



**#2018-18**  
**402 Federal Dr – Preliminary PUD**  
**Project Review for Planning and Zoning Commission**

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<b><u>Meeting Date:</u></b>	May 2, 2018 public hearing
<b><u>Request:</u></b>	Preliminary Planned Unit Development for an office building.
<b><u>Location:</u></b>	402 Federal Drive
<b><u>Acreage:</u></b>	37,238 square feet
<b><u>Zoning:</u></b>	B-2 PUD General Commercial Planned Unit Development
<b><u>Surrounding Properties:</u></b>	North: B-2 PUD (General Commercial PUD) South: B-2 PUD (General Commercial PUD) East: M PUD (Manufacturing PUD) West: B-2 PUD (General Commercial PUD)
<b><u>Staff Contact:</u></b>	Kathryn Cowlin (815.356.3798)

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**Background:**

- The subject property is a vacant lot on Federal Drive.
- The lot was created by the Milestone Therapy Subdivision, which was approved with the development of the Milestone Therapy property to the north.
- Federal Drive has a mix of commercial and office uses between Congress Parkway and the Bohl Farm Shopping Center.

**Development Analysis:**

**LAND USE/ZONING**

- The site is currently zoned B-2 PUD General Commercial. The petitioner is requesting Planned Unit Development approval for the proposed office building.
- The land use map shows the area as Commerce. This is an appropriate land use designation for the proposed development.

**SITE LAYOUT**

- The proposed building is located on the property as to not interfere with the 35-foot utility and drainage easement.

- The property would utilize a shared driveway and drive aisle with Milestone Therapy. An ingress and egress easement agreement between the two property owners has been executed.

### PARKING

- The UDO parking requirement for professional offices is 1 per 250 square feet of gross floor area. Therefore, 31 parking spaces are required. The proposed development meets this requirement.

### LANDSCAPING

- Perimeter landscaping must be added along the rear of the parking lot. It is recommended that Karl Foerster Feather Reed Grass be used since the plantings are located in the utility and drainage easement.
- Foundation landscaping must be added along the south building foundation. The plantings will be located in the utility and drainage easement, so it is recommended that decorative grasses and small shrubs be used.
- The remaining of the landscape plan is compliant with the UDO landscaping standards.

### ARCHITECTURE

- The building is influenced by prairie style architecture.
- The proposed office building meets the commercial UDO design standards.
- The proposed building material is brick with limestone caps.
- The eave of the roof would project approximately 3 feet, which adds to the prairie style architecture.

### SIGNAGE

- There are no proposed wall signs. If wall signs are added they would be required to comply with the UDO sign requirements.
- Below are the requirements for a freestanding sign for office land uses.

<b>UDO Requirement</b>	<b>Proposed Sign</b>	<b>Variation Required?</b>
<b>Quantity (1)</b>	1	No
<b>Size (32 sq ft)</b>	32 sq ft	No
<b>Height (6 ft)</b>	5 ft	No
<b>Setback (10 ft)</b>	0 ft	Yes – PUD variation

- The proposed sign meets the setback requirement along Federal Drive, but the UDO requires a 10-foot setback from all property lines. The proposed sign is closer than 10 feet to the interior side property line. A PUD variation is being requested for the proposed sign location.

**Findings of fact:**

**PRELIMINARY PLANNED UNIT DEVELOPMENT**

The petitioner is requesting approval of a Preliminary Planned Unit Development for an office building. A Planned Unit Development is a Special Use and Special Uses require separate review because of its potential to impact surrounding properties and the orderly development of the City.

Section 2-400 B General Standards for all special uses in the Unified Ordinance establishes standards for all special uses in Crystal Lake. Briefly, the criteria are as follows:

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.  
 *Meets*             *Does not meet*
2. The use will not be detrimental to area property values.  
 *Meets*             *Does not meet*
3. The use will comply with the zoning districts regulations.  
 *Meets*             *Does not meet*
4. The use will not negatively impact traffic circulation.  
 *Meets*             *Does not meet*
5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.  
 *Meets*             *Does not meet*
6. The use will not negatively impact the environment or be unsightly.  
 *Meets*             *Does not meet*
7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.  
 *Meets*             *Does not meet*
8. The use will meet requirements of all regulating governmental agencies.  
 *Meets*             *Does not meet*
9. The use will conform to any conditions approved as part of the issued Special Use Permit.  
 *Meets*             *Does not meet*

10. The use will conform to the regulations established for specific special uses, where applicable.  
 *Meets*             *Does not meet*

In addition PUDs must also meet the standards in Section 4-500 C. Development Standards and 4-500 D. 1 Additional Standards for Planned Unit Developments Commercial PUDs.

1. Implements the vision and land use policies of the Comprehensive Plan.  
 Meets             Does not meet
2. Shall not result in substantial adverse effect on adjacent property, natural resources, infrastructure, public sites or other matter of public health, safety and welfare.  
 Meets             Does not meet
3. PUDs must provide transitional uses to blend with adjacent development.  
 Meets             Does not meet
4. PUD phases must be logically sequenced.  
 Meets             Does not meet
5. The density and intensity of a PUD shall be in accordance with the Comprehensive Plan.  
 Meets             Does not meet
6. All dimensional standards shall be listed within the PUD plan if they do not meet the Ordinance minimum standards.  
 Meets             Does not meet
7. The responsible parties for all on-site and other required public improvements shall be established and a utility plan indicating all proposed easements shall be provided.  
 Meets             Does not meet
8. Any private infrastructure shall comply with the city standards.  
 Meets             Does not meet
9. The PUD plan shall establish the responsibility of the applicant/developer.  
 Meets             Does not meet
10. A bond or letter of credit shall be posted to cover required fees or public improvements.  
 Meets             Does not meet
11. Location: A commercial PUD can be located in the B-1 Neighborhood Commercial, B-2 General Commercial, B-4 Downtown Business and W Watershed Districts or any land proposed for annexation.  
 Meets             Does not meet
12. Permissible uses: A mix of retail and office with residential above street level uses is encouraged in the B-4 Downtown Business, Virginia Street Corridor Overlay District and the



Watershed District.

Meets                       Does not meet

### **Planned Unit Development Variation**

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 which may otherwise require individual requests and applications for zoning variations.

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. Although a formal variation request is not required to be made in conjunction with a Planned Unit Development, Staff identifies those aspects of the Planned Unit Development which effectively result in variations from UDO requirements. If the evidence is not found to justify these variations from the UDO that fact shall be reported to the City Council with a recommendation that the variations from the UDO which are proposed as part of the Planned Development be lessened or denied.

The Planned Unit Development proposed by the Petitioner includes the following variations from the UDO:

1. Article 4-200 Off-Street Parking and Loading to allow the required off-street parking and drive aisle to be located over the property line.
2. Article 4-400 Landscaping and Screening Standards to allow the required parking lot landscaping to be located over the property line.
3. Article 4-1000 Signs to permit the freestanding sign to be located zero feet from the interior side yard property line.

The proposed development has been designed to share a drive aisle and entrance with the neighboring property. The lot was created with the intent that a shared access would be utilized. The proposed design complies with the vision for the property.

### **Comprehensive Land Use Plan 2030 Vision Summary Review:**

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future commercial uses. The following goal is 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 Land Use Plan and Economic Development Strategic Plan.**

This can be accomplished with the following supporting action:

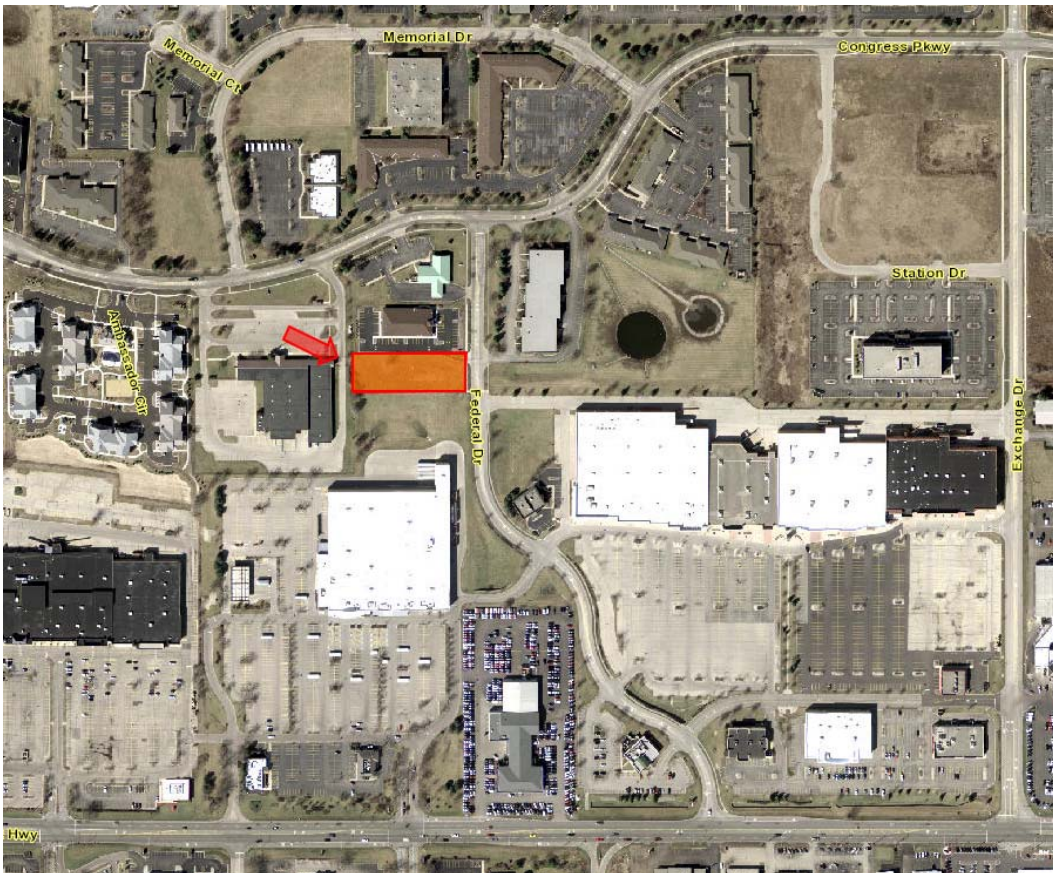
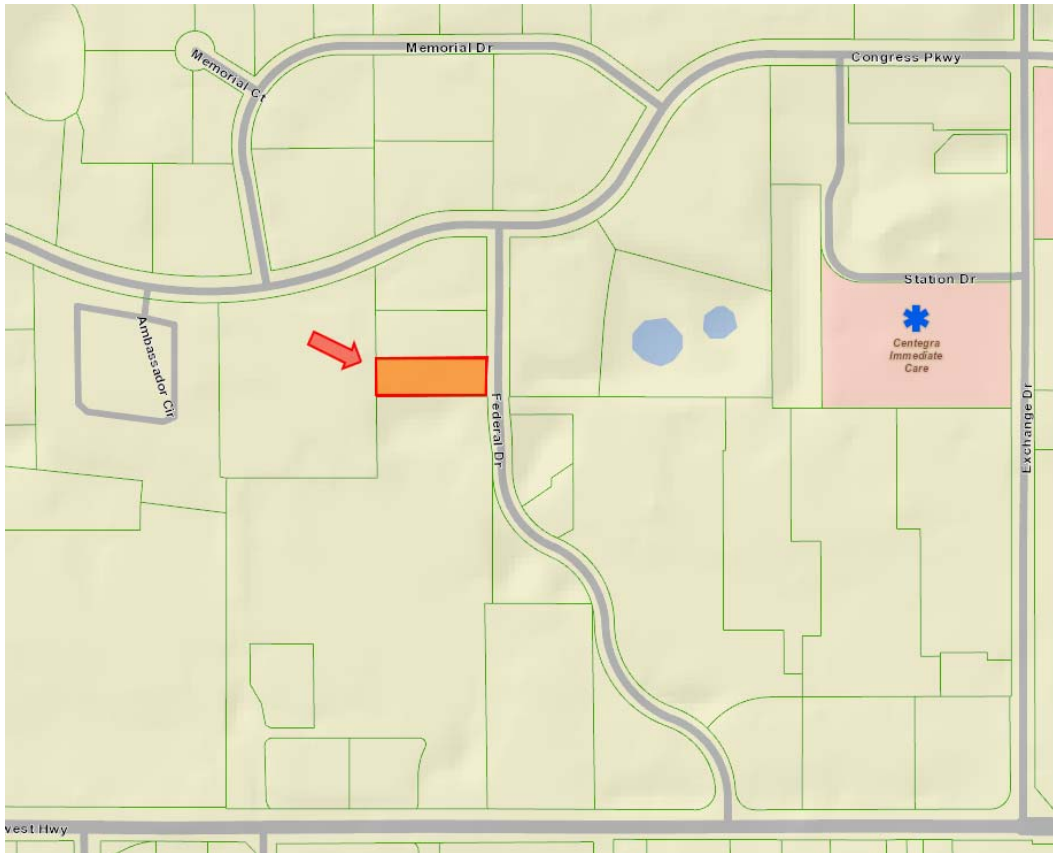
**Supporting Action:** Promote, retain and attract businesses that provide a diverse tax base.

