



**#2011-04**  
**Final Plat of Resubdivision of Lot 1 in the Crystal Court Subdivision and Final PUD Amendment for Colonial Café**  
**Project Review for Planning and Zoning Commission**

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**Meeting Dates:** April 6, 2011

**Requests:**

- (i) Final Planned Unit Development Amendment to allow the addition of lights to the façade for Colonial Café;
- (ii) Minor Subdivision to create 3 lots;
- (iii) Variation (Article 3-200 B) from the minimum required lot width of 100 feet to allow 62 feet for proposed Lot 3 along Northwest Highway;
- (iv) Variation (Article 3-200 B) from the maximum permitted impervious surface coverage of 65% for lots in the “B-2” district; and
- (v) Deferral from the requirement to install sidewalks and parkway trees along Route 14 and Liberty Road.

**Location:** 5689, 5545 and 5657 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

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**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 previously received approval for a Final PUD Amendment to allow additions and façade changes to the former Baker's Square Building to accommodate Colonial Café as well as a Minor Subdivision to create 3-lots. However, the plat was never recorded and the petitioner would like to amend the configuration of the proposed lots. The petitioner is seeking subdivide Lot 1 into 3 separate lots individually accommodating each of the above mentioned uses.

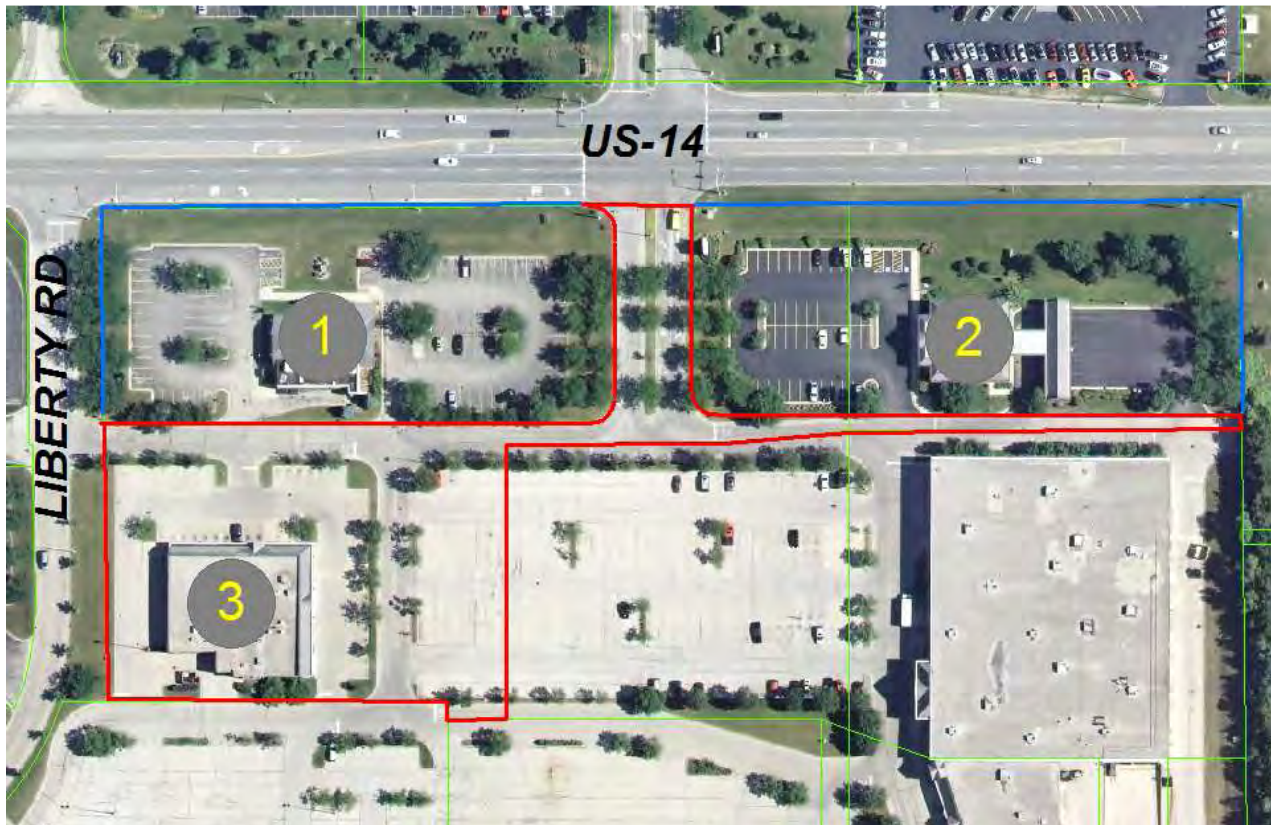
Colonial Café is also seeking Final Planned Unit Development Amendment to allow LED lights on their façade.

**Land Use Analysis:**

The property is zoned “B-2 PUD” General Commercial Planned Unit Development.

**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 1.75 acres. Lot 2 will include Harris Bank (and associated parking) and will be approximately 1.85 acres. Lot 3 which will include the multi-tenant building will be approximately 2.33 acres. Proposed Lot 3 will require a variation from the minimum required lot width of 100 feet to allow 62 feet. This revised configuration is being proposed to allow the drive aisle to remain a part of Lot 3.



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.

