

#2017-47

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

Meeting Date: January 3, 2018

Request: Final Planned Unit Development Amendment to allow exterior

changes including additional signage to the facade.

Location: 5846 Northwest Highway

Acreage: Approximately 100,000-square-foot tenant space

Existing Zoning: B-2 PUD General Commercial

Surrounding Properties: North: B-2 PUD General Commercial

South: B-2 PUD General Commercial East: B-2 PUD General Commercial West: B-2 PUD General Commercial

Staff Contact: 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 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 Meets	and Articulation Does not meet	☐ Not Applicable
3.	Rooflines and Par	<u>-</u>	☐ Not Applicable
4.	Building Material Meets	s Does not meet	☐ Not Applicable
5.	Roof Materials Meets	Does not meet	☐ Not Applicable

Э.	Meets	Does not meet	☐ Not Applicable
7.	Building Fenestra Meets	tion Does not meet	☐ Not Applicable
3.	Entrance Design Meets	Does not meet	☐ Not Applicable
9.	Canopy/Awning I Meets		☐ Not Applicable
10.	Overall Façade Do	esign 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)





2017-47 Received 12-5-17

City of Crystal Lake Development Application

	1760	eiveu	12-5-11	,
Off	ice Us	se Only		
Fil	e #			

Project Title: StEINHAFELS TENONT. CRYSML POINT MALL Action Requested Annexation Preliminary PUD Comprehensive Plan Amendment **Preliminary Plat of Subdivision Conceptual PUD Review** Rezoning **Final PUD Special Use Permit** Final PUD Amendment Variation **Final Plat of Subdivision** Other Petitioner Information Owner Information (if different) Name: JOFF Browner - PFDA ARCH. Name: PAM SULING - IPC REPAIL Address: 2803 FOUTTER MEN RO Address: 814 COMMERSE Dr. OAKBROK 11 60523 ONK BLOCK IL 60523 Phone: 312 795.1245 Phone: 630 451-8559 Fax: 312 795-6123 Fax: 630 812 - 7999 E-mail: JEROWNOLL EPFNANC. COM E-mail: SULLINSP PERSONICONTURS, C.M Property Information Project Description: FAZAGE REMODEL FOR NEW STEINHMEEL TENMT IN FORMER KNOWS BUILDING, KOMPRE IN CLUMES MON GOVERNONT WINDOWS, MODIFRETIONS to EIFS MIM & RUSSO PMANET & SECONDARY SIGN.

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

FORMER KNUNT TEMANT SPACE, CAYSM

Project Address/Location: 6000 NONTHWEST May-

Development Team	Please incl	ude address, phone, fax and e-mail
Developer: 12c 1	ETAIL CONTERS -	PAM SPLLINS
Architect: PFDA	ARCHIECTS - JEEF	chownen
		κ
Engineer:		
Landscape Architect:	1A-	
Planner: ELI ZWBS	MAXWELL	
Surveyor: AMBRICH	N SURVEYING & MAN	PINS
Other:		
*		* II
Signatures JEKFLEY BLOWN	ou Mrs Bull	/ /z-1-17
PETITIONER: Print and	d Sign name (if different from owner)	Date
As owner of the property in	puestion, I hereby authorize the seeki	ing of the above requested action.
PAM SULLIN,	Panla Sullies.	12-1-17
OWNER: Print and Sign	name	Date
NOTE: If the property is held trust officer must provide a lett.	in trust, the trust officer must sign this er that names all beneficiaries of the tru	s petition as owner. In addition, the
ontook mass provide a tell	12	Property of the Control of the Contr



PUD Amendment Scope of work Narrative;

2017-47 Received 12-5-17

Phone: 312.795.1245

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.

