#2019-125
The Commons – Final PUD Amendment
Project Review for Planning and Zoning Commission

Meeting Date: August 21, 2019

Requests: Final PUD Amendment to allow changes to the common sign plan to allow corner tenants to have two wall signs for a total of up to 75 square feet in tenant wall signage.

Location: 6226 Northwest Hwy

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

Surrounding Properties:
North: R-2 – Single-Family Residential
South: B-2 – General Commercial
East: B-2 PUD – General Commercial Planned Unit Development
West: B-2 PUD – General Commercial Planned Unit Development

Staff Contact: Kathryn Cowlin (815.356.3798)

Background:

- Existing Use: The Commons Shopping Center is anchored by Jewel Osco and Burlington.
- Previous Approvals: In 1986, the Final Planned Unit Development for The Commons Shopping Center was approved. A component of the approval was a common sign plan, which restricted tenants to one wall sign.

Development Analysis:

- Request: The petitioner is requesting a Final PUD Amendment to allow for changes to the common sign plan to allow corner tenants to have two wall signs.
- Land Use: The land use map shows the area as Commerce. This land use designation is appropriate for the area.
- Zoning: The site is zoned B-2 PUD. This is an appropriate zoning designation for the area.
- The proposed request would allow two wall signs for a total of up to 75 square feet, the same as the UDO sign allowance. No single sign may be greater than 50 square feet.
- The proposed wall signs for OthoIllinois are 35 square feet in area each.
- The request to amend the common sign plan opens up the Planned Unit Development approval. Staff is recommending the façade for the outbuilding be updated as a condition of approval. A similar condition of approval was required for the common sign plan amendment for the Crystal Lake Plaza outbuilding.

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future commercial uses. The following goal is 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 Land 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.

Findings of Fact:

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT

The petitioner is requesting an amendment to the Final Planned Unit Development to allow changes to the common sign plan to allow corner tenants to have two wall signs for a total of up to 75 square feet in area. A Planned Unit Development is a Special Use and Special Uses require separate review because of their potential to impact surrounding properties and the orderly development of the City.

Section 2-400 B General Standards for all special uses in the Unified Ordinance establishes standards for all special uses in Crystal Lake. Briefly, the criteria are as follows:

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.
   ☐ *Meets* ☐ *Does not meet*

2. The use will not be detrimental to area property values.
   ☐ *Meets* ☐ *Does not meet*

3. The use will comply with the zoning districts regulations.
   ☐ *Meets* ☐ *Does not meet*

4. The use will not negatively impact traffic circulation.
   ☐ *Meets* ☐ *Does not meet*

5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.
   ☐ *Meets* ☐ *Does not meet*

6. The use will not negatively impact the environment or be unsightly.
   ☐ *Meets* ☐ *Does not meet*

7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.
   ☐ *Meets* ☐ *Does not meet*

8. The use will meet requirements of all regulating governmental agencies.
   ☐ *Meets* ☐ *Does not meet*

9. The use will conform to any conditions approved as part of the issued Special Use Permit.
   ☐ *Meets* ☐ *Does not meet*

10. The use will conform to the regulations established for specific special uses, where applicable.
    ☐ *Meets* ☐ *Does not meet*

Recommended Conditions:

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

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
   A. Application (Brixmor, dated 005/16/19, received 07/22/19).
   B. Sign Elevations (Signs Now, received 07/22/19)

2. Prior to the installation of the second wall sign for OthoIllinois, the elevations for the outbuilding shall be updated to an architectural style to complement the updated Jewel Osco and Burlington facades, see Exhibit A.

