



**PUBLIC MEETING NOTICE AND AGENDA**  
**PLANNING AND ZONING COMMISSION MEETING**

**AGENDA**

**June 15, 2020 at 7:30 p.m.**  
***This will be a Virtual Meeting***

1. Call to order
2. Roll call
3. Approval of the May 18, 2020 Planning and Zoning Commission meeting minutes
4. New business--None
5. Old business—Melody Living—Amended Final Plat of Resubdivision
6. Items for discussion—None
7. Staff report
  - a. May 2020 Board of Trustees meeting
8. Audience participation
9. Trustee liaison report
10. Next meeting is scheduled for July 13, 2020
11. Adjournment

MEETING LOCATION: Due to the Governor's order restricting gatherings of people, and in an effort to minimize the potential spread of COVID19, this meeting will take place remotely using GoToMeeting.com.

To join this meeting from your computer, tablet or smartphone, please click the link below. For members of the public that wish to join the meeting and to access the audio portion of it, you will need to download the App once you click on the link and access the meeting through it. If you want to access the meeting's audio through your computer and not through the App, you then you will need to call in at the phone number below using your telephone. When you join the meeting, please announce yourself as a member of the public. If you wish to comment, you will be allowed to do so during the public comment portion of the meeting.

Please join the meeting from your computer, tablet or smartphone by clicking on the link below.

<https://global.gotomeeting.com/join/543416949>

You can also dial in using your phone. (For supported devices, tap a one-touch number below to join instantly.)

United States: +1 (646) 749-3122 - One-touch: tel:+16467493122,,543416949# Access Code: 543-416-949

Those who cannot access the meeting and wish to make a public comment to the Commission can provide a written statement by email to [lpekovic@lith.org](mailto:lpekovic@lith.org) or drop it off in person by 4:00 p.m. on June 15, 2020 to the drop box located at the Village Hall parking lot, located at 600 Harvest Gate, Lake in the Hills, IL 60156.

Everyone is encouraged to participate in this public forum. However, please help us keep this meeting productive by heeding the following guides.

1. Mute the microphone on your computer or phone unless you need to speak. Microphones are sensitive and pick up everything, including background noises. The background noises sometimes lock out someone else unintentionally.
2. When you need to ask a question or make a statement, unmute your device, wait for an opening, and state your name and "I have a question (statement)". Wait for the chairperson to recognize you before proceeding.

*The Village of Lake in the Hills is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations so that they can observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the Village's facilities, should contact the Village's ADA Coordinator at 847-960-7414 (TDD 847-658-4511) promptly to allow the Village to make reasonable accommodations for those persons.*

**Posted by:** Laura Pekovic

**Date:** June 12, 2020

**Time:** 5:00 p.m.



Chairman DeMay called to order at 7:30 p.m. the meeting of the Lake in the Hills Planning and Zoning Commission. This was a virtual meeting. The agenda for this virtual meeting informed the public that they could attend and gave directions on how they could access it online or via telephone.

### ROLL CALL

Chairman Joe DeMay and Commissioners Brent Borkgren, Greg Walker, Michael Esposito, and John Murphy were present. Commissioner Siakle was absent. Also in attendance were Community Services Director Fred Mullard, Village Trustee Bill Dustin, Assistant Community Development Director Ann Marie Hess, and Administrative Specialist Laura Pekovic.

### APPROVAL OF MEETING MINUTES

Commissioner Borkgren made a motion to approve the Commission meeting minutes of April 13, 2020, and Commissioner Esposito seconded. Motion carried 5-0.

### NEW BUSINESS--

#### 1. Public Hearing for a Variation to the Zoning Ordinance, Section 15.31.B the Zoning Ordinance, Permitted Fencing at 971 Brandt Drive

Chairman DeMay convened the public hearing at 7:32 p.m. All commissioners that answered roll call were present. Staff confirmed that the petitioner correctly completed notices of public hearing.

#### Staff Report

Community Services Director Mullard reviewed the Request for Public Hearing and Commission Action dated May 18, 2020.

#### Presentation by Petitioner and Questions and Comments by Planning and Zoning Commission

The applicants, Scott and Cindi Brazelton, stated they would like this variation to maximize their family's yard space. Michelle Schultz of 961 Brandt spoke, and lent her support of the Brazelton's request. There were no questions or any discussion among the Commission.

Motion to grant a variation to Section 15.3-1.B of the Zoning Ordinance, Permitted Fencing, at 971 Brandt Drive, was made by Commissioner Esposito and seconded by Commissioner Borkgren. On a roll call vote Commissioners, Esposito, Borkgren, Walker, Murphy, and Chairman DeMay voted Aye. Motion carried 5-0.

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**2. Melody Living--Amended Final Plat of ReSubdivision**

**Staff Report**

Community Services Director Fred Mullard reviewed the Request for Commission Action dated May 18, 2020.

**Discussion and Comments by Staff and The Planning and Zoning Commission**

Melody Living has submitted an amended plat of resubdivision for acceptance by the Village. They plan to split the development into two lots to financially separate the construction efforts. This was considered and allowed for in the ordinance accepting the final plat approved by the Village Board July 27, 2017. The amended plat was reviewed by staff and the Village Attorney.

Also considered in July 2017 was the ability of Melody Living to adjust the number and mix of unit styles. As they moved forward with design, they plan to change the unit mix and footprint of the independent living building. Staff reviewed the proposal and found the changes within the scope of the July 2017 ordinance.

Trustee Dustin expressed concern that this is being done for financial reasons. Director Mullard confirmed that this project is not receiving government subsidies, that the developer appears to be financially stable, and they have approached the Village with preliminary designs for the next building.

Commissioner Borkgren indicated that this request shows a substantial amount of units are increasing, yet the amount of bedrooms are decreasing. Director Mullard explained that the change is due to the popularity of independent living one-bedroom units and there is still adequate parking in the design to accommodate this change. There was a brief discussion about the one-bedroom size, the location of the new building, the preapproval of this development being split into two lots, and the adding of more units. Commissioner Borkgren suggested that this item be tabled until the developer provides more information and the use mix issue can be addressed. Director Mullard indicated that this could delay the project.

Motion to continue the Amended Final Plat of ReSubdivision to the next Planning & Zoning Meeting was made by Commissioner Borkgren and seconded by Commissioner Walker. On a roll call vote Commissioners, Esposito, Borkgren, Walker, Murphy, and Chairman DeMay voted Aye. Motion carried 5-0.

**OLD BUSINESS – None**

**ITEM FOR DISCUSSION--Sign Ordinance Changes**

Director Mullard opened the discussion with Mr. Darrel Garrison from Planning Resources. The purpose of tonight's discussion was how to best convey the recommended changes in the new ordinance layout and have it to be easier to read and understood by everyone who reads it.

# PLANNING AND ZONING COMMISSION

May 18, 2020 MEETING MINUTES

Village of Lake In the Hills

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Mr. Garrison recommended that the new ordinance table format be sectioned by zoning classifications, display sign graphics/imagery to make it easier to understand, and have clarification of the zoning districts, sign size, heights and notes.

Commissioner Borkgren requested that the Commissions' final draft show the content changes in red so they know what has changed, that the graphics be a representative of the sign types, and there be a details reference for the sign types. Overall feedback from the Commission was that they liked the changes to the ordinance that Mr. Garrison proposed.

Director Mullard confirmed with Trustee Dustin and the Commission that local businesses will have an opportunity to review and comment on the new sign ordinance. Also, that any existing signs would be allowed as legal, non-conforming.

**STAFF REPORT** – Director Mullard stated that the Village Board of Trustees had no Planning & Zoning items last month.

**AUDIENCE PARTICIPATION** – None

**TRUSTEE LIAISON REPORT** – None

Commissioner Esposito made a motion to adjourn the meeting and was seconded by Commissioner Walker. All in favor voted Aye. Chairman DeMay adjourned the meeting at 8:28 p.m.

The next Lake in the Hills Planning and Zoning Commission meeting is scheduled for Monday, June 15, 2020 at 7:30 p.m.

*Laura Pekovic*  
Administrative Specialist I



# REQUEST FOR COMMISSION ACTION

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## PLANNING AND ZONING COMMISSION

**MEETING DATE:** May 18, 2020

**DEPARTMENT:** Community Services

**SUBJECT:** Amended Plat of Resubdivision for Melody Living

### EXECUTIVE SUMMARY

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*This item was carried over from the May meeting of the Commission to present further details about the changes to the individual units.*

Melody Living has submitted an amended plat of resubdivision for acceptance by the Village. They are going to split the development into two lots to financially separate the construction efforts. This was considered and allowed for in the ordinance accepting the final plat approved by the Village Board July 27, 2017. The amended plat was reviewed by staff and the Village Attorney.

Also considered in the July 2017 was the ability of Melody Living to adjust the number and mix of unit styles. As they moved forward with design they will also be changing the unit mix and footprint of the independent living building. Attached is a summary of the changes and new footprint proposed. Staff reviewed the proposal and finds no reason and finds the changes within the scope of the July 2017 ordinance.

*Representatives of Melody Living will be in attendance to answer questions as necessary.*

### ATTACHMENTS

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1. Amended Plat
2. Summary of Unit Mix
3. Changes to Building Footprint
4. *Revised Unit Layouts*
5. *Changes to First Floor Layout*
6. *Changes to Second Floor Layout*
7. *Changes to Third Floor Layout*
8. *Changes to Fourth Floor Layout*
9. *Landscaping Plan for Phase 2*
10. *Revised North and West Elevations*
11. *Revised East and South Elevations*

### RECOMMENDED ACTION

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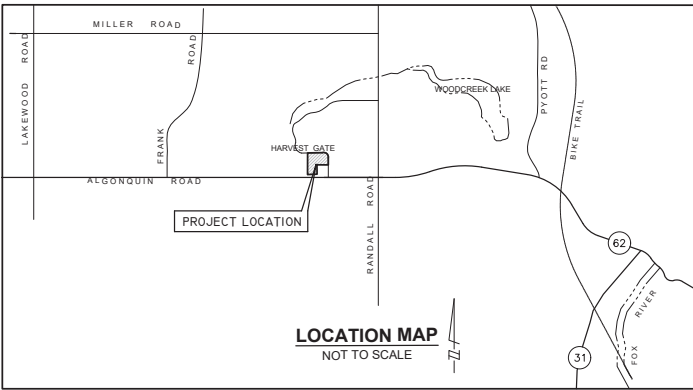
Commission recommend approval to the Village Board to accept the amended plat of resubdivision for Melody Living and approved changes to unit mix and footprint of the independent living building.



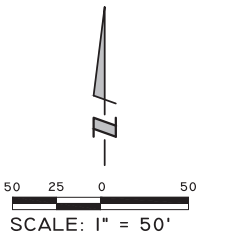
# AMENDED FINAL PLAT OF RESUBDIVISION OF MELODY LIVING OF LAKE IN THE HILLS

MAIL PLAT TO:

HAEGER ENGINEERING LLC  
CONSULTING ENGINEERS AND LAND SURVEYORS  
100 EAST STATE PARKWAY  
SCHAMBURG, IL 60173



BEING A SUBDIVISION OF LOT 1 IN MELODY LIVING OF LAKE IN THE HILLS ACCORDING TO THE PLAT THEREOF RECORDED APRIL 6, 2018 AS DOCUMENT 2018R0010926, BEING A SUBDIVISION OF LOT 2 IN THE VILLAS OF LAKE IN THE HILLS, ALL BEING PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPLE MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.



