed and has made a determination that the project meets 10 of 10 of the criteria. The results are as follows:

1. Building Form  
 *Meets*             *Does not meet*             *Not Applicable*
2. Building Massing and Articulation  
 *Meets*             *Does not meet*             *Not Applicable*
3. Rooflines and Parapets  
 *Meets*             *Does not meet*             *Not Applicable*
4. Building Materials  
 *Meets*             *Does not meet*             *Not Applicable*
5. Roof Materials  
 *Meets*             *Does not meet*             *Not Applicable*

6. Building Colors  
 *Meets*       *Does not meet*       *Not Applicable*
7. Building Fenestration  
 *Meets*       *Does not meet*       *Not Applicable*
8. Entrance Design  
 *Meets*       *Does not meet*       *Not Applicable*
9. Canopy/Awning Design  
 *Meets*       *Does not meet*       *Not Applicable*
10. Overall Façade Design  
 *Meets*       *Does not meet*       *Not Applicable*

**Planned Unit Development Variations**

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.

*Specific variation as part of the PUD*

The petitioner is asking for a variation for signage in conjunction with their PUD request.

Article 4-1000 Sign Variation to allow 571 square feet of wall signage.

- This site is a PUD and qualifies for PUD bonus signage:
  - 1.5 SF signage for every lineal foot of frontage up to 250 SF. (250)
  - Additional 10 SF of signage for every 100 lineal feet beyond the first 166 lineal feet of frontage. (+10)
  - 10 SF of signage for every character in the name beyond the first 9 maxing out at 14. (+50)
  - $250 + 10 + 50 = 310$  square feet of signage is permitted per UDO PUD allowances.
- The Common Sign Plan for the Crystal Point Shopping Center would allow up to 288 square feet of wall signage for this space, as that is what BigK was granted.

There are a few +100,000 square-foot retail boxes in the City. Those that we do have, such as Home Depot and Walmart, have 413 sf and 732 sf of total wall signage, respectively. Those business names also have fewer letters and better name recognition in the Illinois market. Steinhafels Furniture Store, the full store name, is necessary so that the region's consumer can become educated on what the Steinhafels name means.

Given the square footage of the store, the lineal frontage (~500 feet), the length of 'Steinhafels Furniture Store' name, and the relative obscurity of the Steinhafels brand in the Illinois market, the additional square, permitted for this tenant space only, would be beneficial.

**Comprehensive Land Use Plan 2020 Vision Summary Review:**

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future retail and service businesses. 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

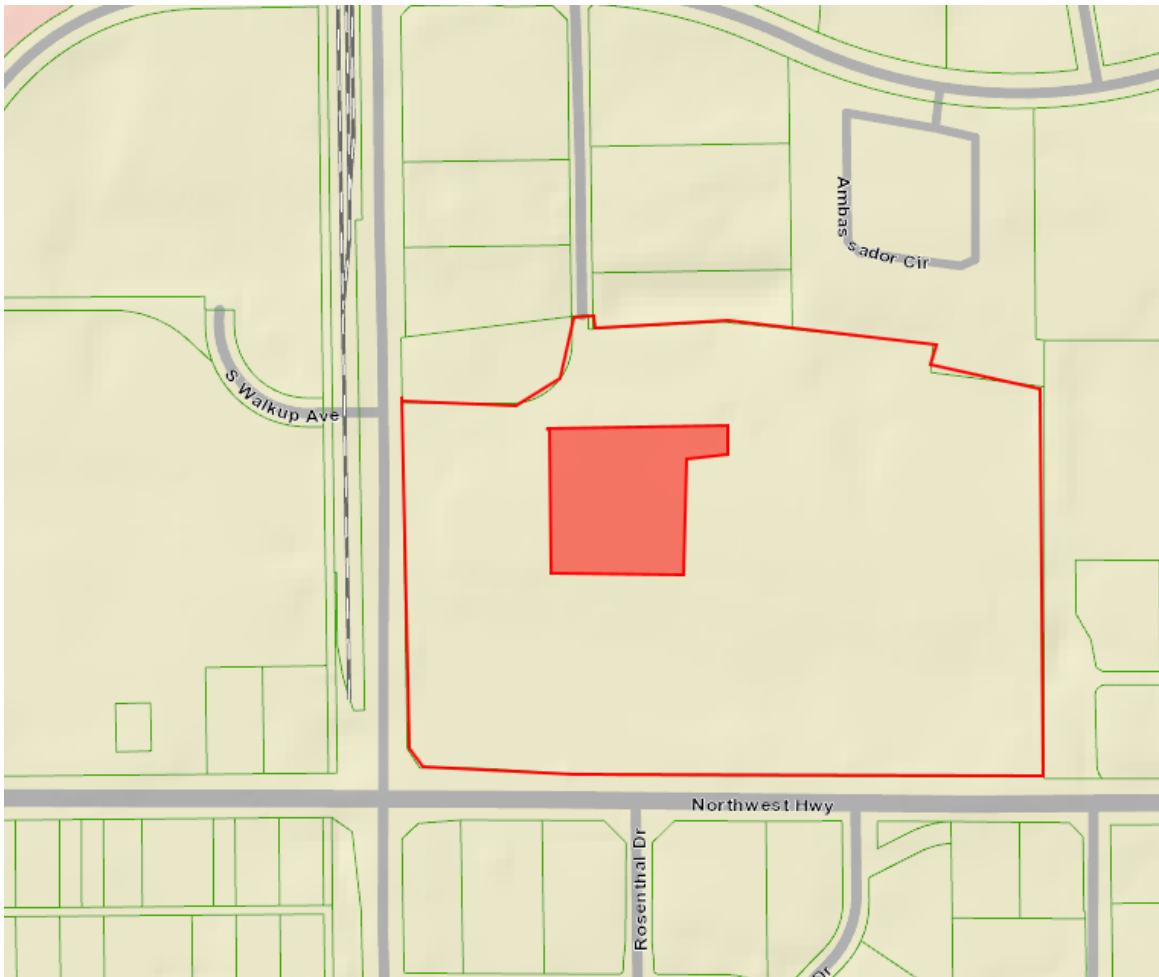
**Goal:** Establish funding sources and work with property owners to assist with and encourage the redevelopment or commercial areas.

