

Special Use Permit Narrative – Buzzin Beans Play Café

Business Name: Buzzin Beans Play Café

Business Address: 1356 Milwaukee Ave, Libertyville, IL 60048

Business Owner: Joanna Koziol

Zoning Classification: C-4, Shopping Center Commercial District per attached zoning report

Request: Special Use Permit for an indoor play café within Red Top Plaza.

Business Description

Buzzin Beans Play Café is a woman-owned, community-focused business offering a thoughtfully designed indoor play space for children ages 6 and under, alongside a cozy café serving high-quality coffee, beverages, and light snacks. Our primary services include daily open play sessions, private weekend birthday parties, and occasional early childhood enrichment classes (e.g., music, art, sensory play). Our vision is to create a safe, clean, and developmentally enriching environment for young children, while also providing a relaxing, functional space for parents and caregivers to gather, work, or unwind.

This unique combination of indoor play and café services will provide Libertyville families with a much-needed indoor activity option year-round, especially during inclement weather and cold months. Our facility will include Montessori-inspired toys, padded flooring, a gated toddler area, imaginative play towns, and comfortable seating areas for caregivers. The café will feature espresso drinks, teas, matcha, juices, and light, locally sourced snacks, as well as a small retail section for gifts, toys and parent-friendly items.

Hours of Operation

Monday–Friday: 8:30 AM – 4:00 PM (Open Play)

Saturday & Sunday: Reserved for private birthday parties (by reservation only) between the hours of 9:00 AM and 4:00PM. In the event no parties are booked, open play will be available by reservation only.

Expected Customer Volume & Peak Hours

Based on our financial projections and market research, we anticipate:

- **Weekdays:** Approximately **20 children and 15–20 accompanying adults per day**, with staggered attendance throughout the day.
- **Peak Weekday Hours:** 9:30 AM – 11:30 AM
- **Weekends:** Up to **2 private parties per day**, with approximately **15–20 children and 20–25 adults per party**.

Our scheduling system will limit the number of participants in the space at any given time to ensure a calm, comfortable environment and to minimize any parking or traffic congestion concerns.

Parking & Traffic Study & Considerations

Our peak usage times are projected to be mid-morning to early afternoon on weekdays, which complement the hours of neighboring tenants. This results in minimal overlap with peak traffic from nearby businesses such as KidStrong, Taekwondo, and Foss Swim School, most of which begin their busiest activity in the late afternoon and evening hours. See Exhibit 1.

KidStrong: Primarily operates after 3 PM on weekdays, with extended hours until 7:30 PM.

Taekwondo: Opens at 3 PM daily, and is closed on Sundays.

Foss Swim School: While open throughout the week, its weekday hours primarily start after 3:30 PM, with earlier openings on weekends when our space is used exclusively for reserved parties.

Because our core weekday operations take place during non-peak hours, our traffic footprint will not interfere with or exacerbate parking lot congestion.

Traffic Study conducted in April 2025:

We surveyed the lot at various times throughout the month of April and observed the following:

- Sunday April 6th 12:30pm – about 50% full
- Tuesday April 8th 10:00am – about 40% full
- Thursday April 10th 11am – about 40% full
- Saturday April 12th 9am – about 60% full
- Monday April 21st 9:30am – about 60% full

Additionally, Buzzin Beans is not a drop-off facility—parents and caregivers are required to accompany their children into the café. This means vehicles must park in designated spaces rather than idling or blocking crosswalks or fire lanes.

We expect an average of 20 families per weekday, arriving in staggered intervals during open play hours. On weekends, birthday parties will be scheduled with built-in transition time to ensure smooth flow between groups and to manage parking demand appropriately.

In summary, our operational model and reservation system coupled with the staggered scheduling of events, will create minimal disruption to the shared parking infrastructure and traffic flow within Red Top Plaza. We are confident that our business will coexist harmoniously with our neighbors while offering a safe and welcoming space for families.

Exhibit 1.

Hours of Ops	Buzzin Beans	KidStrong	Taekwondo	Foss Swim
Monday	8:30-4PM	9AM – 7:30PM	3PM – 8PM	8:30AM – 8PM
Tuesday	8:30-4PM	4PM – 7:30PM	3PM – 8PM	3:45PM – 7:45PM
Wednesday	8:30-4PM	3PM – 7:30PM	3PM – 8PM	3:45PM – 7:45PM
Thursday	8:30-4PM	9AM – 7:30PM	3PM – 8PM	3:45PM – 7:45PM
Friday	8:30-4PM	4PM – 6:15PM	3PM – 8PM	3:30PM – 7:45PM
Saturday	Private Party	9AM – 1:30PM	9AM – 12PM	7:30AM – 12:45PM
Sunday	Private Party	9AM – 1:30PM	Closed	7:30AM – 7PM

Fiscal Impact Analysis & Benefit to Surrounding Businesses

Buzzin Beans Play Café is uniquely positioned to complement and enhance the economic activity of the existing businesses at Red Top Plaza. Our family-focused model naturally aligns with the tenant mix of the plaza, and our presence will contribute positively to foot traffic, consumer spending, and community engagement in the area.

Direct Economic Contributions

- **Sales Tax Revenue:** Our business will generate regular taxable revenue through café sales (coffee, beverages, light food, and retail items). This includes both dine-in and take-home products, contributing directly to the Village's local sales tax base.
- **Job Creation:** We will hire residents for barista and playroom supervisor positions, generating part-time and full-time employment opportunities and reinvesting wages into the local economy.
- **Business Partnerships:** We will source espresso beans, pastries, snacks, and merchandise from other Libertyville and Lake County small businesses. Partnering locally is a key priority for our business.

