

VILLAGE OF GILBERTS

ORDINANCE NO. 21-2020

AN ORDINANCE APPROVING THE FINAL PLAT OF SUBDIVISION AND FINAL PUD PLANS FOR PHASE 2B-1 OF THE CONSERVANCY DEVELOPMENT

WHEREAS, on January 31, 2017, the Village of Gilberts Board of Trustees approved the First Amendment to an Annexation and Development Agreement between the Village of Gilberts and Gilberts Development LLC for 914.02 acres of Conservancy Development, legally described on **Exhibit A** ("***Gilberts Development Parcel***"), which Agreement was recorded on February 3, 2017, with the Kane County Recorder's Office, as Document No. 2017K006674 , and has been amended from time-to-time including in the Third Amendment to the Annexation Agreement ("***Amended Annexation Agreement***"); and

WHEREAS, on January 31, 2017, the Village of Gilberts Board of Trustees also approved Ordinance No. 05-2017, an Ordinance Approving a First Amendment to an Existing Planned Unit Development and the Preliminary PUD Plan for the Conservancy Development, which Ordinance was recorded on February 3, 2017, with the Kane County Recorder's Office, as Document No. 2017K006675, which PUD Ordinance has been amended from time-to-time including the Second Amendment to the PUD Ordinance approved in 2019 ("***Amended PUD Ordinance***"); and

WHEREAS, the Village previously approved final plats of subdivision and final PUD plans for Phase 1, Phase 2A-1, and Phase 3A of the Gilberts Development Parcel; and

WHEREAS, Gilberts Development LLC subsequently submitted an application requesting approval of a final plat of subdivision and final PUD plan for Phase 2B-1 of the Gilberts Development Parcel, consisting of 16 townhome lots containing 94 townhome units; and

WHEREAS, the Final Plat of Subdivision and Final PUD Plan for Phase 2B-1 are substantially in conformity with the preliminary plat and plans approved by the Village Board in the Second Amendment to the PUD Ordinance approved in 2019; and

WHEREAS, on December 10, 2020, the Village Plan Commission conducted a meeting to consider the Final Plat and Final PUD Plans for Phase 2B-1 of the Gilberts Development Parcel, and made a recommendation of approval to the Village Board, subject to various conditions; and

WHEREAS, the Village Board has considered the request for approval of Gilberts Development LLC's Final Plat of Subdivision and Final PUD Plans for Phase 2B-1 of the Gilberts Development Parcel and determined that the requested approvals are in the best interests of the Village and its residents, subject to the conditions contained in this Ordinance, the Amended PUD Ordinance, and the Amended Annexation Agreement.

THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF GILBERTS AS FOLLOWS:

Section 1. Recitals. The recitals set forth above are hereby incorporated into and made a part of this Ordinance as though set forth in this Section 1.

Section 2. Approval of Final Plat of Subdivision for Phase 2B-1. Subject to the conditions set forth in Section 4 of this Ordinance, as well as the other approvals granted by this Ordinance, the Amended PUD Ordinance, and the Amended Annexation Agreement, the Village President and Board of Trustees hereby approves the Final Plat of Subdivision for Phase 2B-1 of the Gilberts Development Parcel, which Plat is attached hereto as **Exhibit B**.

Section 3. Approval of Final PUD Plans for Phase 2B-1. Subject to the conditions set forth in Section 4 of this Ordinance, as well as the other approvals granted by this Ordinance, the Amended PUD Ordinance, and the Amended Annexation Agreement, the Village President and Board of Trustees hereby approve the Final PUD Plan for Phase 2B-1 plans of the Gilberts Development Parcel, which Plans are attached hereto as **Exhibit C**.

Section 4. Conditions. The approvals granted in Sections 2 and 3 of this Ordinance are conditioned upon and limited by the following requirements, conditions, and restrictions, the violation of any of which shall, in the sole discretion of the President and Board of Trustees, invalidate the approvals:

- A. **No Authorization of Work.** This Ordinance does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind shall be commenced on Phase 2B-1 of the Gilberts Development Parcel pursuant to the approvals granted in this Ordinance unless and until all conditions of this Ordinance have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law, and only after the developer has provided the required performance security for all public improvements required for Phase 2B-1, including the improvements required by the Amended Annexation Agreement for this phase.
- B. **Final Engineering Plan Approval.** Prior to any permit being issued for any work in Phase 2B-1, final engineering plans must be approved by the Village Engineer, including addressing the outstanding issues raised by the Engineer in its letter dated December 4, 2020, to the satisfaction of the Village Engineer.
- C. **Water Improvements.** Pursuant to the Amended Annexation Agreement and Resolution No. 23-2020, as they may be amended from time-to-time, Gilberts Development is restricted to the number of building permits that may be issued or connections that may be allowed to the Village's water system until it has designed, financed, and completed construction of the water service improvements listed on Exhibit E of the Amended Annexation Agreement, and those improvements are operational. As a result, any development within Phase 2B-1 is limited by, and must comply with, the restrictions imposed by Resolution No. 23-2020 as it may be amended from time-to-time. However, Gilberts Development may commence the construction of public improvements and

grading activities in Phase 2B-1 prior to completion of the water service improvements, but no building permit shall be issued in Phase 2B-1 except in conformance with the restrictions established by Resolution No. 23-2020 as it may be amended from time-to-time.

- D. Further Development of Phase 2. Phase 2B-1 consists of 16 townhome lots containing 94 townhome units, as approved in the preliminary PUD for the Gilberts Development Parcel, leaving 40 remaining townhome units in Phase 2 to be platted. No development of these remaining single family lots in Phase 2 will be permitted unless and until a final plat of subdivision and final PUD plan for these units have been submitted for review and approved by the Village in accordance with the required procedures for such review and approval.
- E. Compliance with Laws. The Village's zoning, subdivision, and building regulations, and all other applicable Village ordinances and regulations shall continue to apply to the Gilberts Development Parcel, and the development and use of the Gilberts Development Property shall comply with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction.
- F. Continued Effect of the Planned Unit Development and Annexation Agreement. The Amended PUD Ordinance and the Amended Annexation Agreement shall remain in full force and effect, and the Owner shall comply with all requirements, conditions, and restrictions therein.
- G. Declaration of Covenants. A declaration of covenants and restrictions for Phase 2B-1 or an amendment to the existing declaration of covenants recorded against portions of the Conservancy Development to add Phase 2B-1 shall be recorded against the Phase 2B-1 property in accordance with the requirements of Section 24.A of the Annexation Agreement, as amended by the Amended Annexation Agreement. The declaration shall include, at a minimum, provisions regarding maintenance by the developer, management company, or owners association of the outlots (except that portion of Outlot L which is to be dedicated to the Village as parkland), common areas, storm water facilities, and natural resource and other protected areas on the attached plat. The declaration of covenants and restrictions will be subject to review by the Village Attorney and the reasonable approval of the Village.
- H. Dedication of Parkland. The Phase 2B-1 plat references the dedication to the Village of approximately 6.5 acres of parkland. The Village's acceptance of this parkland dedication is conditioned upon confirmation by the Village that the parkland dedication complies with the standards established by the Amended Annexation Agreement and the Village's subdivision requirements, including without limitation that the dedicated parkland area is usable for active recreational uses. The acceptance of the 6.5 acre parkland area leaves approximately 18.5 acres that must still be dedicated to the Village to satisfy the 25 acre parkland dedication requirement of the Amended Annexation Agreement.