**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 12/05/17)
  - B. Narrative (PFDA Architects, dated 12/01/17, received 12/05/17)
  - C. Elevation with Signage (PFDA Architects, dated 12/01/17, received 12/05/17)
  - D. Floor Plan (PFDA Architects, dated 11/28/17, received 12/05/17)
  - E. Alta Survey (American Surveying & Mapping, dated 03/24/16, received 12/05/17)
2. The overall planned unit development approval and all subsequent amendments are still in effect, as applicable.
3. The petitioner must address all of the review comments and requirements of the Community Development, Fire Rescue, Police, and Public Works Departments.

2017-47 – Steinhafer's (Crystal Point Shopping Center)



# City of Crystal Lake Development Application

2017-47  
Received 12-5-17

Office Use Only

File # \_\_\_\_\_

Project Title: STEINHAFELS TENANT - CRYSTAL POINT MALL

## 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: JEFF BROWNELL - PFOA ARCH.

Address: 2803 HOUTERFIELD RD  
OAK BROOK, IL 60523

Phone: 312 795-1245

Fax: 312 795-6123

E-mail: JBROWNELL@PFOA.IL.COM

## Owner Information (if different)

Name: PAM SULLINS - IPC RETAIL

Address: 814 COMMERCIAL DR.  
OAK BROOK, IL 60523

Phone: 630 451-8559

Fax: 630 812-7999

E-mail: SULLINS@IPCROBAINCENTERS.COM

## Property Information

Project Description: FACADE REMODEL FOR NEW STEINHAFEL  
TENANT IN FORMER KUMAT BUILDING, REMODEL  
INCLUDES NEW STOREFRONT WINDOWS, MODIFICATIONS  
TO EIKS TRIM & ALSO PANEL & SECONDARY SIGN.

Project Address/Location: 6000 NORTHWEST HWY -  
FORMER KUMAT TENANT SPACE, CRYSTAL  
POINT MALL

PIN Number(s): 19-04-351-010

**Development Team**

Please include address, phone, fax and e-mail

Developer: IPC RETAIL CENTERS - PAM SULLIVAN

Architect: PFDA ARCHITECTS - JEFF BROWNE

Attorney: NA

Engineer: NA

Landscape Architect: NA

Planner: ELIZABETH MAXWELL

Surveyor: AMERICAN SURVEYING & MAPPING

Other: \_\_\_\_\_

**Signatures**

Jeffrey Browne Jeffy Buell 12-1-17  
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.

Pam Sullivan Pamela Sullivan 12-1-17  
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.

12/1/17





## **PUD Amendment Scope of work Narrative;**

2017-47  
Received 12-5-17

### **Proposed Steinhafels**

**Crystal Point Shopping Center  
6000 Northwest Hwy.- Unit 05  
Crystal Lake, IL 60014**

Following is a construction scope narrative for the Landlord build-out of the proposed Steinhafels Furniture store in the former 99,429sf Kmart building at Crystal Point shopping center in Crystal Lake Illinois. The tenant build-out will include a complete interior remodel but this narrative will focus on the exterior building improvements.

### **Existing Building;**

The existing building is a one-story retail building formerly occupied by Kmart which is part of an in-line shopping center originally constructed in 1972 which had a façade remodel in 2001. The tenant space has an existing main entry feature with vestibule that faces south. The shell building is constructed with 12” wide concrete block perimeter bearing walls on poured concrete foundations. The existing space has an auto center bay with garage doors and outdoor garden center enclosures at the rear. There is an existing recessed loading dock platform for two trucks at rear of building but trucks do not engage with building.