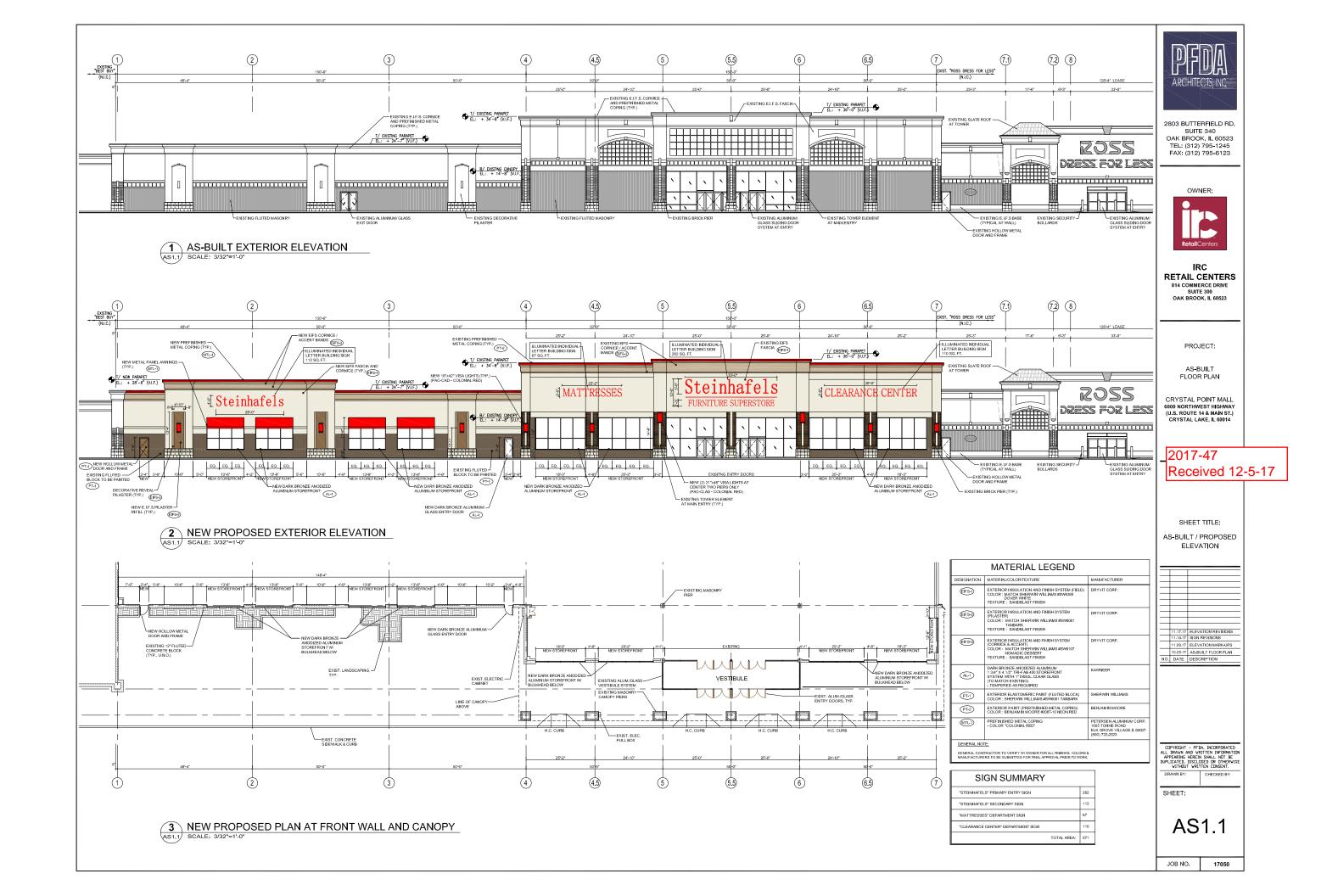
Proposed Exterior Alterations;

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 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, reloting 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 façade 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 Ihis request will be held of 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





URVEYOR OBSERVED POSSIBLE ENCROACHMEI BUILDINGS FRONTING NORTHWEST HIGHWAY CROSS OVER 80' BUILDING SETBACK LINE. CURBING & ASPHALT CROSS INTO NORTHWEST HIGHWAY RIGHT-OF-WAY.