In addition, any violation of this Ordinance shall be deemed a violation of the Village of Gilberts Zoning Code and shall subject the Owner to enforcement proceedings accordingly.

Section 5. Severability. In the event a court of competent jurisdiction finds this ordinance or any provision hereof to be invalid or unenforceable as applied, such finding shall not affect the validity of the remaining provisions of this ordinance and the application thereof to the greatest extent permitted by law.

Section 6. Repeal and Saving Clause. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions, or cause of action which shall have accrued to the Village of Gilberts prior to the effective date of this ordinances.

Section 7. Effective Date. Upon its passage and approval according to law, this Ordinance shall, by authority of the Board of Trustees, be published in pamphlet form.

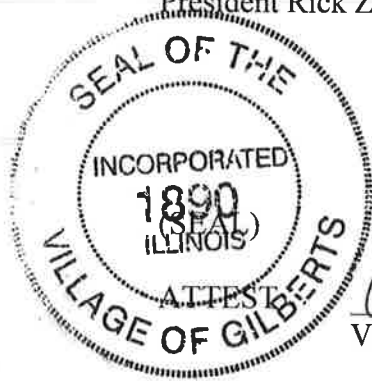
PASSED BY ROLL CALL VOTE OF THE BOARD OF TRUSTEES of the Village of Gilberts, Kane County, Illinois, this 15 day of December 2020.

	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>	<u>Abstain</u>
Trustee Jeanne Allen	<u>✓</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
Trustee Dan Corbett	<u>✓</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
Trustee Nancy Farrell	<u>✓</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
Trustee Lou Hacker	<u>✓</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
Trustee Kurt Kojzarek	<u>✓</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
Trustee Guy Zambetti	<u>✓</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
President Rick Zirk	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>

APPROVED THIS 15 DAY OF Dec., 2020

RZ

 Village President, Rick Zirk



Courtney Baker

 Village Clerk, Courtney Baker

Published: 12-16-20

EXHIBIT A

Legal Description of the Gilberts Development Parcel

PARCEL 1:

THE WEST 87 LINKS OF GOVERNMENT LOT 1 OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS.

PARCEL 2:

THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS.

PARCEL 3:

THE SOUTH 4 RODS OF THE EAST 3 RODS OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 11 TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

PARCEL 4:

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THAT PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EASTERLY OF THE RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, SAID PARALLEL LINE BEING ALSO THE WESTERLY RIGHT OF WAY LINE OF THE ELGIN AND BELVIDERE ELECTRIC COMPANY IN RUTLAND TOWNSHIP, KANE COUNTY, ILLINOIS.

PARCEL 5:

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS.

PARCEL 6:

THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 42, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS.

PARCEL 7:

THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS.

PARCEL 8:

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS.

PARCEL 9:

THE SOUTH HALF OF THE SOUTH HALF OF SECTION 2 AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11, ALL IN TOWNSHIP 42 NORTH, RANGE 7 EAST OF

THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS.

PARCEL 10:

THE NORTH HALF OF THE NORTHEAST QUARTER (EXCEPT THE SOUTH 4 RODS OF THE WEST 3 RODS THEREOF) OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS.

PARCEL 11:

THE NORTHWEST FRACTIONAL QUARTER OF SECTION 2, (EXCEPT THE WEST 87 LINKS OF THE NORTHWEST QUARTER OF SAID NORTHWEST FRACTIONAL QUARTER AND ALSO EXCEPT THAT PART OF SAID NORTHWEST FRACTIONAL LYING NORTHEASTERLY OF THE CENTER LINE OF HUNTLEY ROAD), ALSO THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 2, ALL IN TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN IN RUTLAND TOWNSHIP, KANE COUNTY, ILLINOIS.

Parcel Identification Numbers: 02-02-100-007; 02-02-100-008; 02-02-300-002; 02-02-300-003; 02-02-300-004; 02-02-400-002; 02-11-100-003; 02-11-100-010; 02-11-200-001; 02-11-200-003; 02-11-200-005; 02-11-200-007; 02-11-300-008; 02-11-400-003; 02-11-400-004; 02-11-400-005; 02-11-475-012; 02-11-425-001; 02-11-475-001; 02-11-425-010; 02-11-401-016; 02-11-296-001; 02-11-401-001; 02-11-401-008; 02-11-401-015; 02-11-350-007; 02-11-404-010; 02-11-475-013; 02-11-401-014; 02-11-401-013; 02-11-401-012; 02-11-401-011; 02-11-401-010; 02-11-401-009; 02-11-401-008; 02-11-401-007; 02-11-401-006; 02-11-401-005; 02-11-401-004; 02-11-401-003; 02-11-401-002; 02-11-296-002; 02-11-402-001; 02-11-402-002; 02-11-402-003; 02-11-348-001; 02-11-402-004; 02-11-348-002; 02-11-402-005; 02-11-348-003; 02-11-348-004; 02-11-350-006; 02-11-350-005; 02-11-350-004; 02-11-404-004; 02-11-350-003; 02-11-404-003; 02-11-350-002; 02-11-404-002; 02-11-350-001; 02-11-404-001; 02-11-404-006; 02-11-404-007; 02-11-404-008; 02-11-404-009; 02-11-451-001; 02-11-451-011; 02-11-451-002; 02-11-451-012; 02-11-451-003; 02-11-451-013; 02-11-451-004; 02-11-451-014; 02-11-451-005; 02-11-451-015; 02-11-451-006; 02-11-451-016; 02-11-451-007; 02-11-451-017; 02-11-451-008; 02-11-451-018; 02-11-451-009; 02-11-451-019; 02-11-451-010; 02-11-451-020; 02-11-349-001; 02-11-349-002; 02-11-349-003; 02-11-349-004; 02-11-349-005; 02-11-349-006; 02-11-349-007; 02-11-349-008; 02-11-349-009; 02-11-403-001; 02-11-403-002; 02-11-403-003; 02-11-403-004; 02-11-403-005; 02-11-403-006; 02-11-403-007; 02-11-403-008; 02-11-403-009; 02-11-405-001; 02-11-405-002; 02-11-405-003; 02-11-405-004; 02-11-405-005; 02-11-405-006; 02-11-405-007; 02-11-405-008; 02-11-405-009; 02-11-405-010; 02-11-405-011; 02-11-405-012; 02-11-405-013; 02-11-405-014; 02-11-405-015; 02-11-405-015; 02-11-405-016; 02-11-405-017; 02-11-405-018; 02-11-405-019; 02-11-425-002; 02-11-425-003; 02-11-425-004; 02-11-425-005; 02-11-425-006; 02-11-425-007; 02-11-425-008; 02-11-425-009; 02-11-425-010; 02-11-425-011; 02-11-425-012; 02-11-425-013; 02-11-425-014; 02-11-425-015; 02-11-425-016; 02-11-425-017; 02-11-425-018; 02-11-425-019; 02-11-425-020; 02-11-452-001; 02-11-452-002; 02-11-452-003; 02-11-452-004; 02-11-452-005; 02-11-452-006; 02-11-452-007; 02-11-452-008; 02-11-452-009; 02-11-452-010; 02-11-452-011; 02-11-452-012; 02-11-452-013; 02-11-452-014; 02-11-452-015; 02-11-452-016; 02-11-452-017; 02-11-452-018; 02-11-452-019; 02-11-475-002; 02-11-475-003; 02-11-475-004; 02-11-475-005; 02-11-475-006; 02-11-475-007; 02-11-475-008; 02-11-475-009; 02-11-475-010; 02-11-475-011

