



#2018-167
Target (Bohl Farm) – Final PUD Amendment
Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	January 16, 2019
<u>Request:</u>	Final PUD Amendment for changes to the exterior elevations and additional signage for the Target store.
<u>Location:</u>	5580 Northwest Highway
<u>Acreage:</u>	Approximately 9.7 acres
<u>Existing Zoning:</u>	B-2 PUD General Commercial
<u>Surrounding Properties:</u>	North: M PUD Manufacturing South: B-2 PUD General Commercial East: B-2 PUD General Commercial West: B-2 PUD General Commercial
<u>Staff Contact:</u>	Elizabeth Maxwell (815.356.3615)

Background:

- Target was approved as the major anchor with the Bohl Farm Marketplace Shopping Center.
- The requested PUD Amendment allows Target to refresh the store's exterior with a modern color and signage scheme.

Development Analysis:

Building Elevations:

- Target's current façade features a variety of colored masonry block including a dark Navajo Brown base, Terra Cotta colored center and lighter Beige top with green awnings under the archways.
- The new color scheme has a darker tan color palette. The masonry base will remain dark with the section above painted Jackson Tan. The light top would be a more medium tan of Stone House. The awnings would be a greyish brown contrasting the much lighter Muslin trim at the top of the awnings.
- The elevations meet 6 of the standards through Building and Massing, Rooflines and Parapet, Building Colors, Building Fenestration, Entrance Design and Overall Façade Design.

Signage

Current wall signage for Target is:259 square feet, which includes the red “Target” and bullseye and the red “♥CVS Pharmacy” sign.

Proposed Wall Signs

- White 13-foot diameter Bullseye above the front entryway (132.7 square feet)
- Red 25-square-foot “Order Pick-up” sign
- Red 56-square foot “♥CVS Pharmacy” sign (to remain)
- Red 10-foot diameter Bullseye (78.5 square feet)

TOTAL proposal wall signage is 292 square feet.



Free-Standing Signs:

- A new red copy panel is proposed for the free-standing monument sign structure or location.

Findings of fact:

Planned Unit Development Amendment

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

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

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

PUD Variations

- Article 4-1000 Signs: Allow 292 square feet of wall signage.

The size of the signage proposed complements the façade in proportion to the overall façade and the sign band area.

Comprehensive Land Use Plan 2030 Summary Review:

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

Land Use: COMMERCE

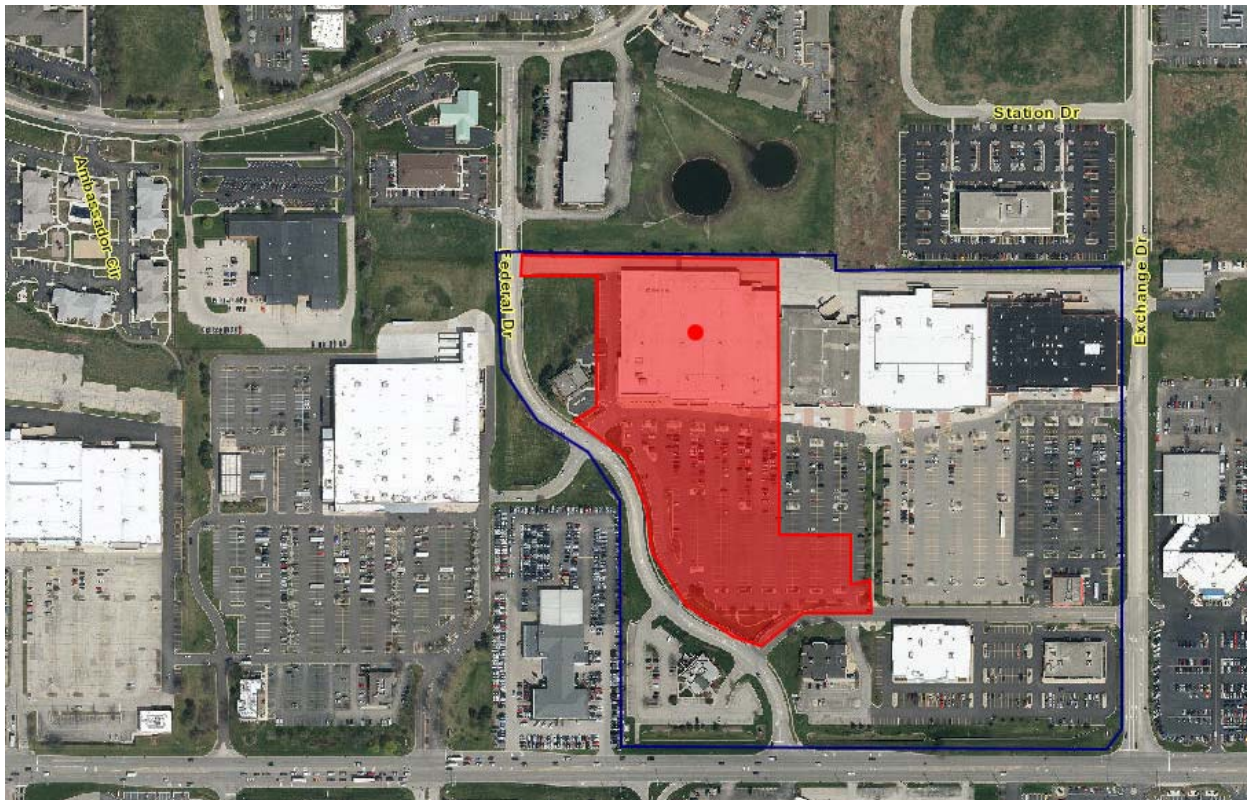
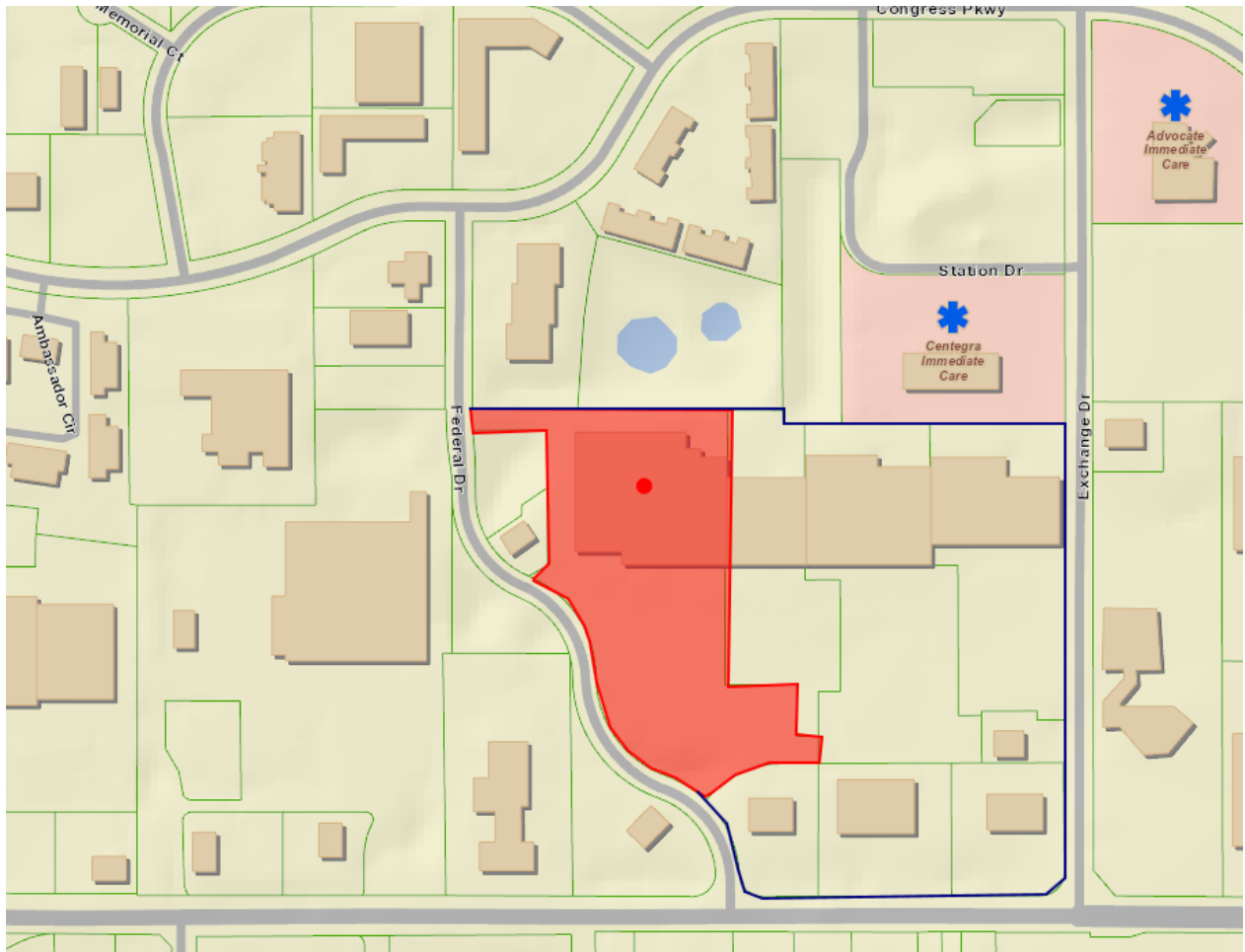
Goal: Maintain a dynamic and sustainable base of commercial uses that provides a solid tax base, goods, services and jobs to the City, as well as, the surrounding region through coordination in the Unified Development Ordinance, Comprehensive Land Use Plan and Economic Development Strategic Plan.