3 I FLOOD INFORMATION

Y GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN O THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 170476 0327 J (MAP NO. 17111CO327J) & PANEL NO. 170476 0335 J (MAP NO. 17111CO335J), WHICH BEAR AN EFFECTIVE DATE OF 11/16/2006, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEÝING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE LOODPLAIN.

WATER MANHOLE

WATER VALVE

(M) FIELD MEASURED DATA

(R) RECORD DESCRIPTION DATA

U.N.O. UNLESS NOTED OTHERWISE

HEREON WAS PROVIDED BY

(866) 783-7154

N/S = NOT SPECIFIED

→ DEVELOPMENT.

PS PARKING SPACE(S)

SQ.FT. SQUARE FEET

IBLLEGEND AND ABBREVIATIONS BUILDING OVERHANG/CANOPY TELEPHONE RISER ☐TSB TRAFFIC SIGNAL BOX CONCRETE SURFACE NO PARKING AREA ⊙TSP TRAFFIC SIGNAL POST

HANDICAP PARKING UTILITY POLE BOLLARD CTV CABLE TV PEDESTAL CATCH BASIN FOUND MONUMENT AS NOTED ELECTRIC BOXES/STRUCTURES

SET 1/2" IRON ROD, U.N.O. SECTION CORNER TIRE HYDRANT OGMK GAS UTILITY MARKER (C) CALCULATED DATA ■ GRATE TOP STORM INLET DA DUMPSTER AREA GROUND LIGHT LS LANDSCAPED AREA

GUY ANCHOR LIGHT POLE MAIL BOX SANITARY MANHOLE -

MANHOLE (UNKNOWN) SIGN STORM MANHOLE —— OVERHEAD UTILITY LINE TELEPHONE BOXES/STRUCTURES

REQUIRED OBSERVED INSURED, INFORMATION WAS B-2 PUD | RETAIL | NOT OBTAINED BY ASM, INC. MINIMUM LOT AREA (SQ.FT.) PUD=63,414 1,389,922± MINIMUM FRONTAGE N/S 1422.79' SITE # 22933 PUD=148 | 787.66' | DATE OF REPORT: 3/15/16 MAX BUILDING COVERAGE | 50% | 26.0%± PHONE/FAX PUD=35' 34.7'± (866) 783-7153 MAX BUILDING HEIGHT MINIMUM SETBACKS FRONT PER PUD 33.5' | 33.0' | NOTES: B-2 PUD: GENERAL 0' 30.0' COMMERCIAL PLANNED UNIT 20' 66.8'

PARKING REQUIREMENTS: 1879 TOTAL SPACES REQUIRED.

OC. NO. 2005R0043451.

- NANCE ESTABLISHING CITY OF CRYSTAL LAKE SPECIAL SERVICE ARE O. 2 RECORDED MAY 15, 1990 AS DOCUMENT NUMBER 90R017471. PROVIDE SPECIAL MUNICIPAL SERVICE TO SAID AREA IN ADDITION TO OTHER SERVICES PROVIDED TO THE CITY OF CRYSTAL LAKE AND THE PROVISIONS AND CONDITIONS THEREIN CONTAINED. (AFFECTS, NOTHING PLOTTABLE)
- TERMS, PROVISIONS AND CONDITIONS AS CONTAINED IN NOTICE OF FIRE ALARM INSTALLED AND OWNED BY CHICAGO-METROPOLITAN FIRE PREVENTION COMPANY RECORDED SEPTEMBER 09, 2009 AS DOCUMENT NO. 2013R0044431. (AFFECTS, NOTHING PLOTTABLE)
- EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAI ALL FOUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 643360, ALSO AS SHOWN ON FINAL PLAT OF CRYSTAL POINT RETAIL CENTER RECORDED AS DOCUMENT 2005R0043451. (AFFECTS AS SHOWN)
- RIGHTS OF THE CITY OF CRYSTAL LAKE, A MUNICIPAL CORPORATION TO CONSTRUCT, OPERATE AND MAINTAIN WATER AND SEWER MAINS UPON THE LAND AND OTHER LAND ACQUIRED BY GRANT OF EASEMENT FROM SHOPPII POINT MALL, B.V., RECORDED JANUARY 21, 1980 AS DOCUMENT NUMBER 788542, ALSO AS SHOWN ON FINAL PLAT OF CRYSTAL POINT RETAIL CENTER RECORDED AS DOCUMENT 2005R0043451. (AFFECTS AS SHOWN)
- EASEMENT FOR WATER MAIN AND SANITARY SEWER AS DISCLOSED BY PLAT F SURVEY MADE BY W. L. SAMBARSKI, DATED APRIL 2, 1976, ALSO AS ISCLOSED BY WARRANTY DEED RECORDED JUNE 14, 1980 AS DOCUMENT NUMBER 883684 AND AS SHOWN ON THE PLAT OF SURVEY BY HERITAGE LAND CONSULTANTS, LLC DATED OCTOBER 5, 2010 NUMBER 2010-210 ALT (AFFECTS, UNABLE TO LOCATE, PLATS REFERENCED NOT INCLUDED)