Increased Foot Traffic & Cross-Promotion Potential

As a daily destination for local families, Buzzin Beans will bring consistent daytime traffic, particularly during non-peak hours (e.g., weekday mornings and early afternoons), which is beneficial for surrounding businesses such as:

- **Jewel Osco:** Parents stopping in for coffee and play often plan grocery errands on the same outing, supporting consistent weekday traffic.
- **StretchLab, Code Ninjas, Foss Swim School, KidStrong, Athletico, and Taekwondo:** Our business caters to the same demographic of health-conscious, family-focused consumers. Parents waiting during kids' fitness, coding or physical therapy sessions may visit our café or book play sessions before or after. We also anticipate overlap in family traffic, with Buzzin Beans becoming a hangout spot for siblings and parents in between appointments.
- **Burger King, Lou Malnati's, La Mera Mera Taqueria, Max's Dawg House:** Play sessions and parties encourage longer visits to the plaza, and it's common for families to grab meals before or after their play experience, benefiting quick-serve neighbors.

Event-Based Revenue Opportunities

Our business will regularly host birthday parties and community events, many of which include catered food. We plan to:

- Partner and/or recommend nearby restaurants and shops in party packages and customer communication such as Lou Malnati's.
- Offer co-marketing opportunities (e.g., coupons or flyers from local eateries)
- Promote plaza businesses through a "Buzzin Beans Newsletter" and via social media.

Conclusion

Buzzin Beans Play Café is not only a low-impact tenant in terms of traffic, but a high-value neighbor that will increase consumer dwell time, create synergies with adjacent businesses, and enhance the vitality of Red Top Plaza. Our model fosters a sense of community while generating steady local spending and long-term customer loyalty that benefits the full plaza ecosystem.

STANDARDS FOR SPECIAL USE PERMITS

Buzzin Beans Play Café – 1356 S. Milwaukee Ave., Libertyville, IL 60048

Dear Village Board Members,

On behalf of Buzzin Beans Play Café, we respectfully submit the following responses to your questions regarding our request for a special use permit at Red Top Plaza. Please see responses in **bold** below.

16 9.5 Standards for Special Use Permits.

- a. General Standards. No special use permit shall be recommended or granted pursuant to this Section 16-9 unless the applicant shall establish that:
 - 1) Code and Plan Purposes. The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan. **Our proposed indoor play café will support the Village's Comprehensive Plan and zoning goals by fostering family-friendly services and creating a community-focused gathering place. Buzzin Beans Play Café is designed to be in harmony with Red Top Plaza's commercial purpose—offering a service-oriented business that caters to local families while complementing nearby businesses in Libertyville.**
 - 2) Adverse Impact. The proposed use and development will not have a substantial adverse effect upon adjacent property, the character of the area, or the public health, safety, and general welfare. **The proposed use will not create any substantial adverse effects on adjacent properties or the character of the area. Our model is a low-traffic, family-centered environment with supervised children and their caregivers. We anticipate a positive contribution to the overall appeal of Red Top Plaza without impacting public health, safety, or welfare.**
 - 3) Interference with Surrounding Development. The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations. **Buzzin Beans will be constructed and operated in a way that fits seamlessly with neighboring businesses. The business will not dominate the immediate vicinity but rather complement the area's existing mix of family, health, and food-oriented businesses. Our well-designed buildout will maintain the existing scale and feel of Red Top Plaza and only impact the interior of the building.**
 - 4) Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services. **The site is already served by essential infrastructure, including roads, utilities, police and fire protection, and refuse disposal services. No additional public services will be required.**
 - 5) Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through local streets and will, when required by the Board of Trustees, incorporate appropriate vehicular trip reduction features such as, but not limited to, pedestrian/bicycle linkages within and between land uses, the use of traffic mitigation plans, and the incorporation of elements to encourage and facilitate the use of public transportation. **Our expected daily traffic is modest: approximately 20 families per day during weekdays, with operations mainly in the morning and early afternoon hours (non-peak times compared to neighboring businesses). Weekends will be reserved for private parties by appointment. As our business is not a drop-off facility, parents are required to park and accompany children inside, ensuring no blocking or congestion of roadways. See attached Narrative and Traffic Study for more details.**
 - 6) Destruction of Significant Features. The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance. **There are no natural,**

scenic, or historic features at risk with the proposed use. The existing commercial structure will be maintained with only interior improvements, ensuring the character of the plaza remains intact.

7) Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use. **We have carefully designed our business to comply with all applicable zoning and building codes, health and safety standards, and other regulations. Our operations will fully align with the special use provisions of Libertyville.**

b. Special Standards for Specified Special Permit Uses. When the district regulations authorizing any special permit use in a particular district impose use limitations that must be met by such use in such district, a special permit use for that use in that district shall not be recommended or granted unless the applicant shall establish compliance with such special standards.

c. Considerations. In determining whether the applicant's evidence establishes that the foregoing standards have been met, the Plan Commission and the Board of Trustees shall consider:

1. Public Benefit. Whether, and to what extent, the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community. **Buzzin Beans Play Café will offer a much-needed family-friendly space where caregivers and children can socialize, play, and engage in healthy activities while enjoying the sweet offerings of a café. This supports Libertyville's reputation as a welcoming, family-centered community and will enhance the vitality of Red Top Plaza. We will also create value for neighboring businesses through co-promotion opportunities and offering caregivers a place to take a break or plan grocery lists while their kids attend swim school or athletic activities.**

2. Alternative Locations. Whether, and to what extent, such public goals can be met by the location of the proposed use and development at some other site or in some other area that may be more appropriate than the proposed site. **Red Top Plaza is an ideal location because of its proximity to complementary businesses (e.g., KidStrong, Foss Swim School, Code Ninjas, Taekwondo) and easy access for local families. No alternative location would offer the same level of convenience, compatibility, and community alignment.**

3. Mitigation of Adverse Impacts. Whether, and to what extent, all steps possible have been taken to minimize any adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping, and screening.

We have taken several steps to minimize any potential adverse impacts:

- **Our operating hours are carefully chosen to avoid conflict with peak times of neighboring businesses.**
- **All play sessions are supervised and controlled in size to prevent overcrowding.**
- **Our interior layout is professionally designed to ensure a safe, clean, noise controlled, and contained environment.**
- **We will maintain a clean, attractive storefront consistent with the overall aesthetics of Red Top Plaza.**

We appreciate your consideration and are excited about the opportunity to bring Buzzin Beans Play Café to Libertyville. We look forward to continuing to work with the Village Board and staff throughout this process.

Sincerely,

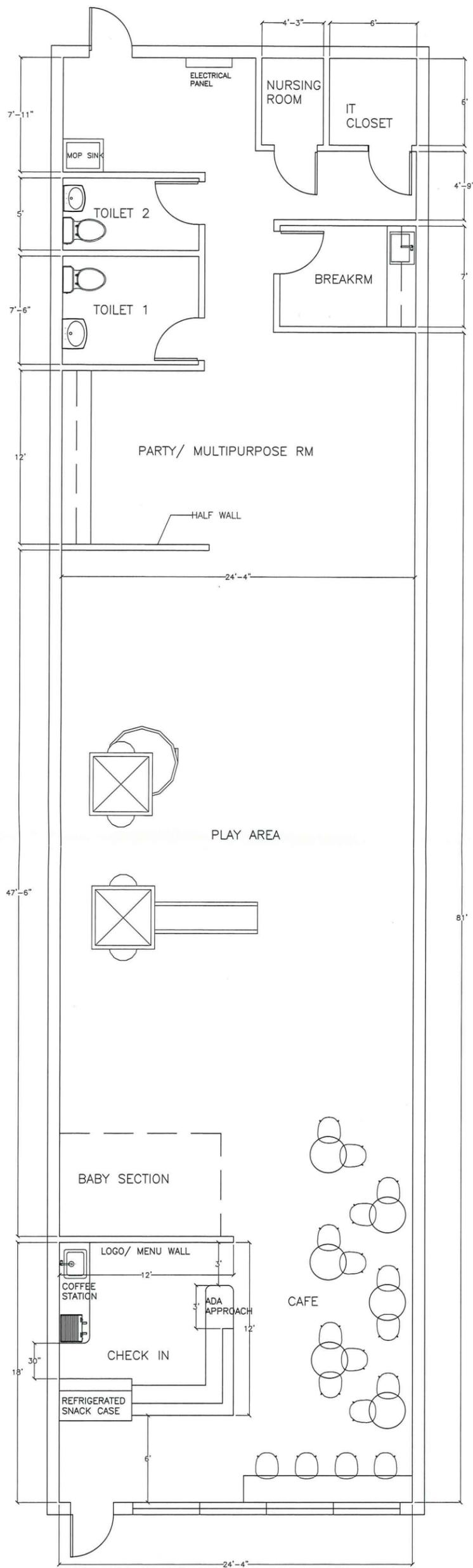
Joanna Koziol

Owner, Buzzin Beans Play Café

joanna@buzzinbeansplaycafe.com

773-332-7386





PROPOSED PLAN

Project Name: Buzzin Beans Play Cafe
 Address: 1354 S Milwaukee Ave.,
 Libertyville IL

Date: 04.20.2025
 Scale: 1/8" = 1'-0"

