#2017-48
Crystal Point Final PUD Amendment - ULTA
Project Review for Planning and Zoning Commission

Meeting Date: January 3, 2018

Request: Final Planned Unit Development Amendment to allow exterior changes to the facade.

Location: 5774 Northwest Highway

Acreage: Approximately 10,000-square-foot tenant space

Existing Zoning: B-2 PUD General Commercial

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

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- The Crystal Point Shopping Center was built and annexed to Crystal Lake in the 1970s. It started as an enclosed mall with various stores and parking on both sides of the buildings. Today it is occupied by big box tenants like Best Buy, Bed, Bath & Beyond and The Fresh Market.
- ULTA Beauty plans to occupy a portion of the previous Sports Authority space. The request is to make modifications to the approved elevations to accommodate ULTA.

Development Analysis:

Land Use/Zoning

- The site is zoned B-2 PUD General Commercial. This is the most appropriate zoning district for retail uses.
- The land use map shows the area as Commerce. This is an appropriate land use designation for retail development.

PUD Changes

- No changes are proposed to the approved site layout for the center.

- Renovations to this space include adding a larger glass storefront, installing an orange trademark awning, construction of a large cornice cap entry feature and adding columns that match the development pattern of adjacent tenant spaces.
- The Sports Authority was approved for 353 square feet of signage. The ULTA space would have a 5-square foot projecting sign, a 3-square-foot awning sign and a 95-square-foot wall sign. This allows for additional signage on the adjacent untenanted portion of the former Sports Authority.

Findings of fact:

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT

The petitioner is requesting approval of a Final Planned Unit Development to allow the exterior façade changes. The purpose of Planned Unit Development 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. The proposed amendment enhances the character of the center and allows for a new and unique design for this specific tenant.

DESIGN CRITERIA

The UDO specifies specific design criteria for new development. There are 10 criteria groups and the site must meet a minimum of 6 of those. Staff has reviewed the proposed development against the standards listed and has made a determination that the project meets 9 of 10 of the criteria. The results are as follows:

1. Building Form
   ☒ *Meets* ☐ *Does not meet* ☐ *Not Applicable*

2. Building Massing and Articulation
   ☒ *Meets* ☐ *Does not meet* ☐ *Not Applicable*

3. Rooflines and Parapets
   ☒ *Meets* ☐ *Does not meet* ☐ *Not Applicable*

4. Building Materials
   ☒ *Meets* ☐ *Does not meet* ☐ *Not Applicable*

5. Roof Materials
   ☐ *Meets* ☐ *Does not meet* ☒ *Not Applicable*

6. Building Colors
   ☒ *Meets* ☐ *Does not meet* ☐ *Not Applicable*

7. Building Fenestration
   ☐ *Meets* ☒ *Does not meet* ☐ *Not Applicable*

8. Entrance Design
   ☒ *Meets* ☐ *Does not meet* ☐ *Not Applicable*

9. Canopy/Awning Design
   ☒ *Meets* ☐ *Does not meet* ☐ *Not Applicable*

10. Overall Façade Design
    ☒ *Meets* ☐ *Does not meet* ☐ *Not Applicable*

Comprehensive Land Use Plan 2020 Vision Summary Review:

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

Land Use - Commerce

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

This can be accomplished with the following supporting action:
Supporting Action: Promote, retain and attract businesses that provide a diverse tax base.

Economic Development – Revitalize and Enhance Key Commercial Areas

Goal: Establish funding sources and work with property owners to assist with and encourage the redevelopment or commercial areas.

Recommended Conditions:

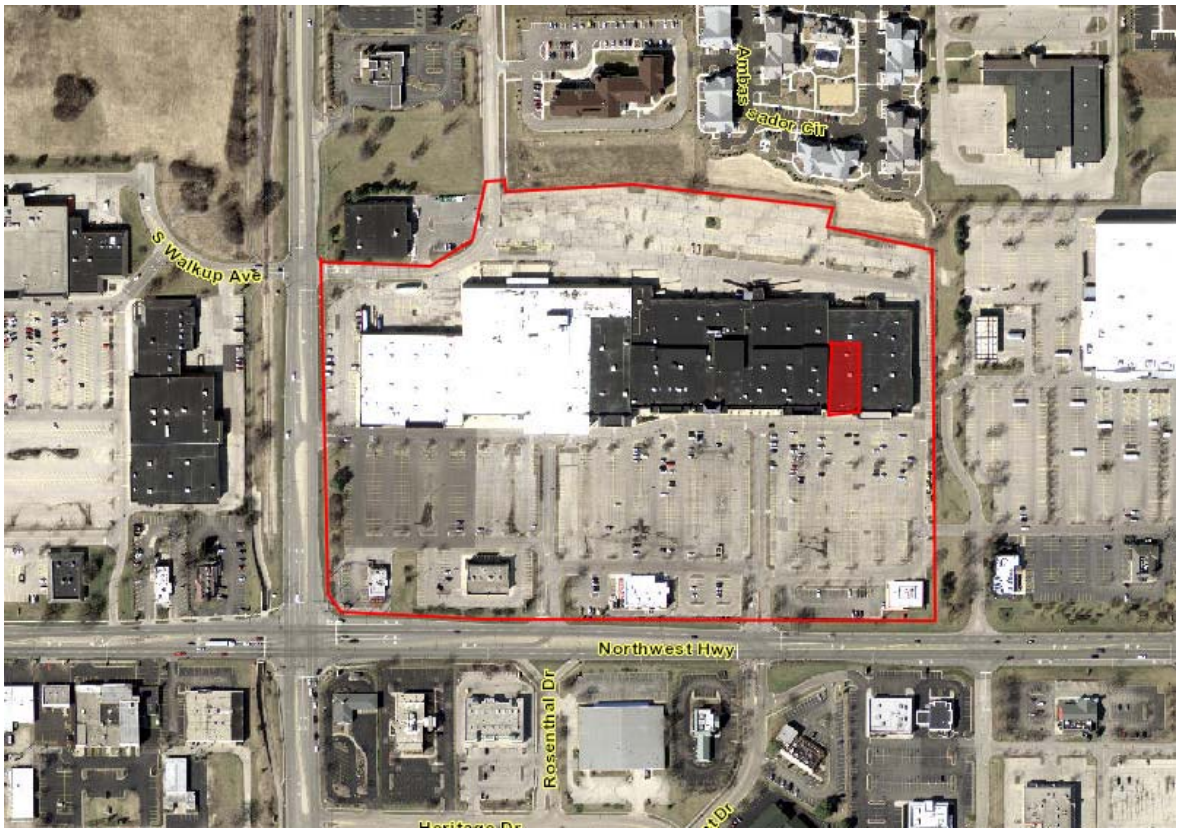
If a motion to recommend approval of the petitioner's request is made, the following conditions are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (IRC Retail Centers, received 12/05/17)
   B. Narrative (PFDA Architects, dated 12/01/17, received 12/05/17)
   C. Elevation (PFDA Architects, dated 12/01/17, received 12/05/17)
   D. Signage (Keiffer/Starlite, dated 068/01/17, received 12/05/17)
   E. Floor Plan (PFDA Architects, dated 11/28/17, received 12/05/17)
   F. Alta Survey (American Surveying & Mapping, dated 03/24/16, received 12/05/17)

2. The overall planned unit development approval and all subsequent amendments are still in effect, as applicable.

3. The petitioner must address all of the review comments and requirements of the Community Development, Fire Rescue, Police, and Public Works Departments.

2017-48 Ulta (Crystal Point Shopping Center)





2017-48
Received 12-5-17

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: ULTA TENANT - CRYSTAL POINT MALL

Action Requested

- ___ Annexation
- ___ Comprehensive Plan Amendment
- ___ Conceptual PUD Review
- ___ Final PUD
- X Final PUD Amendment
- ___ Final Plat of Subdivision
- ___ Preliminary PUD
- ___ Preliminary Plat of Subdivision
- ___ Rezoning
- ___ Special Use Permit
- ___ Variation
- ___ Other

Petitioner Information

Name: JEFF BROWNELL - PFOA INC.
Address: 2803 BUTTERFIELD RD
OAK BROOK, IL 60523
Phone: 312 795-1245
Fax: 312 795-6123
E-mail: JBROWNELL@PFOAINC.COM

Owner Information (if different)

Name: PAM SULLINS - IRC RETAIL
Address: 814 COMMERCE DR.
OAK BROOK IL 60523
Phone: 630 451-8559
Fax: 630 812-7999
E-mail: SULLINS@IRCRETAILCENTERS.COM

Property Information

Project Description: EXTERIOR FACADE REMODEL TO ADD NEW ULTA TENANT ENTRY & STOREFRONT. FORMER SPORTS AUTHORITY SPACE - ADD NEW TENANT SIGNAGE.

Project Address/Location: 5774 NORTHWEST HWY
WESTERN 10,000 SF OF FORMER SPORTS AUTHORITY SPACE @ CRYSTAL POINT MALL

PIN Number(s): 19-04-351-009

Development Team

Please include address, phone, fax and e-mail

Developer: IRC RETAIL CENTERS - PAM SULLINS

Architect: PFDA ARCHITECTS - JEFF BROWNELL

Attorney: NA

Engineer: NA

Landscape Architect: NA

Planner: ELIZABETH MAXWELL

Surveyor: AMERICAN SURVEYING & MAPPING

Other:

Signatures

JEFFREY BROWNELL [signature] 12-1-17

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.

PAM SULLINS [signature] 12-1-17

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.

12/1/17

PFDA ARCHITECTS, INC.
2803 Butterfield Road Suite 340 Oak Brook, IL 60523 Phone: 312.795.1245

PUD Amendment Scope of work Narrative;

Proposed Ulta

Crystal Point Shopping Center
5774 Northwest Hwy.
Crystal Lake, IL 60014

2017-48
received 12-5-17

Following is a Landlord scope of work construction narrative for the proposed Ulta tenant who will occupy the western 10,000sf of the former Sports Authority building at Crystal Point shopping center in Crystal Lake Illinois. The Landlord work will include demising work on the interior including new utilities for splitting the space and a new entry façade and storefront for the newly demised Ulta tenant space.