**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 (Metronomic, Inc, dated 3/22/18, received 03/22/18)
  - B. Plat of Survey (Nekola Survey, Inc, dated 11/20/17, received 03/22/18)
  - C. Elevations (Architect J. Michael Delapp, dated 04/03/18, received 04/03/18)
  - D. Colored Elevations (Architect J. Michael Delapp, dated 01/09/18, received 03/22/18)
  - E. Sign Elevation (Architect J. Michael Delapp, dated 04/03/18, received 04/03/18)
  - F. Landscape Plan (J. Davito Design Inc., dated 04/05/18, received 04/05/18)
  - G. Site Plan (Architect J. Michael Delapp, dated 01/09/18, received 03/22/18)
  - H. Utility Plan (Architect J. Michael Delapp, dated 02/22/18, received 03/22/18)
2. Provide the City a recorded copy of the Ingress and Egress Easement Agreement with Kapadia & Sons for the cross access and shared drive aisle.
3. Landscape Plan:
  - A. Add perimeter landscaping, specifically shrubs, to the rear parking lot area.
  - B. Add foundation plantings along the south foundation. The plantings can include decorative grasses and small shrubs since it would be located in the drainage easement.
4. The petitioner shall address all of the review comments and requirements of the Community Development, Public Works and Fire Rescue Departments.

2018-18 CRYSTAL TERRACE – 401LT FEDERAL DR.



**City of Crystal Lake  
Development Application**

Office Use Only  
File # 2018-0018

Project Title: CRYSTAL TERRACE

**Action Requested**

- |                                                       |                                                          |
|-------------------------------------------------------|----------------------------------------------------------|
| <input type="checkbox"/> Annexation                   | <input checked="" 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 type="checkbox"/> Final PUD Amendment          | <input type="checkbox"/> Variation                       |
| <input type="checkbox"/> Final Plat of Subdivision    | <input type="checkbox"/> Other                           |

**Petitioner Information**

Name: DAVID M HELMRICH  
METRONOMIC, INC.  
Address: 717 PONCE DE LEON  
CORAL GABLES, FL 33134  
Phone: O: 305 503 8092  
C: 630 253 8019  
Fax: F: 305 602 2003  
E-mail: dave@metronomicinc.com

**Owner Information (if different)**

Name: CRYSTAL TERRACE LLC  
Address: 717 PONCE DE LEON STE 324  
CORAL GABLES, FL 33134  
Phone: 305 503 8092  
Fax: 305 602 2003  
E-mail: dave@metronomicinc.com

**Property Information**

Project Description: CONSTRUCTION OF PROFESSIONAL OFFICE  
BUILDING

Project Address/Location: 402 LT FEDERAL DRIVE  
CRYSTAL LAKE, IL

PIN Number(s): 19-04-327-004

RECEIVED  
MAR 22 2018  
BY: RH

PM

**Development Team**

Please include address, phone, fax and e-mail

Developer: METRONOMIC, INC.

Architect: J. MICHAEL DELAPP

Attorney: ANNETTE M. O'CONNOR

Engineer: CHRIS WICHMAN

Landscape Architect: J MICHAEL DELAPP

Planner: KATHRYN COWLIN

Surveyor: NEKOLA SURVEY

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

**Signatures**

DAVID M HELMRICH OWNER METRONOMIC, INC 3-18-18 

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.

DAVID M HELMRICH CRYSTAL TERRACE, LLC 3-22-2018

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.

**PUBLIC NOTICE**  
**BEFORE THE PLANNING AND**  
**ZONING COMMISSION**  
**OF THE CITY OF CRYSTAL LAKE,**  
**MCHENRY COUNTY, ILLINOIS**  
IN THE MATTER OF THE  
APPLICATION OF  
Metronomic, Inc

**LEGAL NOTICE**

Notice is hereby given in compliance with the Unified Development Ordinance (UDO) of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning and Zoning Commission upon the application of Metronomic, Inc, seeking a Preliminary Planned Unit Development and Variations located at 402 Federal Drive, Crystal Lake, Illinois. PIN 19-04-327-004.

This application is filed for the purpose of seeking a Preliminary Planned Unit Development and Variations for an office building pursuant to Article 9-200(E), Article 4-1000 Signs and Article 4-200 Off-Street Parking, as well as any other variations as necessary to complete the project as proposed. 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, May 2, 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  
April 14, 2018) 1525316

*Northwest* **PROPERTY &  
FINANCIAL MANAGEMENT**  
*Corporation*

780 Tek Drive • Crystal Lake, Illinois 60014  
815-459-9187 Fax 815-459-1306

March 23, 2018

Mr. Ricky Trinidad  
Metronomic Inc.  
717 Ponce de Leon Blvd., Suite 324  
Coral Gables FL 33134

RE: Crystal Lake Business Center  
402 Federal Drive Construction Plans

Dear Mr. Trinidad,

Thank you for your recent submittal of the site plans for your proposed construction at 402 Federal Drive at the Crystal Lake Business Center.

The Development Committee Members have reviewed the information, and have given their approval on your construction plans, including your signage. You may proceed with the proposed construction.

If we can be of further help, please do not hesitate to contact me.

Thank you.

Sincerely,  
NORTHWEST PROPERTY MGMT.



Janice Reinhardt  
Senior Property Manager

cc: Board of Directors & File

**CRYSTAL LAKE  
BUSINESS CENTER**

**APPENDIX III  
DEVELOPMENT APPROVAL APPLICATION**

Project Address 402 LT Federal Drive, Crystal Lake, IL 60014

Applicant CHRYSTAL TERRACE, LLC  
(name)

312 402 6438  
(telephone)

402 LT Federal Drive, Crystal Lake, IL 60014  
(address)

OFF. 305-503-8092

Project Contact ROCKY TRINIDAD  
(Individual with long-term responsibility for the project)

312 402 6438

717 PONCE DE LEON # 324, CORAL GABLES, FL 33134  
(address)

Owner CHRYSTAL TERRACE, LLC  
(If other than Applicant)

(name)

305-503-8092  
(telephone)

717 Ponce de Leon Boulevard, Suite 324, Coral Gables, FL 33134  
(address)

Project Architect/Designer CHRIS WECHMAN  
(name)

847-445-4334  
(telephone)

MEYER-WECHMAN  
(address)

Project Civil Engineer TRANSCENDING DESIGN  
(name)

(telephone)

135 PARK AVE, BARRINGTON, IL 60010  
(address)

Project General Contractor BY OWNER  
(name)

(telephone)

(address)

Project Landscape Architect MICHAEL DELAPI  
(name)

847-526-5129  
(telephone)

266 W. LAKE SHORE DRIVE, BARRINGTON, IL 60010  
(address)



Total Site Area 37,238.00 sq. ft.  
 Total Site Landscape Area 18,185 sq. ft.  
 (See Article VI, Section A, Development Guidelines)  
 Total Paved Parking Area 9231 sq. ft.  
 Total Parking Landscape Area PARKING ISLANDS 855 sq. ft.  
 (See Article VI, Section B, Development Guidelines) <sup>T</sup>  
 (INCLUDED IN SITE LANDSCAPE AREA)  
 Number of Parking Stalls 31 STALLS  
 Building(s) Height 23'-0" sq. ft.  
 Total Building(s) Area 7748 sq. ft.  
 Floor-Area-Ratio 21% sq. ft.  
 (See Article III, Section B, Development Guidelines)

INCLUDES SMALL  
 PORTION OF ENTRANCE  
 DRAIN TOTAL  
 SIDEWALK:  
 2074 SQ  
 FT.

Proposed Use (Include information on any measures taken to mitigate adverse effects of any industrial/commercial process)

OFFICE RENTAL SPACE

Number of employees or persons occupying Property (current/projected) \_\_\_\_\_

Proposed Construction Schedule (include all phases of construction) 12 MONTHS  
FROM PERMIT ISSUANCE.

Request for Variance(s) (Include all pertinent data) NONE / NOT APPLICABLE

Date Received 3-22-18  
 Crystal Lake Business Center  
 Development Control Committee  
 By: [Signature]  
 Name: Trinity J. Casar

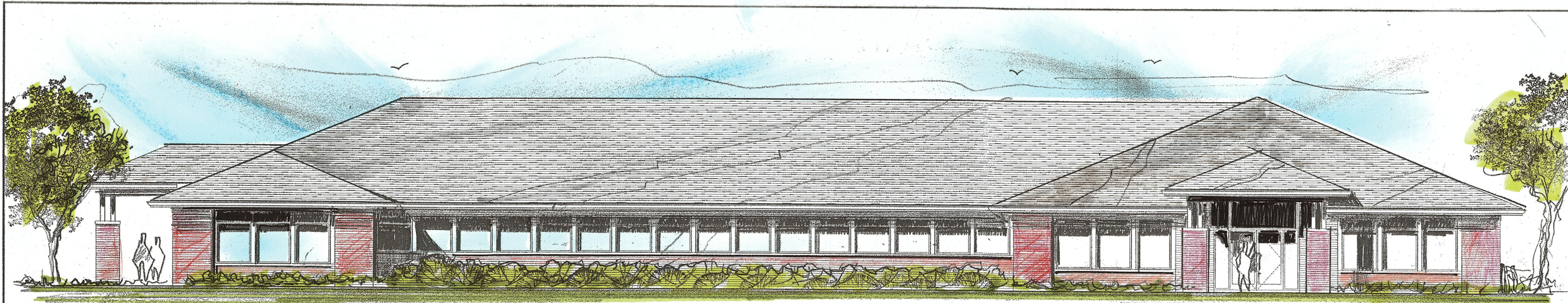
CRYSTAL LAKE  
BUSINESS CENTER

APPENDIX II  
DEVELOPMENT CONTROL COMMITTEE

All correspondence with the Development Control Committee should be directed to:

CRYSTAL LAKE BUSINESS CENTER  
Development Control Committee  
c/o Amlı Realty Co.  
125 South Wacker Drive  
Suite 3100  
Chicago, Illinois 60606  
Attn: \_\_\_\_\_