LIMITATIONS ON EASEMENTS

EXCEPT AS MAY BE REQUIRED TO COMPLY WITH ANY APPLICABLE LAW, NO OWNER MAY GRANT ANY EASEMENT OR OVER, ACROSS, OR UNDER ITS LOT FOR THE BENEFIT OF ANY REAL PROPERTY NOT WITHIN THE BOUNDARIES OF THE MELODY LIVING SUBDIVISION WITHOUT THE WRITTEN CONSENT OF ALL THE OWNERS OF ALL THE LOTS AT THE TIME SUCH EASEMENT IS GRANTED. HOWEVER, NOTWITHSTANDING ANYTHING TO THE CONTRARY HEREIN, NO EASEMENT GRANTED IN THIS DECLARATION OF EASEMENTS, COVENANTS, AND RESTRICTIONS, NOW OR IN THE FUTURE, SHALL ENCOMPASS OR ENCRUMB UPON ANY EASEMENT PREVIOUSLY DEDICATED TO THE VILLAGE OF LAKE IN THE HILLS WITHOUT THE VILLAGE'S CONSENT AND PERMISSION, IN WRITING, WHICH MAY BE WITHHELD IN ITS SOLE DISCRETION.

UTILITY CROSSING RESERVATION PROVISIONS

THE TITLED OWNERS OF NEW SUBDIVISION LOT 1 & 2 AS SHOWN HEREON (THE "OWNERS") SHALL HAVE THE RIGHT TO INSTALL, ACCESS, REPAIR, MAINTAIN OR RE-INSTALL STORM SEWER FACILITIES BENEATH PUBLIC PATH ON THE TERMS AND CONDITIONS BELOW. TO THE EXTENT THAT SUCH PATH IS DAMAGED BY THE OWNER ACCESSING, REPAIRING, MAINTAINING, OR RE-INSTALLING SUCH STORM SEWER FACILITIES, THE OWNERS, AT ITS SOLE COST, SHALL REPAIR, REPAIR, AND RE-SURFACE SUCH PATH TO ITS PREVIOUSLY EXISTING CONDITION. THE OWNERS SHALL INDEMNIFY AND HOLD HARMLESS THE VILLAGE FROM ANY CAUSE OF ACTION ARISING FROM THE OWNER ACCESSING, REPAIRING, MAINTAINING OR RE-INSTALLING THE OWNER'S STORM SEWER FACILITIES.

THE OWNERS SHALL NOTIFY THE VILLAGE IN ADVANCE WHEN THE OWNER ANTICIPATES ACCESSING, REPAIRING, MAINTAINING OR RE-INSTALLING THE STORM SEWER FACILITIES IF SUCH WORK IS ANTICIPATED TO AFFECT THE PATH. THE OWNERS SHALL BE RESPONSIBLE FOR THE SAFETY MEASURES RELATIVE TO SUCH WORK. THE OWNER SHALL PROVIDE A CERTIFICATE OF INSURANCE TO THE VILLAGE NAMING IT AS AN ADDITIONAL INSURED IN AMOUNTS AND COVERAGES REASONABLY ACCEPTABLE TO THE VILLAGE PRIOR TO WORK BEING DONE ABSENT EMERGENCY CIRCUMSTANCES.

IN THE EVENT THAT THE VILLAGE BRINGS OR DEFENDS LITIGATION REGARDING THE INTERPRETATION OR ENFORCEMENT OF ITS RIGHTS OR ANY OTHER TERMS OR CONDITIONS SET FORTH IN THIS PROVISION, AND THE VILLAGE PREVAILS, IT SHALL BE AWARDED ITS ATTORNEYS FEES AND COSTS FROM THE NON-PREVALING PARTY, INCLUDING THOSE ASSOCIATED WITH ANY APPEAL AS WELL AS ANY COLLECTION PROCEEDING.

SANITARY SEWER EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE LAKE IN THE HILLS SANITARY DISTRICT, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, WITHIN THE DASHED LINES ON THE PLAT AND MARKED "SANITARY SEWER EASEMENT", TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND SANITARY SEWERS WITH ALL NECESSARY MANHOLES, CLEANOUTS, AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE PROPERTY WITH SANITARY SEWER SERVICES; THE RIGHT TO ENTER UPON THE PROPERTY AT ALL TIMES TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN WITHIN SAID EASEMENT AREA SAID SEWERS, MANHOLES, CLEANOUTS AND OTHER EQUIPMENT; AND FINALLY THE RIGHT IS HEREBY GRANTED TO CUT DOWN AND REMOVE OR TRIM AND KEEP TRIMMED ANY TREES, SHRUBS, OR SAPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH ANY OF THE SAID PUBLIC UTILITY EQUIPMENT. ALL INSTALLATIONS SHALL BE UNDERGROUND OR ON THE SURFACE, BUT NOT OVERHEAD. NO PERMANENT BUILDINGS OR OTHER STRUCTURES SHALL BE PLACED IN THE EASEMENTS.

LEGEND

- Property Corner set with 1/2" iron pipe unless otherwise noted with existing corner.
- Set Concrete Subdivision Monument
- Underlying Subdivision Lot No.
- LOT I
- New Subdivision Lot No.
- Exterior Boundary Line
- New Lot Line

AREA SUMMARY

LOT 1	221,280 S.F.	5.0799 Ac.
LOT 2	122,172 S.F.	2.8047 Ac.
<b>TOTAL</b>	<b>343,452 S.F.</b>	<b>7.8846 Ac.</b>

TAXING DISTRICTS  
(ACCORDING TO MCHENRY COUNTY GIS WEBSITE  
<http://www.mchenrycountygis.org/Athena/>)

MCHENRY COUNTY  
MCHENRY COUNTY CONSERVATION  
ALGONQUIN LITH FIRE DISTRICT  
ALGONQUIN TWP RD & BR  
ALGONQUIN TOWNSHIP  
ALGONQUIN LIBRARY  
LAKE IN THE HILLS VILLAGE  
SCHOOL DIST 300  
COLLEGE DISTRICT 509 ELGIN  
LITH SSA  
LITH SANITARY DIST

JOB NO.: 16-215

**HAEGER ENGINEERING**  
consulting engineers • land surveyors

100 East State Parkway, Schaumburg, IL 60173  
Tel: 847.394.6600 Fax: 847.394.6608  
Illinois Professional Design Firm License No. 184-003152  
[www.haegerengineering.com](http://www.haegerengineering.com)

No.	Date	Revision
1	03-03-2020	Per Village Review Comments

LINE TABLE

Line	Direction	Length
L1	N 74° 46' 34" E	14.86'
L2	N 00° 30' 22" W	55.44'
L3	N 00° 30' 22" W	30.09'
L4	N 16° 54' 45" E	15.27'
L5	S 15° 23' 23" E	15.07'
L6	N 73° 30' 48" W	14.90'
L7	S 80° 27' 55" W	153.42'
L8	N 00° 27' 14" W	31.30'
L9	S 89° 32' 46" W	10.00'
L10	S 00° 27' 14" E	35.20'
L11	N 53° 00' 49" E	229.27'
L12	S 36° 59' 11" E	10.00'
L13	N 53° 00' 49" E	231.75'
L14	N 80° 27' 55" E	155.48'
L15	S 50° 23' 16" E	82.99'
L16	S 00° 30' 22" E	5.00'
L17	N 89° 29' 38" E	10.00'
L18	N 00° 30' 22" W	9.65'
L19	N 50° 23' 16" W	75.77'
L20	N 00° 16' 13" W	29.60'
L21	S 89° 36' 08" W	78.55'
L22	N 89° 28' 09" E	3.97'
L23	N 00° 16' 13" W	29.32'
L24	N 89° 36' 08" E	68.71'

CURVE TABLE

Curve	Length	Radius	Chord	Chord Bearing
C1	40.37'	42.50'	38.87'	S 26° 42' 13" W
C2	48.73'	62.50'	47.51'	N 22° 50' 36" W
C3	35.24'	87.50'	35.00'	N 12° 02' 35" W
C4	60.00'	74.50'	58.40'	N 00° 30' 22" W
C5	35.24'	87.50'	35.00'	N 11° 01' 51" E
C6	97.43'	137.50'	95.41'	N 19° 47' 38" E
C7	44.29'	62.50'	43.37'	N 19° 47' 38" E

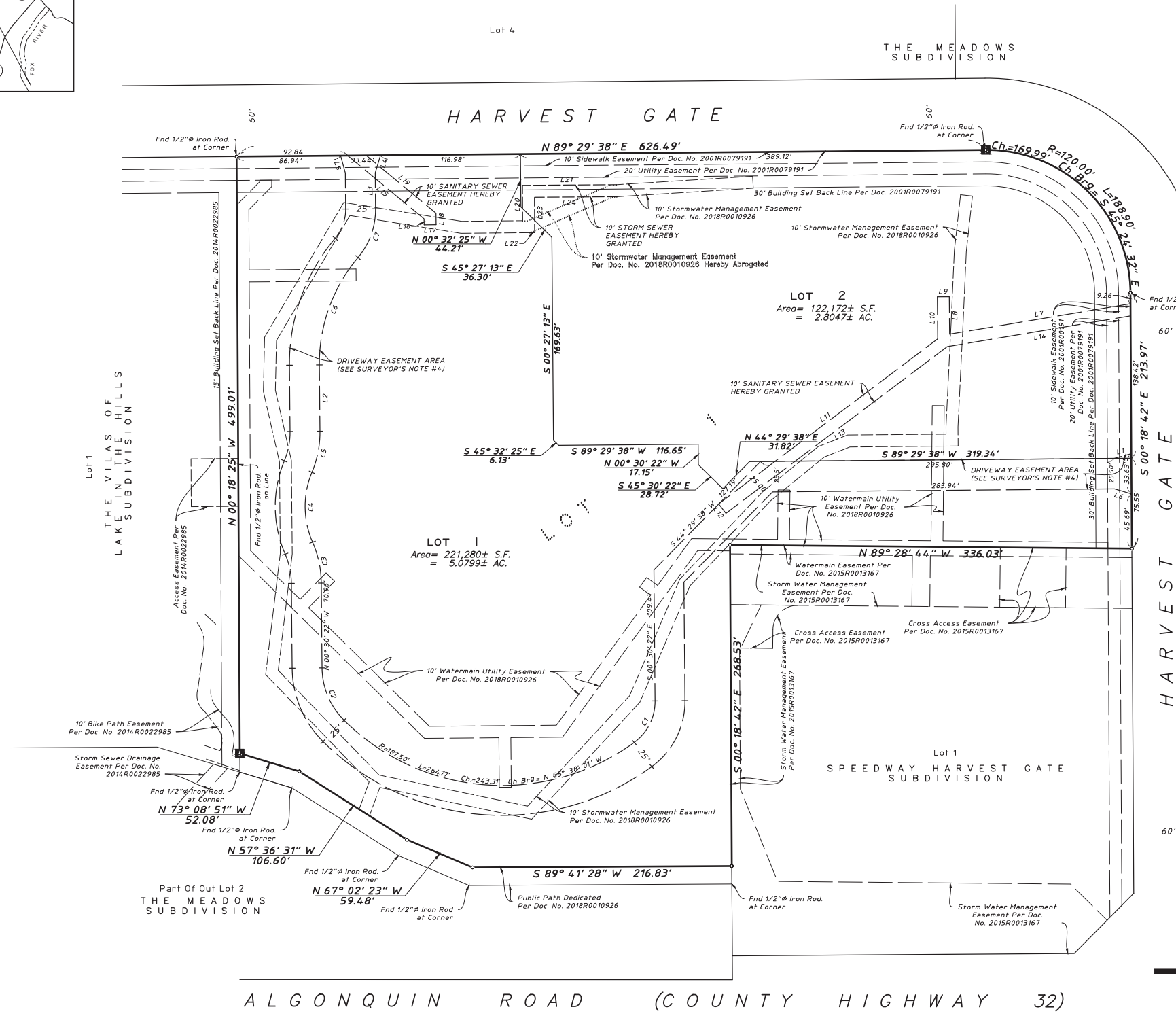
AGE RESTRICTION NOTE:

1. THE HOUSING UNITS CONTEMPLATED BY THIS AMENDED FINAL PLAT OF RESUBDIVISION AND THE VILLAGE'S ZONING CLASSIFICATION OF R-4 P.D. MULTI-FAMILY PLANNED DEVELOPMENT - SENIOR HOUSING ARE RESTRICTED TO THOSE INDIVIDUALS WHO ARE 62 YEARS OF AGE OR OLDER. NO PERSON UNDER THE AGE OF 62 YEARS OF AGE SHALL BE PERMITTED TO OCCUPY OR RESIDE IN ANY UNIT SITUATED UPON THE SUBJECT PROPERTY UNLESS: (I) SUCH PERSON IS A SPOUSE OF A PERSON WHO IS RESIDING OR OCCUPYING THE UNIT WHO IS 62 YEARS OF AGE OR OLDER; OR (II) ANY FUTURE AMENDMENT TO THE "HOUSING FOR OLDER PERSONS" EXEMPTION OF TITLE VIII OF THE CIVIL RIGHTS ACT OF 1968 (THE FEDERAL FAIR HOUSING ACT), AS AMENDED BY THE FAIR HOUSING AMENDMENTS ACT OF 1988 (THE FAIR HOUSING ACT), OR ANY FUTURE AMENDMENT TO THE SAID FAIR HOUSING ACT, OR ANY CHANGE IN APPLICABLE FEDERAL, STATE, OR LOCAL LAW, OTHERWISE PERMITS THE SAME OR RENDERS SUCH AGE-RELATED RESTRICTION UNLAWFUL.