Exhibit B

Final Plat of Subdivision for Phase 2B-1

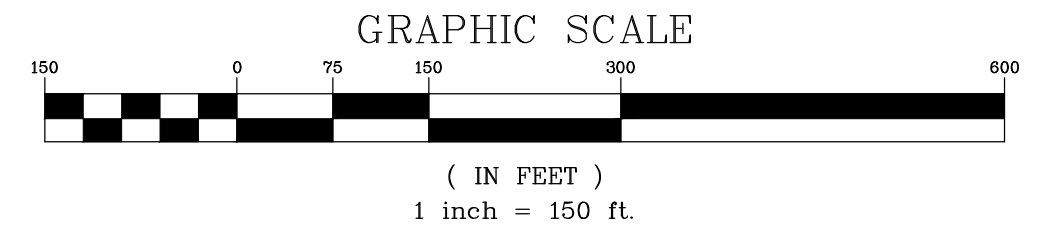
[ATTACH]

OWNER/DEVELOPER

GILBERTS DEVELOPMENT LLC
340 W BUTTERFIELD ROAD, UNIT 2D
ELMHURST, ILLINOIS 60126

FINAL PLAT OF SUBDIVISION
OF
**THE CONSERVANCY
NEIGHBORHOOD 2B-1**

BEING PART OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN KANE COUNTY, ILLINOIS

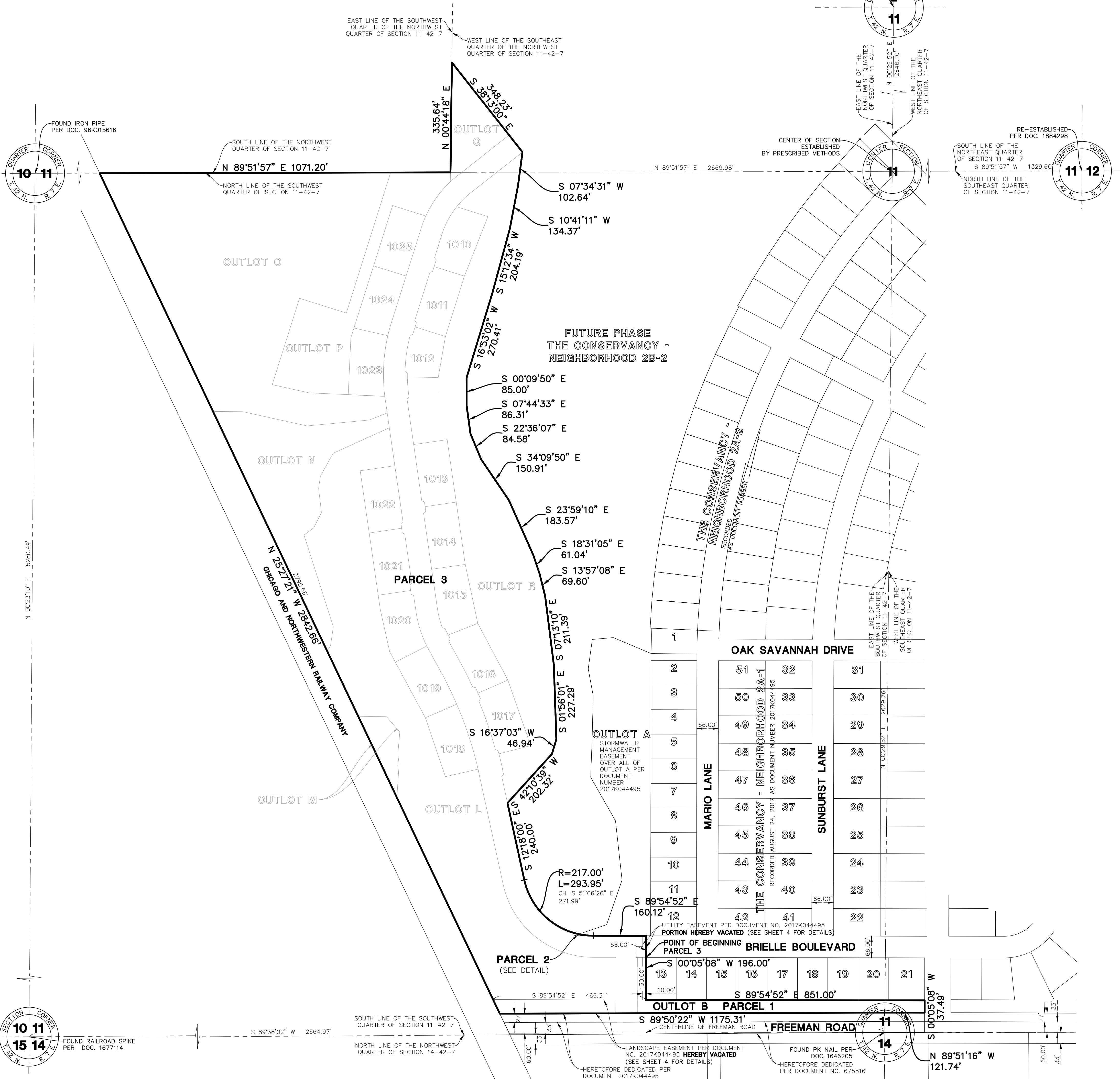


EXISTING AREA SUMMARY

PARCEL 1: 51,861 SQ. FT. (1.191 ACRES)
PARCEL 2: 103 SQ. FT. (0.002 ACRES)
PARCEL 3: 1,819,223 SQ. FT. (41.764 ACRES)
TOTAL: 1,871,187 SQ. FT. (42.956 ACRES)

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE RECORD BEARINGS SHOWN
ON THE CONSERVANCY - NEIGHBORHOOD 2A-1 PLAT
RECORDED AUGUST 24, 2017 AS DOCUMENT 2017K044495

