

#2011-56 Kyoto Restaurant Project Review for Planning and Zoning Commission

Meeting Dates: November 2, 2011

Requests: Final PUD Amendment to permit three backlit architectural pieces

on the exterior elevations.

Location: 5690 Northwest Highway

Acreage: 1.24 acres

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

Surrounding Properties: North - "B-2 PUD" General Commercial- Sam's Club

South - "B-2 PUD" General Commercial- Colonial Cafe East - "B-2 PUD" General Commercial- Richard Walker's West - "B-2 PUD" General Commercial- Boston Market

Staff Contact: Michelle Rentzsch 815-356-3615

Background:

- The property in question, at 5690 Northwest Highway, is a newly remodeled restaurant for the relocated Kyoto Restaurant to be located at the former Applebee's location.
- In 1993, a Final PUD Amendment was granted to allow a restaurant to accommodate the planned Applebee's.
- The 1993 approval was general in its language, allowing for the architectural enhancements
 that are currently occurring to the building. The proposed backlit architectural pieces were
 not consistent with that approval, and based on how they are classified, are required to be
 approved via a Final PUD Amendment.

Land Use Analysis:

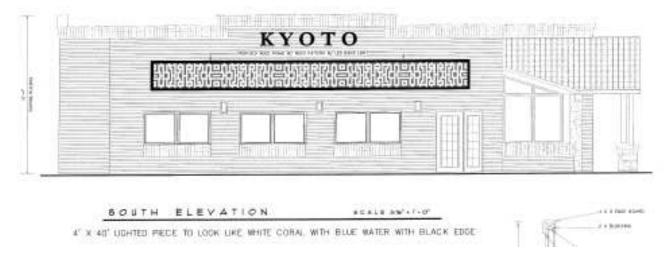
• The property is zoned "B-2 PUD", General Commercial Planned Unit Development. This district is the City's primary commercial district accommodating highway service uses and community or regional commercial, office and service uses. The "B-2" district is intended to provide for a full range of commercial uses.

Architectural Detail

• The architect for Kyoto's new restaurant has designed an intricate wood piece that is meant to look like coral that covers blue water. The pieces would be made to look like white coral with blue water in the background surrounded with a black edge. The blue water would be

an LED light that is fully shielded so that the light does not shine out but is directed behind the carved wood.

• There would be a total of three lighted pieces: two longer pieces on the south and west elevations and a shorter piece above the door on the southeastern side of the building.



UDO Requirements

This fairly unique architectural element has made it challenging to determine exactly how the City would like to classify this approval, if granted. Staff would recommend that this be considered a simple Final PUD Amendment to allow the proposed backlit architectural pieces, as proposed. The possible interpretations are provided below.

OPTIONS:

1) The UDO provides standards for exterior lighting, prohibiting some types of lighting. One restriction is for LED lights, which reads as follows:

LED/Neon lights, including but not limited to, those used for outlining windows, doors, rooflines or buildings, unless used as part of signage per the provisions of Article 4-1000 Signs.

Technically, the proposed backlist architectural pieces appear to need a variation from this requirement.

2) The Definition of Sign is as follows:

SIGN: Any object, device, landscape, <u>lighting</u>, painting or structure used for identification, description, illustration, announcement, declaration, or display either <u>illuminated</u> or nonilluminated, located inside or outside an establishment <u>used to</u> advertise, identify, direct or <u>attract attention</u> to an object, person, institution, organization, <u>business</u>, product, service, event or location <u>by any means</u> including words, letters, characters, colors, <u>designs</u>, illumination, images, landscaping, motion, painting, pictures or symbols which is constructed of permanent, temporary, solid, flexible or living materials.

If these architectural pieces are considered to be signage, then the total "signage" for this building would be 350.5 square feet. Two "Kyoto" signs at 17.25 square feet each (34.5 sf total) plus three backlit architectural pieces (160 sf, 128 sf, and 28 sf = 316 total sf).