ALTA/ACSM LANI	D TITLE SURVEY IDENT	IFICATION TABLE
2 "TABLE A" PROPERTY ADDRESS	6Bvii CONTIGUITY STATEMENT	7b "TABLE A" BUILDING AREA
3 "TABLE A" FLOOD INFORMATION	6Bx TITLE INFORMATION	7c "TABLE A" BUILDING HEIGHT
4 "TABLE A" LAND AREA	6Bi TITLE DESCRIPTION	8 SURVEYOR'S NOTES
5Biii access to property	6Biv BEARING BASIS	9 "TABLE A" PARKING SPACES
5Ciii surveyor observed possible	6Dia NORTH ARROW & SCALE	13 "TABLE A" ADJOINING OWNERS
ENCROACHMENT	6Dib LEGEND & ABBREVIATIONS	14 "TABLE A" INTERSECTING STREE
5Ei SCHEDULE "B" ITEMS	6Dic VICINITY MAP	16 "TABLE A" EARTH MOVING NOTE
5F CEMETERY NOTE	6Dvi TYPE OF SURVEY	18 "TABLE A" DUMP, SUMP OR LANDFILL NO
6B RECORDED SETBACKS/ RESTRICTIONS PROVIDED BY INSURED	7 SURVEYOR'S CERTIFICATE	22 "TABLE A" ZONING INFORMATION

- EASEMENT FOR THE PURPOSE OF INSTALLING AND MAINTAINING TRAFF CONTROL DEVICES AS DISCLOSED BY EASEMENT AGREEMENT RECORDED MARCH 22, 1990 AS DOCUMENT NO. 90R009991 FROM 100 WALL STREE ASSOCIATES TO THE CITY OF CRYSTAL LAKE. (UNABLE TO DETERMINE FROM DOCUMENTS PROVIDED, PLAT REFERENCED THEREIN NOT INCLUDED)
- FASEMENT FOR THE PURPOSE OF INSTALLING AND MAINTAINING A WATER -MAIN LINE AS DISCLOSED BY GRANT RECORDED JULY 24, 1992 AS DOCUMEN NO. 92R040513 FROM 100 WALL STREET ASSOCIATES TO THE CITY OF CRYSTAL LAKE. (AFFECTS AS SHOWN)
- COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), RELATING TO USE, CONTAINED IN THE DOCUMENT RECORDED MARCH 29, 1999 AS DOCUMENT N 1999R23298, WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE. (DOES NOT AFFECT, EXPIRED)
- EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY, AND TS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AN MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SA EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 1999R66473, ALSO ASSHOWN ON FINAL PLAT OF CRYSTAL POINT RETAIL CENTER RECORDED AS DOCUMENT 2005R0043451, AFFECTING A TEN FOOT WIDE STRIP AS DEPICTED ON EXHIBIT 'A' ATTACHED THERETO. (AFFECTS AS SHOWN)
- TERMS AND PROVISIONS OF CRYSTAL LAKE WATER MAIN MAINTENANCE AGREEMENT BETWEEN THE CITY OF CRYSTAL LAKE AND LASALLE BANK NATIONAL ASSOCIATION AS TRUSTEE LINDER TRUST AGREEMENT DATED SEPTEMBER 21, 1994 AND KNOWN AS TRUST NUMBER 119098 RECORDED AS DOCUMENT 1999R83835. (AFFECTS, NOTHING PLOTTABLE)
- EASEMENT IN FAVOR OF THE CITY OF CRYSTAL LAKE, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAI ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 2001R27215, AFFECTING THAT PART OF THE LAND AS DEPICTED ON EXHIBIT 'B' ATTACHED THERETO.
- (AFFECTS AS SHOWN) EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS DATED AUGUST 23, 1973 RECORDED OCTOBER 29, 1973 AS DOCUMENT NO. 605803, AND THE TERMS AND PROVISIONS CONTAINED THEREIN.