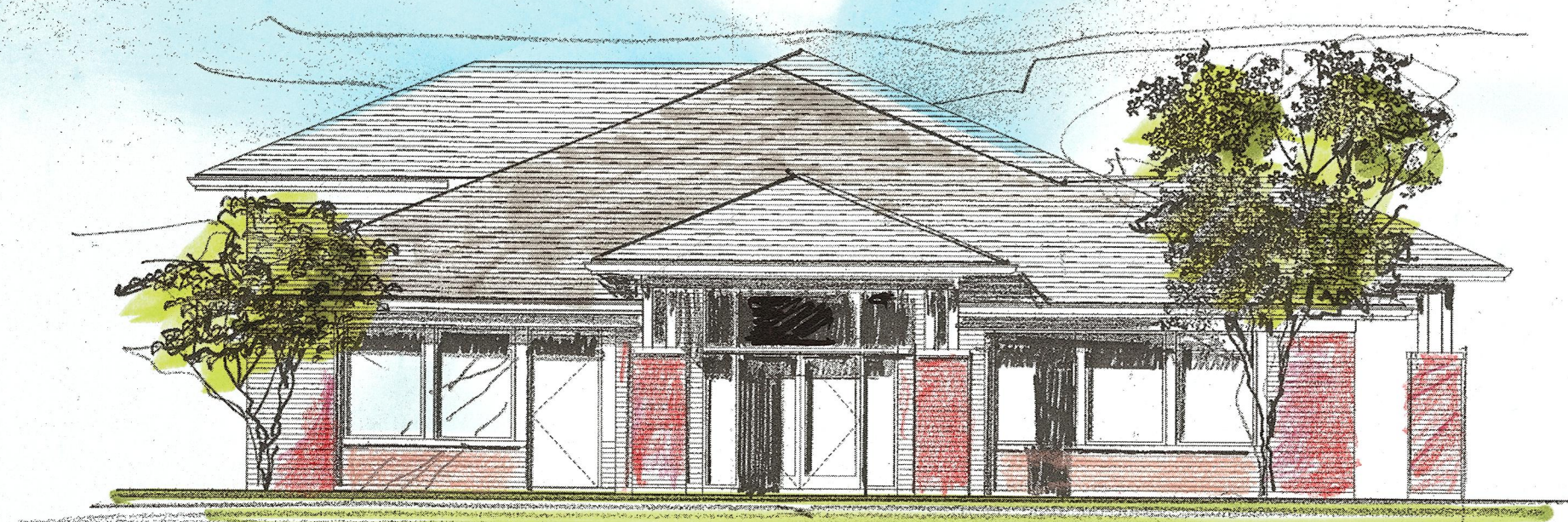




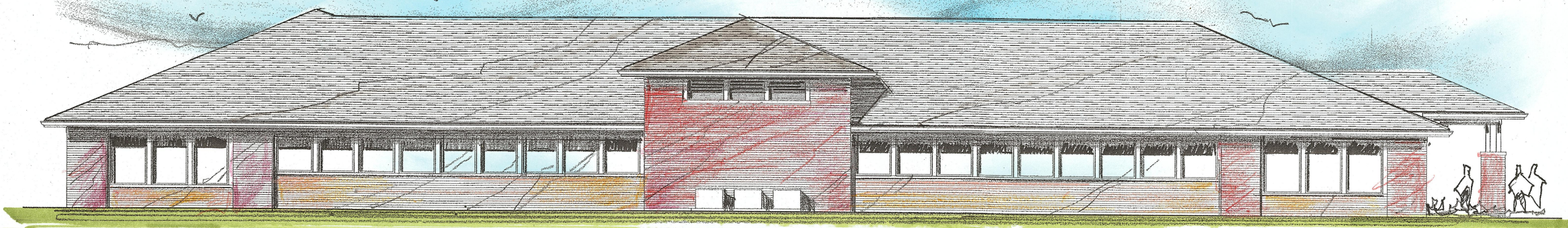
NORTH ELEVATION SCALE 1/8" = 1'-0"



WEST ELEVATION SCALE 1/8" = 1'-0"



EAST ELEVATION SCALE 1/8" = 1'-0"



SOUTH ELEVATION SCALE 1/8" = 1'-0"

Proposed Office Building  
 Crystal Terrace LLC  
 402 Lt Federal Drive

A Metronomics Development  
 Crystal Lake, Illinois



architect  
 J. MICHAEL DELAPP

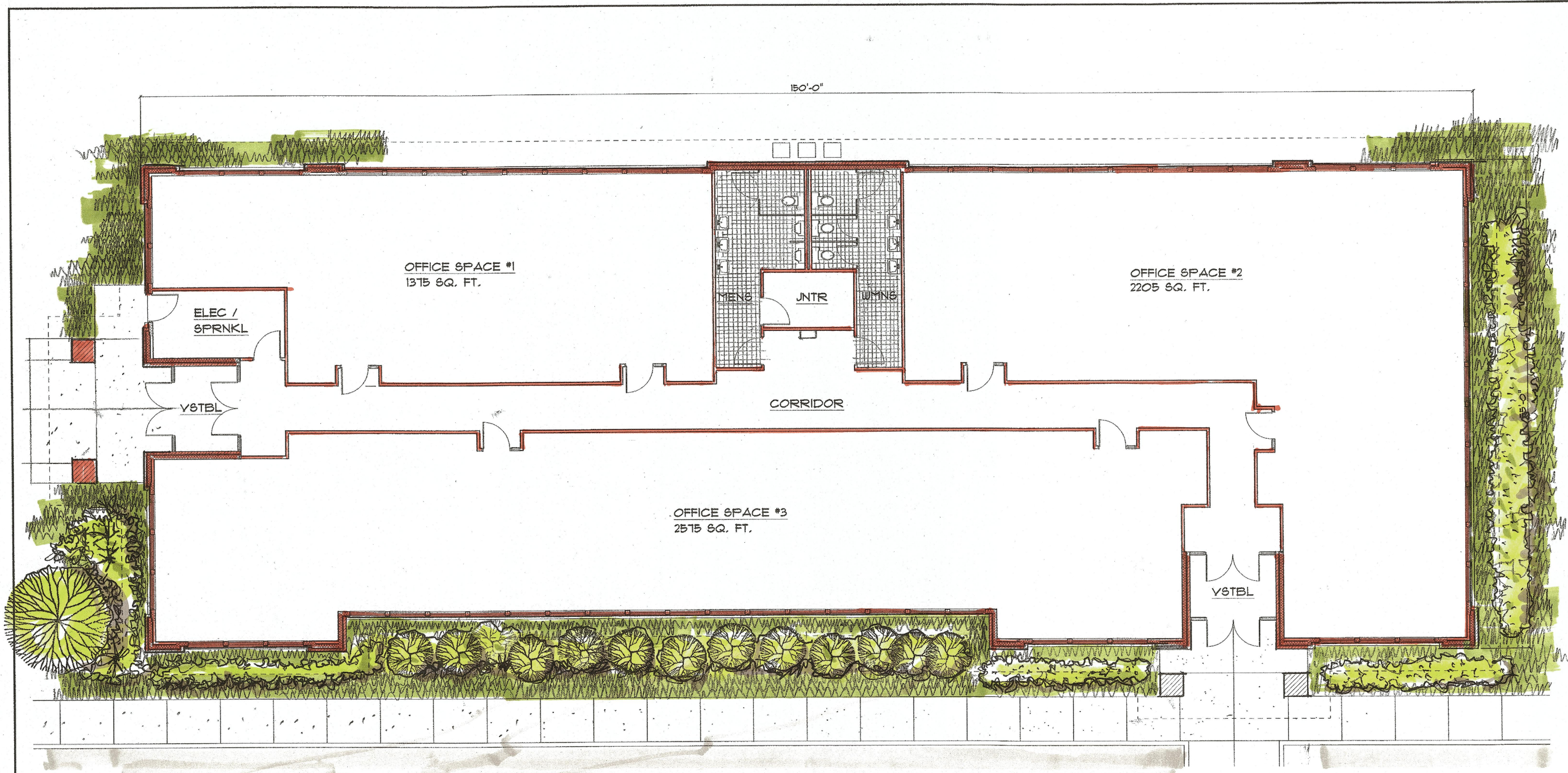
266 W. LAKE SHORE DR. BARRINGTON ILLINOIS 60010 847-526-5429

2018-18  
 Received 3-22-18

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9 JAN 2018

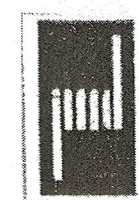




PROPOSED FIRST FLOOR PLAN SCALE 1/8" = 1'-0"  
 7850 SQ. FT.

Proposed Office Building  
 Crystal Terrace LLC  
 402 Lt Federal Drive

A Metronomics Developement  
 Crystal Lake, Illinois



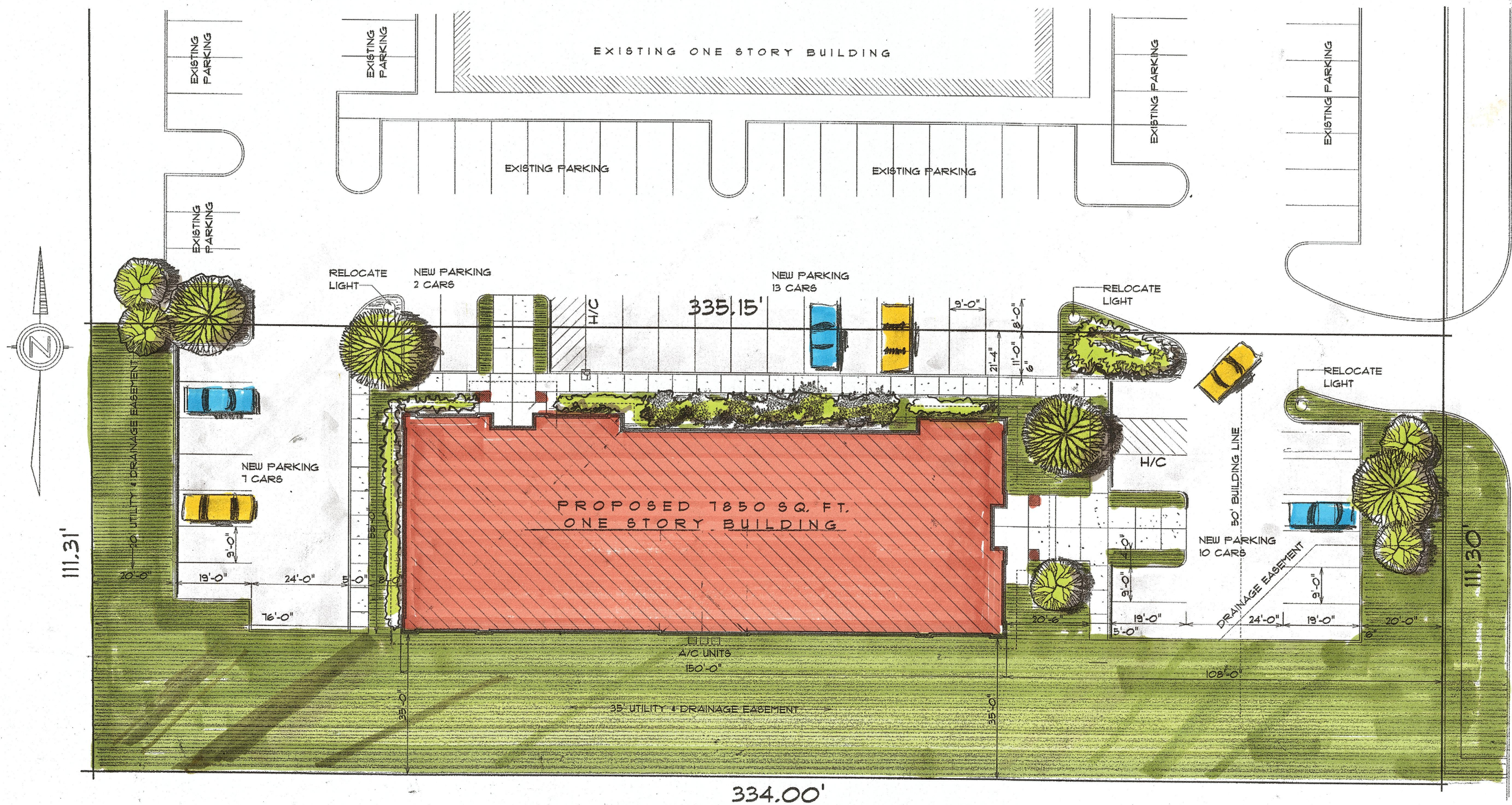
architect  
**J. MICHAEL DELAPP**  
 266 W. LAKE SHORE DR. BARRINGTON ILLINOIS 60010 847-526-5429