3) A Final PUD Amendment approval to allow these backlit architectural features as part of the building's exterior would be a simple way to approve these unique additions to the remodeled restaurant building.

Findings of fact:

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT

The petitioner is requesting a Final PUD Amendment to allow the proposed backlit architectural piece, whether it is considered a simple amendment to the PUD or as signage.

Planned Unit Development Variation

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

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

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

Based on the direction of the PZC and City Council, the proposed backlit architectural pieces may need a variation from the prohibited lighting requirements or the maximum amount of wall signage that is permitted for a single tenant retail building, as detailed below. If this

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2) The Definition of Sign is as follows:

SIGN: Any object, device, landscape, lighting, painting or structure used for identification, description, illustration, announcement, declaration, or display either illuminated or

nonilluminated, located inside or outside an establishment used to advertise, identify, direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means including words, letters, characters, colors, designs, illumination, images, landscaping, motion, painting, pictures or symbols which is constructed of permanent, temporary, solid, flexible or living materials.

If these architectural pieces are considered to be signage, then the total "signage" for this building would be 350.5 square feet. Two "Kyoto" signs at 17.25 square feet each (34.5 sf total) plus three backlit architectural pieces (160 sf, 128 sf, and 28 sf = 316 total sf). The UDO allows up to 150 square feet total wall signage for a single tenant retail building.

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. Application, (Wichman for Kyoto, received 10-21-11)
 - B. Site Plan, (Meyer, received 10-21-11)
- 2. The LED lighting shall remain a constant blue "water-like" color.
- 3. As a condition of the Final PUD Amendment, variations are granted to allow the proposed architectural pieces that meet the final requirements of the Planning & Zoning Commission and the City Council.
- 4. The petitioner shall address all of the review comments and requirements of the City's Departments.

City of Crystal Lake Development Application

Office Use Only 5 8 2011
File #

Action Requested	OCT 2 1 2
Annexation	_ Preliminary PUD
Comprehensive Plan Amendment	Preliminary Plat of Subdivision
Conceptual PUD Review	Rezoning
Final PUD	Special Use Permit
inal PUD Amendment	Variation
Final Plat of Subdivision	Other
Petitioner Information	Owner Information (if different)
Name: ZHRIS WICHMAH	Name: Shawn Lee
Address: 773 WESTON DR	
CRYSTAL LAKE	Address: \$ 1690 North west cry staffalle the
Phone: 897 4454334	Phone: 815-471-8300
Fax:	
E-mail: MEYEIZ-WICHMAIL	E-mail:
SBCGLOBA Property Information	L. Het
	Luna 100 m Dant
Project Description: PLACIAG A	KYOTO RESTURNING.
ADDILLA OUTSINE SE	HWHWY. "OLD APPLEBEES"
Bullining	
Project Address/Location:5 & 9 C	H.W HWY. "OLD APPLEBEES"

Developer:		
Architect:	MEYER & ASSOCIATE "	CHRIS WICHMAN
Attorney: _		
Engineer: _		
Landscape A	Architect:	
Planner:		····
Surveyor: _		
Other:		
<u> </u>	.T	
Signature	<u> </u>	
PETI	TIONER: Print and Sign name (if different from owner)	Date
As owner of	the property in question, I hereby authorize the so	•
W	VER: Print and Sign name	<u> </u>

NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

PUBLIC NOTICE

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

IN THE MATTER OF THE APPLICA-TION OF Chris Wichman on behalf

of Kyoto Restaurant

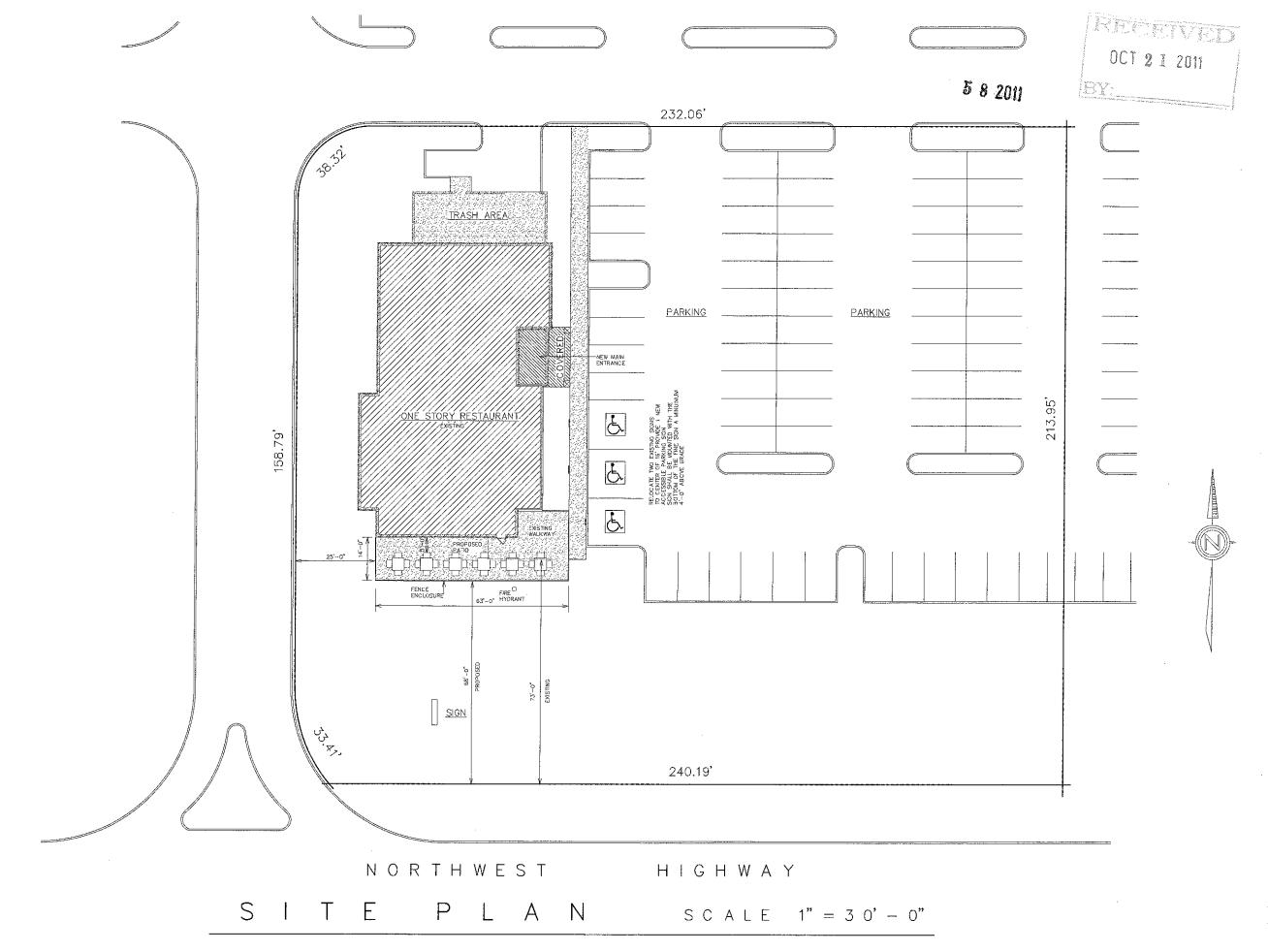
LEGAL NOTICE

Notice is hereby given in compilance with the Unitied Development Ordinance (UDO) of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning and Zoning Commission upon the application of Chris Wichman relating to the property commonly known as 5690. Northwest Highway, Crystal Lake, Illinois 60014.

