# #2015-13
# CVS Pharmacy – Rezoning, SUP, Final Plat and Variations
# Project Review for Planning and Zoning Commission

**Meeting Date:** April 22, 2015

**Requests:**

1. Rezoning to B-2 General Commercial.
2. Final Plat of Subdivision to create 2 lots.
3. Special Use Permits for Lot 1 to allow a drive-through and electronic message center sign.
4. Variations from
   a. Article 3-200 to allow 75% lot coverage, a variation of 10% over the 65% permitted,
   b. Article 4-1000 to allow 360 square feet of signage, 210 square feet over the 150 square feet permitted,
   c. Article 4-1000 to allow 2 free-standing signs on the property, allowing the off-premise sign, 1 free-standing sign is permitted,
   d. Article 5 to allow Lot2 a lot that does not abut a publicly dedicated roadway.

**Location:** 177 Virginia Street

**Acreage:** Approximately 3 acres

**Existing Zoning:** B-2 General Commercial, R-2 Single Family Residential and O PUD Office

**Surrounding Properties:**

| | |
|---|---|
| North: | B-2 and B-2 PUD General Commercial |
| South: | R-2 Single Family Residential (Church of Nazarene) |
| East: | O-PUD Office (Virginia Park Condominiums) |
| West: | B-2 General Commercial and O Office |

**Staff Contact**: Elizabeth Maxwell (815.356.3615)

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**Background:**

- This property was the former Mama Rini's restaurant, the AutoTech Goodyear building and 2 single family residences. The houses were used as rental properties for employees of Mama Rini's.

- The proposed use would be for a CVS Pharmacy, which includes a drive-through.
- The request requires Rezoning, Special Use Permits, a Final Plat of Subdivision and Variations.

**Development Analysis:**

Land Use/Zoning

- The site is currently zoned B-2, O and R-2. The R-2 single-family portion and O office portion would be rezoned to B-2. This is the appropriate zoning district for a pharmacy, which is a permitted use in this district.
- The land use map shows the area as Commerce. This is an appropriate land use designation for a Pharmacy.

Site Layout

- The site will be rebuilt with a 13,225 square foot CVS Pharmacy. The drive-through is at the southwest corner of the building. Parking is to the north and west of the building.
- A second "Lot 2" is being created behind the CVS for future commercial development.

Landscape

- The petitioner has submitted a final landscape plan, which illustrates landscape around the sign, parking lot screening, some parking lot landscape islands and foundation base landscape.
- Parking lots are required to have a landscape island at the ends of every parking row and every 10 parking spaces. These have been provided.
- The petitioner has undulating beds of landscape materials around the perimeter of the parking lot.
- Foundation base landscape is required around the base of the building. The petitioner has provided Viburnum, and Currants along the building. The petitioner is also showing some Viburnum and Dogwood along the drive-aisle on the south side of the building.
- Landscaping is required around the free-standing signs at 1 square foot for each square foot of signage. This has been provided.
- The petitioner provided a tree survey a final tree removal plan and landscape plan are required during the building permit stage.

Building Elevations

- The CVS is being constructed to resemble the approved Randall Road CVS. The building had a brick exterior with stone columns, a large entry arch and awnings over the windows.
- The building has been designed with a parapet roof which has a variable height to add interest and break up the height of the building.
- The exterior is all masonry, with a combination of two brick colors and stone for the main entry area columns.

- New buildings are required to meet at least 6 of the architectural design criteria; this building meets 9 of the criteria.

Parking and Circulation

- Parking for Pharmacy is 4.5 per 1,000 square feet, requiring 60 parking spaces.
- The project has been designed with 69 parking spaces.
- The CVS is maintaining the existing circulation around the Country Donuts property.
- The CVS has access to Circle Lane (a privately maintained roadway), which is a full access on Route 14. They have a central access drive onto Route 14, which is a right-in / left-in / right-out. There is also access out to Virginia Road, which is a full access that currently exists for the Virginia Park office condominium development.

Signage

- The main CVS identification signs are on the North and East elevations, facing Route 14. Additional wall signage is on the drive-through canopy on the southwest corner of the building.
- The total wall signage proposed is 376 square feet; 150 square feet is permitted. The petitioner is requesting a variation of 226 square feet.
- The petitioner is proposing 2 free-standing signs. The main CVS sign is an electronic message center sign. The proposed illumination is red, which requires a variation. Retail uses are permitted 1 free standing sign at 80 square feet. The total area of both free-standing signs is 69.2 square feet. Both signs meet the 9-foot height requirement. The second free-standing sign is for Lot 2, which does not front a public roadway.

Off-Site Traffic

- The traffic consultant has reviewed the proposed use and on-site and off-site circulation. The traffic study recommends the two full access points at Circle Lane and Virginia Road remain. The study recommends the right-in / left-in / right-out at the central access drive onto Route 14.

**Findings of fact:**

SPECIAL USE PERMIT

The petitioner is requesting approval of a Special Use Permit for a drive-through. A Special Use requires separate review because of its 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*

Drive-through uses must comply with the following standards:

a. General:
   (i) Drive-through windows and lanes shall not be placed between the right of-way of the primary street and the associated building.
   (ii) Drive-thru windows and lanes shall be placed to the side or rear of the building served. Where allowed, as part of a Planned Unit Development approval or through a variation, drive-thru windows and lanes placed between the right-of-way of primary street and the associated building shall require landscape plantings installed and maintained along the entire length of the drive-thru lane, located between the drive-thru lane and the adjacent right-of-way (not including an alley) in accordance with the provisions of Section 4-400 Landscaping and Screening Standards.

(iii) Drive-through windows shall not be permitted on the side of a building adjoining any residential property.

☒ *Meets* ☐ *Does not meet*

b. Special Use Required: Where a drive-through is adjacent to a residential property, a Special Use is required.

☐ *Meets* ☐ *Does not meet* ☒ *Not Applicable*

c. Stacking space criteria: Stacking spaces shall be provided for any use having a drive-through. The following general standards shall apply to all stacking spaces for drive-through stations:

(i) Stacking spaces and lanes for drive-through stations shall not impede on and off-site traffic movement, shall not cross or pass through off street parking areas, and shall not create a potentially unsafe condition where crossed by pedestrian access to a public entrance of a building.

(ii) Drive-through lanes shall be separated from off-street parking areas. Individual lanes shall be striped, marked, or otherwise distinctly delineated.

(iii) Bypass lanes and other parking lot drive aisles immediately adjacent to the drive-through lane(s) shall maintain the same direction of traffic flow as the drive-through.

(iv) Approach lanes for drive-through facilities shall have a minimum width of 12 feet as measured from the face of the curb. The City Engineer may administratively approve the following reductions in width for constrained sites:

One lane: reduction to 11 feet

Two or more lanes: reduction to 10 feet per lane

(v) All drive-through facilities shall be provided with a bypass lane with a minimum width of 10 feet.

(vi) Alleys or driveways in residentially zoned areas adjacent to drive through facilities shall not be used for the circulation of customer traffic

(vii) Each stacking space shall be a minimum of 10 feet wide by 20 feet long.

(viii) All drive-through facilities shall be provided with an "escape" route from an existing queue.

(ix) Estimates of anticipated drive-through traffic, processing rates, or other operational data from other existing comparable facilities shall be provided.

☒ *Meets* ☐ *Does not meet*

d. Required number of stacking spaces for specific uses: The required number of stacking spaces are to be provided before the location of the first stop (order window, order pedestal, order board, etc.) The uses below shall provide the following minimum numbers of stacking spaces:

(v) Pharmacy: Six stacking spaces for one lane, four per lane for 2 or more lanes.

☒ *Meets* ☐ *Does not meet*

The drive through meets the established criteria.

Additionally, Section 2-400 C of the UDO, establishes specific criteria for consideration before the issuance of a Limited Use Permit for an EMC. If the sign could not meet this criteria it would require a Special Use.

a. Number Permitted: One EMC Sign may be incorporated into any freestanding business sign on a property, provided that such freestanding sign would otherwise be permitted within the underlying Zoning District and subject to the following restrictions:

(i) Minimum Width: The zoning lot upon which an EMC may be permitted must have a minimum of 200 contiguous lineal feet of frontage that must be located on Route 14 or Route 31.

(ii) Minimum Area: The zoning lot upon which an EMC may be permitted must have a minimum of 2 acres of total lot area.

(iii) Maximum Gross Surface Area: The maximum gross surface area of the EMC portion of any sign shall not exceed 32 square feet or 40% of the sign's total area; whichever is smaller. The EMC portion must occupy the bottom half of the sign. The maximum gross area of any sign within which an EMC sign is incorporated shall comply with the requirements for maximum gross surface area based on the underlying Zoning District and shall include the surface area of the EMC. The sign must be outside of the required setback and located on the middle third of the property.

(iv) Maximum Height: The EMC sign, including any sign in which the EMC is incorporated, shall comply with the maximum height permitted for any sign based on the underlying Zoning District to which the property is located.

(v) Pre-existing nonconforming signs: An EMC sign cannot be incorporated into a pre-existing non-conforming sign.

(vi) Minimum Design Standards: The EMC sign shall meet all the following design conditions:

A. The EMC unit must be equipped with both a programmed dimming sequence as well as an additional overriding mechanical photocell that adjusts the brightness of the display to the ambient light at all times of day. Such programming and mechanical equipment shall be set so that the EMC, at night or in overcast conditions, will be no more than 40% of the daytime brightness level;

B. All EMCs located on properties adjacent to residential uses must be extinguished from 11:00 p.m. until 7:00 a.m. This restriction shall apply regardless of the location of the EMC on the property;

C. The message area of an EMC can be illuminated by white, amber or green incandescent lamps, LED (light-emitting diode) or magnetic discs;

D. The EMC unit must have the "flash" feature disabled and messages shall have a 5-minute "hold" time except for time and temperature messaging which may have a shorter duration, but no less than 1 minute or separate the sign into two areas – one for the message and the other for the time and temperature;

E. The messages displayed on the EMC may only transition from one message to another by either fading or dissolving to black with another message appearing immediately thereafter, without movement or other transition effects between messages;

F. Except as otherwise provided herein, all messages displayed on the EMC must be static and may not reflect movement, flashing, scrolling or changes in shape or size of messages or portions of messages. Streaming and/or live-time video may not be displayed and this function of the EMC must be disabled;

G. The EMC unit must be equipped to override commercial messages for emergency situations such as an "Amber Alert" or other such acute public emergencies, but such override authority for public emergencies shall not exceed 48 total hours within any two week period. The owner of the EMC unit is requested to cooperate with the City of Crystal Lake in order to allow the City to exercise its override authority; and

H. The EMC sign must be set in a manner that the display will turn dark in case of a malfunction

(vii) A free-standing sign may have not more than 2 sign faces. Freestanding signs with more than one sign face must be designed to have the sign faces attached back to back to the support structure. No V-shape freestanding EMC signs shall be permitted.

(viii) The EMC unit shall otherwise comply with all other provisions of Article 4-1000 of the Crystal Lake Unified Development Ordinance ("Signs'), including, but not limited to, the prohibition of Off-Premise Signs.

☐ *Meets* ☒ *Does not meet*

The Sign would not meet the approved color as they are requesting red, requiring the SUP.

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 if the project meets the overall criteria group. 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*

The request meets the UDO Design Criteria.

**Comprehensive Land Use Plan 2020 Vision Summary Review:**
The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future business 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.

**Success Indicator:** The number of new "chain store" occupancies.

**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 (TMC Illinois 2, LLC, received 02/17/15)
   B. ALTA / ASCM Land Title Survey (Manhard Consulting, dated 10/28/14, received 04/25/14)
   C. Final Plat of Subdivision (Manhard Consulting, dated 03/27/15, received 03/30/15)
   D. Site Plan (Manhard Consulting, dated 03/20/15, received 03/30/15)
   E. Landscape Plan (Manhard Consulting, dated 03/20/15, received 03/30/15)
   F. Tree Survey (Manhard Consulting, dated 02/12/15)
   G. Elevations (Norr, dated 3/20/15, received 03/30/15)
   H. Sign Plans (icon, dated 03/20/15, received 03/30/15)

2. Final Plat of Subdivision
   A. Provide an easement over the portion of the former Lot 3 to accommodate the existing storm water facilities.
   B. CVS shall be responsible for the maintenance of Circle Lane unless a separate easement document is prepared establishing shared or another type of maintenance among all adjacent parties.

3. Site and Landscape Plan
   A. Review fire hydrant spacing, access to the fire department connection and location of the fire equipment room to ensure fire department comments have been addressed.
   B. Illustrate the 2-foot projection of the columns on the site plan and any floor plans.
   C. Any tree removal must meet the requirements of Article 4-300.
   D. The median adjacent to the drive-through shall be increased to provide only a right-out towards Circle Lane. This portion of the median shall be mountable for trucks.

4. Traffic Study
   A. Petitioner shall follow all the recommendation of the traffic study dated April 17, 2015.
   B. The petitioner shall work with IDOT and McDOT to secure any permits for work in the right-of-way.
   C. Any changes to the site plan required by the traffic study, IDOT or McDOT shall be reviewed and approved by the Community Development Department.

5. The petitioner shall address all of the review comments and requirements of the Community Development, Fire Rescue, Police, and Public Works Departments, and those of the City's Stormwater Consultant.

# EXHIBIT A

# EXHIBIT B

# EXHIBIT C

2015 13

# City of Crystal Lake
# Development Application

Office Use Only
File # _____

Project Title: CVS - Route 14 and Virginia Road

RECEIVED
FEB 17 2015
BY: _____

## Action Requested

__ Annexation
__ Comprehensive Plan Amendment
__ Conceptual PUD Review
__ Final PUD
__ Final PUD Amendment
XX Final Plat of Subdivision
__ Preliminary PUD
XX Preliminary Plat of Subdivision
XX Rezoning
XX Special Use Permit
XX Variation
__ Other

## Petitioner Information

Name: TMC Illinois 2, LLC
Attn: Mark Bettenhausen
Address: 501 Pennsylvania #160
Indianapolis, IN 46280

Phone: 847-736-6324

Fax: _____

E-mail: mbettenhausen@tmcrowley.com

## Owner Information (if different)

Name: See Exhibit 1 attached hereto

Address: _____

Phone: _____

Fax: _____

E-mail: _____

## Property Information

Project Description: 2-lot subdivision with new CVS Pharmacy with drive-through on Lot abutting Route 14 and Virginia Road.

Project Address/Location: South-east corner of Route 14 and Circle Drive

PIN Number(s): 19-08-126-002, 19-08-126-003, 19-08-126-004 and 19-08-126-025

**Development Team**

Please include address, phone, fax and e-mail

**Developer:** TMC Illinois 2, LLC, an Indiana limited liability company

**Architect:** Norr Architects

**Attorney:** Peter C. Bazos, ESq, Bazos, Freeman, Kramer, Schuster & Braithwaite, LLC

**Engineer:** Jeremy Foss, Manhard Consulting, Ltd.

**Landscape Architect:** Glenn M. Christensen

**Planner:** Jeremy Foss, Manhard Consulting, Ltd.

**Surveyor:** Jeremy Foss, Manhard Consulting, Ltd.

**Other:** _____

**Signatures** TMC Illinois 2, LLC

By: _____

Mark Bettenhausen, VP Real Estate Div.

**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.**

SEE EXHIBIT 1 ATTACHED HERETO

**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.

**EXHIBIT 1-1**
**OWNER INFORMATION**

**NAMES AND CONSENTS OF OWNERS**

The undersigned, being the authorized representative of the Owners of the portion of the Virginia Park Condominium Association common area that comprises a part of the property as to which this Development Application pertains as described below and, by executing this Exhibit 1, hereby give their respective consents to the City of Crystal Lake to administratively processing the said Development Application:

Virginia Park Condominium Association
An Illinois not for profit corporation
Address: 7705 Virginia Road, Suite, Crystal Lake, IL 60014

By: _____
Name: Satbir Saini
Title: Association President
Date: February __, 2015

The undersigned, being the Owners of all of the condominium units in the Virginia Park Condominium Association, by executing this Exhibit 1, hereby give their respective consents to the City of Crystal Lake to administratively processing the said Development Application:

~~Glenn T. Matejka~~ Glen T. Matejka 2/12/15

Donna M. Matejka 2/12/15
**Donna M. Matejka**

**Chicago Title Land Trust Company, As Trustee under Trust Agreement dated May 29, 2001 and known as Trust no. 01-13402,**

By: _____
Name: Richard A. O'Connor
Title: President of ROC Property Management, Inc., a General Partner of The O Dhia Gach Cucabrach V Limited Partnership, a beneficiary of this land trust

**Virginia Park Investments, LLC**, an Illinois limited liability company

By: _____
Name: Satbir Saini
Title: Manager/member G.J.A.S. Enterprises, LLC, a member of Virginia Park Investments, LLC

**EXHIBIT 1-2**
**OWNER INFORMATION**

**NAMES AND CONSENTS OF OWNERS**

The undersigned, being the Owner(s) of a portion of the property as to which this Development Application pertains as described below and, by executing this Exhibit 1, hereby give their respective consents to the City of Crystal Lake to administratively processing the said Development Application:

Mary A. Fuhler-Urquizo

Address: 603 Coral Dr, Cape Coral, FL 33904

By: Mary A. Fuhler-Urquizo
Mary A. Fuhler-Urquizo
Date: February __, 2015

**EXHIBIT 1-3**
**OWNER INFORMATION**

## NAMES AND CONSENTS OF OWNERS

The undersigned, being the Owner(s) of a portion of the property as to which this Development Application pertains as described below and, by executing this Exhibit 1, hereby give their respective consents to the City of Crystal Lake to administratively processing the said Development Application:

Home State Bank of Crystal Lake, as Trustee
under Trust Agreement dated May 1, 1987
and known as Trust #8014

Address: 244 Circle Dr. Crystal Lake, IL 60014

By: _____
Name: THOMAS W. BARANKO
VICE PRESIDENT & SR. TRUST OFFICER
Title: Trust Officer
Date Feb. 10 , 2015

This instrument is executed by Home State Bank/National Association, Crystal Lake, IL., not personally but solely as Trustee as aforesaid. All the covenants and conditions to be performed hereunder by Home State Bank/National Association are undertaken by it solely as Trustee as aforesaid and not individually, and no personal liability shall be asserted or be enforceable against Home State Bank/National Association by reason of any of the covenants, statements, representations or warranties contained in this instrument.

Home State Bank, N.A., as Trustee
under Trust Agreement dated February
10, 1999, and known as Trust #4755

Address: 177 S. Virginia St., Crystal Lake, IL 60014

By: _____
Name: THOMAS W. BARANKO
VICE PRESIDENT & SR. TRUST OFFICER
Title: Trust Officer
Date Feb. 10 , 2015

This instrument is executed by Home State Bank/National Association, Crystal Lake, IL., not personally but solely as Trustee as aforesaid. All the covenants and conditions to be performed hereunder by Home State Bank/National Association are undertaken by it solely as Trustee as aforesaid and not individually, and no personal liability shall be asserted or be enforceable against Home State Bank/National Association by reason of any of the covenants, statements, representations or warranties contained in this instrument.

Home State Bank, N.A., as Trustee
under Trust Agreement dated March
18, 1998, and known as Trust #4640

Address: 240 Circle Dr., Crystal Lake, IL 60014

By: _____
Name: THOMAS W. BARANKO
VICE PRESIDENT & SR. TRUST OFFICER
Title: Trust Officer
Date Feb. 10 , 2015

This instrument is executed by Home State Bank/National Association, Crystal Lake, IL., not personally but solely as Trustee as aforesaid. All the covenants and conditions to be performed hereunder by Home State Bank/National Association are undertaken by it solely as Trustee as aforesaid and not individually, and no personal liability shall be asserted or be enforceable against Home State Bank/National Association by reason of any of the covenants, statements, representations or warranties contained in this instrument.

## LAND TRUST DISCLOSURE OF BENEFICIARY

State of Illinois )
) SS.
County of McHenry )

To: The City of Crystal Lake, Illinois
Regarding: Development Application no. _____

The undersigned, being first duly sworn on oath, hereby swears and affirms to the City of Crystal Lake, Illinois, pursuant to 765 ILCS 405/0.01 and 50 ILCS 105/3.1, as follows:

1. The owner of the property which is the subject of the above-referenced zoning application is the following land trust ("Land Trust"):

Homestate Bank, N.A., as Trustee under Trust Agreement dated March 18, 1998, and known as Trust #4640

2. The sole beneficiary of the Land Trust (the "Beneficiary") and its interest in the Land Trust is as follows:

| Name of Beneficiary | Address of Beneficiary | Percentage Interest |
|---|---|---|
| PETER TOUSIS | 3716 Pleasant Hill Ct. | 50% |
| IRENE TOUSIS | Crystal Lake, IL 60012 | 50% |
| | | |
| | | |

Dated this 10 day of February, 2015

By: _____
Name: THOMAS W. BARANKO
VICE PRESIDENT & SR. TRUST OFFICER

Subscribed and sworn to before me,
this 10 day of February, 2015

_____
Notary Public

"OFFICIAL SEAL"
JILL HEFFRON
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 12/29/2017

This instrument is executed by Home State Bank/National Association, Crystal Lake, IL., not personally but solely as Trustee as aforesaid. All the covenants and conditions to be performed hereunder by Home State Bank/National Association are undertaken by it solely as Trustee as aforesaid and not individually, and no personal liability shall be asserted or be enforceable against Home State Bank/National Association by reason of any of the covenants, statements, representations or warranties contained in this instrument.

## LAND TRUSTDISCLOSURE OF BENEFICIARY

State of Illinois )
) SS.
County of McHenry )

To: The City of Crystal Lake, Illinois
Regarding: Development Application no. _____

The undersigned, being first duly sworn on oath, hereby swears and affirms to the City of Crystal Lake, Illinois, pursuant to 765 ILCS 405/0.01 and 50 ILCS 105/3.1, as follows:

1. The owner of the property which is the subject of the above-referenced zoning application is the following land trust ("Land Trust"):

Homestate Bank, N.A., as Trustee under Trust Agreement dated February 10, 1999, and known as Trust #4755

2. The sole beneficiary of the Land Trust (the "Beneficiary") and its interest in the Land Trust is as follows:

| Name of Beneficiary | Address of Beneficiary | Percentage Interest |
|---|---|---|
| PETER TOUSIS | 3716 Pleasant Hill Ct. | 50% |
| IRENE TOUSIS | Crystal Lake, IL 60012 | 50% |
| | | |
| | | |

Dated this 10 day of February, 2015

By: _____ AVP/SO/TO
Name: THOMAS W. BARANKO
VICE PRESIDENT & OR TRUST OFFICER

Subscribed and sworn to before me,
this 10 day of February, 2015

_____
Notary Public

"OFFICIAL SEAL"
JILL HEFFRON
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 12/29/2017

This instrument is executed by Home State Bank/National Association, Crystal Lake, IL., not personally but solely as Trustee as aforesaid. All the covenants and conditions to be performed hereunder by Home State Bank/National Association are undertaken by it solely as Trustee as aforesaid and not individually, and no personal liability shall be asserted or be enforceable against Home State Bank/National Association by reason of any of the covenants, statements, representations or warranties contained in this instrument.

## LAND TRUST DISCLOSURE OF BENEFICARY

State of Illinois )
) SS.
County of McHenry )

To: The City of Crystal Lake, Illinois
Regarding: Development Application no. _____

The undersigned, being first duly sworn on oath, hereby swears and affirms to the City of Crystal Lake, Illinois, pursuant to 765 ILCS 405/0.01 and 50 ILCS 105/3.1, as follows:

1. The owner of the property which is the subject of the above-referenced zoning application is the following land trust ("Land Trust"):

Home State Bank of Crystal Lake, as Trustee under Trust Agreement dated May 1, 1987 and known as Trust #8014

2. The sole beneficiary of the Land Trust (the "Beneficiary") and its interest in the Land Trust is as follows:

| Name of Beneficiary | Address of Beneficiary | Percentage Interest |
|---|---|---|
| PETER TOUSIS | 3716 Pleasant Hill Ct. | 50% |
| IRENE TOUSIS | Crystal Lake, IL 60012 | 50% |
| | | |
| | | |

Dated this 10 day of February, 2015

By: _____
Name: THOMAS W. BARANKO
VICE PRESIDENT & SR. TRUST OFFICER

Subscribed and sworn to before me,
this 10 day of February, 2015

_____
Notary Public

"OFFICIAL SEAL"
JILL HEFFRON
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 12/29/2017

This instrument is executed by Home State Bank/National Association, Crystal Lake, IL., not personally but solely as Trustee as aforesaid. All the covenants and conditions to be performed hereunder by Home State Bank/National Association are undertaken by it solely as Trustee as aforesaid and not individually, and no personal liability shall be asserted or be enforceable against Home State Bank/National Association by reason of any of the covenants, statements, representations or warranties contained in this instrument.

## OWNER'S DISCLOSURE OF IDENTITY

State of Illinois )
) SS.
County of McHenry )

To: The City of Crystal Lake, Illinois
Regarding: Development Application no. _____

The undersigned, being first duly sworn on oath, hereby swears and affirms to the City of Crystal Lake, Illinois, pursuant to 765 ILCS 405/0.01 and 50 ILCS 105/3.1, as follows:

1. The owner of the property which is the subject of the above-referenced zoning application is the following land trust ("Land Trust"):

> Chicago Title Land Trust Company, as Successor Trustee under Trust Agreement dated May 29, 2001 and known as Trust #01-13402, with respect to its undivided percentage interest in the common area of the Virginia Park Condominiums

2. The sole beneficiary of the Land Trust (the "Beneficiary") and its interest in the Land Trust is as follows:

| Name of Beneficiary | Address of Beneficiary | Percentage Interest |
|---|---|---|
| The O Dhia Gach Cucabrach V Limited Partnership | 7115 Virginia Rd, Ste 101, Crystal Lake, IL 60014 | 100% |
| | | |
| | | |
| | | |

Dated this 11th day of February, 2015

By: Richard A. O'Connor
Name: Richard A. O'Connor

Subscribed and sworn to before me,
this 11th day of February, 2015

Jennifer Eisenmenger
Notary Public

OFFICIAL SEAL
JENNIFER EISENMENGER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 09/21/2017

**EXHIBIT 2**
**RIDER TO DEVELOPMENT APPLICATION FILED BY TMC ILLINOI 2, LLC**

Property: South-East Corner of Route 14 and Circle Drive, Crystal Lake, Illinois

The Applicant submits the Development Application with the following supplemental information:

1. Applicant is the contract purchaser of the Subject Property.

2. Attached hereto as **Exhibit 1** are the written consents of each of the owners of the Subject Property, consenting to the administrative processing of the zoning applications.

3. Attached hereto is a statutory disclosure regarding the beneficial interest of the land trust which is an owner of one of the Subject Properties.

**Exhibit 3**
**NARRATIVE TO ACCOMPANY APPLICATION OF**
**TMC ILLINOIS 2, LLC**
**CVS Crystal Lake**

Applicant, TMC Illinois 2, LLC (by and through Mark Bettenhausen, its Vice President of Real Estate Development), requests that the City Crystal Lake, Illinois ("**City**") approve the request for (i) rezoning (map amendment), (ii) special use, (iii) zoning variations, and (iv) preliminary and final plat of subdivision for the Subject Property described in the Development Application to which this Narrative is attached. The project as to which this application pertains (the "**CVS Project**") is described below.