RED TOP PLAZA LEASING PLAN

1300-1440 S. Milwaukee Ave., Libertyville, IL 60048

For information: **Luke Sementa**

E: lsementa@sterlingorganization.com

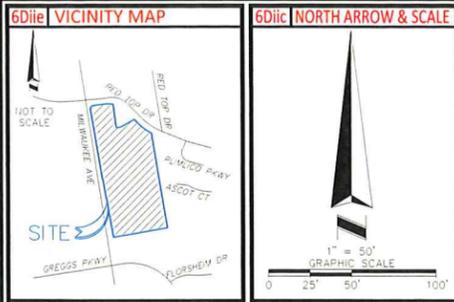
P: 855-505-7239



UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.
1300	Jewel Osco	66,844	1338	RE/MAX Suburban	6,400	1412	Available	1,200	1432	Available	800
1308	Vision Care	2,760	1346-48	KidStrong (Coming Soon)	3,200	1414	Studio Elevate Fit	1,600	1434	H&R Block	1,200
1310	Massage Motu & Chiropractic	3,000	1350	Fast Signs	2,500	1416	L.A. Tan	1,600	1436	Lou Malnati's Pizzeria	1,300
1312	OneMain Financial	1,200	1352	Athletico Physical Therapy	2,500	1418	Great Lakes Dental	1,600	1438	Max's Dawg House	1,300
1314	Warhammer	1,200	1354	Ki Martial Arts	2,500	1420	Plato's Closet	3,200	1440	Hertz	1,300
1316	Asurion Tech Repair & Solutions	1,200	1356	Available	2,500	1424	Slider Station	1,600	1326	Burger King	3,000
1318	Hunan Palace	2,400	1358	Foss Swim School	5,205	1426	Available ⤴ 360° View	1,600	1366	AFC Urgent Care	4,000
1322	StretchLab	1,600	1400	Phenix Salon Suites	7,595	1428	La Mera Mera Taqueria	1,600	Total Square Feet: 151,840		
1324	Code Ninjas	2,736	1408	Available	1,200	1430	Available ⤴ 360° View	800			
1336	Available ⤴ 360° View	6,400	1410	Available	1,200						



The plan and its contents are furnished for informational purposes only and are intended only as a general description (but not represented, covenanted or warranted). The size and location of the project, the identity or nature of any occupant and all features, matters and other information included herein are subject to change without notice and should not be relied upon by any party. No representation or warranty, express or implied, is made as to the accuracy or reliability of this plan or its contents.



SEE SHEETS 2 AND 3 OF 3 FOR SURVEY DRAWINGS

5Ciii SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS

A BUILDING EXTENDS UP TO 14.9' NORTH OF THE BUILDING SETBACK LINE

B BUILDING EXTENDS UP TO 7.3' SOUTH OF THE BUILDING SETBACK LINE

3 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 1709700164H, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 18, 2013 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

6Dii LEGEND AND ABBREVIATIONS

SEE SHEET 2 OF 2

6 ZONING INFORMATION

ZONE: C-4, SHOPPING CENTER COMMERCIAL DISTRICT

SETBACKS:
FRONT: PER ORDINANCE 80-0-3, 75' FROM CENTER LINE ON RED TOP DRIVE FROM ALL PERMANENT BUILDINGS AND STRUCTURE
SIDE: INTERIOR: 50 FT.; ARTERIAL: 200 FT. FROM CENTERLINE
REAR: 50 FT.

MAXIMUM BUILDING HEIGHT: 3 STORIES, 45 FT.
MINIMUM LOT AREA: 160,000 SQ. FT.
MINIMUM LOT WIDTH: 500 FT.
MINIMUM LOT DEPTH: NONE SPECIFIED
MAXIMUM LOT COVERAGE: 85%
MAXIMUM FLOOR AREA RATIO: 0.5
RESIDENTIAL DENSITY: 11/A

PARKING:
FORMULA: EATING PLACES, EXCLUDING DRIVE-IN ESTABLISHMENTS: 1 SPACE PER 100 SQ. FT. OF FLOOR AREA MINIMUM OF 10 / SPACES (4,900 / 100 = 49)
EATING PLACES, INCLUDING DRIVE-IN ESTABLISHMENTS: ONE (1) FOR EACH ONE HUNDRED (100) SQUARE FEET OF FLOOR AREA, EXCLUDING OUTDOOR DINING AREA, PLUS ONE (1) LANE FOR EACH DRIVE-UP WINDOW WITH STACKING SPACE FOR SIX (6) VEHICLES BEFORE THE MENU BOARD (3,000 / 100 = 10) RETAIL TRADE: ONE (1) FOR EACH TWO HUNDRED AND FIFTY (250) SQUARE FEET OF FLOOR AREA (110,116 / 250 = 439) FINANCE: ONE (1) FOR EACH TWO HUNDRED AND FIFTY (250) SQUARE FEET OF FLOOR AREA (8,324 / 250 = 33) MEDICAL / DENTAL: ONE (1) FOR EACH TWO HUNDRED (200) SQUARE FEET OF FLOOR AREA FOR THE FIRST FIVE THOUSAND (5,000) SQUARE FEET PLUS ONE (1) FOR EACH ADDITIONAL TWO HUNDRED AND FIFTY (250) SQUARE FEET OF FLOOR AREA, OVER FIVE THOUSAND (5,000) SQUARE FEET OF FLOOR AREA (8,324 - 5,000 / 200 = 25; 3,324 / 250 = 13; 38 TOTAL) PROFESSIONAL, BUSINESS, AND CONTRACTORS (OFFICE USE ONLY): ONE (1) FOR EACH THREE HUNDRED AND FIFTY (350) SQUARE FEET OF FLOOR AREA (19,100 SQ. FT. / 350 = 55) ALL SERVICES NOT OTHERWISE LISTED: ONE (1) FOR EACH TWO HUNDRED AND FIFTY (250) SQUARE FEET OF FLOOR AREA (29,700 SQ. FT. / 250 = 119)
REQUIRED SPACES: 756 SPACES

INFORMATION PROVIDED BY:
COMMERCIAL DUE DILIGENCE SERVICES
3550 W. ROBINSON STREET, 3RD FLOOR
NORMAN, OK 73072

REPORT #: 19-08-0760
DATED: SEPTEMBER 26, 2019, LAST REVISED OCTOBER 25, 2019

6Cvii PLATTED SETBACK OR RECORDED BUILDING RESTRICTION LINES

NONE PROVIDED TO THIS SURVEYOR.