This application is filed for the purposes of seeking a Final Planned Unit Development Amendment pursuant to Articles 4-500, 4-800, 4-1000 and 9 of the UDO to allow LED-lighted murals on the exterior of the building 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 on the request will be held at 7:30 p.m. on Wednesday, December 7, 2011, at the Crystal Lake City Holl, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Tom Hayden, Chair Planning and Zoning Commission Cily of Crystal Lake (Published in the Northwest Herald November 22, 2011)



FIR Y E R

I A. ME

JOSEPH A
135 PARK AVE BARRINGTON, II

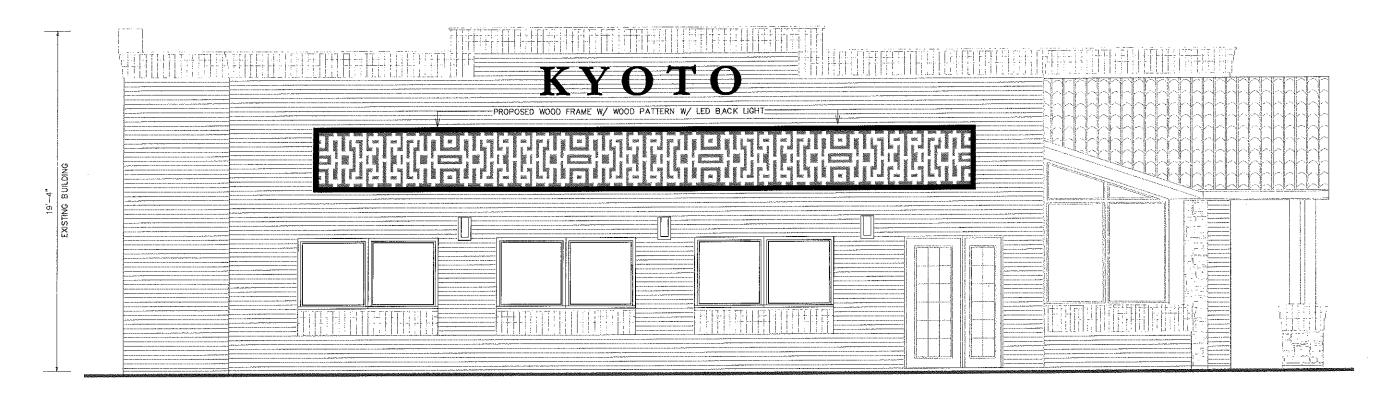
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PROPOSED PATIO FOR:

DATE 10/20/2011

REV.

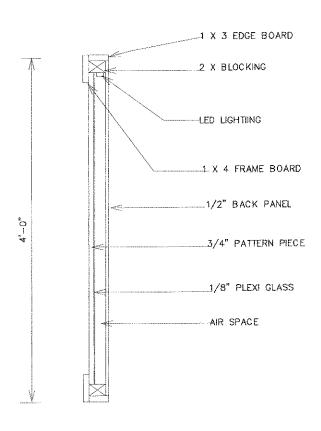
SHEET #



SOUTH ELEVATION

SCALE 3/16" = 1' - 0"

4' X 40' LIGHTED PIECE TO LOOK LIKE WHITE CORAL WITH BLUE WATER WITH BLACK EDGE



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M E Y E R

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PROPOSED PATIO FOR:

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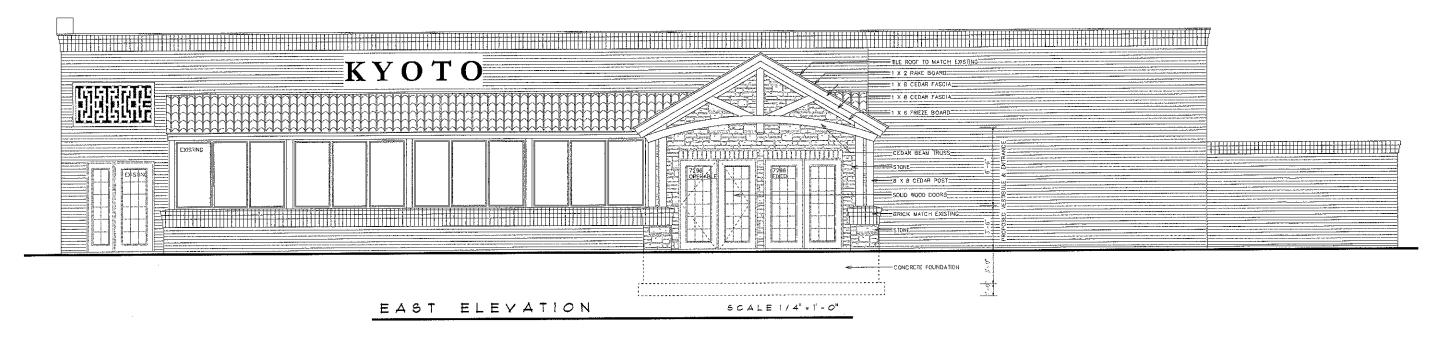
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DATE 10/20/2011 REV.