Applicant has contracts to assemble the Subject Property from multiple property owners. Provided that the zoning requests are granted by the City, the Applicant will then demolish the exiting structures and construct on the Subject Property an approximate 13,225 square foot modern CVS Pharmacy with dual drive through facility. The store will not only offer prescription and non-prescription medications, but also (i) retail products and sundries typically offered by modern pharmacies, (ii) pre-packaged food, (iii) possibly fresh foods, and (iv) if a liquor license is approved by the City, packaged liquors. The store would like the freedom to operate on a 24 hours per day/7 day per week basis if economic conditions justify those hours.

Variances are needed as follows:

1. [Variations as called out by the Staff];
2. A variation to allow the Applicant to install a second free-standing sing on Lot 1 to advertise the business on Lot 2; and
3. Such other variances as may be necessary to otherwise authorize the construction and development of the CVS Project as shown and depicted on the site plan submitted and considered in the public hearing and/or before the City Council to the extent required as to eliminate any non-conformities. Such variances should also include any departures from the otherwise requirements of the subdivision ordinance.

The Applicant is also requesting preliminary and final subdivision approval for the overall Subject Property. Upon completion of the subdivision, the Applicant will convey the newly created lot 2 to Mary A. Fuhler-Urquuizo or her nominee.

Assuming that zoning approval is first obtained from the City, then upon procurement of all necessary permits from the City and IDOT, and once the current Goodyear business relocates, the Applicant can begin construction. The Applicant hopes to achieve the opening of the new CVS store by September of 2016.

# PUBLIC NOTICE

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

IN THE MATTER OF THE PETITION OF
TMC Illinois 2, LLC. on behalf of CVS Pharmacy

**LEGAL NOTICE**

Notice is hereby given in compliance with the Unified Development Ordinance (UDO) of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission on the application filed TMC Illinois 2, LLC, an Indiana limited liability company (acting by and through its Vice President of Real Estate, Mark Beltenhausen) for the purposes of Rezoning the property to B-2, and seeking a Special Use Permit to allow a drive-through with Variations generally known as 177 Virginia Street, Crystal Lake, Illinois. PINs: 19-08-126-002, -003, -004, -025.

This application is filed for the purpose of (i) Rezoning the entire property to B-2, including, without limitation, those portions of the property currently zoned R-2 and O-PUD, (ii) approving a 2-lot Final Plat of Subdivision for the entire property, (iii) approving a Special Use Permit for proposed Lot 1 of the subdivision to allow a drive-through facility in connection with the proposed CVS Pharmacy to be constructed on said Lot 1, and (iv) approving certain Variations from Article 3-200 to allow 75% lot coverage, Article 4-1000 to allow a second free-standing sign on the property, as well as any other variations as necessary to approve the plans as presented. 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 on this request will be held at 7:30 p.m. on Wednesday, March 18, 2015, 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

**LEGAL DESCRIPTION OF PROPERTY**

**PARCEL 1:**

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, AND PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTH LINE OF SAID SECTION 8 AT A POINT 425.04 FEET WEST OF THE NORTH QUARTER CORNER OF SAID SECTION, SAID POINT BEING IN THE CENTER OF VIRGINIA STREET; THENCE NORTHWESTERLY ALONG THE CENTER OF SAID STREET, 53.06 FEET TO A POINT; THENCE SOUTH 16 DEGREES WEST, ALONG THE EASTERLY LINE OF SHARP'S SUBDIVISION, A DISTANCE OF 261.04 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE CENTER LINE OF VIRGINIA STREET, 144.0 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 216.5 FEET TO THE CENTER LINE OF VIRGINIA STREET; THENCE NORTHWESTERLY ALONG SAID CENTER LINE 236.79 FEET TO THE PLACE OF BEGINNING, (EXCEPTING THEREFROM THAT PART FALLING IN THE RIGHT OF WAY OF VIRGINIA STREET, ALL IN MCHENRY COUNTY, ILLINOIS

**PARCEL 2:**

LOTS O, G AND F (EXCEPT THE NORTHEASTERLY 12.00 FEET OF LOT F AS MEASURED AT RIGHT ANGLES TO THE NORTHEASTERLY LINE THEREOF) IN SHARP'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5 AND A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, ALL IN TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 15, 1951 AS DOCUMENT NO. 248377 IN BODK 11 OF PLATS, PAGE 34, IN MCHENRY COUNTY, ILLINOIS.

**VIRGINIA PARK CONDOMINIUMS**

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8 AND PART OF THE SOUTHWEST QUARTER OF SECTION 5, DESCRIBED AS FOLLOWS: COMMENCING ON THE NORTH LINE OF SAID SECTION 8 AT A POINT 425.04 FEET WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION, SAID POINT BEING IN THE CENTER OF VIRGINIA STREET; THENCE NORTHWESTERLY ALONG THE CENTER OF SAID STREET, 53.06 FEET TO A POINT; THENCE SOUTH 16 DEGREES WEST, 763.99 FEET TO A POINT; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 271.38 FEET TO A POINT; THENCE IN A NORTHEASTERLY DIRECTION BEING ON A LINE FORMING AN ANGLE OF 90 DEGREES AND 38 MINUTES TO THE LEFT WITH A PROLONGATION OF THE LAST DESCRIBED LINE, 586.1 FEET TO A POINT IN THE CENTER OF VIRGINIA STREET AFORESAID; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF SAID STREET, 266.04 FEET TO THE PLACE OF BEGINNING (EXCEPTING AND RESERVING THEREFROM ALL THAT PART OF THE ABOVE PROPERTY LYING NORTHEASTERLY OF A LINE THAT INTERSECTS THE NORTHWESTERLY LINE OF THE ABOVE DESCRIBED TRACT OF LAND AT A POINT 45.00 FEET, AS MEASURED OR RIGHT ANGLES FROM THE CENTERLINE OF VIRGINIA STREET AFORESAID AND THAT INTERSECTS THE SOUTHEASTERLY LINE OF THE ABOVE DESCRIBED TRACT AT A POINT 40.00 FEET, AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF VIRGINIA STREET AFORESAID) (ALSO EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS; BEGINNING AT A POINT IN THE NORTH LINE OF SECTION 8 AT A POINT 425.04 FEET WEST OF THE NORTH QUARTER CORNER OF SAID SECTION, SAID POINT BEING IN THE CENTER OF VIRGINIA STREET THENCE NORTHWESTERLY; ALONG THE CENTERLINE OF SAID STREET, 53.06 FEET TO A POINT; THENCE SOUTH 16 DEGREES WEST, ALONG THE EASTERLY LINE OF SHARP'S SUBDIVISION, A DISTANCE OF 261.04 FEET; THENCE SOUTHEASTERLY, PARALLEL WITH THE CENTERLINE OF VIRGINIA STREET 144.0 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 216.5 FEET TO THE CENTERLINE OF VIRGINIA STREET; THENCE NORTHWESTERLY, ALONG SAID CENTERLINE, 236.79 FEET TO THE PLACE OF BEGINNING EXCEPTING THAT PART FALLING IN THE RIGHT-OF-WAY OF VIRGINIA STREET; ALL IN TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.

(Published in the Northwest Herald March 2, 2015.) NW 6079


DEVONSHIRE LANE
CIRCLE LANE
PIQ
VIRGINIA ROAD
LINCOLNSHIRE DRIVE

December 4, 2014 - 14:09 Dwg Name: P:\Tcad\dwg\Surv\Final Drawings\Alta Survey\01-TCACL-SA.dwg Updated By: jbaker

# ALTA/ACSM LAND TITLE SURVEY

## SURVEY PREPARED FOR

TMC ILLINOIS 2, LLC
501 S PENNSYLVANIA PARKWAY, SUITE 160
INDIANAPOLIS, IN 46280

## PARKING STALLS

| | |
|---|---|
| REGULAR PARKING STALLS | = 43 |
| HANDICAP PARKING STALLS | = 3 |
| TOTAL PARKING STALLS | = 46 |

## PROPERTY AREA

PARCEL 1: 35,095 SQ. FT. (0.806 ACRES)
PARCEL 2: 91,205 SQ. FT. (2.094 ACRES)
PARCEL 3: 3,670 SQ. FT. (0.084 ACRES)
129,970 SQ. FT. (2.984 ACRES)

## LEGAL DESCRIPTION

**PARCEL 1:**(PER TITLE COMMITMENT 1401 008975766 D1)
PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, AND PART OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTH LINE OF SAID SECTION 8 AT A POINT 425.04 FEET WEST OF THE NORTH QUARTER CORNER OF SAID SECTION, SAID POINT BEING IN THE CENTER OF VIRGINIA STREET; THENCE NORTHWESTERLY ALONG THE CENTER OF SAID STREET, 53.06 FEET TO A POINT; THENCE SOUTH 16 DEGREES WEST, ALONG THE EASTERLY LINE OF SHARP'S SUBDIVISION, A DISTANCE OF 261.04 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE CENTER LINE OF VIRGINIA STREET, 144.0 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 216.5 FEET TO THE CENTER LINE OF VIRGINIA STREET; THENCE NORTHWESTERLY ALONG SAID CENTER LINE 236.79 FEET TO THE PLACE OF BEGINNING, (EXCEPTING THEREFROM THAT PART FALLING IN THE RIGHT OF WAY OF VIRGINIA STREET, ALL IN MCHENRY COUNTY, ILLINOIS

**PARCEL 2::**(PER TITLE COMMITMENT 1401 008975765 D1)
LOTS D, G AND F (EXCEPT THE NORTHEASTERLY 12.00 FEET OF LOT F AS MEASURED AT RIGHT ANGLES TO THE NORTHEASTERLY LINE THEREOF) IN SHARP'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5 AND A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, ALL IN TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 15, 1951 AS DOCUMENT NO. 248377 IN BOOK 11 OF PLATS, PAGE 34, IN MCHENRY COUNTY, ILLINOIS.

**PARCEL 3:** (SURVEYOR'S LEGAL DESCRIPTION)
THAT PART OF VIRGINIA PARK CONDOMINIUMS RECORDED AS DOCUMENT 89R005332, BEING PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8 AND PART OF THE SOUTHWEST QUARTER OF SECTION 5 IN TOWNSHIP 43 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID VIRGINIA PARK CONDOMINIUMS; THENCE SOUTH 40 DEGREES 26 MINUTES 08 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID VIRGINIA PARK CONDOMINIUMS, 83.83 FEET; THENCE SOUTH 65 DEGREES 13 MINUTES 59 SECONDS WEST, 90.92 FEET TO A POINT ON THE WEST LINE OF SAID VIRGINIA PARK CONDOMINIUMS; THENCE NORTH 15 DEGREES 27 MINUTES 46 SECONDS EAST ALONG SAID WEST LINE OF VIRGINIA PARK CONDOMINIUMS, 105.73 FEET TO THE POINT OF BEGINNING, ALL IN MCHENRY COUNTY, ILLINOIS.

PARCEL INDEX NUMBERS
19-08-126-025 (PARCEL 1)
19-08-126-002 (LOT D)
19-08-126-003 (LOT F)
19-08-126-004 (LOT G)
PART OF 19-08-130-000 (PARCEL 3)

## BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE, ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL TIME KINEMATIC (RTK) GPS METHODS

## CVS/PHARMACY SURVEY STATEMENT

A. THIS SURVEY SHOWS, ON THE BASIS OF A FIELD INSTRUMENT SURVEY WHICH MEETS THE STANDARDS, IF ANY, ESTABLISHED BY THE STATE IN WHICH THE PROPERTY IS LOCATED.

1. A FIXED AND DETERMINABLE POSITION AND LOCATION OF THE LAND (THE "PROPERTY") DESCRIBED ON THIS SURVEY (INCLUDING THE POSITION OF THE POINT OF COMMENCEMENT (IF ANY) AND THE POINT OF BEGINNING);

2. THE LOCATION OF ALL BUILDINGS, VISIBLE STRUCTURES, AND OTHER VISIBLE, ABOVE-GROUND IMPROVEMENTS SITUATED ON THE PROPERTY; AND

3. ALL DRIVEWAYS OR OTHER CUTS IN THE CURBS ALONG ANY STREET UPON WHICH THE PROPERTY ABUTS; AND THAT

B. NO EASEMENTS OR RIGHTS-OF-WAY OVER ABUTTING PROPERTIES ARE REQUIRED FOR (I) ACCESS TO AND EGRESS FROM THE PROPERTY, (II) DRAINAGE OF SURFACE OR OTHER WATER OFF THE PROPERTY, (III) ANY UTILITIES WHICH SERVE THE PROPERTY AND (IV) STORM SEWER AND SANITARY SEWER FACILITIES SERVING THE PROPERTY, OR IF SUCH OFF-SITE EASEMENTS ARE REQUIRED, THEY ARE SHOWN ON THE SURVEY AND DULY RECORDED EASEMENTS HAVE BEEN OBTAINED FROM ALL LAND OWNERS WHOSE PROPERTY ARE AFFECTED.

C. NO FENCES, WATERWAYS, DITCHES, PONDS, BUILDING RESTRICTIONS (OR, IF BUILDING RESTRICTION LINES EXIST, THE LINES HAVE NOT BEEN VIOLATED), OR PARTY WALLS AFFECTING THE PROPERTY EXIST;

ALL FENCES TIED TO PROPERTY LINE

D. NO VISIBLE ENCROACHMENTS, PROTRUSIONS, OVERLAPS, OR OVERHANGS OF ANY IMPROVEMENTS LOCATED ON THE PROPERTY EXIST UPON ANY EASEMENTS OR RIGHTS-OF-WAY ENCUMBERING OR APPURTENANT TO THE PROPERTY OR ADJACENT LAND.

E. NO VISIBLE ENCROACHMENTS, PROTRUSIONS, OVERLAPS, OR OVERHANGS OF ANY IMPROVEMENTS LOCATED ON ADJACENT LAND EXIST UPON THE PROPERTY OR ANY EASEMENTS OR RIGHTS-OF-WAY ENCUMBERING OR APPURTENANT TO THE PROPERTY.

THE TRASH ENCLOSURE NEAR THE SOUTH CORNER OF PARCEL 1

F. THIS SURVEY REFLECTS BOUNDARY LINES OF THE PROPERTY WHICH CLOSE BY CALCULATION;

G. THE ONLY EXCEPTIONS TO THE FACTS CERTIFIED IN THIS SURVEY ARE AS FOLLOWS:

(I) NONE

H. WITHOUT INTENDING TO LIMIT ANY OF THE FOREGOING CERTIFICATIONS, THE UNDERSIGNED MADE A SPECIFIC EXAMINATION WITH RESPECT TO THE FOLLOWING ITEMS AND REPORTS AS:

(I) RIGHTS-OF-WAY, OLD HIGHWAYS, OR ABANDONED ROADS, LANES OR DRIVEWAYS AND VISIBLE DRAINS, SEWER, WATER, GAS OR OIL PIPE LINES ACROSS THE PROPERTY

NONE

(II) VISIBLE, ABOVE-GROUND SPRINGS, STREAMS, RIVERS, PONDS, LAKES, SWAMPS OR DRAINAGE DITCHES LOCATED, BORDERING ON OR RUNNING THROUGH THE PROPERTY

NONE

(III) VISIBLE, ABOVE-GROUND CEMETERIES OR FAMILY BURIAL GROUNDS LOCATED ON THE PROPERTY

NONE

(IV) VISIBLE, ABOVE-GROUND TELEPHONE, TELEGRAPH, ELECTRIC POWER OR OTHER UTILITY POLES, WIRES, LINES OR TRANSFORMERS OVERHANGING OR CROSSING OR LOCATED ON THE PROPERTY

OVERHEAD WIRES CROSS CIRCLE DRIVE FROM PARCEL 2

(V) JOINT DRIVEWAYS OR WALKWAYS AND PARTY WALLS OR RIGHTS OF SUPPORT AFFECTING THE PROPERTY

NONE

(VI) PHYSICAL EVIDENCE OF BOUNDARY LINES OF THE PROPERTY

MONUMENTATION OF THE PROPERTY CORNERS AS SHOWN.

(VII) PROPOSED CHANGES IN STREET LINES

NONE

(VIII) DISPUTED BOUNDARIES

NONE

(IX) CURBING AND CURB CUTS

EXISTING CURBS ARE LOCATED AND SHOWN ON THE SURVEYED PROPERTY.

I. THE PREMISES ARE ZONED R-2 SINGLE FAMILY RESIDENCE, B-2 GENERAL COMMERCIAL, O OFFICE DISTRICT.

SPECIFIC ZONING INFORMATION IS LISTED TO THE RIGHT ON THIS SHEET.

THE ZONING INFORMATION NOTED ABOVE HAS BEEN PROVIDED TO THE SURVEYOR AND THE SURVEYOR MAKES NO STATEMENT THAT THIS REPRESENTS ALL OF THE ZONING RESTRICTIONS FOR THE PROPERTY. ADDITIONAL BULK RESTRICTIONS CONTAINED IN THE CITY OF CRYSTAL LAKE ZONING ORDINANCE HAVE NOT BEEN SHOWN.

THE UNDERSIGNED HAS EXAMINED THE CURRENT ZONING ORDINANCE AND OTHER APPLICABLE MATERIALS RELATIVE TO THOSE TYPES OF RESTRICTIONS AND REQUIREMENTS SOMETIMES REFERRED TO AS USE, DIMENSIONAL, BULK AND PARKING RESTRICTIONS AND REQUIREMENTS WHICH RELATED TO THE PREMISES.

K. THE PREMISES SHOWN ON THE SURVEY HAS DIRECT ACCESS TO AND FROM A DEDICATED PUBLIC ROADWAY OR VIA A PUBLIC ALLEY, WHICH ACCESS BETWEEN THE PREMISES AND SAID ROADWAY AS SHOWN UPON SAID SURVEY EXISTS WITHOUT RESTRICTION AND IS SUFFICIENT TO MEET THE REASONABLE NEEDS OF THE CURRENT OR PROPOSED USE, AS THE CASE MAY BE, OF THE PREMISES AND ALL APPLICABLE REQUIREMENTS OF PUBLIC AUTHORITIES.

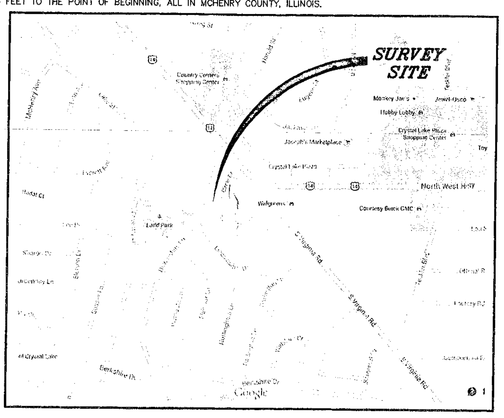
L. WATER SUPPLY, SANITARY WATER, SANITARY SEWER, STORM DRAINAGE, ELECTRICITY, GAS AND OTHER UTILITIES ARE AVAILABLE AT THE LOT LINES OF THE PREMISES OR WITHIN EASEMENTS ADJACENT TO THE PREMISES.

M. ALL EASEMENTS AND OTHER RIGHTS IN THE PREMISES APPEARING IN THE TITLE REPORT SUBMITTED TO THE UNDERSIGNED WHICH ARE CAPABLE OF LOCATION ON A SURVEY HAVE BEEN LOCATED ON THE SURVEY AND THE UNDERSIGNED HAS NOT BEEN ADVISED OF ANY OTHER EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE PROPERTY, NOR IS THERE ANY VISIBLE EVIDENCE OF POSSIBLE UNRECORDED EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE PROPERTY. UNLESS OTHERWISE SHOWN AND DETAILED ON THE SURVEY, NO EASEMENTS OVER LAND OF OTHERS ARE REQUIRED FOR:

(I) ACCESS TO AND EGRESS FROM THE PREMISES,
(II) DRAINAGE OF SURFACE OR OTHER WATER OFF THE PREMISES,
(III) ANY UTILITIES WHICH SERVE THE PREMISES AND SAID IMPROVEMENTS, SUCH AS WATER, ELECTRICITY, GAS AND TELEPHONE, OR
(IV) STORM SEWER AND SANITARY SEWER FACILITIES SERVING THE PREMISES AND SAID IMPROVEMENTS.

N. AS OF THE DATE OF THE SURVEY, THE PREMISES DOES NOT LIE WITHIN ANY FLOOD PLAIN OR FLOOD-PRONE AREA, OR A FLOOD PLAIN AREA HAVING SPECIAL FLOOD HAZARDS IDENTIFIED AS SUCH UNDER THE FLOOD DISASTER PROTECTION ACT OF 1973.

O. THE UNDERSIGNED HAS REVIEWED THE MOST RECENT FLOOD INSURANCE RATE MAP ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER THE NATIONAL FLOOD INSURANCE PROGRAM APPLICABLE TO THE PREMISES AND HAS DETERMINED THAT THE PREMISES IS IN ZONE X (UNSHADED).




## LOCATION MAP

( NOT TO SCALE )

## INDEX TO SCHEDULE B

CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 1401 008975766 D1 WITH AN EFFECTIVE DATE OF SEPTEMBER 15, 2014 HAS BEEN REVIEWED IN CONJUNCTION WITH THE PREPARATION OF THIS SURVEY. THIS SURVEY MAY NOT REFLECT MATTERS OF TITLE THAT MAY BENEFIT OR BURDEN THE PROPERTY UNLESS THEY ARE EVIDENT FROM THE FIELD SURVEY OR THEY ARE CONTAINED IN THE ABOVE TITLE COMMITMENT.

SCHEDULE B EXCEPTION TABLE

| EXCEPTION NUMBER | PLOTTABLE | NOTATION |
|---|---|---|
| 1 | NO | GENERAL EXCEPTION |
| 2 | NO | GENERAL EXCEPTION |
| 3 | NO | GENERAL EXCEPTION |
| 4 | NO | GENERAL EXCEPTION |
| 5 | NO | GENERAL EXCEPTION |
| 6 | NO | GENERAL EXCEPTION |
| 7 | NO | GENERAL EXCEPTION |
| 8 | NO | TAXES |
| 9 | NO | MORTGAGE |
| 10 | NO | RENTS |
| 11 | NO | MORTGAGE |
| 12 | NO | RENTS |
| 13 | NO | MORTGAGE |
| 14 | NO | RENTS |
| 15 | NO | TRUST |
| 16 | NO | UNRECORDED LEASES |
| 17 | NO | NOTE |
| 18 | NO | TRUST |
| 19 | NO | PUBLIC ROADWAY |
| 20 | NO | FLOW OF STREAM |
| 21 | NO | DRAINAGE |
| 22 | YES | PUBLIC UTILITIES AND DRAINAGE |
| 23 | YES | GARAGE |
| 24 | NO | AGREEMENT |
| 25 | YES | PUBLIC UTILITY EASEMENT |
| 26 | NO | BLANKET EASEMENT IL BELL |
| 27 | NO | NOTE |
| 28 | NO | NOTE |

## INDEX TO SCHEDULE B

CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 1401 008975765 D1 WITH AN EFFECTIVE DATE OF SEPTEMBER 16, 2014 HAS BEEN REVIEWED IN CONJUNCTION WITH THE PREPARATION OF THIS SURVEY. THIS SURVEY MAY NOT REFLECT MATTERS OF TITLE THAT MAY BENEFIT OR BURDEN THE PROPERTY UNLESS THEY ARE EVIDENT FROM THE FIELD SURVEY OR THEY ARE CONTAINED IN THE ABOVE TITLE COMMITMENT.

SCHEDULE B EXCEPTION TABLE

| EXCEPTION NUMBER | PLOTTABLE | NOTATION |
|---|---|---|
| 1 | NO | GENERAL EXCEPTION |
| 2 | NO | GENERAL EXCEPTION |
| 3 | NO | GENERAL EXCEPTION |
| 4 | NO | GENERAL EXCEPTION |
| 5 | NO | GENERAL EXCEPTION |
| 6 | NO | GENERAL EXCEPTION |
| 7 | NO | GENERAL EXCEPTION |
| 8 | NO | TAXES |
| 9 | NO | MORTGAGE |
| 10 | NO | RENTS |
| 11 | NO | MORTGAGE |
| 12 | NO | RENTS |
| 13 | NO | MORTGAGE |
| 14 | NO | RENTS |
| 15 | NO | TRUST |
| 16 | NO | UNRECORDED LEASES |
| 17 | NO | NOTE |
| 18 | NO | TRUST |
| 19 | NO | PUBLIC ROADWAY |
| 20 | NO | FLOW OF STREAM |
| 21 | NO | DRAINAGE |
| 22 | YES | PUBLIC UTILITIES AND DRAINAGE |
| 23 | YES | GARAGE |
| 24 | NO | AGREEMENT |
| 25 | YES | PUBLIC UTILITY EASEMENT |
| 26 | NO | BLANKET EASEMENT IL BELL |
| 27 | NO | NOTE |
| 28 | NO | NOTE |

## FLOOD HAZARD NOTE:

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17111C0327J WITH AN EFFECTIVE DATE OF NOVEMBER 16, 2006 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE X (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

## BENCHMARKS:

SOURCE BENCHMARK: NGS NH0144

STAMP ON BENCHMARK DISK
AT THE JUNCTION OF FRANKLIN AVENUE AND SOUTH CAROLINE STREET, AT COMMUNITY HIGH SCHOOL, IN TOP OF THE EAST EDGE OF THE CIRCULAR CONCRETE BASE FOR THE FLAGPOLE, 84 FEET NORTH OF THE NORTH FACE OF THE NORTH WALL OF THE SCHOOL, 5 1/2 FEET WEST OF THE WEST EDGE OF THE SIDEWALK LEADING TO THE NORTH ENTRANCE OF SCHOOL, 87 FEET SOUTH OF THE SOUTH CURB LINE OF FRANKLIN AVENUE, AND ABOUT LEVEL WITH THE SIDEWALK.
ELEVATION: 922.37 DATUM: NAVD88

SITE BENCHMARK 1:
ARROW BOLT ON FIRE HYDRANT LOCATED AT THE NORTHWESTERLY PORTION OF PARKING LOT AT VIRGINIA PARK CONDOMINIUMS APPROXIMATELY 57 FEET EAST OF WEST EDGE OF PAVEMENT & 49 FEET SOUTH OF THE NORTH EDGE OF PAVEMENT
ELEVATION: 899.20 DATUM: NAVD88

SITE BENCHMARK 2:
CUT SQUARE ON SOUTHEAST CORNER OF COUNTRY DONUTS ON CONCRETE SIGN BASE
ELEVATION: 894.70 DATUM: NAVD88

## SHEET INDEX


| | |
|---|---|
| SHEET 1 | LEGAL DESCRIPTION, TITLE EXCEPTIONS, SURVEYOR'S NOTES & CERTIFICATION |
| SHEET 2 | OVERALL PROPERTY BOUNDARY, LABELS |
| SHEET 3 | TOPOGRAPHIC INFORMATION |


## ZONING REGULATIONS - R-2 SINGLE FAMILY RESIDENTIAL DISTRICT

PROPERTY IS LOCATED IN THE CITY OF CRYSTAL LAKE

PROPERTY IS ZONED: R-2 SINGLE FAMILY RESIDENTIAL DISTRICT

THE FOLLOWING RESTRICTIONS ARE TAKEN FROM THE CURRENT UNIFIED DEVELOPMENT ORDINANCE.