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 (Target, received 12/04/18)
 - B. Elevations (KimleyHorn, dated 11/13/18, received 12/04/18)
 - C. Sign Plans (Icon, dated 12/21/18, received 01/11/19)
2. Work with staff to replace missing landscaping that has died over the years with new landscaping materials.
3. The petitioner must meet all of the requirements of the Community Development, Public Works, Fire Rescue and Police Departments.

PLN-2018-00167 Target (Bohl Farm Marketplace) – 5580 Northwest Hwy.



City of Crystal Lake Development Application

Office Use Only
File # PLN-2018-00167

Project Title: Target Improvements



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

Kimley-Horn and Associates
Name: (Michaela Schuering)
Address: 1001 Warrenville Rd. Ste 350
Lisle, IL 60532
Phone: 630-487-3447
Fax: _____
E-mail: michaela.schuering@kimley-horn.com

Owner Information (if different)

Target Corp.
Name: (Eames Gilmore)
Address: 50 S. 10th St.
Minneapolis, MN 55403
Phone: 612-761-1585
Fax: _____
E-mail: eames.gilmore@target.com

Property Information

Project Description: Signage improvements on the front elevation which includes a new 100sf red Bullseye an existing 56sf CVS sign to remain, a new 169sf white Bullseye to replace existing TARGET and Bullseye New 25sf "order pickup" sign, for a total of 350sf of wall signage.

Project Address/Location: 5580 Northwest Hwy. Crystal Lake, IL 60014

PIN Number(s): 19-04-452-001

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: Kimley-Horn and Associates 1001 Warrenville Rd. Ste 350 Lisle, IL 60532


Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

	Michaela Schuering	11/29/18
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.

	Eames Gilmore	11/29/18
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 PETITION
OF

Target Corporation

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 Kimley-Horn Associates representing Target Corporation, for a Final Planned Unit Development Amendment, relating to the property at 5580 Northwest Highway in Crystal Lake, Illinois 60014. PINs: 19-04-452-001.

This application is filed for the purpose of seeking an amendment to an approved Final Planned Unit Development to allow exterior facade changes and a total of 350 square feet of wall signage for the Target and any other variations as necessary to approve the plans as presented pursuant to Article 4 and Article 9. 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 16, 2019, 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
December 22, 2018) 1616560

Kimley»Horn

December 3, 2018

City of Crystal Lake
Planning & Economic Development
100 West Woodstock St. P.O. Box 597
Crystal Lake, IL 60039-0597

Attention: Ms. Elizabeth Maxwell, AICP

**Re: Target – PUD Amendment
5580 Northwest Hwy
Crystal Lake, IL 60014**

Dear Ms. Maxwell,

Kimley-Horn and Associates, Inc., serves as the engineering consultant for Target Corporation, who is looking to refresh the facades and signage of existing buildings. Target identified the building located at 5580 Northwest Hwy as a site of interest.

We would like to apply for a full PUD Amendment for the proposed improvements to this store. The changes include:

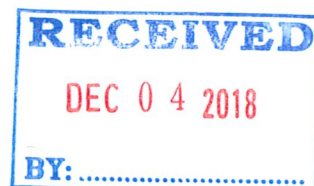
- Add new 100sf bullseye to front elevation
- Replace existing TARGET and Bullseye with 169sf Bullseye on front elevation
- Add new 25sf "order pickup" sign on front elevation
- Red CVS pharmacy sign to remain on front elevation (approximately 56sf)

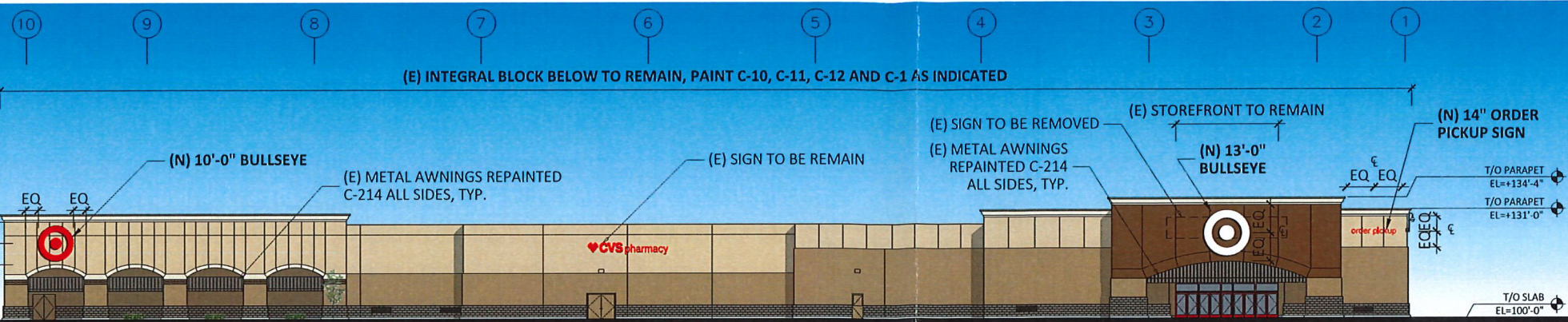
If you have any questions or require any additional information, please contact me at 630-487-3447.