### **Proposed Exterior Alterations;**

The front elevation of building will be modified to add storefront windows under the existing canopy and also on the blank wall west of the entry. Metal awnings will be installed over the new windows on front wall which is not covered by the existing canopy. The existing EIFS sign band area will be overlaid to eliminate the existing checkerboard reveals and arches. The tenant needs a flush/ clean wall area to install new signage. A new entry sign and secondary signs will be installed per elevation for a total sign area of 571 sf. The parapet height at new secondary wall sign will be increased by approximately 4’-0” to break-up existing blank wall elevation. The existing metal coping caps will be repainted to accent the top of the building. New decorative wall sconces will be installed on masonry piers and EIFS will be repainted.

The rear elevation modifications will include the removal of the six (6) auto center roll-up garage doors. Three (3) of the doors will be replaced with high storefront windows for light. The rear garden center roof canopy and chain link fencing will be removed. The existing recessed loading dock which unloads onto an exterior platform will be removed and infilled. A new recessed loading dock will be installed perpendicular with rear wall of building so unloading trucks will be engaged with rear wall.



**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 Brownell, on behalf of Pam Sullins with IRC Retail Centers LLC, for a Final Planned Unit Development Amendment, relating to the property at 5846 Northwest Highway in Crystal Lake, Illinois 60014.

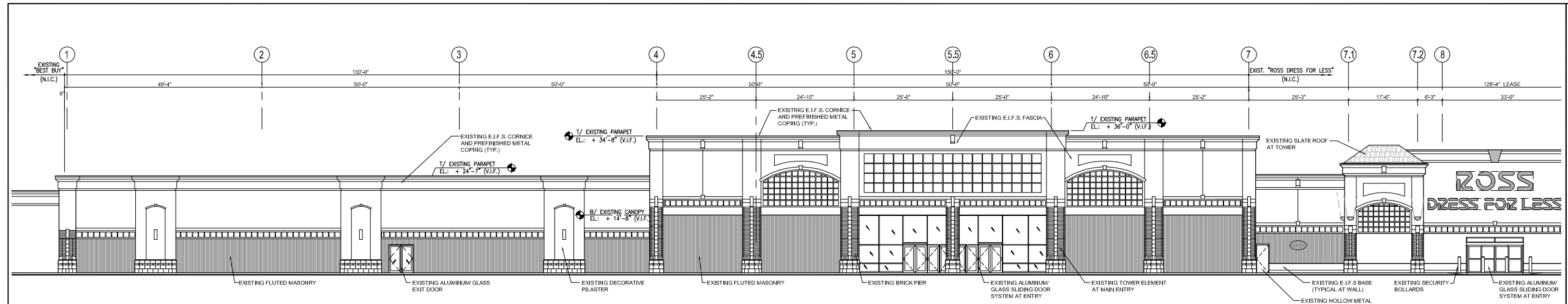
PIN: 19-04-351-010.

This application is filed for the purpose of seeking an amendment to an approved Final Planned Unit Development to allow changes to the exterior architecture and appearance of the facade including a variation for the signage, pursuant to Article 4-500, Article 4-1000 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, January 3, 2018, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

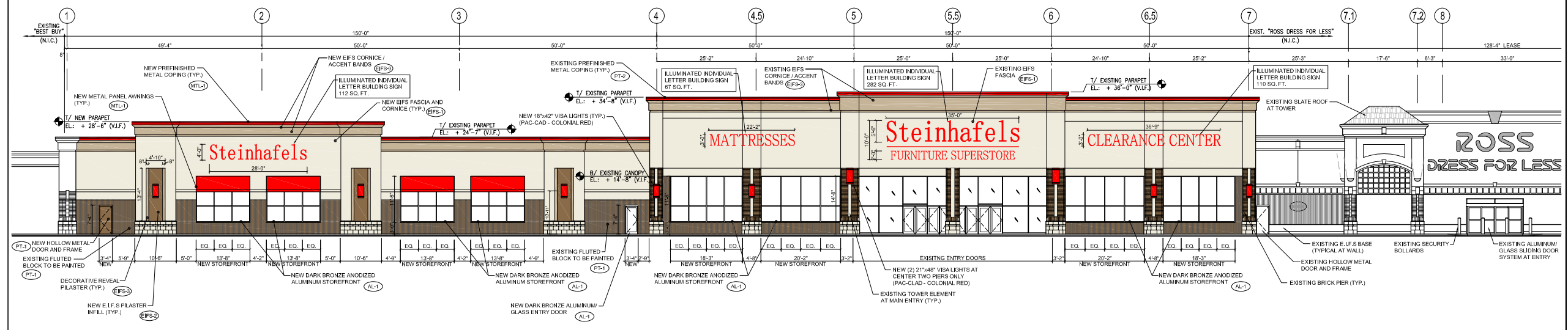
Tom Hayden, Chairperson  
Planning and Zoning Commission  
City of Crystal Lake  
(Published in the Northwest Herald  
on December 19, 2017)  
1490823