AFFECTS A 10 FOOT WIDE EAST-WEST STRIP OF LAND LOCATED 925 FEET, MORE OR LESS, NORTH OF THE NORTH LINE OF NORTHWEST HIGHWAY (U.S ROUTE 14), AND EXTENDING EAST FROM THE EAST LINE OF MAIN STREET FOR A DISTANCE OF 737.20 FEET, AS DEPICTED ON EXHIBIT A THERETO. (AFFECTS, AS SHOWN)

- UNRECORDED EASEMENT FOR TELEPHONE, AS DISCLOSED BY UNDERGROUND TELEPHONE LINES DEPICTED ON PLAT OF SURVEY PREPARED BY CHARLES A MIONSKE INC., JOB NO. 2002-047, DATED MARCH 4, 2002, AFFECTING THE SOUTHWESTERLY PART OF THE LAND. (DOCUMENT NOT PROVIDED)
- DECLARATION OF EASEMENT (DETENTION AND MUNICIPAL UTILITY) RECORDED MARCH 18, 2002 AS DOCUMENT 2002R24845. (AFFECTS AS SHOWN)
- DECLARATION OF ACCESS EASEMENT RECORDED MARCH 18, 2002 AS DOCUMENT 2002R24846. (AFFECTS AS SHOWN)
- DECLARATION OF ACCESS EASEMENT RECORDED MARCH 18, 2002 AS DOCUMENT 2002R24847. (AFFECTS, BLANKET IN NATURE)
- CRYSTAL LAKE MUNICIPAL UTILITY MAINTENANCE AGREEMENT RECORDED -MARCH 18, 2002 AS DOCUMENT 2002R24849. (AFFECTS NOTHING PLOTTABLE`
- EASEMENT FOR INGRESS AND EGRESS OVER, UPON AND ACROSS PAVED AREAS (OTHER THAN PARKING SPACES) EXISTING FROM TIME TO TIME, INTENDED FOR USE BY ALL OCCUPANTS, AS CREATED BY ACCESS EASEMEN AGREEMENT RECORDED JULY 30, 2004 AS DOCUMENT 2004R0069428 MADE BY AND BETWEEN CRYSTAL POINT CENTER, LLC AND INLAND CRYSTAL POINT LLC AND THE TERMS AND CONDITIONS SET FORTH THEREIN.
- RELEASE OF ACCESS EASEMENT AGREEMENT RECORDED JUNE 21, 2005 AS DOCUMENT 2005R48515-R. LEE (NO LONGER AFFECTS PER RELEASE)
- BUILDING LINES AND EASEMENTS OF RECORD AS SHOWN ON PLAT OF 2005R0043451. (AFFECTS AS SHOWN)
- AGREEMENT OF RESTRICTIVE COVENANT (RESTRICTION ON LEASEHOLD NTEREST), MADE BY AND BETWEEN BOSTON MARKET CORPORATION, A DELAWARE CORPORATION, FORMERLY KNOWN AS GOLDEN RESTAURANT OPERATIONS, INC., A DELAWARE CORPORATION AND MCDONALD'S CORPORATION, A DELAWARE CORPORATION RECORDED SEPTEMBER 28, 2007 AS DOCUMENT 2007R0065834, TENANT SHALL NOT TRANSFER, LEASE, OR SUBLEASE IT'S INTEREST IN THE PROPERTY TO ANY OF THE FOLLOWING ENTITIES AND ANY RESTAURANT BRANDS OWNED OR OPERATED BY ANY OF THEM: BURGER KING HOLDING INC: CKE RESTAURANTS, INC: CHICK-FLI-A. INC; JACK IN THE BOX, INC; SONIC CORPORATION; WENDY'S INTERNATIONAL INC: OR YUM BRANDS, INC., (AFFECTS LEASEHOLD INTEREST) (AFFECTS AREA
- TERMS, PROVISIONS AND CONDITIONS OF THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS DATED JUNE 8, 2005 AND RECORDED JUNE 14, 2005 AS DOCUMENT 2005046361, MADE BY INLAND CRYSTAL POINT LLC, A DELAWARE LIMITED LIABILITY COMPANY (AFFECTS, BLANKET IN NATURE OVER LOTS 1 AND 2)