Existing Building;

The existing building is a one-story retail building formerly occupied by Sports Authority which is part of an in-line shopping center. The Sports Authority built-out and latest façade remodel work was completed in 1997. The shell building is constructed with 12" wide concrete block perimeter bearing walls on poured concrete foundations. The existing space has a recessed loading dock.

Proposed Exterior Alterations;

The front elevation of the building will be modified to add a new entry feature for Ulta with new clear anodized aluminum storefront windows punched in the existing concrete block wall west of the former Sports Authority entry. The new entry feature will be constructed with metals stud framing and have new masonry piers to match center with a new EIFS sign band and cornice cap. The new parapet height at entry will be 31'-4" above sidewalk. The existing red sign area and metal canopy at the former Sports Authority entry will be repainted neutral colors for the future adjacent tenants. New canvas awnings will be installed over the new Ulta storefront windows and a new handicap curb ramp installed in the sidewalk. A new 95 sf entry wall sign, new blade sign, and (3) 4" tall vinyl letters will be installed on lower edge of the new canvas awnings for a total Ulta sign area of 103 sf. Although there are no new tenants proposed for the remaining space, we are showing two (2) 120 sf wall signs on the former Sports Authority entry feature for the future tenants.

The rear elevation modifications will include the removal of the existing generator and fenced enclosure. A new double door and 10'x10' concrete pad will be installed at rear wall for Ulta's loading area. The existing compactor at former loading dock will be removed to allow access for Ulta product deliveries.

PUBLIC NOTICE

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

IN THE MATTER OF THE PETITION OF IRC Retail Centers LLC

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application by Jeff Brownell, on behalf of Pam Sullins with IRC Retail Centers LLC, for a Final Planned Unit Development Amendment, relating to the property at 5774 Northwest Highway in Crystal Lake, Illinois 60014.

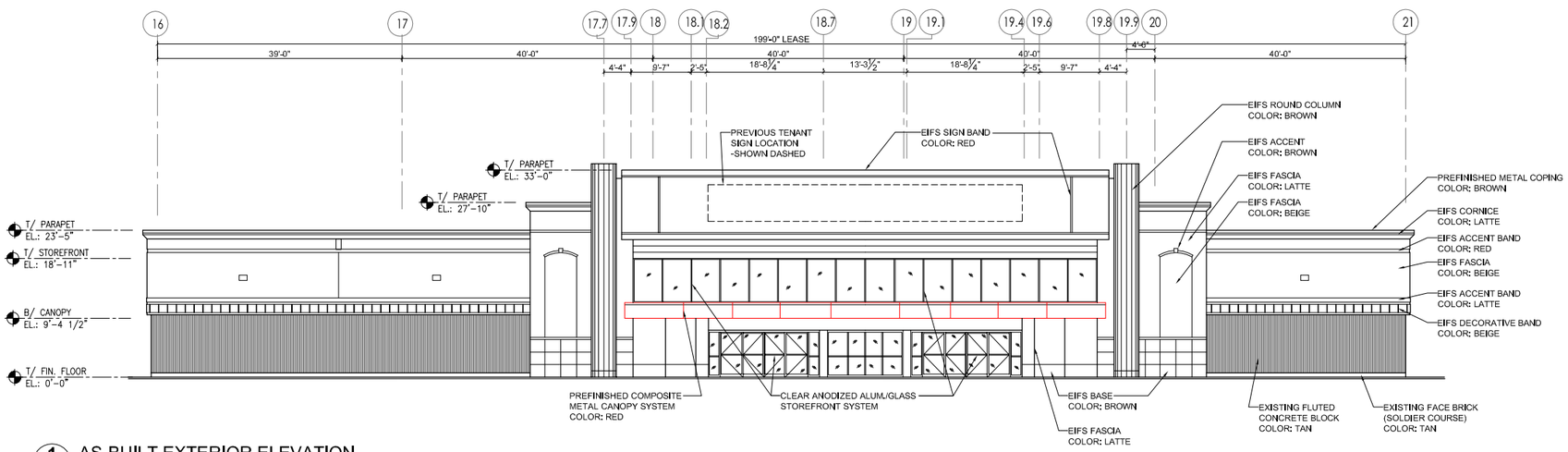
PIN: 19-04-351-009.

This application is filed for the purpose of seeking an amendment to an approved Final Planned Unit Development to allow changes to the exterior architecture and appearance of the facade, pursuant to Article 4-500 and Article 9-200 E. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall.

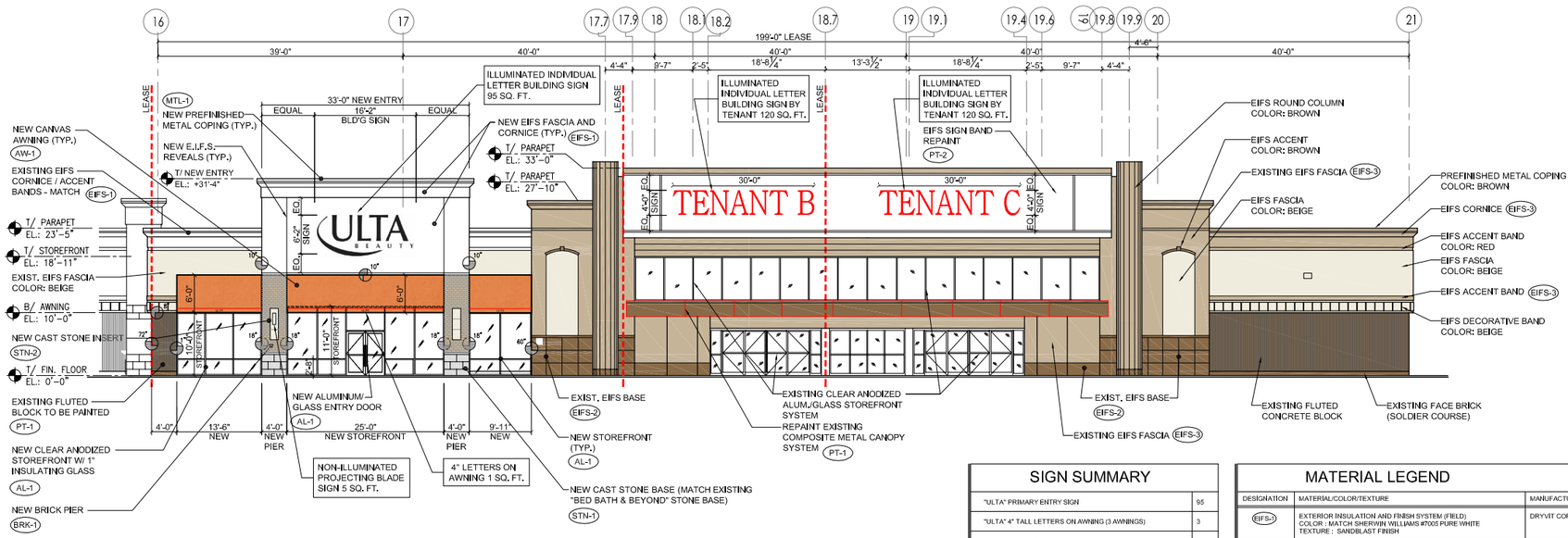
A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday January 3, 2018, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake

(Published in the Northwest Herald on December 19, 2017)
1490817



1 AS1.1 AS-BUILT EXTERIOR ELEVATION
SCALE: 3/32"=1'-0"



2 AS1.1 PROPOSED EXTERIOR ELEVATION
SCALE: 3/32"=1'-0"



ULTA BLADE SIGN

SIGN SUMMARY

"ULTA" PRIMARY ENTRY SIGN	95
"ULTA" 4" TALL LETTERS ON AWNING (3 AWNINGS)	3
"ULTA" BLADE SIGN	5
ULTA TOTAL AREA:	103
"TENANT B" PRIMARY ENTRY SIGN	120
"TENANT C" PRIMARY ENTRY SIGN	120
BUILDINGS TOTAL AREA:	343

*ALLOWABLE SIGN AREA = 353 SQ. FT.

MATERIAL LEGEND

DESIGNATION	MATERIAL/COLOR/TEXTURE	MANUFACTURER
EIFS-1	EXTERIOR INSULATION AND FINISH SYSTEM (FIELD) COLOR : MATCH SHERWIN WILLIAMS #7005 PURE WHITE TEXTURE : SANDBLAST FINISH	DRYVIT CORP.
EIFS-2	EXTERIOR INSULATION AND FINISH SYSTEM (PIER BASE) COLOR : MATCH SHERWIN WILLIAMS #6061 TANBARK TEXTURE : SANDBLAST FINISH	DRYVIT CORP.
EIFS-3	EXTERIOR INSULATION AND FINISH SYSTEM (CORNICE & ACCENT) COLOR : MATCH SHERWIN WILLIAMS #6107 NOMADIC DESSERT TEXTURE : SANDBLAST FINISH	DRYVIT CORP.
AW-1	OPEN ENDED AWNING - SUNBRELLA FABRIC COLOR : PERSIAN MELON, STYLE #1439-0060, PART #721439 WITH WHITE VINYL LETTERS AND STRIPE FRAME COLOR : RAL 2011	SUNBRELLA
AL-1	CLEAR ANODIZED ALUMINUM 1 3/4" X 4 1/2" TRI-F-AB-450 STOREFRONT SYSTEM WITH 1" INSUL. CLEAR GLASS (TO MATCH EXISTING) - TEMPERED AS REQUIRED	KAWNEER
PT-1	EXTERIOR ELASTOMERIC PAINT (FLUTED BLOCK) COLOR : SHERWIN WILLIAMS #6061 TANBARK	SHERWIN WILLIAMS
PT-2	EXTERIOR PAINT (SIGN BAND) COLOR : SHERWIN WILLIAMS #7005 PURE WHITE	SHERWIN WILLIAMS
MTL-1	PREFINISHED METAL COPING - COLOR "STONE WHITE"	PETERSEN ALUMINUM CORP. 1005 TONNE ROAD ELK GROVE VILLAGE,IL 60007 (800) 722-2523
BRK-1	MODULAR BRICK COLOR : TO MATCH SHERWIN WILLIAMS #6107 NOMADIC DESSERT	
STN-1	CAST STONE (AT BASE) COLOR : WHITE (MATCH EXIST. "BED BATH & BEYOND" STONE BASE) TEXTURE : TO MATCH EXIST. "BED BATH & BEYOND" STONE BASE	
STN-2	CAST STONE INSERT COLOR : TO MATCH E.I.F.S. BEIGE TEXTURE : SMOOTH	

GENERAL NOTE:

GENERAL CONTRACTOR TO VERIFY W/ OWNER FOR ALL FINISHES, COLORS & MANUFACTURERS TO BE SUBMITTED FOR FINAL APPROVAL PRIOR TO WORK.

