



#2010-62
Colonial Café - Final PUD Amendment and
Minor Subdivision
Project Review for Planning and Zoning Commission

Meeting Dates: November 3, 2010

Requests:

- (i) Final Planned Unit Development Amendment (Article 4-500) to allow an addition and elevation changes to the existing structure, a change in the parking layout and addition of new outdoor seating;
- (ii) Minor Subdivision to create 3 lots;
- (iii) Variation (Article 3-200 B) from the maximum permitted impervious surface coverage of 65% for lots in the “B-2” district; and
- (vi) Variations (Article 4-1000) to allow an approximately 23.25-square-foot electronic message center within a 11’-2” tall free-standing sign and wall signage greater than the maximum permissible 150 square feet;
- (v) Deferral from the requirement to install sidewalks and parkway trees along Route 14 and Liberty Road.

Location: 5689 and 5545 Northwest Highway

Acreage: ≈ 5.93 acres (subdivision)

Existing Zoning: “B-2 PUD” General Commercial Planned Unit Development

Surrounding Properties: North: “B-2 PUD” General Commercial PUD
South: “B-2 PUD” General Commercial PUD
East: “B-2 PUD” General Commercial PUD
West: “B-2” General Commercial

Staff Contact: Latika V. Bhide 815.356.3615

Background:

The property in question is Lot 1 of the Crystal Court Shopping Center, a 33-acre retail shopping area that was formerly anchored by WalMart. The property was annexed in December of 1988 and developed and constructed during the early 1990’s. Lot 1 is approximately 5.93 acres and includes the former Baker’s Square Restaurant, Harris Bank and the multi-tenant building which houses Jimmy Johns and Regency Beauty. The petitioner, Colonial Café, is seeking subdivide Lot 1 into 3 separate lots individually accommodating each of the above mentioned uses and with the intent of locating Colonial Café at the location of the former Baker’s Square. Additionally, they are seeking a Final Planned Unit Development Amendment to allow an

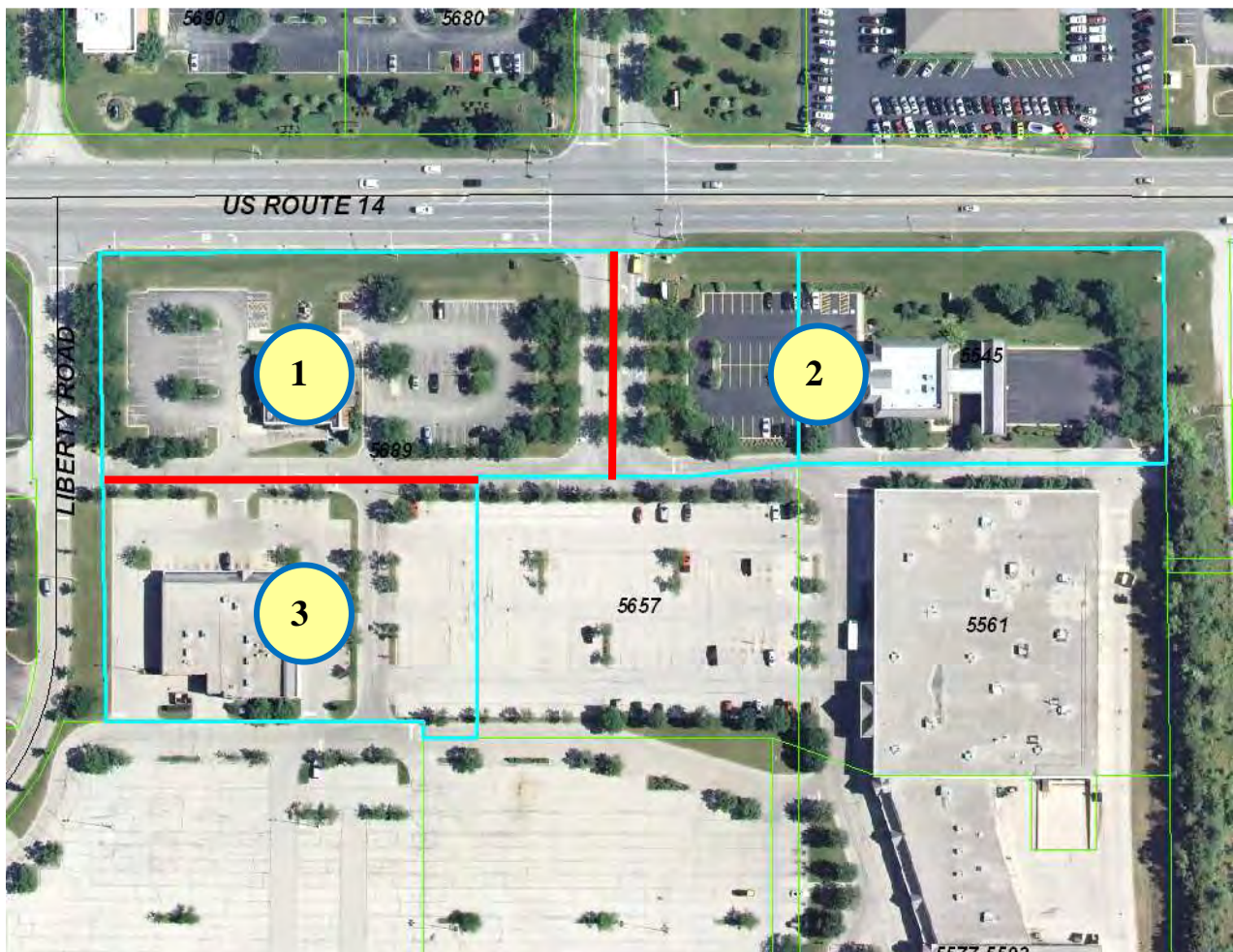
addition to the existing building, incorporate façade and parking layout changes, signage and outdoor seating.

Land Use Analysis:

The property is zoned “B-2 PUD” General Commercial Planned Unit Development. It is staff’s opinion that the proposed subdivision and amendments, which are described in greater detail below, will not negatively affect the intent of the previous Planned Unit Development approval.

Subdivision

The petitioner is requesting a Minor Subdivision to create 3 lots. The Minor Subdivision process was introduced through the Unified Development Ordinance. This process is specifically intended for subdivisions creating 10 lots or less that do not require any public improvements (except installation of sidewalks, underground placement of public utilities and street trees), such as construction of new roads. Lot 1 will include the proposed Colonial Café (and associated parking) and will be approximately 2.07 acres. Lot 2 will include Harris Bank (and associated parking) and will be approximately 2.19 acres. Lot 3 which will include the multi-tenant building will be approximately 1.67 acres. All three lots will continue to meet the minimum lot width and area requirements for the “B-2” district.

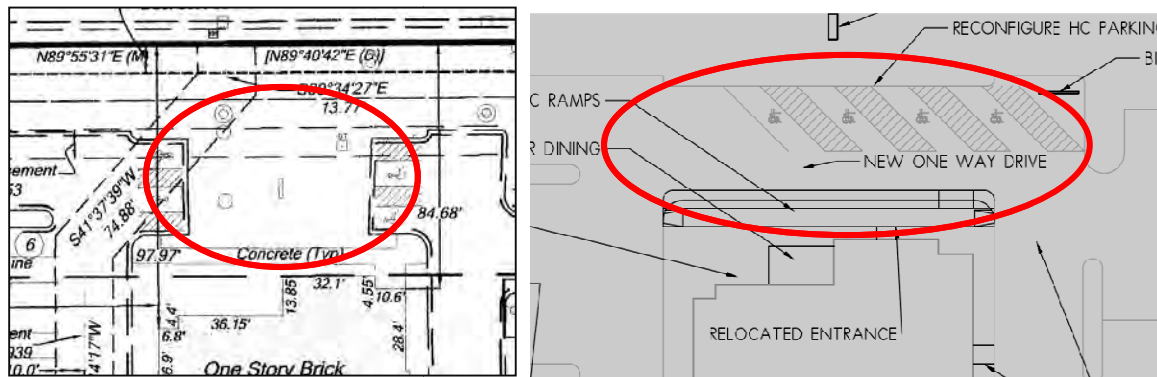


Along with the subdivision, the petitioner is requesting a **deferral** from the requirement to install a sidewalk and parkway trees along Route 14 and Liberty Road. There are no sidewalks on Route 14 east of Rosenthal Drive or on Liberty Road. The Crystal Court development was not required, through their annexation agreement, to install sidewalks. Also, the original utility and stormwater layout on-site necessitated 40-foot deep easements along Route 14 along the frontage of this property therefore likely prohibited the planting of parkway trees. All landscaping on site was approved as part of the original PUD approval for the overall center as well as the PUD approvals for the individual outlots.

The petitioner has not provided detailed information regarding the current and proposed impervious surface coverage for these lots. However, a **variation** will be necessary to allow the proposed Lots 1 and 3 to exceed the maximum impervious surface coverage requirement of 65 percent for lots in the “B-2” district to allow the existing configuration (with the minor site change for Lot 1, discussed below).

Site Changes - Proposed Lot 1 only

The petitioner is proposing a slight change in the existing parking configuration along the front of the building. There are currently 83 parking spaces on site. The current parking configuration splits the available parking into east and west parking areas. By changing the configuration of the accessible spaces, the petitioner is proposing a one-way drive along the front of the building. Based on their proposed floor plan, the petitioner is required to provide 52 parking spaces (1 parking space per 250-square-foot GFA or 1 parking space per 4 seats, whichever is greater). There is adequate parking on-site.



Façade Changes - Proposed Lot 1 only



The petitioner is proposing façade changes to incorporate their identity. The existing entrance at the northeast corner of the building will be relocated and that corner will be infilled. A new “To-Go” door and window will be added on the east side. The existing solariums on the north and west sides will be removed and replaced by extending the building construction.

The most significant change will be the addition of the tile entrance feature and the EIFS façade with awnings and sconce lights along the north side. The tiled entrance will feature red and yellow tiles reflecting the Colonial Café identity along with red awnings and green EIFS. A 12 feet x 20 feet outdoor dining area is also proposed on the north side along the front of the building along Route 14. Patio seating is permitted as a limited use in the “B-2” district. A new trash enclosure will be added on the south side of the building.

Signage

The petitioner is proposing an 11’-2” tall free-standing sign along Route 14, setback 10 feet from the property line. The sign measures 65.25 square feet and incorporates a 23.25-square-foot electronic message center. Properties in the “B-2” district are permitted 9 feet high and 80-square-foot free-standing signs. Through the Crystal Court PUD, this lot was restricted to a 30 square feet and 7 foot high free-standing sign. Additionally, electronic message centers are prohibited through the UDO.

The petitioner is also proposing 3 wall signs, on the north, east and west façade. These signs are proposed to be 69.5 square feet each (overall height of 6’-10 ¼”), for a total of 208.5 square feet. Per the provisions of the UDO, single-tenant buildings are permitted a maximum of 150 square feet of signage (no restriction on the number of signs), with no sign on a façade to exceed 75 square feet. Baker’s Square, through the PUD was restricted to building signs (48-square-foot each) on 2 façades (north and east) and limited to a letter height of 18 inches.

Comprehensive Land Use Plan 2020 Vision Summary Review:

The Comprehensive Plan designates the subject property as Commerce. The Commerce designation is described as “representing existing retail and service commercial areas and indicating areas for future commercial uses.” Within the Commercial Land Use section of the Comprehensive Plan, the following applicable goals and objectives are observed by allowing this use:

Objective #1: Promote Crystal Lake as a center of business activity and economic growth both locally and regionally.

- Promote the city as the regional ‘hub’ of McHenry County and encourage businesses to remain, expand and relocate to the city.
- Maintain a diversity of commercial, office and industrial uses throughout the city to create a more sustainable local economy that has the ability to meet the different personal and business needs of people in the city.

Objective #2: Encourage business development that maximizes links to related businesses, infrastructure and customers.

- Encourage business development along major roads to encourage the movement of goods and people as smoothly and as timely as possible.
- Encourage the reuse and redevelopment of existing buildings and facilities instead of growth into undeveloped land.