SHOWN)

- EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY, NORTHERN ILLINOIS GAS COMPANY, AMERITECH ILLINOIS ALSO KNOWN AS THE ILLINOIS BELL TELEPHONE COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 2005R43451, AFFECTING LAND. (AFFECTS, BLANKET IN NATURE)
- NOTE AS SHOWN ON FINAL PLAT OF CRYSTAL POINT RETAIL CENTER RECORDED AS DOCUMENT 2005R43451: MUNICIPAL UTILITY EASEMENTS PROHIBIT THE INSTALLATION OF TREES, SHRUBS, HEDGES, BUSHES, PLAYGROUND EQUIPMENT, FENCES, SHEDS. OR ANY OTHER TYPE OF STRUCTURE OR BUILDINGS WITH THE EXCEPTION OF APPROVED LANDSCAPE DESIGNS BY THE CITY OF CRYSTAL LAKE, CROSS ACCESS FOR INGRESS AND EGRESS PURPOSES AND CROSS ACCESS PARKING AREA AND HAVE BEEN AN INTRICATE PART OF THE EXISTING P.U.D. ZONING. OWNER RESERVES THE RIGHT TO REVISE SAID CROSS ACCESS AND PARKING AGREEMENTS AS AUTHORIZED BY THE CITY OF CRYSTAL LAKE AND IN CONJUNCTION WITH P.U.D REQUIREMENTS. (AFFECTS, NOTHING PLOTTABLE)
- GRANT OF JOINT ACCESS AND PARKING EASEMENT AS SHOWN ON FINAL PLA OF CRYSTAL POINT RETAIL CENTER SUBDIVISION RECORDED AS DOCUMENT 200543451. (AFFECTS, BLANKET IN NATURE)
- NOTE AS SHOWN ON FINAL PLAT OF CRYSTAL POINT RETAIL CENTER RECORDED AS DOCUMENT 2005R0043451 THERE SHALL BE ONE RT-IN, RT-OUT. LEFT-IN ACCESS TO U.S. ROUTE 14 FROM LOT 2, THERE SHALL BE ONE FULL ACCESS TO U. S. ROUTE 14 FROM LOT 2. NO OTHER DIRECT ACCESS TO U. S. ROUTE 14 SHALL BE ALLOWED. (AFFECTS, NOTHING PLOTTABLE)
- PER FINAL PLAT OF CRYSTAL POINT RETAIL CENTER RECORDED AS DOCUMEN 2005R0043451 BASED UPON EXAMINATION OF F. E. M. A. COMMUNITY PANEL NO. 1710732035 DATED SEPTEMBER 4, 1985, THAT A PORTION OF THE PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOOD HAZARD AREA. (AFFECTS, NOTHING PLOTTABLE)
- COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN THE - MEMORANDUM OF LEASE RECORDED MARCH 3, 2011 AS DOCUMENT NUMBER 2011R0010511 RELATING TO THE USE AND CHARACTER OF THE LAND. (AFFECTS, NOTHING PLOTTABLE)
- COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN THE MEMORANDUM OF LEASE DATED MAY 4, 2011 AND RECORDED JUNE 13, 201 AS DOCUMENT NUMBER 2011R0021084 RELATING TO THE USE OF THE LAND. (AFFECTS, NOTHING PLOTTABLE)