2018-18  
 Received 3-22-18

2

9 JAN 2018





PROPOSED SITE PLAN

SCALE 1" = 20'

PARKING DATE:

REQUIRED	32 CARS
ACTUAL	32 CARS

Proposed Office Building  
 Crystal Terrace LLC  
 402 Lt Federal Drive

A Metronomics Developement  
 Crystal Lake, Illinois



architect  
 J. MICHAEL DELAPP

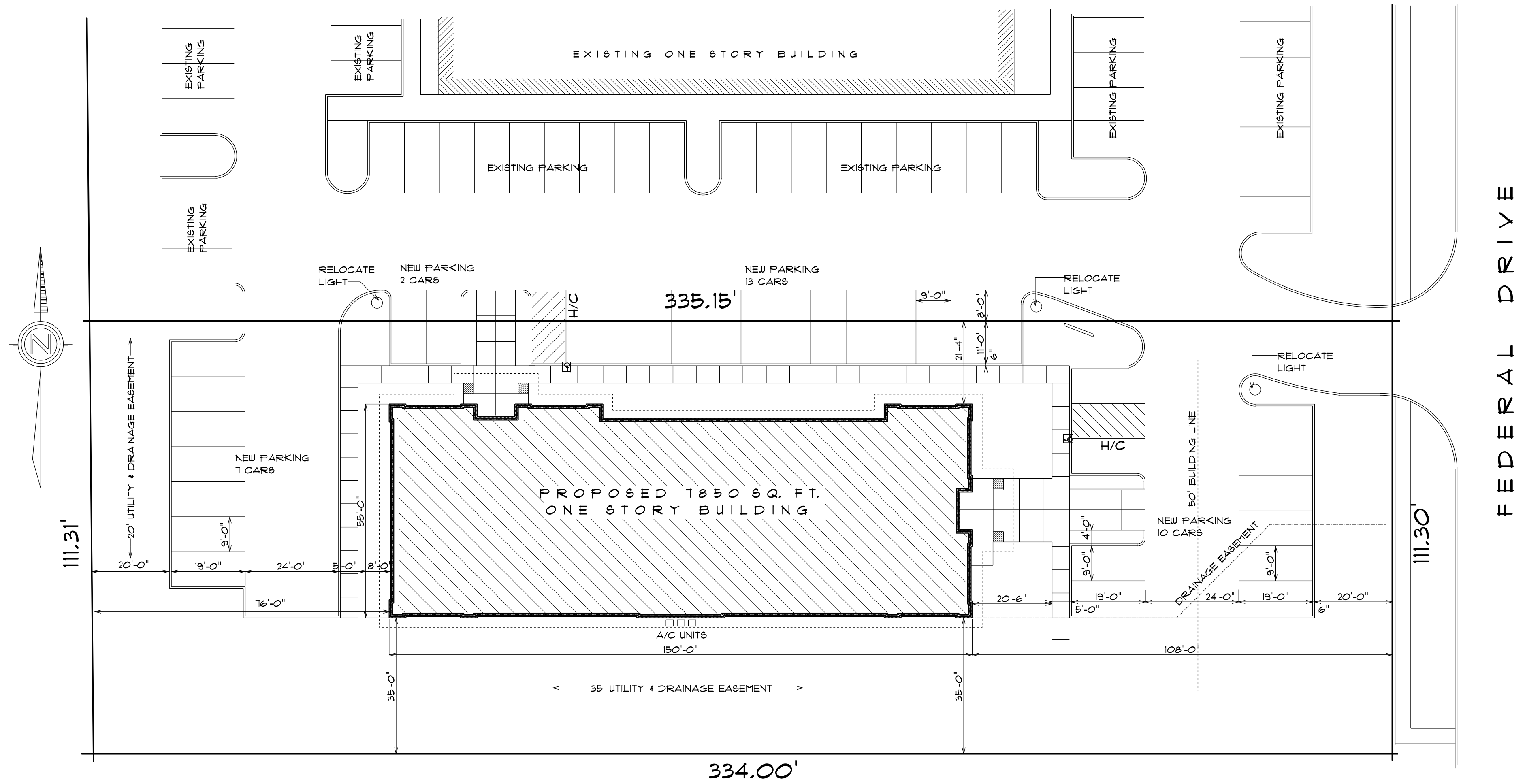
266 W. LAKE SHORE DR. BARRINGTON ILLINOIS 60010 847-526-5429

2018-18  
 Received 3-22-18

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9 JAN 2018





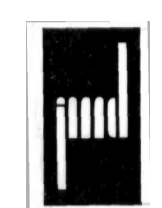
**PROPOSED SITE PLAN** SCALE 1" = 20"

PARKING DATE:

REQUIRED	32 CARS
ACTUAL	32 CARS

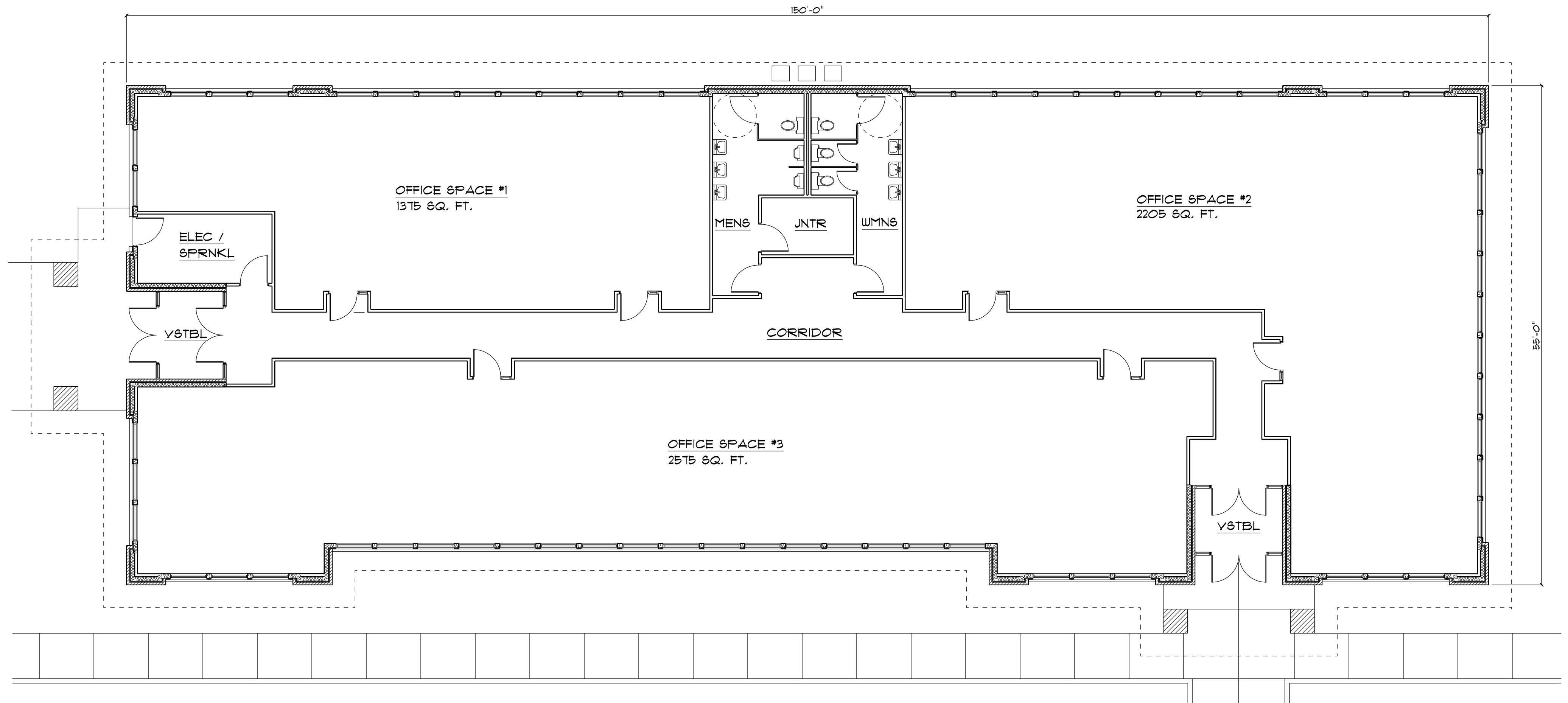
**Proposed Office Building**  
**Crystal Terrace LLC**  
 402 Lt Federal Drive

**A Metronomics Development**  
 Crystal Lake, Illinois



architect  
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 266 W. LAKE SHORE DR. BARRINGTON ILLINOIS 60010 847-526-5429

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PROPOSED FIRST FLOOR PLAN SCALE 1/8" = 1'-0"  
 7850 SQ. FT.

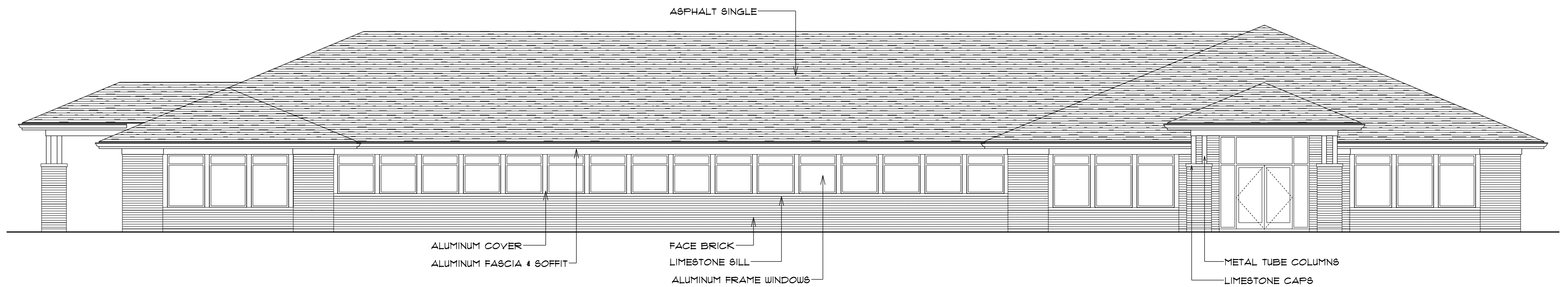
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 402 Lt Federal Drive