Sincerely,



Michaela E. Schuering, P.E.
Kimley-Horn and Associates, Inc
Phone: 630-487-3447

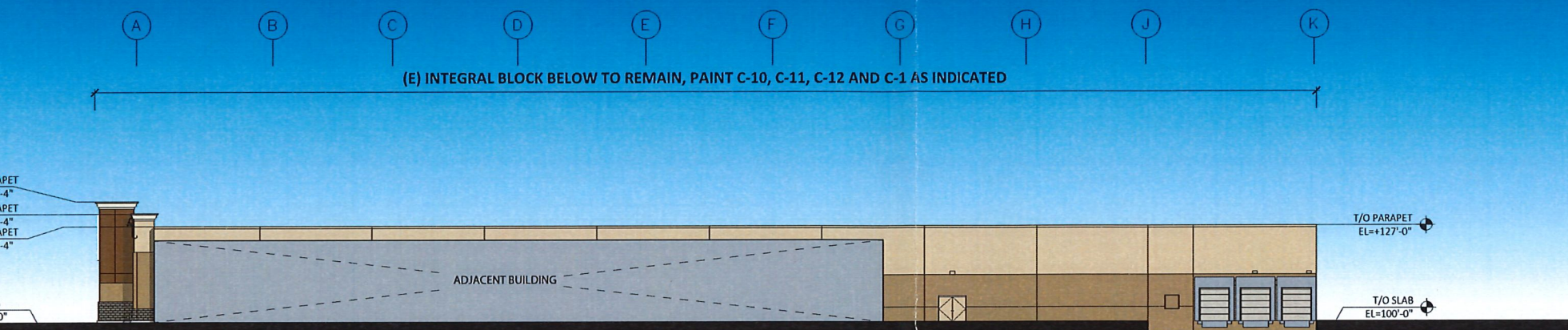




Front Elevation

EXTERIOR MATERIAL FINISH KEY:

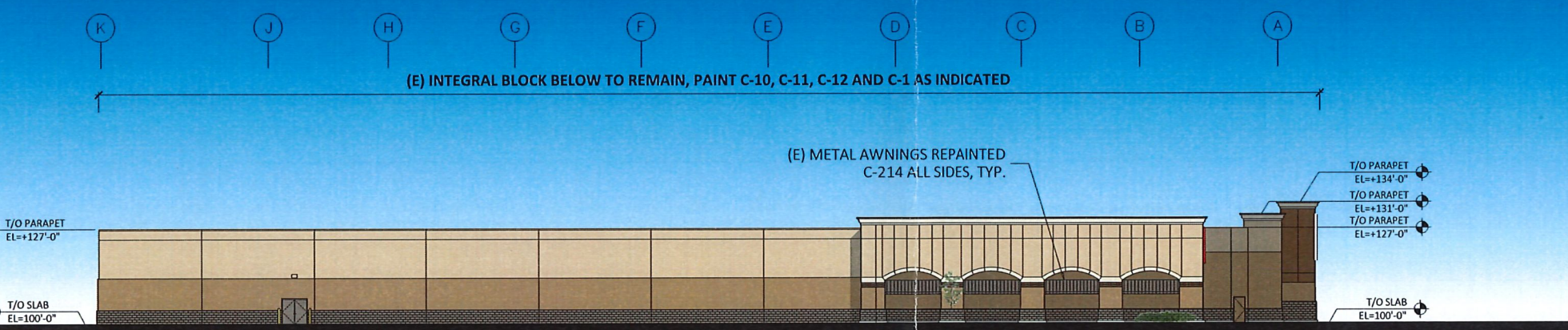
	C-10 BM 1037 MUSLIN
	C-11 BM 1039 STONE HOUSE
	C-12 BM HC-46 JACKSON TAN
	C-14 BM 2164-20 MARSH BROWN
	C-214 BM 1469 EAGLE ROCK
	C-20 "LIGHT CHAMPAGNE"
	(E) BLOCK



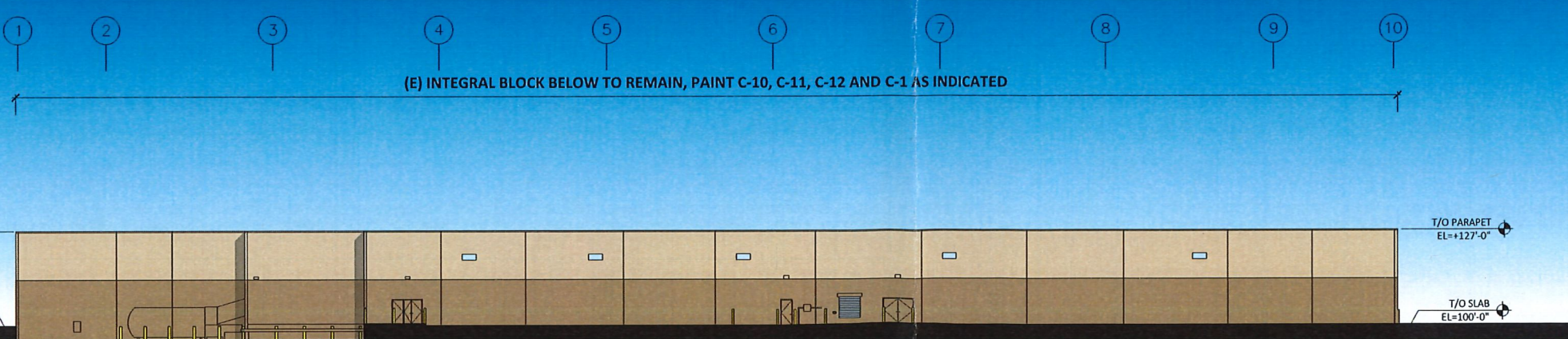
Right Elevation

NOTES:

1. ALL BENCHES TO BE REPLACED
2. SIGN LOCATIONS ARE APPROXIMATE, SEE SIGN PACKAGE FOR EXACT LOCATIONS.



Left Elevation



Rear Elevation

T-1166 CrystalLake, IL: Exterior Elevation Refresh

PLN-2018-00167

RECEIVED
 DEC 04 2018
 BY:

Proposed Elevations
 November 13, 2018



Loc#: 1166

5580 Northwest Hwy
Crystal Lake, IL. 60014

icon

Received 01/11/19



Drawing prepared by: **SITE PLAN**

Drawing prepared for:



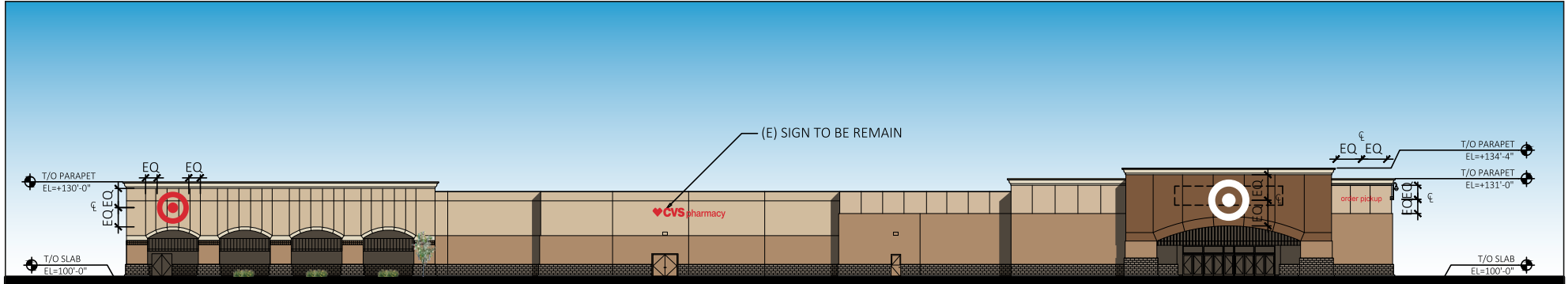
Location: 5580 Northwest Hwy
Crystal Lake, IL. 60014

Proj #: 3563
Loc #: 1166

File Path: Active\ACCOUNTS\IT\Target\Locations 2018\Project 3563\3563_1166_Crystal Lake_IL

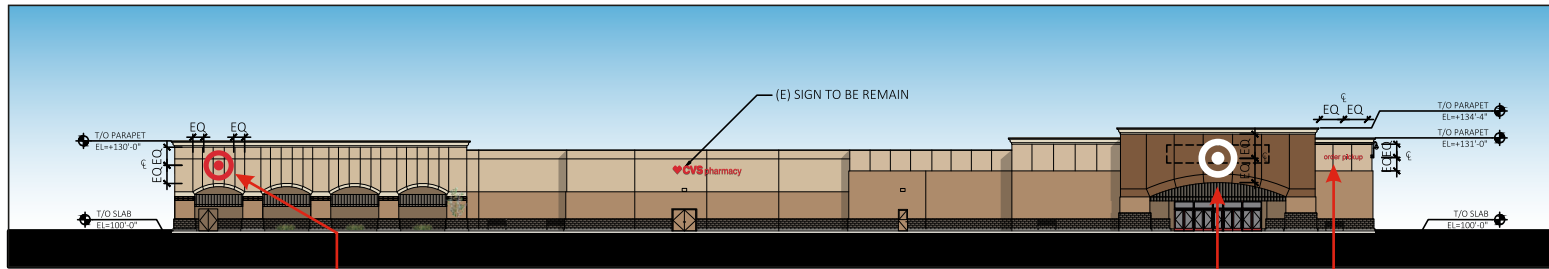


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Rev 1	000000	00/00/00	XXX	XXX	Notes					
Rev 2	000000	00/00/00	XXX	XXX		Rev #:	Req#:	Date:	Req. By:	Drawn By:
Rev 3	000000	00/00/00	XXX	XXX		Rev 7	000000	00/00/00	XXX	XXX
Rev 4	000000	00/00/00	XXX	XXX		Rev 8	000000	00/00/00	XXX	XXX
Rev 5	000000	00/00/00	XXX	XXX		Rev 9	000000	00/00/00	XXX	XXX
Rev 6	000000	00/00/00	XXX	XXX		Rev 10	000000	00/00/00	XXX	XXX



FULL ELEVATION

NOT TO SCALE



FRONT ELEVATION

SIGN 2

SIGN 1

SIGN 3

SCALE: 1/64"=1'-0"

Drawing prepared by: **FRONT ELEVATION**

ICON

Location: 5580 Northwest Hwy
Crystal Lake, IL. 60014

Proj #: 3563
Loc #: 1166

File Path: Active\ACCOUNTS\IT\Target\Locations 2018\Project 3563\3563_1166_Crystal Lake_IL



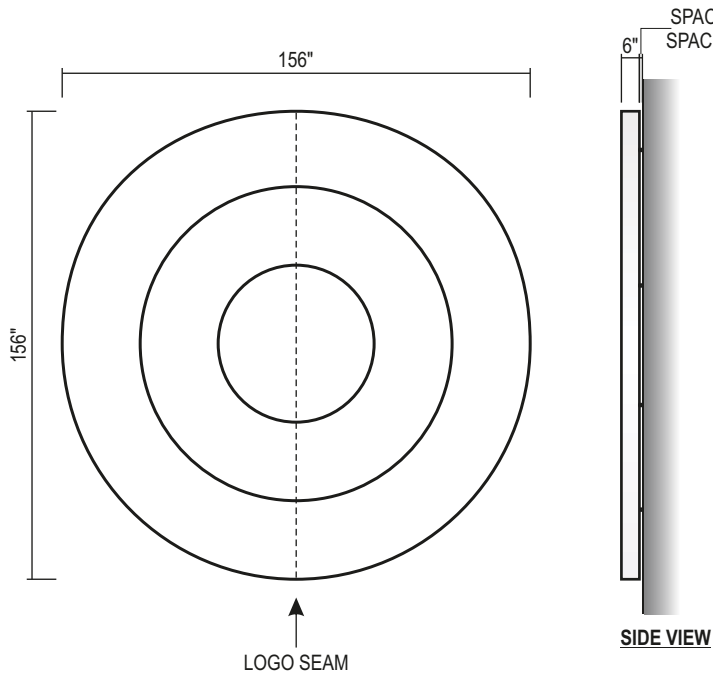
Drawing prepared for:

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Rev 6	000000	00/00/00	XXX	XXX	

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Rev 9	000000	00/00/00	XXX	XXX
Rev 10	000000	00/00/00	XXX	XXX