2017-47  
Received 12-5-17

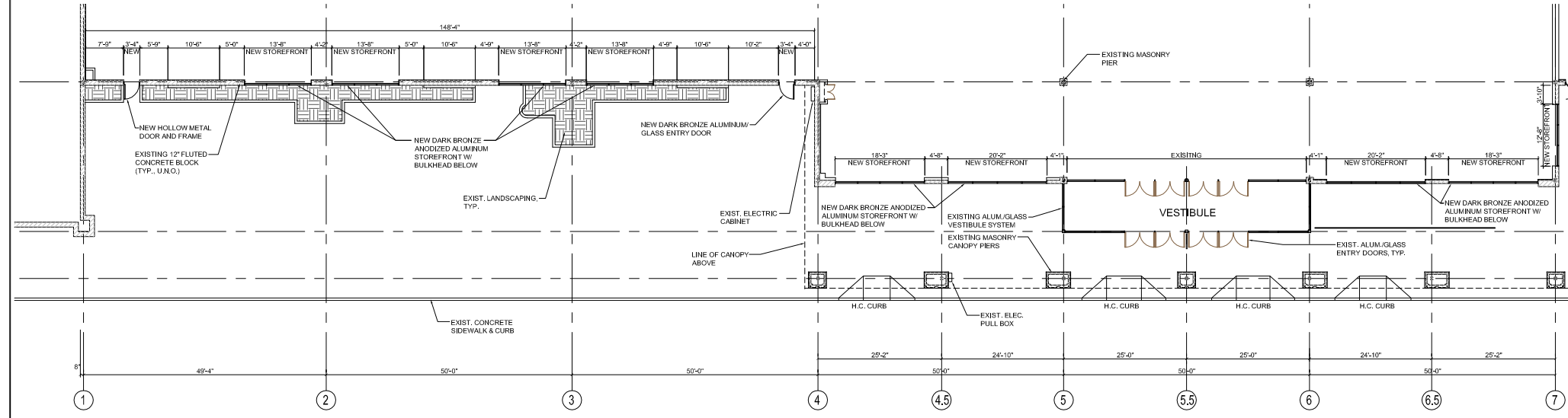
NO.	DATE	DESCRIPTION
11.17.17		ELEVATION REVISIONS
11.14.17		SIGN REVISIONS
11.09.17		ELEVATION MARKUPS
10.25.17		AS-BUILT FLOOR PLAN