2017-48
Received 12-5-17

PFDA ARCHITECTS, INC.
2803 BUTTERFIELD RD.
SUITE 340
OAK BROOK, IL 60523
TEL: (312) 795-1245
FAX: (312) 795-6123

OWNER:

IRC RETAIL CENTERS
814 COMMERCE DRIVE
SUITE 300
OAK BROOK, IL 60523

PROJECT:

ULTA BEAUTY
(STORE #1488)
LANDLORD'S SHELL SCOPE

CRYSTAL POINT MALL
5774 NORTHWEST HIGHWAY
(U.S. ROUTE 14 & MAIN ST.)
CRYSTAL LAKE, IL 60014

SHEET TITLE:
AS-BUILT \ PROPOSED ELEVATION

NO.	DATE	DESCRIPTION
	12.01.17	PUD AMENDMENT

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DRAWN BY: | CHECKED BY:

SHEET:
AS1.1

JOB NO. 17059

INDIVIDUAL ILLUMINATED LETTERS Area = 95 Sq. Ft.

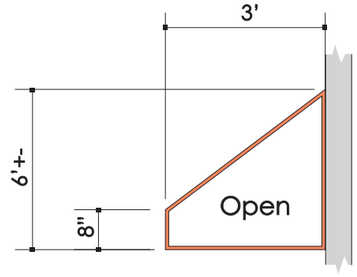
Reference Drawing **B68423C** for construction & color specifications.

Note:
Elevation shown is preliminary, field survey required prior to fabrication of letters & awnings.

Paint Note:
Fascia painted Sherwin Williams #7005 Pure White.

TYPICAL AWNING to be fabricated using tubular aluminum framing w/ Patio 500 ULTA/Emboss Orange Pop fabric stretched over frame. All copy/rule line to be painted on awning material, see specifications sheet. Awning frame to have a powder coated RAL 2003 finish. Awning will be flush mounted to wall.

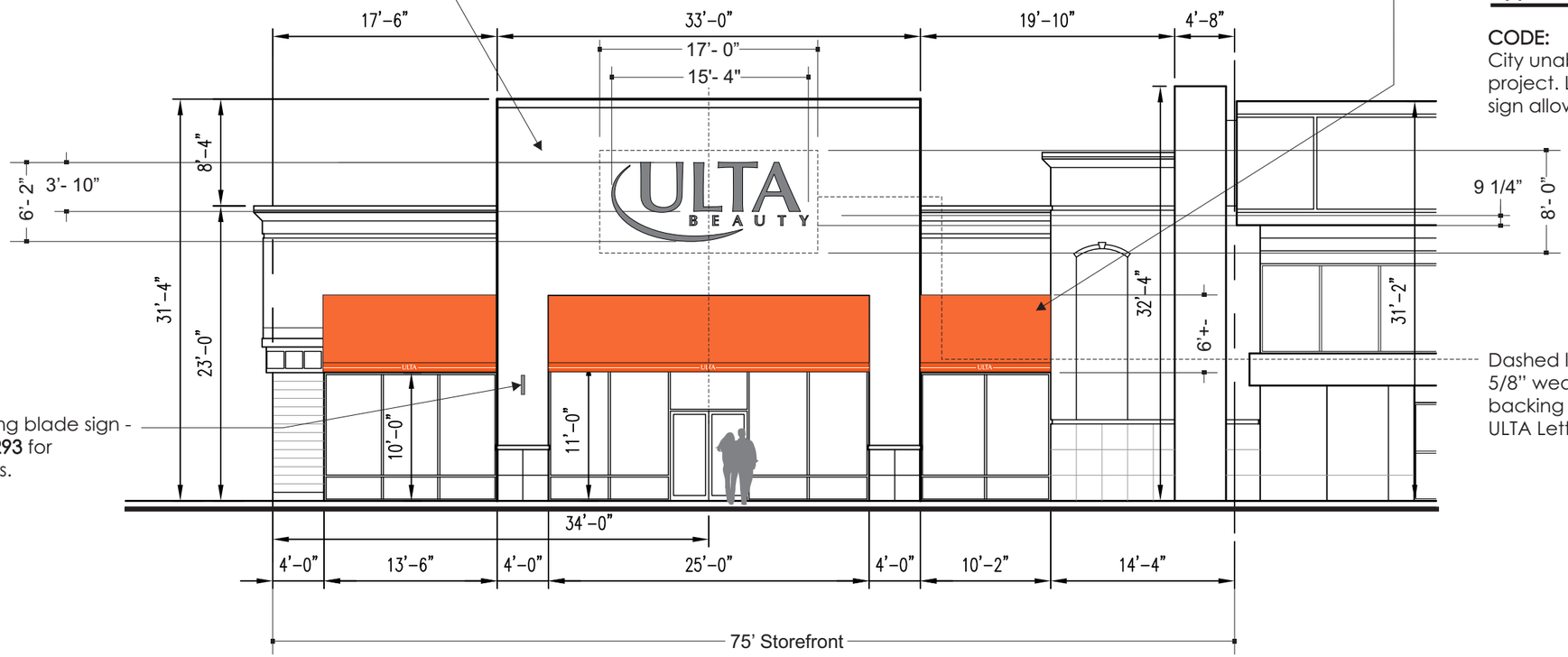
Note:
The awning dimensions shown must be field verified by the awning manufacturer prior to fabrication. No awning shall protrude past the curb line into the vehicle lane. The dimensions shown are prototypical and will not be functional for every application and are not shown as an approval for construction.



Typical Awning Section

N. T. S.

CODE:
City unable to provide code for this project. Landlord will need to discuss sign allowances w/ them.



Non-Illuminated Projecting blade sign - Reference Drawing **B68293** for fabrication specifications.

Dashed line indicates location of 5/8" weatherproof plywood backing centered on fascia behind ULTA Letter set.

2017-48
Received 12-5-17

PROPOSED STOREFRONT ELEVATION

Scale: 3/32" = 1'- 0"

"For purposes of signage only. No elevation approval contained herein."

Kieffer | Starlite
National Sign Manufacturers and Consultants

ACCOUNT: ULTA BEAUTY
LOCATION: Crystal Lake, IL (Crystal Point)
ACCT. REP: LC DESIGNER: MAK
DATE: 8/1/17
COMPANION FILES -

c UL us LISTED

PRODUCTION PROCESSING
Kieffer Item # -
Job # -
-001 -
-002 -
-003 -
-004 -
-005 -

REVISIONS:	INITIALS & DATE:
A -	-
B -	-
C -	-
D -	-
E -	-
F -	-
G -	-
H -	-

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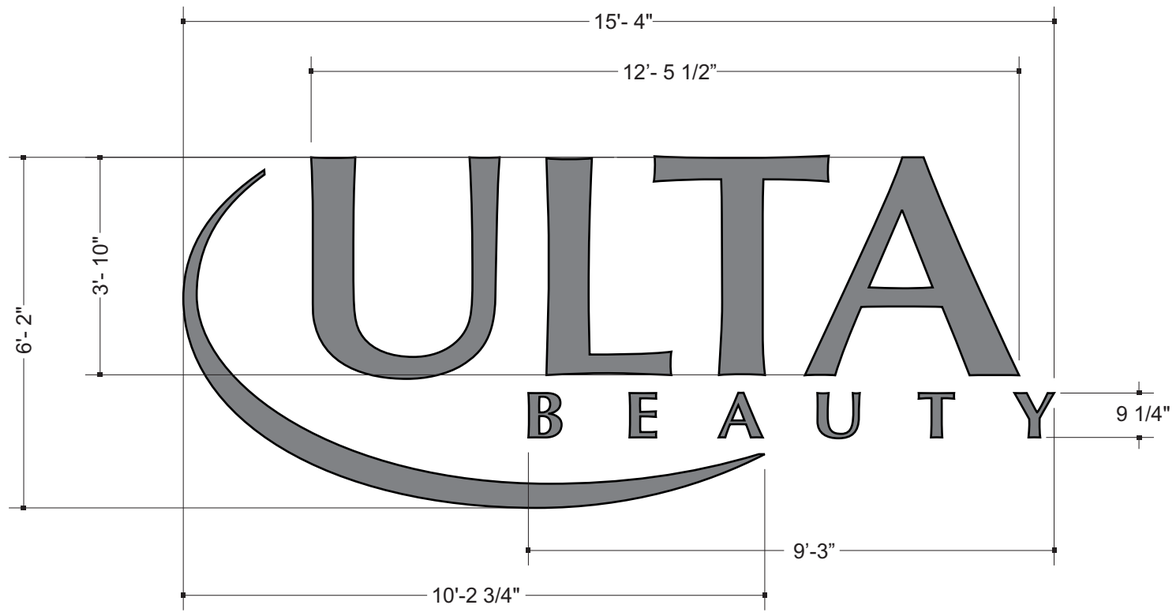
585 Bond Street, Lincolnshire, Illinois 60069
PHONE: (877) 543-3337 FAX: (847) 520-1543
www.kieffersigns.com

B73492

Landlord Signature: _____ Printed Name: _____ Company: _____ Date: _____

ULTA BEAUTY

INDIVIDUAL ILLUMINATED LETTER SET



2B-74 Layout



DAY VIEW



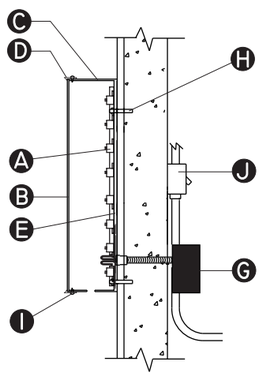
NIGHT VIEW

2B-74 LETTER SET LAYOUT

Area = 95 Sq. Ft.