Objective #3: Promote, retain and attract businesses that provide a diverse base of employment opportunities.

Findings of fact:**FINAL PLANNED UNIT DEVELOPMENT AMENDMENT**

The petitioner is requesting a Final Planned Unit Development amendment approval for the petition as presented for the subject property. A Planned Unit Development is a Special Use and Special Uses require a separate review because of their 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. That the proposed use is necessary or desirable, at the location involved, to provide a service or facility which will further the public convenience and contribute to the general welfare of the neighborhood or community.

Meets *Does not meet*

2. That the proposed use will not be detrimental to the value of other properties or improvements in the vicinity.

Meets *Does not meet*

3. That the proposed use will comply with the regulations of the zoning district in which it is located and this Ordinance generally, including, but not limited to, all applicable yard and bulk regulations, parking and loading regulations, sign control regulations, watershed, wetlands, and flood plain regulations, Building and Fire Codes and all other applicable City Ordinances.

Meets *Does not meet*

4. That the proposed use will not negatively impact the existing off-site traffic circulation; will adequately address on-site traffic circulation; will provide adequate on-site parking facilities; and, if required, will contribute financially, in proportion to its impact, to upgrading roadway and parking systems.

Meets *Does not meet*

5. That the proposed use will not negatively impact existing public utilities and municipal service delivery systems and, if required, will contribute financially, in proportion to its impact, to the upgrading of public utility systems and municipal service delivery systems.

Meets *Does not meet*

6. That the proposed use will not impact negatively on the environment by creating air, noise, or water pollution; ground contamination; or unsightly views.

Meets *Does not meet*

7. That the proposed use will maintain, where possible, existing mature vegetation; provide adequate screening to residential properties; provide landscaping in forms of ground covers, trees and shrubs; and provide architecture, which is aesthetically appealing, compatible or complementary to surrounding properties and acceptable by community standards, as further

detailed in Article 4, Development and Design Standards.

Meets *Does not meet*

- 8. That the proposed use will meet standards and requirements established by jurisdictions other than the City such as Federal, State or County statutes requiring licensing procedures or health/safety inspections, and submit written evidence thereof.

Meets *Does not meet*

- 9. That the proposed use shall conform to any stipulations or conditions approved as part of a Special Use Permit issued for such use.

Meets *Does not meet*

- 10. That the proposed use shall conform to the standards established for specific special uses as provided in this section.

Meets *Does not meet*

UNIFIED DEVELOPMENT ORDINANCE VARIATION

The granting of a Variation rests upon the applicant proving practical difficulty or hardship caused by the Unified Development Ordinance requirements as they relate to the property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing. Before recommending any Variation, the Planning and Zoning Commission and City Council shall first determine and record its findings that the evidence justifies the conclusions that:

- 1. The plight of the property owner is due to unique circumstances, such as, unusual surroundings or conditions of the property involved, or by reason of exceptional narrowness, shallowness or shape of a zoning lot, or because of unique topography, or underground conditions.

True False

- 2. Also, that the variation, if granted, will not alter the essential character of the locality.

True False

The Commission may take into consideration the extent to which the following facts favorable to the application have been established by the evidence presented at the public hearing:

- 1. That the conditions upon which the application for variation is based would not be applicable generally to other property within the same zoning classification;

True False

- 2. That the alleged difficulty or hardship has not been created by any person presently having interest in the property;

True False

- 3. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or

True False

4. That the proposed variation will not impair an adequate supply of light or air to adjacent property, will not unreasonably diminish or impair the property values of adjacent property, will not unreasonably increase congestion in the public streets, substantially increase the danger of fire or otherwise endanger public safety.

True False

Where the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the Variation be denied.

Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, the following are recommended as conditions of approval:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Development Application, received 10-08-10
 - B. Minor Subdivision Application, received 10-08-10
 - C. ALTA/ACSM Plat of Survey, Condon, dated 10-07-10, received 10-08-10
 - D. Final Plat of Subdivision, Condon, dated 10-08-10, received 10-08-10
 - E. Architectural Plan Set, Larson and Darby, received 10-08-10
 - F. Sign Details, American Sign Factory, received 10-08-10
 - G. Façade Color Elevation, received 10-08-10
2. As a condition of the PUD, a variation from the provision of the UDO is granted to allow:
 - A. An impervious surface coverage greater than the maximum permitted 65% for lots in the "B-2" district to allow the existing configuration with the proposed changes
3. Final Plat of Subdivision
 - A. The Plat shall meet all the requirements of Article 5-200 G 3 b, including but not limited to, names of owners; exact location, width and name of all streets and dedication status; and area of each lot indicated on each lot or in a key on the plat.
 - B. Provide for 2 subdivision property corner monuments and the remaining property corners to be set.
4. A deferral until an area wide program is hereby granted for the following UDO requirements:
 - A. From the requirement to install sidewalks along Route 14 and Liberty Road
 - B. From the requirement to install parkway trees.
5. Private utilities within the proposed subdivision traverse the lots. Provide evidence that the maintenance and repair of these utilities has been addressed.
6. Provide details for any landscaping to be removed on-site. All removed landscaping must be replaced on-site with staff approval.

7. Provide details of the proposed trash enclosure. Enclosure shall be constructed to match the architectural detail of the principal structure and contain a securable gate to minimize blowing refuse.
8. No parking signs are required to maintain adequate fire apparatus access to the east and south.
9. Provide material and color samples (including awnings) of all exterior materials to be used to be used on the building for review and approval by the Planning and Zoning Commission and the City Council
10. Signage
 - A. The free-standing sign as proposed is located in the water and sewer easement. A maintenance agreement is required to be executed with the City. If the city requires work on the underlying utilities and the sign has to be removed and/or is damaged, the sign owner is responsible for the repair and/or replacement of the sign.
 - B. The free-standing sign shall be reduced to a 9 foot height to meet the provisions of the UDO.
 - C. Variations to allow an approximately 23.25-square-foot electronic message center and wall signage totaling 208.5 square feet is hereby granted.
 - D. The EMC sign shall be illuminated by amber or white LED. Undue brightness is prohibited (Intensity level not to exceed: Day: 5,000 nits; Night: 1,000 nits). The EMC must have an automatic phased proportional dimmer which must be used to reduce nighttime brightness levels. Written certification from the sign manufacturer indicating that light intensity is factory preset to not exceed levels specified above is required. Messages must stay stationary for a period of no less than 5 minutes.
 - E. Any additional wall signage (To-Go sign, etc.) shall be accommodated within the 208.5 wall signage allowance.
 - F. Provide details of proposed directional signage. Directional signage must meet the requirements of the UDO.
 - G. No signage is permitted on any umbrellas for the proposed patio seating.
11. The petitioner shall address all of the review comments and requirements of the Engineering & Building, Fire Rescue, Police, Public Works, and Planning & Economic Development Departments.

City of Crystal Lake Development Application

Office Use Only
File # _____

6 2 2010

Project Title: _____

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

Petitioner Information

Name: SCSCL, LLC
Address: 333 N. RANDALL RD.
ST. CHARLES, IL 60174
Phone: 630 584-0088
Fax: 630 584-0711
E-mail: ANDERSON CLINTON @ COLONIALICECREAM.COM

Owner Information (if different)

Name: Simon
Address: _____
Phone: _____
Fax: _____
E-mail: _____

Property Information

Surveyor
Project Description: _____

Project Address/Location: _____

PIN Number(s): _____

Development Team

Please include address, phone, fax and e-mail

Developer: SCSCL, LLC

Architect: LARSON & DARBY

Attorney: RAY AGREUA

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

P C.A. Aderson

9/30/2010

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.

P

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.

6 2 2010

06 08 2010

Application for Minor Subdivision Approval

Application Number: _____	FOR OFFICE USE ONLY
Development Name: _____	
Date of Submission: _____	
Date of Resubmission: _____	

I. Applicant

CLINTON ANDERSON	SCSCL, LLC	
Name	Corporation	
333 N. RANDALL Rd.		
Street		
St CHARLES	IL	60174
City	State	Zip Code
CLINTON ANDERSON	BUYER	630-584-0088
Contact Person	Relationship to Owner	Telephone Number
630-584-1711	ANDERSON.CLINTON@COGNIALICEC.RETAIL.COM	
Fax Number	E-mail address	

II. Owner of Property

SIMON PROPERTY	
Name	
Address	Telephone Number

III. Development Team (if applicable)

RAY AGRELA	630-584-3142	
Attorney	Telephone Number	Fax Number
41701 SCHOOL HOUSE Rd.	St. CHARLES, IL 60175	RAY@shearerandagrella.com
Address		E-mail address
LARSEN + DARBY	630-444-2112	630-444-2116
Architect	Telephone Number	Fax Number
Developer	Telephone Number	Fax Number
Engineer	Telephone Number	Fax Number
Surveyor	Telephone Number	Fax Number

IV. Project Data

1. a. Location/Address: 5689 Northwest Highway

a. PIN #: 19-09-126-008

2. General description of site conditions (including existing site improvement, i.e., buildings, parking, landscaping, etc.):

3. Existing Zoning: _____

4. Existing Land Use: _____

a. Is there an existing home on the property? YES, Go to 4b. NO

b. Do you plan to demolish the home prior to plat approval? YES NO

5. Site acreage: _____

6. Are you requesting a waiver from the requirement to:

a. Install sidewalk YES NO

b. Burial of Aerial Utilities YES NO

7. List any controlling Ordinances and agreements for this property (annexation ordinances, variations, special use, administrative/preliminary/final plats, PUD, etc.):

8. Reason for request/Description of proposal (including proposed land use, building addition, type of use, hours of operation, number of parking spaces, as applicable):

V. Signatures

Cef Adams

7/3/2016

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.

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 (see page 9).

October 13, 2010

James L. Richter II
Assistant Director of Economic Development
100 W. Woodstock Street
Crystal Lake, IL 60014

RE: Colonial Café Entitlement Authorization

Dear Mr. Richter:

This letter is to inform you that Simon Property Group has entered into a contract with SCSCCL, LLC on behalf of Colonial Café, to purchase the Baker's Square building at 5689 Northwest Highway from Simon Property Group. Simon hereby authorizes SCSCCL, LLC on behalf of Colonial Café, to seek approval of a Final Planned Unit Development Amendment and Final Plat of Subdivision for the subject properties.

Please feel free to contact me with any additional questions you may have regarding this matter.

Sincerely,

SIMON PROPERTY GROUP, INC.



Trent L. Garrett
Peripheral Development Director
Simon Property Group
225 West Washington St.
Indianapolis, IN 46204
(317) 263-7104
tgarrett@simon.com

PUBLIC NOTICE

BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF SCSC, LLC ON BEHALF OF COLONIAL CAFE

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 SCSC, LLC on behalf of Colonial Caf, for a Final Planned Unit Development Amendment and a Final Plat of Subdivision relating to the following described real estate commonly known as 5689 and 5545 Northwest Highway, Crystal Lake, Illinois 60014, PIN: 19-09-126-008 and 19-09-126-009.

This application is filed for the purposes of seeking a Final Planned Unit Development Amendment pursuant to Article 4-500, Planned Unit Development Standards and Article 9, Administration, of the Unified Development Ordinance, to allow the following changes for 5689 Northwest Highway: an addition to the existing structure, facade changes, a change in the parking layout, the addition of new outdoor seating and a variation from Article 4-1000, Signs, to allow an approximately 25-square-foot electronic message center with the free standing sign, to allow the free-standing sign to be 11'-2" tall and to allow wall signage greater than the maximum permissible 150-square-foot total to allow the signage as presented; and in conjunction with the Final Plat of Subdivision to create 3 lots, a variation from Article 3-200 B from the maximum permitted impervious surface coverage of 65% for lots in the "B-2" district to allow the plans as presented, as well as any other variations that may be necessary to allow the plans as presented.

Plans for this project can be viewed at the City of Crystal Lake Planning and Economic 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 November 3, 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.