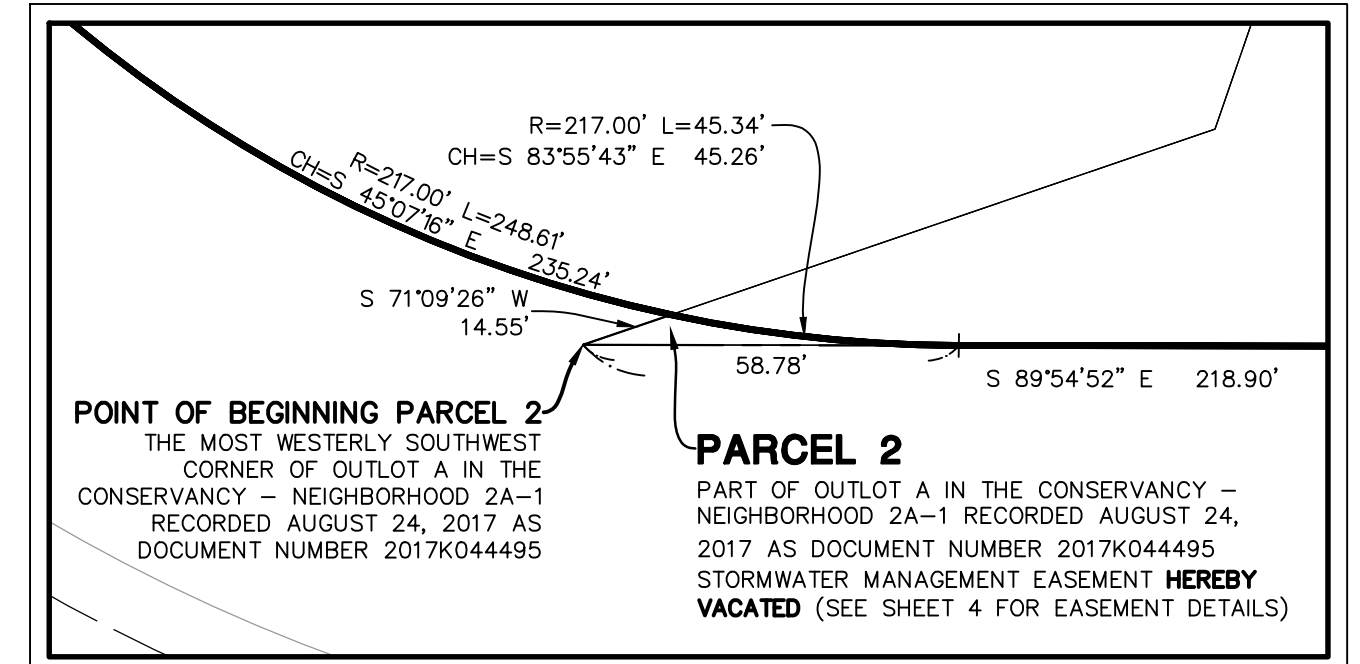


GENERAL NOTES

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
- NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
- COMPARE ALL POINTS BEFORE BUILDING BY SAME AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- DENOTES CONCRETE MONUMENTS TO BE SET.
- IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1 5/8" X 24" LONG IRON RODS WILL BE SET AT ALL PROPERTY CORNERS AND POINTS OF GEOMETRIC CHANGE.
- OUTLOT B1, OUTLOT B2, OUTLOT M, OUTLOT N, OUTLOT O, OUTLOT P, OUTLOT Q AND OUTLOT R WILL BE CONVEYED TO THE CONSERVANCY HOMEOWNERS ASSOCIATION BY A SEPARATE DOCUMENT.
- ALL OF OUTLOT O IS DESIGNATED ON THE ILLINOIS NATURAL AREAS INVENTORY (INAI#1474) AND DEDICATED BY THE ILLINOIS NATURE PRESERVES COMMISSION.
- THIS PLAT CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2021.

SHEET INDEX

SHEET 1	EXISTING BOUNDARY, RIGHT-OF-WAY DIMENSIONS AND EASEMENTS
SHEET 2	PROPOSED BOUNDARY, SOUTH LOT DETAIL INFORMATION, SETBACKS, RIGHT-OF-WAY DIMENSIONS AND EASEMENTS
SHEET 3	PROPOSED BOUNDARY, SOUTH LOT DETAIL INFORMATION, SETBACKS, RIGHT-OF-WAY DIMENSIONS AND EASEMENTS
SHEET 4	EXISTING EASEMENT VACATION DETAILS, EASEMENT VACATION CERTIFICATES
SHEET 5	EASEMENT PROVISIONS, CERTIFICATES, LEGAL DESCRIPTION AND SURVEYORS CERTIFICATES



PARCEL 2 DETAIL

SCALE 1"=30'

1 OF 5 SHEET

THE CONSERVANCY - NEIGHBORHOOD 2B-1
VILLAGE OF GILBERTS, ILLINOIS
FINAL PLAT OF SUBDIVISION

Manhard CONSULTING LTD

700 Springer Drive, Lombard, IL 60148 ph.630.891.8500 fx.630.891.8855 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • VWater & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
12/01/20	REVISED PER VILLAGE COMMENTS	ERV
11/30/20	ADDED ADDITIONAL OUTLOTS TO THE PLAT	ERV
11/04/20	REVISED PER VILLAGE REVIEW	AAS

OWNER/DEVELOPER

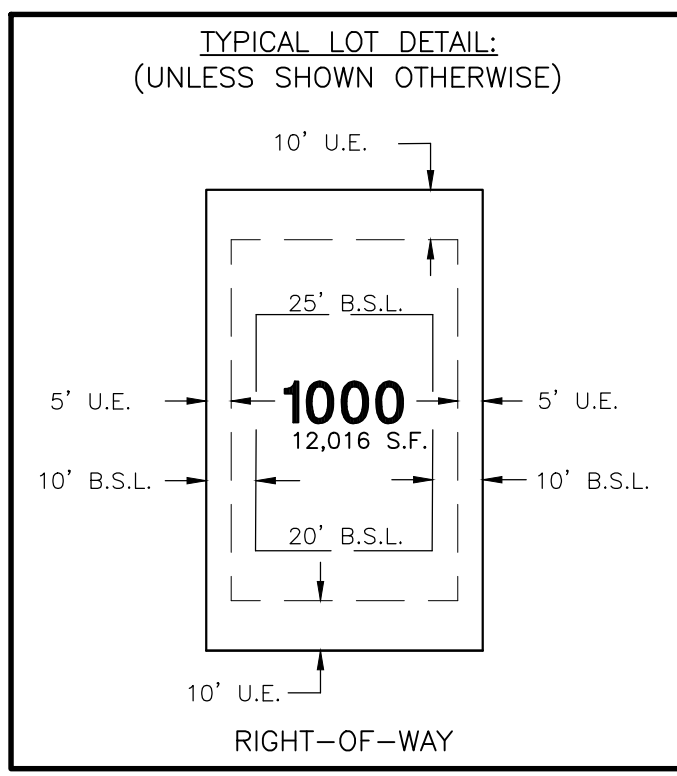
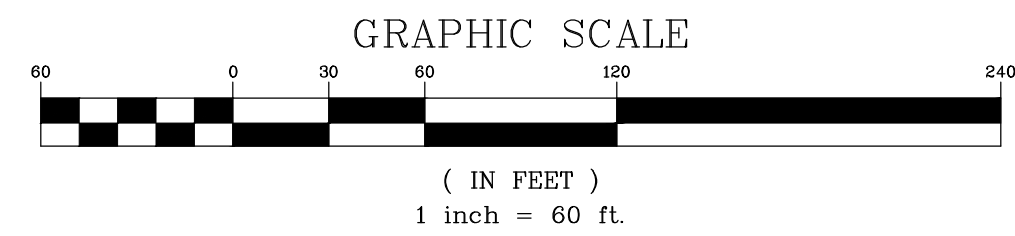
GILBERTS DEVELOPMENT LLC
340 W BUTTERFIELD ROAD, UNIT 2D
ELMHURST, ILLINOIS 60126