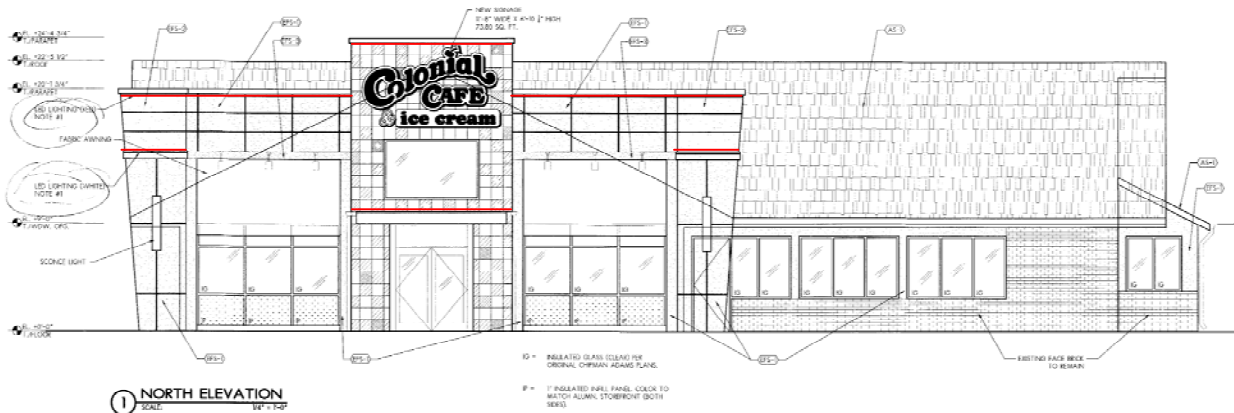
Façade Changes - Proposed Lot 1 only

	
	<p>Proposed LED lights on the Colonial Café façade:</p> <ol style="list-style-type: none"> <li>(1) White wall wash lights on the tile entrance placed above the canopy shining up onto the tile and at the top of the tile wall shining down the wall.</li> <li>(2) Colored accent bars at the corners as shown in the photos.</li> </ol>

The petitioner previously received a Final PUD Amendment approval to allow façade and signage changes. The petitioner is requesting to add colored LED accent bars lights on the north, west and east façades and wall wash lights on the tile entrance placed above the canopy shining up onto the tile and at the top of the tile wall shining down the wall on the north elevation.

The LED lights are capable of and intended to change color continually. Per the Crystal Lake UDO, high intensity lights as well as blinking, flashing, moving, scintillating, flickering, changing

intensity and changing colors light fixtures are a prohibited light source. Architectural Lighting may be used to accentuate an architectural or aesthetic element of the building with any single luminaire not exceeding 1100 lumens (up to 45° maximum inclination). Architectural lighting of any portion of a building or structure with a polished or glass exterior surface that uses uplighting is not permitted.



### **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 3-29-11
  - B. Final Plat of Resubdivision of Lot One in Crystal Court Subdivision, Condon, dated 12-17-10, revised 1-10-11, received 1-21-11
  - C. (Architectural) Permit Plans, Larson and Darby, dated 12-10-2011
2. As a condition of the PUD, a variation from the provisions of the UDO is granted to allow:
  - A. A variation from the minimum required lot width of 100 feet to allow 62 feet for proposed Lot 3 along Northwest Highway
  - B. 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. The Final Plat of Subdivision shall meet all the requirements of Article 5-200 G 3 b.
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. The LED lights as proposed on the north, west and east façades are permitted only as solid lights (constant color change not permitted); however seasonal color changes are permitted.
6. Private utilities within the proposed subdivision traverse the lots. Provide evidence that the maintenance and repair of these utilities has been addressed.
7. All applicable conditions of previous Ordinance 6623 shall apply.
8. 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

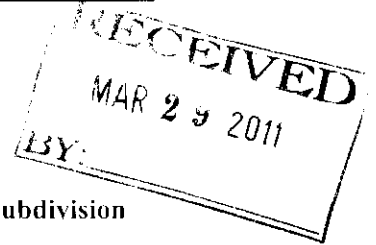
Office Use Only

File # 2011-04

Project Title: Simon Final PUD Amendment and Final Plat of 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                           |



### Petitioner Information

Name: Crystal Lake Shopping Center Limited Partnership  
an Indiana Limited Partnership

Address: 225 W Washington St  
Indianapolis, IN 46204

Phone: 317-263-7104

Fax: \_\_\_\_\_

E-mail: tgarrett@simon.com

### Owner Information (if different)

Name: Crystal Lake Shopping Center Limited Partnership  
an Indiana Limited Partnership

Address: PO Box 6120  
Indianapolis, IN 46206

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

### Property Information

Project Description: Final PUD Amendment and Final Plat of Re-subdivision to create 3 lots from Lot 1  
of the Crystal Court Subdivision. Also requesting associated variations from the  
minimum required lot width for (new) lot 3, and the maximum allowable impervious  
coverage for lots in the B-2 district and variations from the requirement to install sidewalk  
and street trees.

Project Address/Location: 5689, 5545 and 5657 Northwest Highway

PIN Number(s): 19-09-126-008 and 19-09-126-009



**Development Team**

Please include address, phone, fax and e-mail

Developer: \_\_\_\_\_

Architect: \_\_\_\_\_

Attorney: Joseph Calderon, Bose, McKinney & Evans, LLP, 317-684-5331

Engineer: \_\_\_\_\_

Landscape Architect: \_\_\_\_\_

Planner: \_\_\_\_\_

Surveyor: \_\_\_\_\_

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

**Signatures**

X

\_\_\_\_\_  
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.