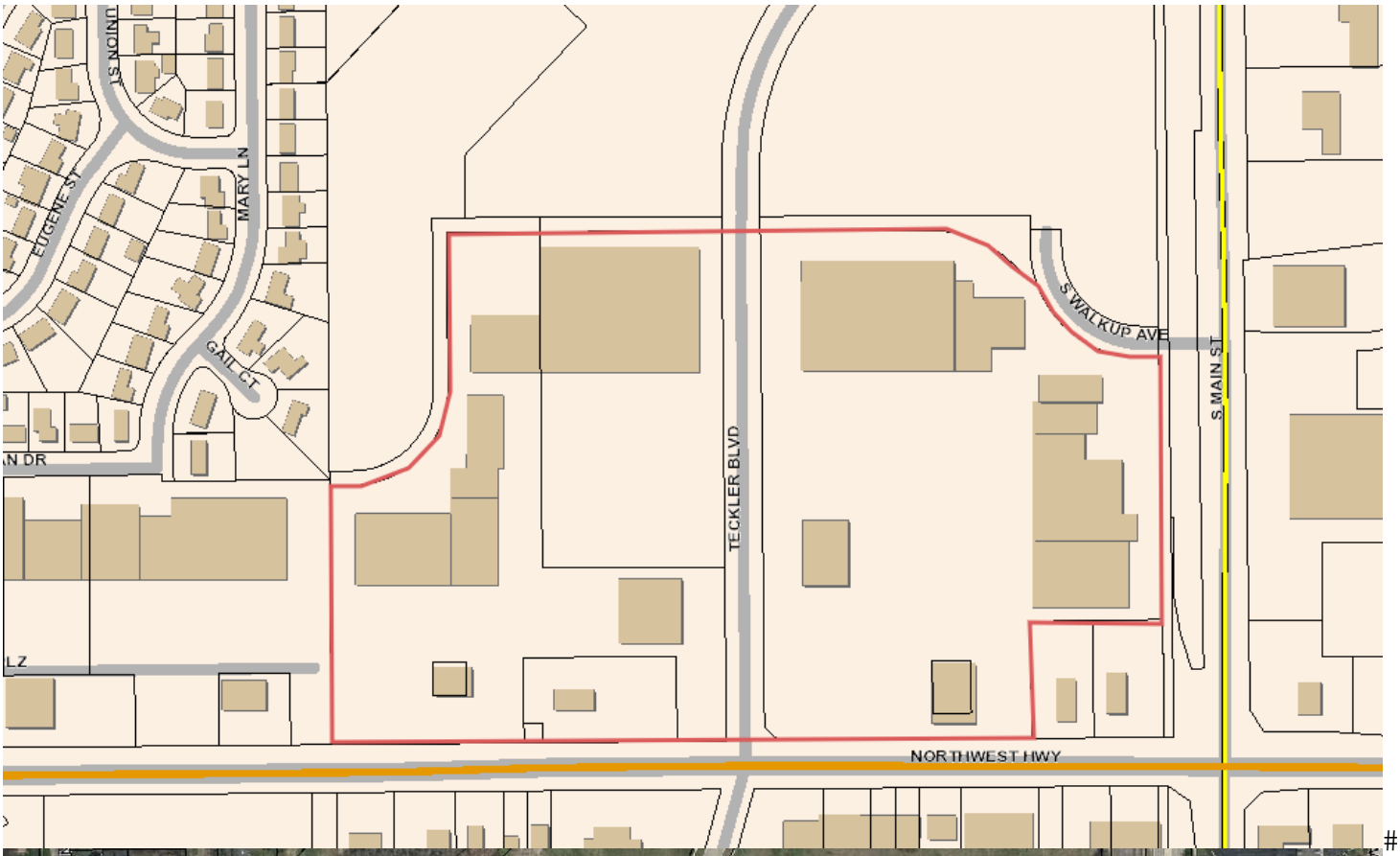
3. The conditions of the previous PUD Amendments and original PUD Ordinance (#2706 file 86-08, #2883 file 87-23, #3274 file 90-06, #5028 file 97-28, #5148 file 98-31, #5112, file 98-59, #5113 file 99-03, #5147 file 99-15, #5459 01-52 and #6433 08-76) are still valid, unless amended by this approval.

4. The petitioner shall comply with all of the requirements of the Community Development Department.

EXHIBIT A


HOBBY LOBBY
Domino's
SUBWAY
SUBWAY
HOBBY LOBBY
Domino's
SUBWAY

#
#


UNION ST
MARY LN
EUGENE ST
GAIL CT
TECKLER BLVD
S WALKUP AVE
S MAIN ST
NORTHWEST HWY

#


MARY LN
GAIL CT
TECKLER BLVD
S WALKUP AVE
S MAIN ST
NORTHWEST HWY

#

PLN-2019-00125

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: Amend PUD at The Crystal Commons for Signage

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JUL 22 2019
BY: .....