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WEST ELEVATION

\$ C A L E 1/4" = 1' - 0"



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PROPOSED PATIO FOR O0

DATE 10/20/2011 REV.

VICINITY MAP

THIS PLAT OF AN ALTA/ACSM LAND TITLE SURVEY IS BASED UPON THE CITY SUBURBAN TITLE SERVICES COMPANY COMMITMENT FOR TITLE INSURANCE HAVING COMMITMENT NUMBER 1128520 WITH AN EFFECTIVE DATE OF MAY 19, 2011 (UNDERWRITER FIRST AMERICAN TITLE DISTIBLANCE COMPANY). INSURANCE COMPANY).

THE FOLLOWING NOTES ADDRESS ITEMS IN SCHEDULE B OF THE TITLE COMMITMENT:

(EXCEPTION 9) SEE ORDINANCE RECORDED MAY 15, 1990, AS DOCUMENT 90R017471 ESTABLISHING SPECIAL SERVICE AREA NUMBER TWO FOR ITEMS AFFECTING THE SUBJECT PROPERTY, THE SUBJECT PROPERTY FALLS WITHIN PARCEL 1 OF THIS DOCUMENT.

(EXCEPTION 10) SEE FREED SUBDIVISION RECORDED OCTOBER 1, 1991, AS DOCUMENT 91R037488 AND B & G PLAT OF SUBDIVISION RECORDED OCTOBER 18, 1993, AS DOCUMENT 993R062881 AND RE-RECORDED OCTOBER 20, 1993, AS DOCUMENT 93R066018 FOR AN 60 FOOT BUILDING SETBACK LINE FROM THE SOUTH LINE OF LOT 2 AS SHOWN.

(EXCEPTION 11) SEE FREED SUBDIVISION RECORDED OCTOBER 1, 1991, AS DOCUMENT 91R037488 AND 8 & G PLAT OF SUBDIVISION RECORDED OCTOBER 18, 1993, AS DOCUMENT 93R06891 AND RE-RECORDED OCTOBER 20, 1993, AS DOCUMENT 93R066018 FOR A 10 FOOT PUBLIC UTILITY EASEMENT OVER THE SOUTH 10 FEET OF LOT 2 AS SHOWN.

(EXCEPTION 15) SEE B & G PLAT OF SUBDIVISION RECORDED OCTOBER 18, 1983, AS DOCUMENT 93R062881 AND RE-RECORDED OCTOBER 20, 1993, AS DOCUMENT 93R06018 FOR A 20 FOOT WATER MAIN EASEMENT AFFECTING THE NORTH 20 FEET OF THE SOUTH 82 FEET OF THE EAST 180 FEET OF LOT 2 AS SHOWN.