X See Attached 3/21/11  
\_\_\_\_\_  
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.

CRYSTAL LAKE SHOPPING CENTER  
LIMITED PARTNERSHIP, an Indiana limited  
partnership

By: SIMON PROPERTY GROUP (ILLINOIS),  
L.P., an Illinois limited partnership, its  
general partner

By: CHARLES MALL COMPANY  
LIMITED PARTNERSHIP, a  
Maryland limited partnership, its  
general partner

By: SIMON PROPERTY  
GROUP (DELAWARE),  
INC., a Delaware  
corporation, its general  
partner

By: 

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James M. Barkley  
Secretary and General Counsel

**PUBLIC NOTICE**

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

IN THE MATTER OF THE PETITION OF Crystal Lake Shopping Center Ltd Partnership, an Indiana Ltd Partnership and Burl Andrews on behalf of Colonial Cafe

**LEGAL NOTICE**

Notice is hereby given in compliance with the Unified Development Ordinance (UDO) of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning and Zoning Commission of the City of Crystal Lake upon the application by Crystal Lake Shopping Center Ltd Partnership, an Indiana Ltd Partnership and Burl Andrews on behalf of Colonial Cafe, for a Final Planned Unit Development Amendment and a Final Plat of Subdivision relating to the following described real estate commonly known as 5689, 5545 and 5657 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 UDO to create 3 lots and to allow changes to the approved facade for 5689 Northwest Highway (Colonial Cafe) and in conjunction with the Final Plat of Subdivision, a variation from Article 3-200 B from the minimum required lot width of 100 feet to allow 62 feet for proposed Lot 3 along Northwest Highway; 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.