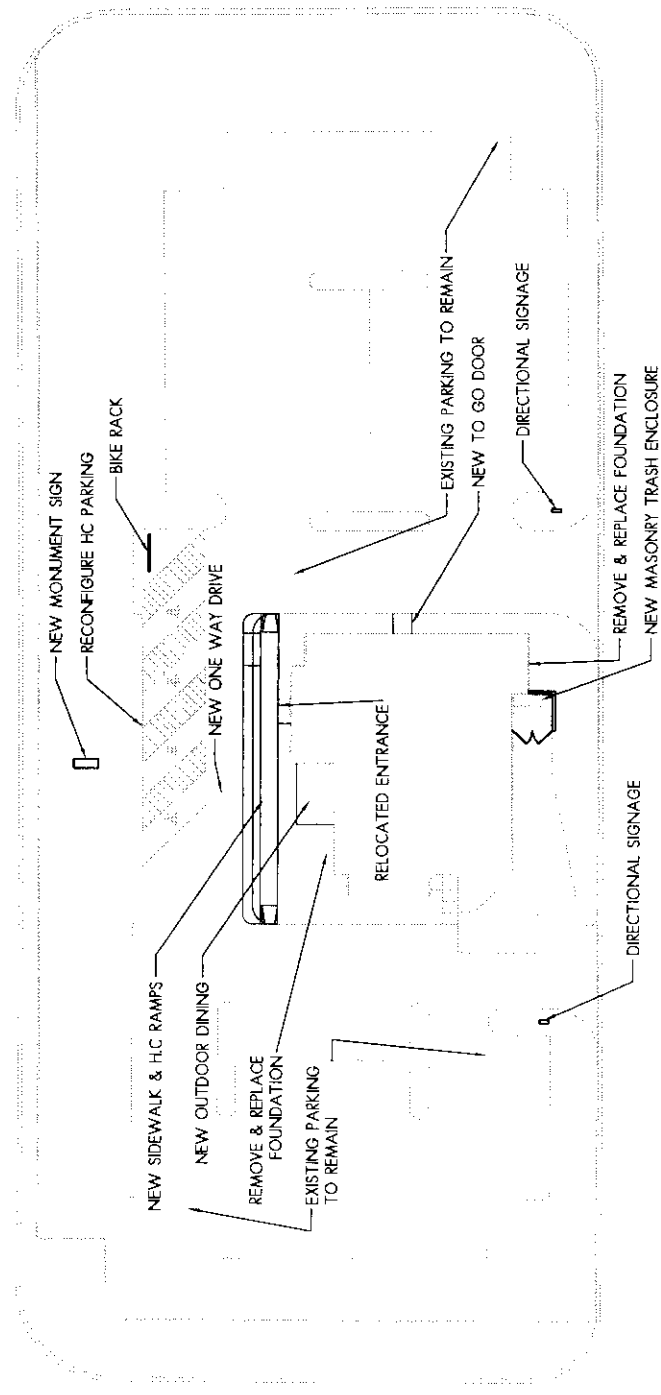
Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake
(Published in the Northwest Herald,
October 19, 2010)



001 of 4 2010

U.S. ROUTE 14

LIBERTY AVENUE



SITE PLAN
 SCALE: 1" = 20'-0"

JUL 6 2010



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

MAIN DINING = 94
DINER = 45
PARTY ROOM = 48
TOTAL = 187

BAR
1000-22
1070-24
1020-5
TOTAL = 45

MAIN DINING
1000-22
1070-24
1020-5
TOTAL = 94

PARTY ROOM
1000-22
1070-24
TOTAL = 48

EXISTING GLASS SQUARE TO BE
REMOVED AND REPLACED WITH
NEW STYLE MET FRAME

EXISTING GLASS WINDOW TO BE
REMOVED & REPLACED
WITH NEW STOREFRONT

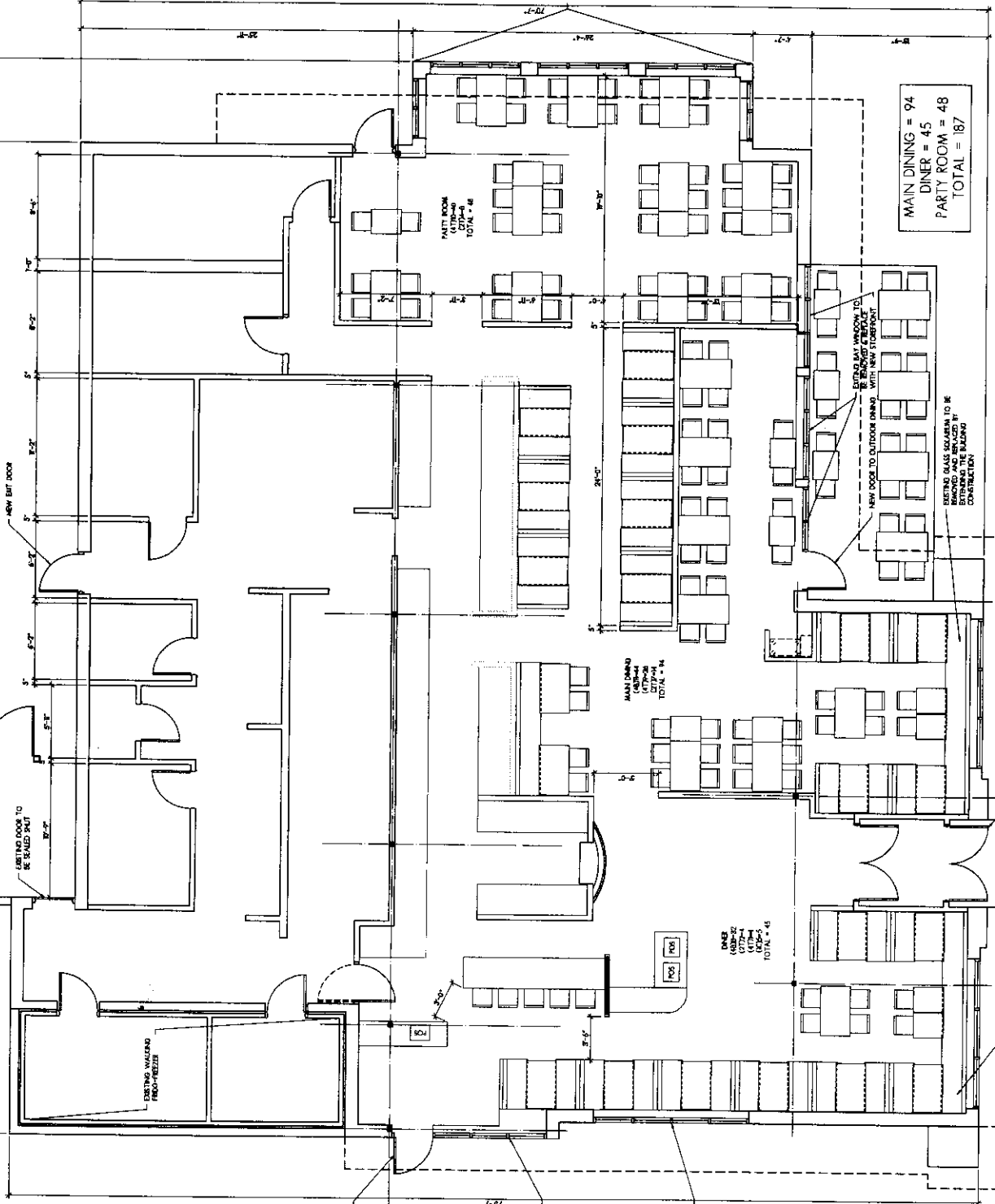
NEW DOOR TO OUTDOOR DINING WITH NEW STOREFRONT

EXISTING GLASS SQUARE TO BE
REMOVED AND REPLACED BY
EXPANDING THE BUILDING
CONSTRUCTION

EXISTING WALK TO BE REMOVED & REPLACED

NEW FRONT ENTRANCE

IN-PHASE EXISTING ENTRANCE TO
EXPAND BUILDING FOOTPRINT



NEW EXIT DOOR

EXISTING DOOR TO BE
SEALED SHUT

NEW WALKOUT
TRUCK ENCLOSURE

EXISTING WALKING
HEAD-FREEZER

NEW TO GO DOOR

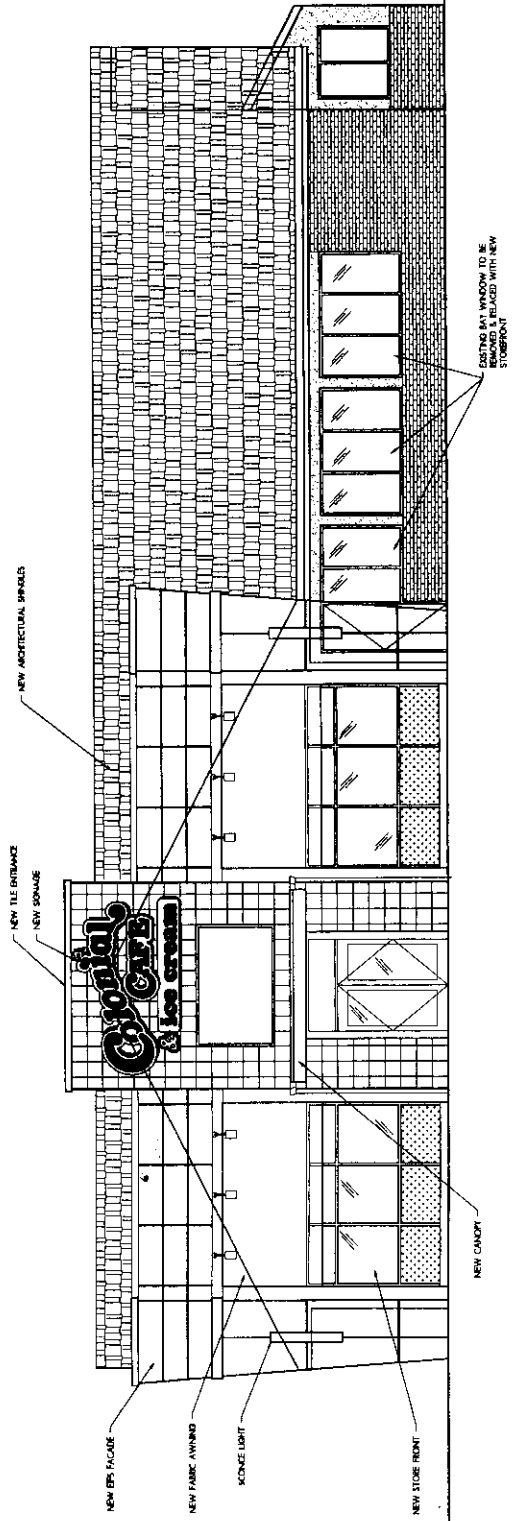
NEW STOREFRONT WINDOW

EXISTING GLASS WINDOW TO BE
REMOVED & REPLACED WITH
NEW STOREFRONT



ELEVATIONS
 SCALE 1/4" = 1'-0"