THIS RESTRICTION IS A COVENANT THAT RUNS WITH THE LAND AND THE VILLAGE OF LAKE IN THE HILLS, AN ILLINOIS MUNICIPAL CORPORATION (THE "VILLAGE"), SHALL HAVE STANDING TO ENFORCE THIS PERMANENT COVENANT. IN THE EVENT THAT THE VILLAGE BRINGS OR DEFENDS LITIGATION REGARDING THE INTERPRETATION OR ENFORCEMENT OF ITS RIGHTS OR ANY TERMS OR CONDITIONS SET FORTH IN THIS COVENANT, AND THE VILLAGE PREVAILS, IT SHALL BE AWARDED ITS ATTORNEYS' FEES AND COSTS FROM THE NON-PREVALING PARTY INCLUDING THOSE ASSOCIATED WITH ANY APPEAL AS WELL AS COLLECTION PROCEEDINGS.

SURVEYOR NOTES:

- THE BASIS OF BEARING SHOWN HEREON IS BASED ON NAD 83(2011) ILLINOIS EAST ZONE 1201 STATE PLANE COORDINATES AS REFERENCED FROM KARLA COMPANY'S RTK NETWORK.
- THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON FEBRUARY 27, 2017.
- SUBJECT PROPERTY SHOWN HEREON IS LOCATED WITHIN LAKE IN THE HILLS ZONE CLASSIFICATION R-4 PD "MULTIFAMILY PLANNED DEVELOPMENT - SENIOR HOUSING".
- THE DRIVEWAY EASEMENT AREA PER THIS SUBDIVISION IS SUBJECT TO DECLARATION OF EASEMENTS, COVENANTS, AND RESTRICTIONS SET FORTH IN DOC. NO. 2020R008110 RECORDED ON MARCH 9, 2020.
- THIS SUBDIVISION IS SUBJECT TO THE AFORESAID DECLARATION OF EASEMENTS, COVENANTS, AND RESTRICTIONS. NOTHING SET FORTH HEREIN SHALL BE DEEMED TO PRECLUDE THE FUTURE RE-SUBDIVISION OF THE LOTS AND THE CONCURRENT CONSOLIDATION OF THEN EXISTING LOTS OR CREATION OF ADDITIONAL LOT(S) SUBJECT TO THE VILLAGE OF LAKE IN THE HILLS SUBDIVISION ORDINANCE AND RELATED ORDINANCES REGARDING SAME.



ALGONQUIN ROAD (COUNTY HIGHWAY 32)



# AMENDED FINAL PLAT

OF

## RESUBDIVISION OF MELODY LIVING

OF LAKE IN THE HILLS

BEING A SUBDIVISION OF LOT 1 IN MELODY LIVING OF LAKE IN THE HILLS ACCORDING TO THE PLAT THEREOF RECORDED APRIL 6, 2018 AS DOCUMENT 2018R0010926. BEING A SUBDIVISION OF LOT 2 IN THE VILLAS OF LAKE IN THE HILLS, ALL BEING PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPLE MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.

### OWNER'S CERTIFICATE AND SCHOOL DISTRICT STATEMENT

STATE OF \_\_\_\_\_ )  
                              ) SS  
COUNTY OF \_\_\_\_\_ )

THIS IS TO CERTIFY THAT AL-MC LAKE IN HILLS ASSOCIATES, LLC IS THE OWNER OF THE LAND DESCRIBED ON THE PLAT HEREON DRAWN AND SHOWN HEREON AS SUBDIVIDED; THAT SAID LAND IS PART OF THE LAND DESCRIBED ON THE PLAT HEREON DRAWN 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 AS PROVIDED BY LAW. IT FURTHER CERTIFIES TO THE BEST OF ITS KNOWLEDGE, THAT THE LAND INCLUDED HEREIN FALLS WITHIN UNIT SCHOOL DISTRICT 300, JUNIOR COLLEGE DISTRICT 509 ELGIN.

IT FURTHER CERTIFIES TO GRANTING THE CROSS ACCESS EASEMENT HEREON SHOWN AND PER THE PROVISIONS STATED HEREIN.

SIGNED AT \_\_\_\_\_, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
(CITY) (STATE)

\_\_\_\_\_, A.D. 20\_\_

BY: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

TITLE: \_\_\_\_\_

### NOTARY CERTIFICATE

STATE OF \_\_\_\_\_ )  
                              ) SS  
COUNTY OF \_\_\_\_\_ )

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

\_\_\_\_\_ PERSONALLY KNOWN TO ME THE SAME PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT RESPECTIVELY APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT OF SAID COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

(SEAL)

NOTARY PUBLIC

### SURFACE WATER DRAINAGE STATEMENT

STATE OF ILLINOIS )  
                          ) SS.  
COUNTY OF COOK )

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL CHANGE, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DISCHARGE OF SUCH SURFACE WATERS INTO PUBLIC OR PRIVATE AREAS AND/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 SUBSTANTIVE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

REGISTERED PROFESSIONAL ENGINEER

OWNER (S) OR DULY AUTHORIZED ATTORNEY

### PREPARED BY:

**HAEGER ENGINEERING, LLC**  
CONSULTING ENGINEERS AND LAND SURVEYORS  
100 EAST STATE PARKWAY  
SCHAUMBURG, IL 60173  
TEL: (847)394-6600  
FAX: (847)394-6608  
PROJECT NO. 16-215

### PREPARED FOR:

**AL-MC LAKE IN HILLS ASSOCIATES, LLC**  
1765 MERRIMAN ROAD  
AKRON, OHIO 44313

### SEND NEW TAX BILLS TO:

**AL-MC LAKE IN HILLS ASSOCIATES, LLC**  
1765 MERRIMAN ROAD  
AKRON, OHIO 44313

### THIS PLAT SUBMITTED FOR RECORDING BY:

CECILIA CARMAN  
VILLAGE CLERK  
THE VILLAGE OF LAKE IN THE HILLS  
600 HARVEST GATE, LAKE IN THE HILLS, IL 60156

### MORTGAGEE CERTIFICATE

STATE OF \_\_\_\_\_ )  
                              ) S.S.  
COUNTY OF \_\_\_\_\_ )

\_\_\_\_\_, AS MORTGAGEE, UNDER THE PRINT MORTGAGEE NAME \_\_\_\_\_

PROVISIONS OF A CERTAIN MORTGAGE DATED \_\_\_\_\_ A.D. 20\_\_ AND RECORDED IN THE RECORDER'S OF DEEDS OFFICE \_\_\_\_\_ OF \_\_\_\_\_ COUNTY, ILLINOIS ON THE \_\_\_\_\_ DATE \_\_\_\_\_

DAY OF \_\_\_\_\_, A.D., 20\_\_ YEAR

AS DOCUMENT NO. \_\_\_\_\_ HEREBY CONSENTS TO AND APPROVES THE SUBDIVISION OF THE LAND AND THE GRANTING OF THE EASEMENT(S) DEPICTED HEREON AND HEREBY SUBORDINATES SUCH MORTGAGE TO SUCH EASEMENTS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_

PRINT MORTGAGEE NAME : \_\_\_\_\_

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_

ITS: \_\_\_\_\_ ITS: \_\_\_\_\_

### NOTARY'S CERTIFICATE

STATE OF \_\_\_\_\_ )  
                              ) S.S.  
COUNTY OF \_\_\_\_\_ )

THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

(NAME) \_\_\_\_\_ (TITLE) \_\_\_\_\_

OF \_\_\_\_\_ AND (NAME) \_\_\_\_\_

(TITLE) \_\_\_\_\_ OF \_\_\_\_\_ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH

(TITLE) \_\_\_\_\_ AND (TITLE) \_\_\_\_\_ RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT

OF SAID \_\_\_\_\_, AS MORTGAGEE, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

NOTARY PUBLIC

### STORMWATER MANAGEMENT EASEMENT PROVISIONS

A PERPETUAL, PERMANENT, IRREVOCABLE EASEMENT FOR STORMWATER MANAGEMENT IS HEREBY GRANTED TO THE VILLAGE OF LAKE IN THE HILLS, ITS SUCCESSORS AND OR ASSIGNS, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THAT PART OF THE HEREON CAPTIONED PROPERTY DESIGNATED ON THE PLAT AND MARKED AS "STORMWATER MANAGEMENT EASEMENT" OR "SME" FOR THE COLLECTION, AND CONVEYANCE OF STORMWATER IN AREAS TO BE MAINTAINED BY THE OWNER, AT OWNER'S EXPENSE, OF THE LOT(S) ON WHICH THE FACILITIES EXIST IN ACCORDANCE WITH MUNICIPAL ORDINANCES AND THE APPROVED FINAL ENGINEERING IMPROVEMENT PLANS. TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES, AND TOGETHER WITH THE RIGHT, BUT NOT THE OBLIGATION, TO CUT, TRIM, OR REMOVE TREES, BUSHES AND ROOTS OR DRIVEWAY SURFACE AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE RIGHTS HEREIN GIVEN AND THE RIGHT TO ENTER UPON THIS PROPERTY FOR ALL SUCH PURPOSES. ENCROACHMENT OF ANY KIND INCLUDING LANDSCAPING, FENCES, SHEDS OR ACCESSORY STRUCTURES WITHIN SAID EASEMENT IS PROHIBITED UNLESS THE VILLAGE ENGINEER HAS DETERMINED SAID ENCROACHMENT WILL NOT INTERFERE WITH THE PROPER FUNCTION OF SAID FACILITIES. THE VILLAGE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER WITH PERSONNEL AND EQUIPMENT UPON SAID EASEMENT AT ANY TIME FOR THE PURPOSES OF ACCESS TO AND INSPECTION OF THE STORMWATER MANAGEMENT FACILITIES LOCATED WITHIN SAID EASEMENT. IN THE EVENT THE VILLAGE REMOVES ANY TREES, SHRUBS, LANDSCAPING, IMPROVEMENT, STRUCTURES, DRIVEWAY SURFACE OR BUILDING SITUATED IN AND UPON ANY STORMWATER MANAGEMENT EASEMENT, THE VILLAGE SHALL NOT BE OBLIGATED TO RESTORE OR PAY COMPENSATION OF ANY KIND FOR THE REMOVAL OF ANY SUCH TREE, SHRUB, LANDSCAPING, IMPROVEMENT, STRUCTURE, DRIVEWAY SURFACE OR BUILDING SITUATED THEREON. IF THE OWNER FAILS TO MAINTAIN SAID FACILITIES AND, AFTER RECEIPT OF NOTICE FROM THE VILLAGE OF SAID FAILURE, THE OWNER FAILS TO MAKE REQUIRED REPAIRS IN A REASONABLE PERIOD OF TIME, THE VILLAGE MAY MAKE THE REQUIRED REPAIRS IN ITS SOLE DISCRETION AND SHALL BE REIMBURSED FROM THE OWNER FOR THE COSTS INCURRED BY THE VILLAGE TO MAKE THE REPAIR AND/OR FILE A LIEN ON THE PROPERTY.