(EXCEPTION 16) SEE DEED RECORDED OCTOBER 20, 1993, AS DOCUMENT 93R63568 FOR ITEMS AFFECTING THE SUBJECT PROPERTY. THE LAND DESCRIBED IN THIS DEED IS THE

(EXCEPTION #17) SEE ACCESS AND PARKING EASEMENT RECORDED OCTOBER 20, 1993, AS DOCUMENT 93R069590 AND RE-RECORDED NOVEMBER 1, 1993, AS DOCUMENT 93R069590 AND RE-RECORDED NOVEMBER 1, 1993, AS DOCUMENT 93R069345 FOR ITEMS AFFECTING THE SUBJECT TRACT AS SHOWN, TRACT 2 OF THE EASEMENT DOCUMENT (EXHIBIT *9) IS THE SAME AS THE SUBJECT PROPERTY. THE ACCESS AREA OF THE EASEMENT DOCUMENT (EXHIBIT *0) IS THE SAME AS PARCEL 2 ON THE SURVEY, COMMON ACCESS AREA 2 OF THE EASEMENT DOCUMENT (EXHIBIT *7) IS THE SAME AS PARCEL 5 ON THE SURVEY. THE PARKING AREA OF THE EASEMENT DOCUMENT (EXHIBIT *7) IS THE SAME AS PARCEL 5 ON THE SURVEY. THE PARKING AREA OF THE EASEMENT DOCUMENT (EXHIBIT *7) IS THE SAME AS PARCEL 5 ON THE SURVEY. AS PARCEL 3 ON THE SURVEY.

(EXCEPTION 18) SEE AGREEMENT RECORDED JUNE 6, 1994, AS DOCUMENT 94R034945 AND AGREEMENT RECORDED JUNE 6, 1994, AS DOCUMENT R94034946 FOR ITEMS AFFECTING THE

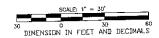
(EXCEPTION 19) SEE SANITARY SEWER EASEMENT RECORDED MARCH 19, 1997, AS DOCUMENT 97R012117 FOR A 20 FOOT SANITARY SEWER EASEMENT AFFECTING THE

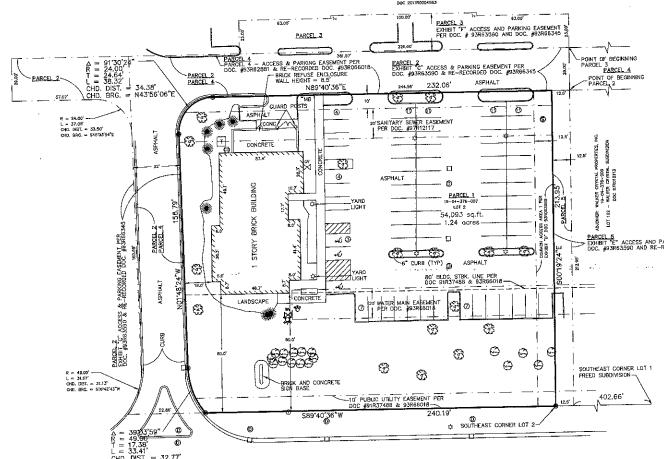
NOTE: (EXCEPTION 20, 21 AND 22) UTILITY EASEMENT RECORDED OCTOBER 20, 1993, AS DOCUMENT 93R063589 DOES NOT FALL WITHIN THE SUBJECT PROPERTY. THE DOCUMENT DESCRIBES TWO EASEMENTS THAT DO NOT LIE WITHIN THE SUBJECT PROPERTY. BOTH EASEMENTS LIE WEST OF THE WESTERN LINE OF LOT 2.

ALTA/ACSM LAND TITLE SURVEY

LOT 2 IN B & G SUBDIVISION, BEING A SUBDIVISION OF PART OF LOT 1 IN FREED SUBDIVISION, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 43 NORTH, RANGE B, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 18, 1993, AS DOCUMENT NUMBER 93R066018.







LEGEND

FXISTING GAS VALVE EXISTING TELEPHONE MANHOLE EXISTING SANITARY SEWER CLEANOUT EXISTING SANITARY SEVER MANHOLE EXISTING CATCH BASIN EXISTING WATER SERVICE BOX EXISTING WATER VALVE EXISTING FIRE HYDRANT EXISTING HANDICAPPED PARKING SPACE EXISTING BUSH (EXISTING PINE TREE EXISTING TREE FOUND 3/4" PIPE

ADDRESS OF PROPERTY: 5690 NORTHWEST HIGHWAY CRYSTAL LAKE, ILLINOIS

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOR INSORMANCE RATE MAP HAVING MAP NUMBER 1711/20384 WITH AN EFFECTIVE DATE OF NOVEMBER 16, 2006, THE SUBJECT TRACT APPEARS TO LIE WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN).