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: Frank Talbert
Address: 309 East Ave
Park Ridge, IL 60068
Phone: 312-286-1893
Fax: _____
E-mail: ftalbert@obrawerks.com

Owner Information (if different)

Name: Brixmor Crystal Lake LLC,
c/o Dana Meadowcroft
Address: Suite 1000 S
8700 West Bryn Mawr Ave
Chicago, IL 60631
Phone: (847) 422-1183
Fax: _____
E-mail: dana.meadowcroft@brixmor.com

Property Information

Project Description:

The existing building is a multi-tenant building in a retail center where the tenant (OrthoIllinois) has leased 2 adjoining units on a corner of the building. The parcel is in a PUD that permits 1 sign per tenant. We seek to amend the PUD to allow OrthoIllinois to place 2 signs, each sign on a different facade. This is something that other tenants in the PUD have also done.

Project Address/Location: 6226 Northwest Highway
Units 900 & 902
Crystal Lake, IL 60014

PIN Number(s): 19-05-477-004, 19-05-477-003, 19-05-476-025, 19-05-476-0251, 19-05-476-019

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: ObraWerks
309 East Ave Park Ridge, IL 60068
t. 312-286-1893 ftalbert@obrawerks.com

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

April 5, 2019

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.

Brixmor Crystal Lake LLC, a Delaware limited liability company

By: John Hendrickson, Executive Vice President 05/16/2019

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.

PUBLIC NOTICE

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

IN THE MATTER OF THE PETITION OF
Brixmor Crystal Lake 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 ObraWerks representing Brixmor Crystal Lake LLC, for a Final Planned Unit Development Amendment, relating to the property at 6226 Northwest Highway in Crystal Lake, Illinois 60014, commonly known as the Crystal Lake Commons Shopping Center. PIN: 19-05-477-004, 19-05-477-003, 19-05-476-025, 19-05-476-019 and 19-05-476-021.

This application is filed for the purpose of seeking an amendment to an approved Final Planned Unit Development to allow changes to the common sign plan to allow corner tenants to have two wall signs pursuant to Article 4 and Article 9. 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 August 21, 2019, 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 August 6, 2019)
1689578

Building Tenant Signage Rendering

Orthollinois PUD Amendment for Signage

6226 Northwest Highway Suite 900 & 902 Combined

Crystal Lake, IL 60014

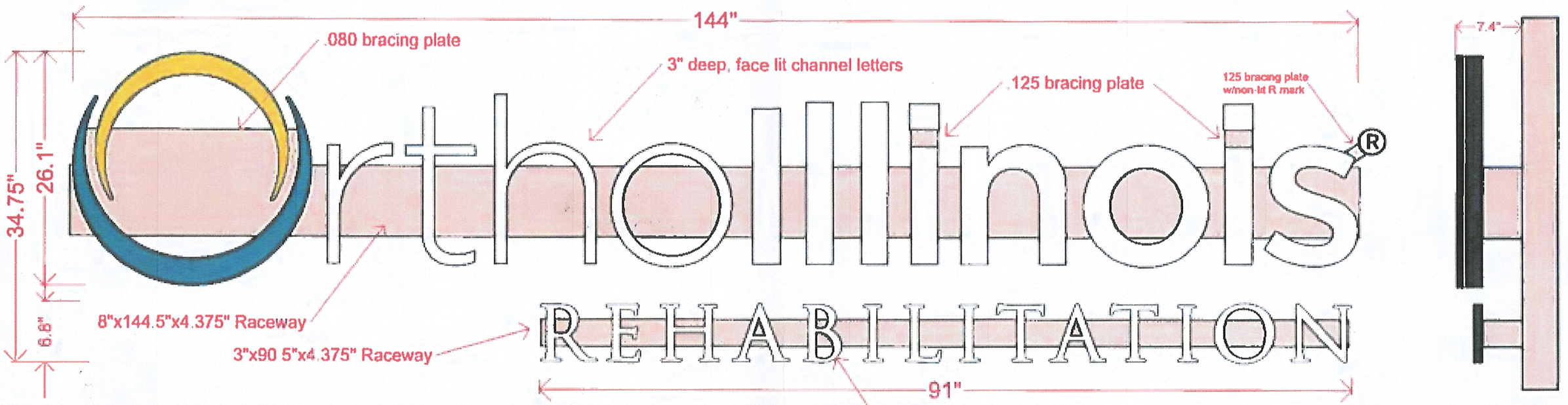
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JUL 22 2019
PLN-2019-00125
BY:

PROJECT NAME: Ortholllinois Crystal Lake
Location: 6226 Northwest Hwy, Crystal Lake, IL
Invoice: #74204

SIGN DETAIL

Approved By: Lenny Leath
Date: 3/20/19

Production cannot begin until this form is completed and returned to Signs Now



SCOPE OF WORK:
- Fab & Install (1) Ortho Illinois Rehab Letter sets

SIGN TYPE:
- Face lit channel letters w/non-lit tagline

OVERALL SIZE:
- 34.75" x 144" x 7.4"

SIZE DETAIL:
- Logo: 26" x 26.75"
- Letters "rtholllinois": 19.3" x 115.5"
- Letters "REHABILITATION": 6.75" x 91"

MOUNTING TYPE:
- Raceways (color matched to fascia)

LETTER BODY DEPTH:
- 3" Ortholllinois
- 1" REHABILITATION

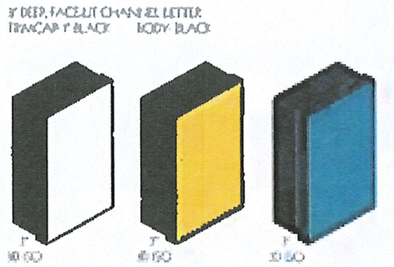
LIGHTING TYPE:
- White LED (Ortholllinois ONLY)

APPROXIMATE STORE MEASUREMENTS:
- Storefront: 100" x 453"
- Sign Band: 47" x 465"

LETTER BODY COLOR:
Black

TRIM CAP COLOR:
1" Black

FACE COLORS:
- #7328 White Acrylic
- Pantone 383 Translucent (For use on upper logo only)
- Pantone 328 Translucent (For use on lower logo only)





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JUL 22 2019
PLN-2019-00125
BY:

*Preparatory materials: Artwork and other items, when supplied by SIGNS NOW, shall remain the exclusive property of SIGNS NOW unless otherwise agreed in writing.

**Alterations: Alterations represent work performed in addition to the original specifications. Although alterations are permitted, excessive alterations shall be charged at the current rates and will be supported with documentation upon request.

ELECTRIC SERVICE REQUIREMENTS:
Number of circuits: 1
Voltage: 120
Amperage: 4
Notes:

SIGNS NOW WILL MAKE FINAL CONNECTION TO A DESIGNATED ELECTRICAL CIRCUIT LOCATED WITHIN 5 FEET OF SIGN'S INSTALL LOCATION.

IF CIRCUIT IS UNAVAILABLE, IT IS THE CUSTOMER'S RESPONSIBILITY TO CONTRACT A LICENSEND ELECTRICIAN TO ESTABLISH A PROPER CIRCUIT.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

SIGNS NOW
www.SignsNowRockford.com
700 20th St., Rockford, IL 61104 (815)398-8371

The Orin Group, LLC.

10 Northwest Avenue, Suite 200,
Tallmadge, Ohio 44278
Phone 330-630-3937 Fax 866-486-2388
www.theoringroup.com

ALTA/ACSM Land Title Survey

for

Centro-Heritage

The Commons of Crystal Lake

US 14 (Northwest Highway) & Main Street
Crystal Lake, IL
County of McHenry County

To: Heritage Property Investment Trust, Inc and its affiliates; Centro Properties Limited; Centro Watt REIT; JPMorgan Chase Bank, N.A., its successors and/or assigns, as their interest may appear; Royal Bank of Scotland; Wachovia Corporation; and any other institutional lender providing permanent financing secured by the property surveyed; Lawyers Title Insurance Corporation; and The Orin Group, llc