**1 AS-BUILT EXTERIOR ELEVATION**  
AS1.1 SCALE: 3/32"=1'-0"



**2 NEW PROPOSED EXTERIOR ELEVATION**  
AS1.1 SCALE: 3/32"=1'-0"

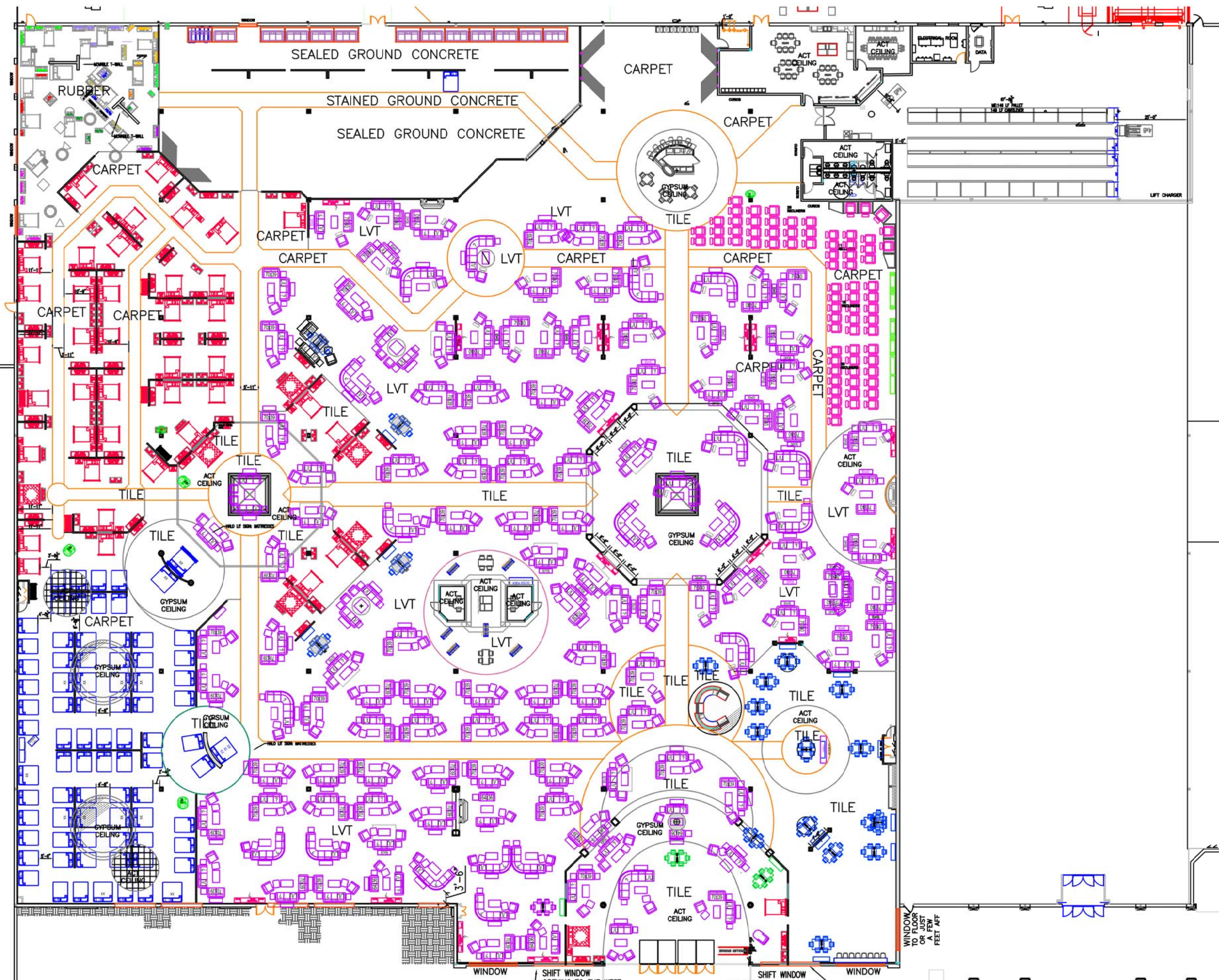


**3 NEW PROPOSED PLAN AT FRONT WALL AND CANOPY**  
AS1.1 SCALE: 3/32"=1'-0"

DESIGNATION	MATERIAL/COLOR/TEXTURE	MANUFACTURER
(EFS-1)	EXTERIOR INSULATION AND FINISH SYSTEM (FIELD) COLOR: MATCH SHERWIN WILLIAMS #SW6385 DOVER WHITE TEXTURE: SANDBLAST FINISH	DRYVIT CORP.
(EFS-2)	EXTERIOR INSULATION AND FINISH SYSTEM (PILASTER) COLOR: MATCH SHERWIN WILLIAMS #SW6061 TANBARK TEXTURE: SANDBLAST FINISH	DRYVIT CORP.
(EFS-3)	EXTERIOR INSULATION AND FINISH SYSTEM (CORNICHE & ACCENT) COLOR: MATCH SHERWIN WILLIAMS #SW6107 MOMAWIC DESERT TEXTURE: SANDBLAST FINISH	DRYVIT CORP.
(AL-1)	DARK BRONZE ANODIZED ALUMINUM 1 3/4" X 4 1/2" TRIFAB 450 STOREFRONT SYSTEM WITH 1" INSUL. CLEAR GLASS (TO MATCH EXISTING) - TEMPERED AS REQUIRED	KAWNEER
(PT-1)	EXTERIOR ELASTOMERIC PAINT (FLUTED BLOCK) COLOR: SHERWIN WILLIAMS #SW001 TANBARK	SHERWIN WILLIAMS
(PT-2)	EXTERIOR PAINT (PREFINISHED METAL COPING) COLOR: BENJAMIN MOORE #2067-10 NEON RED	BENJAMIN MOORE
(MTL-1)	PREFINISHED METAL COPING - COLOR "COLONIAL RED"	PETERSEN ALUMINUM CORP. 1055 TOWER ROAD ELK GROVE VILLAGE, IL 60007 (800) 722-2523

SIGN SUMMARY	
"STEINHAFELS" PRIMARY ENTRY SIGN	282
"STEINHAFELS" SECONDARY SIGN	112
"MATTRESSES" DEPARTMENT SIGN	67
"CLEARANCE CENTER" DEPARTMENT SIGN	110
TOTAL AREA:	571