TERMS, PROVISIONS AND CONDITIONS AS CONTAINED IN AGREEMENT

SEWER CONNECTION. (AFFECTS, NOTHING PLOTTABLE)

RECORDED NOVEMBER 10, 2011 AS DOCUMENT NO. 2011R0045590 BETWEEN INLAND COMMERCIAL PROPERTY AND THE CITY OF CRYSTAL LAKE, REGARDING WATER CONNECTION. (AFFECTS, NOTHING PLOTTABLE) TERMS, PROVISIONS AND CONDITIONS AS CONTAINED IN AGREEMENT RECORDED NOVEMBER 10, 2011 AS DOCUMENT NO. 2011R0045591 BETWEEN

INLAND COMMERCIAL PROPERTY AND THE CITY OF CRYSTAL LAKE, REGARDING

CONFORMANCE STATUS: LEGALNONCONFORMING 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

PROPERTY.

ETERMINATION OF THE RELATIONSHIP OR LOCATION OF DIVISION OR PARTY WALLS HAS NOT BEEN MADE.

OFFSITE EASEMENTS OR SERVITUDES

THERE ARE NO OFFSITE EASEMENTS OR SERVITUDES BENEFITTING THE SURVEYED

<u>SURVEY PREPARED BY:</u> AMERICAN SURVEYING AND MAPPING, INC. 3191 MAGUIRE BLVD., SUITE 200 ORLANDO, FL 32803 CERTIFICATE OF AUTHORIZATION # 184.006647 PHONE: (407) 426-7979 FAX: (407) 426-9741 INFO@ÀSMĆORPORATE.COM

ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS FOR SURVEYING IN THE STATE OF ILLINOIS TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

					,,	
DATE	REVISIONS	TECH	FIELD	MS	DRAWING SCALE	1"= 60'
2/09/16	ADDED ADDRESSES	LDE	DRAWN BY	JLS/EGW	QC BY	
3/16/16	CLIENT COMMENTS	JCT	DRAWING	1501899_6000 NORTHWEST HWY-CRYSTAL		
3/24/16	CLIENT COMMENTS	WS	NAME	LAKE IL.DW	IG	

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

OF 2

I TITLE DESCRIPTION

OT 2 IN CRYSTAL POINT RETAIL CENTER BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 4,OWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 3, 2005 AS DOCUMENT 2005R0043451, IN MCHENRY COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY ACCESS EASEMENT AGREEMENT RECORDED JULY 30, 004 AS DOCUMENT 2004R0069428 FOR INGRESS AND EGRESS OVER, UPON AND ACROSS PAVED AREAS (OTHER HAN PARKING SPACES) EXISTING FROM TIME TO TIME INTENDED FOR USE BY ALL OCCUPANTS, TO AND FROM T CHOPPING CENTER PARCEL OVER AND ACROSS LOT 3 IN CRYSTAL LAKE BUSINESS CENTER UNIT 1 AND A PART OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 4 MORE PARTICULARLY DESCRIBED THEREIN.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF ACCESS ASEMENT DATED FEBRUARY 26, 2002 AND RECORDED MARCH 18, 2002 AS DOCUMENT NUMBER 2002R0024846 MADE BY LASALLE BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO LASALLE NATIONAL TRUST, N.A., AS RUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 30, 1994 AND KNOWN TRUST NO. 119103 FOR THE PURPOSE OF INGRESS AND EGRESS FOR PEDESTRIAN AND VEHICULAR TRAFFIC.