ABBREVIATIONS

U.E. - UTILITY EASEMENT
S.M.E. - STORMWATER MANAGEMENT EASEMENT
B.S.L. - BUILDING SETBACK LINE
L.E. - LANDSCAPE EASEMENT
(XXX.XX') - RECORD INFORMATION
XXX.XX' - MEASURED INFORMATION

FINAL PLAT OF SUBDIVISION
OF
**THE CONSERVANCY
NEIGHBORHOOD 2B-1**

BEING PART OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 7 EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS

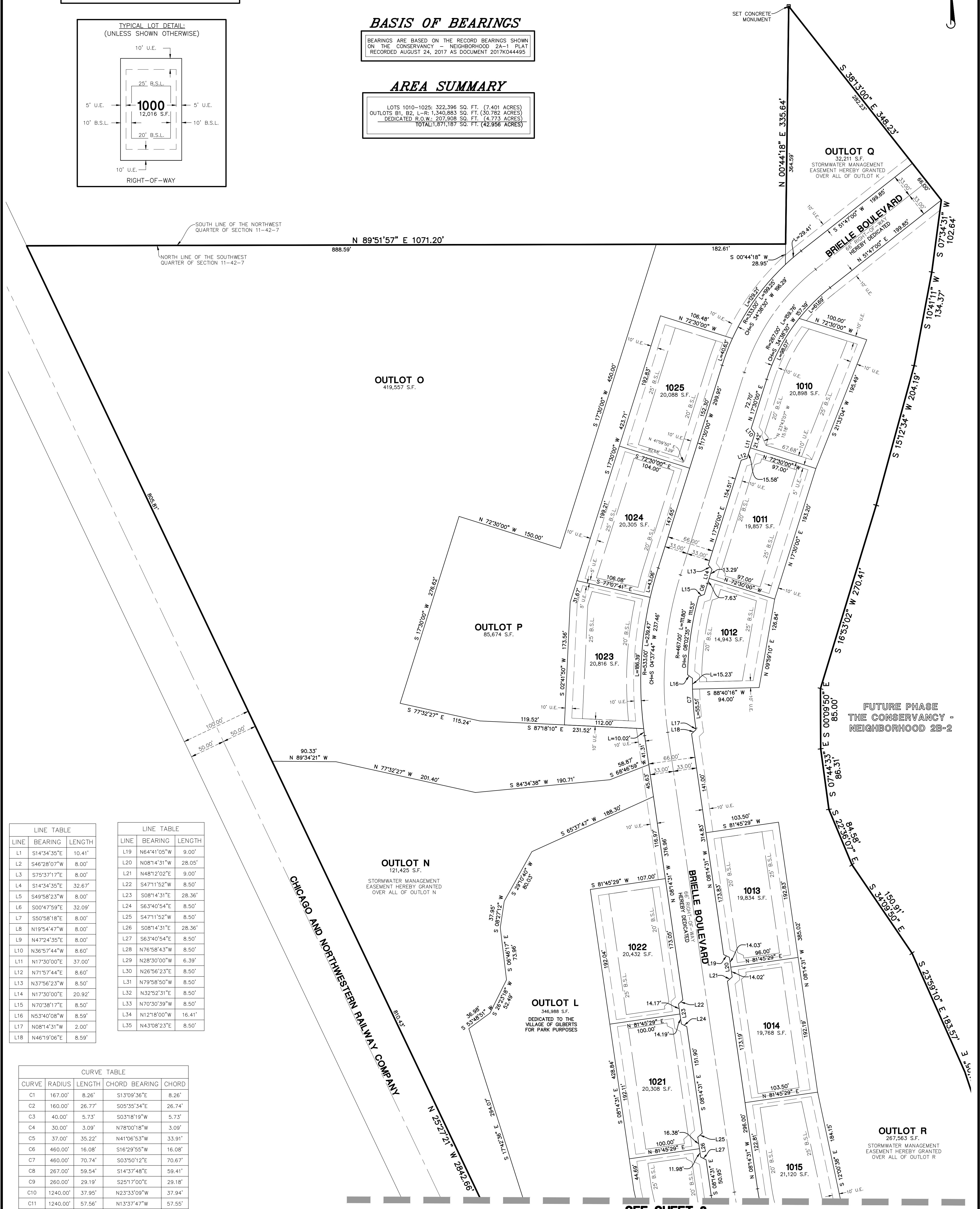


BASIS OF BEARINGS

BEARINGS ARE BASED ON THE RECORD BEARINGS SHOWN
ON THE CONSERVANCY - NEIGHBORHOOD 2A-1 PLAT
RECORDED AUGUST 24, 2017 AS DOCUMENT 2017K044495

AREA SUMMARY

LOTS 1010-1025: 322,396 SQ. FT. (7.401 ACRES)
OUTLOTS B1, B2, L-R: 1,340,883 SQ. FT. (30.782 ACRES)
DEDICATED R.O.W.: 207,908 SQ. FT. (4.773 ACRES)
TOTAL: 1,871,187 SQ. FT. (42.956 ACRES)



LINE	BEARING	LENGTH
L1	S14°34'35"E	10.41'
L2	S46°28'07"W	8.00'
L3	S75°37'17"E	8.00'
L4	S14°34'35"E	32.67'
L5	S49°58'23"W	8.00'
L6	S00°47'59"E	32.09'
L7	S50°58'18"E	8.00'
L8	N19°54'47"W	8.00'
L9	N47°24'35"E	8.00'
L10	N36°57'44"W	8.60'
L11	N17°30'00"E	37.00'
L12	N71°57'44"E	8.60'
L13	N37°56'23"W	8.50'
L14	N17°30'00"E	20.92'
L15	N70°38'17"E	8.50'
L16	N53°40'08"W	8.59'
L17	N08°14'31"W	2.00'
L18	N46°19'06"E	8.59'