IN THE EVENT THAT THE VILLAGE BRINGS OR DEFENDS LITIGATION REGARDING THE INTERPRETATION OR ENFORCEMENT OF ITS RIGHTS OR ANY OTHER TERMS OR CONDITIONS SET FORTH IN THIS PROVISION, AND THE VILLAGE PREVAILS, IT SHALL BE AWARDED ITS ATTORNEYS' FEES AND COSTS FROM THE NON-PREVAILING PARTY INCLUDING THOSE ASSOCIATED WITH ANY APPEAL AS WELL AS ANY COLLECTION PROCEEDING.

### WATER MAIN UTILITY EASEMENT PROVISION

A PERMANENT, EXCLUSIVE (EXCEPT AS OTHERWISE EXPRESSLY AND SPECIFICALLY PROVIDED FOR HEREIN) EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF LAKE IN THE HILLS, AN ILLINOIS MUNICIPAL CORPORATION (THE "VILLAGE"), AND ITS SUCCESSORS AND ASSIGNS, WITHIN THE STRIPS OF GROUND, AS SHOWN BY DASHED LINES ON THIS PLAT, THE WIDTHS OF WHICH ARE SHOWN, AND MARKED "WATER MAIN UTILITY EASEMENT" TO INSTALL, LAY, CONSTRUCT, INSTALL, OPERATE AND MAINTAIN WATER MAINS WITH ALL NECESSARY MANHOLES, WATER VALVES, AND OTHER EQUIPMENT AND/OR FACILITIES FOR THE PURPOSE OF SERVING THIS PROPERTY AND ANY OTHER PROPERTY WITH WATER SERVICE ALONG WITH THE RIGHT TO ENTER UPON THE PROPERTY AT ALL TIMES TO INSTALL, LAY, CONSTRUCT, INSTALL, OPERATE, INSPECT, REPAIR AND MAINTAIN WITHIN SAID EASEMENT AREA SAID WATER MAINS, MANHOLES, WATER VALVES AND OTHER EQUIPMENT AND/OR FACILITIES, AND THE RIGHT IS HEREBY GRANTED TO THE VILLAGE TO REMOVE ANY STRUCTURE, IMPROVEMENT, AND/OR BUILDING WITHIN THE WATER MAIN UTILITY EASEMENT AND TO CUT DOWN AND REMOVE OR TRIM AND KEEP TRIMMED ANY TREES, SHRUBS, OR SAPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH ANY OF THE WATER MAIN UTILITY EQUIPMENT OR UNREASONABLY IMPEDE ACCESS THERETO. ALL WATER MAINS AND MANHOLES, EQUIPMENT OR FACILITIES SHALL BE UNDERGROUND OR ON THE SURFACE, BUT NOT LOCATED OVERHEAD.

OBSTRUCTIONS, INCLUDING TREES, FENCES AND OTHER STRUCTURES, SHALL NOT BE PLACED OVER THE VILLAGE'S FACILITIES OR IN, UPON, OR OVER THE PROPERTY WITHIN SAID EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF THE VILLAGE WHICH MAY BE WITHHELD IN ITS REASONABLE DISCRETION WITH THE VILLAGE TAKING INTO ACCOUNT THE IMPACT OF SUCH OBSTRUCTION TO VILLAGE WATER MAIN FACILITIES RELATIVE TO THE MAINTENANCE, REPAIR, INSPECTION, AND REPLACEMENT OF THE VILLAGE'S WATER MAIN AND RELATED FACILITIES. SAID WATER MAIN UTILITY EASEMENT MAY BE USED FOR LANDSCAPING, GARDENS, DRIVEWAYS, AND PARKING EXCEPT AS OTHERWISE DESIGNATED ON THE PLAT. THE GRADES OF THE PROPERTY APPROVED BY THE VILLAGE ENGINEER SHALL NOT BE ALTERED IN ANY MANNER BY THE INSTALLATION OF ANY OF THE FACILITIES OF THE VILLAGE SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF OR WITH THE SURFACE DRAINAGE THEREON. SBC/AT&T, NICOR, COMMONWEALTH EDISON COMPANY, COMCAST/MEDIA.COM, AND HOLDERS OF SIMILAR FRANCHISES GRANTED BY THE VILLAGE AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT FOR CROSSINGS OF THE WATER MAIN EASEMENT, AT AN ANGLE OF NOT LESS THAN 45° FROM PARALLEL TO THE UNDERLYING WATER MAIN, WITH ELECTRIC, NATURAL GAS, COMMUNICATIONS, OR OTHER SUCH UTILITY FACILITIES WITH A TWO-FOOT VERTICAL SEPARATION FROM THE VILLAGE WATER MAIN AND RELATED FACILITIES. THE VILLAGE, IN ITS REASONABLE DISCRETION, WILL PERMIT ADDITIONAL UTILITIES TO BE SITUATED WITHIN THE WATER MAIN UTILITY EASEMENT PROVIDED THERE IS APPROPRIATE SEPARATION FROM VILLAGE WATER MAIN FACILITIES, AND TAKING INTO ACCOUNT THE IMPACT TO VILLAGE WATER MAIN FACILITIES RELATIVE TO THEIR MAINTENANCE, REPAIR AND INSPECTION.

IN THE EVENT THAT THE VILLAGE REMOVES ANY TREES, SHRUBS, LANDSCAPING, IMPROVEMENT, STRUCTURE OR DRIVEWAY SURFACE OR BUILDING SITUATED IN OR UPON ANY WATER MAIN UTILITY EASEMENT, THE VILLAGE SHALL NOT BE OBLIGATED TO RESTORE OR PAY COMPENSATION OF ANY KIND FOR THE REMOVAL OF ANY LANDSCAPING, IMPROVEMENT, STRUCTURE OR BUILDING SITUATED THEREON. THE VILLAGE SHALL USE A GOOD FAITH EFFORT TO MINIMIZE DAMAGE IN CONNECTION WITH EXERCISING ITS RIGHTS HEREIN. IN THE EVENT THAT THE VILLAGE INCURS ANY EXPENSE IN REMOVING ANY OBSTRUCTION, IMPROVEMENT, STRUCTURE, BUILDING, TREE, SHRUB OR LANDSCAPING SITUATED WITHIN ANY WATER MAIN UTILITY EASEMENT IN EXERCISING ANY OF ITS RIGHTS AS PROVIDED HEREIN, THE OWNER OF RECORD OF THE LAND UPON WHICH SUCH OBSTRUCTION, IMPROVEMENT, STRUCTURE, BUILDING, LANDSCAPING, TREE OR SHRUB IS SITUATED SHALL PAY TO THE VILLAGE SUCH COST OF REMOVAL WITHIN 30 DAYS OF THE VILLAGE REQUESTING SAME. NOTWITHSTANDING THE FOREGOING, IN THE EVENT THAT THE VILLAGE'S ACTIVITIES UNREASONABLY DAMAGE OR DESTROY LANDSCAPING (EXCLUSIVE OF TREES) SITUATED IN OR UPON THE EASEMENT AREA, THE VILLAGE SHALL DILIGENTLY RESTORE SAME.

THE PROPERTY OWNER SHALL NOT BE LIABLE FOR ANY INJURY, DAMAGE OR LOSS OF ANY NATURE WHATSOEVER TO PERSON OR PROPERTY OCCURRING AS A RESULT OF THE VILLAGE'S EXERCISE OF RIGHTS UNDER THESE PROVISIONS UNLESS SUCH INJURY, DAMAGE, OR LOSS IS DIRECTLY AND SOLELY THE RESULT OF THE PROPERTY OWNERS WILLFUL MISCONDUCT OR GROSS NEGLIGENCE. TO THE EXTENT AVAILABLE OR OTHERWISE PERMISSIBLE BY LAW, ANY PERSON OTHER THAN THE VILLAGE, SUCH AS A UTILITY OR A FRANCHISEE (A "THIRD PARTY") HAVING ACCESS TO THE EASEMENT AREA BY VIRTUE OF THESE PROVISIONS SHALL INDEMNIFY AND AGREE TO DEFEND AND SAVE THE PROPERTY OWNER HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, ACTIONS, SUITS, LOSSES, DAMAGES, COSTS, EXPENSES, AND LIABILITIES WHENEVER ARISING ON OR AFTER THE DATE HEREOF ARISING OUT OF OR DUE TO (A) ANY ACT OF THE THIRD PARTY OR ANY OF ITS AGENTS, EMPLOYEES, REPRESENTATIVES, OR CONTRACTORS WITH RESPECT TO THE EASEMENT AREA, (B) THE EXERCISE BY A THIRD PARTY OF ANY RIGHTS HERE, OR (C) THE USE OR OCCUPANCY OF THE EASEMENT AREA BY SUCH THIRD PARTY.

IN THE EVENT THAT THE VILLAGE DETERMINES THAT OTHER UTILITIES WITHIN THE WATER MAIN UTILITY EASEMENT NEED TO BE RELOCATED TO ENABLE THE VILLAGE TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE, AND MAINTAIN WATER MAIN AND RELATED FACILITIES, THE COST ASSOCIATED WITH SUCH UTILITY RELOCATION SHALL BE BORNE BY THE UTILITY PROVIDER RATHER THAN THE VILLAGE. IN THE EVENT THAT THE VILLAGE BRINGS OR DEFENDS LITIGATION REGARDING THE INTERPRETATION OR ENFORCEMENT OF ITS RIGHTS OR ANY OTHER TERMS OR CONDITIONS SET FORTH IN THIS PROVISION, AND THE VILLAGE PREVAILS, IT SHALL BE A WARDED ITS ATTORNEYS' FEES AND COSTS FROM THE NONPREVAILING PARTY, INCLUDING THOSE ASSOCIATED WITH ANY APPEAL AS WELL AS ANY COLLECTION PROCEEDING.

THE VILLAGE SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER FROM ANY AND ALL CAUSE OF ACTION ARISING FROM THE VILLAGE, INCLUDING ITS CONTRACTORS AND AGENTS, BUT NOT UTILITIES, FRANCHISE HOLDERS OR THIRD PARTIES, RELATIVE TO ITS RIGHTS TO INSTALL, LAY, CONSTRUCT, INSTALL, OPERATE, INSPECT, REPAIR AND MAINTAIN WITHIN SAID EASEMENT AREA SAID WATER MAINS, MANHOLES, WATER VALVES AND OTHER EQUIPMENT AND/OR FACILITIES.

### VILLAGE TREASURER CERTIFICATE

STATE OF ILLINOIS )  
                              ) SS.  
COUNTY OF MCHENRY )

MY SIGNATURE, AS TREASURER OF THE VILLAGE OF LAKE IN THE HILLS, CERTIFIES THAT THERE ARE NO DELINQUENT OR UNPAID, CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENT THEREOF THAT HAVE BEEN APPOINTED AGAINST THE LAND INCLUDED IN THIS PLAT OF SUBDIVISION.