PARCEL 4:

 λ NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF EASEMENTS, OVENANTS, CONDITIONS AND RESTRICTIONS DATED JUNE 8, 2005 AND RECORDED JUNE 14, 2005 AS DOCUMENT NUMBER 2005R0046361 MADE BY INLAND CRYSTAL POINT, LLC FOR THE PURPOSE OF (i) INGRESS AND EGRESS OR PEDESTRIANS AND MOTOR VEHICLES, (ii) PARKING OF MOTOR VEHICLES, (iii) CONNECTING TO THE STORMWATER MANAGEMENT FACILITIES AND TO THE USE OF THE FACILITIES FOR THE FLOW OF RUN-OFF WATER HROUGH STORM SEWER MAINES AND OTHER RELATED FACILITIES, (iv) CONNECTING TO MUNICIPAL SANITARY SEWER MAIN AND TO THE USE OF THE SANITARY SEWER SYSTEM AND (v) CONNECTING TO WATER LINES AND TO THE USE OF THE WATER MAIN AND WATER LINES.

A NON—EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE FINAL PLAT OF CRYSTAL POINT RETAIL CENTER RECORDED AS DOCUMENT NUMBER 2005R0043451 FOR THE PURPOSE OF INGRESS AND GRESS AND PARKING.

Received 12-5-17

HIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOV

NDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2011 ALTA/ACSM SURVEY REQUIREMENTS. . PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

AND ARFA 1,389,922± square feet 31.908± ACRES

BEARINGS SHOWN HEREON ARE BASED ON NORTHERLY RIGHT-OF-WAY LINE OF NORTHWEST HIGHWAY, WHICH BEARS N90°00'00"W, PER DOCUMENT2005R0043451.

CEMETERY NOTE

HERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

REGULAR = 1619 HANDICAP = 42 TOTAL = 1661

IPARKING SPACES

HE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO SOUTH MAIN STREET;

COMMONWEALTH DRIVE, AND NORTHWEST HIGHWAY ALL DEDICATED PUBLIC STREETS OR HIGHWAYS STEARTH MOVING NOTE

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

DUMP. SUMP OR LANDFILL NOTE

ANITARY LANDFILL CONTIGUITY STATEMENT

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

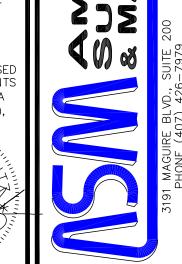
HERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OF

URVEYOR'S CERTIFICATE

O:THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, ACTING SOLELY ON BEHALF O AND FOR THE BENEFIT OF, AND WITH ITS LIABILITY LIMITED TO THE ASSETS OF, ITS INSURANCE COMPANY SEPARATE ACCOUNT, PRISA II: WELLS FARGO BANK, NATIONAL ASSOCIATION, AS ADMINISTRATIVE AGENT, FOR THE BENEFIT OF LENDERS, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR; APOLLO GLOBAL MANAGEMENT LLC, ATHENE ASSET MANAGEMENT L.P. OR ANY OF APOLLO'S AFFILIATES AGENTS, ADVISORS, SUCCESSORS AND ASSIGNS; FIDELITY NATIONAL TITLE INSURANCE COMPANY; CHICAGO TITLE INSURANCE COMPANY; FIRST AMERICAN TITLE INSURANCE COMPANY; INLAND CRYSTAL POINT, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY; RC CRYSTAL POINT, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY:

HIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASEI WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 3, 14, 16, 18, AND 21 OF TABLE À THEREOF. THÈ FIELD WORK WAS COMPLETED ÒN 01/21/2016. DATE OF PLAT OR MAP: 01/27/2016.

PROFESSIONAL LAND SURVEYOR NO: STATE OF: ILLINOIS PROJECT NO: 1501899 THIS DOCUMENT SHOULD BE CONSIDERED INVALID WITHOUT



A LICENSED SURVEYOR'S SIGNATURE AND SEAL.