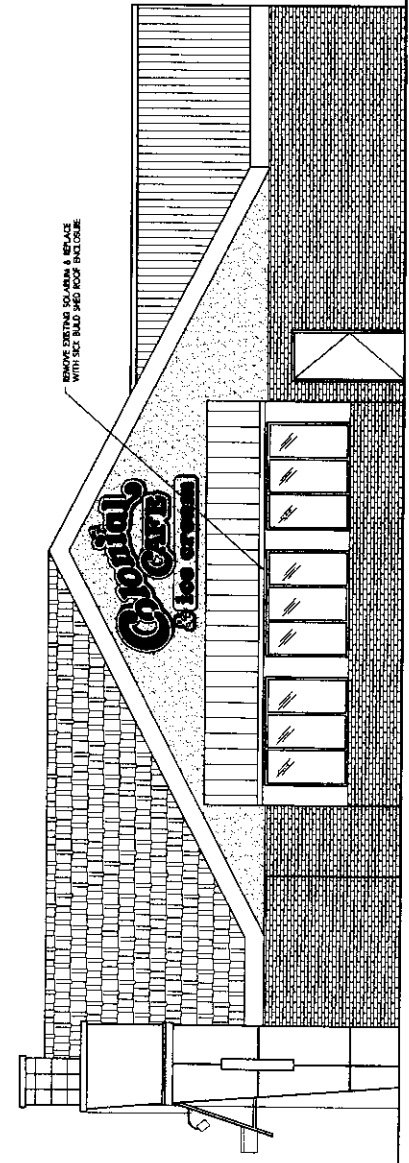
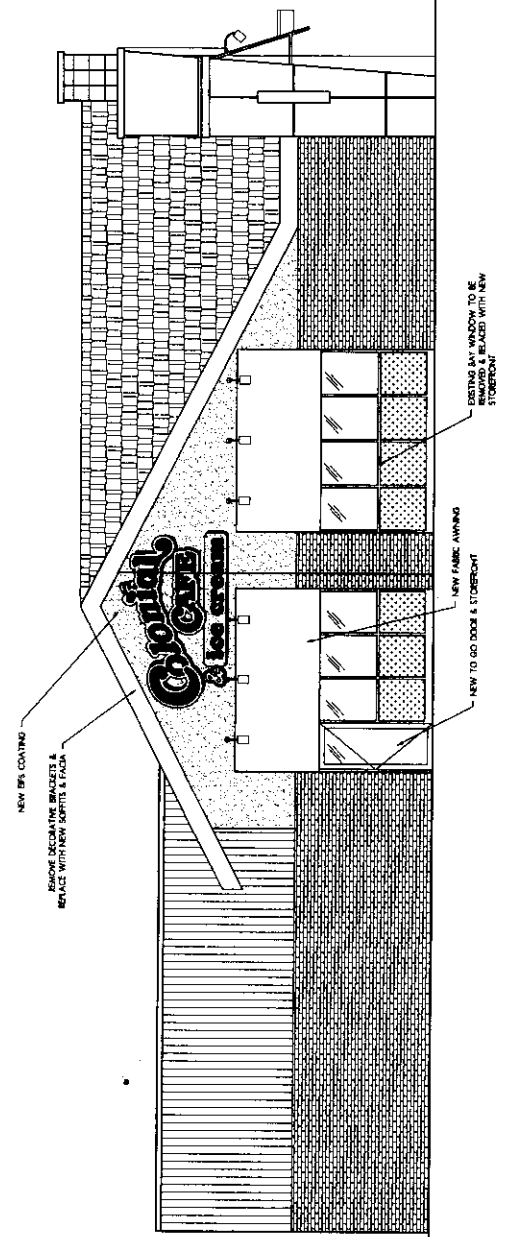
OUT 06 2010





ELEVATIONS
 SCALE: 1/4" = 1'-0"

OCT 08 2010



01.10.8.2010

Larson & Darby Group
Architects Engineers Planners



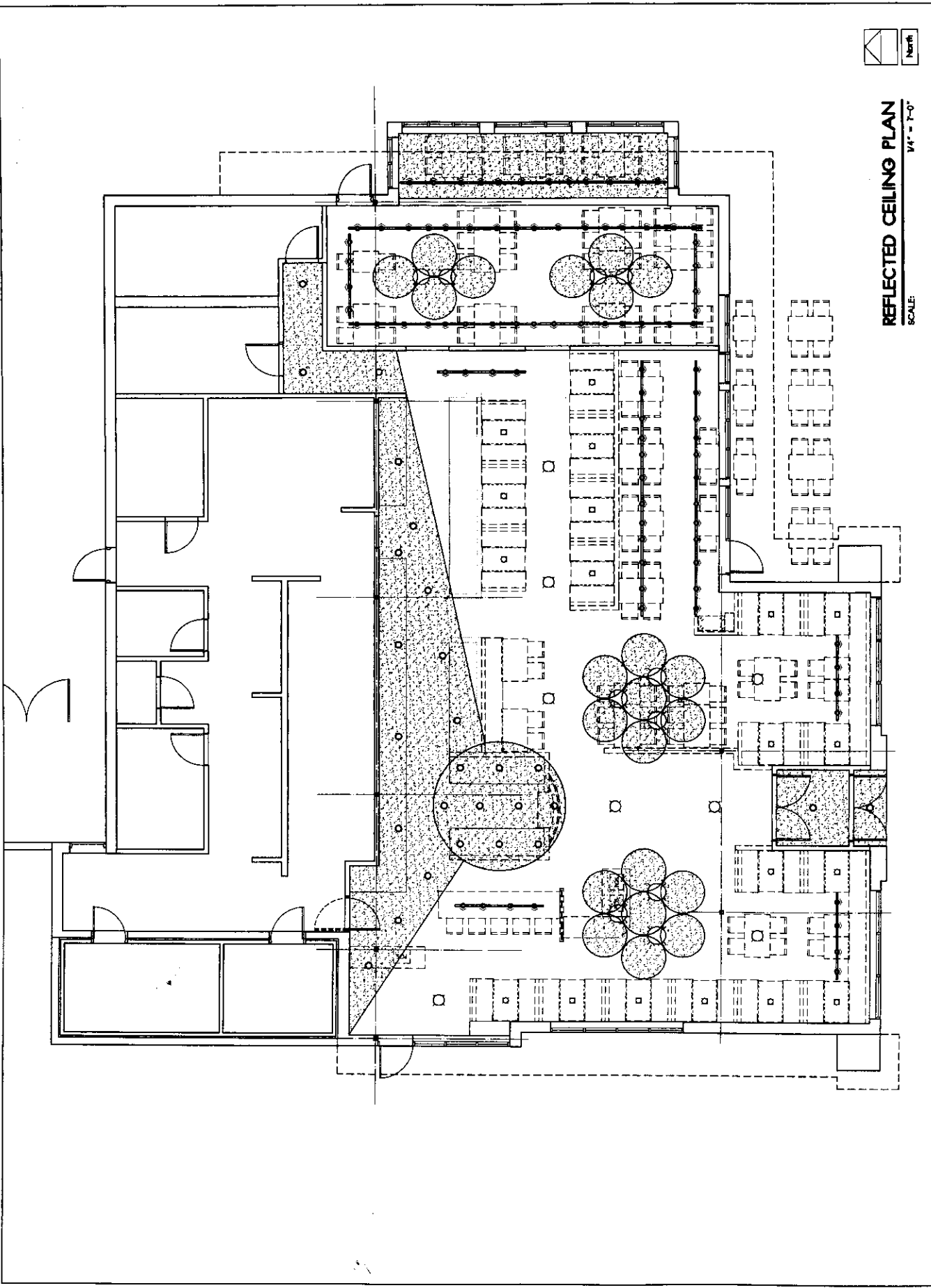
PROGRESS PRINT
Next For Construction
Date: 01-22-2010
LARSON & DARBY GROUP

A REMODEL FOR
COLONIAL CAFE
CRYSTAL LAKE, ILLINOIS

CONTRACT NO.
DATE
DRAWN BY
CHECKED BY

ISSUED FOR: DATE
DRAWN APPROVED

PROJECT NUMBER
20103
DATE



REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



RECEIVED
OCT 08 2010
BY:

6 2 2010

EXISTING TO
BE REMOVED



D/F Illuminated Cabinet Sign • Front View

Scale: 3/16" = 1'-0" For Production



Client Approval

Landlord Approval

Start Date: 06/22/10
Last Revision: 06/29/10
Job#: 92389
Drawing#: 92389a_v2
Page: 3 of 3

Client Name:
Colonial Cafe

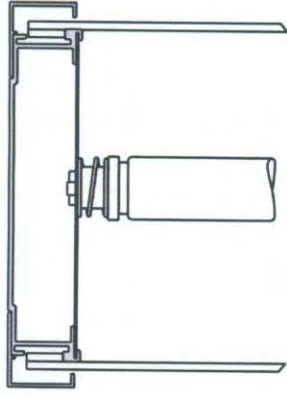
Location:
5692 Northwest Highway
Crystal Lake, IL

AMERICAN SIGN FACTORY LLC
MILWAUKEE
4811 W. Woolworth Avenue
Milwaukee, WI 53218
T 847.725.8000
F 847.725.8005

CHICAGO
123 King Street
Elk Grove Village, IL 60007
T 847.725.8000
F 847.725.8005

Sales Rep: FL
Designer: KM





A Illuminated D/F Cabinet Sign • Typical Section

Scale NTS For Production

COLOR SPECIFICATIONS:

- Cabinet painted with two-stage automotive acrylic
- Cabinet Color : Benjamin Moore HC 124 Caldwell Green & Black
- Interior painted for increased illumination: White
- Face colors: 3/16" White Lexan
- Face graphics: Translucent 3M vinyls to match Black, White, PMS 186 C, PMS 188 C & PMS 347 C

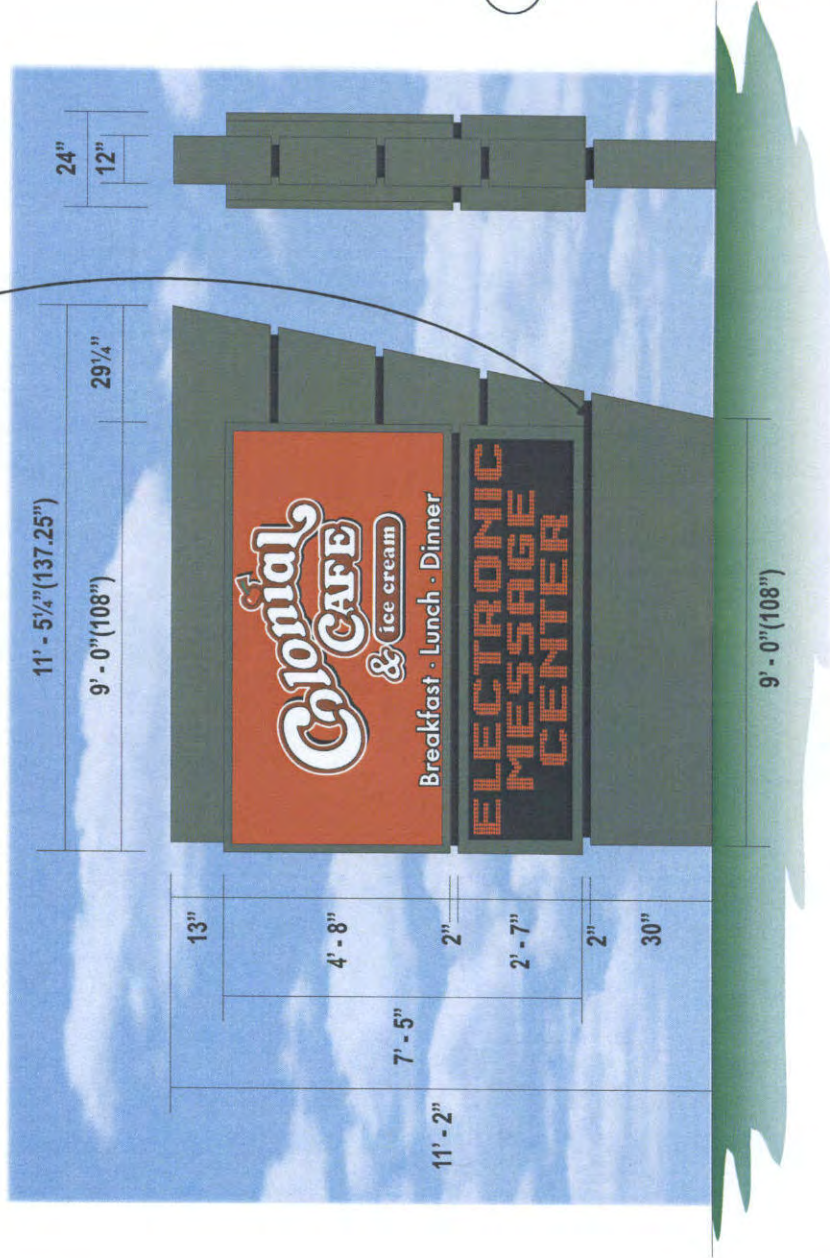
A D/F Illuminated Cabinet Sign • Front View

Scale: 1/4" = 1'-0" For Production

SPECIFICATIONS FOR FABRICATION AND INSTALLATION:

- Internally illuminated cabinet built to UL specifications
- Quantity: One (1)
- Extruded aluminum construction
- Overall length of sign: 9'-0" / Overall height of sign: 7'-5"
- Total square feet: 66.75
- Cabinet depth: +/-24"
- Retainer size: +/-2"
- Face type: 3/16" White Lexan
- Mounting method: One(1) 4"x4" sq. steel pole w/ new aluminum pole cover
- Illuminated with high output fluorescent lamps / ballasts (12" centers)
- Primary electrical requirement:
 - 120 Volt (installed within six feet of sign by others)
 - Timer or photo-cell (installed by others)

HYPERION 20MM, RED LED MESSAGE CENTER (31" x 106" x 6.7")



AMERICAN SIGN FACTORY LLC
 CHICAGO
 123 King Street
 Elk Grove Village, IL 60007
 T 847.725.8000
 F 847.725.8005

MILWAUKEE
 4811 W. Woodworth Avenue
 Milwaukee, WI 53218
 T 414.353.3666
 F 414.353.6828

Client Name:
 Colonial Cafe

Location:
 5692 Northwest Highway
 Crystal Lake, IL

Start Date: 06/22/10
Last Revision: 06/29/10
Job#: 92389
Drawing#: 92389a_v2
Page: 1 of 3

Client Approval

Landlord Approval

Sales Rep: **FL**

Designer: **KM**

MEMBER INTERNATIONAL SIGN ASSOCIATION

UL LISTED



A LED Illuminated Electronic Message Center • Front View

SCALE: 3/8" = 1' 0" • For Production / For Presentation

- Quantity:** One(1)
- Cabinet Style:** Double Face (Master/Slave)
- Overall Size:** 2'7"H x 8'10"W x 6.7"D
- Viewable Area:** 2'2"H x 8'5"W
- Overall Sq. Ft.:** 22.81
- Pixel Pitch:** 20mm
- LED Color:** Red LED
- Matrix Size:** 32x96
- Color Palette:** 4096 shades of grayscale
- Viewing Angles:** 150° Horiz. / 70° Vert.
- Graphic Capabilities:** Text, Graphics, .avi movies, Multiple font styles and sizes, .jpg & .bmp image files

AMERICAN SIGN FACTORY LLC
 CHICAGO 123 King Street
 Elk Grove Village, IL 60007
 T 847.725.8000 F 847.725.8005

MILWAUKEE 4811 W. Woolworth Avenue
 Milwaukee, WI 53218
 T 414.353.3656 F 414.353.6628

Client Name:
 Colonial Cafe

Location:
 5692 Northwest Highway
 Crystal Lake, IL

Start Date: 06/22/10
Last Revision: 06/29/10
Job#: 92389
Drawing#: 92389a_v2
Page: 2 of 3

Sales Rep: FL
Designer: KM

Client Approval
 Landlord Approval

MEMBER INTERNATIONAL SIGNAGE ASSOCIATION
 LISTED



RECEIVED
 OCT 08 2010
 BY: 6 2 2010

"ICE CREAM" CAPSULE TO HAVE
 WHITE ACRYLIC FACE w/ TRANS.
 1st SURFACE VINYL GRAPHICS

C Front-Lit, Plex-Face Channel Letters w/ LED, Flush Mounted • Front View

SCALE: 1/4" = 1' 0" • For Production / For Presentation

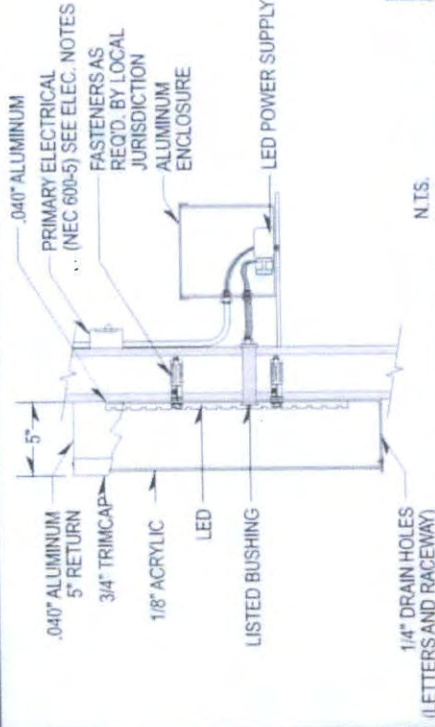
INTERNALLY ILLUMINATED PLASTIC FACE CHANNEL LETTERS

- QUANTITY:** One(1)
Overall Height: 6' - 10 1/4"
Overall Length: 11' - 8"
Total Sq.Ft.: 73.80 69.5
Returns: Stock White Precoat
Trimcap: 3/4" White
Face: #7328 White
Backplate: White Aluminum Backplate
First-surface translucent vinyl: 3M 3630-22 Black, 3M 3630-33 Red & 3M 3630-26 Green
Illumination: White LED

NOTES:

- Raceway Mounted
- RED interiors for increased illumination

CHANNEL LETTER - TYPICAL SECTION - FRONT-LIT PLASTIC FACE



ELECTRICAL NOTES

Sign Company DOES NOT provide primary electrical to sign.
 Power to the sign must be done by a licensed electrical contractor or licensed electrician.
 Each sign must have:
 1. A minimum of one dedicated 120V 20A circuit
 2. Junction box installed within 6 feet of sign
 3. Three wires: Line, Ground, Neutral

AMERICAN SIGN FACTORY LLC
 CHICAGO
 123 King Street
 Elmhurst, IL 60120
 P 847.726.8000
 F 847.726.8005

MILWAUKEE
 4811 W. Woodworth Avenue
 Milwaukee, WI 53218
 P 414.353.8666
 F 414.353.8625

Client Name:
 Colonial Cafe

Location:
 5692 Northwest Highway
 Crystal Lake, IL

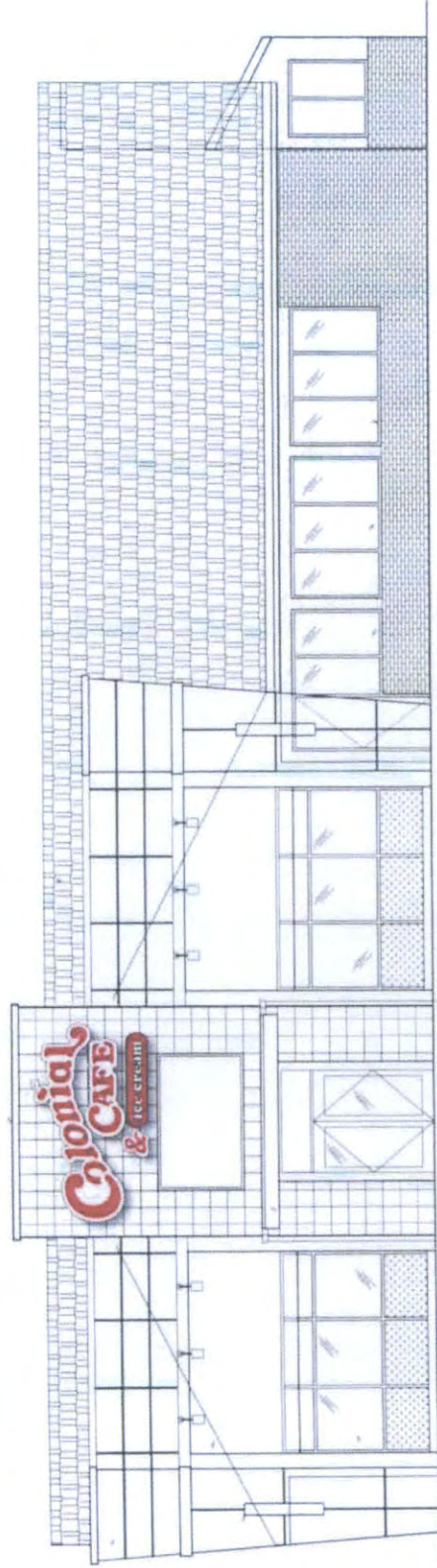
Start Date: 09/13/10
Last Revision: 10/05/10
Job#: 92389
Drawing#: 92389c_v2
Page: 1 of 2

- Client Approval
- Landlord Approval

Sales Rep:
 FL

Designer:
 KM





C Front-Lit, Plex-Face Channel Letters w/ LED, Flush Mounted • FRONT ELEVATION

SCALE: 1/8" = 1' 0" • For Production / For Presentation

AMERICAN SIGN FACTORY LLC
 CHICAGO
 123 King Street
 Elk Grove Village, IL 60007
 P 847.725.8000
 F 847.725.8005

MELWAUKEE
 4811 W. Woodstock Avenue
 Milwaukee, WI 53215
 T 414.353.3895
 F 414.353.6828

Client Name:
 Colonial Cafe

Location:
 5692 Northwest Highway
 Crystal Lake, IL

Start Date: 09/13/10
Last Revision: 10/05/10
Job#: 92389
Drawing#: 92389c_v2
Page: 2 of 2

- Client Approval
- Landlord Approval

Sales Rep:
 FL

Designer:
 KM





Front-Lit, Plex-Face Channel Letters w/ LED, Raceway Mounted • FRONT ELEVATION

SCALE: 1/8" = 1' 0" • For Production / For Presentation

C

<p>AMERICAN SIGN FACTORY LLC CHICAGO 123 King Street Elk Grove Village, IL 60007 T 847.725.8000 F 847.725.8000</p> <p>MILWAUKEE 4811 W. Woodworth Avenue Milwaukee, WI 53218 T 414.353.8656 F 414.353.8626</p>	<p>Client Name: Colonial Cafe</p> <p>Location: 5692 Northwest Highway Crystal Lake, IL</p>	<p>Start Date: 09/13/10 Last Revision: 09/13/10 Job#: 92389 Drawing#: 92389c_v1 Page: 2 of 2</p>	<p>Client Approval</p> <p>Landlord Approval</p>	<p>Sales Rep: FL</p> <p>Designer: KM</p> <p>INTEGRITY A LISTED</p>
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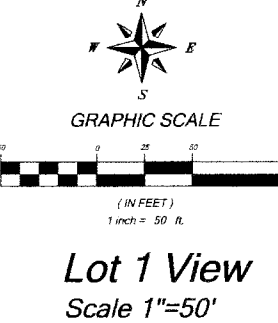
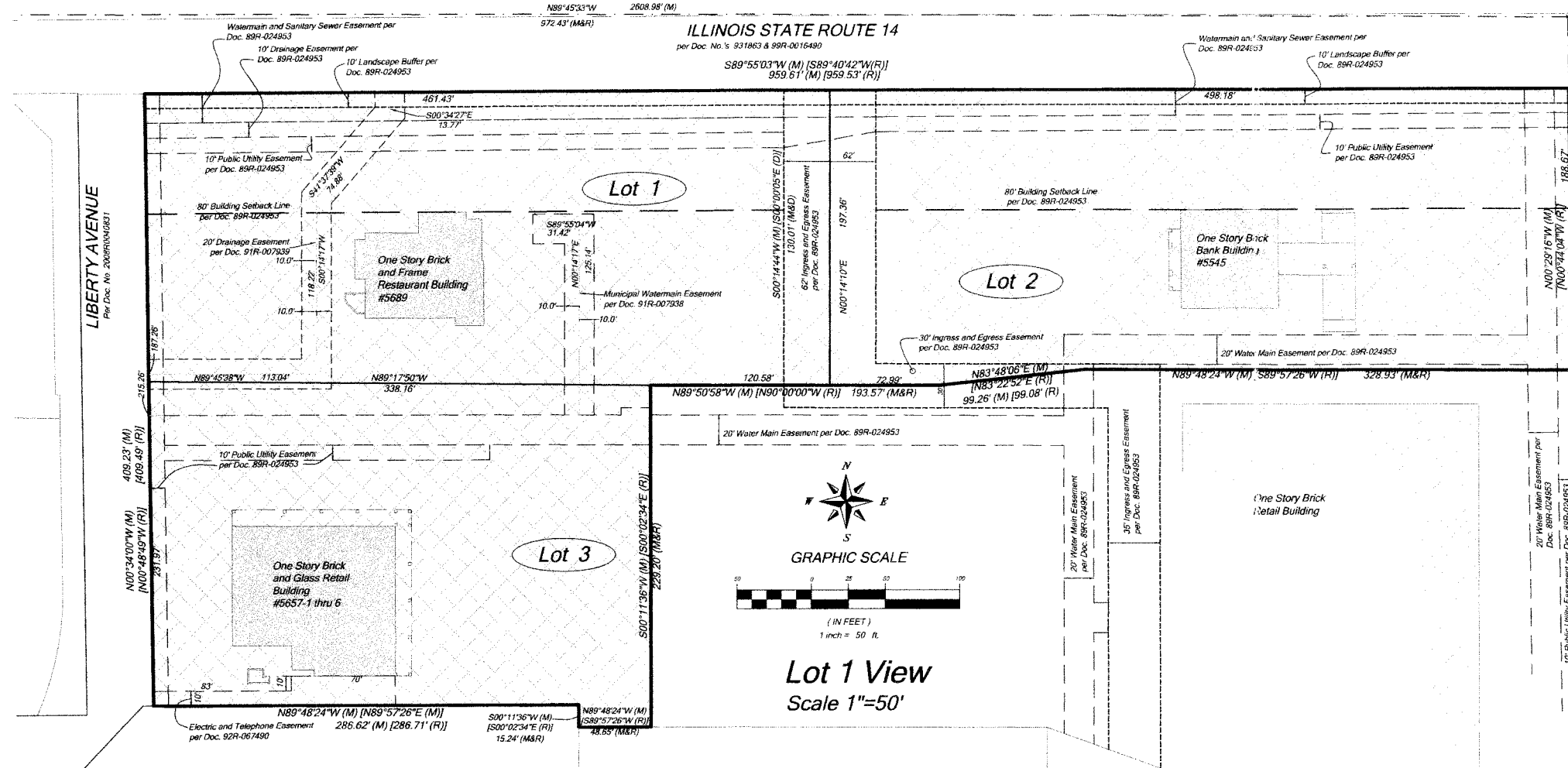