DATED AT LAKE IN THE HILLS, MCHENRY COUNTIES, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

VILLAGE TREASURER

### PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS )  
                              ) SS.  
COUNTY OF MCHENRY )

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF LAKE IN THE HILLS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

CHAIRPERSON

### BOARD OF TRUSTEE'S CERTIFICATE

STATE OF ILLINOIS )  
                              ) SS.  
COUNTY OF MCHENRY )

THE PLAT SHOWN HEREON ARE HEREBY APPROVED BY THE VILLAGE OF LAKE IN THE HILLS, MCHENRY COUNTY, ILLINOIS, AT A MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

ATTEST:

VILLAGE PRESIDENT

VILLAGE CLERK

### SANITARY DISTRICT BOARD OF TRUSTEE'S CERTIFICATE

STATE OF ILLINOIS )  
                              ) SS.  
COUNTY OF MCHENRY )

THE PLAT AND DEDICATIONS SHOWN HEREON ARE HEREBY APPROVED BY THE LAKE IN THE HILLS SANITARY DISTRICT, MCHENRY COUNTY, ILLINOIS, AT A MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

DISTRICT PRESIDENT

DISTRICT CLERK

### VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS )  
                              ) SS.  
COUNTY OF MCHENRY )

MY SIGNATURE, AS VILLAGE ENGINEER FOR THE VILLAGE OF LAKE IN THE HILLS, CERTIFIES THAT THIS PLAT MEETS ALL THE REQUIREMENTS OF VILLAGE ORDINANCES. APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

VILLAGE ENGINEER

### COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS )  
                              ) SS.  
COUNTY OF MCHENRY )

THIS IS TO CERTIFY THAT \_\_\_\_\_, COUNTY CLERK OF MCHENRY COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE SUBJECT PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE SUBJECT PLAT.

GIVEN UNDER MY HAND AND SEAL IN WOODSTOCK, ILLINOIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

BY: \_\_\_\_\_  
MCHENRY COUNTY CLERK

### RECORDER'S 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 \_\_\_\_\_, 20\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AND RECORDED IN MAP BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ AS DOCUMENT NUMBER \_\_\_\_\_.

BY: \_\_\_\_\_  
COUNTY RECORDER

### SURVEYOR'S AUTHORIZATION TO RECORD

STATE OF ILLINOIS )  
                              ) SS.  
COUNTY OF COOK )

I, JEFFREY W. GLUNT, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY AUTHORIZE NANCY SUJET OR OTHER AUTHORIZED REPRESENTATIVE OF LAKE IN THE HILLS TO RECORD THIS PLAT.

SCHAUMBURG, ILLINOIS \_\_\_\_\_

BY: \_\_\_\_\_  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3695

### SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
                              ) SS.  
COUNTY OF COOK )

I, JEFFREY W. GLUNT, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND RESUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION THEREOF. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

LOT 1 IN MELODY LIVING OF LAKE IN THE HILLS ACCORDING TO THE PLAT THEREOF RECORDED APRIL 6, 2018 AS DOCUMENT 2018R0010926. BEING A SUBDIVISION OF LOT 2 IN THE VILLAS OF LAKE IN THE HILLS, ALL BEING PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPLE MERIDIAN, ALL IN MCHENRY COUNTY, ILLINOIS.

CONTAINING TOTAL AREA: 343,452 S.F. (7.8846 AC.) MORE OR LESS.

THIS IS ALSO TO CERTIFY THAT UPON COMPLETION OF CONSTRUCTION, CONCRETE MONUMENTS, AS SHOWN, AND IRON PIPES AT ALL LOT CORNERS AND POINTS OF CHANGE IN ALIGNMENT WILL BE SET, AS REQUIRED BY THE PLAT ACT (765 ILCS 205/01 ET SEQ.). THIS IS ALSO TO CERTIFY THAT THE PROPERTY, AS DESCRIBED IN THE ANNEXED PLAT, LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF LAKE IN THE HILLS, ILLINOIS, WHICH HAS ADOPTED A COMPREHENSIVE PLAN.

THIS IS TO CERTIFY THAT BASED ON INFORMATION PROVIDED ON THE FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 17111C0336J & 17111C0337J, MAP EFFECTIVE DATE, NOVEMBER 16, 2006, PRODUCED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR MCHENRY COUNTY, ILLINOIS, THE PROPERTY SHOWN AND DESCRIBED HEREON IS LOCATED WITHIN ZONE X, WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

SCHAUMBURG, ILLINOIS \_\_\_\_\_ MARCH 3, 2020

BY: \_\_\_\_\_  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003695



EXPIRES 11-30-21

ORIGINALLY PREPARED: FEBRUARY 12, 2020

JOB NO.: 16-215



100 East State Parkway, Schaumburg, IL 60173  
Tel: 847.394.6600 Fax: 847.394.6608  
Illinois Professional Design Firm License No. 184-003152  
www.haegerengineering.com

## Melody Living Phase II Independent Living

Revised 3/23/20

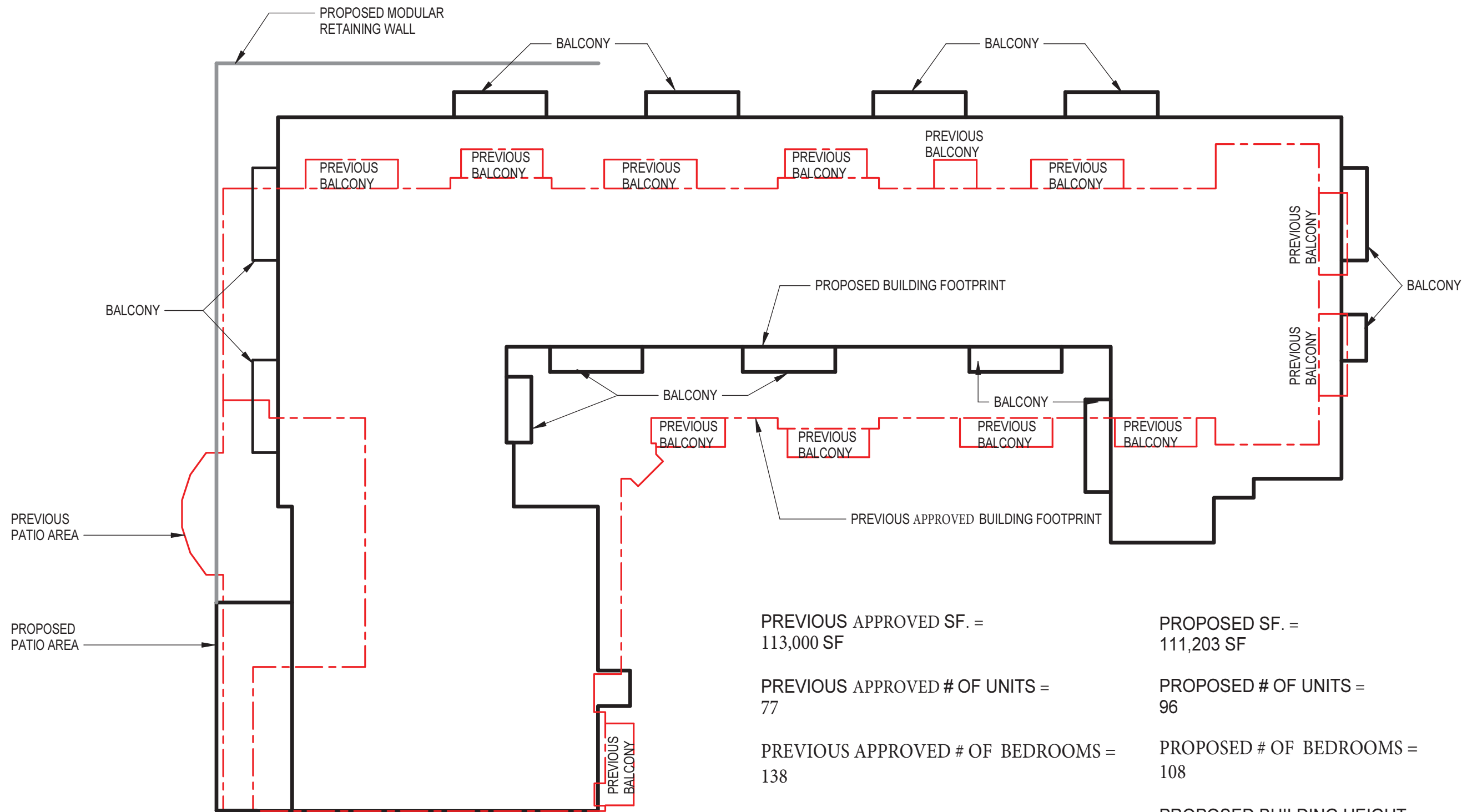
### Approved 7/27/2017

Apartment Type	1st Floor	2nd Floor	3rd Floor	4th Floor	Total Number	# Bedrooms	Total Bedrooms
Studio	0	1	0	0	1	1	1
1BR	4	4	5	6	19	1	19
1 BR/Den	0	0	0	0	0	1	0
2 BR	9	13	13	14	49	2	98
2 BR/Den	0	2	2	0	4	2	8
3 BR	1	1	1	1	4	3	12
<b>Total</b>	<b>14</b>	<b>21</b>	<b>21</b>	<b>21</b>	<b>77</b>		<b>138</b>

### Proposed 3/23/2020

Apartment Type	1st Floor	2nd Floor	3rd Floor	4th Floor	Total Number	# Bedrooms	Total Bedrooms
Studio	0	0	0	0	0	1	0
1BR	19	19	19	19	76	1	76
1 BR/Den	2	2	2	2	8	1	8
2 BR	3	3	3	3	12	2	24
2 BR/Den	0	0	0	0	0	2	0
3 BR	0	0	0	0	0	3	0
<b>Total</b>	<b>24</b>	<b>24</b>	<b>24</b>	<b>24</b>	<b>96</b>		<b>108</b>





PREVIOUS APPROVED SF. =  
113,000 SF

PROPOSED SF. =  
111,203 SF

PREVIOUS APPROVED # OF UNITS =  
77

PROPOSED # OF UNITS =  
96

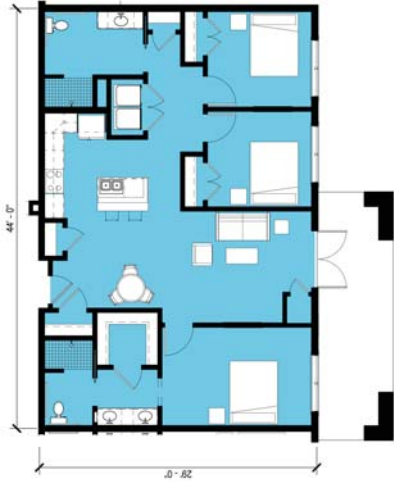
PREVIOUS APPROVED # OF BEDROOMS =  
138

PROPOSED # OF BEDROOMS =  
108

PREVIOUS BUILDING HEIGHT 59'-0" TO MID  
POINT OF ROOF

PROPOSED BUILDING HEIGHT  
51'-4" TO MID POINT OF ROOF

PREVIOUS APPROVED  
TYPICAL UNIT TYPES NOT  
USED



PREVIOUS 3 BEDROOM IL10  
1,276 SF 4 UNITS



PREVIOUS STUDIO IL1  
812 SF 1 UNIT

REVISED PROPOSED UNIT TYPES (TOTAL 96 UNITS - 108 BEDROOMS)



REVISED 1 BEDROOM + DEN IL3  
1087 SF - 1,107 SF 8 UNITS



REVISED 2 BEDROOM IL2  
1,144 SF 12 UNITS



REVISED 1 BEDROOM IL1  
783 SF - 812 SF 76 UNITS

PREVIOUS APPROVED TYPICAL UNIT TYPES (TOTAL 77 UNITS - 138 TOTAL BEDROOMS)