LINE	BEARING	LENGTH
L19	N64°41'05"W	9.00'
L20	N08°14'31"W	28.05'
L21	N48°12'02"E	9.00'
L22	S47°11'52"W	8.50'
L23	S08°14'31"E	28.36'
L24	S63°40'54"E	8.50'
L25	S47°11'52"W	8.50'
L26	S08°14'31"E	28.36'
L27	S63°40'54"E	8.50'
L28	N76°58'43"W	8.50'
L29	N28°30'00"W	6.39'
L30	N26°56'23"E	8.50'
L31	N79°58'50"W	8.50'
L32	N32°52'31"E	8.50'
L33	N70°30'39"W	8.50'
L34	N12°18'00"W	16.41'
L35	N43°08'23"E	8.50'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	167.00'	8.26'	S13°09'36"E	8.26'
C2	160.00'	26.77'	S05°35'34"E	26.74'
C3	40.00'	5.73'	S03°18'19"W	5.73'
C4	30.00'	3.09'	N78°00'18"W	3.09'
C5	37.00'	35.22'	N41°06'53"W	33.91'
C6	460.00'	16.08'	S16°29'55"W	16.08'
C7	460.00'	70.74'	S03°50'12"E	70.67'
C8	267.00'	59.54'	S14°37'48"E	59.41'
C9	260.00'	29.19'	S25°17'00"E	29.18'
C10	1240.00'	37.95'	N23°33'09"W	37.94'
C11	1240.00'	57.56'	N13°37'47"W	57.55'

DATE	REVISIONS	DRAWN BY
12/01/20	REVISED PER VILLAGE COMMENTS	ERV
11/30/20	ADDED ADDITIONAL OUTLOTS TO THE PLAT	ERV
11/04/20	REVISED PER VILLAGE REVIEW	AAS

SEE SHEET 3

FINAL PLAT OF SUBDIVISION OF THE CONSERVANCY NEIGHBORHOOD 2B-1

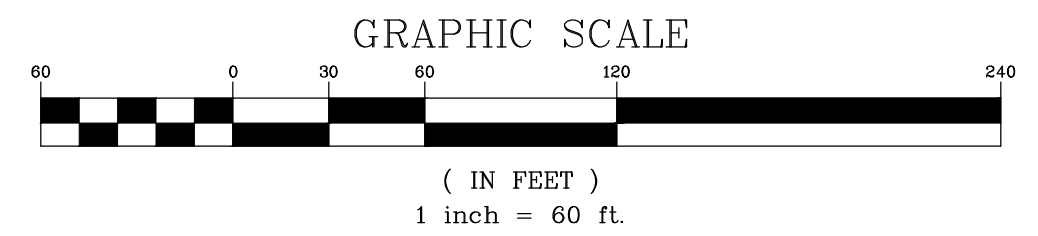
CURRENT P.I.N.:
UNSUBDIVIDED LAND: 02-11-326-001
OUTLOT A IN NH 2A-1: 02-11-395-001
OUTLOT B IN NH 2A-1: 02-11-399-011

ABBREVIATIONS

U.E. - UTILITY EASEMENT
S.M.E. - STORMWATER MANAGEMENT EASEMENT
B.S.L. - BUILDING SETBACK LINE
L.E. - LANDSCAPE EASEMENT
(XXX.XX') - RECORD INFORMATION
XXX.XX' - MEASURED INFORMATION

OWNER/DEVELOPER

GILBERTS DEVELOPMENT LLC
340 W BUTTERFIELD ROAD, UNIT 2D
ELMHURST, ILLINOIS 60126

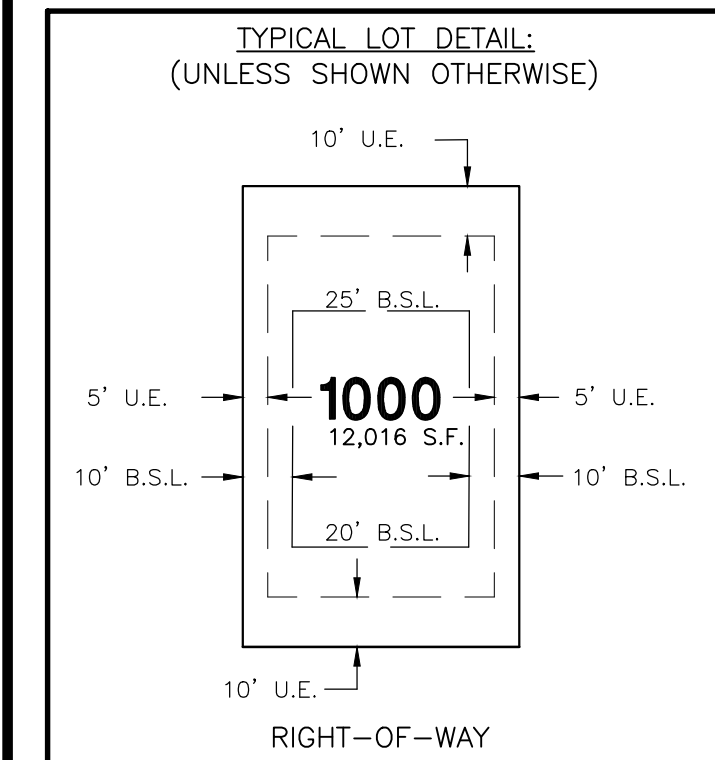
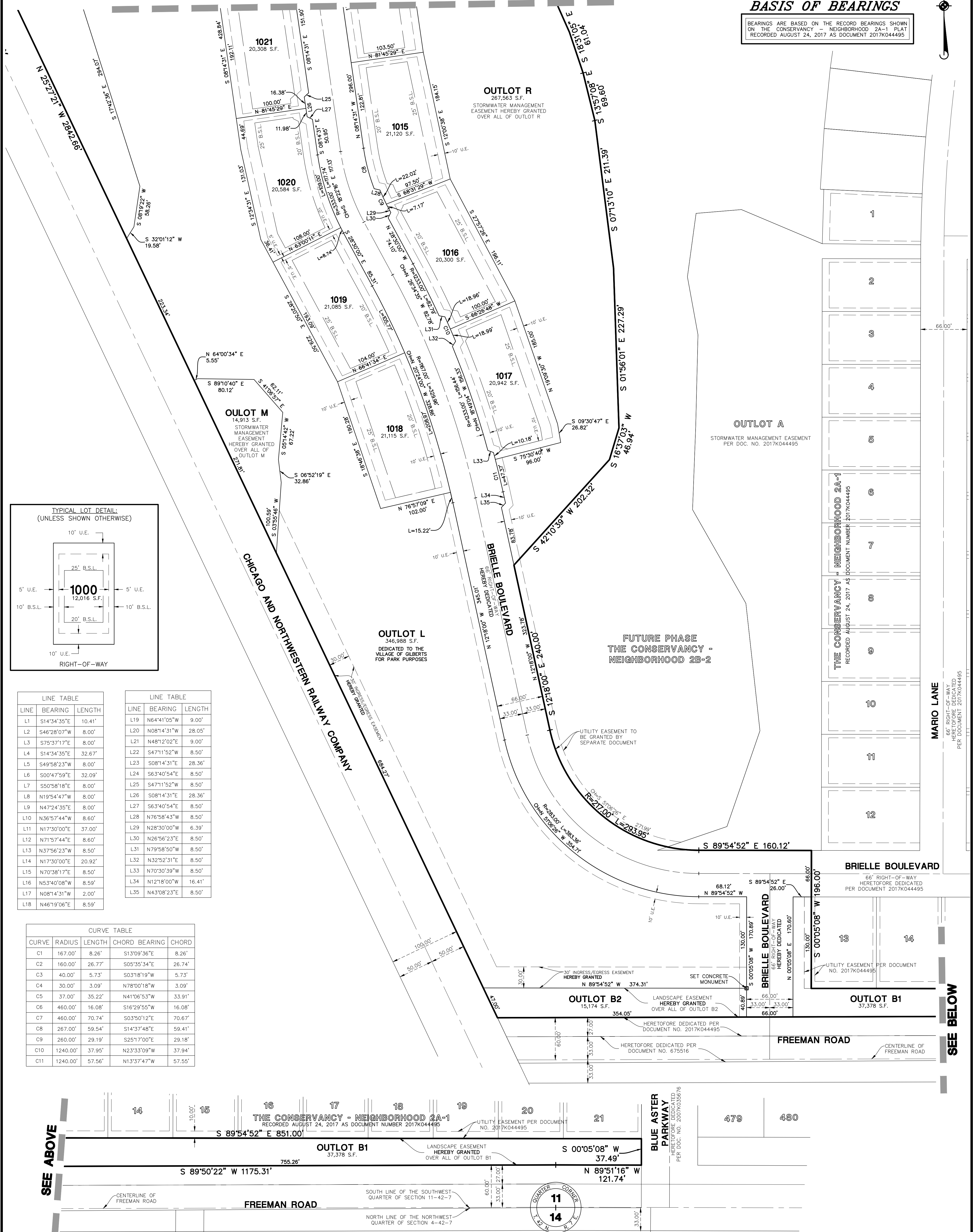