Pg. 3



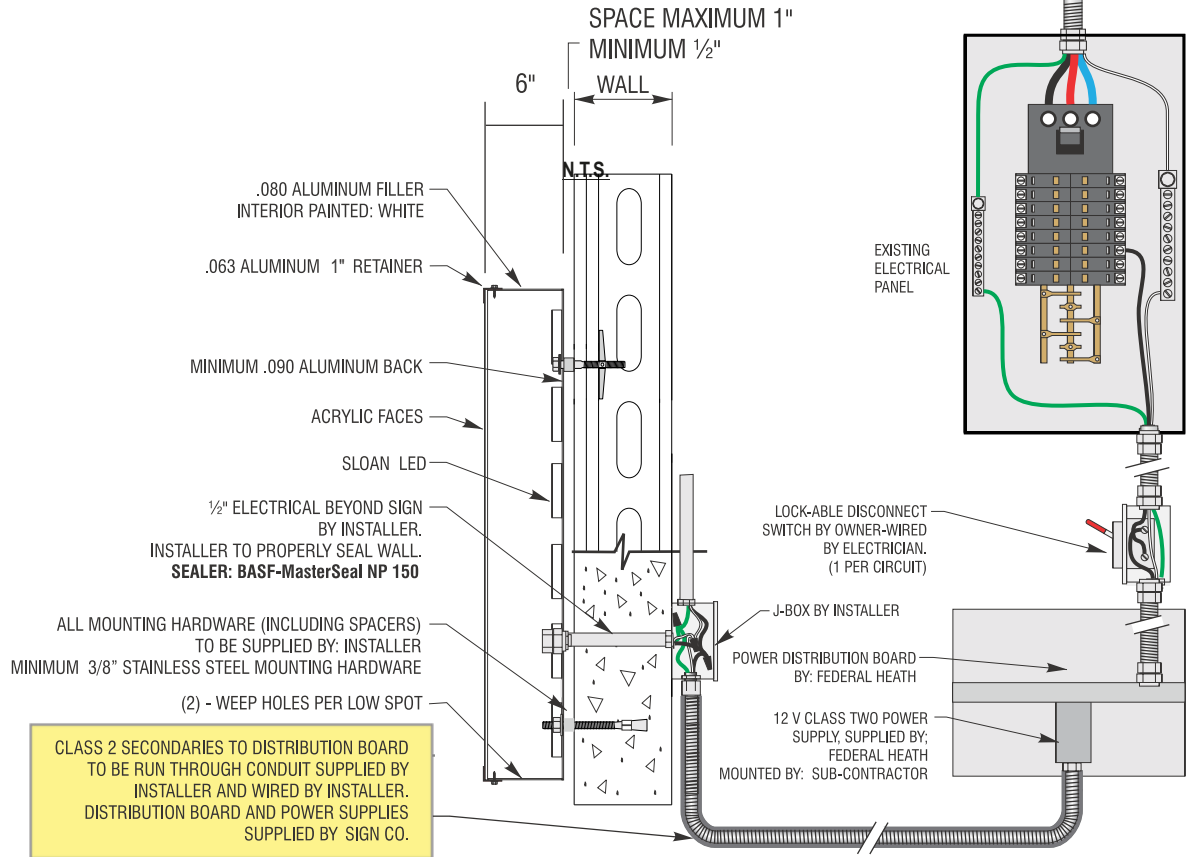
13'-0" FACE-LIT LOGO (WHITE) - SQ.FT. 169.0

QTY: 1

SCALE: 3/16"=1'-0"

MATERIAL FINISH COLORS

	WHITE		7328 White ATUGLAS Acrylic		White		Sloan White LED
Returns		Faces		Trimcap/Retainer		Illumination	



LOGO/LETTER WALL DETAIL NOT TO SCALE
(Generic)

ELECTRICAL REQUIREMENTS

Total: 4.8 Amps

(1) 120V 20A Circuit Required.

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.

Drawing prepared by:

SIGN 1

Drawing prepared for:



Location: 5580 Northwest Hwy
Crystal Lake, IL. 60014

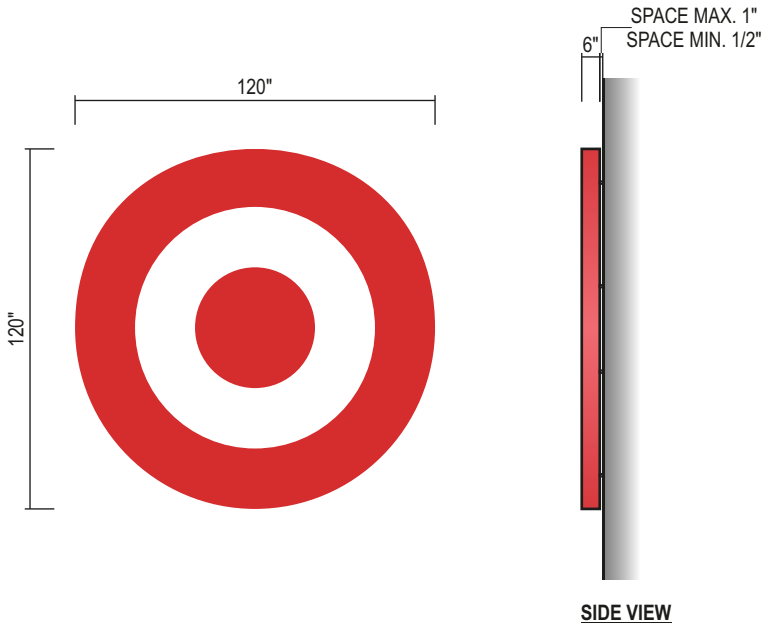
Proj #: 3563

Loc #: 1166

File Path: Active\ACCOUNTS\Target\Locations 2018\Project 3563\3563_1166_Crystal Lake_IL







Rev #:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:	Drawings are the exclusive property of ICON. Any unauthorized use or duplication is not permitted.				
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Rev 2	000000	00/00/00	XXX	XXX		Rev 8	000000	00/00/00	XXX	XXX
Rev 3	000000	00/00/00	XXX	XXX		Rev 9	000000	00/00/00	XXX	XXX
Rev 4	000000	00/00/00	XXX	XXX		Rev 10	000000	00/00/00	XXX	XXX
Rev 5	000000	00/00/00	XXX	XXX						
Rev 6	000000	00/00/00	XXX	XXX						



10'-0" FACE-LIT LOGO (RED) - SQ.FT. 100.0

QTY: 1 SCALE: 3/16"=1'-0"

MATERIAL FINISH COLORS

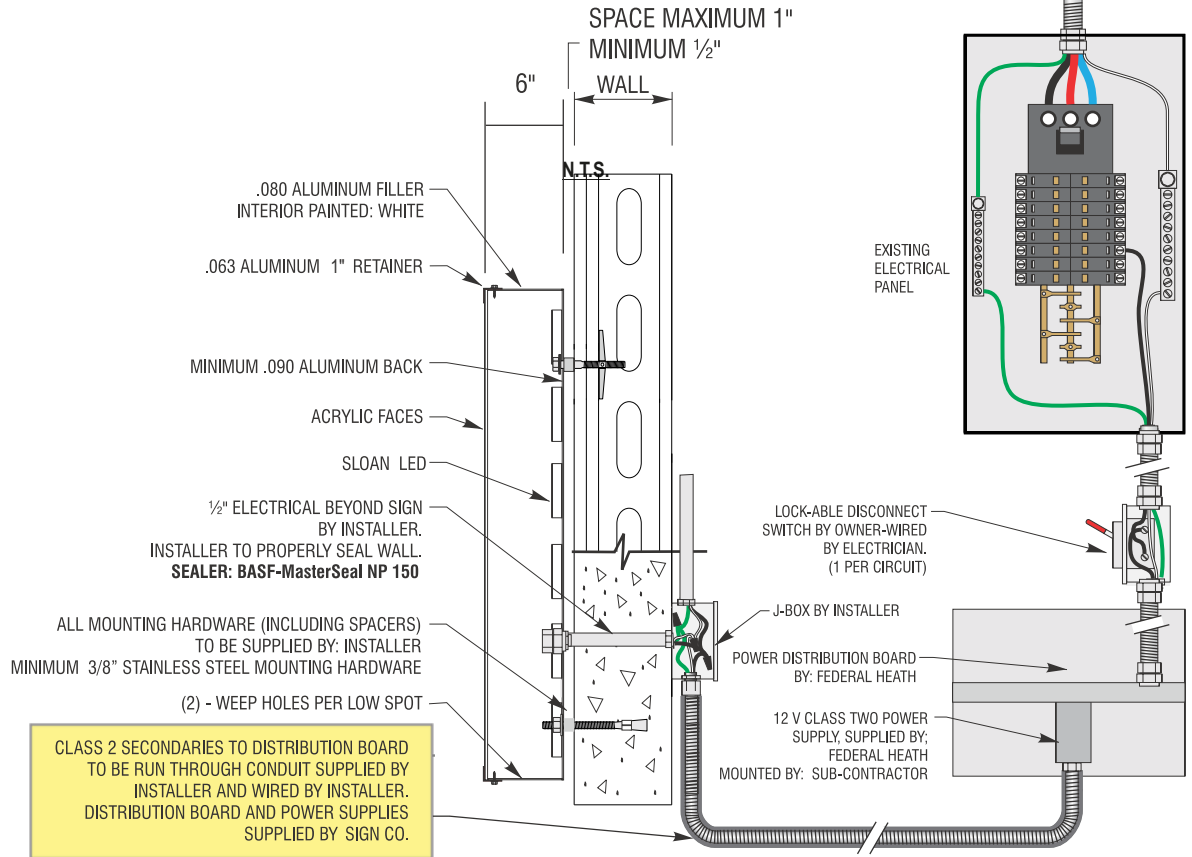
 MP# 82074LVG (FULL GLOSS)	 2793 LD Red Modified Acrylic (Attuglas or Equiv.)	 Red	 Sloan Red LED
Returns	Faces	Trimcap/Retainer	Illumination