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

L.E.D. LETTERS



A ILLUMINATION		WHITE SLOAN LEDS
	ULTA/RIBBON	VALUE LINE LONG
	BEAUTY	VALUE LINE LONG
B FACE	THICKNESS	.150"
	COLOR	CLEAR POLYCARBONATE
	VINYL	SEE FACE NOTE
C RETURN	DEPTH	5"
	COLOR	WHITE
	THICKNESS	.040" X 5.3" COIL
D RETAINER	TYPE	SEE RET. NOTE
	SIZE	SEE RET. NOTE
	COLOR	MATCH 3M #3630-61 SLATE GRAY
E BACKS	MATERIAL	ALUMINUM
	GAUGE	.063

F WIREWAY	SIZE	-
	TYPE	-
G POWER SOURCE		SLOAN MOD 60
H ULTA/BEAUTY MOUNTING	INTERNAL	1/4" RIVNUT
	EXTERNAL	1/4" THREADED ROD
SWOOSH MOUNTING	INTERNAL	5/16" RIVNUT
	EXTERNAL	5/16" THREADED ROD
I SCREWS	SIZE	#8 X 1/2" PHILLIPS HD.
	COLOR	MATCH RETAINERS
J SWITCH	TYPE	PER ELECTRICIAN

*SPST DISCONNECT SWITCH LOCATE ON RACEWAY.
*WEEP HOLES PER MANUFACTURING STANDARDS.
*ALL ELECTRICAL OUTS LOCATED FOR RACEWAY OR REMOTE APPLICATION.
*CAULK REQUIRED.

Note: All electrical to be out the bottom of the letters & ribbon

LETTER FACE NOTE:
Letter faces will be CLEAR polycarbonate w/ 3M #VDC4-3635-0252 Gray Dual Color Film applied 1st surface. 60% Diffuser Film will be applied to 2nd surface of face (3M3735-60).

RETAINER NOTE:
ULTA Letters/Ribbon use large aluminum retainer painted to match 3M #3630-61 Slate Gray.
BEAUTY letters have 3/4" Dove Gray (P40-0328) trim cap retainer.

Kieffer | Starlite
National Sign Manufacturers and Consultants

ACCOUNT: ULTA BEAUTY
LOCATION: VARIOUS
ACCT. REP: LC
DESIGNER: MAK
DATE: 3/18/15
COMPANION FILES
-

c UL us LISTED

PRODUCTION PROCESSING
Kieffer Item # -
Job # -
-001 -
-002 -
-003 -
-004 -
-005 -

REVISIONS:		INITIALS & DATE:
A	-	-
B	-	-
C	-	-
D	-	-
E	-	-
F	-	-
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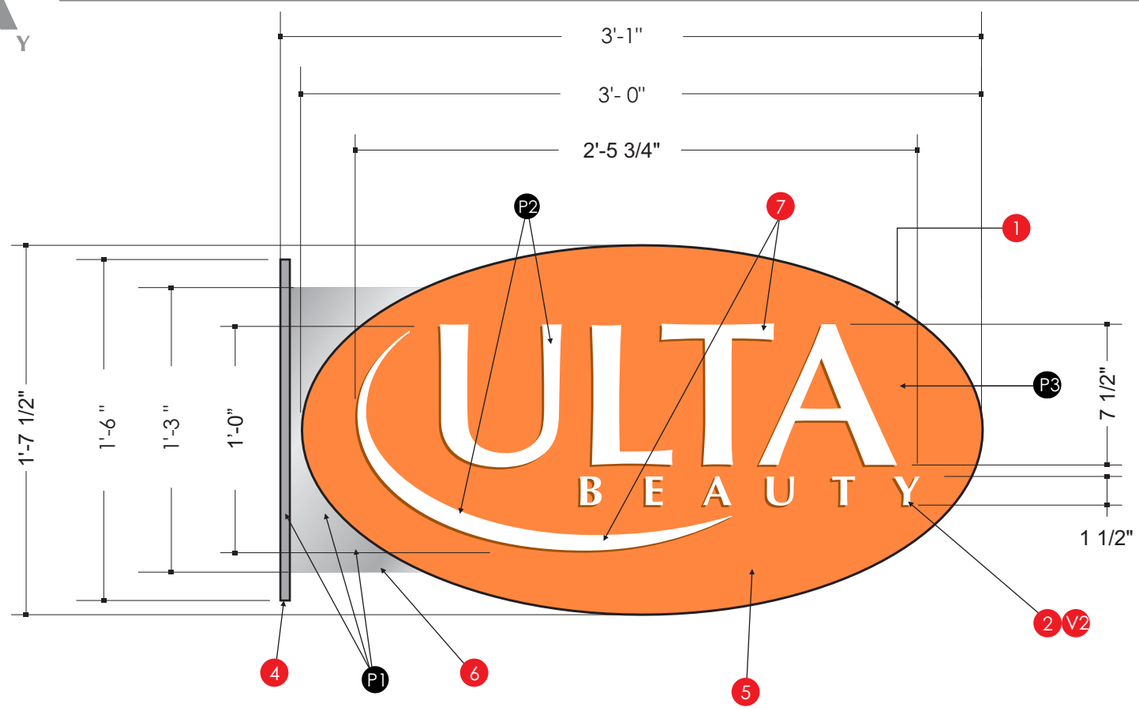
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B68423C

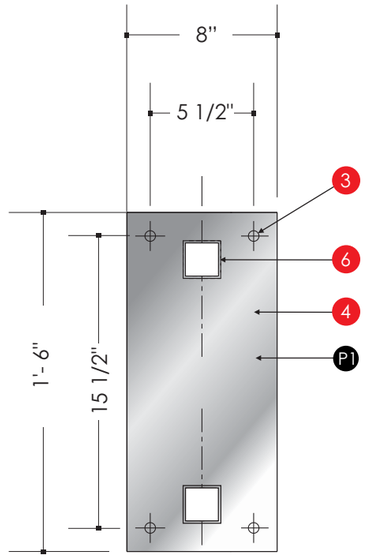
Landlord Signature: _____ Printed Name: _____ Company: _____ Date: _____

D/F Projecting Non-Illuminated Blade Sign

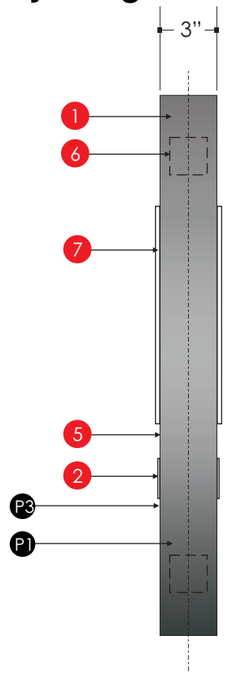


FACE LAYOUT

Area: Boxed = 4.88 Sq. Ft. Actual Face Area: = 3.94 Sq. Ft.



MOUNTING PLATE



End View
For reference only
Not to Scale

Scale: 1 1/2"= 1'- 0"

General Specifications:

1. **CABINET** will be fabricated w/ a rolled .100 aluminum filler. Faces will be .100" aluminum. Filler (sides only) will have a urethane enamel finish - SEE COLOR SCHEDULE.
2. **BEAUTY LOGOTYPE** will be flat cut 3M White opaque vinyl film applied on a painted background field.
3. Pre-drilled 1/2" diameter holes for mounting 3/8" dia. bolts.
4. **MOUNTING PLATE** to be fabricated from 3/8" aluminum w/ mounting holes. Plate to be fastened to wall w/ Hilti type anchors, type determined by wall conditions.
5. **FACE OVAL** to have a painted urethane enamel finish - SEE COLOR SCHEDULE.
6. **ALUMINUM SUPPORTS** to be horizontal 2" x 2" aluminum tubes mounted to internal cabinet plates & welded to an external mounting plate.
7. **ULTA LOGOTYPE/RIBBON** will be flat cut 1/4" aluminum stud mounted flush to background panel. ULTA to have a White urethane enamel finish - SEE COLOR SCHEDULE.