FINAL PLAT OF SUBDIVISION OF LOT ONE IN CRYSTAL COURT SUBDIVISION

6 2 2010

OCT 08 2010

Being a Resubdivision of Lot 1 in Crystal Court Subdivision, being a subdivision of part of the North Half of the Northwest Quarter of Section 9, Township 43 North, Range 8 East of the Third Principal Meridian according to the plat thereof recorded May 25, 1989 as Document Number 89R01617, and re-recorded August 3, 1989 as Document Number 89R24953, both in McHenry County, Illinois.



SURFACE WATER DRAINAGE CERTIFICATE
STATE OF ILLINOIS)
) S.S.
COUNTY OF MCHENRY)

I, _____, Owner(s) and I, _____, Professional Engineer of the State of Illinois, do hereby certify that to the best of our knowledge and belief the drainage of surface waters will not be changed by the construction of such subdivision or any part thereof, or if such changes occur, adequate provisions have been made for collection and diversion of such surface waters into public areas or drains which the subdivisor has a right to use, and that such surface waters will not be deposited on adjoining land owners in such concentration as may cause damage to the adjoining property because of the construction of this subdivision.

Owner(s) _____
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS _____

CITY COUNCIL CERTIFICATE
STATE OF ILLINOIS)
) S.S.
COUNTY OF MCHENRY)

I, _____, Chairman of the Crystal Lake Planning and Zoning Commission, do hereby certify that on this _____ day of _____, A.D. 20____, this Plat of Subdivision was duly approved by the Planning and Zoning Commission of the City of Crystal Lake.

Chairman _____

PLANNING AND ZONING COMMISSION CERTIFICATE
STATE OF ILLINOIS)
) S.S.
COUNTY OF MCHENRY)

I, _____, Chairman of the Crystal Lake Planning and Zoning Commission, do hereby certify that on this _____ day of _____, A.D. 20____, this Plat of Subdivision was duly approved by the Planning and Zoning Commission of the City of Crystal Lake.

Chairman _____

CITY COUNCIL CERTIFICATE
STATE OF ILLINOIS)
) S.S.
COUNTY OF MCHENRY)

Approved by the City Council of Crystal Lake, Illinois, this _____ day of _____, A.D. 20____.

Mayor _____
Attest: City Clerk _____

RECORDERS 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 _____, 20____, A.D., at _____ o'clock _____ M. and recorded as Document Number _____.

McHenry County Recorder _____

SURVEYOR'S CERTIFICATE
STATE OF ILLINOIS)
) S.S.
COUNTY OF MCHENRY)

This is to certify that I, Thomas E. Cichowski of CONDON CONSULTING ENGINEERS, P.C. have surveyed and subdivided the property as described and shown by the plat, which is a correct representation of said survey and subdivision. All distances are shown in feet and decimals thereof. Dimensions shown along curves are arc distances unless otherwise noted.

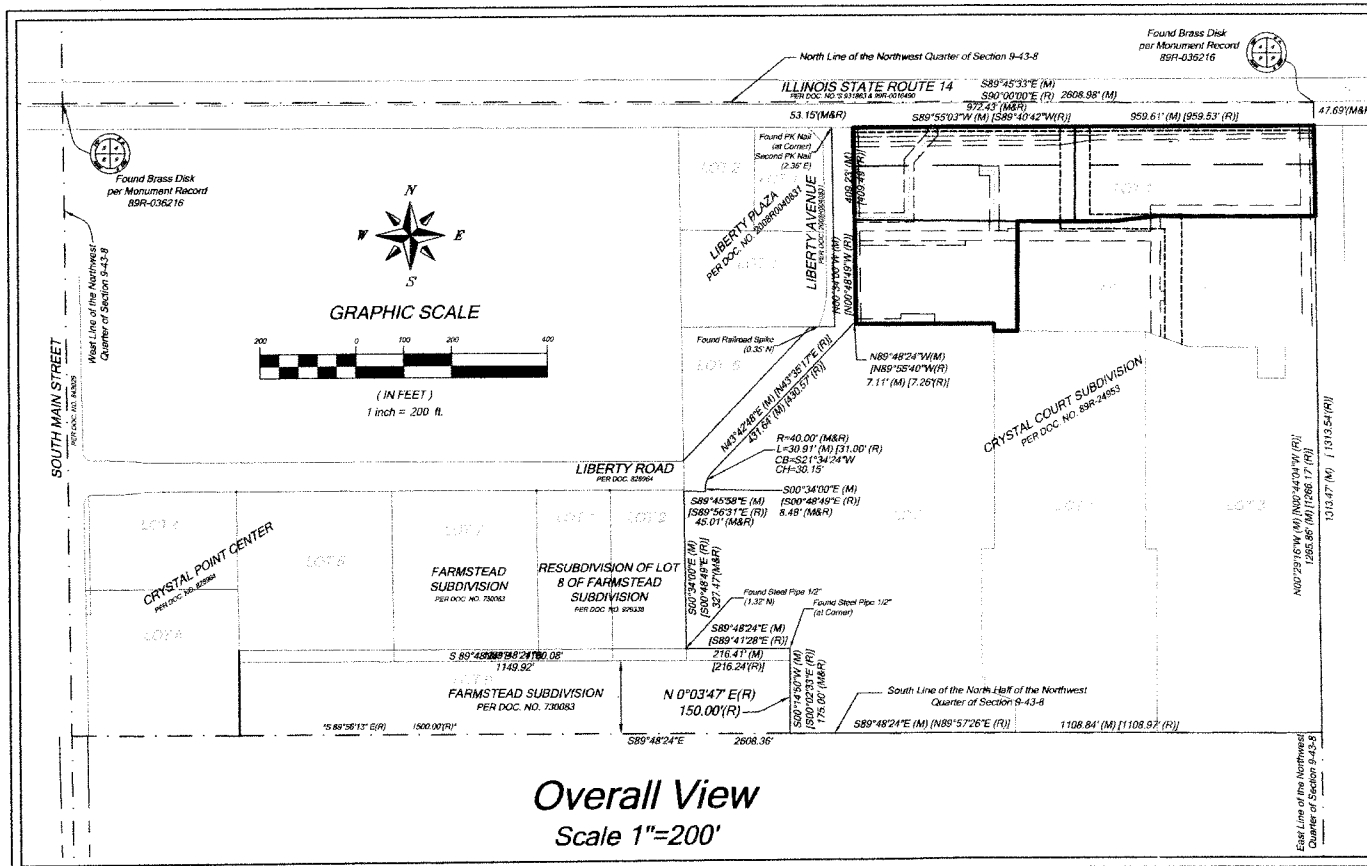
Being a Resubdivision of Lot 1 in Crystal Court Subdivision, being a subdivision of part of the North Half of the Northwest Quarter of Section 9, Township 43 North, Range 8 East of the Third Principal Meridian according to the plat thereof recorded May 25, 1989 as Document Number 89R01617, and re-recorded August 3, 1989 as Document Number 89R24953, both in McHenry County, Illinois.

I further certify that this professional service conforms to the current Illinois minimum standards for a boundary survey, and that concrete monuments at opposing subdivision corners and 5/8" steel bars (Mag Nail in pavement) at all lot corners and point of change in alignment will be set as required by the Plat Act (Illinois Revised Statutes 2005, 765ILCS 205-1).

I further certify that the above described property is located in Zone "X" areas determined to be outside the 0.2% annual chance floodplain, Flood Insurance Rate Map Community Panel 1711101033J dated November 15, 2006. I further certify that this subdivision lies within the corporate limits of the City of Crystal Lake, Illinois.

Given under my hand and seal this _____ day of October, 2010.

THOMAS E. CICHOWSKI, P.L.S. No. 035-003346
Expires 11/30/2010
Condon Consulting Engineers, P.C.
Illinois Design Firm No. 184-003580



- Notes:**
- This property is within the corporate limits of the City of Crystal Lake, Illinois.
 - Dimensions along curves are arc distances unless otherwise noted. (All Building Dimensions are to outside edge of Brick Frame Siding).
 - Record bearings and distances shown hereon are based on Legal Description supplied. No dimensions shall be assumed by scaling. Distances as shown are measured distances, unless otherwise noted. (XXX (M) = Measured, [XXX (R)] = Recorded, [XXX (D)] = Deed).
 - This property has access to Illinois Route 14 and Liberty Avenue a Public Roadway, and has access thru the Ingress & Egress Easements, as shown hereon.
 - Those Easement Provisions as shown on the Plat of Subdivision for Crystal Court Subdivision, recorded May 25, 1989 as Document Number 89R-1617, re-recorded August 3, 1989 as Document Number 89R-24953 in McHenry County, Illinois remain in effect and include:
 - Building Line Setback on the North 80 feet of Lot 1.
 - Easement for Public Utilities, Drainage and Watermain.
 - Easement for Ingress and Egress (Affects Lot 1 and other property).
 - Landscape Buffer over the North 10 feet of Lot 1.
 - Stormwater Detention Easement over Lot 1 and Covenant in said subdivision concerning accommodation and responsibility for surface storm water and drainage.
 - Access restrictions to US Route 14.
 - Those Easement Provisions as listed within the Crystal Court Water Main Maintenance Agreement, concerning maintenance and exclusivity of water mains, dated May 12, 1989 and recorded May 24, 1989 as Document No. 89R-015804, in McHenry County, Illinois remain in effect.
 - Those Easement Provisions as listed within the Crystal Court Municipal Utility Agreement, dated December 18, 1989 and recorded January 2, 1990 as Document No. 90R-000191, as amended by Amendment to Crystal Court Municipal Utility Maintenance Agreement, dated June 20, 1990 and recorded as Document No. 89R-23334, and Amendment, dated June 20, 1990 and recorded as Document No. 90R-23334 and Amendment to Crystal Court Municipal Utility Maintenance Agreement, dated March 8, 1991 and recorded March 14, 1991 as Document No. 91R-7910, all in McHenry County, Illinois remain in effect.
 - Those Easement Provisions as listed within the Construction, Operation and Reciprocal Agreement, dated July 14, 1989 and recorded July 7, 1989 as Document No. 89R-22621 amended by First Amendment to the Construction, Operation and Reciprocal Easement Agreement and Tie In Agreement, dated as of September 1, 1990 and recorded March 12, 1990 as Document No. 90R-8572, both in McHenry County, Illinois remain in effect.
 - Those Easement Provisions as listed within the Easement Agreement, dated March 8, 1991 and recorded March 14, 1991 as Document No. 91R-007938, and Easement Agreement, dated March 8, 1991 and recorded March 14, 1991 as Document No. 91R-007938, both in McHenry County, Illinois remain in effect.
 - Those Easement Provisions as listed within the Electric and Telephone Facilities Agreement, dated November 6, 1982 and recorded December 7, 1992 as Document No. 92R-067490, in McHenry County, Illinois remain in effect.
 - Those Easement Provisions as listed within the Grant of Easement, dated May 30, 1986 and recorded July 8, 1986 as Document No. 944697, and Grant of Easement, dated May 30, 1986 and recorded July 10, 1986 as Document No. 945208, both in McHenry County, Illinois remain in effect. (Affects the North part of Lot 1).
 - Those Easement Provisions as listed within the Grant of Easement for Watermain and Sanitary Sewer, dated May 15, 1986 and recorded July 8, 1986 as Document No. 944700, both in McHenry County, Illinois remain in effect.

