



REVISED

#2010-10

Sam's Club – 5670 Northwest Highway

Project Review for Planning and Zoning Commission

<u>Meeting Dates:</u>	May 5, 2010
<u>Requests:</u>	Final PUD Amendment and a Final Plat of Re-subdivision to create a one-acre lot within the parking lot.
<u>Location:</u>	5670 Northwest Highway
<u>Acreage:</u>	Approximately 19.1 acres
<u>Existing Zoning:</u>	B-2 PUD General Commercial
<u>Surrounding Properties:</u>	North: B-2 PUD General Commercial South: B-2 PUD General Commercial East: B-2 PUD and B-2 General Commercial West: B-2 PUD General Commercial
<u>Staff Contact:</u>	Elizabeth Maxwell (815.356.3615)

Background:

Sam's Club received their original PUD approval in April of 1991. Over the years, in order to make changes, Sam's Club has requested several PUD amendments. Most recently, they requested to construct a canopy area for loading of vehicles, alter the accessible parking spaces and make changes and additions to the signage. Sam's Club now desires to subdivide a portion of their parking lot along the south west side of their property adjacent to the access drive

Land Use Analysis:

Circulation

On-site circulation will remain the same until such time that the lot is sold and developed. At this time, there are easement provisions on the Final Plat which require cross-access between this lot and the Sam's Club lot. Also, there is an easement provision which requires construction of a building and parking to ensure safe, functional vehicular circulation and no dead-end drive aisles. There is currently an easement on a portion of this future lot that grants use of the parking to the Applebee's owners. Upon redevelopment of this lot during their PUD process, the continuation or renegotiation of this cross-parking and access easement shall occur.

Based on site circulation and cross access planning principles, a second access point from Sam's Club frontage road to the main drive aisle across the Sports Authority in the Crystal Point shopping center should be provided. This new access point would be in lieu of the continuation of the frontage road to Congress Parkway Sam's Club was required to construct.

Parking

Using the square footage of the building to calculate the parking requirement, Sam's Club is required to have 675 parking spaces. They currently have 773 parking spaces. This new lot will be located where 120 spaces currently exist. Until the lot is sold and developed, the parking and circulation will remain the same. After the development of this lot, Sam's will have 653 parking spaces, 22 less than what is required.

Findings of fact:

Final Planned Unit Development

The petitioner is requesting approval of an amendment to a Final Planned Unit Development to allow the subdivision of a 1 acre lot from a portion of the parking lot. A Planned Unit Development is a Special Use and Special Uses require separate review because of their potential to impact surrounding properties and the orderly development of the City. Article 4-500 in the Unified Development Ordinance lists the standards for a PUD, this request complies with those standards. In addition Article 2 Section 2-400 B of the Unified Development Ordinance establishes general standards for all Special Uses in Crystal Lake. Briefly, the criteria are as follows:

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*

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.

The petitioner is asking for two variations in conjunction with the PUD Amendment request:

- 1) Variation from Article 3 Section 3-300 D Location of Building, to allow a building on a lot without frontage on a public street, and
- 2) Variation from Article 4 Section 4-200 E. Off-Street Parking Standards, to allow a reduction in the 675 required parking spaces for Sam's Club to allow 653 parking spaces.

The first is to allow a building on a lot where the lot does not front a public street. The lot will receive access through a private access easement. This is how the existing outlots and Sam's Club receive access now. The second variation is to allow a reduction in the required parking for Sam's Club. This proposed lot will take 120 parking spaces. Until the lot is sold, the parking layout and circulation will remain the same as they exist currently. If the lot is developed, these 120 spaces will be converted to a building and parking for the new use. Sam's Club is required to provide 675 parking spaces. They would have only 653 spaces, a variation of 22 spaces. Sam's Club's parking lot is rarely full and there is often parking on the west side of the building behind the gas station.