LOT SIZE REQUIREMENTS
1) MINIMUM LOT AREA: 8,400 SQUARE FEET
2) MINIMUM LOT WIDTH: 70 FEET

BUILDING BULK LIMITATIONS
1) MINIMUM FRONT SETBACK: 30 FEET.
2) MINIMUM INTERIOR SIDE SETBACK: 7 FEET.
2A) COMBINED INTERIOR SIDE SETBACK: 18 FEET
3) MINIMUM REAR SETBACK: 20 FEET
4) MAXIMUM BUILDING HEIGHT, PRINCIPAL STRUCTURE: 28 FEET AND 2 STORIES.
4) MAXIMUM BUILDING HEIGHT, ACCESSORY STRUCTURE: 15 FEET AND 1 STORY.
5) MAXIMUM FLOOR AREA RATIO: 0.80

## ZONING REGULATIONS - B-2 GENERAL COMMERCIAL DISTRICT

PROPERTY IS LOCATED IN THE CITY OF CRYSTAL LAKE

PROPERTY IS ZONED: B-2 GENERAL COMMERCIAL DISTRICT

THE FOLLOWING RESTRICTIONS ARE TAKEN FROM THE CURRENT UNIFIED DEVELOPMENT ORDINANCE.

LOT SIZE REQUIREMENTS
1) MINIMUM LOT AREA: 20,000 SQUARE FEET
2) MINIMUM LOT WIDTH: 100 FEET

BUILDING BULK LIMITATIONS
1) MINIMUM FRONT SETBACK: 30 FEET.
2) MINIMUM INTERIOR SIDE SETBACK: 0 FEET.
3) MINIMUM REAR SETBACK: 20 FEET
4) MINIMUM CORNER SIDE SETBACK: 30 FEET
5) MAXIMUM BUILDING HEIGHT, PRINCIPAL STRUCTURE: 28 FEET AND 2 STORIES.
4) MAXIMUM BUILDING HEIGHT, ACCESSORY STRUCTURE: 25 FEET AND 2 STORY.
5) MAXIMUM FLOOR AREA RATIO: 1.5
6) MAXIMUM BUILDING COVERAGE 50%
7) MAXIMUM IMPERVIOUS SURFACE COVERAGE: 65%

## ZONING REGULATIONS - O OFFICE DISTRICT

PROPERTY IS LOCATED IN THE CITY OF CRYSTAL LAKE

PROPERTY IS ZONED: O OFFICE DISTRICT

THE FOLLOWING RESTRICTIONS ARE TAKEN FROM THE CURRENT UNIFIED DEVELOPMENT ORDINANCE.

LOT SIZE REQUIREMENTS
1) MINIMUM LOT AREA: 20,000 SQUARE FEET
2) MINIMUM LOT WIDTH: 80 FEET

BUILDING BULK LIMITATIONS
1) MINIMUM FRONT SETBACK: 30 FEET.
2) MINIMUM INTERIOR SIDE SETBACK: 10 FEET.
2A) COMBINED INTERIOR SIDE SETBACK: 20 FEET
3) MINIMUM REAR SETBACK: 20 FEET
4) MINIMUM CORNER SIDE SETBACK: 30 FEET
5) MAXIMUM BUILDING HEIGHT, PRINCIPAL STRUCTURE: 28 FEET AND 2 STORIES.
4) MAXIMUM BUILDING HEIGHT, ACCESSORY STRUCTURE: 15 FEET AND 1 STORY.
5) MAXIMUM FLOOR AREA RATIO: 1.0
6) MAXIMUM BUILDING COVERAGE 50%
7) MAXIMUM IMPERVIOUS SURFACE COVERAGE: 65%

## SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.

2. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

3. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT AND SHOWN HEREON. THIS INFORMATION HAS BEEN FURNISHED BY THE CLIENT AND COMPARED TO RECORD DEEDS TO CHECK FOR GAPS AND/OR OVERLAPS. HOWEVER, THIS SURVEY MAY NOT REFLECT HISTORICAL MATTERS OF TITLE AND OWNERSHIP THAT HAVE NOT BEEN DISCLOSED BY THE TITLE COMMITMENT.

4. UNLESS OTHERWISE NOTED, ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.

5. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE.

6. UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, STORM AND SANITARY SEWERS, WATER MAINS, TELEPHONE AND ELECTRIC CABLES OR CONDUITS, GAS MAINS AND ALL SERVICE LINES SHOWN HEREON HAVE BEEN LOCATED BASED ON THE FOLLOWING: ACTUAL FIELD OBSERVATIONS AT AN OPEN MANHOLE; PROPOSED ENGINEERING PLANS; UTILITY ATLASES FROM PRIVATE UTILITY COMPANIES AND/OR LOCAL MUNICIPALITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THAT AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

7. THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING, OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS, OR WHEN THE SITE WAS COVERED WITH SNOW. AT THE TIME OF SURVEY, THE SITE WAS NOT COVERED BY SNOW. OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.

8. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "JULIE" MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT J.U.L.I.E. AT 1-800-892-0123.

9. THE SURVEYED PROPERTY IS AT THE INTERSECTION OF U.S. ROUTE 14 (W. VIRGINIA STREET) AND VIRGINIA ROAD.

10. NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE FOUND AT THE TIME OF SURVEY.

11. NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL WAS FOUND AT THE TIME OF SURVEY.

STATE OF ILLINOIS )
) SS
COUNTY OF LAKE )

CERTIFIED TO : TMC ILLINOIS 2, LIMITED LIABILITY COMPANY

AND : HOME STATE BANK OF CRYSTAL LAKE, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 1, 1987 AND KNOWN AS TRUST NUMBER 8014, AS TO LOT "D"

AND : HOME STATE BANK, N.A., AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 10, 1999 AND KNOWN AS TRUST NUMBER 4755, AS TO LOT "F";

AND : HOME STATE BANK, N.A., AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 18, 1998 AND KNOWN AS TRUST NUMBER 4640, AS TO LOT "G";

AND : MARY A. FUHLER-URQUIZO

AND : CHICAGO TITLE INSURANCE 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 1, 2, 3, 4, 5, 6(a), 6(b) 7(a), 8, 9, 11(a) AND 13 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON OCTOBER 28, 2014.

DATE OF PLAT OR MAP: DECEMBER 4th, 2014.

JAMES D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LICENSE EXPIRES NOVEMBER 30, 2016

DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350
LICENSE EXPIRES APRIL 30, 2015

JAMES D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
VERNON HILLS, ILLINOIS

RECEIVED
MAR 30 2015
BY:

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SHEET 1 OF 3
TCACL 130953

PROJ. MGR: JF
PROJ. ASSOC.: JDB
DRAWN BY: PJD
DATE: 10/28/14
SCALE: NA

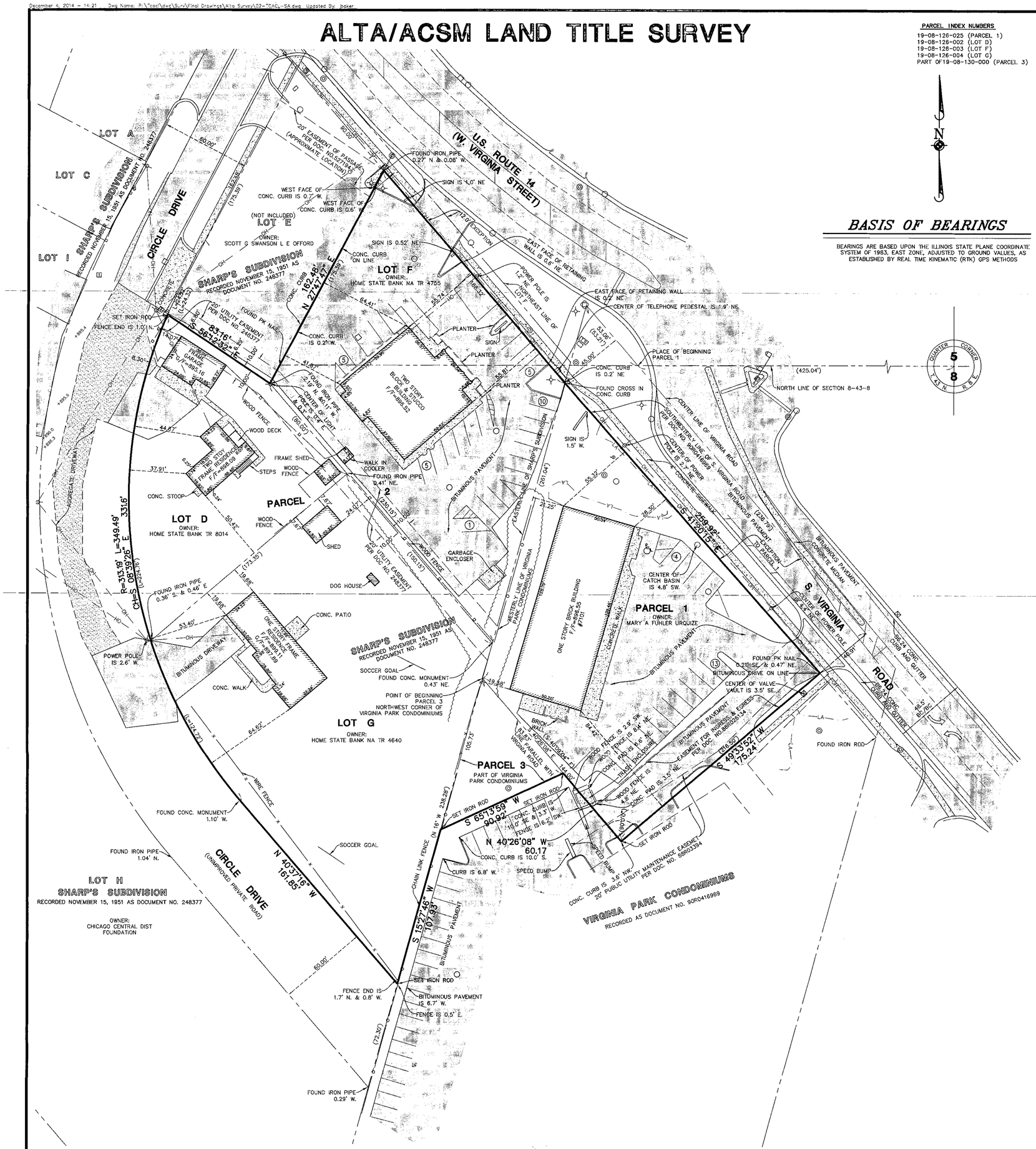
CVS, CS #70423
U.S ROUTE 14 (VIRGINIA STREET)
ALTA/ACSM LAND TITLE SURVEY

Manhard CONSULTING LTD
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Construction Managers • Environmental Scientists • Landscape Architects • Planners

| DATE | REVISIONS | DRAWN BY |
|---|---|---|
| 12/04/14 | ADDED EASEMENT | PJD |

# ALTA/ACSM LAND TITLE SURVEY

**PARCEL INDEX NUMBERS**
19-08-126-025 (PARCEL 1)
19-08-126-002 (LOT D)
19-08-126-003 (LOT F)
19-08-126-004 (LOT G)
PART OF 19-08-130-000 (PARCEL 3)




## BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE, ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL TIME KINEMATIC (RTK) GPS METHODS

## LEGEND

- EX. PROPERTY LINE
- EX. EASEMENT LINE
- EX. SECTION LINE
- EX. SIDEWALK
- EX. CONCRETE CURB & GUTTER
- EX. DEPRESSED CURB
- EX. EDGE OF PAVEMENT
- EX. CHAIN-LINK FENCE
- EX. OVERHEAD WIRES
- EX. TREE/BRUSH LINE
- EX. WATER LINE
- EX. EXPLOSIVE AREA
- EX. GUARD RAIL
- EX. MISCELLANEOUS MANHOLE (MH)
- EX. STORM MANHOLE (MH)
- EX. STORM CATCH BASIN (CB)
- EX. STORM INLET (INL)
- EX. FLARED END SECTION (FES)
- EX. STORM SEWER MARKER
- EX. SANITARY MANHOLE (SMH)
- EX. CLEANOUT
- EX. SANITARY SEWER MARKER
- EX. FIRE HYDRANT/AUX. VALVE
- EX. VALVE BOX
- EX. VALVE VAULT (V.V.)
- EX. WATER METER
- EX. BUFFALO BOX
- EX. AUXILIARY VALVE
- EX. WELL HEAD
- EX. WATER MARKER
- EX. GAS VALVE
- EX. GAS METER
- EX. JULIE GAS MARKER
- EX. ELECTRICAL METER
- EX. SIGN
- EX. ELECTRICAL MANHOLE
- EX. JULIE ELECTRIC MARKER
- EX. HANDHOLE
- EX. POST
- EX. TELEPHONE PEDESTAL
- EX. TELEPHONE MARKER
- EX. TELEVISION PEDESTAL
- EX. TELEVISION LINE MARKER
- EX. UTILITY POLE
- EX. UTILITY POLE WITH LIGHT
- EX. GUY WIRE
- EX. LIGHT STANDARD
- EX. STREET LIGHT
- EX. LIGHT
- EX. TRAFFIC SIGNAL
- EX. TRAFFIC SIGNAL WITH ARM
- EX. TRAFFIC SIGNAL MANHOLE
- EX. DOUBLE POLE SIGN
- EX. MAILBOX
- EX. BOLLARD
- EX. FLAG POLE
- EX. FIRE SIAMESE/ALARM BOX
- EX. AIR CONDITIONING UNIT
- EX. HANDICAPPED PARKING
- EX. BUSHES
- EX. DECIDUOUS TREE WITH TRUNK DIAMETER IN INCHES
- EX. CONIFEROUS TREE WITH HEIGHT IN FEET
- EX. DECIDUOUS TREE WITH TRUNK DIAMETER IN INCHES AND TREE TAG NUMBER
- CONC. = CONCRETE
- ELEC. OUTLET
- SPRINKLER CONTROL BOX
- EX. ASPHALT PAVEMENT
- EX. AGGREGATE
- EX. CONCRETE

## BENCHMARKS:

SOURCE BENCHMARK: NGS NH0144

STAMP ON BENCHMARK DISK
AT THE JUNCTION OF FRANKLIN AVENUE AND SOUTH CAROLINE STREET, AT COMMUNITY HIGH SCHOOL, IN TOP OF THE EAST EDGE OF THE CIRCULAR CONCRETE BASE FOR THE FLAGPOLE, 84 FEET NORTH OF THE NORTH FACE OF THE NORTH WALL OF THE SCHOOL, 5 1/2 FEET WEST OF THE WEST EDGE OF THE SIDEWALK LEADING TO THE NORTH ENTRANCE OF SCHOOL, 87 FEET SOUTH OF THE SOUTH CURB LINE OF FRANKLIN AVENUE, AND ABOUT LEVEL WITH THE SIDEWALK.
ELEVATION: 922.37 DATUM: NAVD88

SITE BENCHMARK 1:
ARROW BOLT ON FIRE HYDRANT LOCATED AT THE NORTHWESTERLY PORTION OF PARKING LOT AT VIRGINIA PARK CONDOMINIUMS APPROXIMATELY 57 FEET EAST OF WEST EDGE OF PAVEMENT & 49 FEET SOUTH OF THE NORTH EDGE OF PAVEMENT
ELEVATION: 899.20 DATUM: NAVD88

SITE BENCHMARK 2:
CUT SQUARE ON SOUTHEAST CORNER OF COUNTRY DONUTS ON CONCRETE SIGN BASE
ELEVATION: 894.70 DATUM: NAVD88

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SHEET 2 OF 3
TCACL 130953

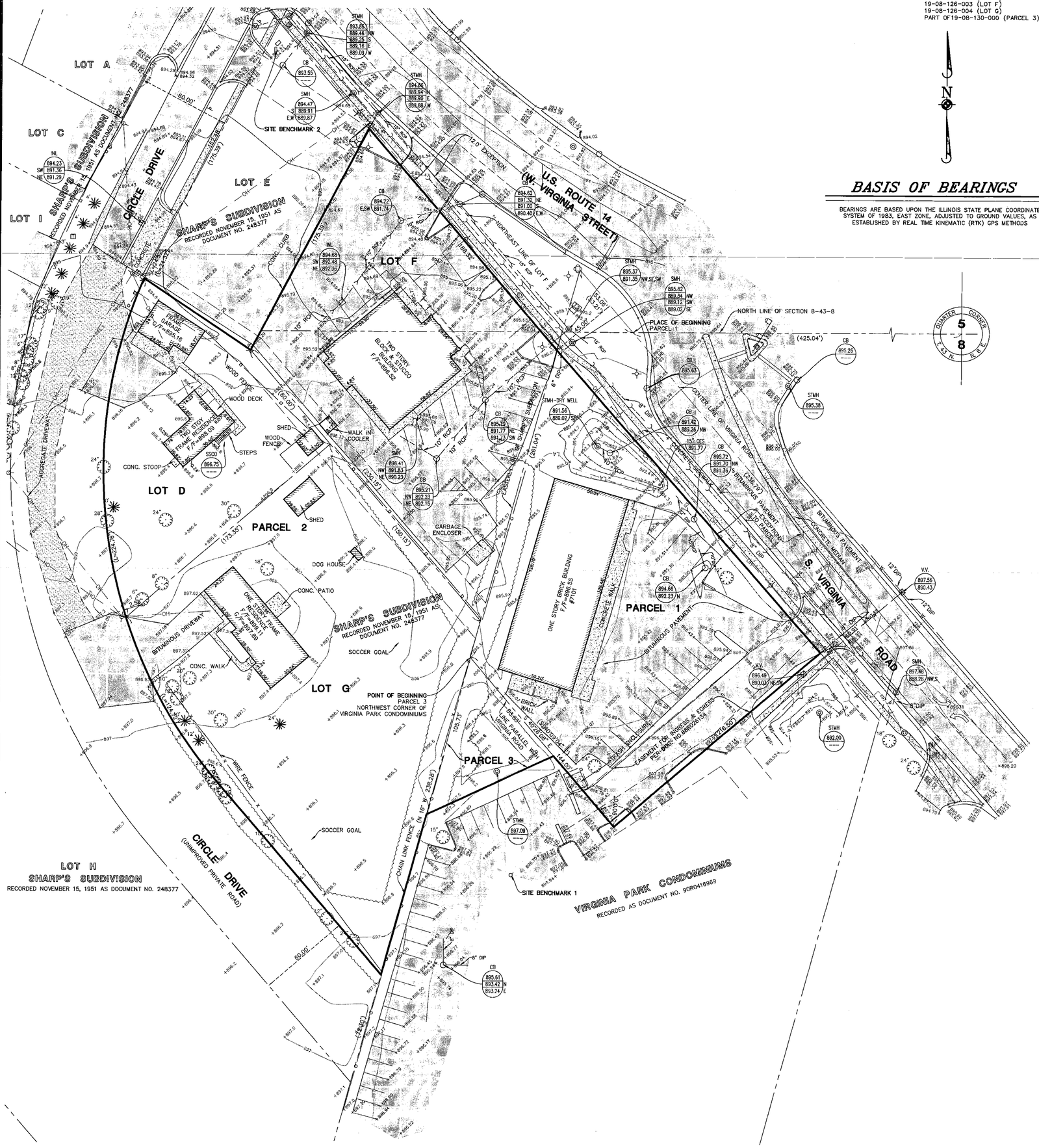
PROJ. MGR.: JF
PROJ. ASSOC.: JDB
DRAWN BY: PJD
DATE: 10/28/14
SCALE: 1"=30'

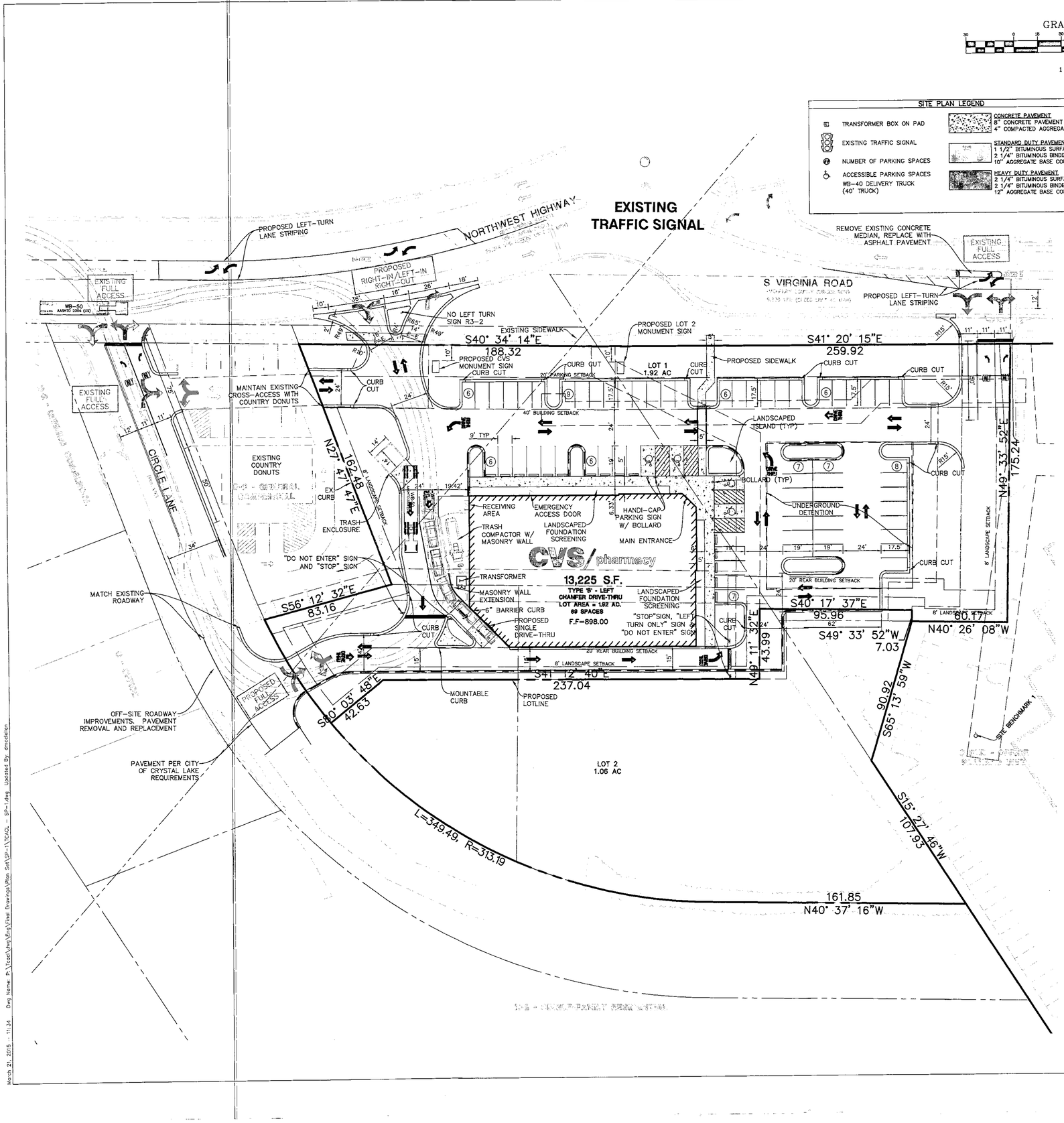
**CVS, CS # 70423**
**U.S ROUTE 14 (VIRGINA STREET)**
**ALTA/ACSM LAND TITLE SURVEY**

Manhard CONSULTING
900 Westhands Parkway, Vernon Hills, IL 60061 ph 847.634.5550 fx 847.634.0029 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
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| DATE | REVISIONS | DRAWN BY |
|---|---|---|
| 12/04/14 | ADDED EASEMENT | PJD |

# ALTA/ACSM LAND TITLE SURVEY


LOT A
LOT C
LOT I
LOT E
LOT F
LOT D
LOT G
LOT H
PARCEL 1
PARCEL 2
PARCEL 3
SHARP'S SUBDIVISION
RECORDED NOVEMBER 15, 1951 AS DOCUMENT NO. 248377
CIRCLE DRIVE
(UNIMPROVED PRIVATE ROAD)
(W. VIRGINIA STREET)
U.S. ROUTE 14
S. VIRGINIA ROAD
NORTH LINE OF SECTION 8-43-8
PLACE OF BEGINNING PARCEL 1
POINT OF BEGINNING PARCEL 3 NORTHWEST CORNER OF VIRGINIA PARK CONDOMINIUMS
SITE BENCHMARK 1
SITE BENCHMARK 2
VIRGINIA PARK CONDOMINIUMS
RECORDED AS DOCUMENT NO. 90R0416969
ONE STORY BRICK BUILDING F/F=899.55 #101
TWO STORY BLOCK & STUCCO BUILDING F/F=899.52
ONE STORY FRAME RESIDENCE F/F=897.59
TWO STORY FRAME RESIDENCE F/F=898.09
FRAME GARAGE F/F=898.16
SOCCER GOAL
CONC. PATIO
DOG HOUSE
SHED
WOOD DECK
WOOD FENCE
WIRE FENCE
CHAIN LINK FENCE
CONC. WALK
BITUMINOUS DRIVEWAY
CONCRETE DRIVEWAY
BITUMINOUS PAVEMENT
CONCRETE MEDIAN
GARBAGE ENCLOSER
BRICK WALL
EASTERLY BOUNDARY
EASEMENT FOR INGRESS & EGRESS PER DOC. NO. 88026104
NORTHEAST LINE OF LOT F
12.0' EXCEPTION
10' R.O.W. EXCEPTION
(425.04')
(281.04')
(175.39')
(175.36')
(150.13')
(200.12')
(C226.76')
(C238.70')
(C258.30')
(C242.50')
(C242.50')
(C238.30')
(C238.30')
(C242.50')
(C242.50')
(C258.30')
(C238.70')
(C226.76')
(150.13')
(200.12')
(175.36')
(175.39')
(281.04')
(425.04')
60.00'
69.00'
105.73'
105.73'
105.73




| SITE DATA | |
|---|---|
| SITE AREA | 1.92 ACRES (2.98 ACRES OVERALL) |
| PERVIOUS AREA | 0.48 ACRES |
| IMPERVIOUS AREA | 1.44 ACRES (75.0%) |
| MAXIMUM IMPERVIOUS AREA | NOT SPECIFIED |
| BUILDING AREA | 13,225 SF |
| BUILDING DENSITY | 13,225 SF (BLDG) / 85,307 SF (LOT) = 15.50% |
| MAXIMUM BUILDING DENSITY | NOT SPECIFIED |
| REQUIRED PARKING STALLS | 60 |

| CRITERIA CHECKLIST | |
|---|---|
| **PROJECT DATA** | |
| PARKING PROVIDED | 69 SPACES (4 HANDICAP) (1 SPACE/195 S.F.) |
| PARKING REQUIRED | 60 SPACES: (4.5 SPACES/1,000 S.F.) |
| LOADING AREA PROVIDED | 1 SPACE (10'x20') |
| LOADING AREA REQUIRED | 1 SPACE (12'x33') |
| **LAND INFORMATION** | |
| LAND LOT / DISTRICT | SECTION 8, TOWNSHIP 43N, RANGE 8E |
| PARCEL NUMBERS | |
| BOUNDARY SURVEY | COMPLETE |
| TOPOGRAPHICAL SURVEY | COMPLETE |
| ENVIRONMENTAL REPORT (PHASE 1) | TBD |
| GEOTECHNICAL REPORT | COMPLETE |
| DETENTION EVALUATION | UNDERGROUND DETENTION VAULT |
| CUT / FILL EVALUATION (APPROX.) | TBD |
| OFF SITE IMPROVEMENTS | ACCESS FROM US ROUTE 14 SUBJECT TO IDOT REVIEW, ACCESS FROM VIRGINIA ROAD SUBJECT TO MCDOT REVIEW. PARKWAY REHABILITATION FOR NEW ENTRANCES |
| EASEMENTS | CROSS ACCESS REQUIRED FROM ADJACENT PROPERTY OWNERS. PUBLIC UTILITY EASEMENT REQUIRED FOR STORM SEWER AND WATER MAIN CONNECTION |
| **ZONING INFORMATION** | |
| EXISTING ZONING | B-2 GENERAL COMMERCIAL, R-2 SINGLE FAMILY RESIDENTIAL |
| ADJACENT ZONING | B-2 (NW), C-PUD (SE), R-2 (REAR) |
| CONDITIONS OF REZONING | REZONING NEEDED |
| BUILDING HEIGHT LIMIT | 2 STORIES NOT TO EXCEED 28' |
| **OPERATIONS INFORMATION** | |
| DRIVE-THRU ALLOWED | YES; LIMITED USE REQUIREMENTS APPLY: 6 STACKING SPACES, BY-PASS LANE |
| 24-HOUR SERVICE ALLOWED | YES |
| BEER / WINE SALES ALLOWED | YES |
| MINUTE CLINIC ALLOWED AND PERMITTED USE | TBD |
| SIGNAGE LOCATIONS & REQUIREMENTS | MONUMENT SIGNS ALLOWED: 10' SETBACK FROM PROPERTY LINE, MAX HEIGHT: 9 FT., MAX AREA: 80 SQ. FT. |
| **LANDSCAPE INFORMATION** | |
| EXTERNAL REQUIREMENTS | NONE |
| INTERNAL REQUIREMENTS | YES, ALONG R.O.W.: 1 TREE PER 40 LINEAL FEET OF PARKING LOT, PERIMETER NOT ABUTTING R.O.W.: 5 SHRUBS & 1 TREE PER 40 LINEAL FEET OF PARKING LOT, RADIATING FROM BASE OF SIGN: 1 SQ FT PER SQ FT OF SIGN AREA |
| **ACCESS INFORMATION** | |
| CURB CUT EVALUATION | EXISTING FULL ACCESS ON US ROUTE 14, EXISTING FULL ACCESS ON VIRGINIA RD., PROPOSED FULL ACCESS ON CIRCLE DR. |
| DECELERATION LANES | NONE |
| LINES OF SIGHT | NOT AN ISSUE |
| JURISDICTIONAL CONTROL | US ROUTE 14 (IDOT), VIRGINIA ROAD (MCDOT), CIRCLE DR (CITY OF CRYSTAL LAKE) |
| **STORM & UTILITY INFORMATION** | |
| STORM AVAILABILITY | STORM SEWER EXISTS ON PROPERTY. CITY WILL NOT APPROVE A STORM CONNECTION TO EXISTING STORM SEWER. EXISTING STORM SEWER CONNECTS TO IDOT SEWER. |
| ELECTRIC AVAILABILITY | YES, OVERHEAD LINE |
| TELEPHONE AVAILABILITY | YES |
| CABLE AVAILABILITY | TBD |
| WATER AVAILABILITY | 12" MAIN ACROSS VIRGINIA ROAD, RE-USE OF EXISTING SERVICE TBD |
| SEWER AVAILABILITY | 8" SANITARY MAIN EXISTS ALONG NORTHWEST PROPERTY LINE, (VIRGINIA ROAD) RE-USE OF EXISTING SERVICE TBD |
| GAS AVAILABILITY | TBD |

## SITE RISK ASSESSMENT

REFER TO THE DUE DILIGENCE FOR FURTHER EXPLANATION OF EACH ITEM BELOW

SPECIFY ALL KNOW AND UNKNOWN RISKS REGARDING THE DESIGN, PERMITTING, SCHEDULING, CONSTRUCTION AND THE STORE OPENING OF THE PROPOSED CVS DEVELOPMENT. RISKS SHALL BE GROUPED INTO CATEGORIES (PROPERTY, ZONING, ACCESS, STORMWATER, LANDSCAPING, ETC) AND NUMBERED.