SITE PHOTO

Color Schedule:

Urethane Enamel Finishes:

- P1 — Match AKZO NOBEL #359 F2 Metallic Silver
- P2 — White
- P3 — Painted finish matching PMS 1575 Orange Pop

3M Vinyl Film

- V2 — White opaque

Kieffer | Starlite
National Sign Manufacturers and Consultants

ACCOUNT: ULTA BEAUTY
LOCATION: VARIOUS
ACCT. REP: LC DESIGNER: MAK
DATE: 3/18/15
COMPANION FILES: -

c UL us LISTED

PRODUCTION PROCESSING
Kieffer Item # -
Job # -
-001 -
-002 -
-003 -
-004 -
-005 -

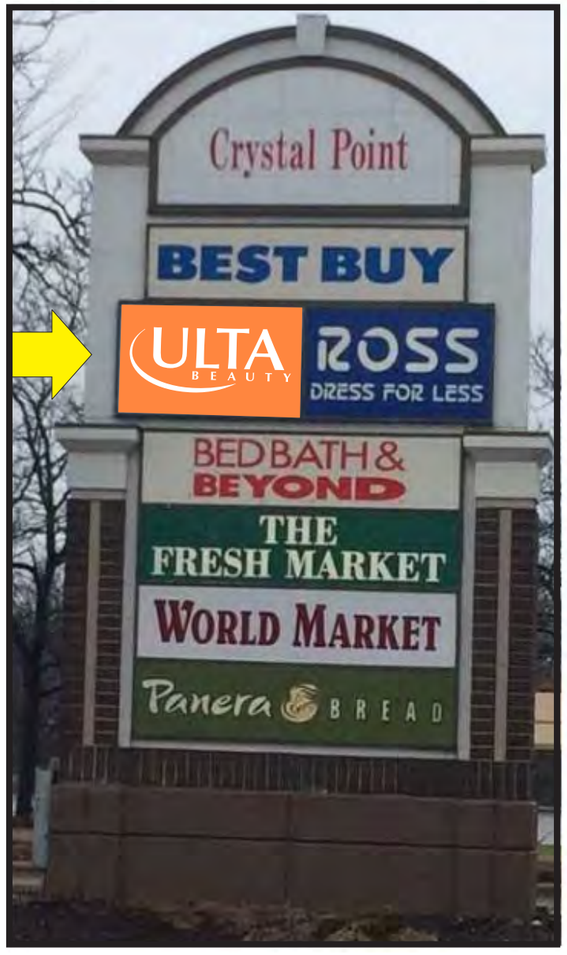
REVISIONS:		INITIALS & DATE:
A	-	-
B	-	-
C	-	-
D	-	-
E	-	-
F	-	-
G	-	-
H	-	-

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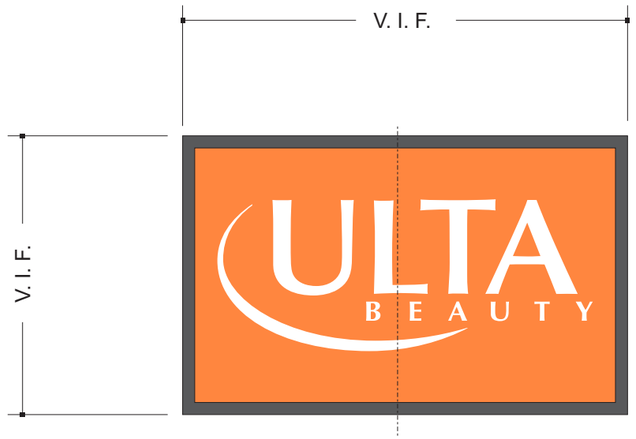
585 Bond Street, Lincolnshire, Illinois 60069
PHONE: (877) 543-3337 FAX: (847) 520-1543
www.kieffersigns.com

B68293

Landlord Signature: _____ Printed Name: _____ Company: _____ Date: _____



D/F MONUMENT SIGN 4



FACE LAYOUT

(2) Faces Required — N. T. S.

General Specifications:

TENANT FACES:
Remove existing acrylic faces & install New White polycarbonate faces w/ flat cut 3M vinyl logotype graphics applied to 1st surface - SEE COLOR SCHEDULE. Survey required.

Color Schedule:

- 3M #VT4-3630-3317 Orange Pop Background
- Translucent White Logotype weeded from B/G vinyl

Kieffer | Starlite
National Sign Manufacturers and Consultants

ACCOUNT: ULTA BEAUTY
LOCATION: Crystal Lake, IL (Crystal Point)
ACCT. REP: LC DESIGNER: MAK
DATE: 8/1/17
COMPANION FILES
-

c UL us LISTED

PRODUCTION PROCESSING
Kieffer Item # -
Job # -
-001 -
-002 -
-003 -
-004 -
-005 -

REVISIONS:	INITIALS & DATE:
A -	-
B -	-
C -	-
D -	-
E -	-
F -	-
G -	-
H -	-

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585 Bond Street, Lincolnshire, Illinois 60069
PHONE: (877) 543-3337 FAX: (847) 520-1543
www.kieffersigns.com

B73492A

Landlord Signature: _____ Printed Name: _____ Company: _____ Date: _____



SITE PLAN

N. T. S.

Kieffer | Starlite
National Sign Manufacturers and Consultants

ACCOUNT: ULTA BEAUTY
LOCATION: Crystal Lake, IL (Crystal Point)
ACCT. REP: LC DESIGNER: MAK
DATE: 8/1/17
COMPANION FILES
-

c UL us LISTED

PRODUCTION PROCESSING
Kieffer Item # -
Job # -
-001 -
-002 -
-003 -
-004 -
-005 -

REVISIONS:		INITIALS & DATE:
A	Storefront location next to B, B & B	MAK 8/3/17
B	-	-
C	-	-
D	-	-
E	-	-
F	-	-
G	-	-
H	-	-

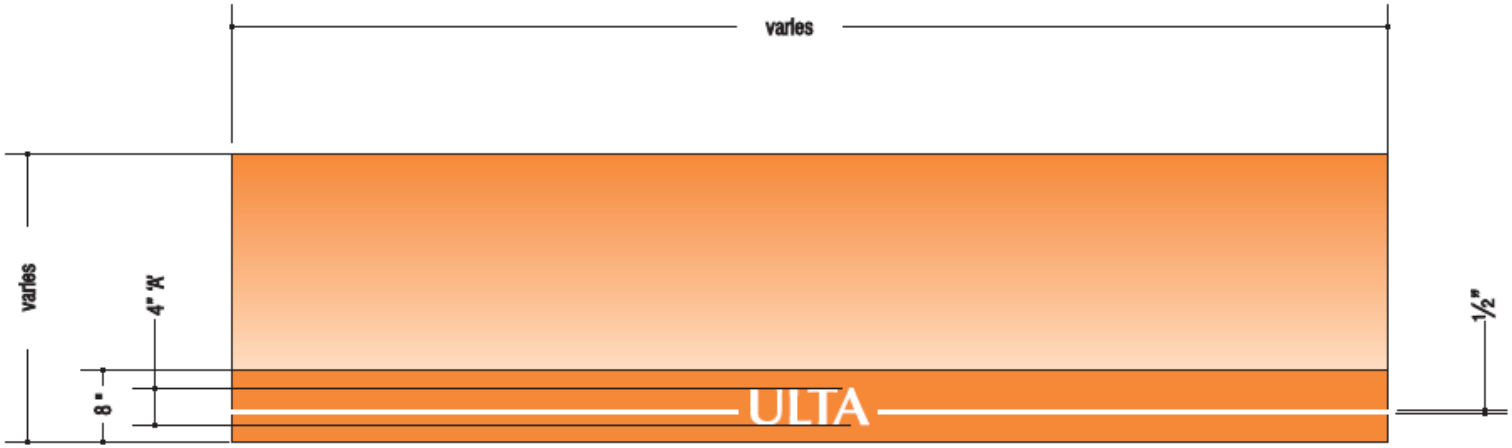
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B73492B

Landlord Signature: _____ Printed Name: _____ Company: _____ Date: _____

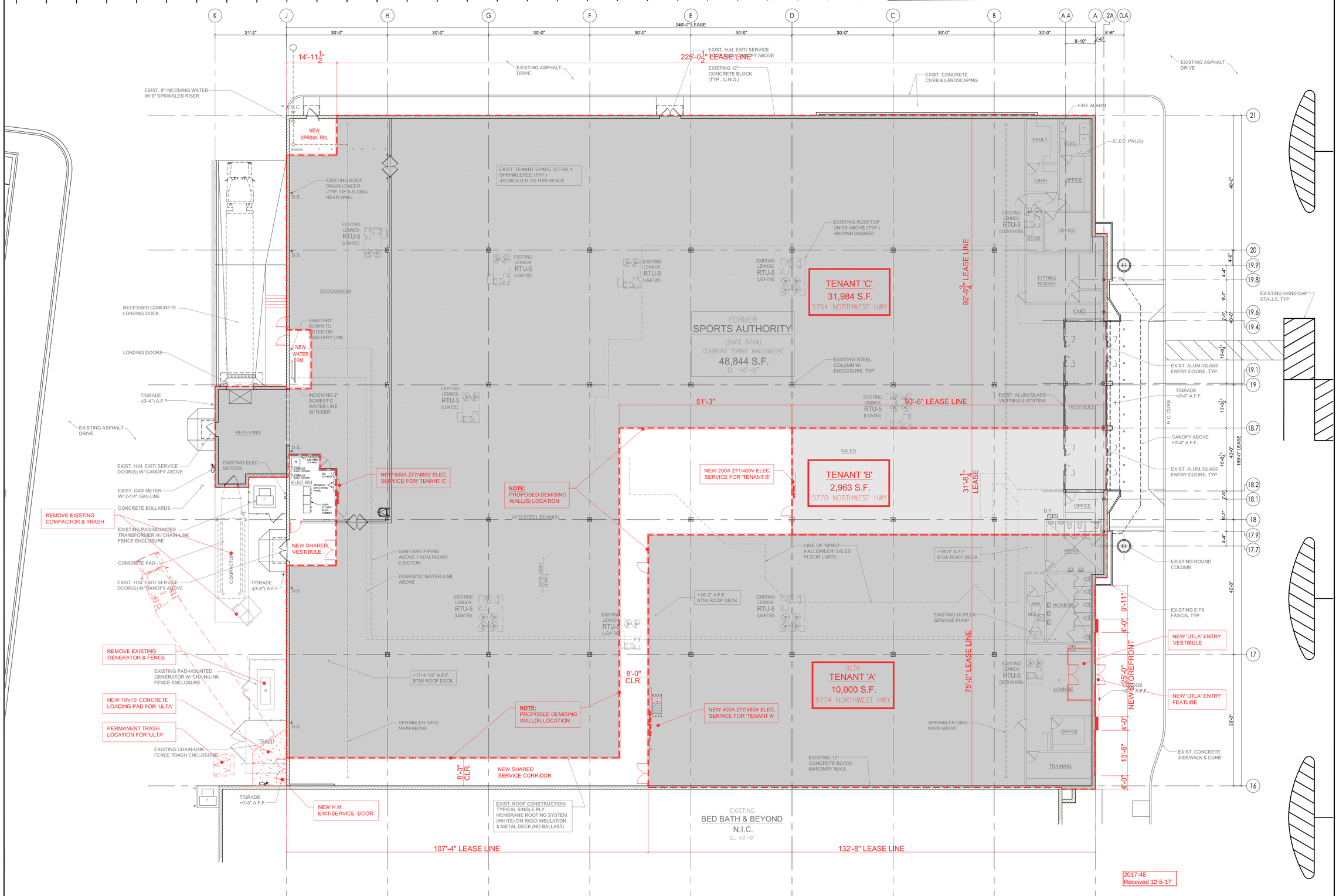
Graphic Details



Dimensions above are based on the standard 0’-8” tall sign panel. Copy is to be centered on sign panel (vertically and horizontally).