5Ei SCHEDULE "B" ITEMS

L TERMS, CONDITIONS AND LIMITATIONS CONTAINED IN THE NO FURTHER REMEDIATION LETTER ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY AND RECORDED DECEMBER 26, 2003 AS DOCUMENT NUMBER 5464876. (AFFECTS PART OF LOT 1) (FOR EXACT LOCATION SEE INSTRUMENT) AS SHOWN.

M PROVISIONS CONTAINED IN AND OBLIGATIONS ESTABLISHED BY THE AMENDED DECLARATION MADE BY ROGERS RED TOP INC., RECORDED DECEMBER 29, 1978 AS 1969846. AFFECTS - NOTHING TO PLOT.

N TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THE DECLARATION OF EASEMENT FOR ARTAUIS PARKWAY - RED TOP DRIVE ACCESS RECORDED OCTOBER 15, 1980 AS DOCUMENT 2083755 GRANTING EASEMENT OVER "EXTENSION DRIVEWAYS" TO BE LOCATED ON THE LAND HEREIN, AS AMENDED BY INSTRUMENTS RECORDED AS DOCUMENT 2301500 AND AS DOCUMENT 2432045 GRANTING AN EASEMENT OVER "EXTENSION DRIVEWAYS" TO BE LOCATED ON THE LAND, SAME AS PARCEL 3 - EASEMENT OVER EXISTING "EXTENSION DRIVEWAYS" - NOT PLOTTABLE.

CONTINUED >>>

5Ei SCHEDULE "B" ITEMS

<<< CONTINUED

O AN ORDINANCE APPROVING, WITH MODIFICATIONS, THE RECOMMENDATION FOR APPROVAL BY THE PLAZA COMMISSION OF THE SPECIFIC IMPLEMENTATION PLAN SUBMITTED FOR RED TOP PLAZA, A PROPOSED SHOPPING CENTER ON THE LAND HEREIN SAID ORDINANCE NO. 80-0-3 RECORDED MAY 21, 1981 AS DOCUMENT 2114157, AS SUPPLEMENTED BY ORDINANCE NO. 84-0-26 RECORDED JUNE 29, 1984 AS DOCUMENT 2293299, AND THE TERMS, CONDITIONS AND PROVISIONS THEREIN CONTAINED. NOTE: NOTWITHSTANDING OTHER PROVISIONS THEREIN, SAID ORDINANCES PROVIDE FOR: A MINIMUM SET BACK OF 85 FEET FROM THE CENTERLINE OF MILWAUKEE AVENUE FOR PARKING AREAS; PROVIDED THAT A GREEN BELT IS MAINTAINED ON THE EASTERLY 40 FEET OF THE SET BACK AREA; AND A MINIMUM SET BACK OF 75 FEET FROM THE CENTERLINE OF RED TOP DRIVE FOR PERMANENT BUILDINGS AND STRUCTURES; AND CANOPIES EXTENDING UP TO 10 FEET INTO THE 200 FOOT SET BACK FROM MILWAUKEE AVENUE ARE APPROVED AS SHOWN.

P WATER MAIN EASEMENT TO CONSTRUCT, LAY, OPERATE, REPAIR, ETC., WATER MAINS AND ASSOCIATED FACILITIES BETWEEN CENTRAL NATIONAL BANK IN CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 24097, AND THE VILLAGE OF LIBERTYVILLE, AN ILLINOIS MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS, IN, ALONG, THROUGH, UNDER AND/OR UPON, A STRIP OF LAND AS SHOWN ON EXHIBIT "A" ATTACHED THERETO AS GRANTED BY INSTRUMENT DATED JULY 12, 1981 AND RECORDED OCTOBER 2, 1981 AS DOCUMENT 2133606 AND THE CONDITIONS AND OBLIGATIONS CONTAINED THEREIN, AND AS DEPICTED ON AND PARTIALLY VACATED BY PLAT OF RED TOP PLAZA SUBDIVISION RECORDED AS DOCUMENT 2296364. (AFFECTS LOTS 1 AND 2) AS SHOWN.

Q NOTATIONS ON THE PLAT OF RED TOP PLAZA SUBDIVISION RECORDED AS DOCUMENT 2296364 AS FOLLOWS: THE GRANOR AGREES WITH THE VILLAGE OF LIBERTYVILLE THAT FOR PURPOSES OF THE LIBERTYVILLE ZONING ORDINANCE THE ENTIRE SUBDIVISION SHALL BE TREATED AS ONE UNIFIED DEVELOPMENT. WATER MAIN EASEMENT PROVISIONS: A NON-EXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH WATER SERVICE IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF LIBERTYVILLE, ITS SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH WATER MAINS, IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED LINES ON THE PLAT AND MARKED "EASEMENT FOR WATER MAIN", TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER AND 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 HEREBY GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES; OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED LINES MARKED "EASEMENT FOR WATER MAIN" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVISION PROPERTY SHALL NOT BE ALTERED IN ANY MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF; AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO COMMONWEALTH EDISON COMPANY, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SIGNALS IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "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 HEREBY GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES; OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. 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. AFFECTS - NOTHING TO PLOT.

R RETENTION POND AND DRAINAGE EASEMENT OVER THE NORTHWESTERLY PORTION OF LOT 1, AS SHOWN ON PLAT OF RED TOP PLAZA SUBDIVISION RECORDED AS DOCUMENT 2296364. AS SHOWN.