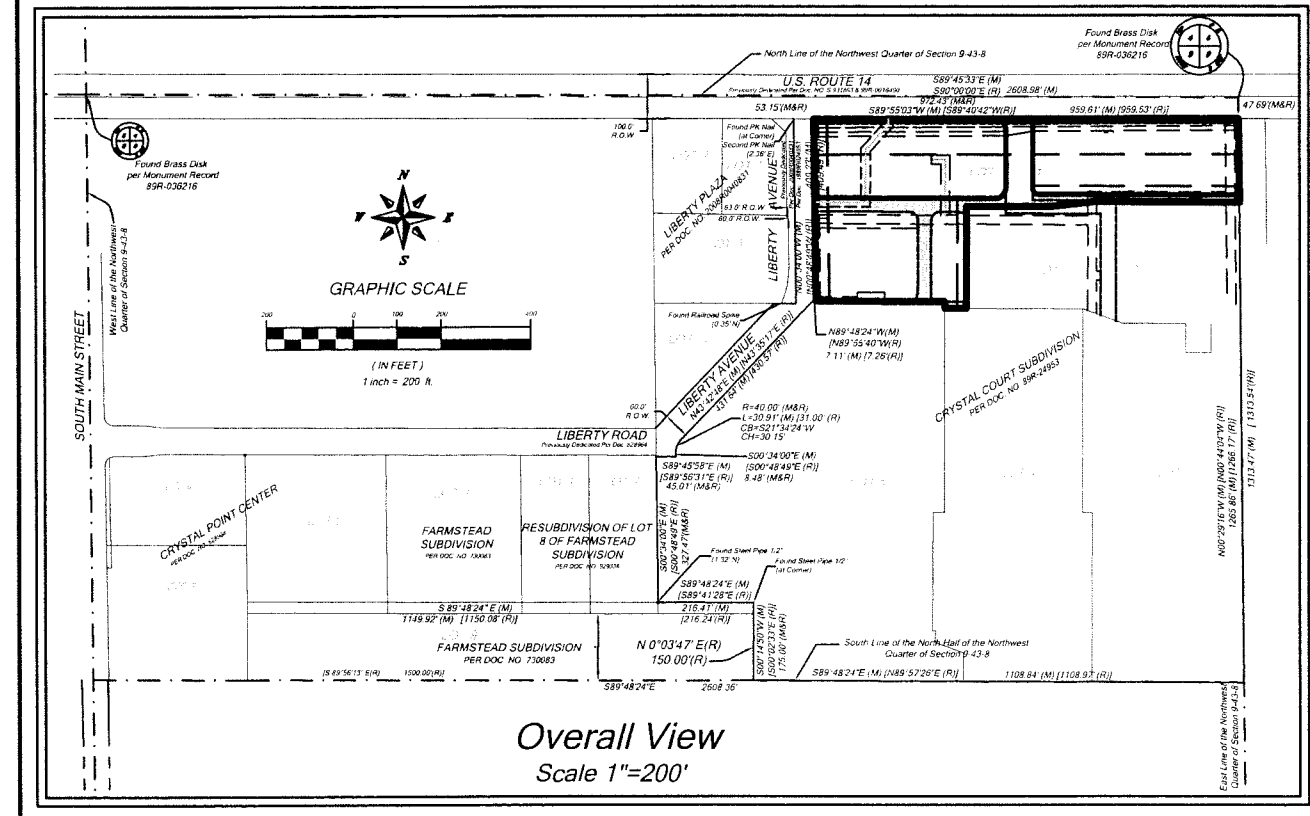
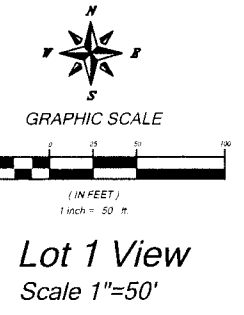
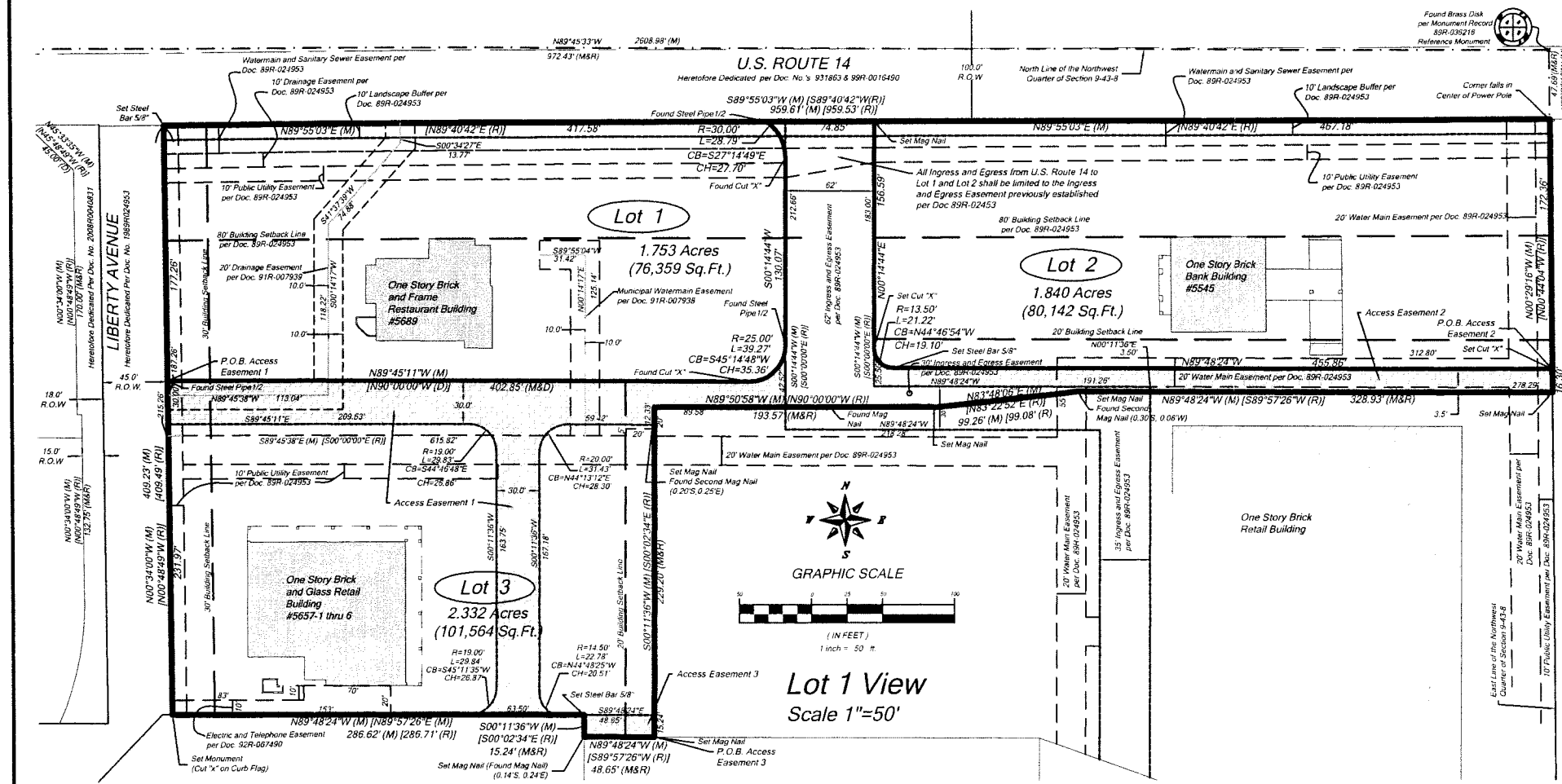
A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday April 6, 2011, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Tom Hoyden, Chairperson  
Planning and Zoning Commission  
City of Crystal Lake  
(Published in the Northwest Herald  
March 22, 2011)



# FINAL PLAT OF RESUBDIVISION OF LOT ONE IN CRYSTAL COURT SUBDIVISION

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 89R016170, and re-recorded August 3, 1989 as Document Number 89R24953, both in McHenry County, Illinois.