ELECTRICAL REQUIREMENTS

Total: 4.8 Amps

(1) 120V 20A Circuit Required.

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.



LOGO/LETTER WALL DETAIL NOT TO SCALE
(Generic)

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Rev 1	000000	00/00/00	XXX	XXX	Notes	Rev 7	000000	00/00/00	XXX	XXX
Rev 2	000000	00/00/00	XXX	XXX		Rev 8	000000	00/00/00	XXX	XXX
Rev 3	000000	00/00/00	XXX	XXX		Rev 9	000000	00/00/00	XXX	XXX
Rev 4	000000	00/00/00	XXX	XXX		Rev 10	000000	00/00/00	XXX	XXX
Rev 5	000000	00/00/00	XXX	XXX						
Rev 6	000000	00/00/00	XXX	XXX						

19 5/16"
14"

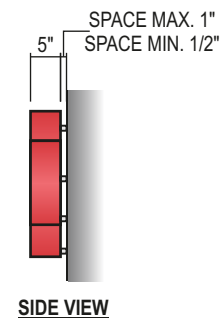
order pickup

162 9/16"

OPU-LC14-R - 14" ILLUMINATED CHANNEL LETTERS (RED) - SQ.FT. 21.8

QTY: 1

SCALE: 3/8"=1'-0"







ELECTRICAL REQUIREMENTS

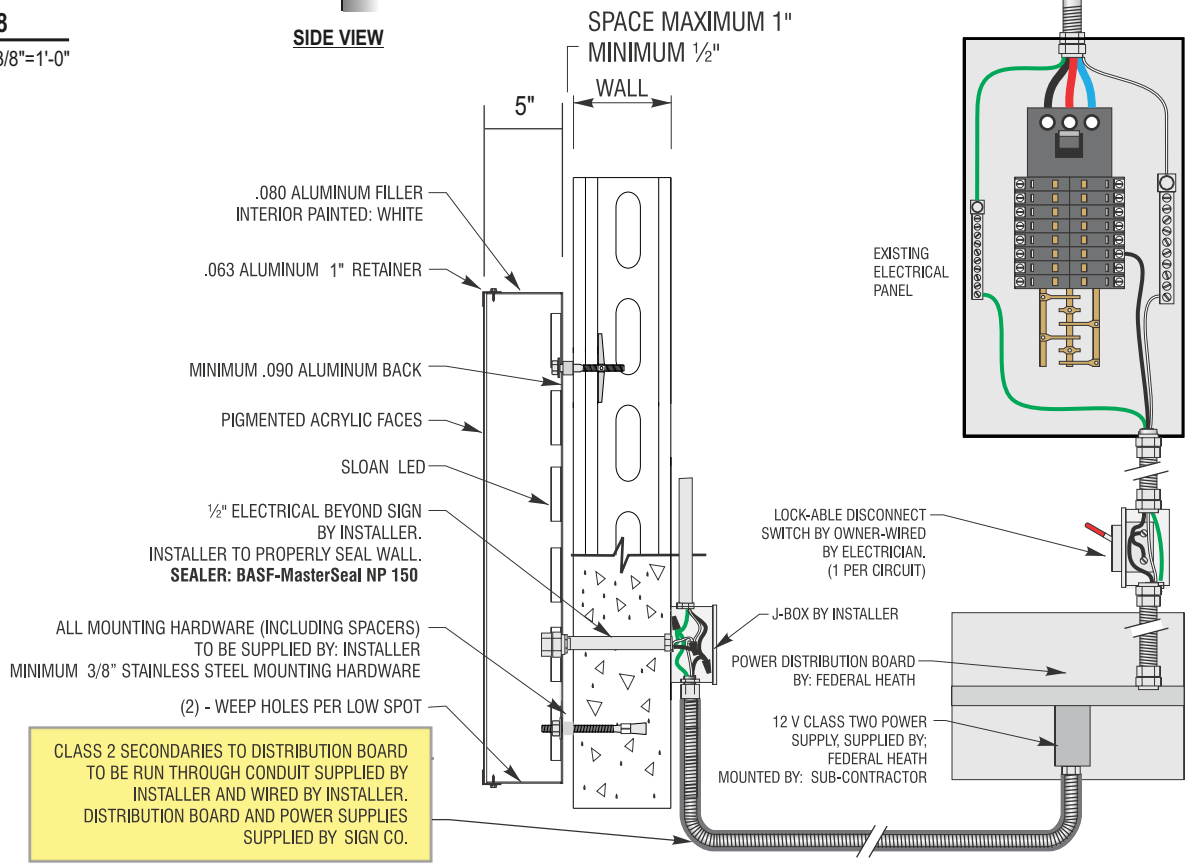
Total: 1.2 Amps

(1) 120V 20A Circuit Required.

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.

MATERIAL FINISH COLORS

 Returns	MP# 82074LVG (FULL GLOSS)	 Faces	2793 LD Red Modified Acrylic (Altuglas or Equiv.)	 Trimcap/Retainer	Red	 Illumination	Sloan Red LED
--	------------------------------	--	---	---	-----	---	------------------




CLASS 2 SECONDARIES TO DISTRIBUTION BOARD TO BE RUN THROUGH CONDUIT SUPPLIED BY INSTALLER AND WIRED BY INSTALLER. DISTRIBUTION BOARD AND POWER SUPPLIES SUPPLIED BY SIGN CO.