Recommended Conditions:

If a motion is made to recommend approval of the petitioner's request, it shall be with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Sam's Club, received 2/4/10)
 - B. Preliminary Plat (B&G Surveying Company, dated 7/20/09, received 3/18/10)
 - C. Final Plat of Resubdivision (B&G Surveying Company, dated 7/20/09, received 3/18/10)
2. All conditions from the original PUD Ordinance #3394 and subsequent amendments Ordinances #5431, #5551, #5670 and #6516 shall remain valid, as applicable.
3. The following variations are approved as part of the PUD:
 - a. To allow the creation through subdivision of a lot without frontage on a public street, and
 - b. A reduction from the 675 required parking to allow 653 parking spaces, a variation of 22 spaces.
4. Condition #9 of Ordinance 3394 shall be amended by this Ordinance to read, "The cross-access road at the northwest corner of the site is not required to be constructed provided that a cross-access shall be provided to the west at such time as the neighboring property (Crystal Point Shopping Center) is required to provide cross-access to this property."
5. The new Lot 2 shall be required to submit for a Preliminary PUD and Final PUD approvals.
6. The petitioner shall address all of the review comments of the Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments.

City of Crystal Lake Development Application

Office Use Only
File # 2010-10

Project Title: RESUBDIVISION OF LOT 101 IN WALKER - CRYSTAL SUBDIVISION

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 checked="" type="checkbox"/> Final Plat of Subdivision | <input type="checkbox"/> Other |

2010

Petitioner Information

Name: JOSEPH PARSLEY
Address: 7068 LEDGESTONE COMMONS
BARTLETT TN 38133
Phone: 901 384-0404
Fax: 901 384-0710
E-mail: JOSEHPARSLEY@CARLSONCONSULTING.NET

Owner Information (if different)

Name: SAM'S REAL ESTATE BUSINESS TRUST
Address: 2001 SE. 10TH ST
BENTONVILLE, AR 72716
Phone: (479) 273-4000
Fax: (479) 273-8820
E-mail: ANTHONY.DODSON@WAL-MART.COM

Property Information

Project Description: CREATION OF AN OUTPARCEL WITHIN THE EXISTING SAM'S
PARKING LOT. NO CONSTRUCTION IS PLANNED AT THIS TIME.

Project Address/Location: SAM'S CLUB - 5670 NORTHWEST HWY

PIN Number(s): 19-04-376-011

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: CARLSON CONSULTING ENGINEERS (SEE PETITIONER INFORMATION)

Landscape Architect: _____

Planner: _____

Surveyor: B & S SURVEY COMPANY P) 708 474-9360
2551 BERNICE ROAD LAWSON, IL 60438 F) 708 474-9303 bandgsurvey@AMERITECH.NE

Other: _____

Signatures

JOSEPH PARSLEY [Signature] 1/12/10
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.

[Signature]
OWNER: Print and Sign name Date

ADP

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 Sam's Real Estate Business Trust

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 of the City of Crystal Lake upon the application by Carlson Consulting representing Sam's Club for a Final Plat of Resubdivision and Variations, relating to the following described real estate commonly known as 5670 Northwest Highway, Crystal Lake, Illinois 60014, PIN: 19-04-376-011.

This application is filed for the purposes of seeking a Final Plat of Resubdivision of Lot 101 in Walker-Crystal Subdivision to add an additional lot, which needs a variation from Article 3 Section 3-300 D Location of Buildings to allow a building on a lot without frontage along a public street, a variation from Article 4 Section 4-200 E Off-Street Parking Standards to allow a reduction in the required number of parking spaces for Sam's Club from 675 parking spaces to allow 653 parking spaces, and any other variations necessary to allow the project as presented. Plans for this project can be viewed at the City of 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 April 7, 2010 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
March 23, 2010)





**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, APRIL 7, 2010
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS**

The meeting was called to order by Chair Hayden at 7:30 p.m. On roll call, members Batastini, Goss, Jouron, McDonough, Skluzacek, and Hayden were present. Members Esposito and Greenman were absent.

Mr. Hayden asked the people in attendance to rise to say the Pledge of Allegiance. He led those in attendance in the Pledge

Michelle Rentzsch, Director of Planning and Economic Development, Latika Bhide and Elizabeth Maxwell, both Planners, were present from Staff.

Mr. Hayden stated that this meeting is being televised now as well as being recorded for future playback on the City's cable station.

2010-10 SAM'S CLUB - 5670 Northwest Hwy – PUBLIC HEARING

Final PUD Amendment and a Final Plat of Re-subdivision to create a 1 acre lot within the parking lot;
Variations to allow a building without frontage on a public street, and to allow a reduced number of required parking spaces

Mr. Hayden stated that the fees have been paid, and the sign has been posted. He said the surrounding property owners have been notified and the Certificate of Publication is in the file. Mr. Hayden waived the reading of the legal notice without objection.