S EASEMENT FOR WATER MAIN, SANITARY SEWER AND PUBLIC UTILITIES AS CREATED BY AN INSTRUMENT RECORDED DECEMBER 17, 1979 AS DOCUMENT 2040152 AND AS SHOWN ON PLAT OF RED TOP PLAZA SUBDIVISION RECORDED AS DOCUMENT 2296364. (AFFECTS THE WESTERLY PART OF LOTS 1, 2 & 3) AS SHOWN.

T EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY, AND ITS SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED AS DOCUMENT NO. 2310290, AFFECTING PART OF LOT 3 AS SHOWN ON EXHIBIT "A" ATTACHED THERETO. AS SHOWN.

U EASEMENTS, TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THE DECLARATION OF UNIFIED DRIVEWAY AND PARKING EASEMENTS RECORDED FEBRUARY 23, 1983 AS DOCUMENT 2199771 AS AMENDED BY INSTRUMENT RECORDED AUGUST 6, 1984 AS DOCUMENT 2301500. AFFECTS DRIVEWAY & PARKING AREAS, WITHIN PARCEL 1 - AS SHOWN.

V EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED AS DOCUMENT NO. 2102829, AND AS DEPICTED AND NOTED ON THE PLAT OF RED TOP PLAZA SUBDIVISION RECORDED AS DOCUMENT 2296364. (AFFECTS LOTS 1 & 2) AS SHOWN.

W EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY, AND ITS SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED AS DOCUMENT NO. 2133371, AND AS DEPICTED AND NOTED ON THE PLAT OF RED TOP PLAZA SUBDIVISION RECORDED AS DOCUMENT 2296364. AS SHOWN.

X FIFTEEN FOOT EASEMENT FOR WATER MAIN OVER LOTS 1 AND 2, AS CREATED BY AND DEPICTED ON PLAT OF RED TOP PLAZA RECORDED AS DOCUMENT 2296364. (AFFECTS LOTS 1 AND 2) AS SHOWN.

Y FIVE FOOT EASEMENT FOR PUBLIC UTILITIES OVER LOT 2, AS CREATED BY AND DEPICTED ON PLAT OF RED TOP PLAZA RECORDED AS DOCUMENT 2296364. (AFFECTS LOT 2) AS SHOWN.

ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE			
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4	TABLE "A" LAND AREA	6Bxii	TITLE COMMITMENT INFORMATION
5Biii	ACCESS TO PROPERTY	6Cvii	RECORDED SETBACKS/RESTRICTIONS PROVIDED BY SURVEYOR
5Ciii	SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS	6Dii	NORTH ARROW & SCALE
5Ei	SCHEDULE "B" ITEMS	6Diii	LEGEND & ABBREVIATIONS
6B	TITLE DESCRIPTION	6Dii	VICINITY MAP
6	TABLE "A" ZONING INFORMATION	6Dii	SURVEYOR'S NOTES
		6Dvi	TYPE OF SURVEY
7	SURVEYOR'S CERTIFICATE	7	TABLE "A" BUILDING AREA
		7	TABLE "A" BUILDING HEIGHT
		9	TABLE "A" PARKING SPACES
		13	TABLE "A" ADJOINING OWNERS
		14	TABLE "A" INTERSECTING STREET
		16	TABLE "A" EARTH MOVING NOTE

DATE	REVISIONS	TECH	DATE	REVISIONS	TECH	FIELD	AWD	DRAWING SCALE	1"=50'
11/7/19	ADD ZONING	K/M	3/6/20	UPDATED TITLE	K/M				BCH
12/10/19	REVIEW COMMENTS	K/M							
1/7/20	ADDED CIP'S	K/M							

6Bxii TITLE COMMITMENT INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM:
CHICAGO TITLE INSURANCE COMPANY, ORDER NO: CCH1904946LD HAVING AN EFFECTIVE DATE OF FEBRUARY 5, 2020.

6Bi TITLE DESCRIPTION

PARCEL 1:
LOTS 1, 2 AND 3 IN RED TOP PLAZA, BEING A SUBDIVISION IN THE EAST 1/2 OF SECTION 28, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 16, 1984 AS DOCUMENT NUMBER 2296364, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:
EASEMENTS FOR PARKING, DRIVEWAYS AND PEDESTRIAN WALKWAYS FOR THE BENEFIT OF THE LOTS IN PARCEL 1 OVER THE LOTS IN PARCEL 1 AS SET FORTH IN DECLARATION OF UNIFIED DRIVEWAY AND PARKING EASEMENTS RECORDED FEBRUARY 23, 1983 AS DOCUMENT NUMBER 2199771, AS MODIFIED BY SUPPLEMENTAL DECLARATION OF EASEMENTS RECORDED AUGUST 6, 1984 AS DOCUMENT NUMBER 2301500, IN LAKE COUNTY, ILLINOIS.

PARCEL 3:
EASEMENT FOR THE BENEFIT OF PARCEL 1, TAKEN AS A TRACT, FOR INGRESS AND EGRESS OVER "EXTENSION DRIVEWAYS" TO ARTAUIS PARKWAY OVER LOTS 2 AND 3 IN ARTAUIS SUBDIVISION NUMBER 2, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 27 AND PART OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 6, 1979 AS DOCUMENT 2012025, SAID EASEMENT CREATED BY INSTRUMENT RECORDED OCTOBER 15, 1980 AS DOCUMENT 2083755 AND FIRST AMENDMENT THERETO RECORDED APRIL 7, 1986 AS DOCUMENT 2432045, IN LAKE COUNTY, ILLINOIS.