- 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 Sides).
  - Record bearings and distances shown herein are based on Legal Description supplied. No dimensions shall be measured by scaling. Distances as shown are measured distance, unless otherwise noted. (XXX (M) = Measure, XXX (R) = Record, XXX (D) = Dead).
  - This property has access to U.S. 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-016170, 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 2 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-015534, 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. 89R-001001, as amended by Amendment to Crystal Court Municipal Utility Maintenance Agreement, dated June 20, 1990 and recorded as Document No. 90R-2334, and Amendment, dated June 20, 1990 and recorded as Document No. 90R-2334 and Amendment to Crystal Court Municipal Utility Maintenance Agreement, dated March 8, 1991 and recorded March 14, 1991 as Document No. 91R-007938, in McHenry County, Illinois remain in effect.
  - Those Easement Provisions as listed within the Construction, Operation and Reciprocal Easement Agreement, dated July 14, 1989 and recorded July 17, 1989 as Document No. 89R-22671 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-8576, 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 9, 1992 and recorded December 7, 1992 as Document No. 92R-007490, 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. 84R0397, and Grant of Easement, dated May 30, 1986 and recorded July 10, 1986 as Document No. 84R0398, 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. 84R626, and Grant of Easement for Watermain and Sanitary Sewer, dated May 15, 1986 and recorded July 8, 1986 as Document No. 84R700, both in McHenry County, Illinois remain in effect.
  - Existing access to U.S. Route 14 shall remain. There shall be at most one direct access to U.S. Route 14 from Lot 1. There shall be no Direct Access to U.S. Route 14 from Lots 1 & 2.

**CITY COUNCIL CERTIFICATE**  
 STATE OF ILLINOIS ) J.S.S.  
 COUNTY OF MCHENRY )  
 Approved by the City Council of Crystal Lake, Illinois  
 this \_\_\_\_ day of \_\_\_\_\_ A.D., 201\_\_  
 Mayor  
 Attest: City Clerk

**ILLINOIS DEPARTMENT OF TRANSPORTATION**  
 This plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant to § 2 of "An Act to revise the law in relation to plats," as amended. A plan that meets the requirements contained in the Department's "Policy on Permits for Access Driveways to State Highways" will be required by the Department.  
 Diane M. O'Keeffe, P.E.  
 Deputy Director, Region One Engineer

**PLANNING AND ZONING COMMISSION CERTIFICATE**  
 STATE OF ILLINOIS ) J.S.S.  
 COUNTY OF MCHENRY )  
 I, \_\_\_\_\_ County Clerk in McHenry County, Illinois do hereby certify that there are no delinquent general taxes, no unpaid general taxes, no unpaid forfeited taxes, and no redemptable tax against any of the land included in the attached plat. I further certify that I have received all statutory fees in connection with the plat.  
 Given under my hand and seal of the County at Woodstock, Illinois,  
 this \_\_\_\_ day of \_\_\_\_\_ 201\_\_ A.D.  
 McHenry County Clerk  
 Chairman

**REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS**  
 OWNER'S CERTIFICATE  
 STATE OF ILLINOIS ) J.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 89R016170, 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" Mag Nail in pavement) at all corners and point of change in alignment will be set as required by the Plat Act (Illinois Revised Statutes 2005, 76SLCS 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 17111C0335J dated November 16, 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 \_\_\_\_\_ 2011  
 THOMAS E. CICHOWSKI, P.L.S. No. 035-08359  
 Condon Consulting Engineers, P.C.  
 Illinois Design Firm No. 184-003580

**NOTARY CERTIFICATE**  
 STATE OF ILLINOIS ) J.S.S.  
 COUNTY OF MCHENRY )  
 I, \_\_\_\_\_ a Notary Public in and for said County, in the State aforesaid, do hereby certify that David Simon personally known to me to be the Chairman of the Board and Chief Executive Officer of SIMON PROPERTY GROUP, and personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and severally acknowledged that as such David Simon delivered the said instrument as Chairman of the Board and Chief Executive Officer 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., 201\_\_  
 Notary Public My Commission Expires \_\_\_\_\_

**REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS**  
 SURVEYOR'S CERTIFICATE  
 STATE OF ILLINOIS ) J.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 89R016170, 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" Mag Nail in pavement) at all corners and point of change in alignment will be set as required by the Plat Act (Illinois Revised Statutes 2005, 76SLCS 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 17111C0335J dated November 16, 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 \_\_\_\_\_ 2011  
 THOMAS E. CICHOWSKI, P.L.S. No. 035-08359  
 Condon Consulting Engineers, P.C.  
 Illinois Design Firm No. 184-003580

**Access Easement 1** being more particular described as follows. Beginning at the Southwest Corner of Lot 1 of the FINAL PLAT OF RESUBDIVISION OF LOT ONE IN CRYSTAL COURT SUBDIVISION, thence South 00 degrees 00 minutes 00 seconds East (basis of bearing of said Resubdivision) a distance of 30.00 feet; thence South 89 degrees 45 minutes 11 seconds East along a line 30.00 feet South of and parallel with the South line of said Lot 1, a distance of 209.53 feet; thence Southwesterly 29.83 feet along a tangent curve to the right having a radius of 19.00 feet, the chord of said curve bears South 44 degrees 46 minutes 48 seconds East with a chord distance of 26.87 feet; thence South 89 degrees 45 minutes 11 seconds East along a line 30.00 feet South of and parallel with the South line of said Lot 1, a distance of 63.50 feet; thence Northwesterly 22.78 feet along a non-tangent curve to the right having a radius of 14.50 feet, the chord of said curve bears North 44 degrees 46 minutes 25 seconds West with a chord distance of 20.51 feet; thence North 00 degrees 11 minutes 36 seconds East, a distance of 59.42 feet to the East line of Lot 3 of said Resubdivision; thence North 00 degrees 11 minutes 36 seconds East, a distance of 12.30 feet; thence South 89 degrees 50 minutes 58 seconds East, a distance of 89.58 feet to the West line of the existing Ingress and Egress Easement per Document No. 89R-024953; thence North 00 degrees 14 minutes 44 seconds East along said Ingress and Egress Easement, a distance of 42.52 feet to a point on a curve; thence Southwesterly 39.27 feet along a non-tangent curve to the right having a radius of 25.00 feet, the chord of said curve bears South 45 degrees 14 minutes 48 seconds West with a chord distance of 25.36 feet; thence South 89 degrees 45 minutes 11 seconds West along the South line of said Lot 1, a distance of 472.85 feet to the place of beginning, all in 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.