**NOTES**  
 Not To Scale CONCEPTUAL PURPOSES

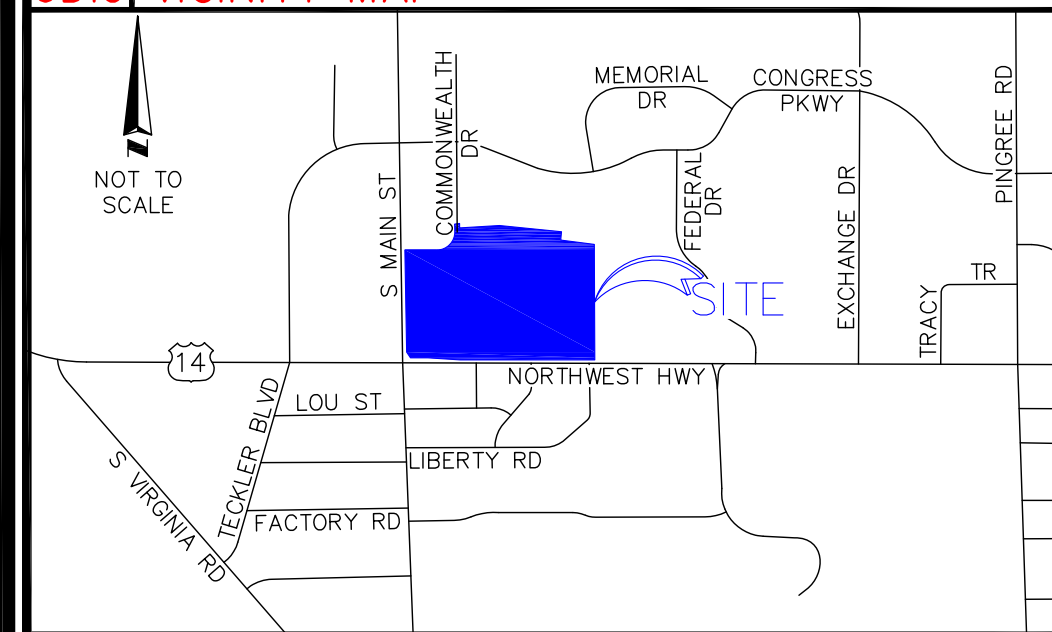
WALL-CEILING-FLOOR  
 CL  
 11.15.17

2017-47  
 Received 12-5-17

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6Dii VICINITY MAP



5Ciii SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS

- Buildings fronting Northwest Highway cross over 80' building setback line. Curbing & asphalt cross into Northwest Highway right-of-way.

3 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 170476 0377 J (MAP NO. 1711100327J) & PANEL NO. 170476 0335 J (MAP NO. 1711100335J), WHICH BEAR AN EFFECTIVE DATE OF 11/16/2006, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA...

6Dib LEGEND AND ABBREVIATIONS

Legend table with symbols for various features: Building overhang/canopy, concrete surface, no parking area, handicap parking, bollard, cable TV pedestal, catch basin, electric boxes/structures, fire hydrant, gas utility marker, grate top storm inlet, ground light, guy anchor, light pole, mail box, manhole, sanitary manhole, sign, storm manhole, telephone boxes/structures, telephone riser, traffic signal box, traffic signal post, utility pole, water manhole, water valve, found monument, set iron rod, section corner, calculated data, dumpster area, landscaped area, field measured data, parking space, record description data, square foot, unless noted otherwise, chain link fence, overhead utility line.

22 ZONING INFORMATION

Zoning information table with columns for item, required, and observed. Includes minimum lot area, frontage, width, coverage, height, setbacks, and parking requirements.

6Bii RECORDED SETBACKS/RESTRICTIONS

DOC. NO. 2005R0043451.

5Ei SCHEDULE "B" ITEMS

- 34. Ordinance establishing city of Crystal Lake special service area... 35. Terms, provisions and conditions as contained in notice of fire alarm... 36. Easement in favor of Commonwealth Edison Company... 37. Rights of the city of Crystal Lake, a municipal corporation... 38. Easement for water main and sanitary sewer... (SEE CONTINUATION)

ALTA/ACSM LAND TITLE SURVEY IDENTIFICATION TABLE

Identification table with columns for item number and description. Includes items 2 through 22 covering property address, flood information, land area, access to property, encroachment, schedule items, cemetery note, and recorded setbacks.

5Ei SCHEDULE "B" ITEMS (CONTINUED)

- 39. Easement for the purpose of installing and maintaining traffic control devices... 40. Easement for the purpose of installing and maintaining a water main line... 41. Covenants and restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin... 42. Easement in favor of the Commonwealth Edison Company... 43. Terms and provisions of Crystal Lake water main maintenance agreement... 44. Easement in favor of the city of Crystal Lake... 45. Easement in favor of Northern Illinois Gas... 46. Unrecorded easement for telephone... 47. Declaration of easement (detention and municipal utility)... 48. Declaration of access easement... 49. Declaration of access easement... 50. Crystal Lake municipal utility maintenance agreement... 51. Easement for ingress and egress... 52. Release of access easement... 53. Building lines and easements of record... 54. Agreement of restrictive covenant... 55. Terms, provisions and conditions of the declaration of easements... 56. Easement in favor of the Commonwealth Edison Company... 57. Note as shown on final plat of Crystal Point retail center... 58. Grant of joint access and parking easement... 59. Note as shown on final plat of Crystal Point retail center... 60. Per final plat of Crystal Point retail center... 61. Memorandum of lease... 62. Covenants, conditions and restrictions... 63. Terms, provisions and conditions as contained in the memorandum of lease... 64. Covenants, conditions and restrictions... 65. Covenants, conditions and restrictions... 66. Terms, provisions and conditions as contained in agreement...

CONFORMANCE STATUS: LEGAL/NONCONFORMING. ACCORDING TO KATHRYN COWLIN, PLANNER, "DUE TO THE AGE OF THE PROPERTY, THE EXISTING PARKING WOULD BE CONSIDERED LEGAL NONCONFORMING."

NONCONFORMING CHARACTERISTICS: OFF STREET PARKING IS DEFICIENT 218 SPACES.

SEE SHEET 2 OF 2 FOR SURVEY

6Bx TITLE COMMITMENT INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM: FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT ORDER NO.: 2010 999012437 NCF, HAVING AN EFFECTIVE DATE OF FEBRUARY 18, 2016.