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

6Dii SURVEYOR'S NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, EASEMENTS, EASEMENTS, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NSPS SURVEY REQUIREMENTS.
- NO GOVERNMENTAL AGENCY REQUIREMENTS HAVE BEEN FURNISHED TO THE UNDERSIGNED AT THE TIME OF THE SURVEY, FOR THE SUBJECT PARCEL.
- PARCEL 2 - RECIPROCAL OVER DRIVEWAY & PARKING AREAS WITHIN LOTS 1, 2, 3 & 4 OF RED TOP PLAZA.
- PARCEL 3 - RECIPROCAL OVER DRIVEWAY & PARKING AREAS WITHIN PARCEL 1 AND "EXTENSION DRIVEWAYS" OVER LOTS 2 & 3 OF ARTAUIS SUBDIVISION.
- THE SURVEYOR WAS NOT PROVIDED ANY DOCUMENTATION, WAS NOT MADE AWARE AND DID NOT OBSERVE ANY EVIDENCE OF PARTY WALLS ON THE SUBJECT PROPERTY.
- THE NEAREST INTERSECTION IS RED TOP DRIVE AND MILWAUKEE AVENUE, LOCATED AT THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.
- AT THE TIME OF THE ALTA SURVEY THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED AND AVAILABLE FROM THE CONTROLLING JURISDICTION OR OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.
- THE SURVEYOR WAS NOT PROVIDED ANY DOCUMENTATION, WAS NOT MADE AWARE AND DID NOT OBSERVE ANY EVIDENCE OF WETLANDS ON THE SUBJECT PROPERTY.

4 LAND AREA 779,177 SQUARE FEET 17.89 ACRES

6Biv BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF MILWAUKEE AVENUE, WHICH BEARS, N10°00'47"W, PER RED TOP PLAZA.

5F CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 PARKING SPACES

535 REGULAR 21 HANDICAP 556 TOTAL

5Biii ACCESS TO PROPERTY

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL TO RED TOP DRIVE AND MILWAUKEE AVENUE, BOTH DEDICATED PUBLIC STREETS OR HIGHWAYS, ALSO ACCESS TO ARTAUIS PARKWAY, A DEDICATED PUBLIC STREET, VIA EASEMENT IN DOCUMENT 2012025.

16 EARTH MOVING NOTE

THERE IS OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS, AS SHOWN ON SHEET 3.

6Bvii CONTIGUITY STATEMENT

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

7 SURVEYOR'S CERTIFICATE

TO: SUP RED TOP PLAZA, LLC, A DELAWARE LIMITED LIABILITY COMPANY; 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 2016 ALTA/NSPS STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10(A), 11 (OBSERVED EVIDENCE), 13, 14, 16, 17, 18, 19 (GRAPHICALLY DEPICTED), 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 6, 2019.

DATE OF PLAT OR MAP: MARCH 6, 2020

6Dvi ALTA/NSPS LAND TITLE SURVEY

OF

1300-1440 S MILWAUKEE AVE

LIBERTYVILLE, IL

LAKE COUNTY

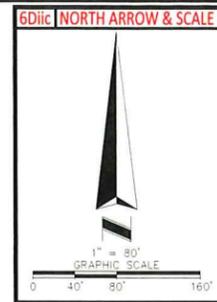
AMERICAN SURVEYING & MAPPING INC.