NOTE: THE LOCATIONS OF ANY UNDERGROUND UTILITIES SHOWN ON THIS PLAT ARE BASED UPON ABOVE GROUND, VISIBLE EVIDENCE (INCLUDING, BUT NOT LIMITED TO, MANHOLES, INLETS, AND MARKS MADE ON THE GROUND BY OTHERS) AND ARE SPECULATIVE IN NATIONAL THE BEAUTING THE DEPONDED OF THE PROPERTY OF THE STATE NATURE. THERE MAY BE UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND, VISIBLE EVIDENCE. NO UTILITY LOCATIONS WERE UNEARTHED FOR THIS PLAT

P.I.N FOR THIS PROPERTY: 19-04-376-007

DIRECT ACCESS FROM LOT 2 TO NORTHWEST HIGHWAY (U.S. ROUTE 14) IS PROHIBITED.

PARCEL 2: (ACCESS AREA)

A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OF THAT PART OF LOT 1 IN FREED SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 43 NORTH, RANCE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 1, SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 43 NORTH, RANCE 8 EAST OF THE THIRD PRINCIPAL LIRE OF SAID LOT 1, BEING 402,86 FEET WESTERLY OF THE 1991, AS DOCUMENT NO. 918 73489, DESCRIBED NO SECTION ON THE SOUTH LINE OF SAID LOT 1, BEING 402,86 FEET WESTERLY OF THE 1991, AS DOCUMENT NO. 918 7452. THENCE SOUTH BOY'S "EST SECTION OF THE PLAT THENCE CONTINUING NORTH 0019'24" WEST 21.3.96 FEET TO THE POINT OF BECKINSTON, THENCE CONTINUING NORTH 0019'24" EST 341.05 FEET, THENCE SOUTH 89'40'35" MEST 381.57 FEET TO THE EAST LINE OF THE PROPERTY DESCRIBED IN DEED DOCUMENT NO. 787732. THENCE SOUTH 00'08'46" EAST ALONG SAID EAST SOUTH 89'40'35" MEST 381.57 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 24.00 FEET, AND A BEARING OF ARADIUS OF 24.00 FEET, THENCE SOUTH 198'24" EAST 16.08 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A CURVE, CONCAVE TO THE WEST, HAVING A SOUTH 46'03'54" EAST; THENCE SOUTH 198'24" EAST; HAVING A SOUTH 189'40'35" EAST ALONG SAID SOUTH LINE OF SAID LOT 1, THE CHORD OF SAID ARC HAVING A LENGTH OF 31.35 FEET, AND A BEARING OF NORTH 89'40'35" EAST ALONG SAID SOUTH LINE OF SAID LOT 1, THE CHORD OF SAID ARC HAVING A CURVE, CONCAVE TO THE EAST, HAVING A OF SOUTH 16'42'4" WEST; THENCE NORTH 89'40'35" EAST ALONG SAID SOUTH LINE OF SAID LOT 1, THE CHORD OF SAID ARC HAVING A CURVE, CONCAVE TO THE EAST, HAVING A CONCAVE TO THE SOUTHHEAST, HAVING A LENGTH OF 3.35 FEET TO A POINT OF CURVATURE. THENCE NORTHERLY ALONG A CURVE, CONCAVE TO THE SOUTHHEAST, HAVING A RADIUS SOTTH 16'42'4" WEST; THENCE NORTH 89'40'35" EAST TO A POINT OF CURVATURE. THENCE NORTHERLY ALONG A CURVE, CONCAVE TO THE SOUTHHEAST, HAVING A RADIUS SOTTH OF