ULTA copy should never fall on a section break.

See following pages for alternate graphic sizes. Varies based on size of sign panel.



2017-48
Received 12-5-17

1 / A1.0 PRPOSED FLOOR PLAN
SCALE: 3/32"=1'-0"

PFDA ARCHITECTS, INC.
2803 BUTTERFIELD RD.
SUITE 340
OAK BROOK, IL 60523
TEL: (312) 795-1245
FAX: (312) 795-6123

OWNER:

IRC RETAIL CENTERS
814 COMMERCE DRIVE
SUITE 300
OAK BROOK, IL 60523

PROJECT:

AS-BUILT PLANS

CRYSTAL POINT MALL
5774 NORTHWEST HIGHWAY
(U.S. ROUTE 14 & MAIN ST.)
CRYSTAL LAKE, IL 60014

SHEET TITLE:

PROPOSED FLOOR PLAN

NO.	DATE	DESCRIPTION
	11.28.17	ELEVATION MARK-UPS
	11.10.17	ELEVATION MARK-UPS
	11.08.17	ADD TJ MAXX
	11.01.17	FOR REVIEW
	10.31.17	FOR REVIEW
	10.27.17	SITE PLAN EXHIBIT

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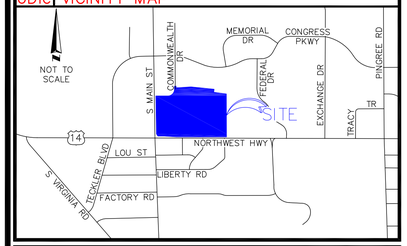
DRAWN BY: | CHECKED BY:

SHEET:

A1.0

JOB NO. 17059

6Dic | VICINITY MAP



5Ciii | SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS

A BUILDINGS FRONTING NORTHWEST HIGHWAY CROSS OVER 80' BUILDING SETBACK LINE.

B CURBING & ASPHALT CROSS INTO NORTHWEST HIGHWAY RIGHT-OF-WAY.

3 | FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 170476 0327 J (MAP NO. 17111C0327J) & PANEL NO. 170476 0335 J (MAP NO. 17111C0335J), WHICH BEAR AN EFFECTIVE DATE OF 11/16/2006, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

6Dib | LEGEND AND ABBREVIATIONS

25	BUILDING OVERHANG/CANOPY	TP	TELEPHONE RISER
	CONCRETE SURFACE	TSB	TRAFFIC SIGNAL BOX
	NO PARKING AREA	TSP	TRAFFIC SIGNAL POST
	HANDICAP PARKING		UTILITY POLE
	BOLLARD		WATER MANHOLE
CTV	CABLE TV PEDESTAL		WATER VALVE
	CATCH BASIN		FOUND MONUMENT AS NOTED
	ELECTRIC BOXES/STRUCTURES		SET 1/2" IRON ROD, U.N.O.
	FIRE HYDRANT		SECTION CORNER
GMK	GAS UTILITY MARKER	(C)	CALCULATED DATA
	GRATE TOP STORM INLET	DA	DUMPSTER AREA
	GROUND LIGHT	LS	LANDSCAPED AREA
	GUY ANCHOR	(M)	FIELD MEASURED DATA
	LIGHT POLE	PS	PARKING SPACE(S)
MB	MAIL BOX	(R)	RECORD DESCRIPTION DATA
	MANHOLE (UNKNOWN)	SQ.FT.	SQUARE FEET
	SANITARY MANHOLE	U.N.O.	UNLESS NOTED OTHERWISE
	SIGN		CHAIN LINK FENCE
	STORM MANHOLE	OHU	OVERHEAD UTILITY LINE
	TELEPHONE BOXES/STRUCTURES		

22 | ZONING INFORMATION

ZONING INFORMATION SHOWN HEREON WAS PROVIDED BY INSURED, INFORMATION WAS NOT OBTAINED BY ASM, INC.
CONTACT: MASSEY CONSULTING GROUP
SITE # 22933
DATE OF REPORT: 3/15/16
PHONE/FAX
(866) 783-7153
(866) 783-7154

ITEM	REQUIRED	OBSERVED
PERMITTED USE	B-2 PUD	RETAIL
MINIMUM LOT AREA (SQ.FT.)	PUD=63,414	1,389,922±
MINIMUM FRONTAGE	N/S	1422.79'
MINIMUM LOT WIDTH	PUD=148	787.66'
MAX BUILDING COVERAGE	50%	26.0%±
MAX BUILDING HEIGHT	PUD=35'	34.7'±
MINIMUM SETBACKS		
FRONT PER PUD	33.5'	33.0'
SIDE	0'	30.0'
REAR	20'	66.8'

PARKING REQUIREMENTS: 1879 TOTAL SPACES REQUIRED.

NOTES: B-2 PUD: GENERAL COMMERCIAL PLANNED UNIT DEVELOPMENT.

N/S = NOT SPECIFIED

6B | RECORDED SETBACKS/RESTRICTIONS

DOC. NO. 2005R0043451.

5Ei | SCHEDULE "B" ITEMS

34 — ORDINANCE ESTABLISHING CITY OF CRYSTAL LAKE SPECIAL SERVICE AREA NO. 2 RECORDED MAY 15, 1990 AS DOCUMENT NUMBER 90R017471, TO PROVIDE SPECIAL MUNICIPAL SERVICE TO SAID AREA IN ADDITION TO OTHER SERVICES PROVIDED TO THE CITY OF CRYSTAL LAKE AND THE PROVISIONS AND CONDITIONS THEREIN CONTAINED. (AFFECTS, NOTHING PLOTTABLE)

35 — TERMS, PROVISIONS AND CONDITIONS AS CONTAINED IN NOTICE OF FIRE ALARM INSTALLED AND OWNED BY CHICAGO-METROPOLITAN FIRE PREVENTION COMPANY RECORDED SEPTEMBER 09, 2009 AS DOCUMENT NO. 2013R0044431. (AFFECTS, NOTHING PLOTTABLE)

36 — EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 643360, ALSO AS SHOWN ON FINAL PLAT OF CRYSTAL POINT RETAIL CENTER RECORDED AS DOCUMENT 2005R0043451. (AFFECTS AS SHOWN)

37 — RIGHTS OF THE CITY OF CRYSTAL LAKE, A MUNICIPAL CORPORATION TO CONSTRUCT, OPERATE AND MAINTAIN WATER AND SEWER MAINS UPON THE LAND AND OTHER LAND ACQUIRED BY GRANT OF EASEMENT FROM SHOPPING POINT MALL, B.V., RECORDED JANUARY 21, 1980 AS DOCUMENT NUMBER 788542, ALSO AS SHOWN ON FINAL PLAT OF CRYSTAL POINT RETAIL CENTER RECORDED AS DOCUMENT 2005R0043451. (AFFECTS AS SHOWN)

38 — EASEMENT FOR WATER MAIN AND SANITARY SEWER AS DISCLOSED BY PLAT OF SURVEY MADE BY W. L. SAMBARSKI, DATED APRIL 2, 1976, ALSO AS DISCLOSED BY WARRANTY DEED RECORDED JUNE 14, 1980 AS DOCUMENT NUMBER 883684 AND AS SHOWN ON THE PLAT OF SURVEY BY HERITAGE LAND CONSULTANTS, LLC DATED OCTOBER 5, 2010 NUMBER 2010-210 ALTA (AFFECTS, UNABLE TO LOCATE, PLATS REFERENCED NOT INCLUDED)

(SEE CONTINUATION)

ALTA/ACSM LAND TITLE SURVEY IDENTIFICATION TABLE

2	"TABLE A" PROPERTY ADDRESS	6Bvii	CONTIGUITY STATEMENT	7b	"TABLE A" BUILDING AREA
3	"TABLE A" FLOOD INFORMATION	6Bx	TITLE INFORMATION	7c	"TABLE A" BUILDING HEIGHT
4	"TABLE A" LAND AREA	6Bi	TITLE DESCRIPTION	8	SURVEYOR'S NOTES
5Biii	ACCESS TO PROPERTY	6Biv	BEARING BASIS	9	"TABLE A" PARKING SPACES
5Ciii	SURVEYOR OBSERVED POSSIBLE ENCROACHMENT	6Dia	NORTH ARROW & SCALE	13	"TABLE A" ADJOINING OWNERS
5Ei	SCHEDULE "B" ITEMS	6Dib	LEGEND & ABBREVIATIONS	14	"TABLE A" INTERSECTING STREET
5F	CEMETERY NOTE	6Dic	VICINITY MAP	16	"TABLE A" EARTH MOVING NOTE
6B	RECORDED SETBACKS/ RESTRICTIONS PROVIDED BY INSURED	6Dvi	TYPE OF SURVEY	18	"TABLE A" DUMP, SUMP OR LANDFILL NOTE
		7	SURVEYOR'S CERTIFICATE	22	"TABLE A" ZONING INFORMATION

5Ei | SCHEDULE "B" ITEMS (CONTINUED)

39 — EASEMENT FOR THE PURPOSE OF INSTALLING AND MAINTAINING TRAFFIC CONTROL DEVICES AS DISCLOSED BY EASEMENT AGREEMENT RECORDED MARCH 22, 1990 AS DOCUMENT NO. 90R009991 FROM 100 WALL STREET ASSOCIATES TO THE CITY OF CRYSTAL LAKE. (UNABLE TO DETERMINE FROM DOCUMENTS PROVIDED, PLAT REFERENCED THEREIN NOT INCLUDED)