5191 MAGUIRE BLVD., SUITE 200
ORLANDO, FLORIDA 32835
PHONE: (407) 326-7976
WWW.ASMCSURVEY.COM

JAMES A. FAETANINI 3/6/2020

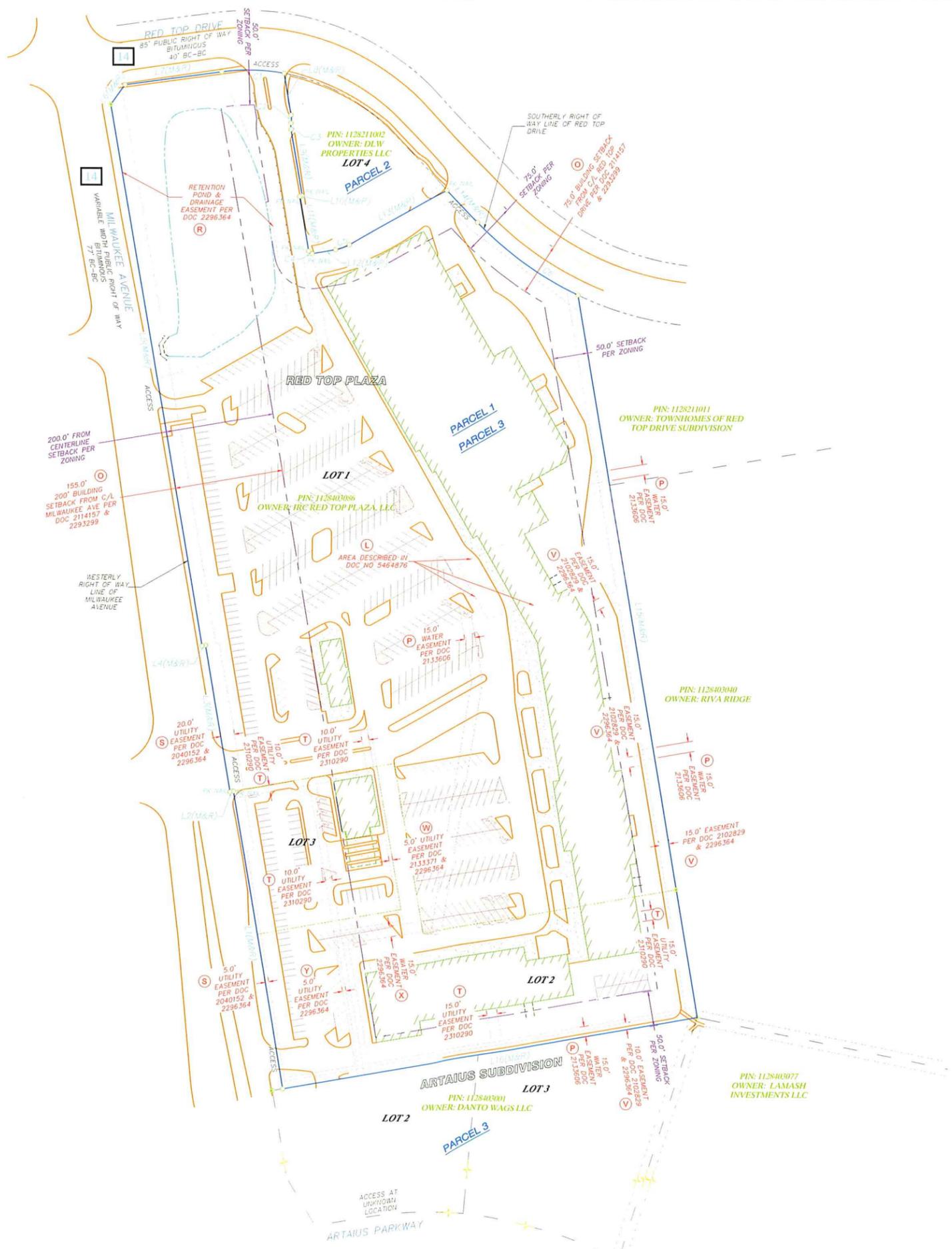
JAMES A. FAETANINI DATE
PROFESSIONAL LAND SURVEYOR NO.: 035-003494
STATE OF ILLINOIS
EXPIRATION DATE: NOVEMBER 30, 2020
XCEL PROJECT NUMBER 192304

XCEL Consultants
PROFESSIONAL LAND SURVEYORS
ROCK ISLAND, IL



6DiiC LEGEND AND ABBREVIATIONS

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- INTERNAL PROPERTY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- SURVEY TIE LINE
- POND LIMITS
- BUILDING FEATURE
- BUILDING
- GUARDRAIL
- WALL
- CURB LINE
- OVERHEAD ELECTRIC LINE
- FOUND MONUMENT (AS NOTED)
- SET 5/8" XCEL CAPPED IR
- TITLE EXCEPTION NUMBER
- ENCROACHMENT LETTER
- PARKING COUNT
- MANHOLE (SANITARY, STORM, MISC)
- FIRE HYDRANT
- VALVE (GAS, WATER)
- HANDICAP PARKING
- DRAINAGE INLETS
- STREET LIGHT
- AREA LIGHT
- TRAFFIC SIGNAL LIGHT
- TELEPHONE PEDESTAL
- METER (ELECTRIC, GAS)
- VAULT (TRAFFIC, ELECTRICAL)
- FLAGPOLE
- CONCRETE BOLLARD
- TRANSFORMER
- FIRE DEPARTMENT CONNECTION
- IRON ROD
- IRON PIPE
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- BUILDING HEIGHT LOCATION
- RECORD & MEASURED
- SQUARE FEET
- BACK OF CURB
- LANDSCAPE AREA
- CONCRETE SURFACE



LINE TABLE

LINE	LENGTH	BEARING
L1(M&R)	431.00'	N10°50'47"W
L2(M&R)	5.00'	S75°42'58"W
L3(M&R)	212.07'	N10°50'47"W
L4(M&R)	5.00'	S75°42'58"W
L5(M&R)	264.07'	N10°50'47"W
L6(M&R)	34.70'	S75°42'58"W
L7(M&R)	139.50'	N10°50'47"W
L8(M&R)	60.23'	S10°00'47"E
L9(M&R)	262.27'	S10°50'47"E
L10(M&R)	4.00'	S75°42'58"W
L11(M&R)	79.16'	N10°50'47"E
L12(M&R)	34.06'	N78°59'11"E
L13(M&R)	160.00'	S10°50'47"E
L14(M&R)	61.32'	S43°56'58"E
L15(M&R)	1045.48'	S10°50'47"E
L16(M&R)	465.00'	S75°42'58"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1(M&R)	90.00'	283.00'	18°06'34"	N39°07'22"W	29.71'
C2(M&R)	11.67'	34.00'	18°19'57"	N00°10'48"W	11.61'
C3(M&R)	8.92'	28.00'	19°19'26"	S00°10'12"E	9.88'
C4(M&R)	7.07'	4.50'	80°04'17"	S54°39'47"E	6.37'
C5(M&R)	20.94'	60.00'	19°59'46"	N69°59'56"E	20.51'
C6(M&R)	179.16'	480.00'	27°21'08"	S54°38'25"E	178.12'

ALTA/NSPS LAND TITLE SURVEY
 OF
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 LAKE COUNTY
 LIBERTYVILLE, IL

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