**Access Easement 2** being more particular described as follows. Beginning at the Southeast Corner of Lot 2 of the FINAL PLAT OF RESUBDIVISION OF LOT ONE IN CRYSTAL COURT SUBDIVISION, thence South 00 degrees 29 minutes 16 seconds East along the East line of said Resubdivision (basis of bearing of said Resubdivision), a distance of 16.30 feet; thence North 89 degrees 48 minutes 24 seconds West along the South line thereof, a distance of 278.29 feet to the East line of the existing Ingress and Egress Easement per Document No. 89R-024953; thence North 00 degrees 11 minutes 36 seconds East along said East line of the existing Ingress and Egress Easement, a distance of 3.50 feet; thence North 89 degrees 48 minutes 24 seconds West along said Ingress and Egress Easement, a distance of 181.29 feet; thence North 00 degrees 14 minutes 44 seconds East along said Ingress and Egress Easement, a distance of 25.36 feet to a point on a curve; thence Southwesterly 21.22 feet along a non-tangent curve to the right having a radius of 13.50 feet, the chord of said curve bears South 44 degrees 46 minutes 54 seconds East with a chord distance of 19.10 feet along the Southwesterly line of said Lot 2; thence South 89 degrees 48 minutes 24 seconds East along the South line of said Lot 2, a distance of 455.86 feet to the place of beginning, all in 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.

**Access Easement 3** being more particular described as follows. Beginning at the Southeast Corner of Lot 3 of the FINAL PLAT OF RESUBDIVISION OF LOT ONE IN CRYSTAL COURT SUBDIVISION, thence South 89 degrees 48 minutes 24 seconds West along the South line of said Resubdivision (basis of bearing of said Resubdivision), a distance of 48.65 feet; thence North 00 degrees 11 minutes 36 seconds East along the West line of said Lot 3, a distance of 15.24 feet to the South line of said Lot 3; thence South 89 degrees 48 minutes 24 seconds East along a line 15.24 feet North of and parallel with the South line of said Lot 3, a distance of 48.65 feet to the East line of said Lot 3; thence South 00 degrees 11 minutes 36 seconds West along said Lot 3 a distance of 19.10 feet along the Southwesterly line of said Lot 2; thence South 89 degrees 48 minutes 24 seconds East along the South line of said Lot 2, a distance of 455.86 feet to the place of beginning, all in 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.

**RECEIVED**  
 JAN 21 2011  
 BY: \_\_\_\_\_

**FINAL PLAT OF RESUBDIVISION OF LOT ONE IN CRYSTAL COURT SUBDIVISION**  
 ALGONQUIN TOWNSHIP  
 CITY OF CRYSTAL LAKE  
 ZONED B-2 PUD









REVISIONS	DRAWN BY	DATE	PROJECT NO.
1	REC	01/05/11	1211710
2	REC	01/10/11	DESIGNED BY: TERRY SCALE
			1"=50', 1"=200'
			CHECKED BY: WEST SCALE
			1 of 1

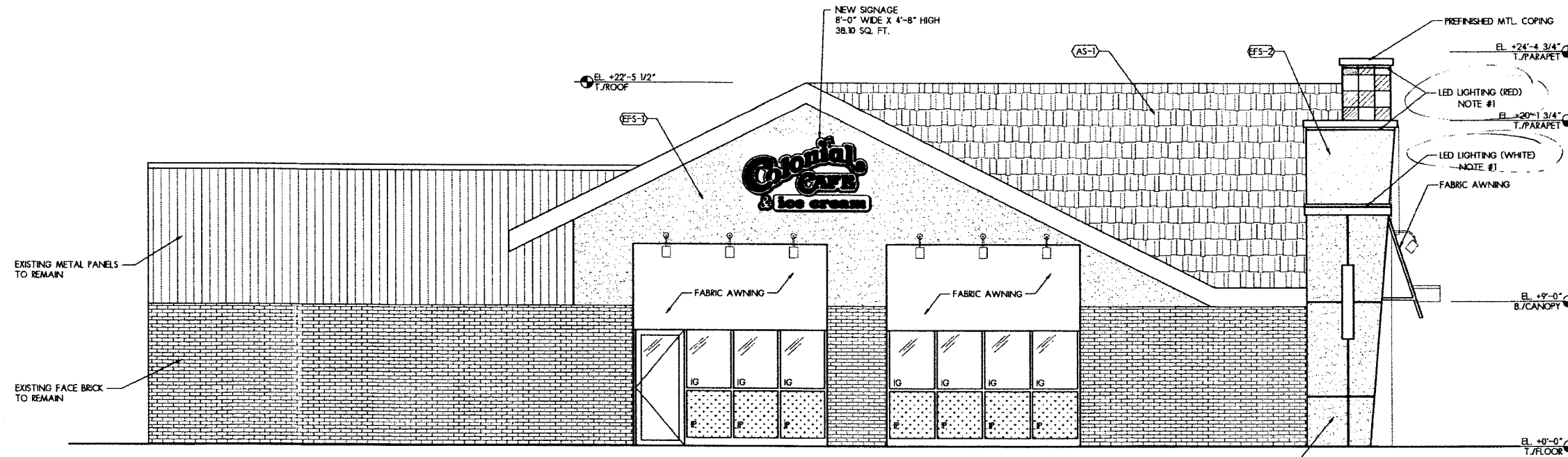
PLAT PRESENTED FOR RECORDING BY \_\_\_\_\_

**GENERAL NOTES :**

GENERAL CONTRACTOR SHALL PROVIDE & COORDINATE ALL NECESSARY BLOCKING.