OWNER'S CERTIFICATE
STATE OF ILLINOIS)
) S.S.
COUNTY OF MCHENRY)

This is to certify that the undersigned _____ are the legal owners of a portion of land described on the plat hereon drawn and shown herein as subdivided, that they have caused said land to be surveyed, subdivided, stated and platted as shown hereon, for the purpose of having this plat recorded as provided by law, and as the Owners, do hereby state that to the best of our knowledge, all of the lots in this Subdivision lie within _____.

Crystal Lake Community Consolidated School District
Crystal Lake High School District

Seal (s) this _____ day of _____, A.D. 20____.

(Seal)

(Seal)

NOTARY CERTIFICATE
STATE OF ILLINOIS)
) S.S.
COUNTY OF MCHENRY)

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____, personally known to me to be the _____ corporation, and _____, personally known to me to be the _____ of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person and severally acknowledged that as such _____ and _____ signed and delivered the said instrument as _____ and _____ of said corporation, and caused the Corporate Seal of said corporation to be affixed thereto, pursuant to the authority given by the Board of Directors of said corporation as their own free and voluntary act, and as the free and voluntary act and deed of said corporation, for uses and purposes therein set forth.

Given under my hand and Notarial Seal this _____ day of _____, A.D. 20____.

Notary Public _____ My Commission Expires _____

NOTARY CERTIFICATE
STATE OF ILLINOIS)
) S.S.
COUNTY OF MCHENRY)

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____, personally known to me to be the _____ corporation, and _____, personally known to me to be the _____ of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person and severally acknowledged that as such _____ and _____ signed and delivered the said instrument as _____ and _____ of said corporation, and caused the Corporate Seal of said corporation to be affixed thereto, pursuant to the authority given by the Board of Directors of said corporation as their own free and voluntary act, and as the free and voluntary act and deed of said corporation, for uses and purposes therein set forth.

Given under my hand and Notarial Seal this _____ day of _____, A.D. 20____.

Notary Public _____ My Commission Expires _____

FINAL PLAT OF SUBDIVISION OF LOT ONE IN CRYSTAL COURT SUBDIVISION
ALGONQUIN TOWNSHIP
CITY OF CRYSTAL LAKE
ZONED R-1 & B-1

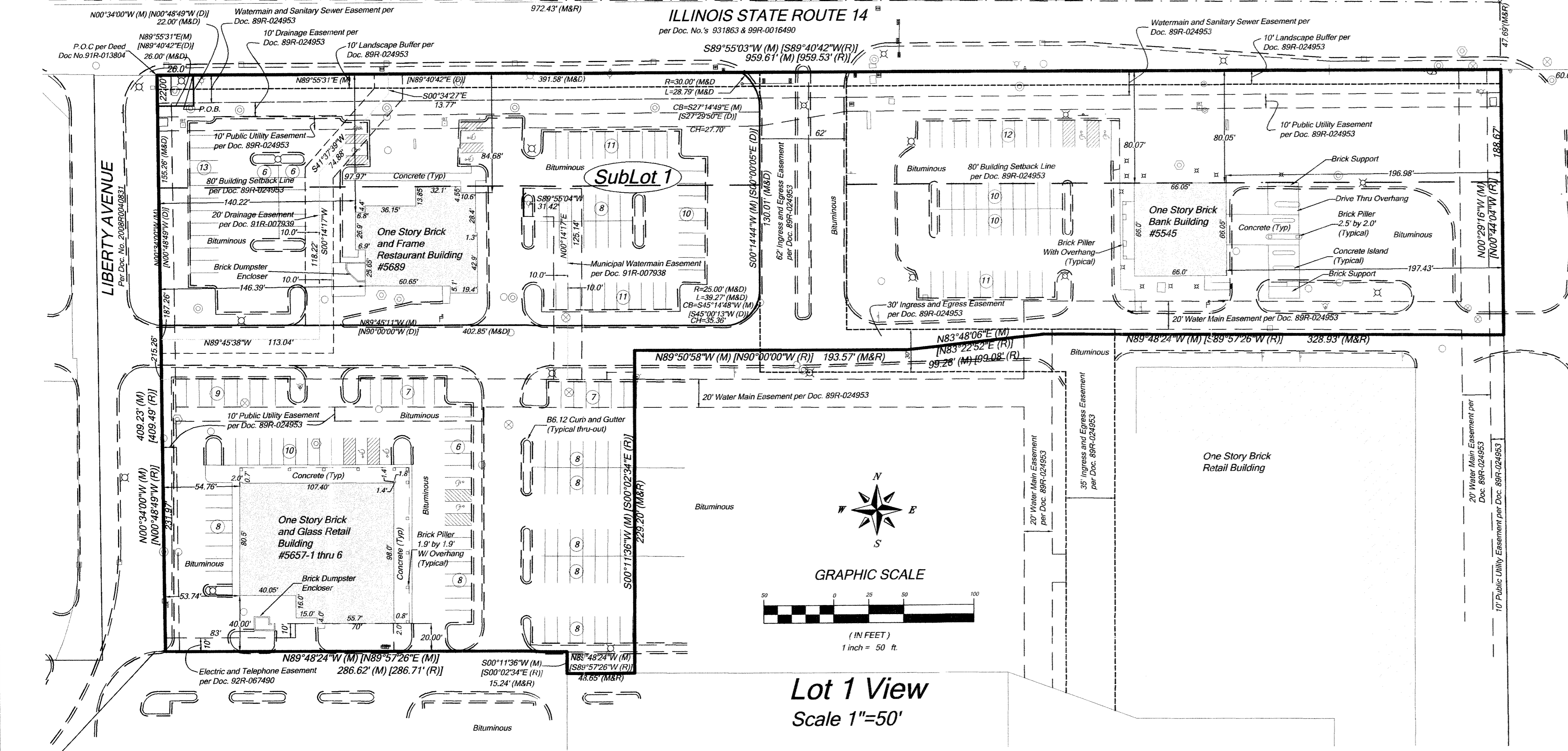
REVISIONS	DRAWN BY:	DATE:	PROJECT NO.
1	tec	10/08/10	COLO-10127-8
2	DESIGNED BY:	HORIZ. SCALE:	SHEET NO.
3		1"=50' / 1"=200'	
4	CHECKED BY:	VERT. SCALE:	
	cls		1 of 1

Overall View Scale 1"=200'

THIS PLAT PRESENTED FOR RECORDING BY:



ALTA/ACSM LAND TITLE SURVEY



Lot 1 View
Scale 1"=50'

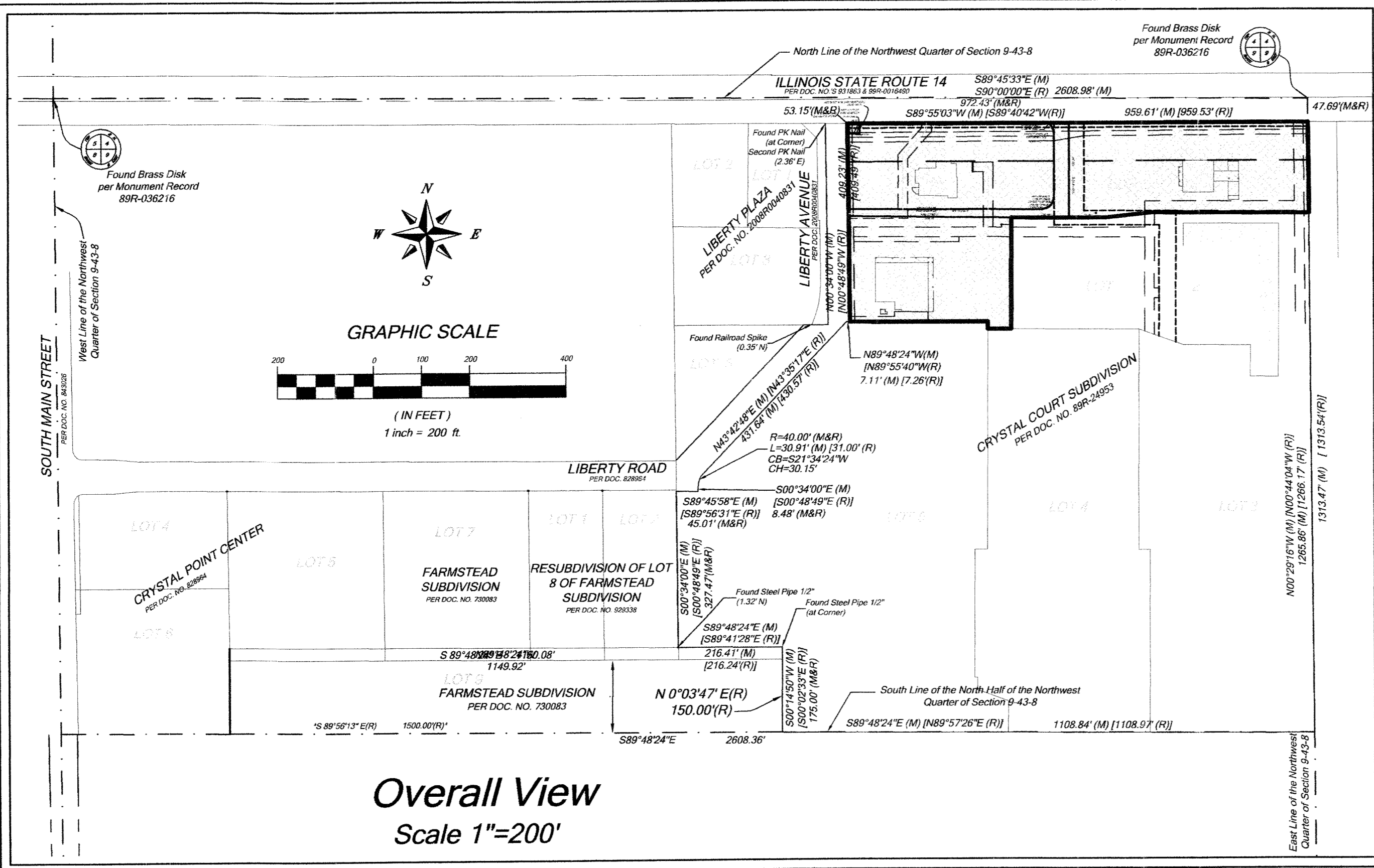
LEGEND	
EXISTING	NEW
STORM CATCH BASIN/LET	FLARED END SECTION
WATER VALVE	IBTCOMED PEDESTAL & CABLE TELEVISION PEDESTAL
SAN MH	FIRE HYDRANT
STREET LIGHT	POWER POLE
MAILBOX	WATER SERVICE VALVE
DOWN GUY	GAS VALVE/REGULATOR

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.