Gretchen Westerkamp was present to represent the petition. Ms. Westerkamp said they are requesting a Final PUD Amendment, Plat of Resubdivision and variations. She said the only issue they have is condition #4 regarding the cross access road. Ms. Westerkamp said WalMart does not feel this is in their best interest and is requesting to be continued to a future meeting unless the Commission decides to remove the condition.

Ms. Maxwell said she met with the Engineering Division regarding the Camelot School site which needs an emergency access to the rear of their property towards Sam's Club and Crystal Pointe. There has been no discussion with the owners of Crystal Pointe Mall. Ms. Maxwell said WalMart does not want another access point because of the pedestrians crossing from the parking lot to the building. She said if the Commission wants to leave that condition in, this request should be continued to a future meeting.

Mr. Hayden said the Police and Fire Departments have not had an opportunity to comment on that condition.

Mr. Jouron said when Sam's was going in and a cross access was required by the City, it was Crystal Pointe Mall who didn't want the access point where the stop sign is currently on the Sam's Club property.

Mr. Hayden asked how much time does the petitioner want. Ms. Maxwell said she will try to contact the owners by the end of the week. Ms. Westerkamp asked to be continued for a month.

Mr. Jouron moved to continue 2010-10 Sam's Club to the May 5, 2010 PZC meeting. Mr. Batastini seconded the motion. On roll call, all members voted aye. Motion passed.

PRELIMINARY PLAT OF

RESUBDIVISION OF LOT 101 IN WALKER-CRYSTAL SUBDIVISION

BEING A RESUBDIVISION OF LOT 101 IN WALKER-CRYSTAL SUBDIVISION, BEING A RESUBDIVISION OF
SUBDIVISION OF LOT 1 IN FREED SUBDIVISION, A SUBDIVISION
OF PART OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 15N,
RANGE 6E, COUNTY OF MCHENERY, ILLINOIS, AND THE THIRD
DOCUMENT NO. 86R05675, IN MCHENERY COUNTY, ILLINOIS.

GRAPHIC SCALE



(IN FEET)
1 Inch = 50 ft.

THE SOUTH LINE OF WALKER-CRYSTAL
SUBDIVISION PER PLAT OF WALKER-CRYSTAL
SUBDIVISION IS: S 89°40'32" W

P.I.N. PART OF PARCEL NO. 19-04-0316-011

LOT 2 IN MCHENERY COUNTY
FEDERAL CREDIT UNION
RESUBDIVISION PER DOC.
2004R93648

R=1030.00' REC.
L=73.60' REC.
BRG.=S04°37'40"E
CH=73.59' REC. CH=73.32' MEAS.
DEDICATED FOR ROAD PURPOSES PER
DOCUMENT 86R00035188 RECORDED 6/6/1988
R=970.00' REC.
L=101.79' REC.
BRG.=S03°40'08"E MEAS.
CH=101.75' REC. & MEAS.

LOT 1 IN CRYSTAL LAKE BUSINESS
CENTER SUBDIVISION PER
DOC. 86R019816

LOT 1
AREA=733,500 SQUARE
FEET OR 16.84
ACRES MORE OR LESS.

LOT 2
AREA=44,785 SQUARE
FEET OR 1.03
ACRES MORE OR LESS.

OUTLOT B PER BOHL FARM
MARKETPLACE SUBDIVISION PER
DOC. 89R00035196

LOT 2 IN CRYSTAL POINT RETAIL
CENTER SUBDIVISION PER
DOC. 2005R004451

NOT SUBDIVIDED

EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric, gas and
communications service is hereby reserved for and granted to:
Commonwealth Edison Company, Incor. Comcast, A.T.&T., the City of Des Plaines,
Illinois and those utilities operating under franchise agreement with the City of Des
Plaines, Illinois.