40 — EASEMENT FOR THE PURPOSE OF INSTALLING AND MAINTAINING A WATER MAIN LINE AS DISCLOSED BY GRANT RECORDED JULY 24, 1992 AS DOCUMENT NO. 92R040513 FROM 100 WALL STREET ASSOCIATES TO THE CITY OF CRYSTAL LAKE. (AFFECTS AS SHOWN)

41 — COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), RELATING TO USE, CONTAINED IN THE DOCUMENT RECORDED MARCH 29, 1999 AS DOCUMENT NO. 1999R023298, WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE. (DOES NOT AFFECT, EXPIRED)

42 — EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 1999R066473, ALSO ASSHOWN ON FINAL PLAT OF CRYSTAL POINT RETAIL CENTER RECORDED AS DOCUMENT 2005R0043451, AFFECTING A TEN FOOT WIDE STRIP AS DEPICTED ON EXHIBIT 'A' ATTACHED THERETO. (AFFECTS AS SHOWN)

43 — TERMS AND PROVISIONS OF CRYSTAL LAKE WATER MAIN MAINTENANCE AGREEMENT BETWEEN THE CITY OF CRYSTAL LAKE AND LASALLE BANK NATIONAL ASSOCIATION AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 21, 1994 AND KNOWN AS TRUST NUMBER 119098 RECORDED AS DOCUMENT 1999R83835. (AFFECTS, NOTHING PLOTTABLE)

44 — EASEMENT IN FAVOR OF THE CITY OF CRYSTAL LAKE, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 2001R27215, AFFECTING THAT PART OF THE LAND AS DEPICTED ON EXHIBIT 'B' ATTACHED THERETO. (AFFECTS AS SHOWN)

45 — EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS DATED AUGUST 23, 1973 RECORDED OCTOBER 29, 1973 AS DOCUMENT NO. 605803, AND THE TERMS AND PROVISIONS CONTAINED THEREIN.

AFFECTS A 10 FOOT WIDE EAST-WEST STRIP OF LAND LOCATED 925 FEET, MORE OR LESS, NORTH OF THE NORTH LINE OF NORTHWEST HIGHWAY (U.S. ROUTE 14), AND EXTENDING EAST FROM THE EAST LINE OF MAIN STREET FOR A DISTANCE OF 737.20 FEET, AS DEPICTED ON EXHIBIT A THERETO. (AFFECTS, AS SHOWN)

46 — UNRECORDED EASEMENT FOR TELEPHONE, AS DISCLOSED BY UNDERGROUND TELEPHONE LINES DEPICTED ON PLAT OF SURVEY PREPARED BY CHARLES A. MONSKE INC., JOB NO. 2002-047, DATED MARCH 4, 2002, AFFECTING THE SOUTHWESTERLY PART OF THE LAND. (DOCUMENT NOT PROVIDED)

47 — DECLARATION OF EASEMENT (DETENTION AND MUNICIPAL UTILITY) RECORDED MARCH 18, 2002 AS DOCUMENT 2002R24845. (AFFECTS AS SHOWN)

48 — DECLARATION OF ACCESS EASEMENT RECORDED MARCH 18, 2002 AS DOCUMENT 2002R24846. (AFFECTS AS SHOWN)

49 — DECLARATION OF ACCESS EASEMENT RECORDED MARCH 18, 2002 AS DOCUMENT 2002R24847. (AFFECTS, BLANKET IN NATURE)

50 — CRYSTAL LAKE MUNICIPAL UTILITY MAINTENANCE AGREEMENT RECORDED MARCH 18, 2002 AS DOCUMENT 2002R24849. (AFFECTS NOTHING PLOTTABLE)

51 — EASEMENT FOR INGRESS AND EGRESS OVER, UPON AND ACROSS PAVED AREAS (OTHER THAN PARKING SPACES) EXISTING FROM TIME TO TIME, INTENDED FOR USE BY ALL OCCUPANTS, AS CREATED BY ACCESS EASEMENT AGREEMENT RECORDED JULY 30, 2004 AS DOCUMENT 2004R0069428 MADE BY AND BETWEEN CRYSTAL POINT CENTER, LLC AND INLAND CRYSTAL POINT LLC AND THE TERMS AND CONDITIONS SET FORTH THEREIN.

52 — RELEASE OF ACCESS EASEMENT AGREEMENT RECORDED JUNE 21, 2005 AS DOCUMENT 2005R48515-R. LEE (NO LONGER AFFECTS PER RELEASE)

53 — BUILDING LINES AND EASEMENTS OF RECORD AS SHOWN ON PLAT OF 2005R0043451. (AFFECTS AS SHOWN)

54 — AGREEMENT OF RESTRICTIVE COVENANT (RESTRICTION ON LEASEHOLD INTEREST), MADE BY AND BETWEEN BOSTON MARKET CORPORATION, A DELAWARE CORPORATION, FORMERLY KNOWN AS GOLDEN RESTAURANT OPERATIONS, INC., A DELAWARE CORPORATION AND MCDONALD'S CORPORATION, A DELAWARE CORPORATION RECORDED SEPTEMBER 28, 2007 AS DOCUMENT 2007R0065834, TENANT SHALL NOT TRANSFER, LEASE, OR SUBLEASE IT'S INTEREST IN THE PROPERTY TO ANY OF THE FOLLOWING ENTITIES AND ANY RESTAURANT BRANDS OWNED OR OPERATED BY ANY OF THEM: BURGER KING HOLDING INC; CKE RESTAURANTS, INC; CHICK-FIL-A, INC; JACK IN THE BOX, INC; SONIC CORPORATION; WENDY'S INTERNATIONAL, INC; OR YUM BRANDS, INC., (AFFECTS LEASEHOLD INTEREST) (AFFECTS AREA SHOWN)

55 — TERMS, PROVISIONS AND CONDITIONS OF THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS DATED JUNE 8, 2005 AND RECORDED JUNE 14, 2005 AS DOCUMENT 2005046361, MADE BY INLAND CRYSTAL POINT LLC, A DELAWARE LIMITED LIABILITY COMPANY (AFFECTS, BLANKET IN NATURE OVER LOTS 1 AND 2)

56 — EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY, NORTHERN ILLINOIS GAS COMPANY, AMERITECH ILLINOIS ALSO KNOWN AS THE ILLINOIS BELL TELEPHONE COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 2005R43451, AFFECTING LAND. (AFFECTS, BLANKET IN NATURE)

57 — NOTE AS SHOWN ON FINAL PLAT OF CRYSTAL POINT RETAIL CENTER RECORDED AS DOCUMENT 2005R43451: MUNICIPAL UTILITY EASEMENTS PROHIBIT THE INSTALLATION OF TREES, SHRUBS, HEDGES, BUSHES, PLAYGROUND EQUIPMENT, FENCES, SHEDS, OR ANY OTHER TYPE OF STRUCTURE OR BUILDINGS WITH THE EXCEPTION OF APPROVED LANDSCAPE DESIGNS BY THE CITY OF CRYSTAL LAKE, CROSS ACCESS FOR INGRESS AND EGRESS PURPOSES AND CROSS ACCESS PARKING AREA AND HAVE BEEN AN INTRICATE PART OF THE EXISTING P.U.D. ZONING. OWNER RESERVES THE RIGHT TO REVISE SAID CROSS ACCESS AND PARKING AGREEMENTS AS AUTHORIZED BY THE CITY OF CRYSTAL LAKE AND IN CONJUNCTION WITH P.U.D REQUIREMENTS. (AFFECTS, NOTHING PLOTTABLE)

58 — GRANT OF JOINT ACCESS AND PARKING EASEMENT AS SHOWN ON FINAL PLAT OF CRYSTAL POINT RETAIL CENTER SUBDIVISION RECORDED AS DOCUMENT 2005R43451. (AFFECTS, BLANKET IN NATURE)

59 — NOTE AS SHOWN ON FINAL PLAT OF CRYSTAL POINT RETAIL CENTER RECORDED AS DOCUMENT 2005R0043451 THERE SHALL BE ONE RT-IN, RT-OUT, LEFT-IN ACCESS TO U.S. ROUTE 14 FROM LOT 2, THERE SHALL BE ONE FULL ACCESS TO U. S. ROUTE 14 FROM LOT 2. NO OTHER DIRECT ACCESS TO U. S. ROUTE 14 SHALL BE ALLOWED. (AFFECTS, NOTHING PLOTTABLE)

63 — PER FINAL PLAT OF CRYSTAL POINT RETAIL CENTER RECORDED AS DOCUMENT 2005R0043451 BASED UPON EXAMINATION OF F. E. M. A. COMMUNITY PANEL NO. 1710730035 DATED SEPTEMBER 4, 1985, THAT A PORTION OF THE PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOOD HAZARD AREA. (AFFECTS, NOTHING PLOTTABLE)

64 — COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN THE MEMORANDUM OF LEASE RECORDED MARCH 3, 2011 AS DOCUMENT NUMBER 2011R0010511 RELATING TO THE USE AND CHARACTER OF THE LAND. (AFFECTS, NOTHING PLOTTABLE)

65 — COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN THE MEMORANDUM OF LEASE DATED MAY 4, 2011 AND RECORDED JUNE 13, 2011 AS DOCUMENT NUMBER 2011R0021084 RELATING TO THE USE OF THE LAND. (AFFECTS, NOTHING PLOTTABLE)

66 — TERMS, PROVISIONS AND CONDITIONS AS CONTAINED IN AGREEMENT RECORDED NOVEMBER 10, 2011 AS DOCUMENT NO. 2011R0045590 BETWEEN INLAND COMMERCIAL PROPERTY AND THE CITY OF CRYSTAL LAKE, REGARDING WATER CONNECTION. (AFFECTS, NOTHING PLOTTABLE)

TERMS, PROVISIONS AND CONDITIONS AS CONTAINED IN AGREEMENT RECORDED NOVEMBER 10, 2011 AS DOCUMENT NO. 2011R0045591 BETWEEN INLAND COMMERCIAL PROPERTY AND THE CITY OF CRYSTAL LAKE, REGARDING SEWER CONNECTION. (AFFECTS, NOTHING PLOTTABLE)

CONFORMANCE STATUS: LEGALNONCONFORMING
ACCORDING TO KATHRYN COWLIN, PLANNER, "DUE TO THE AGE OF THE PROPERTY, THE EXISTING PARKING WOULD BE CONSIDERED LEGAL NONCONFORMING."