**PROPERTY:**

1. PROPOSED LOT AREA IS BASED UPON PLAT OF SURVEY PREPARED BY MANHARD CONSULTING, LTD..
2. THE INTERSECTION OF W VIRGINIA STREET (US ROUTE 14) AND S VIRGINIA ROAD IS A SIGNALIZED INTERSECTION.
3. THE SITE WILL NOT ACCOMMODATE A WB-67. THE LARGEST TRUCK ALLOWED WITHIN SITE CONSTRAINTS IS A WB-50
4. A LIMITED USE PERMIT IS REQUIRED FOR THE DRIVE-THRU.
5. VARIANCES WILL BE REQUIRED: FOUNDATION SCREENING; 30' BUFFER ZONE ALONG THE SOUTHEAST PROPERTY LINE ADJACENT TO ZONE O-P.U.D; REAR BUILDING SETBACK FOR OUTLOT.
6. ELEVATION OF THE BUILDING IS BASED ON TOPOGRAPHIC SURVEY PREPARED BY MANHARD CONSULTING, LTD..

**ZONING:**

1. REZONING AND LOT CONSOLIDATION/RECONFIGURATION IS REQUIRED AS PART OF REDEVELOPMENT THE PROPERTY.

**ACCESS:**

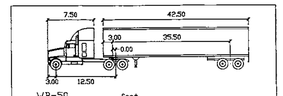
1. W VIRGINIA STREET (US ROUTE 14) IS GOVERNED BY THE ILLINOIS DEPT. OF TRANSPORTATION, PERMIT WILL BE REQUIRED FOR SHARED LEFT TURN STRIPING ONTO CIRCLE DRIVE.
2. S VIRGINIA ROAD IS GOVERNED BY THE MCHENRY COUNTY DEPT. OF TRANSPORTATION.
3. A CROSS ACCESS EASEMENT IS NECESSARY FOR THE BENEFIT OF THE OUTLOT PROPERTY (GOODYEAR) THROUGH THE CVS LOT.
4. THE SITE WILL ACCOMMODATE A WB-50 TRUCK ACCESS ROUTE.

**STORMWATER:**

1. APPROXIMATE REQUIRED STORMWATER DETENTION VOLUME IS 0.88 ACRE-FEET.
2. ALL NECESSARY STORMWATER DETENTION WILL BE WITHIN UNDERGROUND DETENTION.
3. DUE TO DOWNSTREAM STORM SEWER CAPACITY PROBLEMS, PER CITY DISCUSSION ALL STORMWATER WILL NEED TO BE HANDLED ONSITE.
4. AN OFFSITE PUBLIC UTILITY EASEMENT IS NECESSARY FOR CONNECTION OF WATER MAIN.

**LANDSCAPING:**

1. LANDSCAPE ISLANDS ARE REQUIRED AT THE ENDS OF EACH PARKING ROW AS REQUIRED BY THE CITY OF CRYSTAL LAKE, IL.
2. PERIMETER LANDSCAPING IS REQUIRED.




TRUCK TURN INFORMATION

2015 03

RECEIVED
MAR 30 2015
BY:

# CVS pharmacy

NORTHERN 13225-LEFT CHAMFER DRIVE-THRU

STORE NUMBER: 10628

N.W. HIGHWAY AND VIRGINIA RD.
CRYSTAL LAKE, IL

PROJECT TYPE: NEW STORE
DEAL TYPE: LAND PURCHASE

CS PROJECT NUMBER: 83540


ARCHITECT OF RECORD

719 Griswald Street, Suite 1000
Detroit, MI 48226
www. norr.com

NORR
ARCHITECTS ENGINEERS PLANNERS

CONSULTANT:

Manhard CONSULTING
900 Woodlands Pkwy, Vernon Hills, IL 60148 ph:(847.478.9700) fx:(847.478.9701)

DEVELOPER:
T.M. CROWLEY & ASSOCIATES
600 East 96th Street, Suite 150
Indianapolis, IN 46240
PH: 317-574-7333


SEAL:

REVISIONS:

12-02-14 REMOVE LOT 2 IMPROVEMENTS
02-12-15 REVISED PER CITY REVIEW
03-05-15 REV. PER TRAFFIC STUDY RECOMMENDATIONS
03-20-15 REVISED PER CITY COMMENTS

SCALE: 1"=30'
DRAWING BY: D.A.M.
DATE: 11/21/14
JOB NUMBER: 130953

TITLE: SP-1

SHEET NUMBER: 1-SITE PLAN

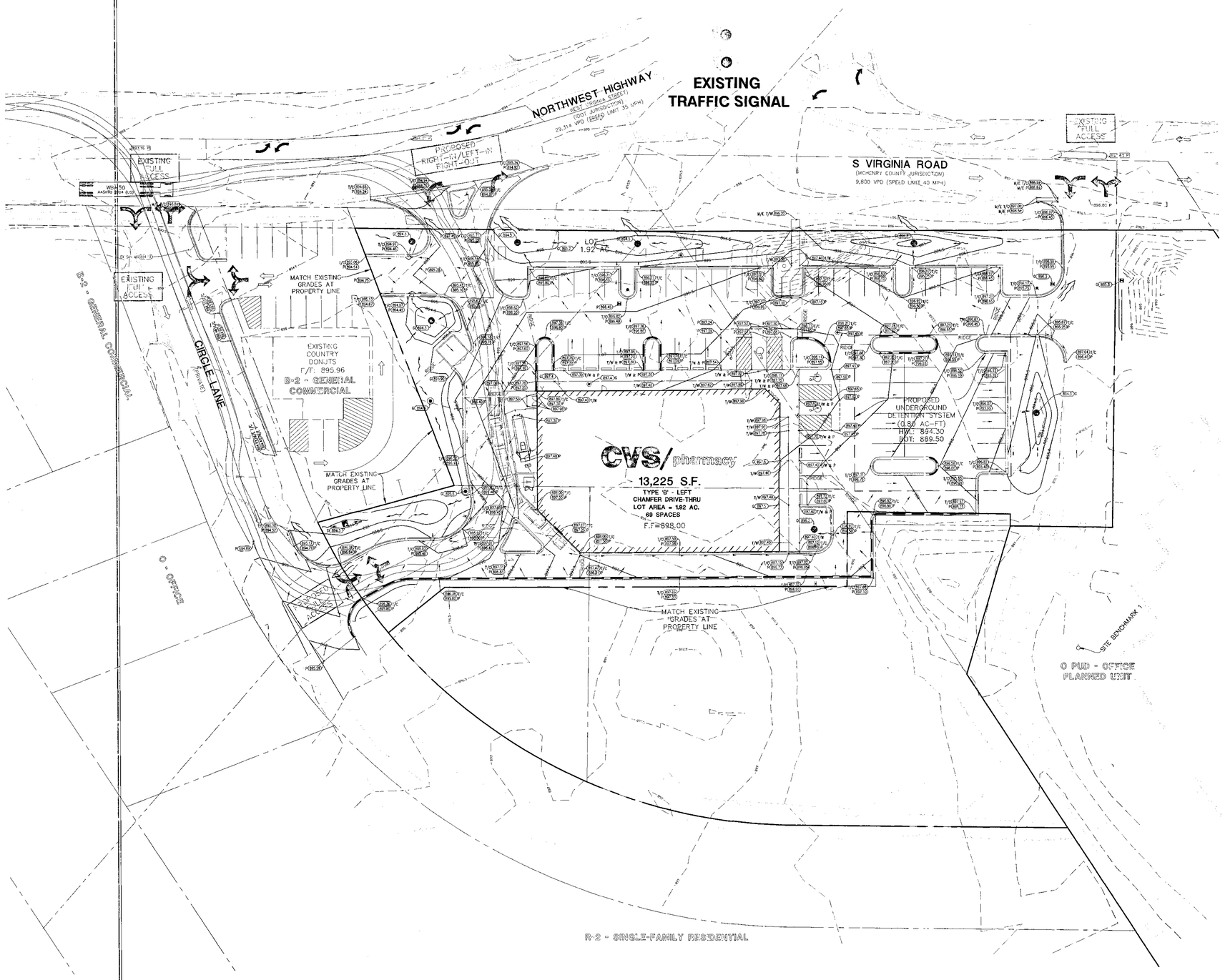
COMMENTS: NOT RELEASED FOR CONSTRUCTION

March 21, 2015 - 11:34 Dwg Name: P:\Todd\Dwg\Eng\Final Drawings\Plan Set\SP-1\TOAD_ - SP-1.dwg Updated By: dmcdaniel

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.




March 27, 2015 - 18:57 Dwg Name: P:\Tdoc\Vlwk\Eng\Final Drawings\Prop Set\SP-1\TECH1 - SP-1.dwg Updated By: dmcpeltron

**CVS pharmacy®**

NORTHERN 13225-LEFT
CHAMFER DRIVE-THRU

STORE NUMBER: 10628

N.W. HIGHWAY AND VIRGINIA RD.
CRYSTAL LAKE, IL

PROJECT TYPE: NEW STORE
DEAL TYPE: LAND PURCHASE

CS PROJECT NUMBER: 83540


ARCHITECT OF RECORD

719 Griswald Street, Suite 1000
Detroit, MI 48226
www. norr.com

NORR
ARCHITECTS ENGINEERS PLANNERS

CONSULTANT:

Manhard CONSULTING LTD.
900 Woodlands Pkwy, Vernon Hills, IL 60148 ph:630.821.8500 fx:630.821.8556

DEVELOPER:
T.M.
CROWLEY
& ASSOCIATES
600 East 96th Street, Suite 150
Indianapolis, IN 46240
PH: 317-574-7333


SEAL:

REVISIONS:

12-02-14 REMOVED LOT 2 IMPROVEMENTS
02-12-15 REVISED PER CITY REVIEW
03-05-15 REVISED PER TRAFFIC STUDY
03-20-15 REVISED PER CITY COMMENTS

SCALE: 1"=30'
DRAWING BY: D.A.M.
DATE: 11/21/14
JOB NUMBER: 130953

TITLE:
SP-1

SHEET NUMBER:
2-GRADING

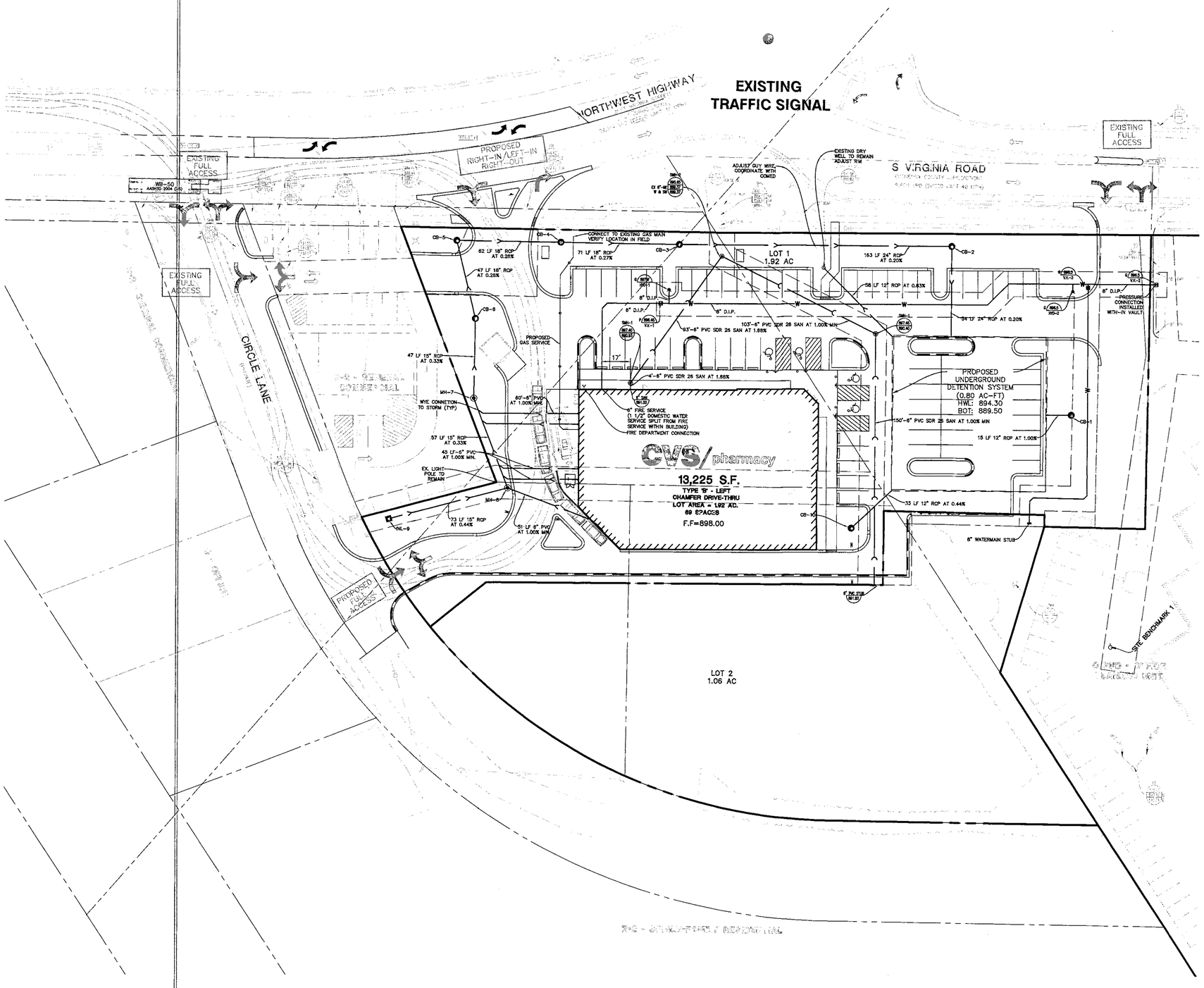
COMMENTS:
NOT RELEASED FOR CONSTRUCTION

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )

1 inch = 30 ft.




March 21, 2015 - 11:34 Dwg Name: P:\Tcad\dwg\Eng\Final Drawings\Plan Set\SP-1\TCAD1 - SP-1.dwg Updated By: dmclellan

**CVS pharmacy**

NORTHERN 13225-LEFT CHAMFER DRIVE-THRU

STORE NUMBER: 10628

N.W. HIGHWAY AND VIRGINIA RD.
CRYSTAL LAKE, IL

PROJECT TYPE: NEW STORE
DEAL TYPE: LAND PURCHASE

CS PROJECT NUMBER: 83540


ARCHITECT OF RECORD

719 Griswald Street, Suite 1000
Detroit, MI 48226
www. norr.com

NORR ARCHITECTS ENGINEERS PLANNERS

CONSULTANT:

Manhard CONSULTING LTD
900 Woodlands Pkwy, Vernon Hills, IL 60148 ph:880.634.4000 fx:630.991.8585

DEVELOPER:
T.M.
CROWLEY & ASSOCIATES
600 East 96th Street, Suite 150
Indianapolis, IN 46240
PH: 317-574-7333


SEAL:

REVISIONS:

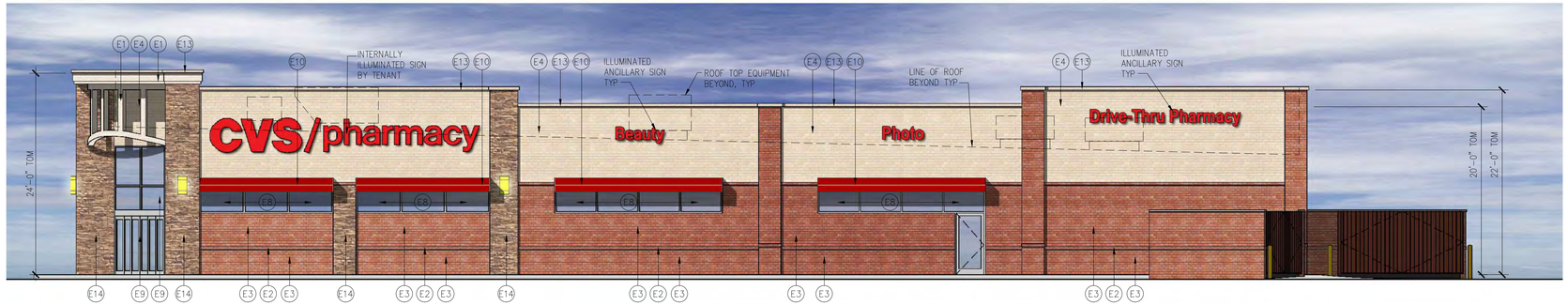
| | |
|---|---|
| 12-02-14 | REMOVED LOT 2 IMPROVEMENTS |
| 02-12-15 | REVISED PER CITY REVEW |
| 03-05-15 | REVISED PER TRAFFIC STUDY |
| 03-20-15 | REVISED PER CITY COMMENTS |

| | |
|---|---|
| SCALE: | 1"=30' |
| DRAWING BY: | D.A.M. |
| DATE: | 11/21/15 |
| JOB NUMBER: | 130953 |

TITLE: SP-1

SHEET NUMBER: 3-UTILITY PLAN

COMMENTS: NOT RELEASED FOR CONSTRUCTION



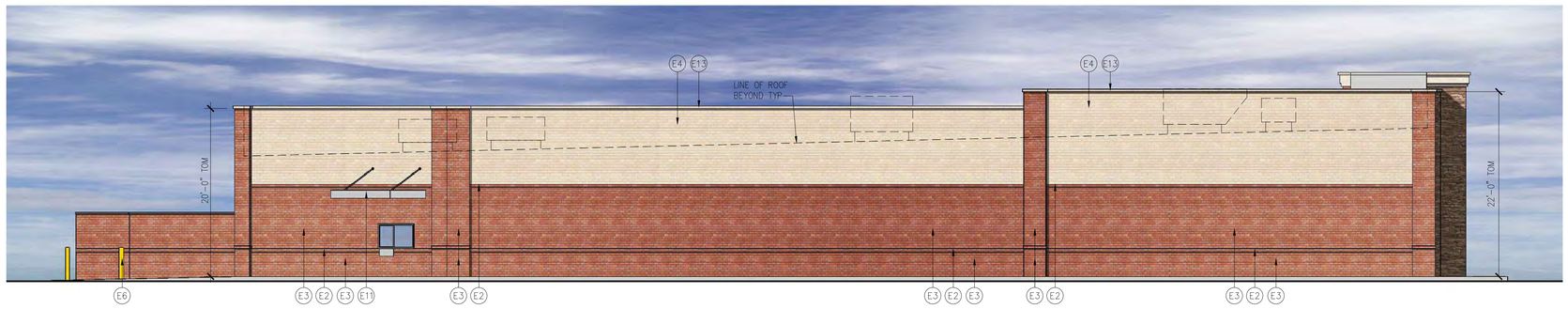

## NORTH ELEVATION - SOUTH VIRGINIA ROAD

SCALE: 1/8" = 1'-0"




## EAST ELEVATION

SCALE: 1/8" = 1'-0"




## SOUTH ELEVATION

SCALE: 1/8" = 1'-0"




## WEST ELEVATION

SCALE: 1/8" = 1'-0"

### EXTERIOR FINISH SCHEDULE

| TAG | MATERIAL / DESCRIPTION | MFR./ STYLE / CAT. NO. | COLOR | NOTES |
|---|---|---|---|---|
| E1 | EIFS/ DEFS | STO LOTUSAN SYSTEM 191 STOLIT, LOTUSAN 1.5 | NA06-0029 PEACHY BEIGE | INSTALLED PER MANUF. SPECIFICATIONS |
| E2 | STRUCTURAL BRICK | OLDCASTLE ARCHITECTURAL | A-296-R GARNET | 1/2" PULL |
| E3 | STRUCTURAL BRICK | OLDCASTLE ARCHITECTURAL | A-296-R GARNET | HOLCIM ENVIROCORE MORTAR CORAL |
| E4 | STRUCTURAL BRICK ACCENT | OLDCASTLE ARCHITECTURAL | A-297-R SOFT COTTON | HOLCIM ENVIROCORE MORTAR HARWOOD YELLOW |
| E5 | PAINT | BENJAMIN MOORE | 2174-30 SEDONA CLAY | HOLLOW MTL DOORS/FRAMES, DOWNSPOUTS |
| E6 | BOLLARD COVER | SEE "SITE & STREET FURNISHINGS" SPEC | YELLOW | TYP FOR ALL PIPE BOLLARDS (UON) |
| E7 | PREFINISHED METAL COPING | | COLOR TO MATCH "E2" EIFS | |
| E8 | ALUM STOREFRONT | | CLEAR ANODIZED | |
| E9 | ALUM AUTOMATIC DOOR | STANLEY DURAGLIDE 5300 | CLEAR ANODIZED | |
| E10 | VINYL AWNING | BURTON SIGNWORKS, INC. | WEBLON #2926 DEEP RED | SUPPLIED & INSTALLED BY GC |
| E11 | ALUMINUM CANOPY | MAPES ARCHITECTURAL CANOPIES | CLASS II CLEAR ANODIZED | |
| E13 | PRECAST STONE CAP | | COLOR TO MATCH "E4" BRICK ACCENT | CORNICE |
| E14 | PRECAST STONE | T.B.D. | EARTH TONE COLOR T.B.D. | |

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Suite 1300
Detroit, MI 48226
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T.M.
CROWLEY
& ASSOCIATES