Their respective successors and assigns, jointly and severally, to install, operate,
maintain, repair, replace and remove, from time to time, facilities used in connection with overhead and
underground distribution of electric, gas and communications services on the property shown in, over,
under and along upon the surface of the property shown on this plat and
designated as "Public Utility Easement" and streets and alleys, whether public or private,
and to do so with or without the use of the easement shown or under the surface of
the lots and common area or areas to serve improvements thereon or for other purposes
as such purposes. Obstruction of the easement or the right to enter upon the subdivided property for
all such purposes. Obstruction of the easement or the right to enter upon the subdivided property for
over the subdivision without the prior written consent of grantor. After installation of any
such facilities, the grantee of the subdivided property shall not be allowed in a manner so
as to interfere with the proper operation and maintenance thereof.

REV.	DESCRIPTION	BY	DATE
1	ADD PAGE 2	DRW	3/22/10
2	ADD EASTERN ILLINOIS EASEMENTS	DRW	3/22/10

REV.	DESCRIPTION	BY	DATE
1	DRAWN BY: CAWSON CONSULTING ENGINEERS, INC.	CAWSON	7/25/09
2	CHECKED BY: MARY K. LUKAS	M. LUKAS	7/25/09
3	DATE: 7/25/09		7/25/09
4	FIELD WORK: CHAM	CHAM	7/25/09
5	JOB NUMBER	1084376	
6	PROJECT	ALTA/ACSM LAND TITLE SURVEY	

ORDERED BY: CAWSON CONSULTING ENGINEERS, INC.
LOCATION: 5670 NORTHWEST HIGHWAY
LOCAL LAKE, ILLINOIS
SALES

ILLINOIS PROFESSIONAL DESIGN FIRM #18-004891

B&G SURVEY COMPANY, INC.
ILLINOIS & INDIANA PROFESSIONAL LAND SURVEYORS
2651 REFUGE ROAD
LANSHING, ILLINOIS 60488
708-744-8880 PHONE
708-744-8880 FAX
bgsurvey.com
bgsurvey@bgsurvey.com

2010-10
FEB 6 4 2010



RESUBDIVISION OF LOT 101 IN WALKER-CRYSTAL SUBDIVISION

SCALE: 1"=20'

SCHOOL CERTIFICATE

STATE OF _____)
) S.S.
 COUNTY OF _____)
 TO THE BEST OF OUR KNOWLEDGE, THE LOT HEREBY CREATED BY THE SUBDIVISION PLAT IS WITHIN THE
 SCHOOL DISTRICT(S) AND NUMBER(S) AS SHOWN:

CRYSTAL LAKE COMMUNITY CONSOLIDATED SCHOOL DISTRICT NO. 47
 COMMUNITY HIGH SCHOOL DISTRICT NO. 155
 DATED THIS ____ DAY OF _____ A.D., _____
 OWNER: _____

NOTARY CERTIFICATE

STATE OF _____)
) S.S.
 COUNTY OF _____)
 I, _____, A NOTARY PUBLIC IN AND
 FOR SAID COUNTY AND STATE

AFORESAID, DO HEREBY CERTIFY THAT _____
 PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) ARE
 SUBSCRIBED IN THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN
 PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE FOREGOING
 INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES
 THEREIN SET FORTH.

GIVEN UNDER MY HAND SEAL THIS ____ DAY OF _____ A.D., _____

NOTARY PUBLIC _____
 MY COMMISSION EXPIRES: _____

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) S.S.
 COUNTY OF MCHENRY)
 APPROVED BY THE CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, ILLINOIS.
 DATED THIS ____ DAY OF _____ A.D., _____
 CITY CLERK: _____
 MAYOR: _____

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
 COUNTY OF MCHENRY)
 THIS INSTRUMENT FILED FOR RECORD IN THE RECORDER'S OFFICE OF MCHENRY COUNTY, ILLINOIS ON THIS
 ____ DAY OF _____ A.D., ____ AT ____ O'CLOCK ____ M AND
 RECORDED AS DOCUMENT NO. _____
 RECORDER: _____

OWNERS CERTIFICATE

STATE OF _____)
) S.S.
 COUNTY OF _____)
 THIS IS TO CERTIFY THAT _____ IS
 HOLDER OF THE RECORD TITLE OF THE LAND DESCRIBED HEREON, AND AS OWNER HAS
 CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES
 AND PURPOSES THEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME
 UNDER THE STYLE AND TITLE THEREON INDICATED.
 DATED THIS ____ DAY OF _____ A.D., _____
 OWNER _____
 OWNER _____