A NON-EXCLUSIVE EASEMENT FOR PARKING OVER THAT PART OF LOT 1 IN FREED SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THERD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 1, 1991 AS DOCUMENT NO. 91R 37488, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THEORY PROPRIED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID LOT 1, BEING 402.66 FEET WESTERLY OF THE SOUTHEAST CORNER THEREOF, THENCE NORTH 0019'24" WEST 242.95 FEET TO THE POINT OF BEGINNING; THENCE NORTH 0019'24" WEST 242.95 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0019'24" WEST 242.95 FEET; THENCE SOUTH 89'40'35" WEST 63.00 FEET; THENCE SOUTH 89'40'35" WEST 63.00 FEET; THENCE SOUTH 0019'24" EAST 2.00 FEET; THENCE SOUTH 89'40'35" WEST 63.00 FEET; THENCE SOUTH 0019'24" EAST 2.00 FEET; THENCE SOUTH 89'40'35" WEST 63.00 FEET;

PARCEL 4: (ACCESS AREA)

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A NON-EXCLUSIVE EASEMENT FOR VEHICULAR INGRESS TO AND EGRESS FROM LOT 2 TO ROUTE-14, ALSO KNOWN AS NORTHWEST HIGHWAY, WITHIN THE DASHED LINES MARKED AND LABELED "MIGRESS — EGRESS EASEMENT" DEPICITED ON THE PLAT OF BAG SUBDIVISION RECORDED OCTOBER 18, 1993 AS DOCUMENT NO. 93R 62881 AND RE-RECORDED OCTOBER 29, 1993 AS DOCUMENT NO. 93R 066018 IN MCHENRY COUNTY, ILLINOIS.

PARCEL 5: (COMMON ACCESS AREA 2)

A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER AND ACROSS THAT PART OF LOT 1 IN FREED SUBDIVISION. BEING A SUBDIVISION OF PART OF THE SQUITHWEST QUARTER OF SECTION 4. TOWNSHIP 43 NORTH, RANGE B EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF OF PART OF THE SQUITHWEST QUARTER OF SECTION 4. TOWNISHIP 43 NORTH, RANGE B EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF BEING 402.86 FEET RECORDED OCTOBER 1, 1991 AS DOCUMENT NO. 91R 37486, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 1, BEING 402.86 FEET WEST ALONG SOUTH LINE, 12.50 FEET; THENCE NORTH OFFICE'S WEST ALONG SOUTH LINE, 12.50 FEET; THENCE NORTH OFFICE'S EAST 12.50 FEET; THENCE NORTH BY 1075 EAST 12.50 FEET; AND PARKING EASEMENT RECORDED OCTOBER 23, 1993, AS DOCUMENT NO. 93R 63590 AND RE-RECORDED NOVEMBER 1, 1993 AS DOCUMENT NO. 93R 66345.

U.S. ROUTE 14 (NORTHWEST HIGHWAY) CRYSTAL LAKE ROAD

> STATE OF ILLINOIS) COUNTY OF KANE

TO BANK OF AMERICA, N.A.; U.S. SMALL BUSINESS ADMINISTRATION; SOMERCOR 504 INC. TO BANK OF AMERICA, N.A.; U.S. SMALL BUSINESS ADMINISTRATION; SOMERCOR SULINC; SHAWN LEE AND EUN JOO LEE, AND CITY SUBJURBAN TITLE SERVICES COMPANY. THIS IS TO SHAWN LEE AND EUN JOO REALTHY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINNLY ESTABLISHED AND ADDPTED BY ALTA AND NSPS, AND INCLUDES NO ITEMS OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 20, 2021

DATED: JULY 25, 2011

TIMOTHY GLYOLFE
FOR LANDMARK ENGINEERING GROUP, INC.
HILINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 035-003536
THIS LICENSE EXPIRES NOVEMBER 30, 2012





GROUP, FIRM # 184-00 Dup-biz PAX (647)



SUR HIGHWAY ILLINOI NORTHWEST LAKE, LAND STAL A/ACSM 2690 CRY

A

SHEET 1 OF 1

02-11-428