CVS 10628 N.W. HIGHWAY & VIRGINIA ROAD CRYSTAL LAKE, IL

CVS/pharmacy

03.20.2015

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Date: 3/17/2014 | | | City: Crystal lake | | | Building Size & Type: 13,225 Type B | | | | |
| Store Number: CS# 83540 | | | County: | | | Operating Hours: Regular | | | | |
| Store Location: Northwest Highway & Virginia | | | Jurisdiction: Crystal lake | | | PUD, Out Parcel, Single Lot: Shared lot | | | | |
| Crystal Lake, IL | | | Contact: Elizabeth Maxwell | | | Developer: Crowley & Associates | | | | |
| State: Illinois | | | Phone: 815-459-2020 | | | Master Sign Plan, DRB or ARB Required: N/A | | | | |
| | | | Zoned: B2 | | | Chance of Variance: 25% | | | | |
| | | Total | | | Total | | | Total | | |
| **Standard Package** | Sq.Ft. | 461.74 | **Allowed by Code** | Sq.Ft. | 225.57 | **Proposed (Variance or DRB Negotiations)** Proposed or permitted | Sq.Ft. | 428.91 | **Signs Actually Installed** | |
| **Building Signs** | Sq.Ft. | | **Building Signs** | | | **Building Signs** | | | **Building Signs** | |
| **Long Elevation** | | | **Long Elevation** | | | **Long Elevation** | | | | |
| **B** - 48" CVS/Pharmacy (illum) | 133.67 | 133.67 | **B** - 48" CVS/Pharmacy (illum) | 133.67 | 133.67 | **B** - 48" CVS/Pharmacy (illum) | 133.67 | 133.67 | | |
| **B3** - 18" Drive-Thru Pharmacy (illum) | 26.46 | 26.46 | **B3** - 18" Drive-Thru Pharmacy (illum) | 26.46 | 26.46 | **B3** - 18" Drive-Thru Pharmacy (illum) | 26.46 | 26.46 | | |
| **B4** - 18" Photo (illum) | 7.31 | 7.31 | **B4** - 18" Photo (illum) | 7.31 | 7.31 | **B4** - 18" Photo (illum) | 7.31 | 7.31 | | |
| **B5** - 18" Beauty (illum) | 8.875 | 8.875 | **B5** - 18" Beauty (illum) | 8.875 | 8.875 | **B5** - 18" Beauty (illum) | 8.875 | 8.875 | | |
| *** | | | *** | | | *** | | | | |
| **Short Elevation** | | | **Short Elevation** | | | **Short Elevation** | | | | |
| **B** - 48" CVS/Pharmacy (illum) | 133.67 | 133.67 | | | | **B** - 48" CVS/Pharmacy (illum) | 133.67 | 133.67 | | |
| **B6** - 18" Drive-Thru Pharmacy (illum) - Stacked | 28 | 28 | | | | | | | | |
| **B4** - 18" Photo (illum) | 7.31 | 7.31 | | | | | | | | |
| *** | | | *** | | | *** | | | | |
| **Long Back Elevation** | | | **Long Back Elevation** | | | **Long Back Elevation** | | | | |
| *** | | | *** | | | *** | | | | |
| *** | | | *** | | | *** | | | | |
| **Short Back Elevation** | | | **Short Back Elevation** | | | **Short Back Elevation** | | | | |
| *** | | | *** | | | *** | | | | |
| *** | | | *** | | | *** | | | | |
| **Drive-Thru Canopy Panel** | | | **Drive-Thru Canopy Panel** | | | **Drive-Thru Canopy Panel** | | | | |
| **B7** - 6" "Drive-Thru" (illum) | 1.71 | 1.71 | | | | **B7** - Drive Thru panel (illum) | 10 | 10 | | |
| **B8** - 2.625" "Clearance" (illum) | 0.62 | 0.62 | | | | **B8** - Drive Thru panel (illum) | 6 | 6 | | |
| **B9** - 6" "Drive-Thru Pharmacy" (illum) | 3.45 | 3.45 | | | | | | | | |
| **B10** - Pick-up / Drop-off Plaque | 1.67 | 1.67 | **B10** - Pick-up / Drop-off Plaque | 1.67 | | **B10** - Pick-up / Drop-off Plaque | 1.67 | 1.67 | | |
| *** | | | *** | | | *** | | | | |
| **Windows & Doors** | | | **Windows & Doors** | | | **Windows & Doors** | | | | |
| **B13** - Operating Hours Plaque | 2.4 | 2.4 | **B13** - Operating Hours Plaque | 2.4 | | **B13** - Operating Hours Plaque | 2.4 | | | |
| **B14** - Receiving Door Sign | 3 | 3 | **B14** - Receiving Door Sign | 3 | | **B14** - Receiving Door Sign | 3 | | | |
| *** | | | *** | | | *** | | | | |
| **Temporary Signs** | | | **Temporary Signs** | | | **Temporary Signs** | | | | |
| **S1** - Coming Soon Sign (Qty. 1) | 32 | 32 | **S1** - Coming Soon Sign (Qty. 1) | 32 | | **S1** - Coming Soon Sign (Qty. 1) | 32 | 32 | | |
| *** | | | *** | | | *** | | | | |
| **Freestanding signs** | | Total | **Freestanding signs** | | Total | **Freestanding signs** | | Total | **Freestanding signs** | |
| **A1** - Standard Pylon @ 24' | 50.34 | 50.34 | **A1** - **Custom Monument** @ 8' OAH | 43 | 43 | **A1** - **Custom Monument** @ 8' OAH | 43 | 63 | | |
| *** | | | *** | | | Electronic Reader board | 20 | | | |
| *** | | | *** | | | *** | | | | |
| *** | | | *** | | | *** | | | | |
| **Monument Signs** | | Total | **Monument Signs** | | Total | **Monument Signs** | | Total | **Monument Signs** | |
| **A2** - Standard Monument @ 6' OAH | 15 | 15 | | | | | | | | |
| *** | | | *** | | | *** | | | | |
| *** | | | *** | | | *** | | | | |
| **Directional Signs** | | Total | **Directional Signs** | | Total | **Directional Signs** | | Total | **Directional Signs** | |
| **C1** - Drive-Thru Pharmacy x (2) | 3.125 | 6.25 | **C1** - Drive-Thru Pharmacy x (2) | 3.125 | 6.25 | **C1** - Drive-Thru Pharmacy x (2) | 3.125 | 6.25 | | |
| *** | | | *** | | | *** | | | | |
| *** | | | | | | | | | | |

* Indicate size allowed and any special condition of use. ** Indicate size allowed

*** Indicates (Not Applicable), (Not Allowed), (Exceeds Allowed By Code), (Does Not Apply)

**Special Note: The sign regulations and guidelines are provided by the local jurisdiction officials either by municipalities or land developme change at the time of interpretation by the governing permitting staff.**

**The sign recommendations are based on the municipalities sign code of ordinance and does not reflect any landowner or development**

**Sign Code Regulation Summary: Wall: No limit on number, NTE 75 square feet for any one sign or one façade, 150 square feet total aggregate primary frontage along a public street, 1.5 SF of signage for every linear foot of frontage along the public street up to 250 SF is permitted. F Ground: One sign, 80 square feet, @ 9' OAH, monument only, The base width shall be a minimum of 80% of the sign width and contain arc area Directional: 4 square feet, 3 feet in height Temporary: NTE 32 square feet**

**Multi-tenant signs: Individual uses on the same parcel or adjoining lands may place their individual freestanding sign copy area on freestanding signs would have been constructed separately. Sign support structures shall comply with the height limits in this Section, re based on the underlying zoning district. The following illustration shows multi-tenant sign panels on one sign. SHARED SIGN REQUIRES STAFF APPROVAL AND POSSIBLE REQUIRED EASEMENTS.**

2015 13

RECEIVED
MAR 30 2015
BY:

RECEIVED
MAR 30 2015
BY:

# Permit Package

2015 13

**3/20/2015**

# CVS pharmacy

**CVS CS 83540**
**Northwest Hwy & Virginia**
**Crystal Lake, IL**

**Prepared for CVS By:**

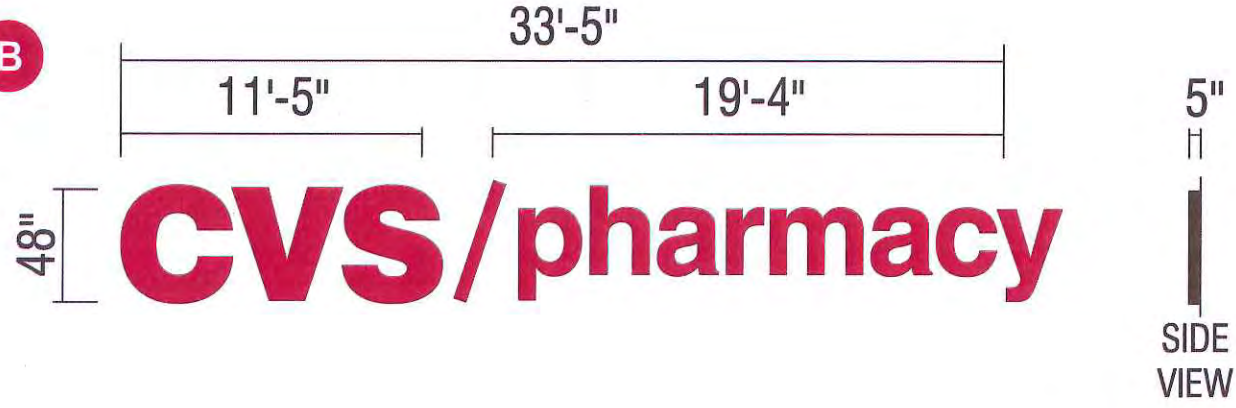
icon
Identity Solutions

*1418 Elmhurst Rd.*
*Elk Grove Village*
*Illinois 60007*

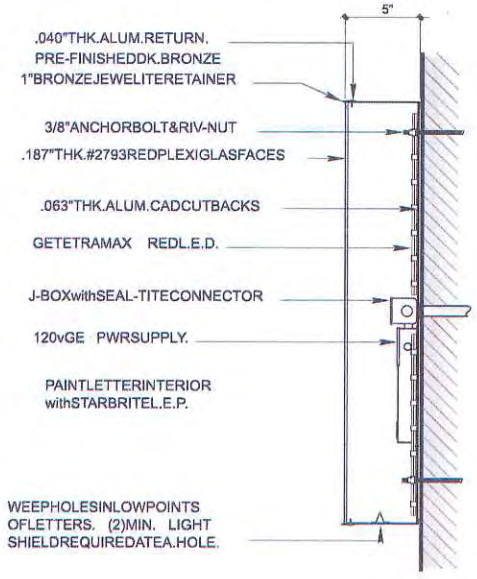
CVS/pharmacy

BUILDING SIGNS

B




133.66 sq.ft.
Qty. 2




L.E.D.LETTERSECTION

N.T.S.

icon Identity Solutions
1418 Elmhurst Rd.
Elk Grove Village
Illinois 60007

**CVS CS 83540**
**Northwest Hwy & Virginia**
**Crystal Lake, IL**

Date: 12/2/2014
Revisions:

CVS/pharmacy

BUILDING SIGNS

**B3**

17'-7 3/4"

1'-6"

# Drive-Thru Pharmacy

26.46 sq. ft.
Qty. 2

**B4**

4'-10 1/2"

1'-6"

# Photo

7.375sq. ft.
Qty. 2

**B5**

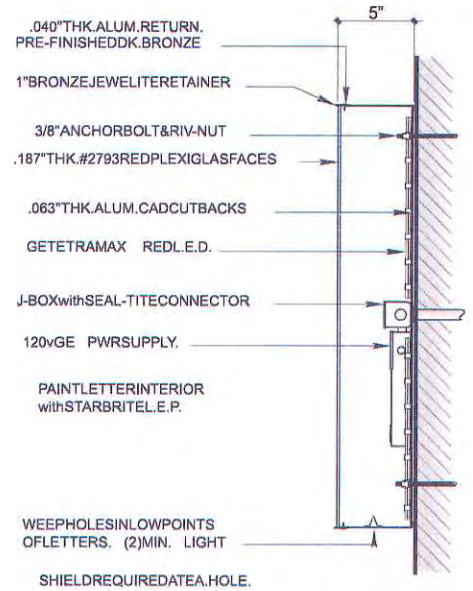
5'-11"

1'-6"

# Beauty

8.875 sq.ft.
Qty. 1

## ILLUMINATED ANCILLARY BUILDING MESSAGES




L.E.D.LETTERSECTION

N.T.S.

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Elk Grove Village
Illinois 60007

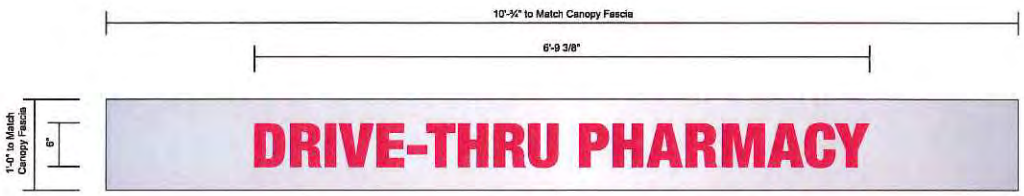
**CVS CS 83540**
**Northwest Hwy & Virginia**
**Crystal Lake, IL**

Date: 12/2/2014
Revisions:

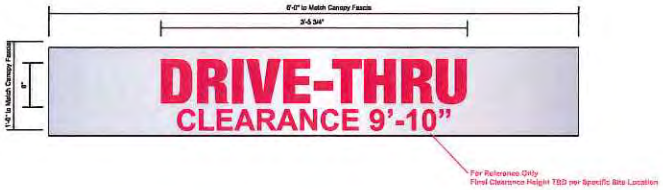
CVS/pharmacy

# DRIVE THRU SIGNS

**B7**




**B8**




icon
Identity Solutions
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Elk Grove Village
Illinois 60007

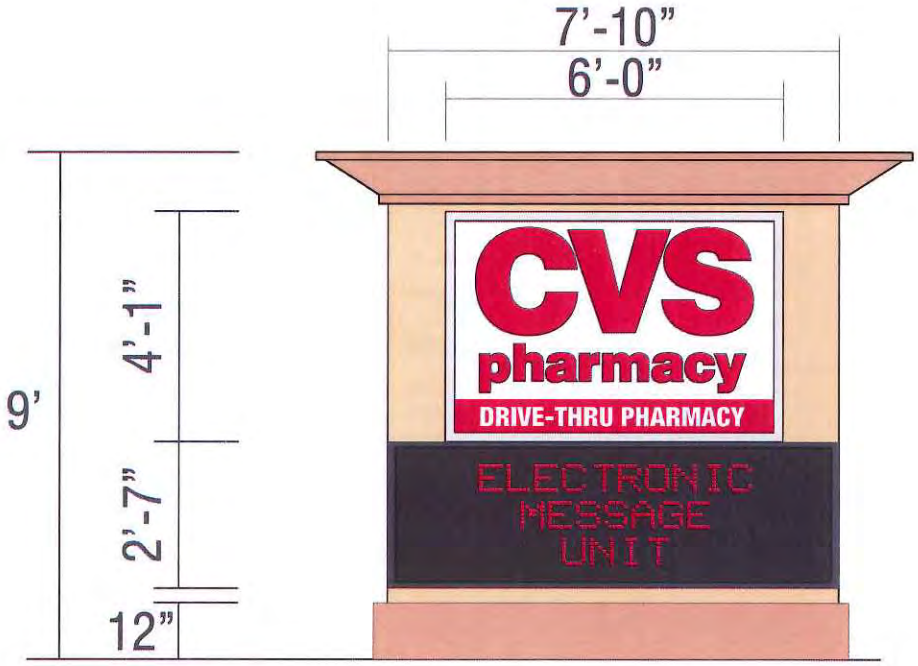
**CVS CS 83540**
**Northwest Hwy & Virginia**
**Crystal Lake, IL**

Date: 12/2/2014
Revisions:

CVS/pharmacy

FREESTANDING SIGNS

A1




Qty. 1
44.7 sq ft

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Elk Grove Village
Illinois 60007

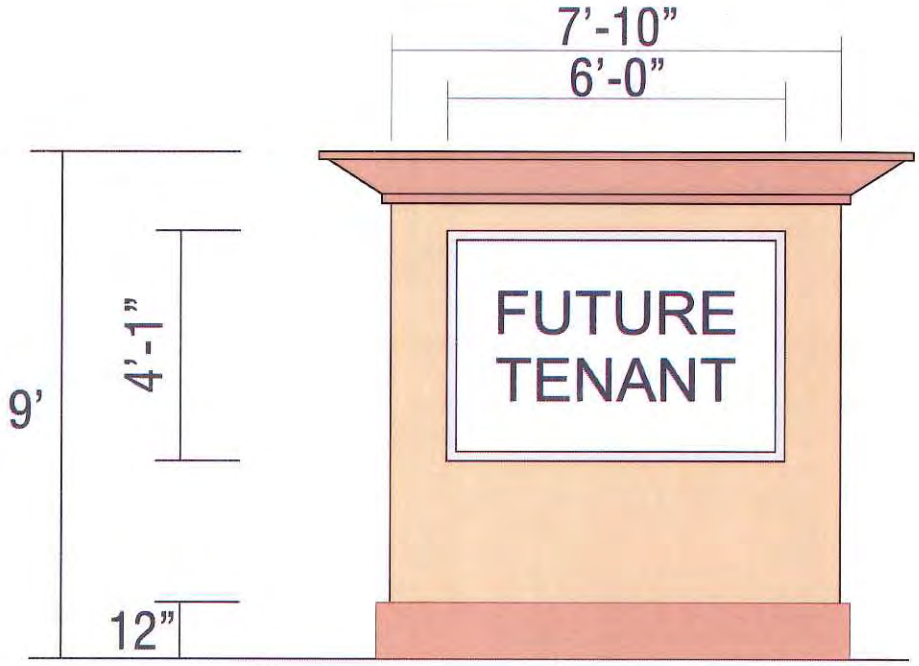
**CVS CS 83540**
**Northwest Hwy & Virginia**
**Crystal Lake, IL**

Date: 12/2/2014
Revisions:

CVS/pharmacy

FREESTANDING SIGNS

A2




Qty. 1
24.5 sq ft

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Elk Grove Village
Illinois 60007

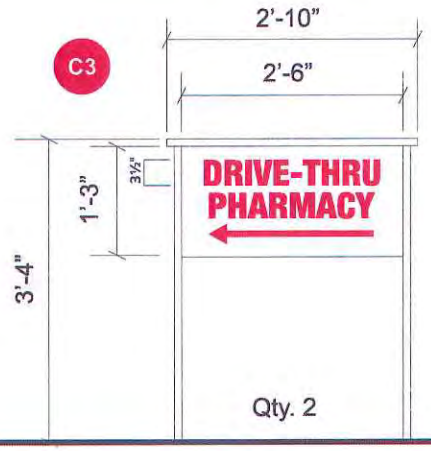
**CVS CS 83540**
**Northwest Hwy & Virginia**
**Crystal Lake, IL**

Date: 12/2/2014
Revisions:

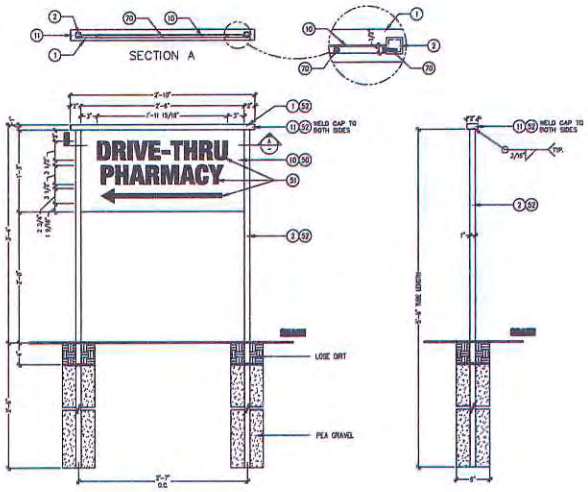
CVS/pharmacy

# DIRECTIONAL SIGNS

## Directional Signs




## Construction Detail




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Illinois 60007

**CVS CS 83540**
**Northwest Hwy & Virginia**
**Crystal Lake, IL**

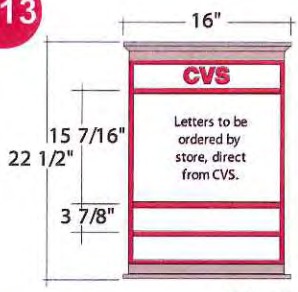
Date: 12/2/2014
Revisions:

CVS/pharmacy

# SECONDARY SIGNS

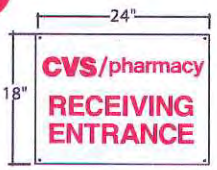
## Window and Door Signs

B13 Hours of Operation




Qty 2

B14 Receiving Door Sign




Qty 1

## Drive Thru Signs

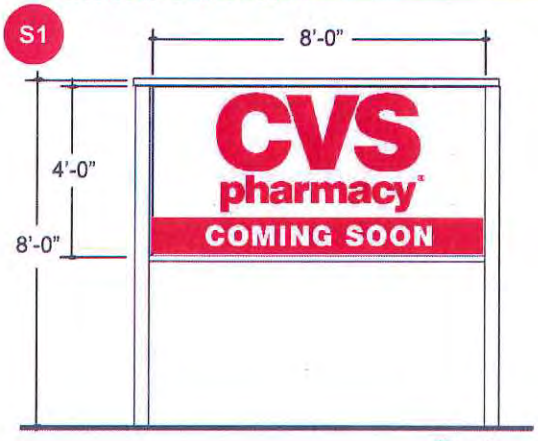
B8




Qty 1

## Temporary Signs

S1




Qty. 1

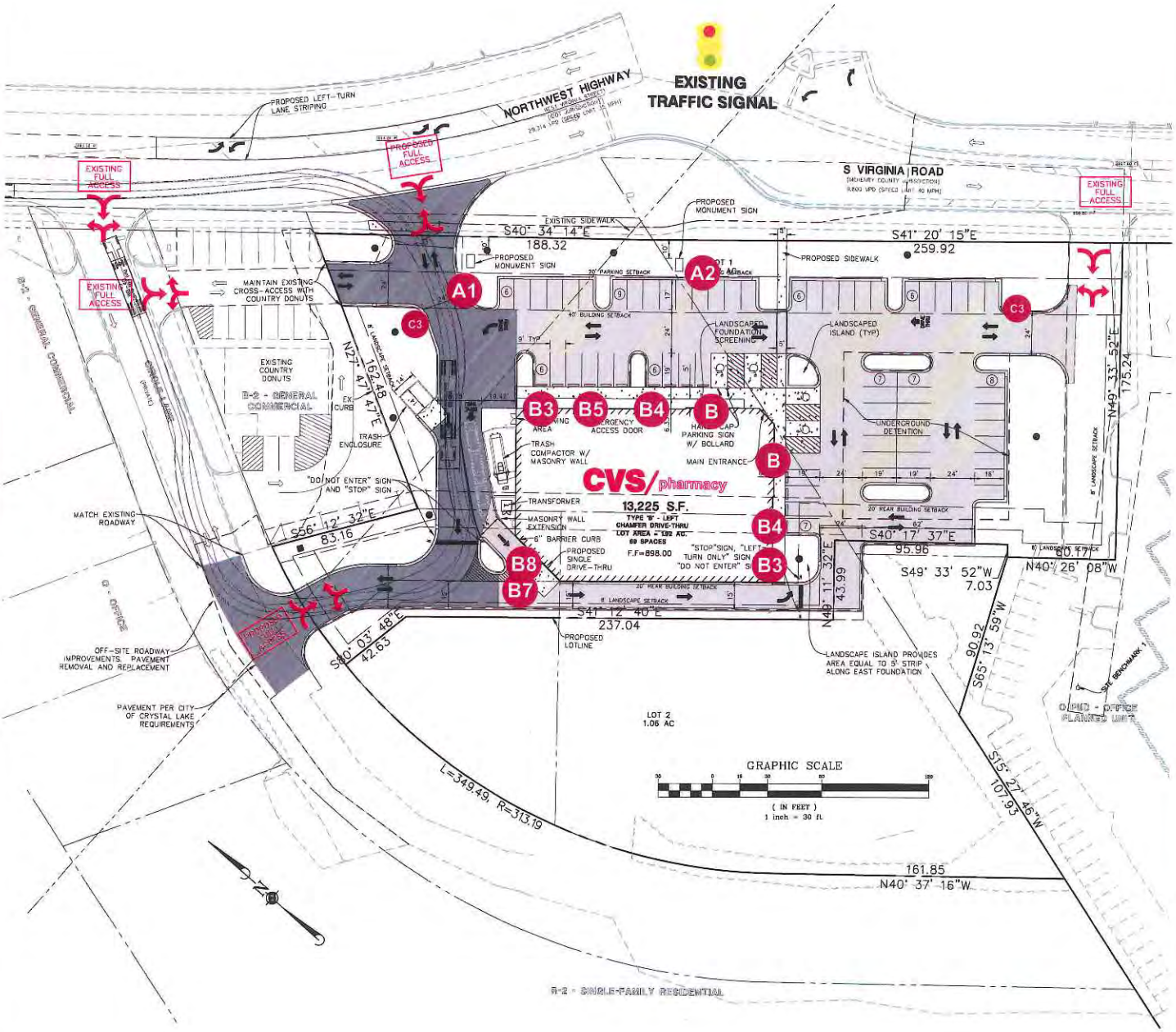
icon Identity Solutions
1418 Elmhurst Rd.
Elk Grove Village
Illinois 60007

**CVS CS 83540**
**Northwest Hwy & Virginia**
**Crystal Lake, IL**

Date: 12/2/2014
Revisions:

CVS/pharmacy

# PROPOSED SIGN PLACEMENT




* Site plan is for general sign location only.


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1418 Elmhurst Rd.
Elk Grove Village
Illinois 60007

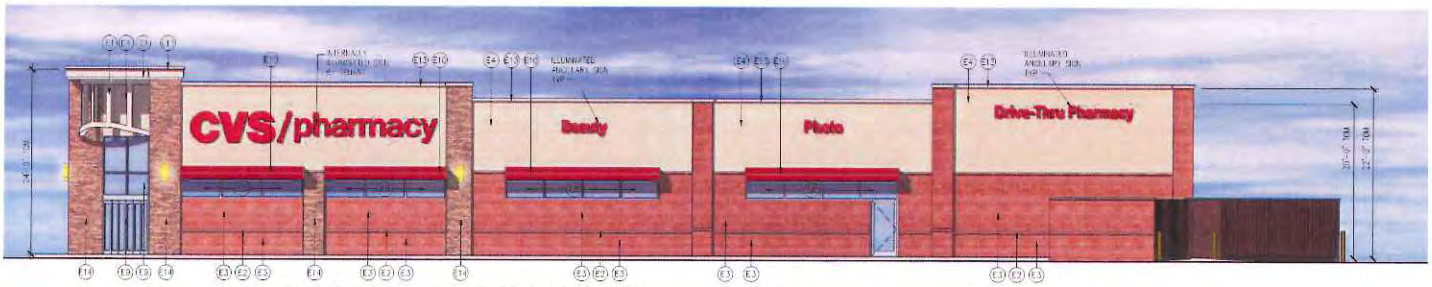

## CVS CS 83540
## Northwest Hwy & Virginia
## Crystal Lake, IL

Date: 12/2/2014

Revisions:

CVS/pharmacy

# PROPOSED SIGN PLACEMENT



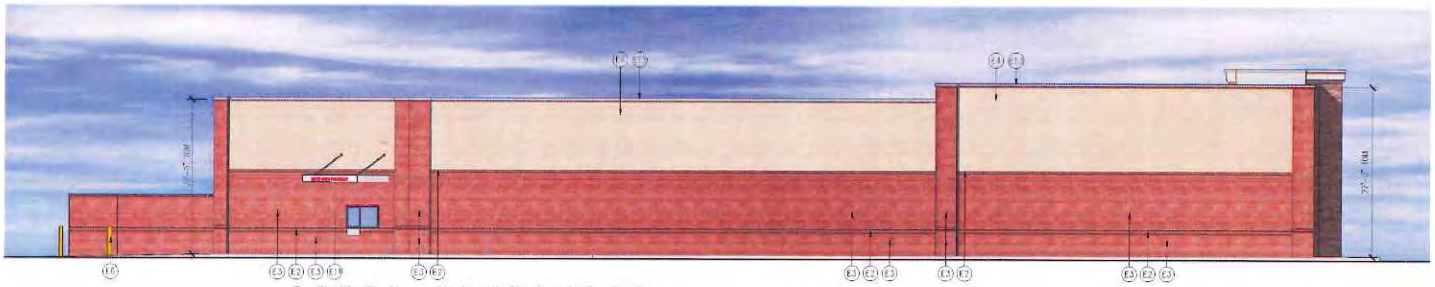

NORTH ELEVATION - SOUTH VIRGINIA ROAD

SCALE: 1/8" = 1'-0"