PREVIOUS 2 BEDROOM +  
DEN IL7 1,009 SF 4 UNITS



PREVIOUS 2 BEDROOM IL5  
983 SF - 1161 SF 49 UNITS



PREVIOUS 1 BEDROOM IL2  
760 SF - 843 SF 19 UNITS

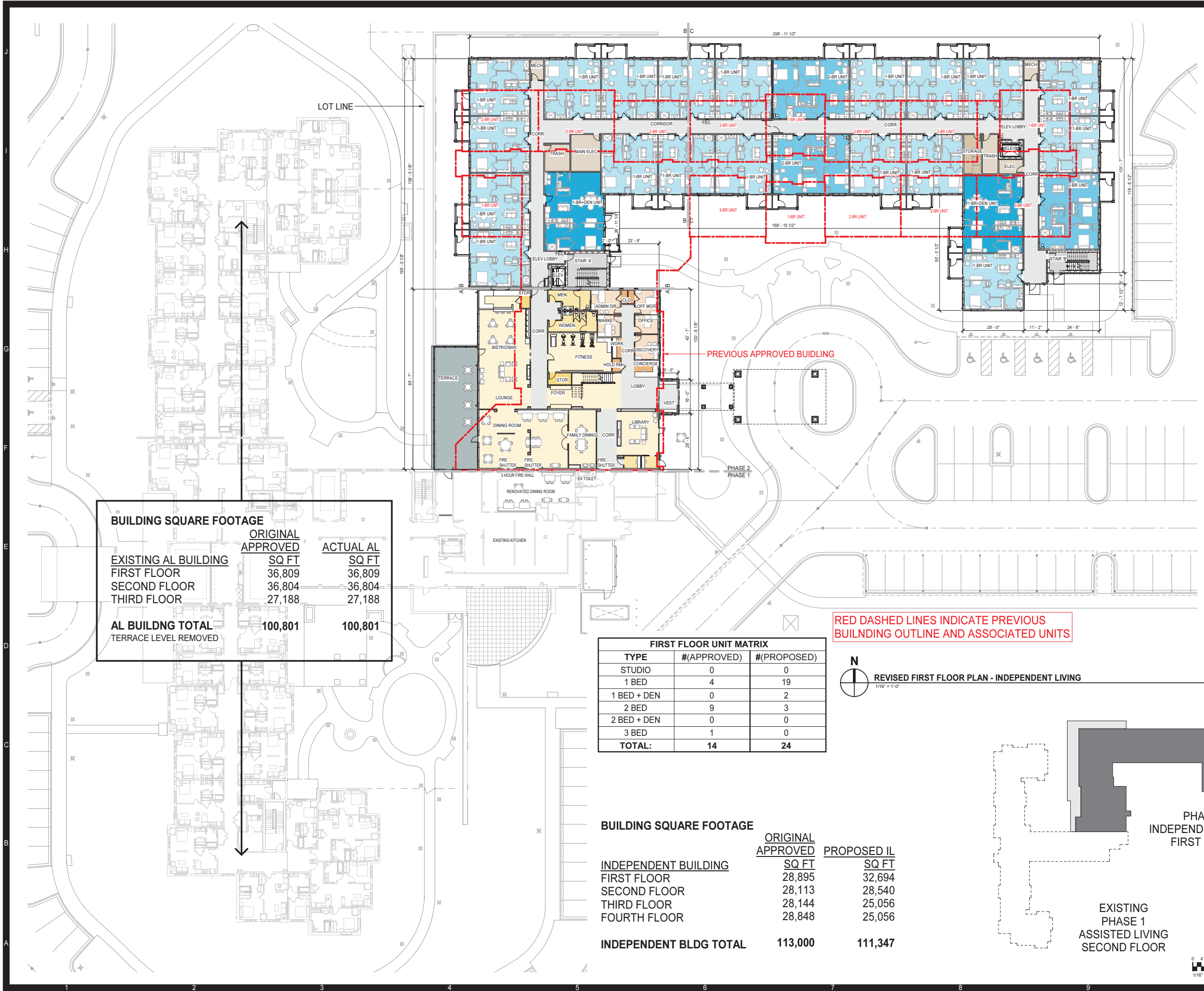
NO.	REVISIONS	DATE

**MELODY LIVING OF LAKE IN THE HILLS**

PHASE II INDEPENDENT LIVING, LAKE IN THE HILLS, IL  
 CEDARWOOD DEVELOPMENT, INC.  
 555 HARVEST GATE, LAKE IN THE HILLS, IL 60156

NO.	DATE	REVISIONS
001	JUNE 03, 2020	

FIRST FLOOR PLAN  
 INDEPENDENT  
 (SECOND FLOOR  
 PLAN ASSISTED  
 LIVING)



**BUILDING SQUARE FOOTAGE**

	ORIGINAL APPROVED SQ FT	ACTUAL AL SQ FT
EXISTING AL BUILDING		
FIRST FLOOR	36,809	36,809
SECOND FLOOR	36,804	36,804
THIRD FLOOR	27,188	27,188
<b>AL BLDNG TOTAL</b>	<b>100,801</b>	<b>100,801</b>
TERRACE LEVEL REMOVED		

**FIRST FLOOR UNIT MATRIX**

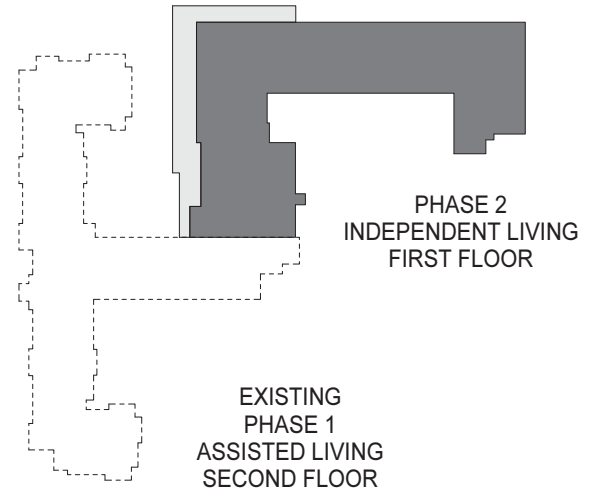
TYPE	#(APPROVED)	#(PROPOSED)
STUDIO	0	0
1 BED	4	19
1 BED + DEN	0	2
2 BED	9	3
2 BED + DEN	0	0
3 BED	1	0
<b>TOTAL:</b>	<b>14</b>	<b>24</b>

**BUILDING SQUARE FOOTAGE**

	ORIGINAL APPROVED SQ FT	PROPOSED IL SQ FT
INDEPENDENT BUILDING		
FIRST FLOOR	28,895	32,694
SECOND FLOOR	28,113	28,540
THIRD FLOOR	28,144	25,056
FOURTH FLOOR	28,848	25,056
<b>INDEPENDENT BLDG TOTAL</b>	<b>113,000</b>	<b>111,347</b>

RED DASHED LINES INDICATE PREVIOUS BUILDING OUTLINE AND ASSOCIATED UNITS

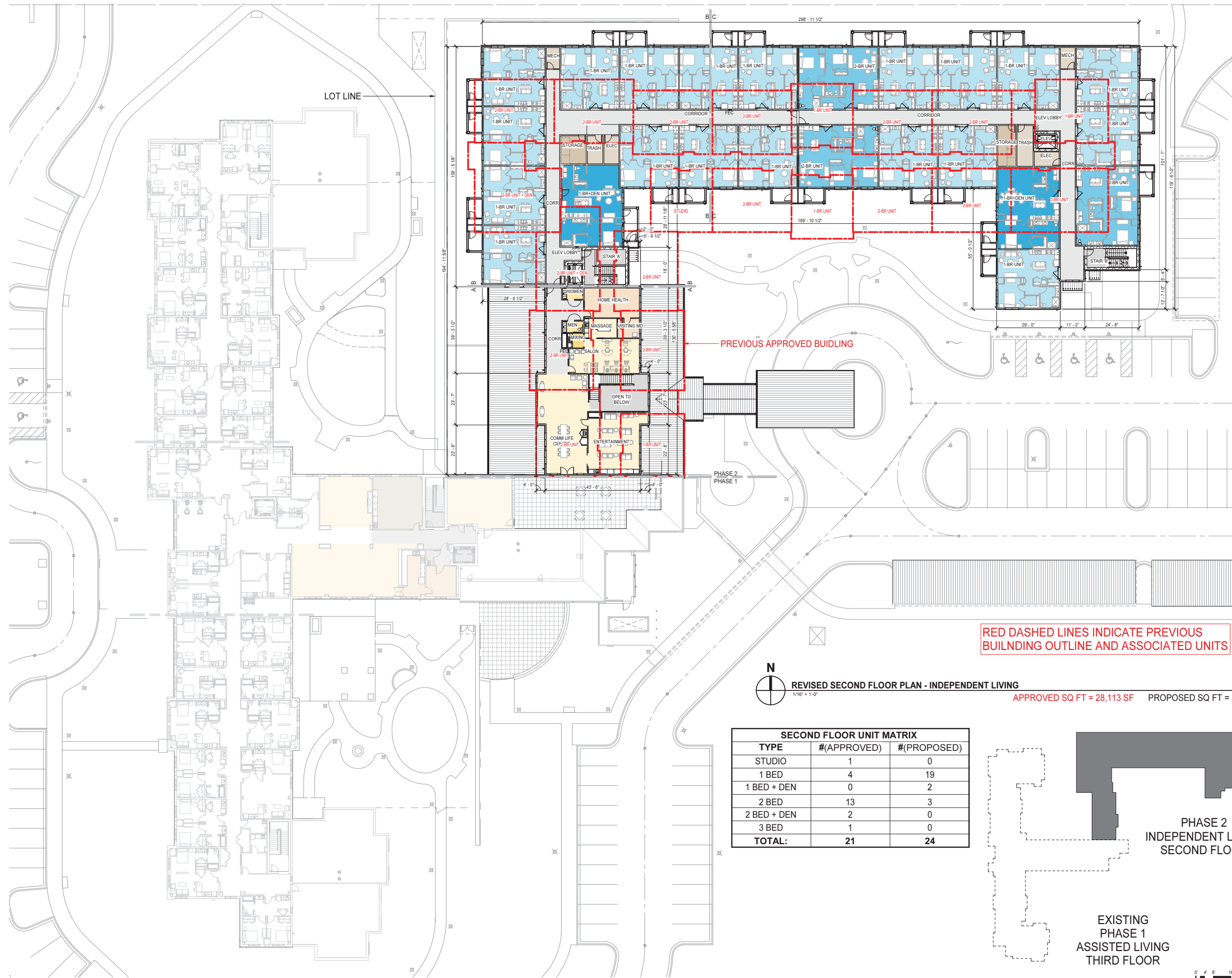
**N**  
 1/16" = 1'-0"  
 REVISED FIRST FLOOR PLAN - INDEPENDENT LIVING



1/16" = 1'-0"



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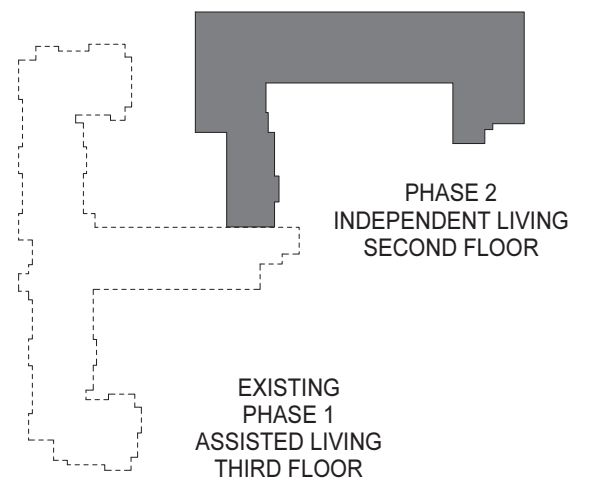
RED DASHED LINES INDICATE PREVIOUS BUILDING OUTLINE AND ASSOCIATED UNITS