A Metronomics Development  
 Crystal Lake, Illinois

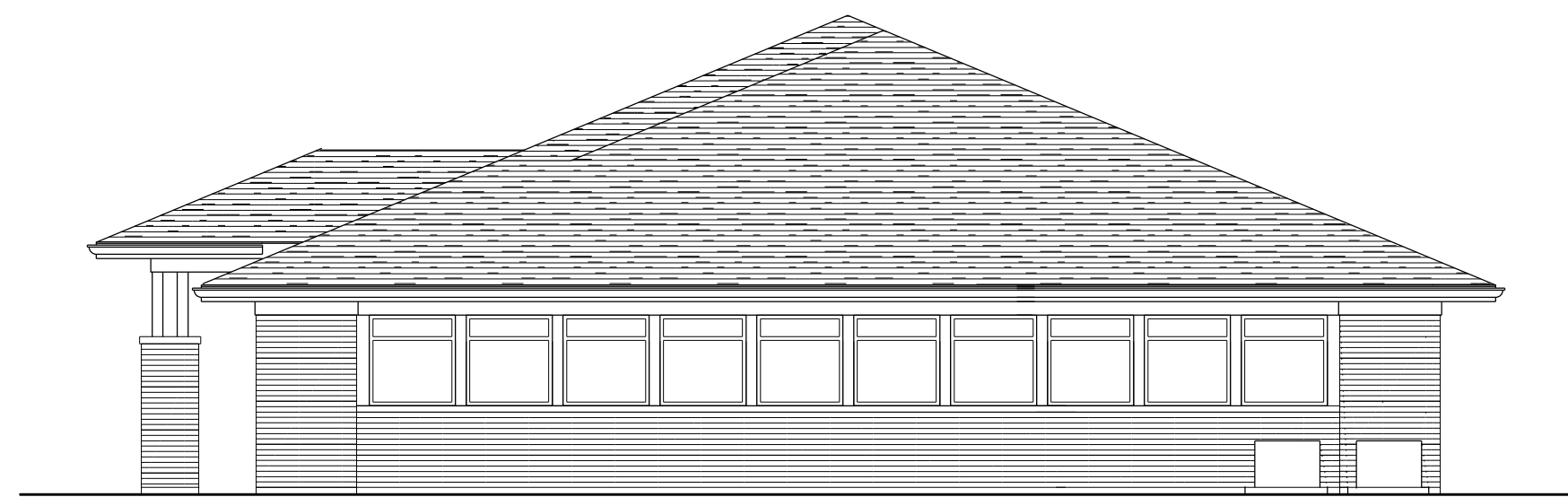


architect  
 J. MICHAEL DELAPP  
 266 W. LAKE SHORE DR. BARRINGTON ILLINOIS 60010 847-526-5429

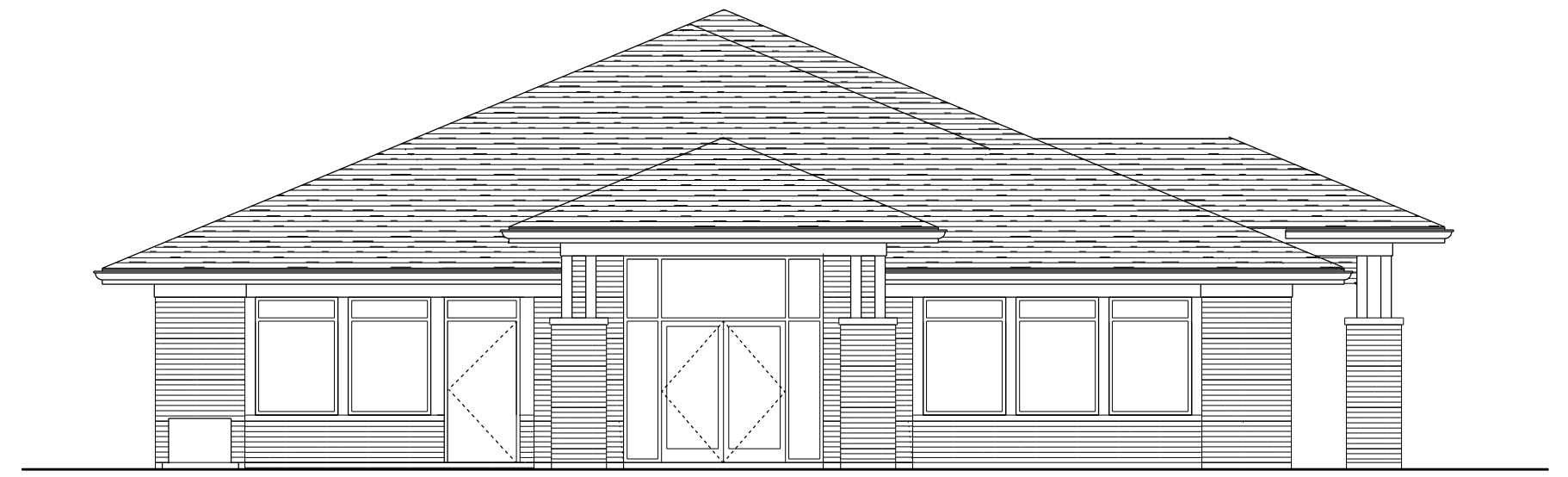
2018-18  
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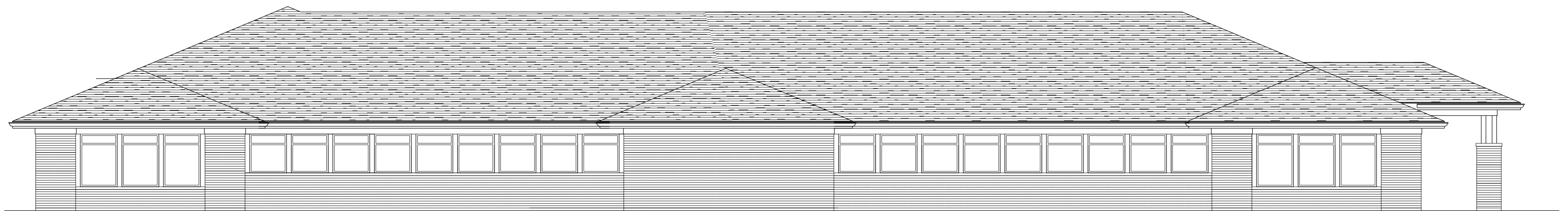
**NORTH ELEVATION** SCALE 1/8" = 1'-0"



**WEST ELEVATION** SCALE 1/8" = 1'-0"



**EAST ELEVATION** SCALE 1/8" = 1'-0"



**SOUTH ELEVATION** SCALE 1/8" = 1'-0"

Proposed Office Building  
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architect  
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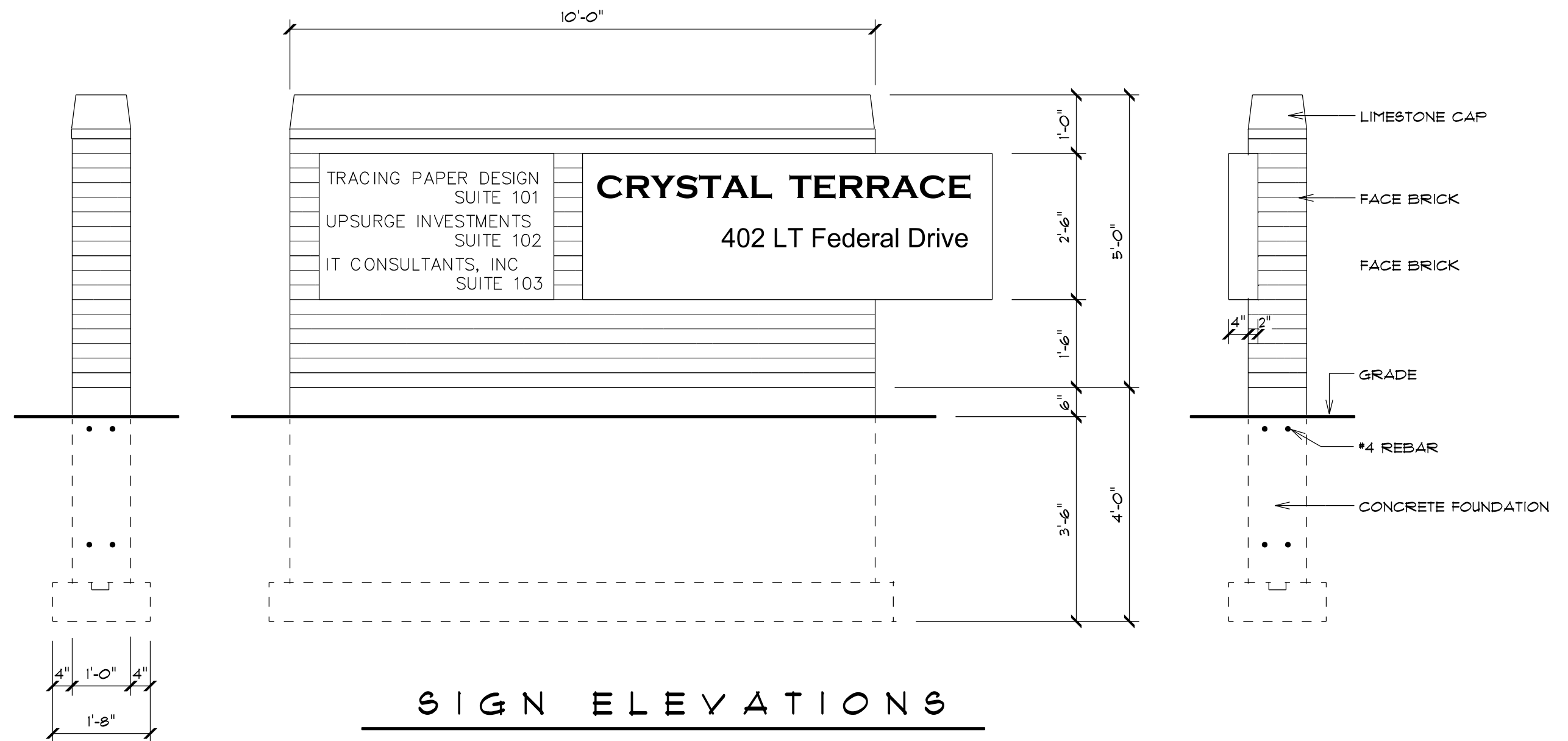
266 W. LAKE SHORE DR. BARRINGTON ILLINOIS 60010 847-526-5429

2018-18  
 Received 4-3-18

**3**

DATE: APR 3, 2108





**SIGN ELEVATIONS**

SCALE 1/2" = 1'-0"

1. SIGN PANEL & TENNANT PANEL BY SIGN CONTRACTOR
2. BACKLIGHTING OF LETTERS OPTIONAL
3. "CRYSTAL TERRACE" - COPPERPLATE GOTHIC FONT 6" HIGH
4. "402 LT FEDERAL DRIVE" - ARIAL FONT 4" HIGH
5. CONCRETE BASE & MASONRY BY GENERAL CONTRACTOR
6. SIGN CONTRACTOR TO COORDINATE W/ ELECTRIC CONTRACTOR FOR BACKLIGHTING OPTION
7. TENNANT PANEL TO BE DETERMINED