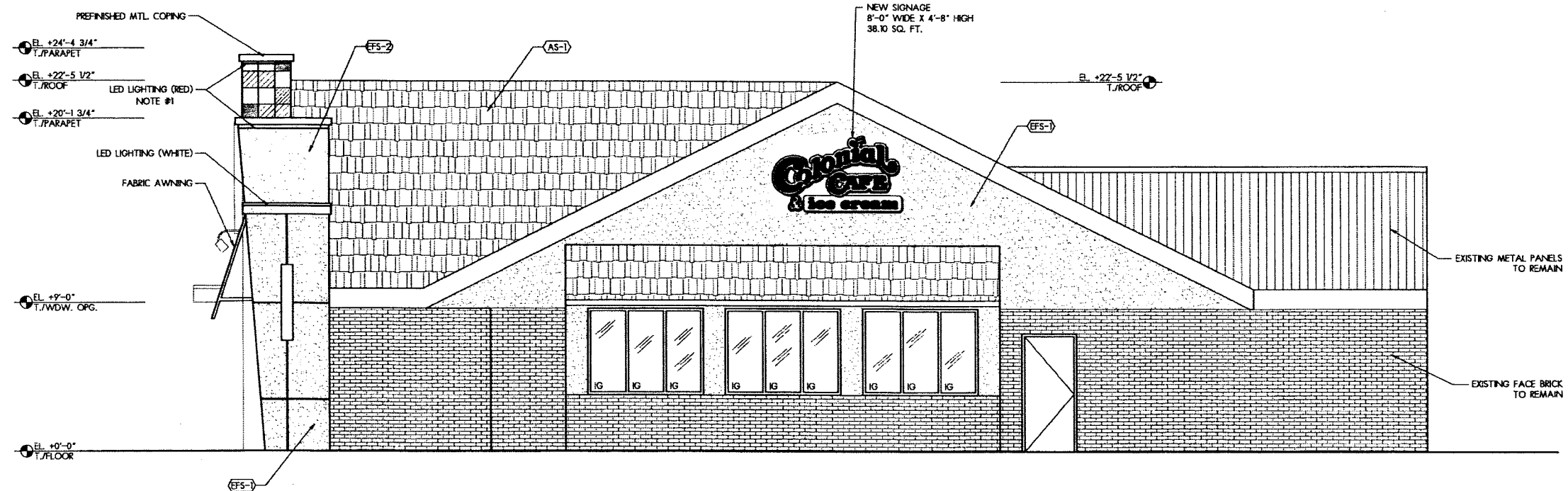
**FINISH LEGEND :**

-  CT-10 - DAL TILE NATURAL HUES 12"x12" COLOR QH15 MIST (FIELD)
-  CT-11 - DAL TILE NATURAL HUES 12"x12" COLOR QH48 CARNATION (FIELD)
-  CT-12 - DAL TILE NATURAL HUES 12"x12" COLOR QH92 SUNBURST (ACCENT)
-  CT-13 - DAL TILE NATURAL HUES 12"x12" COLOR QH77 SCARLET (ACCENT)
-  DRYVIT - COLOR = #354 RED CLAY FINISH = SAND PEBBLE FINE
-  DRYVIT - REFLECTIT COLOR = #255 TIN MAN
-  DRYVIT - COLOR = GRAY FINISH = SAND PEBBLE FINE
-  ARCHITECTURAL SHINGLES



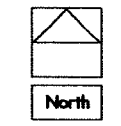
**3 WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