REVISED SECOND FLOOR PLAN - INDEPENDENT LIVING  
1/16" = 1'-0"

APPROVED SQ FT = 28,113 SF PROPOSED SQ FT = 28,540 SF

SECOND FLOOR UNIT MATRIX		
TYPE	#(APPROVED)	#(PROPOSED)
STUDIO	1	0
1 BED	4	19
1 BED + DEN	0	2
2 BED	13	3
2 BED + DEN	2	0
3 BED	1	0
<b>TOTAL:</b>	<b>21</b>	<b>24</b>

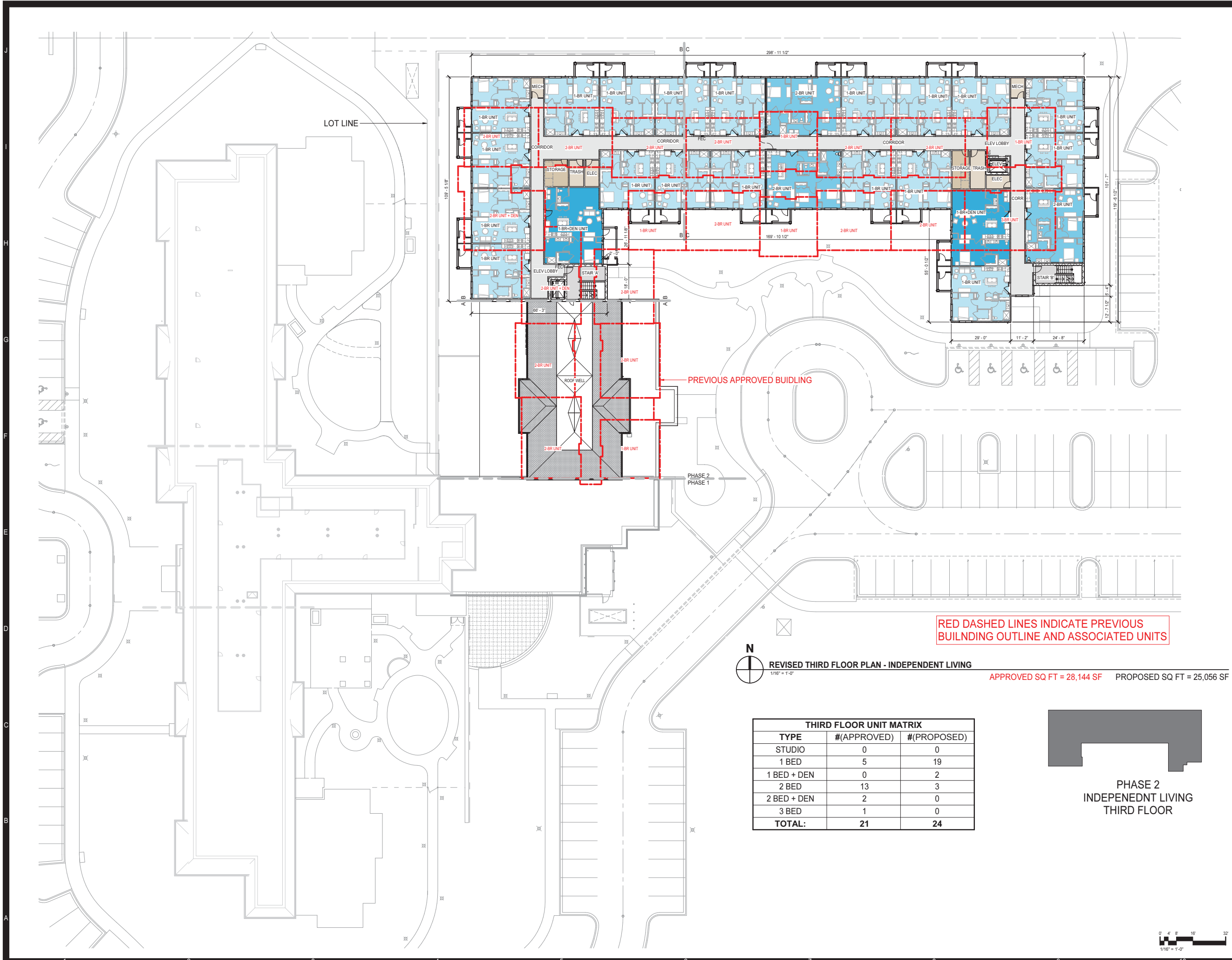


1/16" = 1'-0"

NO.		DATE
000171		JUNE 03, 2020
REVISIONS		DATE
NO.	DESCRIPTION	DATE



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RED DASHED LINES INDICATE PREVIOUS BUILDING OUTLINE AND ASSOCIATED UNITS



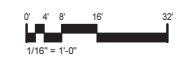
REVISED THIRD FLOOR PLAN - INDEPENDENT LIVING  
1/16" = 1'-0"

APPROVED SQ FT = 28,144 SF PROPOSED SQ FT = 25,056 SF

THIRD FLOOR UNIT MATRIX		
TYPE	#(APPROVED)	#(PROPOSED)
STUDIO	0	0
1 BED	5	19
1 BED + DEN	0	2
2 BED	13	3
2 BED + DEN	2	0
3 BED	1	0
<b>TOTAL:</b>	<b>21</b>	<b>24</b>



PHASE 2 INDEPENDENT LIVING THIRD FLOOR



NO.		DATE
NO.	DESCRIPTION	DATE

THIRD FLOOR PLAN INDEPENDENT

A2-0-3

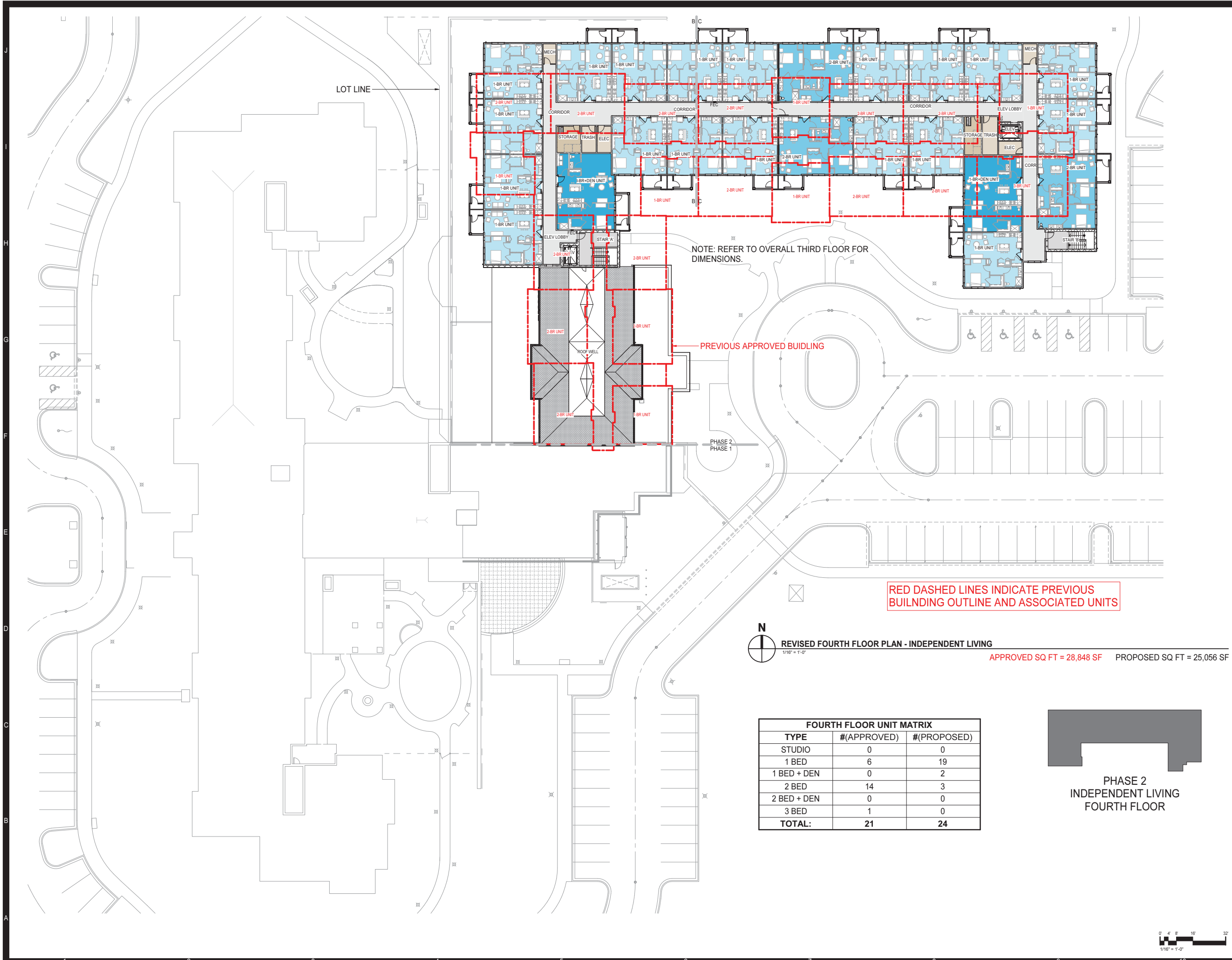
**MOSELEYARCHITECTS**

8001 BRADDOCK ROAD, SUITE 400 SPRINGFIELD, VA 22151  
PHONE: 703-426-9057 FAX: 703-426-9280  
MOSELEYARCHITECTS.COM

**MELODY LIVING OF LAKE IN THE HILLS**

PHASE II INDEPENDENT LIVING, LAKE IN THE HILLS, IL  
CEDARWOOD DEVELOPMENT, INC.  
555 HARVEST GATE, LAKE IN THE HILLS, IL 60156

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NOTE: REFER TO OVERALL THIRD FLOOR FOR DIMENSIONS.

PREVIOUS APPROVED BUILDING

RED DASHED LINES INDICATE PREVIOUS BUILDING OUTLINE AND ASSOCIATED UNITS



REVISED FOURTH FLOOR PLAN - INDEPENDENT LIVING

1/16" = 1'-0"

APPROVED SQ FT = 28,848 SF PROPOSED SQ FT = 25,056 SF

FOURTH FLOOR UNIT MATRIX		
TYPE	#(APPROVED)	#(PROPOSED)
STUDIO	0	0
1 BED	6	19
1 BED + DEN	0	2
2 BED	14	3
2 BED + DEN	0	0
3 BED	1	0
<b>TOTAL:</b>	<b>21</b>	<b>24</b>



PHASE 2 INDEPENDENT LIVING FOURTH FLOOR



1/16" = 1'-0"

**MOSELEYARCHITECTS**

8001 BRADDOCK ROAD, SUITE 400 SPRINGFIELD, VA 22151  
PHONE: 703-426-9057 FAX: 703-426-9280  
MOSELEYARCHITECTS.COM

**MELODY LIVING OF LAKE IN THE HILLS**

PHASE II INDEPENDENT LIVING, LAKE IN THE HILLS, IL  
CEDARWOOD DEVELOPMENT, INC.  
555 HARVEST GATE, LAKE IN THE HILLS, IL 60156