BASIS OF BEARINGS

BEARINGS ARE BASED ON THE RECORD BEARINGS SHOWN
ON THE CONSERVANCY - NEIGHBORHOOD 2A-1 PLAT
RECORDED AUGUST 24, 2017 AS DOCUMENT 2017K044495

SEE SHEET 2

BEING PART OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 7 EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS



LINE	BEARING	LENGTH
L1	S14°34'35"E	10.41'
L2	S46°28'07"W	8.00'
L3	S75°37'17"E	8.00'
L4	S14°34'35"E	32.67'
L5	S49°58'23"W	8.00'
L6	S00°47'59"E	32.09'
L7	S50°58'18"E	8.00'
L8	N19°54'47"W	8.00'
L9	N47°24'35"E	8.00'
L10	N36°57'44"W	8.60'
L11	N17°30'00"E	37.00'
L12	N71°57'44"E	8.60'
L13	N37°56'23"W	8.50'
L14	N17°30'00"E	20.92'
L15	N70°38'17"E	8.50'
L16	N53°40'08"W	8.59'
L17	N08°14'31"W	2.00'
L18	N46°19'06"E	8.59'

LINE	BEARING	LENGTH
L19	N64°41'05"W	9.00'
L20	N08°14'31"W	28.05'
L21	N48°12'02"E	9.00'
L22	S47°11'52"W	8.50'
L23	S08°14'31"E	28.36'
L24	S63°40'54"E	8.50'
L25	S47°11'52"W	8.50'
L26	S08°14'31"E	28.36'
L27	S63°40'54"E	8.50'
L28	N76°58'43"W	8.50'
L29	N28°30'00"W	6.39'
L30	N26°56'23"E	8.50'
L31	N79°58'50"W	8.50'
L32	N32°52'31"E	8.50'
L33	N70°30'39"W	8.50'
L34	N12°18'00"W	16.41'
L35	N43°08'23"E	8.50'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	167.00'	8.26'	S13°09'36"E	8.26'
C2	160.00'	26.77'	S05°35'34"E	26.74'
C3	40.00'	5.73'	S03°18'19"W	5.73'
C4	30.00'	3.09'	N78°00'18"W	3.09'
C5	37.00'	35.22'	N41°06'53"W	33.91'
C6	460.00'	16.08'	S16°29'55"W	16.08'
C7	460.00'	70.74'	S03°50'12"E	70.67'
C8	267.00'	59.54'	S14°37'48"E	59.41'
C9	260.00'	29.19'	S25°17'00"E	29.18'
C10	1240.00'	37.95'	N23°33'09"W	37.94'
C11	1240.00'	57.56'	N13°37'47"W	57.55'

3 OF 5 SHEET

THE CONSERVANCY - NEIGHBORHOOD 2B-1
VILLAGE OF GILBERTS, ILLINOIS
FINAL PLAT OF SUBDIVISION

DATE: 05/21/20
SCALE: 1"=60'

Manhard CONSULTING LTD

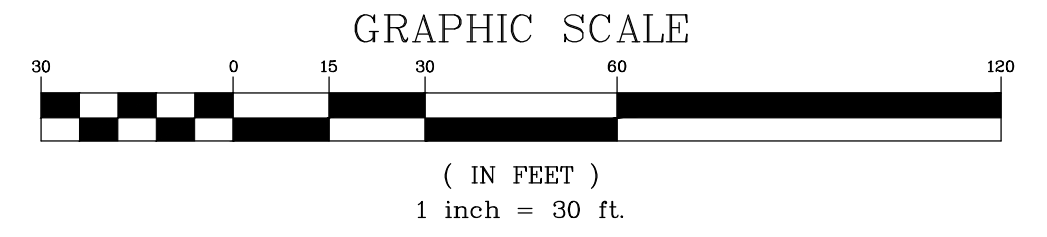
700 Springer Drive, Lombard, IL 60148 ph:630.881.8500 fx:630.881.8855 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
12/01/20	REVISED PER VILLAGE COMMENTS	ERV
11/30/20	ADDED ADDITIONAL OUTLOTS TO THE PLAT	ERV
11/04/20	REVISED PER VILLAGE REVIEW	AAS

FINAL PLAT OF SUBDIVISION OF THE CONSERVANCY NEIGHBORHOOD 2B-1

BEING PART OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN KANE COUNTY, ILLINOIS

CURRENT P.I.N.:
UNSUBDIVIDED LAND: 02-11-326-001
OUTLOT A IN NH 2A-1: 02-11-395-001
OUTLOT B IN NH 2A-1: 02-11-399-011



BASIS OF BEARINGS

BEARINGS ARE BASED ON THE RECORD BEARINGS SHOWN ON THE CONSERVANCY - NEIGHBORHOOD 2A-1 PLAT RECORDED AUGUST 24, 2017 AS DOCUMENT 2017K044495

OWNER

GILBERTS DEVELOPMENT LLC
340 W BUTTERFIELD ROAD, UNIT 2D
ELMHURST, ILLINOIS 60126

CONSENT TO VACATE THE STORMWATER MANAGEMENT EASEMENT

THE APPROVING AUTHORITIES ON SIGNING THIS DOCUMENT HEREBY RELEASE AND CONSENT TO THE RELEASE, VACATION AND ABRIGATION OF THE STORMWATER MANAGEMENT EASEMENT OVER A PORTION OF OUTLOT A IN THE CONSERVANCY - NEIGHBORHOOD 2A-1 RECORDED AS DOCUMENT NUMBER 2017K044495 AS SHOWN HEREON AND LABELED "HEREBY VACATED".