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 2, 3, 4, 6, 7a, 7b1, 7c, 8, 9, 10, 11a, 13, 16, 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a licensed professional land surveyor registered in the State of Illinois, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Roland Sarko

Roland F. Sarko
Licensed Illinois Professional Land Surveyor
License Number 035-002401
License Expires: 11-30-2006
Date of Survey: 9-15-2006
Date of Last Revision: 9-19-2006
Ref: 20060151-34

ILLINOIS — ROLAND F. SARKO — MT. HOREB, WI — 35-2401 — PROFESSIONAL LAND SURVEYOR

Survey Preformed By:
Sarko Engineering Inc.
847 Highway JG
Mt. Horeb, WI 53572
Phone: 1-608-832-8297
Fax: 1-608-832-6349
E-mail: rsarko@mhtc.net

Commitment Legal Description

RECORD LEGAL DESCRIPTION:

Lots 1, 1A, 3, 3A, 5, 7 and 8 in re-subdivision of Lots 1 and 2 of The Commons of Crystal Lake, being a part of Section 5, Township 43 North, Range 8 East of The Third Principal Meridian, according to the plat thereof recorded December 1, 1986 as document number 964327, in McHenry County, Illinois

Together with a non-exclusive easement for ingress and egress as set forth in Declaration of Access Easement recorded December 1, 1986 as Document Number 964238 and re-recorded February 16, 1988 as Document Number 88R4060.

Together with non-exclusive easement for ingress and egress as set forth in Reciprocal Easement Agreement, Assignment and Assumption recorded May 23, 1990 as Document Number 90R18526 by and between Venture Stores, Inc., a Delaware corporation, and Metropolitan Life Insurance Company, a New York corporation.

Together with covenants, conditions, restrictions and easements contained in the construction, operation and reciprocal easement agreement recorded September 4, 1986 as Document Number 952770.

Surveyor's Note:
Paragraph 3 of the record legal description references an ingress and egress easement set forth in Reciprocal Easement Agreement, Assignment and Assumption Agreement recorded May 23, 1990 as Document Number 90R-018526. This easement has not been depicted hereon. This office has reviewed the subject document and we note that no reference is made within the subject document to an ingress and egress easement. Said document transfers and assigns rights and obligations contained in Document Number 952770. Said Document Number 952770 is referenced in Paragraph 4 of the record legal description.

NEW MEASURED LEGAL DESCRIPTION:

TRACT 1:

Lots 1, 1A, and 5, Resubdivision of Lots 1 & 2 of The Commons of Crystal Lake, City of Crystal Lake, McHenry County, Illinois being more particularly described as follows:

Beginning at the Southwest corner of said Lot 1; thence N00 degrees 08'00"E, 569.49 feet; thence S89 degrees 45'37"E, 50.00 feet; thence 267.34 feet along the arc of a curve to the left having a radius of 170.00 feet and a long chord subtended bearing N45 degrees 03'27"E, 240.63 feet; thence N00 degrees 02'11"E, 354.80 feet; thence S89 degrees 40'37"E, 226.13 feet; thence S00 degrees 04'50"W, 729.50 feet; thence S89 degrees 39'45"E, 381.58 feet; thence S00 degrees 04'50"W, 364.50 feet; thence N89 degrees 45'37"W, 102.71 feet; thence N00 degrees 08'00"E, 177.42 feet; thence N89 degrees 45'37"W, 320.00 feet; thence S00 degrees 08'00"W, 177.42 feet; thence N89 degrees 45'37"W, 405.00 feet to the point of beginning.

Contained within said bounds 461,384 square feet or 10.5919 acres.