Proposed Office Building  
 Crystal Terrace LLC  
 402 Lt Federal Drive

A Metronomics Development  
 Crystal Lake, Illinois



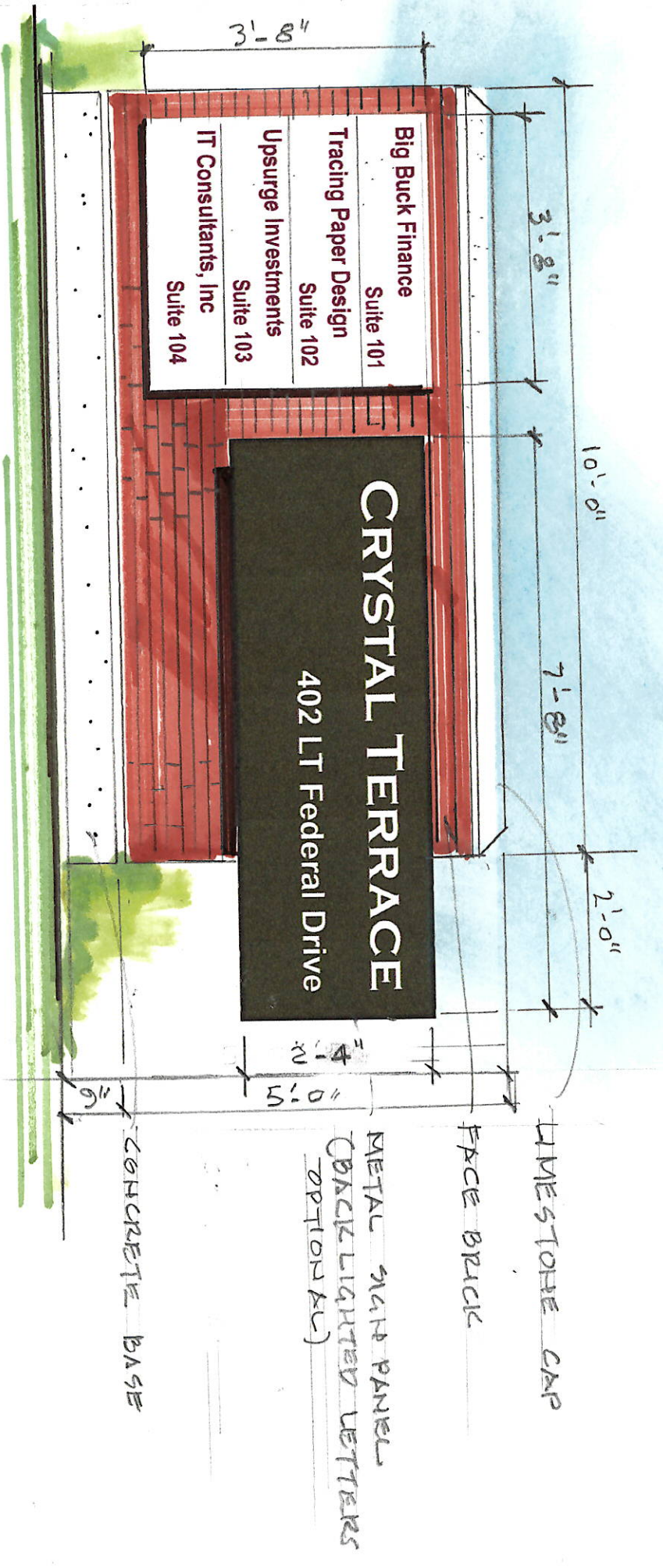
architect  
**J. MICHAEL DELAPP**

266 W. LAKE SHORE DR. BARRINGTON ILLINOIS 60010 847-526-5429

2018-18  
 Received 4-3-18

3

DATE: APR 3, 2108



ENTRY SIGN  $\cdot 1/2" = 1'-0"$

SIGN A -  $3.66 \times 3.66 = 13.404$  CRYSTAL TERRACE - 6" CAP, COPPERCASTE GOTHIC"  
 SIGN B -  $7.66 \times 2.33 = 17.848$  402 LT FEDERAL 4" "ARIAL"  
 $31.24 < 32.20$

CRYSTAL TERRACE OFFICE BUILDING

405 LT FEDERAL DRIVE • CRYSTAL LAKE, IL

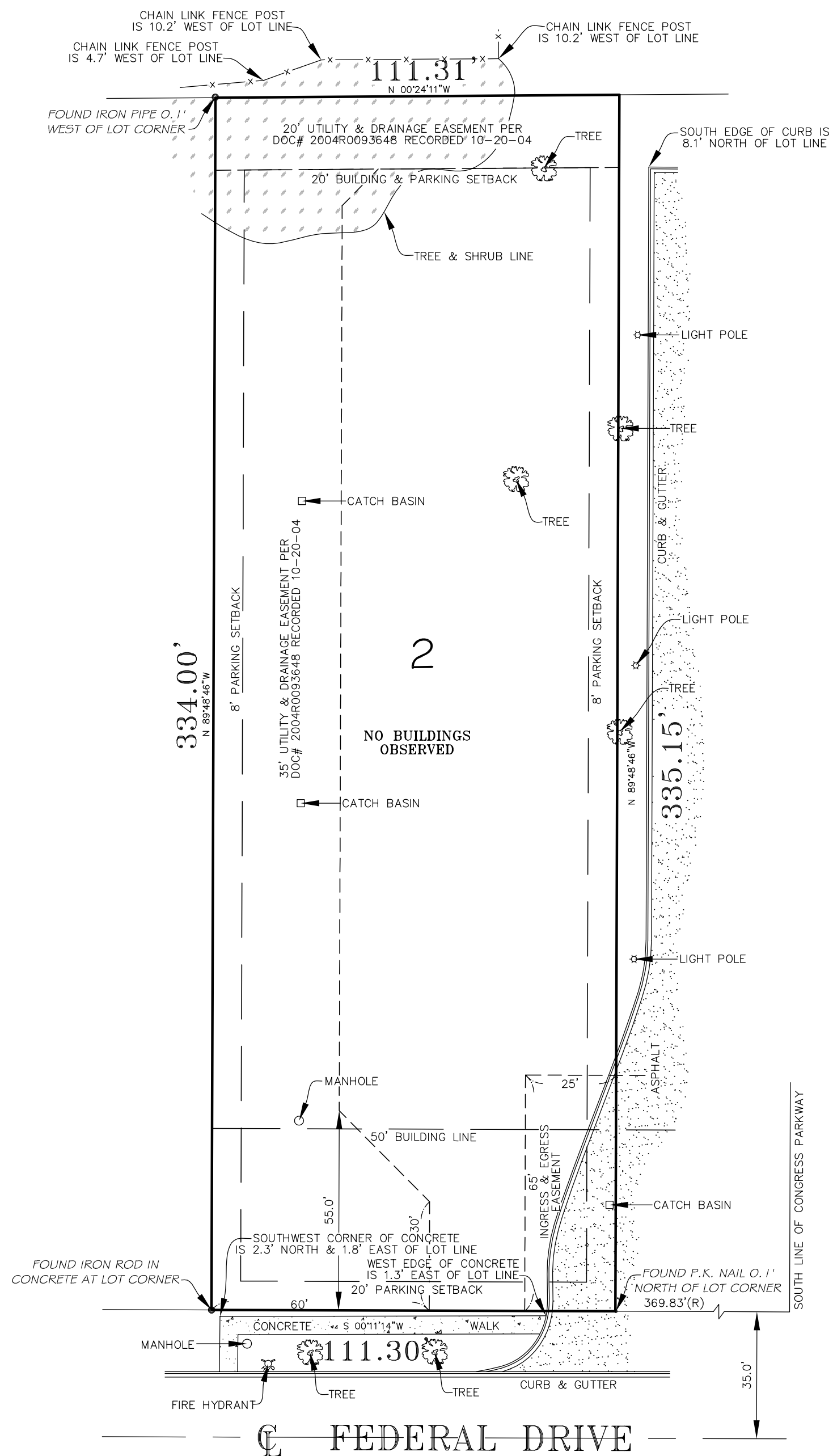
find

24 FEB 2018  
 REV 1 231 MAR 2018  
 REV 2 26 APR 2018  
 REV 3 26 APR 2018

# PLAT OF SURVEY

OF

LOT 2 IN MILESTONE THERAPY CENTER RESUBDIVISION BEING A RESUBDIVISION OF LOT 2 IN MCHENRY COUNTY FEDERAL CREDIT UNION'S RESUBDIVISION, BEING A RESUBDIVISION OF LOT 9 IN CRYSTAL LAKE BUSINESS CENTER UNIT 3, BEING A RESUBDIVISION OF PART OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 19, 2013 AS DOCUMENT 2013R0058730, IN MCHENRY COUNTY, ILLINOIS.



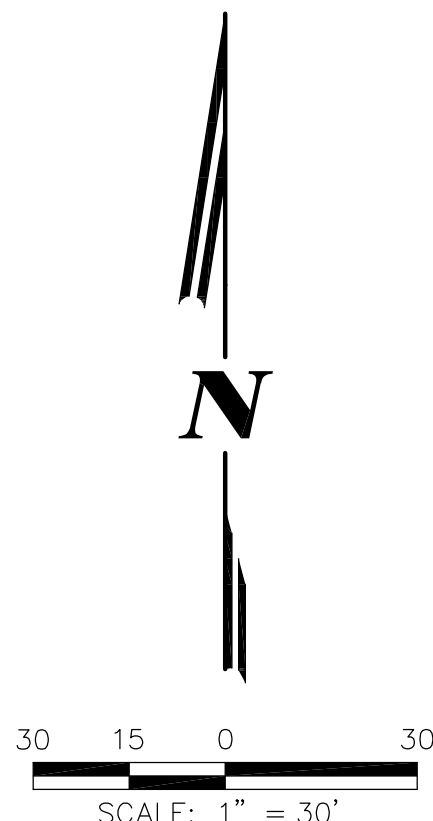
## LEGEND

(R/M) - RECORD / MEASURED  
L - ARC LENGTH  
R - RADIUS  
CH - CHORD

AREA = 37,238 SQ. FT.  
MORE OR LESS

PREPARED FOR: ANNETTE M. O'CONNOR (ATTORNEY AT LAW)  
JOB ADDRESS: 402 LT FEDERAL DRIVE, CRYSTAL LAKE, IL  
SELLER/BUYER: KAPADIA & SONS LTD. CORP. / METRONOMIC, INC.  
JOB NO.: 17-11-0042

**NEKOLA SURVEY, INC.**  
PROFESSIONAL LAND SURVEYING SERVICES  
WWW.NEKOLASURVEY.COM  
400 N. SCHMIDT RD., STE. 203  
BOLINGBROOK, ILLINOIS 60440  
(630) 226-1530 PHONE (630) 226-1430 FAX



2018-18  
Received 3-22-18

FIELD WORK COMPLETED ON THE 10TH DAY OF NOVEMBER, 2017.

(STATE OF ILLINOIS)  
(COUNTY OF WILL) SS

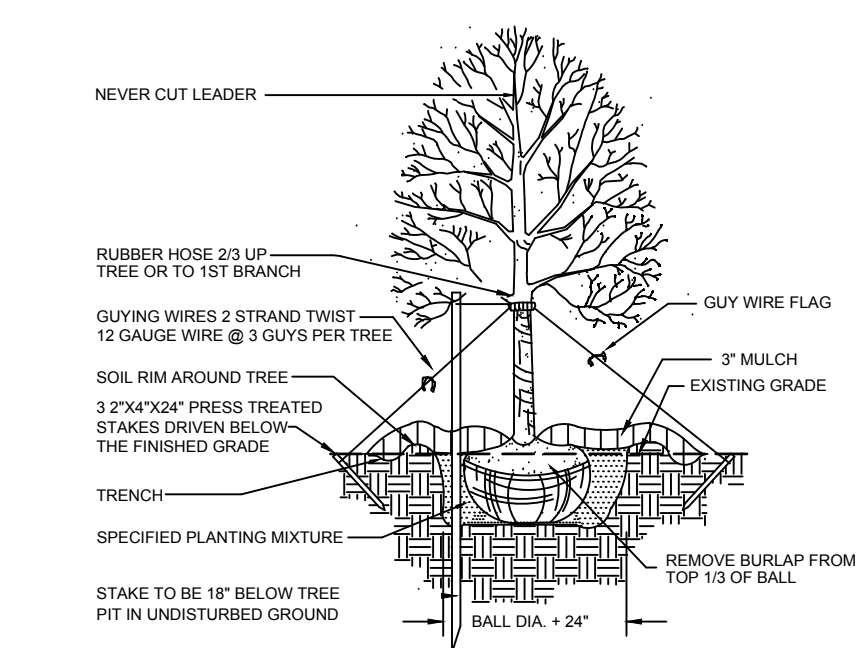
NEKOLA SURVEY INC. DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 20TH DAY OF NOVEMBER, 2017.