- No distance should be assumed by scaling.
- No underground improvements have been located unless shown and noted.
- No representation as to ownership, use, or possession should be hereon implied.
- This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

CLIENT: Colonial Cafe and Ice Cream
 DRAWN BY: JEC CHECKED BY: cls
 SCALE: 1"=50', 1"=200', SEC. 9, T. 43N, R. 8, E.
 BASIS OF BEARING: Ill. State Plane Coord (NAD83/Rev97) East
 P.L.N.: 19-09-126-008-009
 JOB NO.: COLO-10127-8 I.D.
 FIELDWORK COMP.: 10-02-10 BK PG Pin No.: 19-09-126-008
 REF.: 19-09-126-009



Overall View
Scale 1"=200'

Legal Description:
 Lot 1 in Crystal Court Subdivision, being a subdivision of part of the North Half of the Northwest Quarter of Section 9, Township 43 North, Range 8 East of the Third Principal Meridian according to the plat thereof recorded May 25, 1989 as Document Number 89R016170, and re-recorded August 3, 1989 as Document Number 89R24953, both in McHenry County, Illinois.
 All Containing 5.332 acres, more or less.
 Sublot 1 being more particularly described in Document No. 91R-013804, part of Lot 1 described as follows: Commencing at the Northwest corner of said Lot 1, thence North 89 degrees 40 minutes 42 seconds East, a distance of 26 feet to a place of beginning, thence continuing North 89 degrees 40 minutes 42 seconds East, a distance of 391.58 feet to a point on a curve, thence Southeasterly on a convex curve to the Northeast having a radius of 30 feet, an arc distance of 28.79 feet, and a chord bearing of South 27 degrees 29 minutes 50 seconds East to a point of tangency; thence South 00 degrees 00 minutes 05 seconds East, a distance of 130.01 feet to a point on a curve, thence Southwesterly on a curve convex to the Southeast having a radius of 25 feet, an arc distance of 39.27 feet, and a chord bearing South 45 degrees 00 minutes 13 seconds West to a point of tangency; thence South 00 degrees 00 minutes 00 seconds West, a distance of 402.85 feet to the West line of said Lot 1; thence North 00 degrees 48 minutes 49 seconds West, a distance of 155.26 feet to said West line; thence North 89 degrees 40 minutes 42 seconds East, a distance of 26 feet; thence North 00 degrees 48 minutes 49 seconds West, a distance of 22 feet to the place of beginning.

- Survey Notes:**
- This property is within the corporate limits of the City of Crystal Lake, Illinois.
 - Dimensions along curves are arc distances unless otherwise noted. (All Building Dimensions are to outside edge of Brick Frame Siding).
 - Record bearings and distances shown hereon are based on Legal Description supplied. No dimensions shall be assumed by scaling. Distances as shown are measured distances, unless otherwise noted. (XXX (M) = Measured, DXX (R) = Record, DXX (D) = Deed).
 - Compare this plat, legal description and all survey monuments before building, and immediately report any discrepancies to the surveyor.
 - Only the improvements that were visible from the ground at time of survey and through normal search and walk through of the site are shown on the face of this plat.
 - Other than visible observations noted herein, this survey makes no statement regarding the actual presence or absence of any service or utility line.
 - There are no encroachments, other than as shown hereon of any kind, visible effecting this land.
 - This property has access to Illinois Route 14 and Liberty Avenue a Public Roadway, and has access thru the Egress & Easement, as shown hereon.
 - Title Commitment No 11708594 Revision 1, prepared by Fidelity National Title Insurance Company, was used in preparation of this plat. Items listed within said Title Policy effecting this survey are as follows:
 Under Schedule "B", Section 2, paragraph 2, as shown on the Plat of Subdivision for Crystal Court Subdivision, recorded May 25, 1989 as Document Number 89R-16170, re-recorded August 3, 1989 as Document Number 89R-24953 in McHenry County, Illinois:
 a) Building line (Affects the North 80 feet of Lot 1).
 b) Easement for Public Utilities, Drainage and Watermain (Affects Lot 1 and other property).
 c) Easement for Ingress and Egress (Affects Lot 1 and other property).
 d) Landscape Buffer over the North 10 feet of Lot 1 (Affects the North 10 feet of Lot 1).
 e) Stormwater Detention Easement over Lot 6 and Covenant in said subdivision concerning accommodation and responsibility for surface storm water and drainage.
 f) Access restrictions to US Route 14.
 - Agreements by and between Crystal Lake, S/C Ltd P/S & Melvin Simon & Associates Inc. and the City of Crystal Lake, an Illinois Municipal Corporation, 1) dated May 12, 1989 and recorded May 15, 1989 as Document No. 89R-22384, 2) dated May 12, 1989 and recorded July 13, 1989 as Document No. 89R-22385, 3) dated May 12, 1989 and recorded July 13, 1989 as Document No. 89R-22386, 4) dated May 12, 1989 and recorded July 13, 1989 as Document No. 89R-22387, 5) dated July 6, 1990 and recorded July 9, 1990 as Document No. 89R-22385, 6) Agreement by and between Melvin Simon & Associates Inc. and the City of Crystal Lake, an Illinois Municipal Corporation dated July 6, 1990 and recorded July 9, 1990 as Document No. 90R-25046 ((Concerning Water and Sewer Connection Fees).
 - Covenant, Restrictions, Easements contained in Easements with Covenants and Restrictions affecting the land by and between Wal-Mart Properties, Inc. a Delaware corporation, and Crystal Lake Shopping Center, an Indiana limited partnership, dated May 30, 1989 and recorded May 30, 1989 as Document No. 89R-16794.
 - Crystal Court Water Main Maintenance Agreement by and between the City of Crystal Lake, an Illinois Municipal Corporation and Crystal Lake Shopping Center, an Indiana limited partnership, concerning maintenance and exclusivity of water mains, dated May 12, 1989 and recorded May 24, 1989 as Document No. 89R-015894, in McHenry County, Illinois.
 - Crystal Court Municipal Utility Agreement by and between the City of Crystal Lake, an Illinois Municipal Corporation and Crystal Lake Shopping Center, an Indiana limited partnership, Service Merchandise Company, a Tennessee corporation, Wal-Mart Properties, Inc. a Delaware corporation, and Marine Bank of Champaign-Urbana as Trustee under Trust No. 1-1126, dated July 14, 1989 and recorded July 17, 1989 as Document No. 89R-22621 amended by First Amendment to the Construction, Operation and Reciprocal Easement Agreement and by and between the City of Crystal Lake, an Illinois Municipal Corporation and Crystal Lake Shopping Center, a Tennessee corporation, dated June 20, 1990 and recorded as Document No. 90R-23334 and Amendment to Crystal Court Municipal Utility Maintenance Agreement by and between the City of Crystal Lake, an Illinois Municipal Corporation and Crystal Lake Shopping Center, an Indiana limited partnership, dated March 8, 1991 and recorded March 14, 1991 as Document No. 91R-7940, all in McHenry County, Illinois.
 - Ordinance establishing City of Crystal Lake Special Service Area Number 4, dated June 12, 1986 and recorded May 15, 1990 as Document No. 90R-17470, in McHenry County, Illinois. (Affects the East 339.86 feet of Lot 1).
 - Construction, Operation and Reciprocal Easement Agreement by and between the City of Crystal Lake, an Illinois Municipal Corporation and Crystal Lake Shopping Center, an Indiana limited partnership, Service Merchandise Company, a Tennessee corporation, Wal-Mart Properties, Inc. a Delaware corporation, and Marine Bank of Champaign-Urbana as Trustee under Trust No. 1-1126, dated July 14, 1989 and recorded July 17, 1989 as Document No. 89R-22621 amended by First Amendment to the Construction, Operation and Reciprocal Easement Agreement and by and between the City of Crystal Lake, an Illinois Municipal Corporation and Crystal Lake Shopping Center, a Tennessee corporation, dated June 20, 1990 and recorded as Document No. 90R-23334 and Amendment to Crystal Court Municipal Utility Maintenance Agreement by and between the City of Crystal Lake, an Illinois Municipal Corporation and Crystal Lake Shopping Center, an Indiana limited partnership, dated March 8, 1991 and recorded March 14, 1991 as Document No. 91R-7940, all in McHenry County, Illinois.
 - Agreement by and between Vicop Restaurants Inc. a Colorado corporation, dba Bakers Square Restaurants and the City of Crystal Lake, an Illinois Municipal Corporation, dated July 17, 1990 and recorded August 3, 1990 as Document No. 90R-028715, and Agreement by and between Vicop Restaurants Inc. a Colorado corporation, dba Bakers Square Restaurants and the City of Crystal Lake, an Illinois Municipal Corporation, dated July 17, 1990 and recorded August 3, 1990 as Document No. 90R-028716, both in McHenry County, Illinois. (Concerning Water and Sewer Connection Fees).
 - Easement Agreement by and between Crystal Lake Shopping Center, an Indiana limited partnership and the City of Crystal Lake, an Illinois Municipal Corporation, dated March 8, 1991 and recorded March 14, 1991 as Document No. 91R-007632, both in McHenry County, Illinois.
 - Electric and Telephone Facilities Agreement by and between Crystal Lake Shopping Center, an Indiana limited partnership and Commonwealth Edison Company, and Illinois Bell Telephone Company, an Illinois corporation, dated November 6, 1992 and recorded December 7, 1992 as Document No. 92R-067490, in McHenry County, Illinois (Affects the South part of Lot 1).
 - Grant of Easement by and between Robert P. Roental, Home State Bank of Crystal Lake, as trustee under Trust No. 101, and the City of Crystal Lake, an Illinois Municipal Corporation, dated May 30, 1986 and recorded July 8, 1986 as Document No. 944697, Grant of Easement by and between Robert P. Roental, Home State Bank of Crystal Lake, as trustee under Trust No. 101, and the City of Crystal Lake, an Illinois Municipal Corporation, dated May 30, 1986 and recorded July 10, 1986 as Document No. 945208, both in McHenry County, Illinois. (Affects the North part of Lot 1).
 - Grant of Easement for Watermain and Sanitary Sewer created by grants from Home State Bank of Crystal Lake, as Trustee under Trust No. 1367, and the City of Crystal Lake, an Illinois Municipal Corporation, dated May 15, 1986 and recorded July 8, 1986 as Document No. 944699, and Grant of Easement for Watermain and Sanitary Sewer created by grants from Home State Bank of Crystal Lake, as Trustee under Trust No. 1367, and the City of Crystal Lake, an Illinois Municipal Corporation, dated May 15, 1986 and recorded July 8, 1986 as Document No. 944700, both in McHenry County, Illinois.
 - Rights of the Public, the State of Illinois and municipality in and to that part of land, if any, taken or used for road purposes, including but not limited to U.S. Route 14 and Liberty Avenue.

STATE OF ILLINOIS)
) S.S.
 COUNTY OF McHENRY)
 Certified to: 1) Colonial Cafe and Ice Cream
 2) Fidelity National Title Insurance Company
 3) SCSCOL, LLC, an Illinois Limited Liability Company

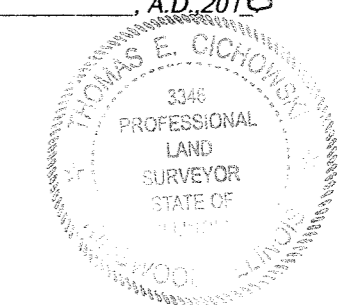
This is to certify that this map or plat and the survey on which it is based were made in accordance with 2005 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NPSIS in 2005, and includes items 1, 2, 3, 4, 7a, 8, 9, 10 and 11a thereof. Pursuant to the accuracy standards as adopted by ALTA and NPSIS and in effect on the date of this certification, undersigned hereby certifies that in his professional opinion, as a land surveyor registered in the State of Illinois, the Relative Positional Accuracy of this survey does not exceed that for which is specified therein.

I also certify that I have examined the Flood Insurance Rate Map 17111C03353, dated November 16, 2006, and have determined that the property is located Zone X. Areas determined to be outside the 0.2% annual chance floodplain.

This professional service conforms to the current Illinois minimum standards for a boundary survey.

Dated this 8th day of October, A.D. 2010
 Thomas E. Cichowski, (seal)
 PROFESSIONAL LAND SURVEYOR
 EXPIRES 11/30/10

Parking Stall Count:	Regular	Handicap	Total
Baker Square:	73	2	75
Bank:	43	2	45
Southwest Corner:	95	4	99
Total Lot 1:	211	8	219



6 8 2010
 10 10 2010