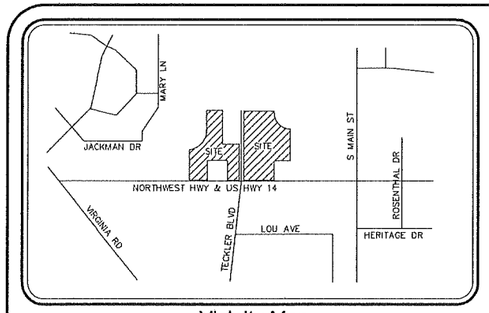
TRACT 2:

Lots 3, 3A, 7, and 8, Resubdivision of Lots 1 & 2 of The Commons of Crystal Lake, City of Crystal Lake, McHenry County, Illinois being more particularly described as follows:

Beginning at the Southeast corner of said Lot 3; thence N89 degrees 45'37"W, 529.00 feet; thence N44 degrees 50'23"W, 42.48 feet; thence N00 degrees 04'50"E, 1,033.87 feet; thence N89 degrees 39'45"W, 80.00 feet; thence N00 degrees 04'50"E, 30.00 feet; thence S89 degrees 39'45"E, 644.10 feet; thence S00 degrees 14'41"W, 63.60 feet; thence 367.48 feet along the arc of a curve to the left having a radius of 233.00 feet and a long chord subtended bearing S44 degrees 55'55"E, 330.56 feet; thence N89 degrees 51'28"E, 35.33 feet; thence S00 degrees 08'32"E, 550.62 feet; thence N89 degrees 41'50"W, 277.10 feet; thence S00 degrees 08'00"E, 246.20 feet to the point of beginning.

Contained within said bounds 777,449 square feet or 17.8478 acres.

These descriptions describe all the land described as Paragraph 1 in the title commitment identified as Lawyers Title Insurance Corporation Commitment Number 10896550 having an effective date of July 6, 2006.



Vicinity Map
(Not to Scale)

Legend of Symbols & Abbreviations

- Power Pole
- Power Pole w/Light
- Light Pole
- Telephone Pole
- Guy Wire
- Sight Light
- Ground Light
- Electric Manhole
- Telephone Manhole
- Telephone Pedestal
- Electric Meter
- Cable Box
- Air Conditioner Unit
- Railroad Signals
- Flag Pole
- Sign (As Noted)
- Well Head
- Satellite Dish
- Tower
- Water Valve
- Fire Hydrant
- Siamese Fire Hydrant
- Water Manhole
- Water Meter Pit
- Water Meter
- Sprinkler Head
- Indicates Handicapped Parking
- Storm Manhole
- Storm Inlet (Square)
- Storm Inlet (Round)
- Curb Storm Inlet
- Storm Pipe
- Sanitary Sewer
- Sanitary Clean Out
- Gas Valve
- Gas Manhole
- Gas Meter
- Gas Marker
- Indicates Mutual Ownership
- Tree (As Noted)

N.	North	Ft.	Feet
S.	South	Vol.	Volume
E.	East	Pg.	Page
W.	West	O.R.	Official Record
°	Degrees	Calc.	Calculated
'	Feet or Minutes	Rec.	Record
"	Inches or Seconds	R/W	Right of Way
Sq.	Square	C/L	Centerline

Statement of Encroachments

(A) The 1 story precast concrete building encroaches from 0.2 to 0.5 feet West of the East property line onto the subject property.

(B) A 1 story brick building encroaches 7.6 feet into a Northern Illinois Gas Main Easement referenced hereon as Item No. 10 of Schedule B.

(C) A 1 story brick building encroaches 1.3 feet into an Electric, Telephone and Cable Television Utility Easement referenced hereon as Item No. 11 of Schedule B.

(D) A 1 story brick building encroaches from 0.0 to 8.1 feet into the current minimum required 50.00 foot zoning setback as per the current zoning code for the City of Crystal Lake, Illinois.

Current Zoning Information

Source of Information: City of Crystal Lake, IL Planning and Economic Development Dept.			
Name of Contact: www.ci.schaumburg.il.us			
Address: 100 W. Municipal Complex; Crystal Lake, Il 60039-0597			
Phone: 1-815-459-2020			
Zoning District(s): B-3 PUD			
Zoning Definition: Planned Business District - Planned Unit Development			
Building Setback Requirements			
	Observed	Required	Notes
Front Yard Setback	62.2 FT	50.00 FT	The zoning code requires a 50.00 foot setback on yards abutting streets and a 30.00 foot setback on any yard abutting a residential zoned district.
Side Yard Setback	40.0 FT	0.00 FT	
Rear Yard Setback	70.9 FT	20.00 FT	
Parking Tabulation			
	Observed	Required	Notes
Regular Spaces		see note	For Retail Use, the zoning code requires 5 parking stalls for every 1,000 square feet of floor area. For Restaurant Use, the zoning code requires 1 stall for every 3 seats, plus 1 stall for every 2 employees, plus 1 stall for every 15 square feet of customer service area.
Handicapped Spaces		see note	
Total Parking Spaces		see note	
Height Restrictions			
	Observed	Max. Allowed	Notes
Maximum Height	29.0 FT	25.00 FT	
Bulk Restrictions			
	Observed	Required	Notes
Lot Area	1,238,833 SQ FT	80,000 SQ FT	
Coverage Ratio	22.6%	50%	
Other:			