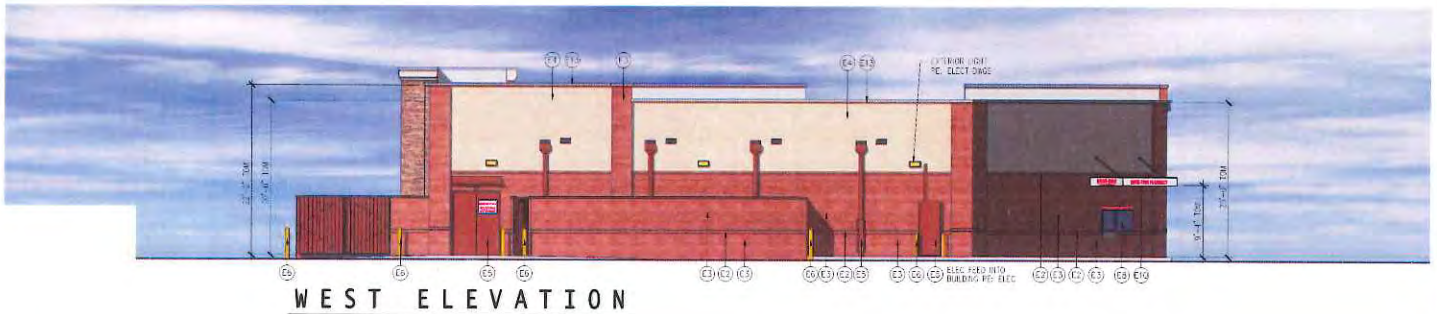

EAST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

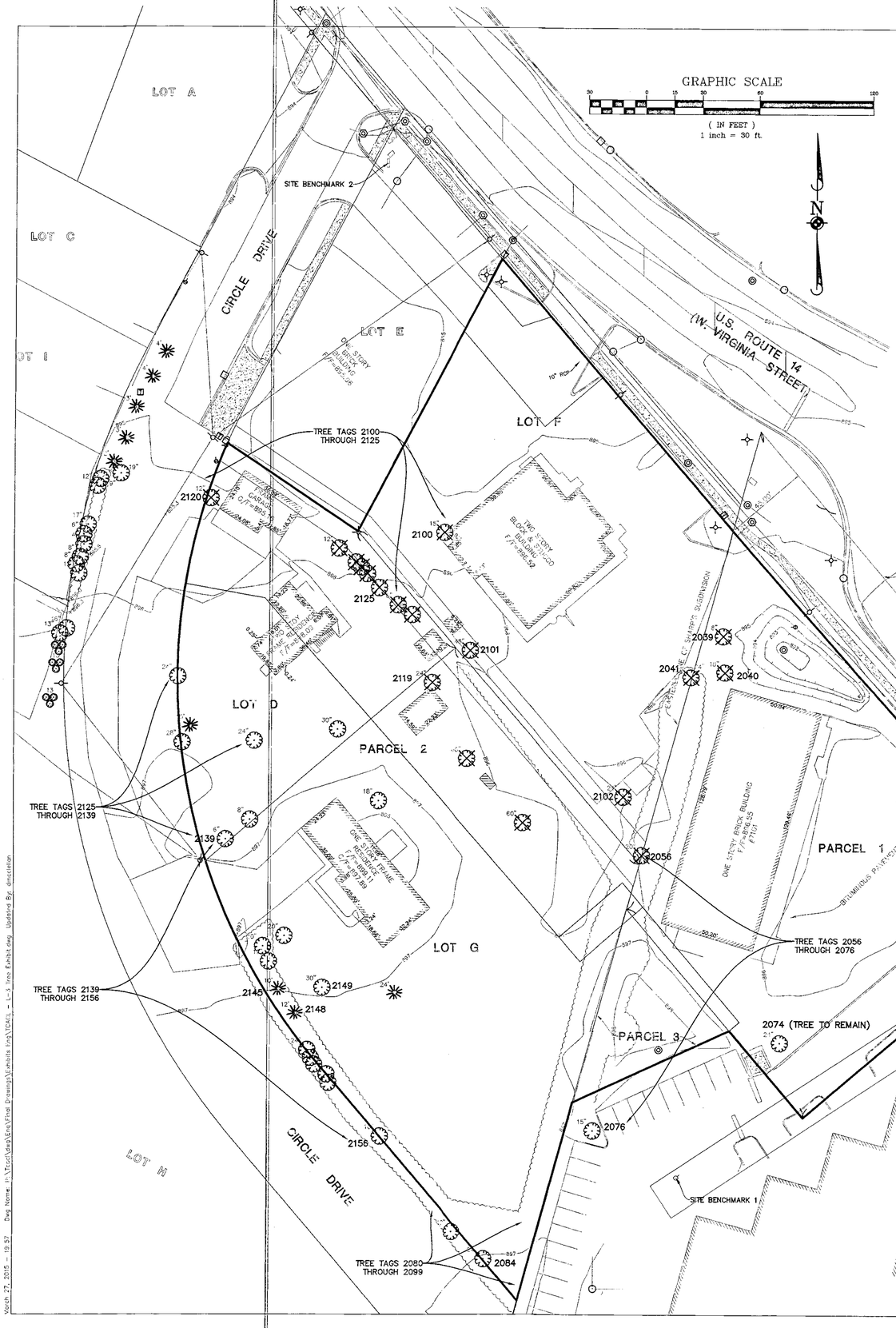
* Elevations are for general sign location only. Building materials and design details may not be reflected.

icon
Identity Solutions

1418 Elmhurst Rd.
Elk Grove Village
Illinois 60007

**CVS CS 83540**
**Northwest Hwy & Virginia**
**Crystal Lake, IL**

Date: 12/2/2014
Revisions:




| Tag # | Common Name | Scientific Name | Size | Condition | Species Group | Comments |
|---|---|---|---|---|---|---|
| 2039 | flowering crab | *Malus spp.* | 8.7 | 1 | B | |
| 2040 | red pine | *Pinus resinosa* | 19.8 | 1 | C | |
| 2041 | Siberian elm | *Ulmus pumila* | 23.9 | 5 | D | |
| 2042 | Norway maple | *Acer platanoides* | 4.7 | 1 | B | |
| 2043 | boxelder | *Acer negundo* | 12.9 | 3 | D | |
| 2044 | common hackberry | *Celtis occidentalis* | 6.8 | 1 | A | |
| 2045 | Siberian elm | *Ulmus pumila* | 13.0 | 4 | D | |
| 2046 | common hackberry | *Celtis occidentalis* | 5.8 | 1 | A | |
| 2047 | common hackberry | *Celtis occidentalis* | 5.5 | 1 | A | |
| 2048 | common hackberry | *Celtis occidentalis* | 5.1 | 1 | A | |
| 2049 | Siberian elm | *Ulmus pumila* | 3.0 | 5 | D | dead |
| 2050 | common hackberry | *Celtis occidentalis* | 3.8 | 1 | A | |
| 2051 | common hackberry | *Celtis occidentalis* | 3.1 | 1 | A | |
| 2052 | common hackberry | *Celtis occidentalis* | 4.5 | 1 | A | |
| 2053 | common hackberry | *Celtis occidentalis* | 3.0 | 1 | A | |
| 2054 | common hackberry | *Celtis occidentalis* | 2.8 | 1 | A | |
| 2055 | European buckthorn | *Rhamnus cathatica* | 7.3 | 5 | n/a | |
| 2056 | boxelder | *Acer negundo* | 19.8 | 4 | D | |
| 2057 | Siberian elm | *Ulmus pumila* | 7.1 | 3 | D | |
| 2058 | common hackberry | *Celtis occidentalis* | 6.5 | 1 | A | |
| 2059 | Siberian elm | *Ulmus pumila* | 3.7 | 2 | D | |
| 2060 | Siberian elm | *Ulmus pumila* | 7.4 | 2 | D | |
| 2061 | Siberian elm | *Ulmus pumila* | 6.3 | 2 | D | |
| 2062 | Siberian elm | *Ulmus pumila* | 8.4 | 2 | D | |
| 2063 | Siberian elm | *Ulmus pumila* | 11.6 | 1 | D | |
| 2064 | Siberian elm | *Ulmus pumila* | 4.5 | 3 | D | |
| 2065 | Siberian elm | *Ulmus pumila* | 7.1 | 1 | D | |
| 2066 | Siberian elm | *Ulmus pumila* | 3.8 | 3 | D | |
| 2067 | Siberian elm | *Ulmus pumila* | 10.4 | 1 | D | |
| 2068 | Siberian elm | *Ulmus pumila* | 5.5 | 2 | D | |
| 2069 | common hackberry | *Celtis occidentalis* | 5.6 | 1 | A | |
| 2070 | common hackberry | *Celtis occidentalis* | 4.3 | 1 | A | |
| 2071 | boxelder | *Acer negundo* | 9.9 | 5 | D | |
| 2072 | flowering crab | *Malus spp.* | 5.2 | 4 | B | |
| 2073 | white mulberry | *Morus alba* | 3.0 | 5 | D | |
| 2074 | Siberian elm | *Ulmus pumila* | 32.8 | 4 | D | |

LEGEND

TREE TO BE REMOVED

2100 TREE TAG

**NOTE: TREES SHOWN ARE 6 INCH DIAMETER AND GREATER**

| Tag # | Common Name | Scientific Name | Size | Condition | Species Group | Comments |
|---|---|---|---|---|---|---|
| 2075 | white ash | *Fraxinus americana* | 14.2 | 5 | D | |
| 2076 | Siberian elm | *Ulmus pumila* | 16.5 | 4 | D | |
| 2077 | common hackberry | *Celtis occidentalis* | 5.2 | 1 | A | |
| 2078 | boxelder | *Acer negundo* | 2.8 | 2 | D | |
| 2079 | boxelder | *Acer negundo* | 4.6 | 1 | D | |
| 2080 | common hackberry | *Celtis occidentalis* | 4.8 | 1 | A | |
| 2081 | common hackberry | *Celtis occidentalis* | 4.5 | 1 | A | |
| 2082 | common hackberry | *Celtis occidentalis* | 4.9 | 1 | A | |
| 2083 | common hackberry | *Celtis occidentalis* | 3.2 | 1 | A | |
| 2084 | Siberian elm | *Ulmus pumila* | 14.7 | 1 | D | |
| 2085 | Siberian elm | *Ulmus pumila* | 13.7 | 2 | D | |
| 2086 | boxelder | *Acer negundo* | 3.8 | 1 | D | |
| 2087 | American elm | *Ulmus americana* | 14.3 | 2 | D | |
| 2088 | common hackberry | *Celtis occidentalis* | 10.9 | 1 | A | |
| 2089 | boxelder | *Acer negundo* | 9.7 | 1 | D | |
| 2090 | common hackberry | *Celtis occidentalis* | 13.0 | 1 | A | |
| 2091 | Siberian elm | *Ulmus pumila* | 14.2 | 1 | D | |
| 2092 | Siberian elm | *Ulmus pumila* | 10.5 | 4 | D | |
| 2093 | common hackberry | *Celtis occidentalis* | 3.2 | 1 | A | |
| 2094 | common hackberry | *Celtis occidentalis* | 6.0 | 1 | A | |
| 2095 | Siberian elm | *Ulmus pumila* | 5.8 | 2 | D | |
| 2096 | common hackberry | *Celtis occidentalis* | 3.1 | 1 | A | |
| 2097 | Siberian elm | *Ulmus pumila* | 12.2 | 1 | D | |
| 2098 | Siberian elm | *Ulmus pumila* | 3.8 | 1 | D | |
| 2099 | black cherry | *Prunus serotina* | 4.2 | 1 | C | |
| 2100 | Siberian elm | *Ulmus pumila* | 15.1 | 1 | D | |
| 2101 | Siberian elm | *Ulmus pumila* | 44.4 | 2 | D | |
| 2102 | Siberian elm | *Ulmus pumila* | 31.2 | 5 | D | |
| 2103 | Siberian elm | *Ulmus pumila* | 12.3 | 2 | D | |
| 2104 | Siberian elm | *Ulmus pumila* | 10.6 | 2 | D | |
| 2105 | common hackberry | *Celtis occidentalis* | 2.9 | 1 | A | |
| 2106 | common hackberry | *Celtis occidentalis* | 3.3 | 1 | A | |
| 2107 | Norway maple | *Acer platanoides* | 2.7 | 1 | B | |
| 2108 | Norway maple | *Acer platanoides* | 8.4 | 1 | B | |
| 2109 | Norway maple | *Acer platanoides* | 7.8 | 1 | B | |
| 2110 | white mulberry | *Morus alba* | 6.9 | 1 | D | |
| 2111 | white mulberry | *Morus alba* | 14.6 | 1 | D | |
| 2112 | Siberian elm | *Ulmus pumila* | 42.2 | 3 | D | |
| 2113 | Norway maple | *Acer platanoides* | 3.4 | 1 | B | |
| 2114 | Norway maple | *Acer platanoides* | 6.5 | 1 | B | |
| 2115 | Norway maple | *Acer platanoides* | 6.2 | 1 | B | |
| 2116 | Norway maple | *Acer platanoides* | 8.6 | 1 | B | |
| 2117 | Norway maple | *Acer platanoides* | 5.2 | 1 | B | |
| 2118 | Siberian elm | *Ulmus pumila* | 46.0 | 4 | D | |
| 2119 | silver maple | *Acer saccharinum* | 17.2 | 6 | C | base of trunk dead, foliage at int. largest limb 17.2 |
| 2120 | white mulberry | *Morus alba* | 9.5 | 1 | D | |
| 2121 | white mulberry | *Morus alba* | 8.0 | 1 | D | |
| 2122 | white mulberry | *Morus alba* | 7.5 | 1 | D | |
| 2123 | white mulberry | *Morus alba* | 12.9 | 1 | D | |
| 2124 | Norway maple | *Acer platanoides* | 6.7 | 5 | B | |
| 2125 | Norway maple | *Acer platanoides* | 6.3 | 5 | B | |
| 2126 | Norway maple | *Acer platanoides* | 5.8 | 5 | B | |
| 2127 | white mulberry | *Morus alba* | 9.1 | 1 | D | |
| 2128 | Norway maple | *Acer platanoides* | 6.1 | 1 | B | |
| 2129 | silver maple | *Acer saccharinum* | 6.0 | 1 | C | |
| 2130 | American elm | *Ulmus americana* | 24.7 | 1 | D | |
| 2131 | flowering crab | *Malus spp.* | 10.0 | 1 | B | |
| 2132 | flowering crab | *Malus spp.* | 9.5 | 1 | B | |
| 2133 | sugar maple | *Acer saccharum* | 25.3 | 1 | A | |
| 2134 | Siberian elm | *Ulmus pumila* | 28.5 | 2 | D | |
| 2135 | Norway spruce | *Picea abies* | n/a | 6 | B | dead |
| 2136 | Siberian elm | *Ulmus pumila* | 23.3 | 1 | D | |
| 2137 | silver maple | *Acer saccharinum* | 6.3 | 2 | C | |
| 2138 | silver maple | *Acer saccharinum* | 6.2 | 1 | C | |
| 2139 | common hackberry | *Celtis occidentalis* | 5.1 | 1 | A | |
| 2140 | common hackberry | *Celtis occidentalis* | 3.4 | 1 | A | |
| 2141 | American elm | *Ulmus americana* | 10.5 | 1 | D | |
| 2142 | red oak | *Quercus rubra* | 19.6 | 1 | B | |
| 2143 | common hackberry | *Celtis occidentalis* | 4.0 | 1 | A | |
| 2144 | common hackberry | *Celtis occidentalis* | 9.2 | 1 | A | |
| 2145 | Norway spruce | *Picea abies* | 11.0 | 6 | B | dead |
| 2146 | black walnut | *Juglans nigra* | 3.9 | 1 | C | |
| 2147 | Norway spruce | *Picea abies* | 10.4 | 6 | B | |
| 2148 | Norway spruce | *Picea abies* | 12.5 | 5 | B | |
| 2149 | scarlet oak | *Quercus coccinea* | 29.5 | 1 | B | |
| 2150 | Siberian elm | *Ulmus pumila* | 11.2 | 1 | D | |
| 2151 | Siberian elm | *Ulmus pumila* | 7.5 | 1 | D | |
| 2152 | Norway maple | *Acer platanoides* | 6.2 | 1 | B | |
| 2153 | common hackberry | *Celtis occidentalis* | 5.2 | 1 | A | |
| 2154 | Siberian elm | *Ulmus pumila* | 10.1 | 2 | D | |
| 2155 | common hackberry | *Celtis occidentalis* | 3.8 | 1 | A | |
| 2156 | Norway maple | *Acer platanoides* | 6.6 | 1 | B | |

CVS pharmacy®

NORTHERN 13225-LEFT CHAMFER DRIVE-THRU

STORE NUMBER: 10628

N.W. HIGHWAY AND VIRGINIA RD.
CRYSTAL LAKE, IL

PROJECT TYPE: NEW STORE
DEAL TYPE: LAND PURCHASE

CS PROJECT NUMBER: 83540


ARCHITECT OF RECORD

719 Griswald Street, Suite 1000
Detroit, MI 48226
www. norr.com

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ARCHITECTS ENGINEERS PLANNERS

CONSULTANT:

Manhard CONSULTING LTD
900 Woodlands Pkwy. Vernon Hills, IL 60146 ph 630.681.8900 fx 630.681.8685

DEVELOPER:
T.M.
CROWLEY & ASSOCIATES
600 East 96th Street, Suite 150
Indianapolis, IN 46240
PH: 317-574-7333


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REVISIONS:

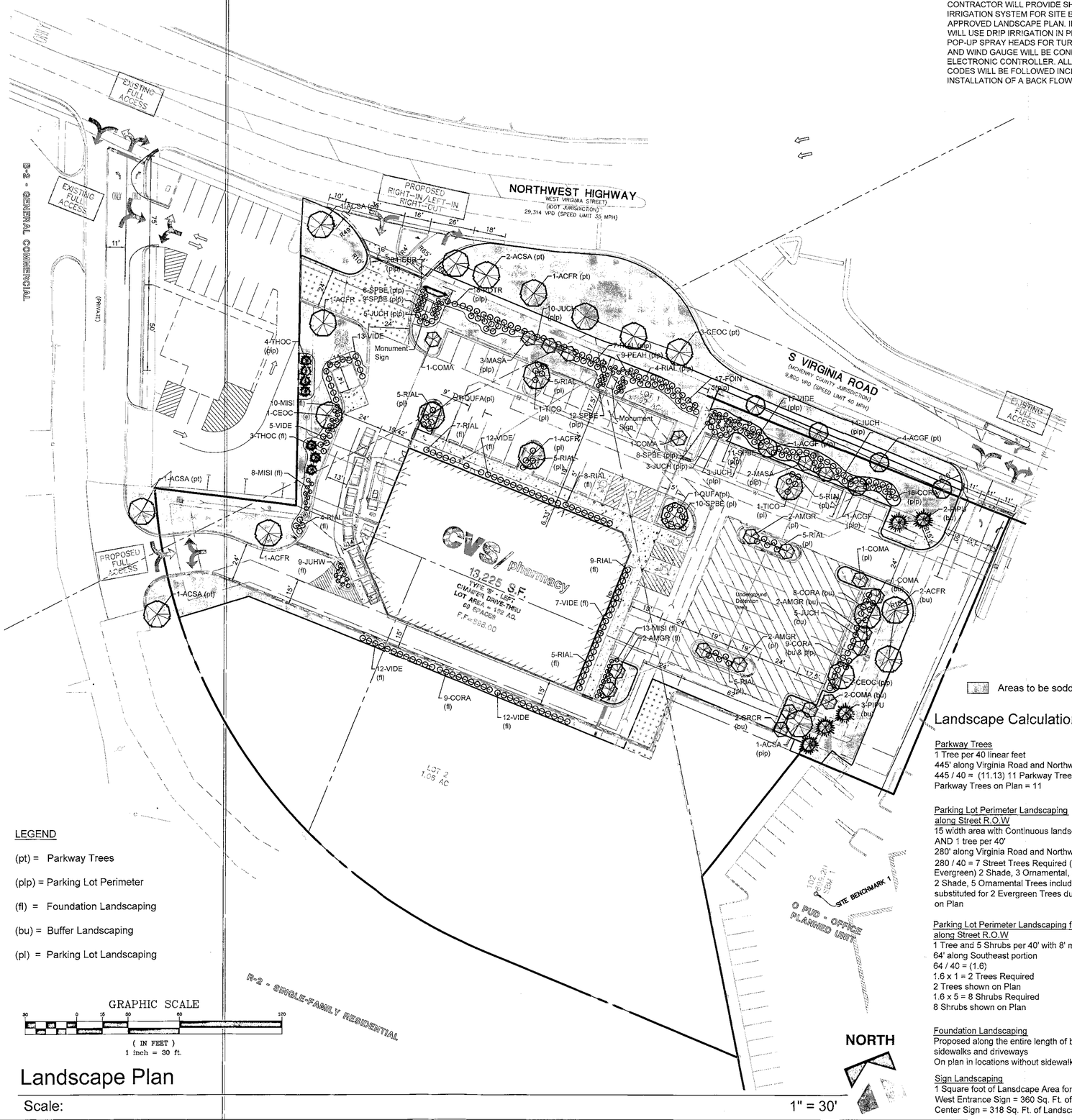
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DRAWING BY: RAK
DATE: 2/12/2015
JOB NUMBER: 130953

TITLE:
TREE SURVEY

SHEET NUMBER:
L-3

COMMENTS:
NOT RELEASED FOR CONSTRUCTION

March 27, 2015 - 12:57 Dwg Name: I:\Projects\Active\Final Drawings\Civil\Site Final\TOPO_L-3_Tree Exhibit.dwg Updated By: dmcclellan




# Landscape Plan

Scale: 1" = 30'

## LEGEND

(pt) = Parkway Trees

(plp) = Parking Lot Perimeter

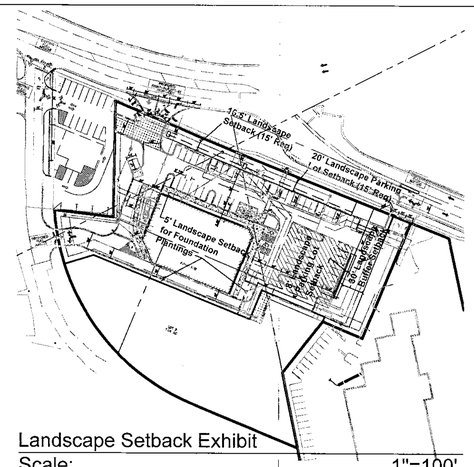
(fl) = Foundation Landscaping

(bu) = Buffer Landscaping

(pl) = Parking Lot Landscaping

## Irrigation System

CONTRACTOR WILL PROVIDE SHOP DRAWINGS OF IRRIGATION SYSTEM FOR SITE BASED ON THE APPROVED LANDSCAPE PLAN. IRRIGATION SYSTEM WILL USE DRIP IRRIGATION IN PLANTING BEDS AND POP-UP SPRAY HEADS FOR TURF ONLY. A RAIN GAUGE AND WIND GAUGE WILL BE CONNECTED TO THE ELECTRONIC CONTROLLER. ALL LOCAL PLUMBING CODES WILL BE FOLLOWED INCLUDING THE INSTALLATION OF A BACK FLOW PREVENTER.




Landscape Setback Exhibit

Scale: 1"=100'

## Plant List

Shade Trees

| Key | Quantity | Name COMMON/ Botanical | Size | Comments |
|---|---|---|---|---|
| ACGF | 6 | AMUR FLAME MAPLE/ Acer ginnala 'Flame' | 2 1/2" BB | |
| ACFR | 6 | AUTUMN BLAZE MAPLE/ Acer x freemanii 'Jeffersred' | 2 1/2" BB | |
| ACSA | 6 | GREEN MOUNTAIN SUGAR MAPLE/ Acer saccharum 'Green Mountain' | 2 1/2" BB | |
| CEOC | 6 | COMMON HACKBERRY/ Celtis occidentalis | 2 1/2" BB | |
| QUFA | 2 | COLUMNAR ENGLISH OAK / Quercus rubra 'Fastigata' | 2 1/2" BB | |
| TICO | 2 | GREENSPIRE LINDEN/ Tilia cordata 'Greenspire' | 2 1/2" BB | |

Evergreens

| | | | | |
|---|---|---|---|---|
| PIPU | 5 | COLORADO GREEN SPRUCE/ Picea pungens | 6' | |
| JUCH | 40 | SARGENT GREEN CHINESE JUNIPER/ Juniperus chinensis 'sargentii' | 18" | |
| JUHW | 9 | BLUE RUG SPREADING JUNIPER/ Juniperus horizontalis 'Wiltoni' | 1 Gal | |
| THOC | 7 | DARK GREEN ARBORVITAE / Thuja occidentalis 'Nigra' | 6' | |

Ornamental

| | | | | |
|---|---|---|---|---|
| AMGR | 8 | AUTUMN BRILLIANCE SERVICEBERRY/ Amelanchior grandiflora 'Autumn Brilliance' | 8' | Multi-stem |
| COMA | 6 | CORNELIAN CHERRY DOGWOOD/ Cornus mas | 8' | Multi-stem |
| CRCR | 2 | THORNLESS CORKSPUR HAWTHORN/ Crataegus crusgalli inermis | 8' | Multi-stem |
| MASA | 5 | SARGENT CRABAPPLE/ Malus sargentii | 8' | Multi-stem |

Deciduous Shrubs

| | | | |
|---|---|---|---|
| CORA | 42 | GRAY DOGWOOD/ Cornus racemosa | 3' |
| FOIN | 17 | BORDER FORSYTHIA/ Forsythia X intermedia | 3' |
| POTR | 18 | GOLD FINGER POTENTILLA/ Potentilla fruticosa 'Gold Finger' | 3' |
| RIAL | 74 | ALPINE CURRANT/ Ribes alpinum | 3' |
| SPBE | 58 | GOLDFLAME SPIREA/ Spiraea X bumalda 'Goldflame' | 3' |
| VIDE | 78 | AUTUMN JAZZ VIBURNUM/ Viburnum dentatum 'Ralph Senior' | 3' |

Perennials & Ornamental Grasses

| | | | |
|---|---|---|---|
| HEHA | 27 | HAPPY RETURNS DAYLILY/ Hemerocallis x Happy Returns | 1 Gal. |
| PEAH | 9 | DWARF FOUNTAIN GRASS/Pennisetum alopecuroides 'Hameln' | 1 Gal. |
| MISI | 34 | PURPLE FLAME GRASS/ Miscanthus sinensis 'Purpurascens' | 1 Gal. |

Areas to be sodded

## Landscape Calculations

Parkway Trees
1 Tree per 40 linear feet
445' along Virginia Road and Northwest Highway
445 / 40 = (11.13) 11 Parkway Trees Required
Parkway Trees on Plan = 11

Parking Lot Perimeter Landscaping along Street R.O.W
15 width area with Continuous landscaping and/or 2.5' berms AND 1 tree per 40'
280' along Virginia Road and Northwest Highway
280 / 40 = 7 Street Trees Required (⅓ Shade, ⅓ Ornamental, ⅓ Evergreen) 2 Shade, 3 Ornamental, 2 Evergreen
2 Shade, 5 Ornamental Trees including 2 Ornamental Trees substituted for 2 Evergreen Trees due to overhead power-lines on Plan

Parking Lot Perimeter Landscaping frontage not along Street R.O.W
1 Tree and 5 Shrubs per 40' with 8' minimum width
64' along Southeast portion
64 / 40 = (1.6)
1.6 x 1 = 2 Trees Required
2 Trees shown on Plan
1.6 x 5 = 8 Shrubs Required
8 Shrubs shown on Plan

Foundation Landscaping
Proposed along the entire length of building excluding sidewalks and driveways
On plan in locations without sidewalks and driveways

Sign Landscaping
1 Square foot of Lansdcape Area for 1 Square foot of Sign Area
West Entrance Sign = 360 Sq. Ft. of Landscaping on Plan
Center Sign = 318 Sq. Ft. of Landscaping on Plan

Buffering requirements from Commercial to Office
3 Evergreen Trees, 1 Shade Tree, 4 Understory Trees, and 8 Shrubs per 100' with 30' minimum width
168' along Southeast portion
168 / 100 = (1.68)
1.68 x 3 = (5.04) = 5 Evergreen Trees Required
1.68 x 1 = (1.63) = 2 Shade Trees Required
1.68 x 4 = (6.72) = 7 Understory Trees Required
1.68 x 8 = (13.44) = 13 Shrubs Required
5 Evergreen Trees, 2 Shade Trees, 7 Understory Trees and 14 Shrubs provided on Plan

Parking Lot Landscaping
1 Parking Lot Island for every 10 Parking Spaces
68 Parking Spaces proposed
68 / 10 = (6.8) = 7 Islands = 7 Trees Required
5 Shrubs per each island
7 Islands x 5 Shrubs = 35 Shrubs
1 Tree per Islands and Vegetative ground cover in all Islands
On Plan - 9 Trees, 35 Shrubs and 8 Islands

Call Before You Dig
JULIE
ILLINOIS ONE-CALL SYSTEM
Simply Call 811

SEAL

Glenn M Christensen, ASLA, RLA
Illinois Registered Landscape Architect # 157-000223

CVS pharmacy

NORTHERN 13225-LEFT CHAMFER DRIVE-THRU

STORE NUMBER: 0000

N.W. HIGHWAY AND VIRGINIA RD.
CRYSTAL LAKE, IL

PROJECT TYPE: NEW STORE
DEAL TYPE: LAND PURCHASE

CS PROJECT NUMBER: 83540

ARCHITECT OF RECORD

719 Griswald Street, Suite 1000
Detroit, MI 48226
www. norr.com

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CONSULTANT:

Manhard CONSULTING
900 Woodlands Pkwy. Vernon Hills, IL 60148 ph:630.691.8500 fx:630.691.8505

DEVELOPER:
T.M.
CROWLEY & ASSOCIATES
600 East 96th Street, Suite 150
Indianapolis, IN 46240
PH: 317-574-7333

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BY:

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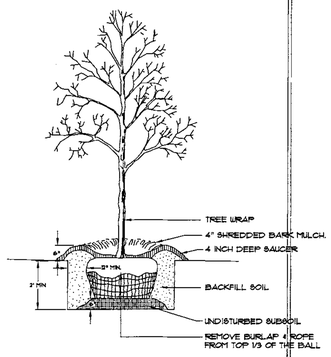
2-12-15 REVISED PER CITY COMMENTS
3-20-15 REVISED PER CITY COMMENTS

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DRAWING BY: JBD
DATE: 11/19/14
JOB NUMBER: 130953
TITLE: L1
SHEET NUMBER: 1 of 2

COMMENTS:
NOT RELEASED FOR CONSTRUCTION

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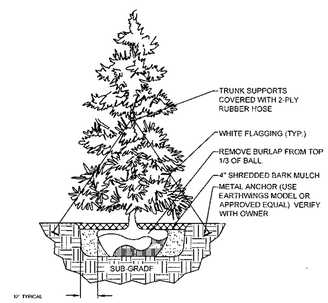
# PLANTING DETAILS




NOTE:
1. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

## DECIDUOUS TREE

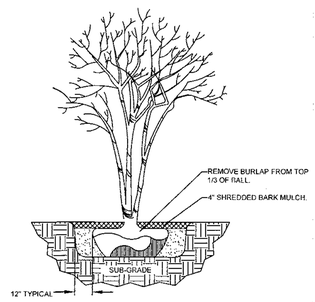
NOT TO SCALE




NOTE:
1. STAKE EVERGREEN TREES 6' IN HT. OR GREATER
2. PLANTING PITS TO BE SCARIFIED BEFORE TREES ARE PLANTED.
3. REMOVE ALL TREE STAKES AND WIRES AFTER ONE YEAR OF GROWTH.