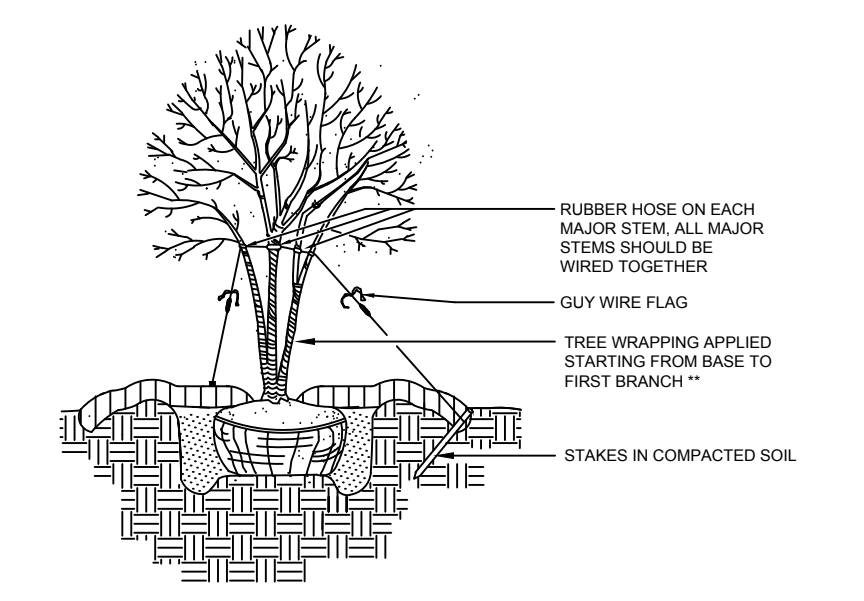
IPLS No. 2923  
LICENSE RENEWAL DATE: 30 NOVEMBER 2018.

☒ - "X" IN BOX INDICATES THE HEREON DRAWN PLAT WAS ORDERED AS A NON MONUMENTED SURVEY.  
NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.

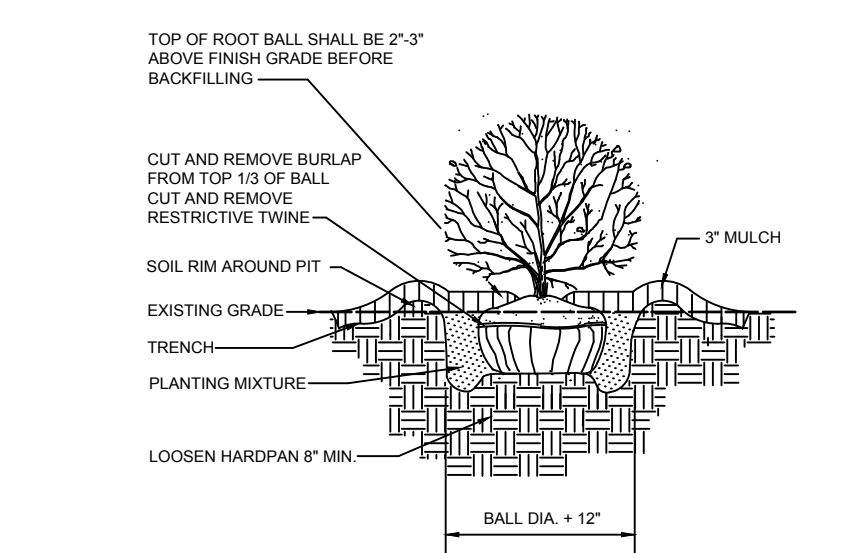




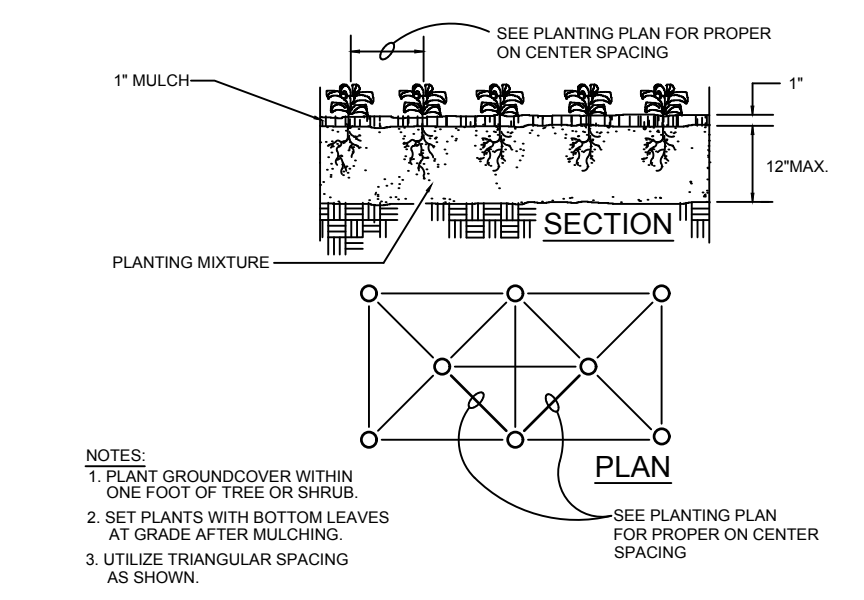
DETAIL: DECIDUOUS TREE PLANTING  
NOT TO SCALE



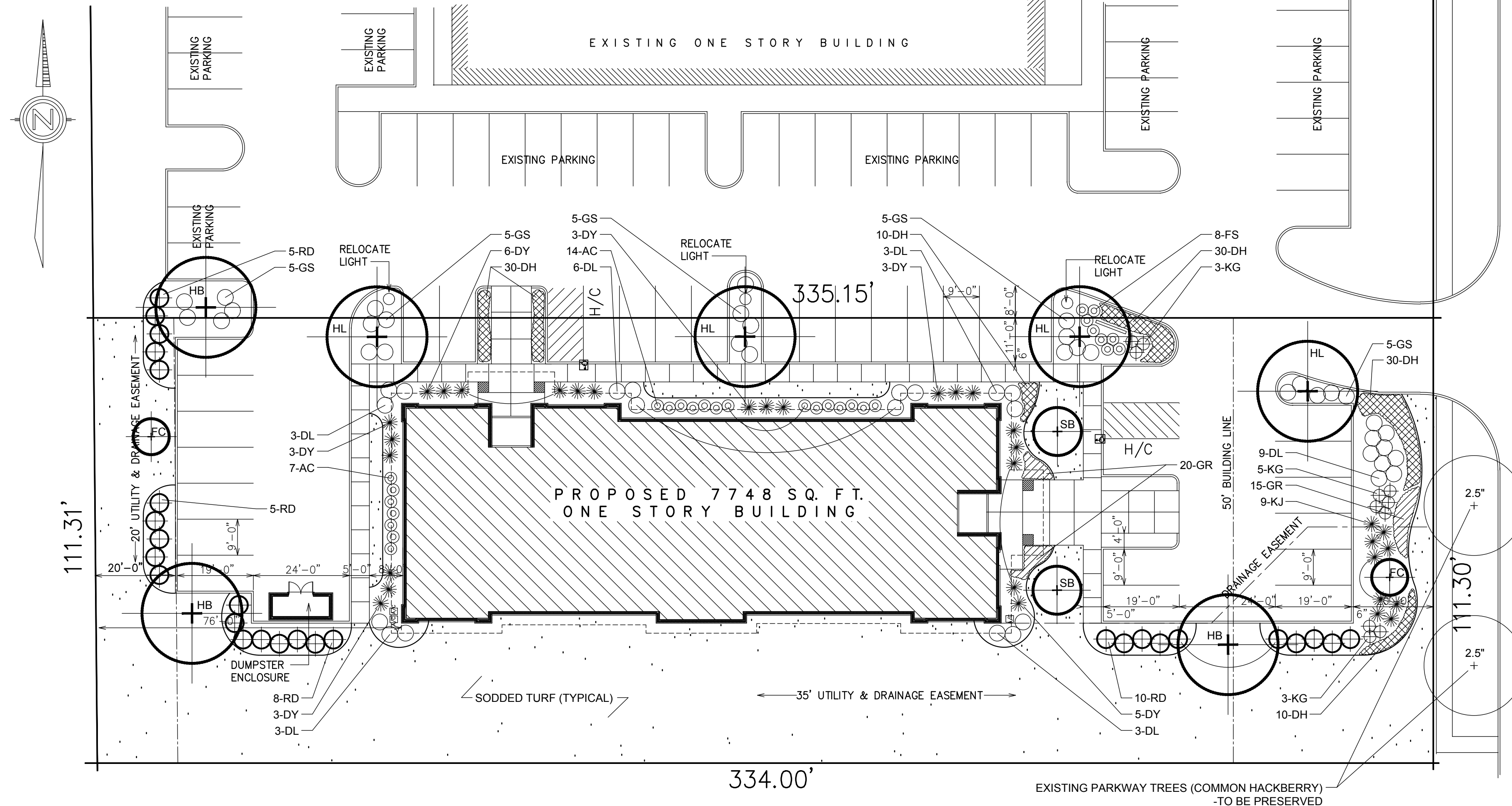
DETAIL: MULTISTEM TREE STAKING  
NOT TO SCALE



DETAIL: SHRUB PLANTING  
NOT TO SCALE



DETAIL: GROUND COVER PLANTING  
NOT TO SCALE



PLANT SCHEDULE

SYMBOL	KEY	COMMON / LATIN NAME	SIZE	CONDITION*	SPACING	QUANTITY
○	SHADE TREES	HB COMMON HACKBERRY	2.5" CAL.	B & B	SPECIMEN	3
		HL SKYLINE THORNLESS HONEYLOCUST	2.5" CAL.	B & B	SPECIMEN	4
○	ORNAMENTAL TREES	FC SARGENT CRABAPPLE	8' HT.	B & B	SPECIMEN	2
		SB ALLEGHENY SERVICEBERRY	8' HT.	B & B	SPECIMEN	2
		FC SARGENT CRABAPPLE	8' HT.	B & B	SPECIMEN	2
* * *	EVERGREEN SHRUBS	DY DENSE YEW	18"	B & B	4' O.C.	20
		KJ KALLAY COMPACT PFITZER JUNIPER	24"	B & B	4' O.C.	12
○	DECIDUOUS SHRUBS	AC DWARF ALPINE CURRANT	18"	B & B	3' O.C.	21
		DL DWARF LILAC	24"	B & B	4' O.C.	30
		FS GOLD FLAME SPIREA	18"	B & B	3' O.C.	8
		GS GRO-LOW SUMAC	18"	B & B	4' O.C.	25
		RD CARDINAL RED TWIG DOGWOOD	36"	B & B	4.5' O.C.	28
□	GROUNDCOVERS AND PERENNIALS	DH HAPPY RETURNS DAYLILY	1G.	CONTR.	2' O.C.	110
		GR ROZANNE GERANIUM	1G.	CONTR.	2' O.C.	35
⊕		KG KARL FOERSTER FEATHER REED GRASS	3G.	CONTR.	3' O.C.	8
□		SOD SODDED LAWN	S.Y.			1,550

\* IF B & B PLANTS ARE NOT AVAILABLE DUE TO TIME OF SEASON, CONTAINER GROWN PLANTS MAY BE SUBSTITUTED, AS APPROVED BY THE LANDSCAPE ARCHITECT.