NOTE: Because there may be a need for further interpretation of the applicable zoning codes, we refer you to the above referenced municipality and the applicable zoning codes.

FLOOD NOTE: By graphic plotting only, this property was found to be located within Flood Zone C of the Flood Insurance Rate Map, Community Panel No. 170476 0004 C, which bears an effective date of 9-4-1985 and is not in a Special Flood Hazard Area. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or an application for a variance from the Federal Emergency Management Agency.

Miscellaneous Notes

GENERAL NOTES:

1. All measured and recorded dimensions are the same unless noted otherwise.
2. There is no visible evidence of cemeteries or burial grounds on the subject property.
3. No monuments shown have identification numbers.
4. There was no observable evidence of earth moving work, building construction or building additions within recent months.
5. There were no changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction.
6. There was no observable evidence of recent street or sidewalk construction or repairs.
7. There was no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
8. The utility locations shown hereon were determined by observable above ground evidence only. The surveyor was not provided with underground plans or above ground markings to determine any subsurface locations.

BASIS OF BEARINGS:

All bearings are referenced to the North line of U.S. Highway 14, City of Crystal Lake, McHenry County, Illinois having an assumed bearing of N89 degrees 45'37"W.

LOT AREA:

TRACT 1:
461,384 square feet
10.5919 acres

TRACT 2:
777,449 square feet
17.8478 acres

Note Corresponding to Schedule B

(2) Order Establishing City of Crystal Lake Special Service Area Number Thirty-six recorded May 15, 1990 as Document Number 90R-017498. This item is not plotted hereon as it is blanket in nature and does affect the entire subject property.

(3) Reservation contained in General Warranty Deed recorded July 10, 1957 as Document Number 475044. This item is not plotted hereon as it is blanket in nature and does affect the entire subject property.

(4) A 5.00 foot wide Electric and Telephone Utility Easement recorded February 26, 1958 as Document Number 485642. This item is plotted hereon and does affect the subject property.

(5) A 16.50 foot wide Telephone Utility Easement recorded as Document Number 612120. This item is plotted hereon and does affect the subject property.

(6) Building Lines as shown on Plat of Subdivision of The Commons of Crystal Lake, as amended by instrument recorded May 22, 1985 as Document Number 907760. This item is not plotted hereon as copies of said documents have not been provided to this office. Therefore, we are unable to determine if this item affects the subject property.

(7) Terms, Conditions and Restrictions contained in Declaration of Access Easement recorded December 1, 1986 as Document Number 964238 and re-recorded February 16, 1988 as Document Number 88R-004060. This item is plotted hereon and does affect the subject property.

(8) Sewer and Water Line Maintenance Agreement recorded December 1, 1986 as Document Number 964237. This item is plotted hereon and does affect the subject property.

(9) Public Water Main Easement recorded December 1, 1986 as Document Number 964237. This item is plotted hereon and does affect the subject property.

(10) Northern Illinois Gas Main Easement recorded December 1, 1986 as Document Number 964237. This item is plotted hereon and does affect the subject property.

(11) An Electric, Telephone, and Cable Television Easement recorded December 1, 1986 as Document Number 964237. This item is plotted hereon and does affect the subject property.

(12) A Public Sanitary Sewer Easement recorded December 1, 1986 as Document Number 964237. This item is plotted hereon and does affect the subject property.

(13) A Public Water Main and Private Storm Sewer Easement recorded December 1, 1986 as Document Number 964237. This item is plotted hereon and does affect the subject property.

(14) A Public Water Main and Sanitary Sewer Easement recorded December 1, 1986 as Document Number 964237. This item is plotted hereon and does affect the subject property.