## EVERGREEN TREE

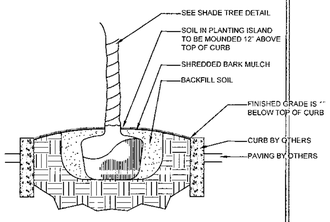
NOT TO SCALE




NOTE
1. PLANTING PITS TO BE SCARIFIED BEFORE TREES ARE PLANTED.
2. PRUNING OF ORNAMENTAL TREES MUST BE DONE AFTER PLANTING AND AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.

## ORNAMENTAL TREE

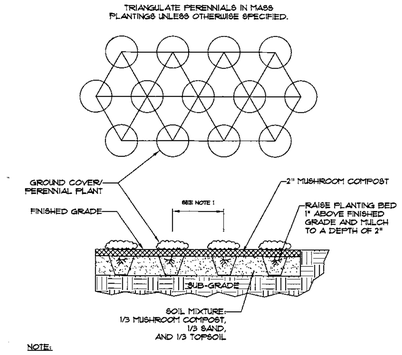
NOT TO SCALE




NOTE
1. GUY TREES GREATER THAN 3" CAL. OR AS NECESSARY DURING GUARANTEE PERIOD OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
2. 3 GUYING ASSEMBLIES PER TREE. 120° APART SEE DETAIL.

## SHADE TREE IN ISLAND

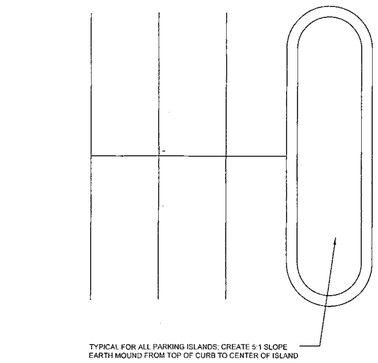
NOT TO SCALE




NOTE:
1. SPACING VARIES DEPENDING ON PLANT SPECIES, SEE PLANT LIST.
2. REMOVE PLASTIC PLANTING CONTAINER BEFORE PLANTING. BE CAREFUL TO KEEP THE ROOT SYSTEM INTACT.

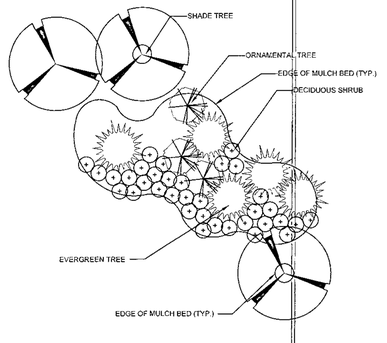
## GROUNDCOVER AND PERENNIALS

NOT TO SCALE




## PARKING LOT ISLAND

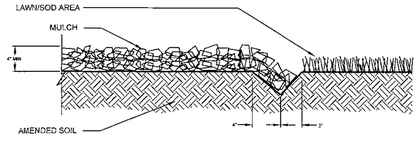
NOT TO SCALE




NOTE
1. ALL MULCH BEDS FOR MASS PLANTING AREAS SHALL BE INSTALLED IN A UNIFORM CURVILINEAR FASHION AS INDICATED. MULCH SHALL EXTEND A MINIMUM OF 12" BEYOND THE OUTSIDE EDGE OF THE ROOT BALL AND INSTALLED ACCORDING TO THE CONTRACT SPECIFICATIONS.

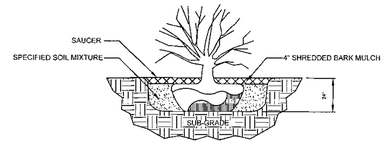
## MULCH EDGE DETAIL

NOT TO SCALE




## CONTINOUS MULCH

NOT TO SCALE




NOTE:
1. SHRUB SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.

## SHRUB PLANTING

NOT TO SCALE

# SPECIFICATIONS

1. Field Verification The Contractor shall verify all existing conditions and dimensions in the field prior to bidding and report any discrepancies to the Owner or his representative.

2. Protection of Existing Site and Existing Site Features The Contractor shall provide at his/her own expense, protection against trespassing and damage to seeded areas, planted areas and other construction areas until the preliminary acceptance. The Contractor shall provide barricades, temporary fencing, signs, written warning or policing as may be required to protect such areas. The Contractor shall not be responsible for any damage caused by the Owner after such warning has been issued. It shall be the Contractor's responsibility to locate and protect all existing above and below ground utilities when performing the work. The Contractor shall be responsible for the protection of crowns, trunks and roots of existing trees, shrubs, lawns, paved areas and other landscaped areas that are to remain. Existing trees which may be subject to construction damage shall be boxed, fenced or otherwise protected before any work is started. Boxing or other protection will be removed at the end of construction. Do not locate heavy equipment or stockpiles within the drip-line of existing plants or on lawns. Any damage to utilities, structures, plantings or lawn which results from the Contractor's work shall be repaired in kind at the Contractor's expense immediately with as little inconvenience to the Owner as possible. All areas shown on the plan as sod, the General Contractor will provide the Landscape Contractor with an excavated area 2" below the curb elevation and proposed grade. It is the Landscape Contractor's responsibility to verify with the General Contractor that the subgrade preparation has been completed. The Landscape Contractor shall coordinate his/her work with all other trades on site. Any planting areas disturbed as a result of general construction activity shall be immediately repaired/replaced by the Landscape Contractor at no additional expense to the Owner.

3. Planting Techniques All planting techniques and methods shall be consistent with the latest edition of "Horticulture Standards of Nurserymen, Inc.", and as detailed on these drawings. All deciduous plant material shall be thin pruned to remove 1/3 interior branches, dead branches and broken branches. Pruning shall compliment plants natural form. Absolutely NO tip pruning is allowed, except hedges. Any plant that is tip pruned is subject to rejection by the Landscape Architect. Evergreen trees and shrubs shall be pruned of dead and broken branches and as directed by the Landscape Architect. All pruning work shall be done with hand pruners only. Stake/guy all trees as necessary immediately after installation and prior to acceptance. When high winds or other conditions occur, the Landscape Contractor shall take whatever precautions he/she deems necessary to protect the survival and appearance of the plants. These steps shall be taken at no additional expense to the Owner.

4. Inspection of Plant Material All plant materials shall be subject to inspection and approval. The Landscape Architect/Owners Representative reserves the right to reject any plants which fail to meet this inspection. All rejected material shall be removed from the site by the Contractor. Height of evergreen trees are measured from the top of ball to the first lateral branch closest to the top. Height and/or width of other plants so specified are measured by the mass of the plant not the very tip of the branches.

5. Plant Substitution Substitution from the specified list will be accepted only when evidence in writing is submitted to the Landscape Architect, showing that the plant specified is not available. Requests for approval of substitute plant material shall include common and botanical names and size of substitute material. Only those substitutions of at least equivalent size and having essential characteristics similar to the originally specified material will be approved. Acceptance or rejection of substitute plant materials will be issued in writing by the Landscape Architect.

6. Planting Soil Planting soil shall be replaced in all disturbed areas at a minimum depth of six inches. The planting soil shall be amended by the contractor at the time of placement. The amended topsoil shall consist of three parts topsoil, one part compost, one part sand and five pounds of bone meal per cubic yard.

7. Mulch All disturbed areas including shrub beds and individual trees shall be mulched with a minimum of 4" finely shredded bark mulch to be approved by the Landscape Achitect/Owners Representative. Perennial, ground cover and annual flower beds shall be mulched with 2" of finely ground compost.

8. Pre-emergent Herbicide All shrub beds, individual tree rings and ground cover beds shall be treated with a pre-emergent herbicide prior to the mulch being installed. These areas shall be weed free prior to herbicide application.

9. Sodding Sod shall be Kentucky Bluegrass and is required in all areas as noted on the landscape plan. Sod should be grown from at least four varieties of quality seed. Sodded slopes 3:1 or greater shall be staked to prevent erosion and washout. Sod is to be laid within 8 hours of the delivery time to the site. Watering shall continue until all sod areas are thoroughly knit to the ground.

10. Seeding All lawn areas on landscape plan specified to be seeded shall be treated as specified below:

A. Topsoil Shall be spread over all areas to be seeded to a minimum depth of 6" when compacted.

B. Seed Mixture and Application Rate

| | |
|---|---|
| Kentucky Bluegrass ( 4 varieties) | 60% |
| Perennial Ryegrass | 20% |
| Redtop or Creeping Red Fescue | 20% |

Apply at the rate of 5.5 lbs. per 1,000 sq. ft.

C. Fertilization The contractor shall acquire site specific soil analysis from a reputable firm, amend soil, and fertilize all area per the findings of the analysis. The contractor shall supply the Landscape Architect with all findings, analysis, and recommendations. Apply fertilizers and conditioners at the rate specified per soil test findings. At least 40% of the fertilizer nitrogen shall be of an organic origin.

D. Watering Seeded areas shall be watered to insure proper germination. Once seeds have germinated, watering may be decreased but the seedlings must never be allowed to dry out completely. Frequent watering should be continued for approximately four (4) weeks after germination or until grass has become sufficiently established to warrant watering on an "as needed" basis. All plant material watering will be the responsibility of the contractor until acceptance by the owner and the Landscape Architect/Owners Representative.

E. Establishment Turf may be established on a variety of slope conditions. It shall be the contractor's responsibility to determine and implement whatever procedures he/she deems necessary to establish the turf as part of his/her work. Seeded areas will be accepted when all areas show a uniform stand of the specified grass in healthy condition and at least 60 days have elapsed since the completion of this work. A uniform stand is defined as areas where the grass is growing thickly without bare spots larger than 12" x 12". The Contractor shall submit with his bid a description of the methods and procedures he/she intends to use.

11. Preliminary Acceptance All plantings shall be maintained by the Contractor for a period of 60 days after preliminary acceptance by the Owner. Maintenance shall include, but is not limited to, mowing and edging turf, pulling weeds, watering turf and plant material, and annual flower maintenance.

12. Final Acceptance Final acceptance will be granted by the Landscape Architect/Owners Representative upon receipt of written request by the contractor, combined with an acceptable final review of the installation by the Landscape Architect/Owners Representative. All plant material (excluding annual flowers), shall be guaranteed for two years after the end of the 60 day maintenance period. The end of the maintenance period is marked by the final acceptance of the Contractor's work by the Owner, and the Landscape Architect/Owners Representative. All plants that are not vigorous, healthy and in good condition shall be replaced by the Landscape Contractor at no additional expense to the Owner. These replacement plants shall meet all specified qualities of the original plant materials and carry the same guarantee from the time of replacement.

13. Site Cleanup The Contractor shall protect the property of the Owner and the work of other Contractors. The Contractor shall also be directly responsible for all damage caused by his/her activities at no additional expense to the owner and for the daily removal of all trash and debris from the work area to the satisfaction of the Landscape Architect/Owners Representative.

CVS pharmacy

NORTHERN 13225-LEFT CHAMFER DRIVE-THRU

STORE NUMBER: 0000

N.W. HIGHWAY AND VIRGINIA RD.
CRYSTAL LAKE, IL

PROJECT TYPE: NEW STORE
DEAL TYPE: LAND PURCHASE

CS PROJECT NUMBER: 83540


ARCHITECT OF RECORD

719 Griswald Street, Suite 1000
Detroit, MI 48226
www. norr.com

NORR
ARCHITECTS ENGINEERS PLANNERS



CONSULTANT:

Manhard CONSULTING
900 Woodlands Pkwy., Vernon Hills, IL 60148 ph:630.891.6500 fx:630.891.8585



DEVELOPER:
T.M.
CROWLEY
& ASSOCIATES
600 East 96th Street, Suite 150
Indianapolis, IN 46240
PH: 317-574-7333


SEAL:

REVISIONS:
2-12-15 REVISED PER CITY COMMENTS
3-20-15 REVISED PER CITY COMMENTS

SCALE: 1"=30'
DRAWING BY: JBD
DATE: 11/19/14
JOB NUMBER: 130953
TITLE: L2
SHEET NUMBER: 2 of 2

COMMENTS:
NOT RELEASED FOR CONSTRUCTION


March 20, 2015 - 12:09 Dwg Name: P:\Local Data\Temp\Exhibits Temp\Final Drawings\Exhibits Temp\CAD-LANDSCAPE PLAN 032015.dwg Updated By: bdeitchoff

March 30, 2015 - 11:52 Dwg Name: P:\Teacl\dwg\Surv\Final Drawings\Plat of Subdivision\Final Plat\01-CACL-FS.dwg Updated By: PDeSalvo

*PREPARED FOR*

TMC ILLINOIS 2, LLC
501 S PENNSYLVANIA PARKWAY, SUITE 160
INDIANAPOLIS, IN 46280

# FINAL PLAT OF
# CVS SUBDIVISION

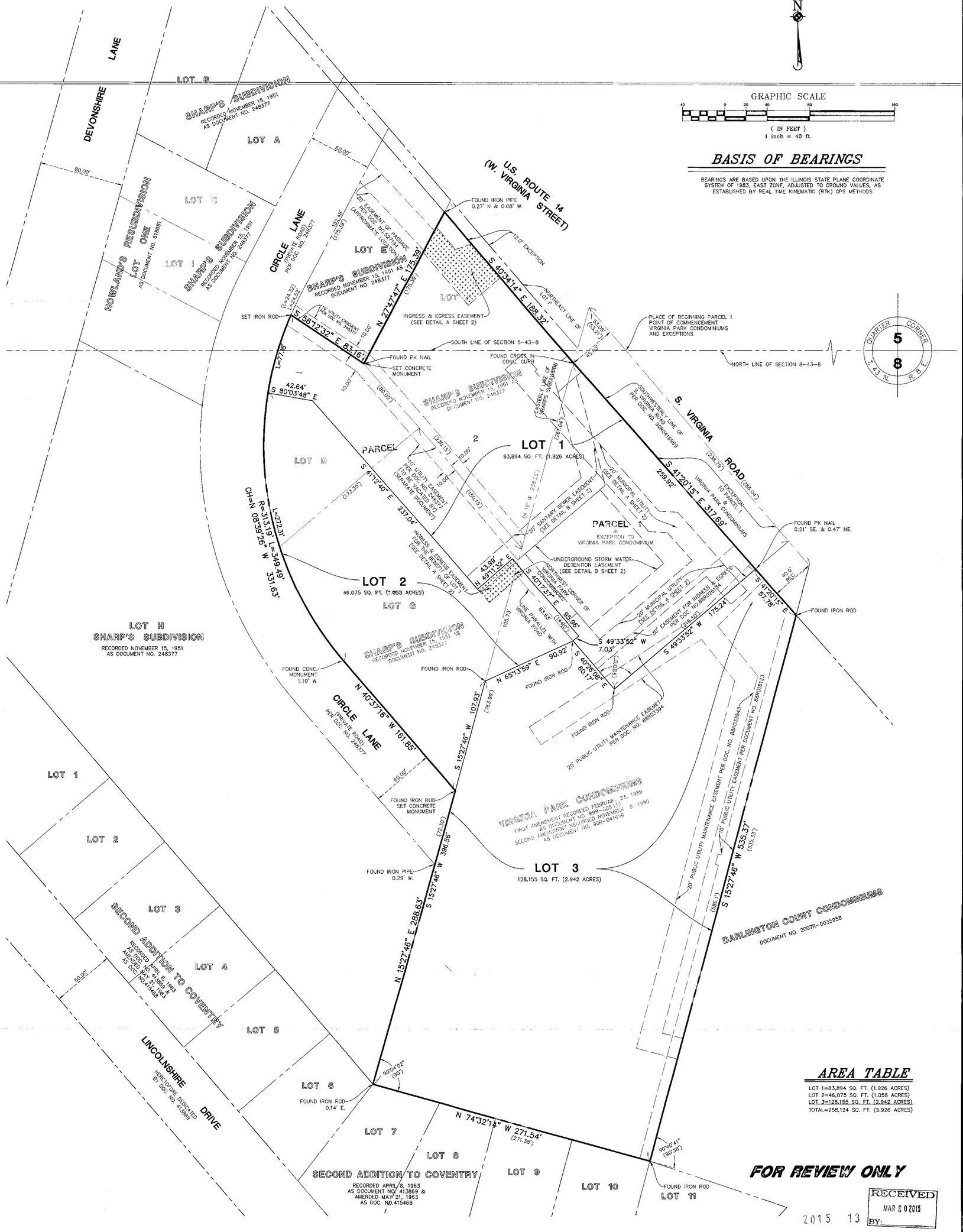
BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, AND PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN.

PARCEL INDEX NUMBERS
19-08-126-025 (PARCEL 1)
19-08-126-002 (LOT D)
19-08-126-003 (LOT F)
19-08-126-004 (LOT G)
19-08-130-003 THRU 031 (VIRGINIA PARK CONDOMINIUMS)

GRAPHIC SCALE
40 0 20 40 80 160
( IN FEET )
1 inch = 40 ft.

## BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE, ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL TIME KINEMATIC (RTK) GPS METHODS




## AREA TABLE

LOT 1=83,894 SQ. FT. (1.926 ACRES)
LOT 2=46,075 SQ. FT. (1.058 ACRES)
LOT 3=128,155 SQ. FT. (2.942 ACRES)
TOTAL=258,124 SQ. FT. (5.926 ACRES)

**FOR REVIEW ONLY**

RECEIVED
MAR 30 2015
BY:

2015 13

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TCACL 130953 | SHEET 1 OF 3 | SCALE: 1"=40' | DATE: 03/27/15 | DRAWN BY: PAD | PROJ. ASSOC.: JDB | PROJ. MGR.: JF

CVS,CS#70423

US ROUTE 14 (VIRGINIA STREET) CRYSTAL LAKE, ILLINOIS

FINAL PLAT OF SUBDIVISION

Manhard CONSULTING LTD
800 Woodlands Parkway, Vernon Hills, IL 60061 ph:847.634.5550 fx:847.634.0095 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

| DATE | REVISIONS | DRAWN BY |
|---|---|---|
| 03/27/15 | REVISED PER CITY REVIEW | |

March 27, 2015 - 16:31 Dwg Name: P:\Tcad\dwg\Surv\Final Drawings\Plat of Subdivision\Final Plat\01-TCACL-Plat.dwg Updated By: PDeSalvo

*PREPARED FOR*

TMC ILLINOIS 2, LLC
501 S PENNSYLVANIA PARKWAY, SUITE 160
INDIANAPOLIS, IN 46280

# FINAL PLAT OF
# CVS SUBDIVISION

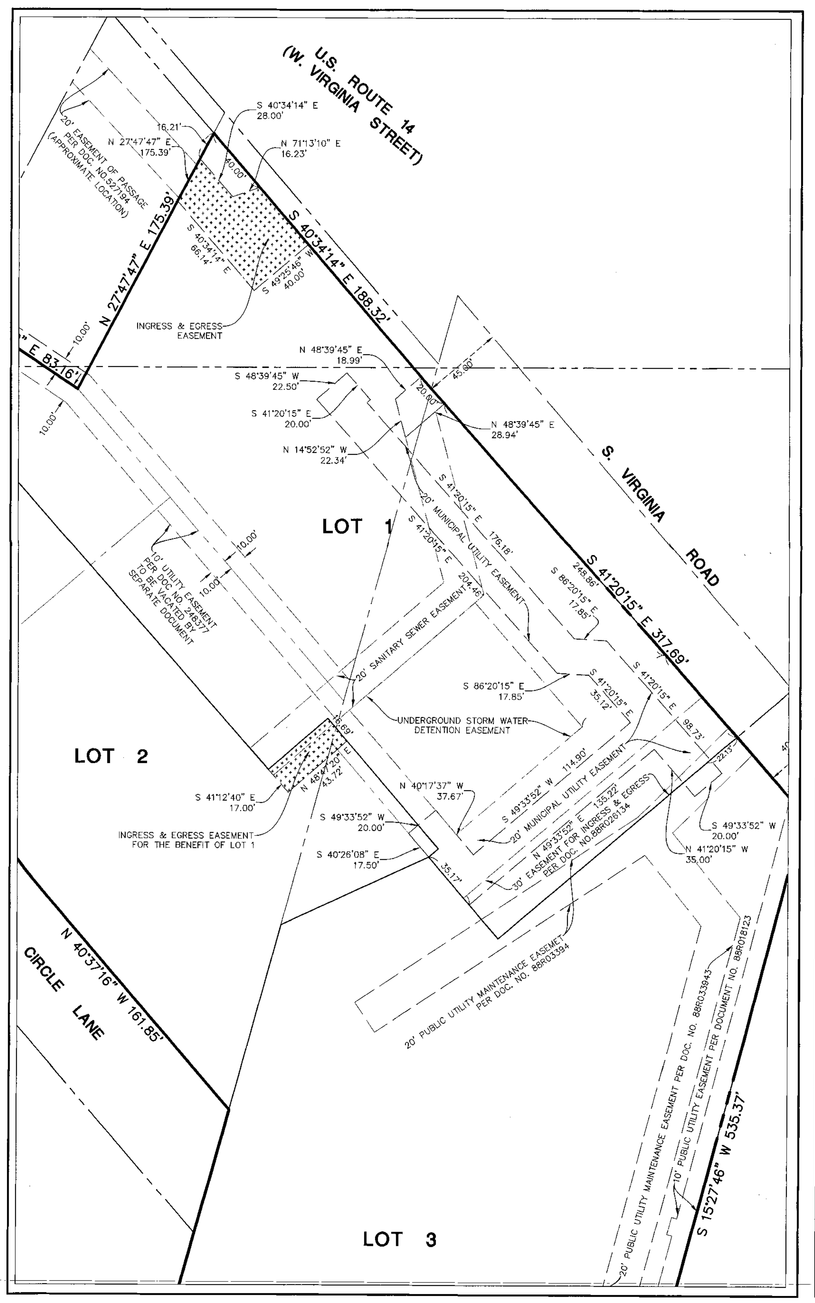
BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, AND PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN,

PARCEL INDEX NUMBERS
19-08-126-025 (PARCEL 1)
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GRAPHIC SCALE
40 0 20 40 80 160
( IN FEET )
1 inch = 40 ft.