NONCONFORMING CHARACTERISTICS:
OFF STREET PARKING IS DEFICIENT 218 SPACES.

SEE SHEET 2 OF 2 FOR SURVEY

10a | PARTY WALLS

DETERMINATION OF THE RELATIONSHIP OR LOCATION OF DIVISION OR PARTY WALLS HAS NOT BEEN MADE.

20a | OFFSITE EASEMENTS OR SERVITUDES

THERE ARE NO OFFSITE EASEMENTS OR SERVITUDES BENEFITTING THE SURVEYED PROPERTY.

SURVEY PREPARED BY:
AMERICAN SURVEYING AND MAPPING, INC.
3191 MAGUIRE BLVD., SUITE 200
ORLANDO, FL 32803
CERTIFICATE OF AUTHORIZATION # 184.006647
PHONE: (407) 426-7979
FAX: (407) 426-9741
INFO@ASMCORPORATE.COM

ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS FOR SURVEYING IN THE STATE OF ILLINOIS TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

DATE	REVISIONS	TECH	FIELD	MS	DRAWING SCALE	1"= 60'
2/09/16	ADDED ADDRESSES	LDE	DRAWN BY	JLS/EGW	QC BY	
3/16/16	CLIENT COMMENTS	JCT	DRAWING NAME	1501899_6000 NORTHWEST HWY-CRYSTAL LAKE IL.DWG		
3/24/16	CLIENT COMMENTS	WS				

6Bx | TITLE COMMITMENT INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM:
FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT ORDER NO.: 2010 999012437
NCF, HAVING AN EFFECTIVE DATE OF FEBRUARY 18, 2016.

SHEET 1 OF 2

6Bi | TITLE DESCRIPTION

PARCEL 1:

LOT 2 IN CRYSTAL POINT RETAIL CENTER BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 3, 2005 AS DOCUMENT 2005R0043451, IN MCHENRY COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY ACCESS EASEMENT AGREEMENT RECORDED JULY 30, 2004 AS DOCUMENT 2004R0069428 FOR INGRESS AND EGRESS OVER, UPON AND ACROSS PAVED AREAS (OTHER THAN PARKING SPACES) EXISTING FROM TIME TO TIME INTENDED FOR USE BY ALL OCCUPANTS, TO AND FROM THE SHOPPING CENTER PARCEL OVER AND ACROSS LOT 3 IN CRYSTAL LAKE BUSINESS CENTER UNIT 1 AND A PART OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 4 MORE PARTICULARLY DESCRIBED THEREIN.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF ACCESS EASEMENT DATED FEBRUARY 26, 2002 AND RECORDED MARCH 18, 2002 AS DOCUMENT NUMBER 2002R0024846 MADE BY LASALLE BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO LASALLE NATIONAL TRUST, N.A., AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 30, 1994 AND KNOWN TRUST NO. 119103 FOR THE PURPOSE OF INGRESS AND EGRESS FOR PEDESTRIAN AND VEHICULAR TRAFFIC.

PARCEL 4:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS DATED JUNE 8, 2005 AND RECORDED JUNE 14, 2005 AS DOCUMENT NUMBER 2005R0046361 MADE BY INLAND CRYSTAL POINT, LLC FOR THE PURPOSE OF (i) INGRESS AND EGRESS FOR PEDESTRIANS AND MOTOR VEHICLES, (ii) PARKING OF MOTOR VEHICLES, (iii) CONNECTING TO THE STORMWATER MANAGEMENT FACILITIES AND TO THE USE OF THE FACILITIES FOR THE FLOW OF RUN-OFF WATER THROUGH STORM SEWER MAINES AND OTHER RELATED FACILITIES, (iv) CONNECTING TO MUNICIPAL SANITARY SEWER MAIN AND TO THE USE OF THE SANITARY SEWER SYSTEM AND (v) CONNECTING TO WATER LINES AND TO THE USE OF THE WATER MAIN AND WATER LINES.

PARCEL 5:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE FINAL PLAT OF CRYSTAL POINT RETAIL CENTER RECORDED AS DOCUMENT NUMBER 2005R0043451 FOR THE PURPOSE OF INGRESS AND EGRESS AND PARKING.

2017-48
Received 12-5-17

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOVE.

8 | SURVEYOR'S NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2011 ALTA/ACSM SURVEY REQUIREMENTS.
4. PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF $1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

4 | LAND AREA

1,389,922± SQUARE FEET 31.908± ACRES

6Biv | BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON NORTHERLY RIGHT-OF-WAY LINE OF NORTHWEST HIGHWAY, WHICH BEARS N90°00'00"W, PER DOCUMENT 2005R0043451.

5F | CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 | PARKING SPACES

REGULAR = 1619 HANDICAP = 42 TOTAL = 1661

5Biii | ACCESS TO PROPERTY

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO SOUTH MAIN STREET; COMMONWEALTH DRIVE, AND NORTHWEST HIGHWAY ALL DEDICATED PUBLIC STREETS OR HIGHWAYS.

16 | EARTH MOVING NOTE

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

18 | DUMP, SUMP OR LANDFILL NOTE

THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

6Bvii | CONTIGUITY STATEMENT

THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

7 | SURVEYOR'S CERTIFICATE

TO: THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, ACTING SOLELY ON BEHALF OF AND FOR THE BENEFIT OF, AND WITH ITS LIABILITY LIMITED TO THE ASSETS OF, ITS INSURANCE COMPANY SEPARATE ACCOUNT, PRISA II; WELLS FARGO BANK, NATIONAL ASSOCIATION, AS ADMINISTRATIVE AGENT, FOR THE BENEFIT OF LENDERS, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR; APOLLO GLOBAL MANAGEMENT LLC, ATHENE ASSET MANAGEMENT L.P. OR ANY OF APOLLO'S AFFILIATES, AGENTS, ADVISORS, SUCCESSORS AND ASSIGNS; FIDELITY NATIONAL TITLE INSURANCE COMPANY; CHICAGO TITLE INSURANCE COMPANY; FIRST AMERICAN TITLE INSURANCE COMPANY; INLAND CRYSTAL POINT, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY; IRC CRYSTAL POINT, L.L.C., A DELAWARE 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 THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 18, AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 01/21/2016. DATE OF PLAT OR MAP: 01/27/2016.

DATE

JAMES A. SCHILT
2834
REGISTERED
LAND
SURVEYOR
STATE OF ILLINOIS

PROFESSIONAL LAND SURVEYOR NO:
STATE OF: ILLINOIS
PROJECT NO: 1501899

THIS DOCUMENT SHOULD BE CONSIDERED INVALID WITHOUT A LICENSED SURVEYOR'S SIGNATURE AND SEAL.

ALTA/ACSM LAND TITLE SURVEY
OF
CRYSTAL POINT
600 NORTHWEST HIGHWAY
CRYSTAL LAKE, ILLINOIS
MCHENRY COUNTY

6Dvi
2

AMERICAN SURVEYING & MAPPING INC.
3191 MAGUIRE BLVD., SUITE 200 ORLANDO, FLORIDA 32803
PHONE (407) 426-7979 WWW.ASMCORPORATE.COM

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SHEET 2 OF 2

6Dia NORTH ARROW & SCALE

1" = 60'
GRAPHIC SCALE
0 30' 60' 120'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1(R)(C)	N33°13'38"W	52.61'
L2(R)(M)	N01°17'58"W	56.78'
L3(R)(C)	N82°30'03"E	37.72'
L4(R)(C)	S01°17'58"W	33.89'
L5(R)(C)	S05°22'22"W	64.97'

CURVE DATA					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1(R)(M)	140.00'	91°19'35"	223.15'	200.27'	N44°21'49"E

6Dib LEGEND AND ABBREVIATIONS

- BUILDING OVERHANG/CANOPY
- CONCRETE SURFACE
- NO PARKING AREA
- HANDICAP PARKING
- BOLLARD
- CABLE TV PEDESTAL
- CATCH BASIN
- ELECTRIC BOXES/STRUCTURES
- FIRE HYDRANT
- GAS UTILITY MARKER
- GRATE TOP STORM INLET
- GROUND LIGHT
- GUY ANCHOR
- LIGHT POLE
- MAIL BOX
- MANHOLE (UNKNOWN)
- SANITARY MANHOLE
- SIGN
- STORM MANHOLE
- TELEPHONE BOXES/STRUCTURES
- TELEPHONE RISER
- TSB TRAFFIC SIGNAL BOX
- TSP TRAFFIC SIGNAL POST
- UTILITY POLE
- WATER MANHOLE
- WATER VALVE
- FOUND MONUMENT AS NOTED
- SET 1/2" IRON ROD, U.N.O.
- SECTION CORNER
- (C) CALCULATED DATA
- DA DUMPSTER AREA
- LS LANDSCAPED AREA
- (M) FIELD MEASURED DATA
- PS PARKING SPACE(S)
- (R) RECORD DESCRIPTION DATA
- SQ.FT. SQUARE FEET
- U.N.O. UNLESS NOTED OTHERWISE
- CHAIN LINK FENCE
- OHU OVERHEAD UTILITY LINE

6Dvi ALTA/ACSM LAND TITLE SURVEY
2
OF
CRYSTAL POINT
600 NORTHWEST HIGHWAY
MCHENRY COUNTY CRYSTAL LAKE, ILLINOIS

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