(15) Utility Easement Provisions recorded December 1, 1986 as Document Number 964237. This item is not plotted hereon as it is blanket in nature and does affect the entire subject property.

(16A) Notation of Cross Over Easements recorded as Document Number 964238 as shown on Resubdivision of Lots 1 and 2 of The Commons of Crystal Lake recorded December 1, 1986 as Document Number 964237. This item is plotted hereon and does affect the subject property.

(16B) Storm Water Retention Provisions as shown on Resubdivision of Lots 1 and 2 of The Commons of Crystal Lake recorded December 1, 1986 as Document Number 964237. This item is not plotted hereon as it is blanket in nature and does affect the entire subject property.

(16C) Notation of Storm Water Retention Area Corrective Measures as shown on Resubdivision of Lots 1 and 2 of The Commons of Crystal Lake recorded December 1, 1988 as Document Number 964237. This item is not plotted hereon as it is blanket in nature and does affect the entire subject property.

(16D) Notation of Maintenance Agreement recorded December 1, 1986 as Document Number 964237 as shown on Resubdivision of Lots 1 and 2 of The Commons of Crystal Lake recorded December 1, 1986 as Document Number 964237. This item is not plotted hereon as it is blanket in nature and does affect the entire subject property.

(16E) Reservation of Storm Water Drainage by the City of Crystal Lake as shown on Resubdivision of Lots 1 and 2 of The Commons of Crystal Lake recorded December 1, 1986 as Document Number 964237. This item is plotted hereon and does affect the subject property.

(17) Landscape Easement recorded December 1, 1986 as Document Number 964237 as amended by Certificate of Correction recorded May 22, 1987 as Document Number 985776. This item is plotted hereon and does affect the subject property.

(18) Easements recorded December 1, 1986 as Document Number 964237. This item is plotted hereon and does affect the subject property.

(19A) A Ramp Slab Easement recorded November 18, 1987 as Document Number 87R-010268. This item is plotted hereon and does affect the subject property.

(19B) An Emergency Exit Easement recorded November 18, 1987 as Document Number 87R-010268. This item is plotted hereon and does affect the subject property.

(20) A Telephone Utility Easement recorded March 9, 1989 as Document Number 89R-006783. This item is plotted hereon and does affect the subject property.

(21) Reciprocal Easement Agreement, Assignment and Assumption Agreement recorded May 23, 1990 as Document Number 90R-18526. This item is not plotted hereon as it is blanket in nature and does affect the entire subject property.

(22A) Encroachment of a 1 story brick building into an Electric, Telephone and Cable Television Utility Easement as shown on survey by William Vanderstoppen dated September 27, 1993, Job No. 93-0292B. This item is plotted hereon and does affect the subject property.

(22B) Encroachment of a 1 story brick building into a Gas Main Easement as shown on survey by William Vanderstoppen dated September 27, 1993, Job No. 93-0292B. This item is plotted hereon and does affect the subject property.

(23) Agreement recorded June 22, 1998 as Document Number 98R00039091. This item is plotted hereon and does affect the subject property.

(24) Environmental Disclosure Documents recorded July 12, 1993 as Document Number 93R-040425 and recorded October 14, 1993 as Document Number 93R-061967. This item is not plotted hereon as it is blanket in nature and does affect the entire subject property.

(25) Landscape Easement recorded December 1, 1986 as Document Number 964237 as amended by Certificate of Correction recorded May 22, 1987 as Document Number 985776. This item is plotted hereon and does affect the subject property.

(26) Construction, Operation and Reciprocal Easement Agreement recorded September 4, 1986 as Document Number 952770. This item is not plotted hereon as it is blanket in nature and does affect the entire subject property.

(27) Agreement Concerning Land for a Temporary Easement recorded October 16, 1997 as Document No. 97R-05106. This item is not plotted hereon as it does not affect the subject property. Said easement expired 3 years from the date of execution.

(35) First Amendment to Construction, Operation and Reciprocal Easement Agreement recorded October 29, 1997 as Document Number 97R-053125. This item is not plotted hereon as it is blanket in nature and does affect the entire subject property.

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