Drawing prepared by: **SIGN 3**

Location: 5580 Northwest Hwy
Crystal Lake, IL. 60014

File Path: Active\ACCOUNTS\IT\Target\Locations 2018\Project 3563\3563_1166_Crystal Lake_IL

Proj #: 3563
Loc #: 1166



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Rev 5	000000	00/00/00	XXX	XXX						
Rev 6	000000	00/00/00	XXX	XXX						

Pg. 6

Proposed Signage

Sign #	Qty.	Description	Sq. Ft.
4	2	CUST. REF. Custom Replacement Face	N/A

NOTES:
- FIELD VERIFY PRIOR TO FABRICATION



Existing Side A



Side B



Proposed Side A



Side B



NOT TO SCALE

Drawing prepared by:

SIGN 4

Drawing prepared for:



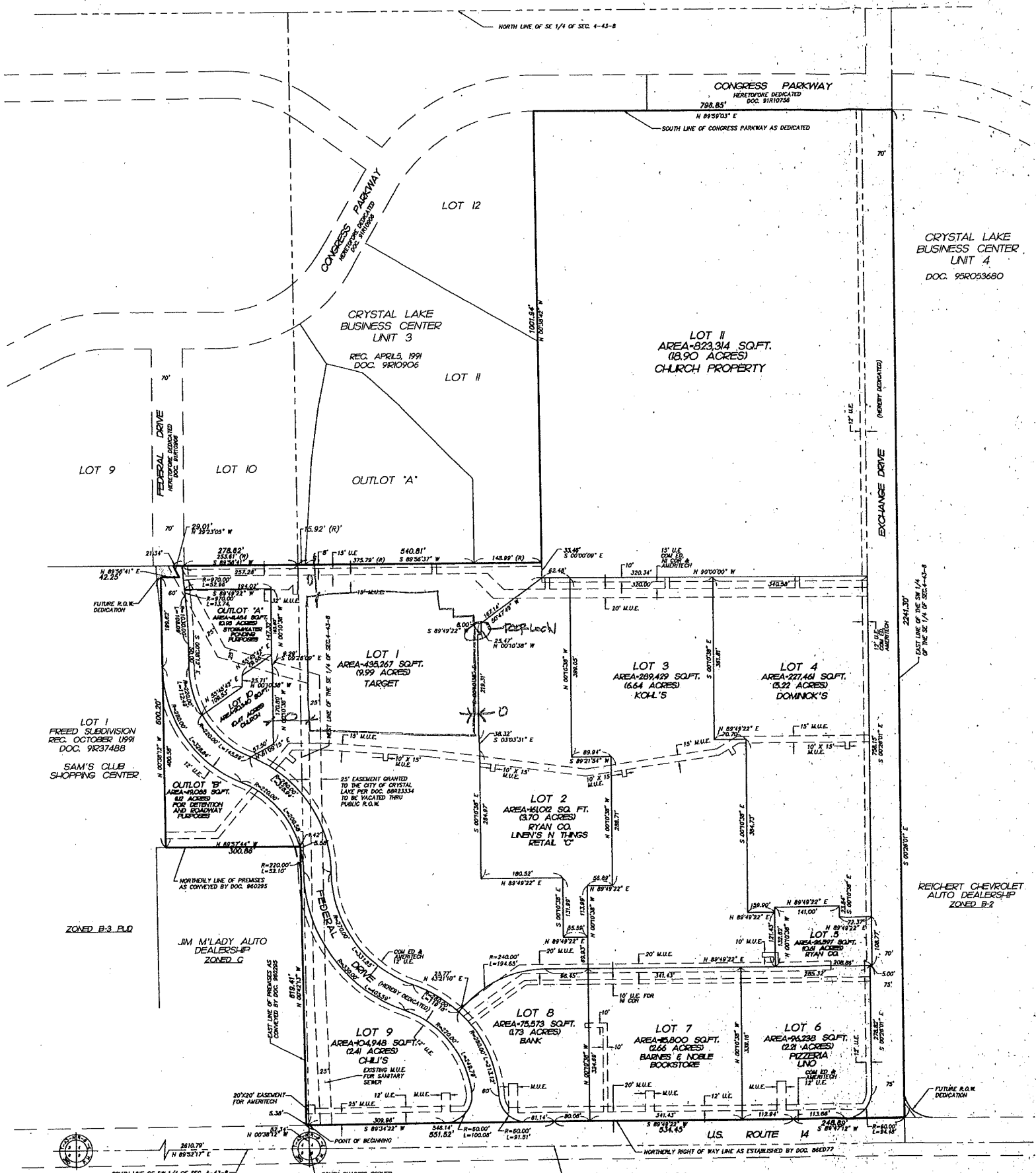
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5580 Northwest Hwy
Crystal Lake, IL. 60014

Proj #:
3563
Loc #:
1166



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Rev 5	000000	00/00/00	XXX	XXX		Rev 10	000000	00/00/00	XXX	XXX
Rev 6	000000	00/00/00	XXX	XXX						



LEGAL DESCRIPTION

That part of the Southwest Quarter and that part of the Southeast Quarter of Section 4, Township 43 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the southwest corner of said Southwest Quarter; thence on an assumed bearing of North 89 degrees 52 minutes 17 seconds East along the south line of said Southwest Quarter, 2512.79 feet to the southeast corner of said Southwest Quarter; thence North 00 degrees 36 minutes 12 seconds West along the east line of said Southwest Quarter, 52.14 feet to the northerly right of way of U.S. Route 14 as conveyed to the Illinois Department of Transportation per McHenry County Circuit Court Case No. 98ED77 and for a Point of Beginning; thence South 89 degrees 34 minutes 22 seconds West along said northerly right of way, 5.30 feet to a point on the easterly line of land described in deed recorded October 27, 1986, as Document No. 950295; thence North 00 degrees 42 minutes 13 seconds West, 613.41 feet, along said easterly line of said Document No. 950295; thence North 89 degrees 57 minutes 44 seconds West along the northerly line of said Document No. 950295, a distance of 300.88 feet; to the easterly line of Freed Subdivision, being a subdivision of part of the Southwest Quarter of said Section 4 according to the plat thereof recorded October 1, 1991 as Document No. 91R37488; thence North 00 degrees 38 minutes 12 seconds West along said easterly line of Freed Subdivision, 800.20 feet; thence North 89 degrees 58 minutes 41 seconds East along an southerly line of said Freed Subdivision, 42.25 feet; thence North 29 degrees 23 minutes 05 seconds West along an easterly line of said Freed Subdivision, 28.01 feet to the southerly line of Crystal Lake Business Center Unit 3, being a subdivision of part of said Section 4, according to the plat thereof recorded April 5, 1991 as Document No. 91R109006; thence North 89 degrees 56 minutes 41 seconds East along said southerly line, 278.82 feet to an angle point and to the east line of the Southwest Quarter of said Section 4; thence North 89 degrees 58 minutes 37 seconds East along said southerly line of Crystal Lake Business Center Unit 3, a distance of 540.81 feet to the southeast corner of Lot 11 in said Crystal Lake Business Center Unit 3; thence North 00 degrees 38 minutes 42 seconds West, 1001.94 feet to the southerly line of Congress Parkway as dedicated; thence North 89 degrees 59 minutes 03 seconds East, along said southerly line, 706.85 feet; thence South 00 degrees 26 minutes 01 seconds East along said east line, 2241.30 feet to the northerly right of way of U.S. Route 14 as conveyed to the Illinois Department of Transportation per Circuit Court Case No. 86ED77 otherwise; thence South 89 degrees 47 minutes 12 seconds West along said northerly right of way, 348.69 feet to an angle point; thence South 89 degrees 49 minutes 22 seconds West along said northerly right of way, 534.45 feet to an angle point; thence South 89 degrees 34 minutes 22 seconds West along said northerly right of way, 546.14 feet to the Point of Beginning, in McHenry County, Illinois.