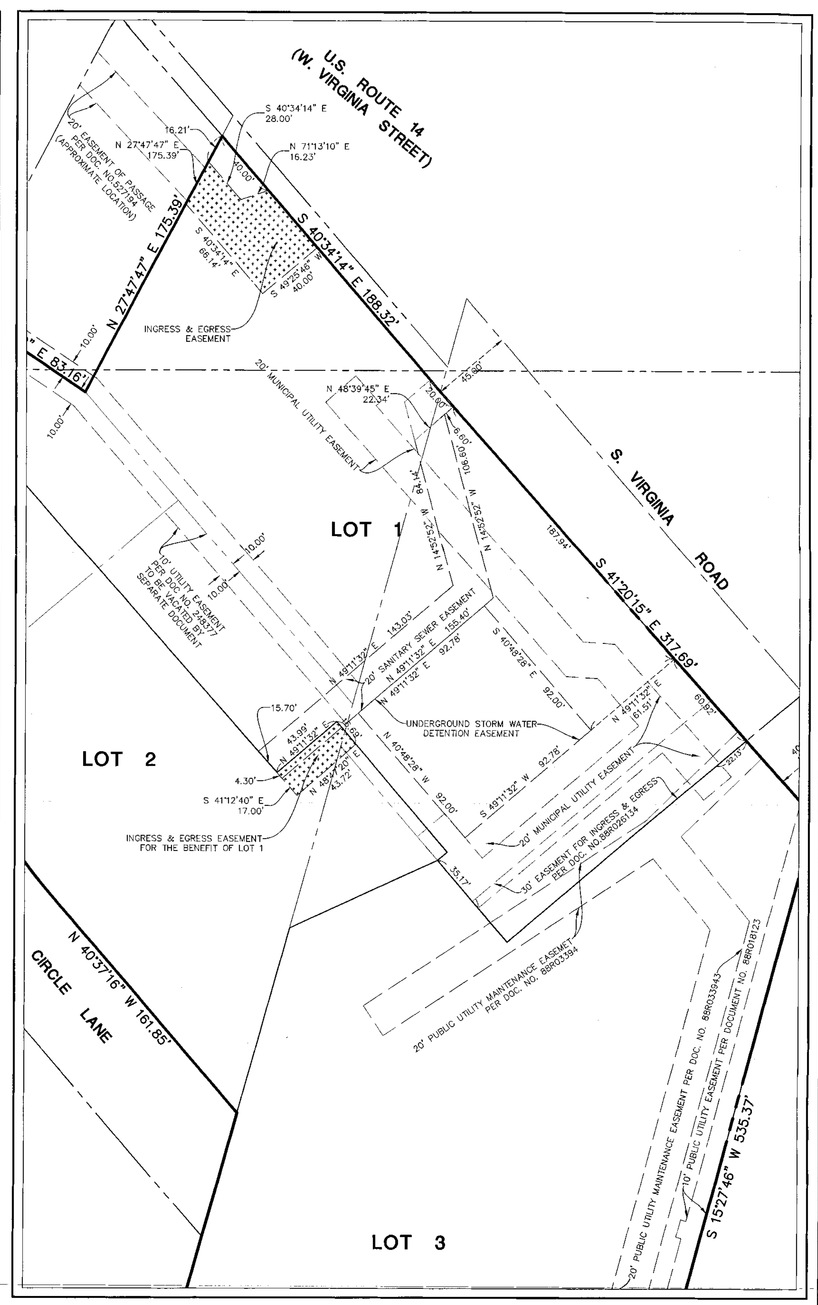
## *BASIS OF BEARINGS*

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE, ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL TIME KINEMATIC (RTK) GPS METHODS




## *EASEMENT DETAIL A*

SCALE: 1" = 40'




## *EASEMENT DETAIL B*

SCALE: 1" = 40'

**FOR REVIEW ONLY**

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TCACL 130983 | SHEET 2 OF 3 | SCALE: 1"=40' | DATE: 02/02/15 | DRAWN BY: PJD | PROJ. MGR: JSB | PROJ. ASSOC: JC

**CVS,CS#70423**

**US ROUTE 14 (VIRGINIA STREET) CRYSTAL LAKE, ILLINOIS**

**FINAL PLAT OF SUBDIVISION**

Manhard CONSULTING
800 Woodlands Parkway, Vernon Hills, IL 60061 ph:847.634.5550 fx:847.634.0095 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

| DATE | REVISIONS | DRAWN BY |
|---|---|---|
| 03/27/15 | REVISED PER CITY REVIEW | PJD |

# FINAL PLAT OF
# CVS SUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, AND PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN,

## MUNICIPAL UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH DOMESTIC WATER IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CRYSTAL LAKE, ILLINOIS, THEIR SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN, RELOCATE, RENEW AND REMOVE FACILITIES USED IN CONNECTION WITH WATER MAINS, IN, UNDER, ACROSS, ALONG, AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT WITHIN THE AREAS MARKED AS "MUNICIPAL UTILITY EASEMENT" (M.U.E.) AND THOSE PARTS DESIGNATED ON THE PLAT AS DEDICATED FOR PUBLIC STREET, TOGETHER WITH THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES, AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES.

EACH INDIVIDUAL ENTITY OR OTHER PARTY ACCEPTING TITLE TO ALL OR ANY PART OF THE MUNICIPAL UTILITY EASEMENT (MUE) SHALL CONCLUSIVELY BE DEEMED TO HAVE COVENANTED AND AGREED, JOINTLY AND SEVERALLY, TO MAINTAIN THE SURFACE OF THAT PORTION OF THE MUNICIPAL UTILITY EASEMENT WHICH IS LOCATED ON SUCH PARTY'S PROPERTY SO THAT IT IS IN GOOD CONDITION FOR ITS INTENDED PURPOSE AS A MUNICIPAL UTILITY EASEMENT (WHICH MAINTENANCE SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, THE REGULAR SEEDING, WATERING AND MOWING OF ALL LAWNS). NO TITLEHOLDER OF ANY PART OR PORTION OF THE MUNICIPAL UTILITY EASEMENT (OR ANY PARTY ACTING ON BEHALF OF THE TITLEHOLDER) SHALL:

I. INSTALL, CONSTRUCT, ERECT, PLACE OR PLANT ANY BUILDING, STRUCTURES, IMPROVEMENTS OR VEGETATION (OTHER THAN GRASS OR APPROVED PLANTINGS) UPON THE MUNICIPAL UTILITY EASEMENT, INCLUDING, BUT NOT LIMITED TO FENCES, WALLS, PATIOS, SHEDS, POSTS, TREES, PLANTS OR SHRUBBERY, EXCEPT AS SHOWN ON THE APPROVED LANDSCAPE PLAN, OR

II. ALTER, MODIFY OR CHANGE IN ANY WAY THE TOPOGRAPHY OR ELEVATIONS OF THE MUNICIPAL UTILITY EASEMENT.

SAID EASEMENTS MAY BE USED FOR DRIVEWAYS AND PARKING, HOWEVER, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN ANY MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF, OR WITH THE SURFACE DRAINAGE THEREON. THE PROPERTY OWNER AND OR THE PROPERTY OWNER ASSOCIATION ARE COMPLETELY RESPONSIBLE FOR LANDSCAPE AND/OR PAVING RESTORATION, SHOULD MAINTENANCE OF THE UTILITY BE REQUIRED.

THE CITY OF CRYSTAL LAKE IS RESPONSIBLE OF REPAIRING WATER SERVICES BETWEEN THE WATER MAIN, TO AND INCLUDING THE BUFFALO BOX. THE PROPERTY OWNER AND/OR THE PROPERTY OWNER'S ASSOCIATION ARE RESPONSIBLE FOR THE RESTORATION OF THE SURFACE AFTER ANY SUCH WATER SERVICE REPAIR.

ONLY PERPENDICULAR CROSSINGS OF THE M.U.E. ARE PERMITTED BY PUBLIC UTILITIES. THE M.U.E.'S ARE EXCLUSIVE OF THE BLANKET EASEMENT.

## CORPORATE OWNER'S CERTIFICATE

STATE OF ILLINOIS )
)SS
COUNTY OF McHENRY)

THIS IS TO CERTIFY THAT TMC ILLINOIS 2, LLC IS THE OWNER OF THE LAND DESCRIBED ON THE PLAT HEREON AND SHOWN HEREON AS SUBDIVIDED ; THAT THEY HAVE CAUSED SAID LAND TO BE SURVEYED, SUBDIVIDED, STAKED AND PLATTED AS SHOWN HEREON, FOR THE PURPOSE OF HAVING THIS PLAT RECORDED PROVIDED BY LAW, AND TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR PART THEREOF, OR, THAT IF SUCH WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION, IN WITNESS WHERE WE HAVE HEREUNDER SET OUR HANDS OF.

THIS IS TO ALSO CERTIFY THAT TMC ILLINOIS 2, LLC AS OWNER OF THE PROPERTY DESCRIBED AS XXXXXXX XXXXXX SUBDIVISION AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

| LOT NUMBER(S) | SCHOOL DISTRICT |
|---|---|
| ALL | GRADE AND MIDDLE SCHOOL DISTRICT NO. 47<br>HIGH SCHOOL DISTRICT NO. 155 |

DATED THIS ____ DAY OF _____, A.D., 20____.

_____ PRESIDENT

_____ SECRETARY

## NOTARY PUBLIC

STATE OF _____)
)SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____ OF TMC ILLINOIS 2, LLC, WHO IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ___ DAY OF _____, A.D., 20____

_____
NOTARY PUBLIC

## MORTGAGEE CONSENT

STATE OF ILLINOIS )
) S.S.
COUNTY OF _____)

THE UNDERSIGNED AS MORTGAGEE PURSUANT TO THE MORTGAGE DATED _____ AND RECORDED AS DOCUMENT NO. _____ AND AS MODIFIED BY DOCUMENT NO. _____ AND RECORDED ON _____ HEREBY CONSENTS TO THE DEDICATION AND PLAT SHOWN HEREON.

DATED: _____ A.D., 20 _____

BY: _____

TITLE: _____

ATTEST: _____

## NOTARY CERTIFICATE

STATE OF ILLINOIS )
) S.S.
COUNTY OF McHENRY)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER(S) APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE (THEY) DID SIGN AND DELIVER THE ANNEXED PLAT AS A FREE AND VOLUNTARY ACT OF SAID COMPANY FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D., 20____.

_____
NOTARY PUBLIC

## OWNER AND ENGINEER'S SURFACE WATER DRAINAGE CERTIFICATE

I _____, OWNER(S) AND I ,JEREMY D. FOSS, PROFESSIONAL ENGINEER OF THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, IF SUCH SURFACE WATER WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATER WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

BY: _____
OWNER/ATTORNEY

_____
PRINTED NAME AND TITLE

BY: _____
JEREMY D. FOSS, P.E.
MANHARD CONSULTING, LTD.
900 WOODLANDS PARKWAY
VERNON HILLS, ILLINOIS 60061

JEREMY D. FOSS 062-058103 LICENSED PROFESSIONAL ENGINEER OF ILLINOIS

## COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS )
) SS
COUNTY OF McHENRY)

I, _____COUNTY CLERK IN AND FOR THE COUNTY OF McHENRY AND THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

WITNESS MY HAND AND SEAL THIS_____DAY OF_____, A.D., 20____.

_____
COUNTY CLERK OF McHENRY COUNTY, ILLINOIS.

## MUNICIPAL UTILITY MAINTENANCE AGREEMENT

THE TERM "MUNICIPAL UTILITIES" SHALL BE DEFINED AS THE FOLLOWS:

1. WATER MAINS AND SERVICE LINES LOCATED IN THE MUNICIPAL UTILITY EASEMENT UP TO THE SERVICE VALVE CONTAINED WITHIN THE MUNICIPALITY AND

2. SANITARY SEWER MAINS LOCATED IN EASEMENTS DESIGNED AS MUNICIPAL UTILITY EASEMENTS.

THE OWNER IS RESPONSIBLE FOR ALL MUNICIPAL UTILITIES LOCATED IN THOSE AREAS ON THE OWNER'S PREMISES OUTSIDE OF DEDICATED STREET RIGHTS-OF-WAY.

THE CITY OF CRYSTAL LAKE AND THE OWNER HAVE HELD NEGOTIATIONS AND REACHED AGREEMENT ON THE PROPER ROLE OF BOTH PARTIES REGARDING THE MAINTENANCE OF CERTAIN MUNICIPAL UTILITIES. THE MUNICIPAL UTILITIES CONSIDERED FOR MAINTENANCE BY THE CITY OF CRYSTAL LAKE ARE THOSE LOCATED IN THE PORTION OF THE OWNER'S PREMISES DESCRIBED AS THE "MUNICIPAL UTILITY EASEMENT" AND INDICATED ON THE PLAT.

NOW, THEREFORE, THE CITY OF CRYSTAL LAKE AND OWNER HEREBY AGREE TO THE FOLLOWING TERMS AND CONDITIONS:

1. THE CITY OF CRYSTAL LAKE WILL MAINTAIN THOSE MUNICIPAL UTILITIES DESCRIBED IN THE GRANT OF EASEMENT AS MUNICIPAL UTILITY EASEMENT UP TO AND INCLUDING THE SHUT OFF VALVES, THE MANHOLES, FIRE HYDRANTS AND THE SANITARY SEWER MAIN, BUT NOT INCLUDING THE SERVICE CONNECTIONS AND LATERALS (REFERRED TO AS THE "SYSTEM"). THE CITY'S DUTIES WILL INCLUDE ALL NECESSARY WORK UP TO AND INCLUDING THE BACKFILL STAGE IN THE EVENT OF REPAIR AND REPLACEMENT WORK ON THE SYSTEM.

2. THE OWNER WILL BE RESPONSIBLE FOR PROMPT, QUALITY RESTORATION, MEETING OR EXCEEDING THE ORIGINAL CONSTRUCTION REQUIREMENTS OF ALL AREAS ON THE OWNER'S PREMISES DAMAGED BY THE CITY OF CRYSTAL LAKE IN THE PROCESS OF REPAIRING THE SYSTEM. THE CITY OF CRYSTAL LAKE AGREES TO EXERCISE REASONABLE CARE IN REPAIRS MADE SO NOT TO CAUSE OWNER'S PROPERTY TO INCUR UNNECESSARY DAMAGES.

3. THE SURFACE OF THE MUNICIPAL UTILITY EASEMENT AS SHOWN ON THE PLAT MAY BE GRASS, SOD, OR PAVEMENT ONLY. NO FENCES, TREES OR STRUCTURES WILL BE PERMITTED WITHIN THOSE AREAS IDENTIFIED ON THE PLAT FOR THE MUNICIPAL UTILITY EASEMENT.

4. THE OWNER WILL BE RESPONSIBLE FOR PROMPT, QUALITY RESTORATION OF ALL SUBSURFACE, SURFACE AND ABOVE-GRADE IMPROVEMENTS MEETING OR EXCEEDING THE ORIGINAL CONSTRUCTION REQUIREMENTS OF ALL AREAS ON THE OWNER'S RESPECTIVE PREMISES DAMAGED BY THE CITY OF CRYSTAL LAKE IN THE PROCESS OF REPAIRING OR CONSTRUCTING MUNICIPAL UTILITIES. THE CITY OF CRYSTAL LAKE AGREES TO EXERCISE REASONABLE CARE IN REPAIRS MADE SO AS NOT TO CAUSE THE OWNER TO INCUR UNNECESSARY DAMAGES. ITEMS SUBJECT TO RESTORATION BY THE OWNER INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING: LOCATED IN EASEMENTS OR DEDICATED RIGHTS-OF-WAY, PRIVATE LIGHTING CABLE OR CONDUITS, PAVEMENTS, CURB AND GUTTER, TREES, SHRUBS, SOD OR OTHER LANDSCAPING.

5. THIS AGREEMENT IS TO RUN WITH THE LAND AND SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE OWNER, THEIR SUCCESSORS, AND ASSIGNS.

## PUBLIC UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATIONS SERVICES IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY,
CABLE TELEVISION COMPANY OR FRANCHISES
AND
AT&T CORPORATION, GRANTEES

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN, AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED OR DASHED LINES ON THE PLAT AND MARKED "PUBLIC UTILITY EASEMENT" OR "PUE", THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS A "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED "PUBLIC UTILITY EASEMENT" OR "PUE" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERM IN SECTION 2(E) OF "AN ACT IN RELATION TO CONDOMINIUMS" (ILLINOIS REVISED STATUTES, CH. 30, PAR. 302(E)), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL, OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH AREAS MAY BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING AND COMMON AREA". THE TERMS "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDES REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL OR RETENTION POND, OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

## MUNICIPAL EASEMENT PROVISIONS

**AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY RESERVED FOR AND GRANTED TO THE CITY OF CRYSTAL LAKE, ILLINOIS**

ITS SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH WATERMAINS IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED LINES ON THE PLAT AND MARKED "MUNICIPAL EASEMENT" TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OOSTRUCTIONS, OTHER THAN ROADWAYS, DRIVEWAYS, CURBS, GUTTERS, AND PEDESTRIAN WALKWAYS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED LINES MARKED "MUNICIPAL EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

## SANITARY SEWER EASEMENT PROVISIONS

A SANITARY SEWER EASEMENT IS HEREBY RESERVED EXCLUSIVELY FOR THE BENEFIT OF LOT 2 AS SHOWN BY DASHED LINES ON THE PLAT DESIGNATED AS "SANITARY SEWER", TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN A SANITARY SEWER FOR THE PURPOSE OF SERVING LOT 2 INCLUDING THE RIGHT TO ENTER UPON LOT 1 ALL TIMES TO INSTALL, LAY, CONSTRUCT, REVIEW, OPERATE AND MAINTAIN SAID SANITARY SEWER AND TREES, SHRUBS, HEDGES, BUSHES, PLAYGROUND EQUIPMENT, SHEDS OR OTHER BUILDINGS AND ANY OTHER TYPE OF STRUCTURE OR BUILDING.

## CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS )
) SS
COUNTY OF McHENRY)

APPROVED BY THE CITY COUNCIL OF CRYSTAL LAKE, ILLINOIS THIS _____ DAY OF _____, 20___.

_____
MAYOR

_____
ATTEST: CITY CLERK

## CRYSTAL LAKE PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS )
) SS
COUNTY OF McHENRY)

I _____, CHAIRMAN OF THE CRYSTAL LAKE PLANNING AND ZONING COMMISSION, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 20____ THIS PLAT OF SUBDIVISION WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE.

_____
CHAIRMAN

## RECORDER CERTIFICATE

STATE OF ILLINOIS )
) SS
COUNTY OF McHENRY )

THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF MCHENRY COUNTY, ILLINOIS, THIS ___DAY OF_____ A.D., 20____ AT_____O'CLOCK_____ M., AND RECORDED IN MAP BOOK_____PAGE_____, AS DOCUMENT NO._____

BY: _____
McHENRY COUNTY RECORDER

## PERMISSION TO RECORD

STATE OF ILLINOIS )
)SS
COUNTY OF LAKE )

I, JAMES D. BAKER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO BRIDGE DEVELOPMENT PARTNERS LLC, TO RECORD THIS PLAT ON OR BEFORE FEBRUARY XX, 2015. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS ___th. DAY OF FEBRUARY, A.D. 2015.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LICENSE EXPIRES NOVEMBER 30, 2016

JAMES D. BAKER ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648 VERNON HILLS, ILLINOIS

## NICOR GAS EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH NATURAL GAS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO
**NICOR GAS COMPANY**
THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "PUBLIC UTILITY EASEMENT", THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS A "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED "PUBLIC UTILITY EASEMENT" OR "PUE" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.
THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH IN SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(E), AS AMENDED FROM TIME TO TIME.
THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCEL OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING AND COMMON AREA". THE TERMS "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDES REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL OR RETENTION POND, OR MECHANICAL EQUIPMENT.
RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

## PUBLIC UTILITY EASEMENT PROVISIONS

A PUBLIC UTILITY EASEMENT (PUE) FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATIONS SERVICES IS HEREBY RESERVED FOR AND GRANTED TO COMMONWEALTH EDISON CO., COMCAST CABLE COMPANY, NICOR GAS COMPANY, AT&T CORPORATION, GRANTEES, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY.

EACH INDIVIDUAL, ENTITY OR OTHER PARTY ACCEPTING TITLE TO ALL OR ANY PART OF THE PUBLIC UTILITY EASEMENTS (PUE) SHALL CONCLUSIVELY BE DEEMED TO HAVE COVENANTED AND AGREED, JOINTLY AND SEVERALLY, TO MAINTAIN THE SURFACE OF THAT PORTION OF THE PUBLIC UTILITY EASEMENTS (PUE) WHICH IS LOCATED ON SUCH PARTY'S PROPERTY SO THAT IT IS IN GOOD CONDITION FOR ITS INTENDED PURPOSE AS PUBLIC UTILITY EASEMENT (WHICH MAINTENANCE SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, THE REGULAR SEEDING, WATERING AND MOWING OF ALL LAWNS).

EXCEPT AS OTHERWISE EXPRESSLY PERMITTED BY WRITTEN NOTICE FROM THE COMMONWEALTH EDISON CO., THE COMCAST CABLE COMPANY, NICOR GAS COMPANY AND AT&T CORPORATION, GRANTEES, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS,

I. NO TITLE HOLDER OF ANY PART OR PORTION OF THE PUBLIC UTILITY EASEMENT (OR ANY PARTY ACTING ON BEHALF OF THE TITLEHOLDER) SHALL INSTALL, CONSTRUCT, DIRECT, PLACE OR PLANT ANY BUILDING, STRUCTURES, IMPROVEMENTS, OR VEGETATION (OTHER THAN GRASS) UPON THE PUBLIC UTILITY EASEMENT, OR

II. ALTER MODIFY, OR CHANGE IN ANY WAY THE TOPOGRAPHY OR ELEVATIONS OF THE PUBLIC UTILITY EASEMENT

FENCES AND PLANT MATERIAL ARE ALLOWED, SUBJECT TO APPLICABLE UTILITY COMPANY AND CITY APPROVAL.

ONLY PERPENDICULAR CROSSINGS OF THE MUNICIPAL UTILITY EASEMENT ARE PERMITTED BY PUBLIC UTILITIES.

## DEED RESTRICTION FOR STORMWATER MANAGEMENT

IF THE CITY OF CRYSTAL LAKE DETERMINES THAT ANY OF THE STORM SEWERS AND AREAS SET ASIDE AS OR RESERVED FOR STORMWATER DETENTION/RETENTION, AND/OR IDENTIFIED AS SUCH BY EASEMENT ARE IN A STATE OF DISREPAIR OR HAVE BEEN ALTERED FROM THE ORIGINAL APPROVED ELEVATIONS, GRADES, SLOPES, SIZE OR GEOMETRY, THE CITY OF CRYSTAL LAKE SHALL HAVE THE RIGHT, TO ENTER UPON THE AFFECTED PROPERTY AND OVER, ONTO, OR ACROSS ANY LOT, TRACT, OR PARCEL OF LAND WITHIN THE SUBDIVISION, TO MAKE NECESSARY REPAIRS. THE CITY OF CRYSTAL LAKE SHALL HAVE AND BE ENTITLED TO A LEGALLY ENFORCEABLE LIEN FOR THE COST OF SUCH MAINTENANCE AND REPAIRS UPON EACH LOT WITHIN THE SUBDIVISION. THE PROPERTY OWNER'S ASSOCIATION, AND/OR OWNER OF EACH LOT ON A PRO-RATED BASIS, SHALL BE LIABLE FOR ANY AND ALL COSTS INCURRED in any SUCH WORK AND/OR REPAIR. THE CITY OF CRYSTAL LAKE MAY RECOVER THE COST OF SUCH WORK AND/OR REPAIRS, BY THE FORECLOSURE OF ITS LIEN, AND SHALL ALSO BE ENTITLED TO RECOVER ITS COSTS AND ATTORNEY'S FEES. THE PERFORMANCE OF ANY WORK BY THE CITY OF CRYSTAL LAKE ON ANY SUBDIVISION PARCEL DEDICATED FOR STORMWATER DETENTION OR RETENTION OR OTHER PUBLIC PURPOSES SHALL NOT CONSTITUTE ACCEPTANCE OF SUCH AREAS AS PUBLIC PROPERTY NOR BE DEEMED TO BE A TACIT DEDICATION THEREOF.

THE CITY OF CRYSTAL LAKE DETERMINES THAT THE HOMEOWNER'S ASSOCIATION IS IN DEFAULT OF MAINTENANCE OBLIGATIONS AND UPON FIFTEEN (15) DAYS NOTICE TO THE HOMEOWNER'S ASSOCIATION SERVED BY CERTIFIED MAIL, THE CITY OF CRYSTAL LAKE ITS SUCCESSORS AND ASSIGNS SHALL BE GRANTED TO AN EASEMENT OVER THE AREA DESCRIBED ON THIS DEED RESTRICTION FOR THE RIGHT, PRIVILEGE AND AUTHORITY, WITHOUT OBLIGATION, TO PERFORM SAID MAINTENANCE AND REPAIRS. THE CITY OF CRYSTAL LAKE MAY, AT ITS SOLE ELECTION, RECORD NOTICE OF LIEN WITH THE RECORDED OF DEEDS FOR MCHENRY COUNTY AS DESCRIBED ABOVE AGAINST THE SUBJECT REAL PROPERTY. SAID LIEN SHALL INCLUDE THE APPLICABLE EXPENSE TO THE HOMEOWNERS ASSOCIATION PLUS ATTORNEYS FEES AND COURT COSTS. UPON PAYMENT OF SAID LIEN, THE CITY OF CRYSTAL LAKE SHALL ISSUE THE APPROPRIATE RELEASE OF LIEN TO THE HOMEOWNER'S ASSOCIATION. IT SHALL NOT BE THE OBLIGATION OF THE CITY OR CRYSTAL LAKE TO RECORD THE RELEASE OF LIEN BUT SHALL BE THE OBLIGATION OF THE PARTY PROCURING THE RELEASE.

## SURVEYORS CERTIFICATE

STATE OF ILLINOIS )
)SS
COUNTY OF LAKE )

THIS IS TO DECLARE THAT THE FOLLOWING DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY MANHARD CONSULTING, LTD., UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY:

**PARCEL 1:**
PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, AND PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTH LINE OF SAID SECTION 8 AT A POINT 425.04 FEET WEST OF THE NORTH QUARTER CORNER OF SAID SECTION, SAID POINT BEING IN THE CENTER OF VIRGINIA STREET; THENCE NORTHWESTERLY ALONG THE CENTER OF SAID STREET, 53.06 FEET TO A POINT; THENCE SOUTH 16 DEGREES WEST, ALONG THE EASTERLY LINE OF SHARP'S SUBDIVISION, A DISTANCE OF 261.04 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE CENTER LINE OF VIRGINIA STREET, 144.0 FEET; THENCE N

RECEIVED
APR 17 2015
BY:

April 17, 2015

Dear Members of the Crystal Lake Planning and Zoning Commission:

Enclosed is a copy of a "Letter to the Editor" which we submitted to the Herald yesterday. It plainly and truthfully sets forth the numerous concerns and worries which we have concerning CVS's proposed plan to located a new store at the already over-crowded intersection of Route 14 and Virginia Road.

We are not at all opposed to CVS being in Crystal Lake (*on the contrary, we would welcome it to our city*) ... just not at that location (for all the reasons stated).

We desperately need your understanding and support.

Sincerely,

Concerned citizens of Coventry, by

Mac McGrath
238 Lincolnshire Drive

(815) 355-2645

*Please call me if you have any questions or would like any clarifications or addition information.*

# No CVS!

**We are writing to express our deep concern over the recently-disclosed plan of the CVS pharmacy chain to locate a large store at the already over-crowded intersection of Route 14 and Virginia Road. The CVS plan is part of the chain's publicized national goal to locate new CVS stores as close as possible to existing Walgreens facilities without regard, at least in this particular case, to resulting inconvenience and hardship. We believe that a number of harmful effects, including the following, will ensue if the CVS plan is allowed to proceed:**

1) **an unacceptable increase in the amount of traffic (particularly entering and exiting traffic) at this already congested intersection;**

2) **the CVS plan calls for a long-standing residential plot (which currently serves as a buffer between residences on Lincolnshire Drive and existing commercial businesses abutting Route 14) to be re-zoned as commercial property and for a large number of beautiful decades-old trees on that land "to be removed";**

3) **in our opinion, the CVS plan will result in substantial harm to residences on Lincolnshire Drive, which will suffer from the intrusion of a high-traffic 24-hour commercial enterprise complete with a 24-hour pharmacy drive-through (with its attendant light, noise and visual encroachments and accompanying detrimental effect on the privacy currently enjoyed by the owners of those homes);**

4) **furthermore, all traffic exiting from the proposed CVS location would be required to exit to the right). Many motorists forced to exit right when they want of proceed left (west) on Route 14 will undoubtedly cut back to 14 by taking the Darlington Lane to Lincolnshire Drive to Devonshire Lane route, which is already over-burdened by "cut through" traffic seeking to avoid the lights and existing congestion on 14 and Virginia.**

**If CVS is denied access to the Route 14 / Virginia Road location, the company will surely find another location (hopefully one where it could serve as an "anchor" business in a more needful area of the city). Crystal Lake currently has many locations (some very close to Walgreens) which would better serve all concerned.**

**Please ... SAY NO TO CVS!**

**Respectfully,**

**Concerned citizens of Coventry, including –**

**Joseph ("Mac") McGrath**
**Mike and Cheryl Philpott and family**
**Jose and Josephina Ruiz and family**
**Maurice and Mary Glauner and family**