NOTARY CERTIFICATE

STATE OF _____)
) S.S.
 COUNTY OF _____)
 I, _____, A NOTARY PUBLIC IN AND FOR SAID
 COUNTY AND STATE

AFORESAID, DO HEREBY CERTIFY THAT _____
 PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED IN
 THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND
 ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE FOREGOING INSTRUMENT AS THEIR
 OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.
 GIVEN UNDER MY HAND SEAL THIS ____ DAY OF _____ A.D., _____

NOTARY PUBLIC _____
 MY COMMISSION EXPIRES: _____

DRAINAGE CERTIFICATE

WE DO HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT THE
 DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY CONSTRUCTION OF THIS
 SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE
 CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH
 SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO
 CONSTRUCT OR WHICH ARE HEREBY SET FORTH ON THE PROPERTY OF
 ADJOINING LAND OWNERS IN SUCH CONNECTIONS, THE CONSTRUCTION OF WHICH WILL NOT
 ADJOINING PROPERTY BECAUSE OF CONSTRUCTION OF THE SUBDIVISION.

ENGINEER _____

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
) S.S.
 COUNTY OF COOK)
 THIS IS TO STATE THAT I, KEVIN M. WESTERKAMP, PROFESSIONAL LAND SURVEYOR NO. 2843 HAVE
 SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 101 IN WALKER-CRYSTAL SUBDIVISION, BEING A RESUBDIVISION OF LOT 4 IN B & G SUBDIVISION, BEING
 A RESUBDIVISION OF LOT 1 IN FREED SUBDIVISION, A SUBDIVISION OF PART OF SECTION 4,
 SECTION 4, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE
 PLAT THEREOF RECORDED OCTOBER 31, 1986 AS DOCUMENT NO. 96R56075, IN MCHENRY COUNTY,
 ILLINOIS.

AS SHOWN ON THE PLAT HEREON DRAWN WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND
 SUBDIVISION, ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, ANGULAR BEARINGS
 ARE SHOWN IN DEGREES, MINUTES AND SECONDS.

WE FURTHER STATE THAT SAID PROPERTY FALLS WITHIN THE CORPORATE LIMITS OF THE
 CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS AND THAT PER FEMA FLOOD INSURANCE RATE MAP
 NUMBER 17111C0353J EFFECTIVE DATE NOVEMBER 16, 2006, THE PROPERTY DEPICTED
 HEREOB APPEARS TO LIE IN ZONE "X" ON AREAS DETERMINED TO BE OUTSIDE THE 0.2 % ANNUAL CHANCE
 FLOODPLAIN.

GIVEN UNDER MY HAND AND SEAL AT _____, ILLINOIS, THIS ____ DAY
 OF _____, A.D., _____

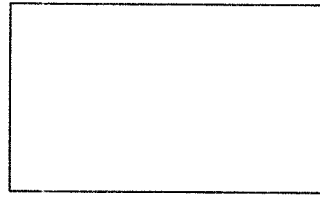
PLANNING & ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) S.S.
 COUNTY OF MCHENRY)
 APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, ILLINOIS.
 DATED THIS ____ DAY OF _____ A.D., _____
 CHAIRMAN: _____

KEVIN M. WESTERKAMP
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2843
 MY LICENSE EXPIRES: 11/30/2010

B & G SURVEY COMPANY, INC.

ILLINOIS & INDIANA PROFESSIONAL LAND SURVEYORS
 2551 BERNICE ROAD
 LANSING, ILLINOIS 60438
 708-474-9380 PHONE
 708-474-9303 fax
 bandgsurvey@ameritech.net
 ILLINOIS PROFESSIONAL DESIGN FIRM #184.004981



REV.	REV. ZONING CERT	DESCRIPTION	BY	DATE
	GMW		GMW	7/20/09
DRAWN BY: GMW				CHECKED BY: RW
DATE: 7/29/09				DATE: BK.162 P. 49-51
LOCATION: 5870 NORTHWEST HIGHWAY				
CRYSTAL LAKE, ILLINOIS				
FIELD WORK: CH, MW				DATE: 7/20/09
JOB NUMBER				SHEET
1094376				1094376
				SHEET 2 OF 2