ACCEPTED: _____ DATE: _____
GILBERTS DEVELOPMENT LLC.

PRINTED NAME AND TITLE

ACCEPTED: _____ DATE: _____
VILLAGE OF GILBERTS

PRINTED NAME AND TITLE

CONSENT TO VACATE THE LANDSCAPE EASEMENT

THE APPROVING AUTHORITIES ON SIGNING THIS DOCUMENT HEREBY RELEASE AND CONSENT TO THE RELEASE, VACATION AND ABRIGATION OF THE LANDSCAPE EASEMENT OVER OUTLOT B IN THE CONSERVANCY - NEIGHBORHOOD 2A-1 RECORDED AS DOCUMENT NUMBER 2017K044495 AS SHOWN HEREON AND LABELED "HEREBY VACATED".

ACCEPTED: _____ DATE: _____
GILBERTS DEVELOPMENT LLC.

PRINTED NAME AND TITLE

ACCEPTED: _____ DATE: _____
THE CONSERVANCY HOMEOWNER'S ASSOCIATION

PRINTED NAME AND TITLE

ACCEPTED: _____ DATE: _____
VILLAGE OF GILBERTS

PRINTED NAME AND TITLE

CONSENT TO VACATE THE UTILITY EASEMENT

THE APPROVING AUTHORITIES ON SIGNING THIS DOCUMENT HEREBY RELEASE AND CONSENT TO THE RELEASE, VACATION AND ABRIGATION OF THE UTILITY, DRAINAGE AND ACCESS EASEMENTS AS SHOWN HEREON AND LABELED "HEREBY VACATED".

ACCEPTED: _____ DATE: _____
GILBERTS DEVELOPMENT LLC.

PRINTED NAME AND TITLE

ACCEPTED: _____ DATE: _____
VILLAGE OF GILBERTS

PRINTED NAME AND TITLE

ACCEPTED: _____ DATE: _____
COMMONWEALTH EDISON COMPANY

PRINTED NAME AND TITLE

ACCEPTED: _____ DATE: _____
AT&T

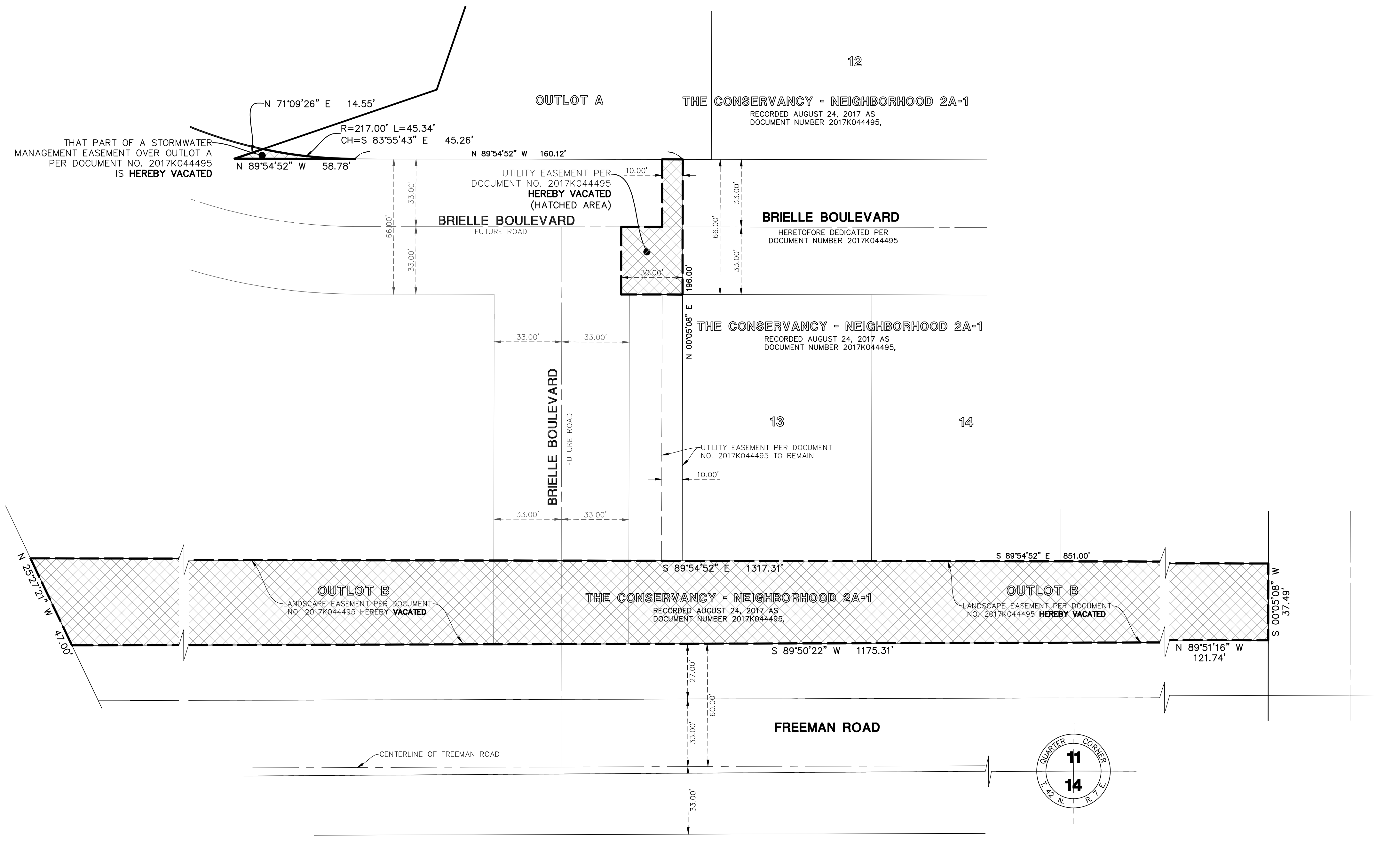
PRINTED NAME AND TITLE

ACCEPTED: _____ DATE: _____
NICOR GAS COMPANY

PRINTED NAME AND TITLE

ACCEPTED: _____ DATE: _____
VILLAGE DESIGNATED CABLE TELEVISION COMPANY

PRINTED NAME AND TITLE



4 OF 5 SHEET
GDL01L01

THE CONSERVANCY - NEIGHBORHOOD 2B-1
VILLAGE OF GILBERTS, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. LEAD: ERV
PRINCIPAL: JD
DRAWN BY: FGA
DATE: 05/21/20
SCALE: 1"=30'

Manhard
CONSULTING LTD

700 Springer Drive, Lombard, IL 60148 ph: 630.881.8500 fx: 630.881.8885 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
12/01/20	REVISED PER VILLAGE COMMENTS	ERV
11/30/20	ADDED ADDITIONAL OUTLOTS TO THE PLAT	ERV
11/04/20	REVISED PER VILLAGE COMMENTS	AAS

Exhibit C

Final PUD Plans for Phase 2B-1

[ATTACH]