NO.	DESCRIPTION	DATE

FOURTH FLOOR PLAN INDEPENDENT

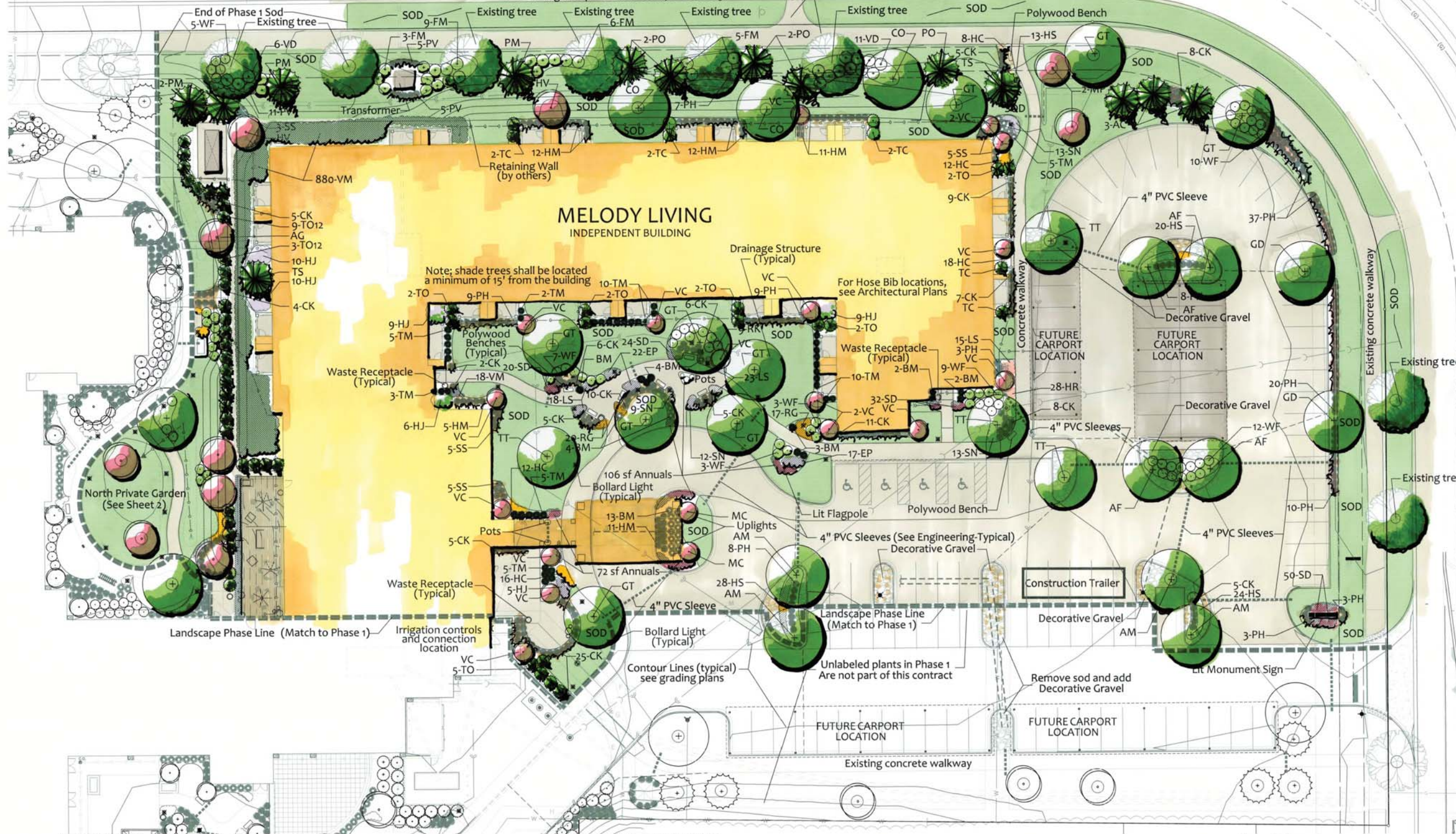
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# HARVEST GATE ROAD

For existing tree protection detail, see sheet 3

Existing concrete walkway Existing curb line



**KROGSTAD**  
LAND DESIGN LIMITED  
187-000349  
REGISTERED LANDSCAPE ARCHITECT  
ILLINOIS  
Karl T Krogstad  
Illinois Registered Landscape Architect  
License No. 157.000349 - Expires 08/31/2019

## Melody Living Lake in the Hills, IL Cedarwood Development FINAL LANDSCAPE PLAN-PHASE 2

PROJECT # HEL1622  
Permit October 2, 2017

REVISIONS:

Rev.	February 5, 2018
Bid Set	February 14, 2018
Rev.	March 14, 2018
For Construction	5/08/18
100% DD Submission	9/14/18
Submission	10/30/18
75%	11/28/18
Rev.	December 13, 2019
Rev.	February 11, 2020
Rev.	March 11, 2020
Rev.	May 15, 2020
Rev.	June 5, 2020

DRAWN KTK  
CHECKED KTK  
SHEET NO.

PLANT MATERIAL KEY

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
<b>SHADE TREES</b>					
AF	4	Acer freemanii	Autumn Blaze Maple	3"	Central Leader
AM	4	Acer myabei 'Morton'	State Street Maple	3"	Central Leader
CO	3	Celtis occidentalis	Common Hackberry	3"	Central Leader
GD	2	Gymnocladus dioica 'Espresso'	Espresso Kentucky Coffee Tree	3"	Central Leader
GT	9	Gleditsia triacanthos 'inermis' Skyline	Skyline Honeylocust	3"	Central Leader
TT	6	Tilia tomentosa 'Sterling'	Sterling Silver Linden	3"	Central Leader
<b>ORNAMENTAL TREES</b>					
AG	3	Amelanchier g. 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8'	Clump Form
HV	5	Hamamelis virginiana	Common Witchhazel	8'	Clump Form
MC	2	Malus 'Coralburst'	Coralburst Crabapple	2"	
MP	2	Malus 'Prairiefire'	Prairiefire Crabapple	8'	Clump Form
<b>EVERGREEN TREES</b>					
AC	3	Abies concolor	White Fir	7'	Natural Form
PM	4	Pseudotsuga menziesii	Douglas Fir	7'	Natural Form
PO	5	Picea omorika	Mission Spruce	7'	Natural Form
TO	11	Thuja occidentalis 'Technil'	Mission Arborvitae	6'	Sheared
TO12	37	Thuja occidentalis 'Technil'	Mission Arborvitae	14'	Sheared
TS	2	Tsuga canadensis	Canadian Hemlock	7'	Natural Form
<b>LARGE DECIDUOUS SHRUBS</b>					
FM	23	Forsythia 'Meadowlark'	Meadowlark Forsythia	36"	4' O.C.
VC	17	Viburnum carlesii 'Compactum'	Compact Koreanspice Viburnum	36"	4' O.C.
VD	17	Viburnum dentatum 'Blue Muffin'	Blue Muffin Viburnum	36"	4' O.C.

<b>SMALL DECIDUOUS SHRUBS</b>					
RK	9	Rosa 'knockout'	Knockout Rose	24"	42" O.C., wide
WF	62	Weigela florida 'Midnight Wine'	Midnight Wine Weigela	24"	42" O.C., wide
<b>EVERGREEN SHRUBS</b>					
BM	29	Buxus x 'Green Velvet'	Green Velvet Boxwood	24"	3' O.C., wide
TC	8	Taxus cuspidata 'fastigata'	Captain Yew	4'	
TM	45	Taxus media 'densiformis'	Dense Yew	24"	30" O.C., wide
<b>PERENNIALS, GROUNDCOVERS AND ORNAMENTAL GRASSES</b>					
CK	123	Calamagrostis 'Karl Foerster'	Karl Foerster Reed Grass	1 Gal.	36" O.C.
EP	39	Echinacea purpurea	Purple Coneflower	1 Gal.	18" O.C.
HC	72	Heuchera 'Caramel'	Caramel Coral Bells	1 Gal.	18" O.C.
HJ	49	Hosta 'June'	June Hosta	1 Gal.	30" O.C.
HM	66	Hakonechloa macra 'All Gold'	All Gold Hakone Grass	1 Gal.	36" O.C.
HR	63	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	1 Gal.	18" O.C.
HS	85	Hemerocallis 'Stella De Oro'	Stella De Oro Daylily	1 Gal.	18" O.C.
LS	72	Leucanthemum x superbum 'Snowcap'	Snowcap Shasta Daisies	1 Gal.	18" O.C.
PH	128	Pennisetum alopecuroides 'Hamel'	Dwarf Fountain Grass	1 Gal.	36" O.C.
PV	21	Panicum virgatum	Switchgrass	1 Gal.	36" O.C.
RG	37	Rudbeckia 'Goldsturm'	Black-eyed Susan	1 Gal.	18" O.C.
SD	180	Sedum spurius 'Dragon's Blood'	Dragon's Blood Sedum	2 1/2" Pots	12" O.C.
SN	47	Salvia nemorosa 'May Night'	May Night Salvia	1 Gal.	18" O.C.
SS	18	Schizachyrium scoparium 'Carousel'	Carousel Little Blue Stem	1 Gal.	36" O.C.
VM	978	Vinca minor	Periwinkle	2 1/2" Pots	12" O.C.

**Phase 2 Overall**  
See engineering plans for paving layout dimensions

MISCELLANEOUS MATERIALS

3,650	Kentucky Bluegrass Blend Sod:	S.Y.
14	Decorative Gravel	C.Y.
48	Shredded Hardwood Mulch:	C.Y.
178	Annual Flowers	S.F.

\*Annual Flowers shall consist of Spring bulbs and flowers, Summer flowers and Autumn Chrysanthemums to be removed and replaced with each season. Exact selection of species will be determined as part of the seasonal maintenance based on location of plant beds and and climate factors.

EXISTING TREES TO BE PRESERVED

Planting locations and quantities have been adjusted to accommodate changes made to the building, site plan and engineering. This plan substantially conforms to the approved Preliminary Plan.



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1 2 3 4 5 6 7 8 9 10



PROPOSED WEST ELEVATION  
1/16" = 1'-0"



PREVIOUS APPROVED WEST ELEVATION  
1/16" = 1'-0"



PROPOSED NORTH ELEVATION  
1/16" = 1'-0"



PREVIOUS APPROVED NORTH ELEVATION  
1/16" = 1'-0"

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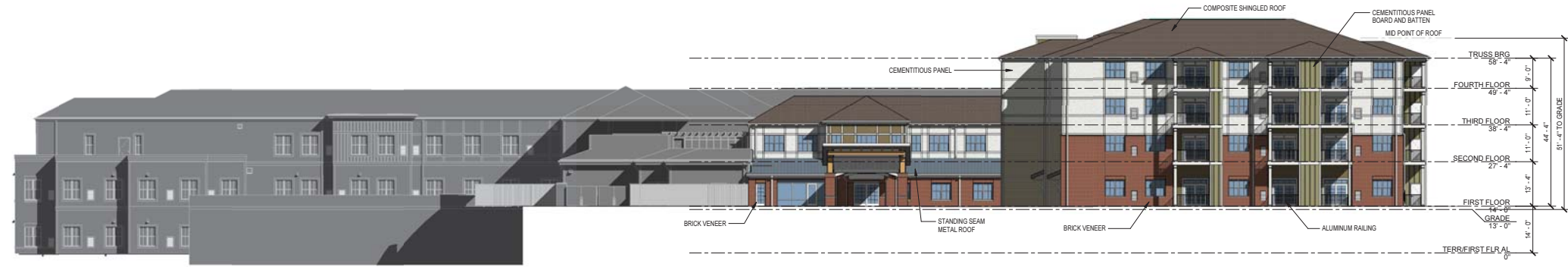
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NO.	DESCRIPTION	DATE
NO. 000171	DATE	JUNE 03, 2020
	REVISIONS	

BUILDING ELEVATIONS





PROPOSED EAST ELEVATION



PREVIOUS APPROVED EAST ELEVATION

1/16" = 1'-0"



PROPOSED SOUTH ELEVATION



PREVIOUS APPROVED SOUTH ELEVATION

1/16" = 1'-0"

NO.	DESCRIPTION	DATE
NO. 000171	DATE	JUNE 03, 2020
	REVISIONS	