SHEET 1 OF 2

6B1 TITLE DESCRIPTION

PARCEL 1: LOT 2 IN CRYSTAL POINT RETAIL CENTER BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN... PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY ACCESS EASEMENT AGREEMENT... PARCEL 3: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1... PARCEL 4: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1... PARCEL 5: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1...

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOVE.

8 SURVEYOR'S NOTES

- 1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY... 2. ALL STATEMENTS WITHIN THE CERTIFICATION... 3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS... 4. PROFESSIONAL LIABILITY INSURANCE POLICY...

4 LAND AREA

1,389,922± SQUARE FEET 31.908± ACRES

6Biv BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON NORTHERLY RIGHT-OF-WAY LINE OF NORTHWEST HIGHWAY, WHICH BEARS N90°00'00"W...

5F CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 PARKING SPACES

REGULAR = 1619 HANDICAP = 42 TOTAL = 1661

5Biii ACCESS TO PROPERTY

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO SOUTH MAIN STREET, COMMONWEALTH DRIVE, AND NORTHWEST HIGHWAY...

16 EARTH MOVING NOTE

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

18 DUMP, SUMP OR LANDFILL NOTE

THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

6Bvii CONTIGUITY STATEMENT

THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

7 SURVEYOR'S CERTIFICATE

TO: THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, ACTING SOLELY ON BEHALF OF AND FOR THE BENEFIT OF, AND WITH ITS LIABILITY LIMITED TO THE ASSETS OF ITS INSURANCE COMPANY SEPARATE ACCOUNT...

PROFESSIONAL LAND SURVEYOR NO. STATE OF ILLINOIS PROJECT NO. 1501899 THIS DOCUMENT SHOULD BE CONSIDERED INVALID WITHOUT THE SIGNATURE AND SEAL OF A LICENSED SURVEYOR'S SIGNATURE AND SEAL.

10a PARTY WALLS DETERMINATION OF THE RELATIONSHIP OR LOCATION OF DIVISION OR PARTY WALLS HAS NOT BEEN MADE.

20c OFFSITE EASEMENTS OR SERVICITUDES THERE ARE NO OFFSITE EASEMENTS OR SERVICITUDES BENEFITTING THE SURVEYED PROPERTY.

SURVEY PREPARED BY: AMERICAN SURVEYING AND MAPPING, INC. 3191 MAGUIRE BLVD., SUITE 200 ORLANDO, FL 32803

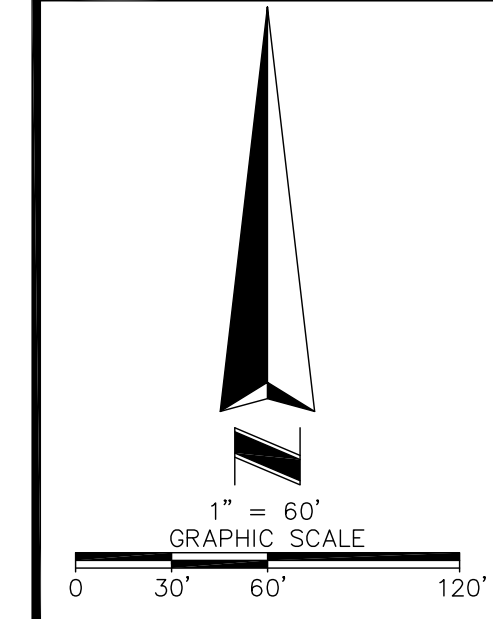
Revision table with columns: DATE, REVISIONS, TECH, FIELD, MS, DRAWING SCALE, 1" = 60'. Includes revisions for added addresses, client comments, and drawing name.

ALTA/ACSM LAND TITLE SURVEY 2 OF CRYSTAL POINT NORTHWEST HIGHWAY CRYSTAL LAKE, ILLINOIS 6Dvi 6Dvii

ASMA American Surveying & Mapping Inc. logo and contact information: ORLANDO, FLORIDA 32803 3191 MAGUIRE BLVD., SUITE 200 PHONE (407) 426-7979 WWW.ASMCORPORATE.COM