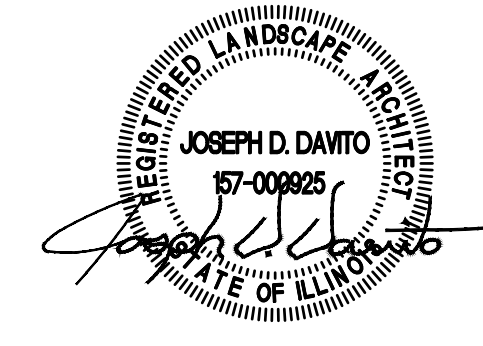
LANDSCAPE PLAN NOTES:

- ALL PROPOSED SHRUB BEDS AND TREE RINGS TO RECEIVE 3" THICK SHREDDED HARDWOOD MULCH (PERENNIALS/GROUNDCOVERS 1" THICK.)
- REPAIR ALL EXISTING TURF AREAS DISTURBED DURING CONSTRUCTION (SOD).
- LIMIT OF SOD = PROPERTY LINE (UNLESS OTHERWISE NOTED).
- THE CONTRACTOR SHALL LOCATE THE EXISTENCE OF UTILITIES PRIOR TO STARTING WORK.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS. PLANT MATERIAL QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE TO THOSE OF THE PLANT LIST.
- ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN OR EQUIVALENT. NO "PARK GRADE" MATERIAL SHALL BE ACCEPTED.
- ALL PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANTS ORIGINAL GRADE BEFORE DIGGING.
- ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK SHALL BE ACCEPTED IF IT IS ROOT BOUND. ALL WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING.
- ALL PLANTINGS SHALL BE WATERED DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. WATER THOROUGHLY TO ENSURE ALL AIR POCKETS ARE REMOVED AROUND ROOT BALL.
- CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF KNOTTING.
- IMPORTED TOPSOIL (PLANTING AREAS) AND SPREADING BY EXCAVATING CONTRACTOR.
- ALL PROPOSED TREES OUTSIDE PLANTING BED AREAS SHALL RECEIVE A 5" DIA. MULCH RING AROUND TRUNK.
- ALL PLANTS AND STAKES SHALL BE SET PLUMB, UNLESS OTHERWISE NOTED. IT IS THE CONTRACTOR'S OPTION TO STAKE TREES, BUT HIS RESPONSIBILITY TO ASSURE PLANTS REMAIN PLUMB UNTIL END OF GUARANTEE PERIOD. IF STAKING OF TREES IS NOT PERFORMED, REMOVAL OF TOP 1/3 OF BURLEAP AND ROPES IS UNNECESSARY (REMOVE ALL NON-BIODEGRADABLE MATERIAL).
- INFORMATION CONTAINED IN "PLAN NOTES" TAKES PRECEDENCE OVER INFORMATION IN "DETAILS".
- VERIFY SITE CONDITIONS AND INFORMATION ON DRAWINGS. PROMPTLY REPORT ANY DISCREPANCIES AND/OR DEVIATIONS FROM THE INFORMATION SHOWN ON THE PLAN. THE OWNER IS NOT RESPONSIBLE FOR UNAUTHORIZED CHANGES OR EXTRA WORK REQUIRED TO CORRECT UNREPORTED DISCREPANCIES.
- ALL PLANTING BED EDGES TO BE CULTIVATED.
- NO SHADE TREE BRANCHES SHALL BE LESS THAN SIX (6) FEET ABOVE THE GROUND.
- AMEND ALL GROUND COVER BEDS WITH 4" THICK SAND AND COMPOST MIX PRIOR TO PLANTING. MIX INTO EXISTING TOPSOIL.



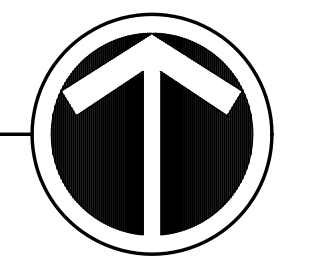
Note: Call 811 at least 48 hours, excluding weekends and holidays, before you dig.

Received 4/5/18 KC



LANDSCAPE PLAN

NOTE: ALL BASE INFORMATION PROVIDED BY J. MICHAEL DELAPP ARCHITECTURE, 847-526-5429.



REVISIONS	
DATE	DESCRIPTION

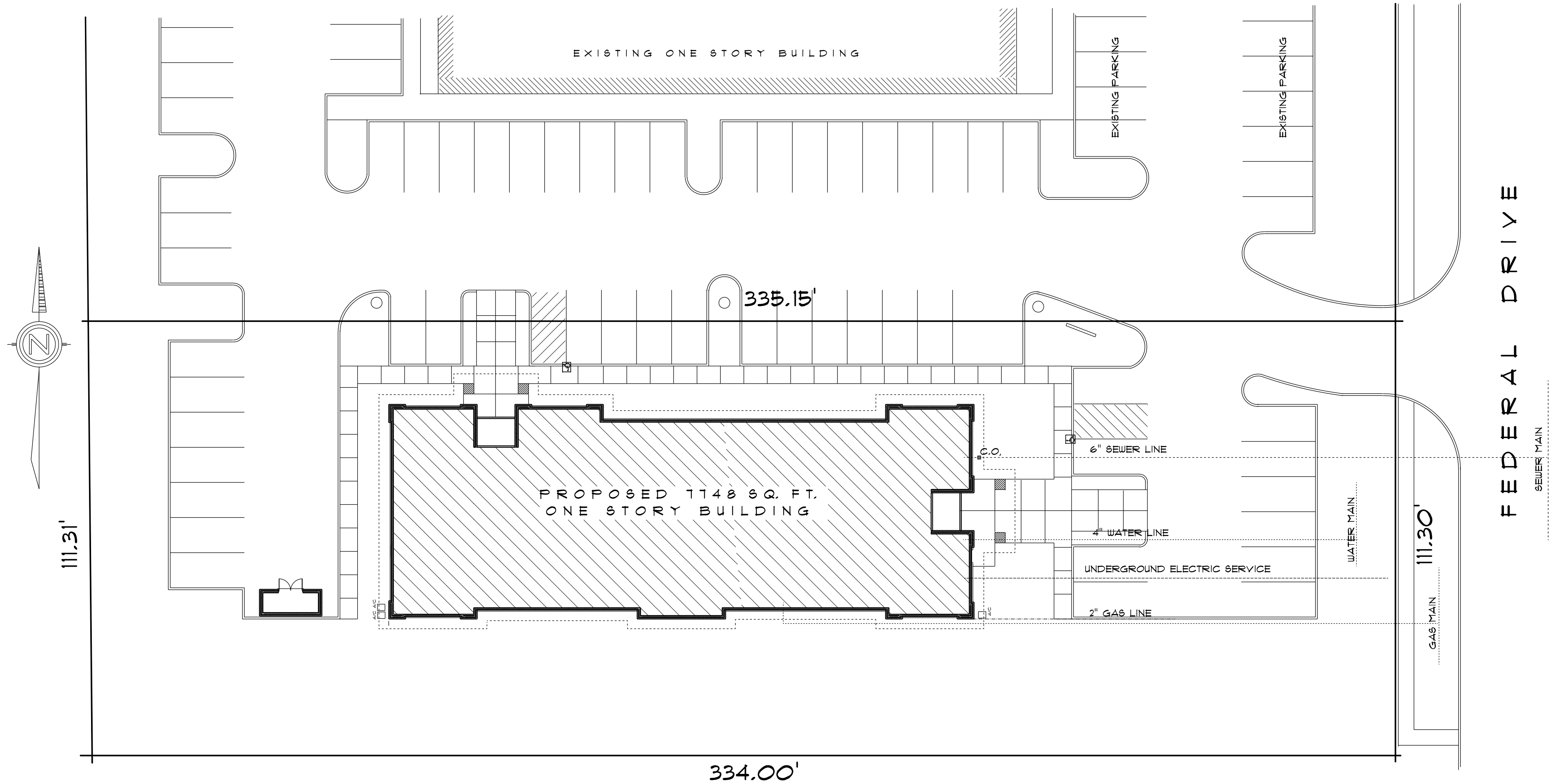
OFFICE BUILDING  
CRYSTAL LAKE, LLC  
402 LT FEDERAL DRIVE  
CRYSTAL LAKE, ILLINOIS

LANDSCAPE PLAN	
SCALE:	1"=20'-0"
DATE:	APRIL 05, 2018
DESIGN:	J. DAVITO, PLA
DRAFTING:	JDD

J. DAVITO DESIGN, INC.  
LANDSCAPE ARCHITECTURAL DESIGN  
ISLAND LAKE, IL 60042  
WWW.JDAVITODESIGN.COM  
(847) 468-8797

PROJ. NO. 18-003
LS1

J. DAVITO DESIGN, INC. COPYRIGHT © 2018



PROPOSED UTILITY PLAN SCALE 1"=20"

2018-18  
Received 3-22-18

Proposed Office Building  
Crystal Terrace LLC  
402 Lt Federal Drive

A Metronomics Development  
Crystal Lake, Illinois



architect  
J. MICHAEL DELAPP  
266 W. LAKE SHORE DR. BARRINGTON ILLINOIS 60010 847-526-5429



DATE: FEB 22, 2108

## MUTUAL INGRESS & EGRESS EASEMENT AGREEMENT

This Agreement by and between Kapadia & Sons, LTD, an Illinois corporation ("Kapadia"), as owner of both Parcel 1 and Parcel 2, as described on Exhibit A, dated on the date noted below.

Whereas, Kapadia owns both Parcel 1 and Parcel 2 (Kapadia, and any future owners of both or either parcel, are referred to herein as the "Parcel Owners"); and

Whereas Parcel 1 and Parcel 2 were platted/resubdivided to show a mutual ingress & egress easement for the respective parcels, recorded in McHenry County, Illinois as document No. 2013R0058730 (the ingress and egress easement created by that document is herein referred to as (the "Easement")); and

Whereas no document was ever recorded outlining the maintenance or other obligations of the respective Parcel Owners relative to the Easement;

Now, therefore, Kapadia agrees, for the benefit of the future owners of Parcel 1 and Parcel 2, as follows:

- 1) The recitals above are incorporated herein, as if fully set forth;
- 2) Each Parcel Owner shall be financially responsible for maintaining in good repair that part of the Easement which falls within the boundaries of the parcel they own;
- 3) Nothing set forth herein shall prevent the Parcel Owners from cooperating with one another to maintain or repair the Easement;
- 4) Each Parcel Owner shall use commercially reasonable efforts to ensure that the portion of the Easement lying on their own parcel is not obstructed and does not fall into unreasonable repair, so as to prevent commercial traffic from reaching the neighboring parcel. In the event of scheduled repairs or other necessary obstructions, the Parcel Owner (or his agents) scheduling such repairs or obstructions shall give the other Parcel owner at least two weeks advance notice of such expected obstructions or repairs, provided, however, that in an emergency, each Parcel Owner shall give the other Parcel Owner as much notice as is possible under the circumstances.
- 5) This agreement shall run with the land, and shall accrue for the benefit of future assigns and owners of each Parcel.

Dated this 25<sup>th</sup> day of August, 2016

Kapadia & Sons, LTD, an Illinois corporation  
as Sole owner of both Parcel 1 and Parcel 2.


By:   
Shabbir Kapadia



Exhibit A

Parcel 1

LOT 1 IN MILESTONE THERAPY CENTER RESUBDIVISION BEING A RESUBDIVISION OF LOT 2 IN MCHENRY COUNTY FEDERAL CREDIT UNION'S RESUBDIVISION, BEING A RESUBDIVISION OF LOT 9 IN CRYSTAL LAKE BUSINESS CENTER UNIT 3, BEING A SUBDIVISION OF PART OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 19, 2013 AS DOCUMENT NO. 2013R0058730, IN MCHENRY COUNTY, ILLINOIS.

Parcel 2

LOT 2 IN MILESTONE THERAPY CENTER RESUBDIVISION BEING A RESUBDIVISION OF LOT 2 IN MCHENRY COUNTY FEDERAL CREDIT UNION'S RESUBDIVISION, BEING A RESUBDIVISION OF LOT 9 IN CRYSTAL LAKE BUSINESS CENTER UNIT 3, BEING A SUBDIVISION OF PART OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 19, 2013 AS DOCUMENT NO. 2013R0058730, IN MCHENRY COUNTY, ILLINOIS.