Public Utility Easement Provisions

An easement for serving the subdivision and other property with electric and communications service is hereby reserved for a grantor to:

ComEd, authorized Cable TV Company, and Illinois Bell Telephone Company (Ameritech),

Grantless.

Their respective successors and assigns, jointly and severally, to install, operate, maintain and remove, from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and signals in, over, under, across, along and upon the surface of the property shown within the dotted lines on the plat and marked "Public Utility Easement," and the property designated in the Declaration of Condominium and/or on this plat as "Common Elements" and the property designated on the plat as a "Common Area or Areas" and for streets and alleys, whether public or private together with the right to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes and roots as may be reasonable required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over grantless facilities or in, upon or over the property within the dotted lines marked "Easement" without the prior written consent of grantor. Redaction of facilities will be done by Grantor/Lot Owner, upon written request.

The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act," Chapter 765 ILCS 605/2(e), as amended from time to time.

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or in appearance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as, "outlots," "common elements," "open space," "open area," "common ground," "parking and common area." The terms "common area or areas" and "Common Elements" includes real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool or retention pond, or mechanical equipment.

Redaction of facilities will be done by Grantor/Lot Owner, upon written request.

An easement is hereby reserved for and granted to Nicor, its successors and assigns to install, operate, maintain, repair, and remove, facilities used in connection with the transmission and distribution of natural gas, in, over, under, across, along and upon the surface of the property shown on this plat marked "Common Area or Areas" and "Common Elements," whether public or private, and the property designated in the Declaration of Condominium and/or on this plat as "Common Elements," together with the right to install required service connections over or under the surface of each lot and Common Area or Areas to serve improvements thereon, or on adjacent lots, and Common Area or Areas, and to serve other property, subject or otherwise, and the right to remove obstructions, including but not limited to, trees, bushes, roots and fences, as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over grantless facilities or in, upon or over the property identified on this plat for utility purposes without the prior written consent of Nicor. After installation of any such facilities, the grade of the property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have that meaning set forth for such term in Section 605/2(e) of the "Condominium Property Act" (Illinois Compiled Statutes, Ch. 765, Sec. 605/2(e)), as amended from time to time.

The term "Common Area or Areas" is defined as a lot, parcel or area of real property, including real property surfaced with interior driveways and walkways, the beneficial use and enjoyment of which is reserved in whole or in appearance to the separately owned lots, parcels or areas within the property, even though such areas may be designated on this plat by other terms.

Storm Water Retention Easement Maintenance Agreement

In the event the Owner fails to make the repairs to or maintain the storm water retention area surface, structures or pipes located on Outlots thru of this Plat, ("Storm Water Retention Easement"), then an Easement is hereby reserved for and granted to the City of Crystal Lake to take such corrective measures to repair or maintain such Storm Water Retention Facilities. It is agreed however, that such right and easement shall not be available to the City of Crystal Lake until the City of Crystal Lake has served notice to the Owner of Outlot thru requesting that such repairs or maintenance be performed and said Owner fails to make such repairs and/or perform such maintenance within fifteen (15) days after receiving such notice. In case of emergency, the City shall have the right to take immediate corrective action and shall notify Owner of the same as soon as practicable. In the event the City makes such repairs or performs such maintenance, the City shall have the right of reimbursement from the Owner of Outlots thru and shall further have the right to place a lien against Outlots thru until the City is reimbursed for the work performed. Any work performed by the City pursuant to this covenant and easement shall not vest any right of ownership or responsibility for the continued maintenance of the Storm Water Retention Facilities. Furthermore, the City of Crystal Lake maintains the perpetual right and easement to drain public streets into privately maintained storm sewers and retention areas as may be located or shown on this Plat.

Maintenance of Municipal Water & Sanitary Mains

It is agreed that all water and sanitary mains within the Municipal Utility Easement as shown on this Plat shall be maintained by the City of Crystal Lake as per the Bohl Farm Marketplace Municipal Utility Maintenance Agreement. The Municipal Utility Easement shall be perpetual and exclusive; no other utilities may occupy this Easement with the exception of perpendicular crossings. See separate recorded document.

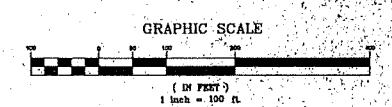
- NOTES**
1. NO DISTANCE SHOULD BE ASSIGNED BY SCALING.
 2. 5/8" IRON BARS SET AT CORNERS UNLESS OTHERWISE NOTED.
1. The Municipal Utility Easement provision prohibits the installation of trees, shrubs, hedges, bushes, playground equipment, fences, sheds or other buildings and any other type of structure or building. All other easement for quasi-public utilities shall meet the requirements of the individual easement.
2. Refer to the Bohl Farm Marketplace Municipal Utility Maintenance Agreement by separate document for additional requirements, recorded and filed at the McHenry County Recorder's Office.
3. Refer to the RECIPROCAL EASEMENT AND OPERATION DECLARATION by separate document recorded and filed at the McHenry County Recorder's Office.

PROVIDE ACCURATE FOOTPRINT OVERLAY ON PLAT DRAWINGS. INDICATE CURB LOCATION WITH RESPECT TO PROPERTY LINES.

TARGET

REVIEWED BY:	REVIEWED BY:
Site Development Manager	Not Reviewed
Project Architect	Not Reviewed
Project Engineer (M)	Not Reviewed
Project Engineer (E)	Not Reviewed
Project Engineer (S)	Not Reviewed

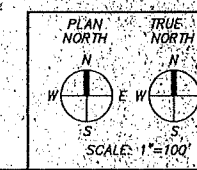
Approved only for performance of the site construction documents to Target Developer Guide, Edition 1.0 and the Target building documents. Consultant is solely responsible for completeness, accuracy, and dimensions on the site construction documents.



STANDARD ABBREVIATIONS

M.U.E. - MUNICIPAL UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
U.E. - UTILITY EASEMENT

- NOTES**
1. NO DISTANCE SHOULD BE ASSIGNED BY SCALING.
 2. 5/8" IRON BARS SET AT CORNERS UNLESS OTHERWISE NOTED.



DATE	BY	DESCRIPTION

DESIGNED BY: P.H.
CHECKED BY: B.P.
COMP. FILE: 06027WP
PLOT FILE:
NEW NAME:

BOHL FARM MARKET PLACE
CIVIL ENGINEERING PLANS
FINAL P.U.D. SUBMITTAL #1

Ryan Companies US, Inc.
Building Lasting Relationships
700 International Centre 900 Second Avenue South Minneapolis, MN 55416-1000

RYAN Designers Builders Developers

CIVIL ENGINEERING PLANS BY:
SMITH ENGINEERING CONSULTANTS, INC.
ENGINEERS SURVEYORS PLANNERS
6000 PINE BLVD. SUITE 101
MADISON, ILLINOIS 62626
TEL: 618-398-1779 FAX: 618-398-1791

CRYSTAL LAKE, ILLINOIS
FINAL PLAT OF SUBDIVISION

SHEET NO.:
CE-5
JOB NO.: RYAN 06027A-F-3
DATE: 3-27-08

RECEIVED
DEC 04 2018
PLN-2018-00167