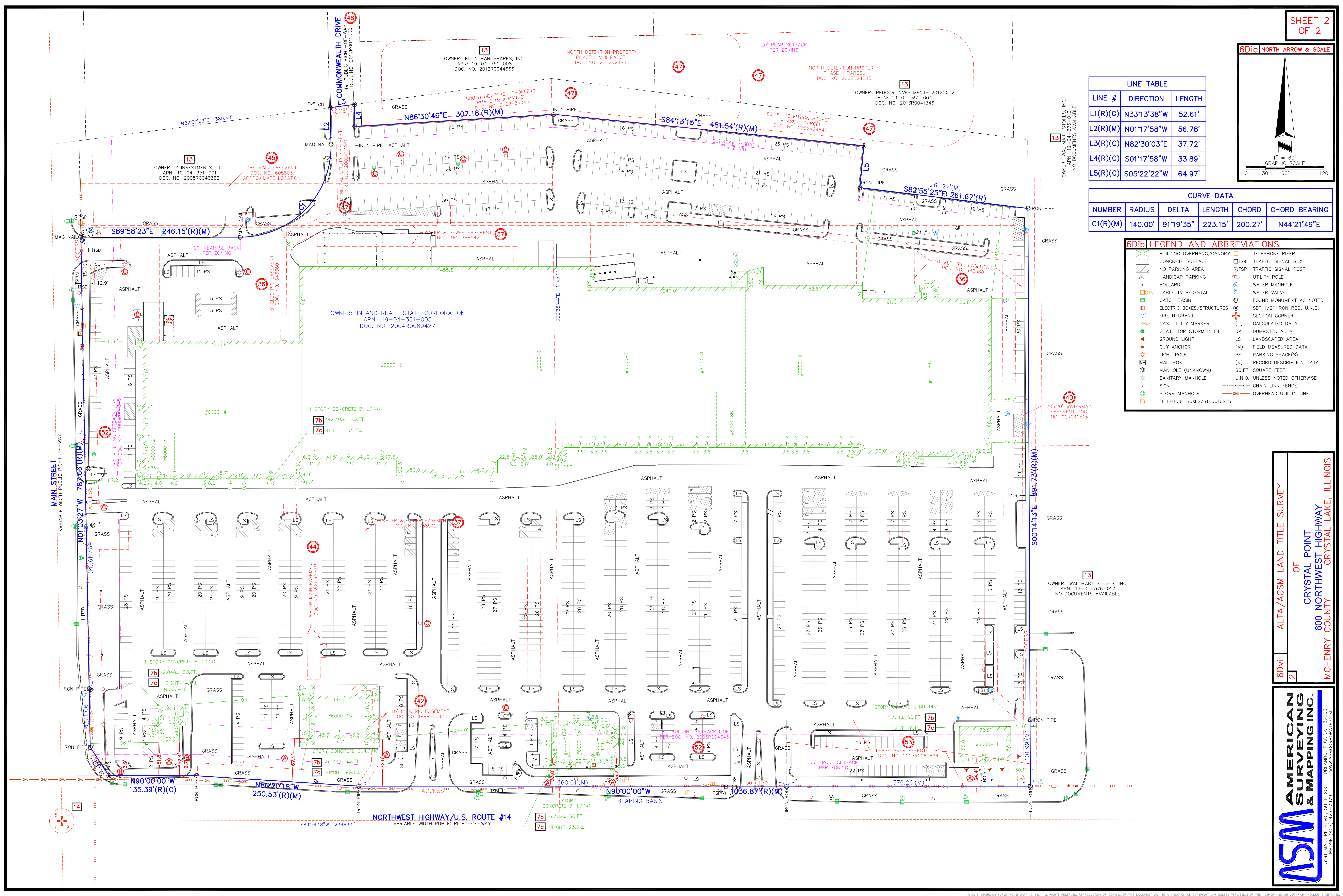
6D1g NORTH ARROW & SCALE



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	CHORD BEARING
C1(R)(M)	140.00'	91°19'35"	223.15'	200.27'	N44°21'49"E

6D1b LEGEND AND ABBREVIATIONS	
	BUILDING OVERHANG/CANOPY
	CONCRETE SURFACE
	NO PARKING AREA
	HANDICAP PARKING
	BOLLARD
	CABLE TV PEDESTAL
	CATCH BASIN
	ELECTRIC BOXES/STRUCTURES
	FIRE HYDRANT
	GROUND LIGHT
	GUY ANCHOR
	LIGHT POLE
	MAIL BOX
	MANHOLE (UNKNOWN)
	SANITARY MANHOLE
	STORM MANHOLE
	TELEPHONE BOXES/STRUCTURES
	TELEPHONE RISER
	TRAFFIC SIGNAL BOX
	TRAFFIC SIGNAL POST
	UTILITY POLE
	WATER MANHOLE
	WATER VALVE
	FOUND MONUMENT AS NOTED
	SECTION CORNER
	SET 1/2" IRON ROD, U.N.O.
	(C) CALCULATED DATA
	DA DUMPSTER AREA
	LS LANDSCAPED AREA
	(M) FIELD MEASURED DATA
	PS PARKING SPACE(S)
	(R) RECORD DESCRIPTION DATA
	SQ.FT. SQUARE FEET
	U.N.O. UNLESS NOTED OTHERWISE
	--- CHAIN LINK FENCE
	- - - OVERHEAD UTILITY LINE



6DVI ALTA/ACSM LAND TITLE SURVEY  
 OF  
 CRYSTAL POINT  
 600 NORTHWEST HIGHWAY  
 MCHENRY COUNTY CRYSTAL LAKE, ILLINOIS

**ASM** AMERICAN SURVEYING & MAPPING, INC.  
 3191 MAGUIRE BLVD., SUITE 200  
 ORLANDO, FLORIDA 32803  
 PHONE (407) 426-7979  
 WWW.ASMCORPORATE.COM