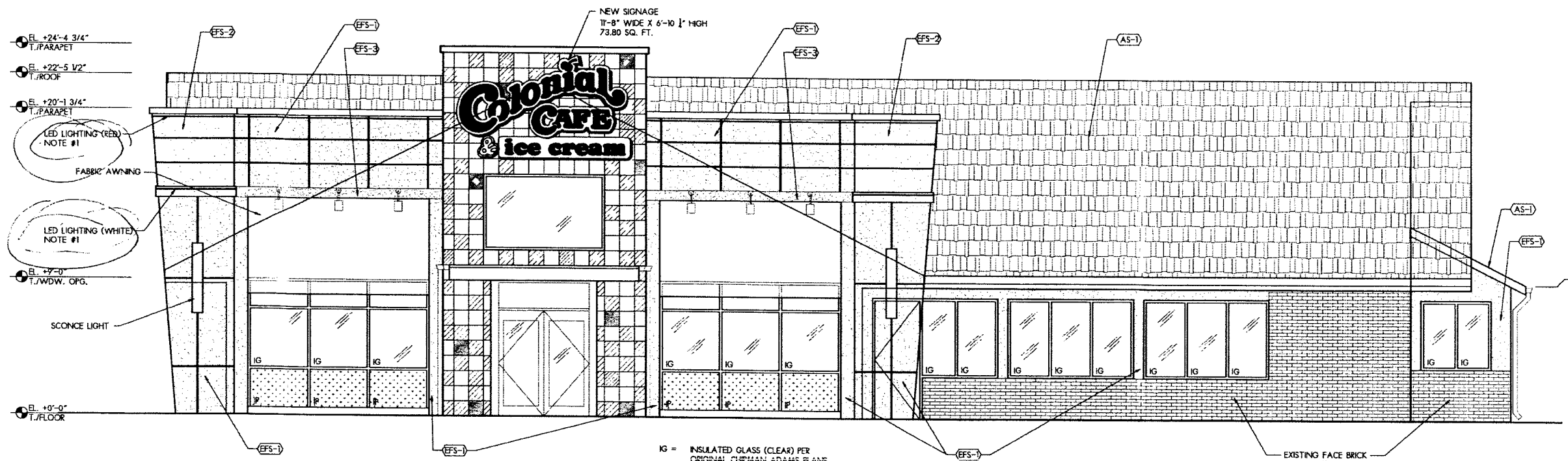
IG = INSULATED GLASS (CLEAR) PER ORIGINAL CHIPMAN ADAMS PLANS.  
P = 1" INSULATED INFILL PANEL. COLOR TO MATCH ALUMIN. STOREFRONT (BOTH SIDES).



**4 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

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





**1 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

IG = INSULATED GLASS (CLEAR) PER ORIGINAL CHEPMAN ADAMS PLANS.  
P = 1" INSULATED INFILL PANEL COLOR TO MATCH ALUMN STOREFRONT (BOTH SIDES).

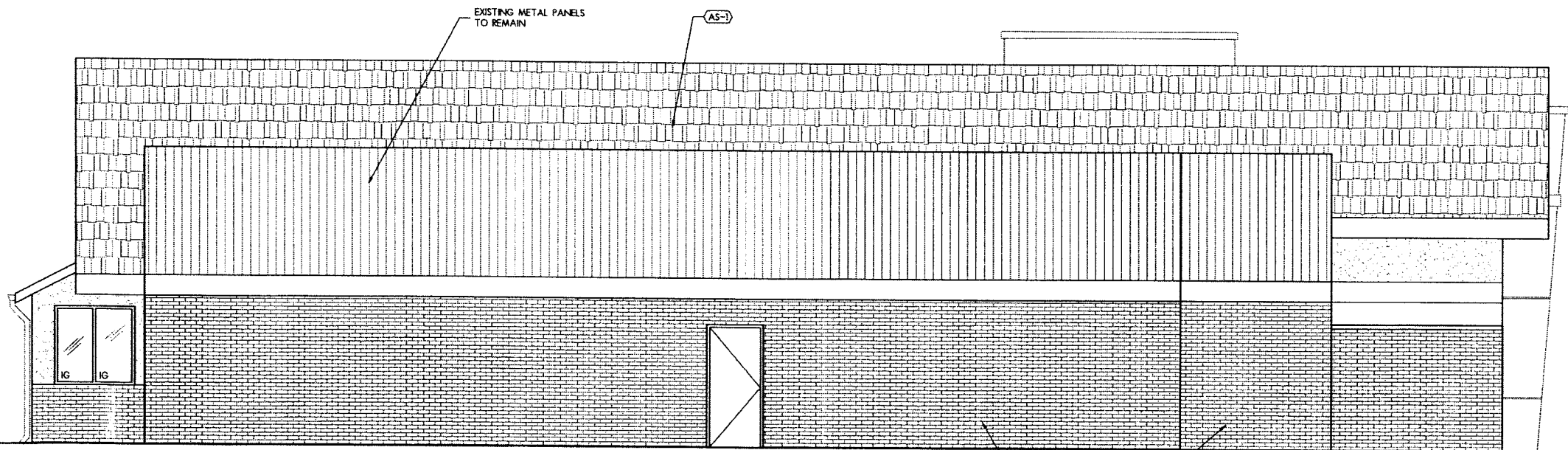
**GENERAL NOTES :**

1. GENERAL CONTRACTOR SHALL PROVIDE & COORDINATE ALL NECESSARY BLOCKING.

**FINISH LEGEND :**

- CT-10 - DAL TILE NATURAL HUES 12"x12" COLOR QH15 MIST (FIELD)
- CT-11 - DAL TILE NATURAL HUES 12"x12" COLOR QH48 CARNATION (FIELD)
- CT-12 - DAL TILE NATURAL HUES 12"x12" COLOR QH92 SUNBURST (ACCENT)
- CT-13 - DAL TILE NATURAL HUES 12"x12" COLOR QH77 SCARLET (ACCENT)
- EFS-1 - DRYVIT - COLOR = #356 RED CLAY FINISH = SAND PEBBLE FINE
- EFS-2 - DRYVIT - REFLECTIT COLOR = #255 TIN MAN
- EFS-3 - DRYVIT - COLOR = GRAY FINISH = SAND PEBBLE FINE
- AS-1 - ARCHITECTURAL SHINGLES

- EL. +9'-0" T./ROOF EDG.
- EL. +8'-0" T./WDW. OPG.
- EL. +3'-5" B./WDW. OPG.
- EL. +0'-0" T./FLOOR



**2 SOUTH ELEVATION**

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