



Village of Gilberts

Village Hall: 87 Galligan Road, Gilberts, Illinois 60136

Ph. 847-428-2861 Fax: 847-428-2955

www.villageofgilberts.com

VILLAGE BOARD MEETING AGENDA

Tuesday, December 15, 2020 - 7:00 p.m. - Village Hall Board Room

In accordance with recent amendments to the Open Meetings Act that authorize remote meeting attendance during the COVID-19 pandemic, the Village President has determined that it is not prudent or practical to conduct an in-person meeting for all members of the Board and the public due to the pandemic. Therefore, some of the Village Board members may attend this meeting by electronic means, in compliance with the amended OMA.

In order to comply with the Governor's executive orders regarding limitations on gatherings and to ensure social distancing, members of the public are encouraged to attend the meeting remotely via video or audio as follows:

Zoom (video and/or audio): <https://zoom.us/j/96852624313>

Meeting ID: 968 5262 4313

Dial-In (audio): (312) 626-6799

Members of the public can also submit written comments via email at info@villageofgilberts.com. Any comments received by 5:00 p.m. on December 15, 2020 will be submitted into the record of the meeting.

ORDER OF BUSINESS

1. CALL TO ORDER / PLEDGE OF ALLIEGENCE

2. ROLL CALL / ESTABLISH QUORUM

3. PUBLIC COMMENT*

4. CONSENT AGENDA

- A. A Motion to approve Minutes from the December 8, 2020 Special Village Board Meeting
- B. A Motion to approve Bills & Payroll dated December 15, 2020
- C. A Motion to approve the November 2020 Treasurer's Report
- D. A Motion to approve Ordinance 16-2020, an Ordinance Abating Taxes Heretofore Levied to Pay Interest and Principal for \$9,750,000 Village of Gilberts, Kane County, Illinois Special Service Area Number Twenty-Four Special Tax Bonds, Series 2014 (The Conservancy Project)
- E. A Motion to approve Ordinance 17-2020, an Ordinance Abating Special Taxes Heretofore Levied to Pay Interest and Principal for Village of Gilberts, Kane County, Illinois Special Service Ara Number Twenty-Five Special Tax Bonds (The Conservancy Project), Series 2018A and Series 2018B

5. ITEMS FOR APPROVAL

- A. A Motion to approve Ordinance 19-2020, an Ordinance Approving a Variance from the Gilberts Unified Development Ordinance
- B. A Motion to approve Ordinance 20-2020, an Ordinance Approving the Final Plat of Subdivision and Final PUD Plans for Phase 2A-2 of the Conservancy Development
- C. A Motion to approve Ordinance 21-2020, an Ordinance Approving the Final Plat of Subdivision and Final PUD Plans for Phase 2B-1 of the Conservancy Development

6. ITEMS FOR DISCUSSION

- A. Presentation and Discussion Regarding the Plan Commission Recommendation on a Special Use Application for 15N288 Tyrrell Road
- B. Discussion Regarding Wage and Compensation Analysis

7. STAFF REPORTS

8. TRUSTEES' REPORTS

9. PRESIDENTS' REPORT

10. EXECUTIVE SESSION*

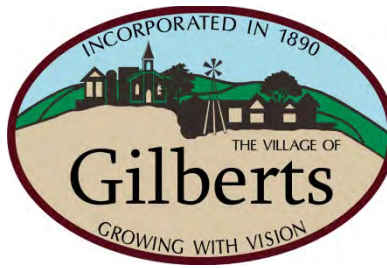
11. ADJOURNMENT

***Executive Session Information**

A portion of the meeting will be closed to the Public, effective immediately as Permitted by 5 ILCS 120/2(c) (1) to discuss the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the Village, and as permitted by 5 ILCS 120/2 (c) (11) to discuss litigation against, affecting, or on behalf of the Village which has been filed and is pending in a court or administrative tribunal of which is imminent and as permitted by 5 ILCS 120/2(c) (21) to review and approve closed session minutes and as permitted by 5 ILCS 120/2 (c) 2 Collective negotiating matters.

***Public Comment Policy**

Anyone indicating a desire to speak during Public Comments portion of the Village Board Meeting will be acknowledged by the Village President. All remarks are to be addressed to the Village President and Board of Trustees as a whole, not to any specific person(s). To ensure that everyone who wishes to speak has the opportunity to do so, please limit your comments to five minutes. Additional time may be granted at the discretion of the Village President. If you have written comments, please provide a copy to the Village President. If there are a number of individuals present to speak on the same topic, please designate a spokesperson that can summarize the issue. During Public Comments, the Village President, Trustees and Staff will listen to comments and will not engage in discussion. The Village President or Trustees may ask questions to better understand your concern, suggestion or request. Please direct any personnel concerns to the Village Administrator before or after the meeting. The Village of Gilberts complies with the Americans Disabilities Act (ADA). For accessibility Assistance, please contact the Village Clerk at the Village Hall, telephone number is 847-428-2861". Assistive services will be provided upon request.



**MINUTES FOR VILLAGE OF GILBERTS
SPECIAL BOARD OF TRUSTEES MEETING
Village Hall: 87 Galligan Road, Gilberts, IL 60136
Meeting Minutes
Tuesday, December 8, 2020**

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE

President Zirk called the meeting to order at 7:00 p.m. He proceeded to lead those present in the Pledge of Allegiance.

2. ROLL CALL / ESTABLISH QUORUM

Village Clerk Courtney Baker called the roll. Roll call: Members present: Trustees Kojzarek, Corbett, Allen, Zambetti, Farrell, Hacker, and President Zirk. Others present: Village Administrator Brian Bourdeau, Finance Director Taunya Fischer, and Public Works Director Aaron Grosskopf.

3. PUBLIC COMMENT

There were no public comments at this time.

4. PUBLIC HEARING ON THE PROPOSED 2020 TAX LEVY

A Motion was made by Trustee Zambetti and seconded by Trustee Kojzarek to Open the Public Hearing on the Proposed 2020 Tax Levy. Roll call vote: Trustees Corbett, Allen, Zambetti, Farrell, Hacker, and Kojzarek voted Aye. 0-nays, 0-abstained. Motion carried.

A Motion was made by Trustee Allen and seconded by Trustee Corbett to Close the Public Hearing on the Proposed 2020 Tax Levy. Roll call vote: Trustees Allen, Zambetti, Farrell, Hacker, Kojzarek, and Corbett voted Aye. 0-nays, 0-abstained. Motion carried.

5. CONSENT AGENDA

- A. A Motion to approve Minutes from the December 1, 2020 Village Board Meeting
- B. A Motion to approve Bills & Payroll dated December 8, 2020
- C. A Motion to approve Ordinance 13-2020, an Ordinance Approving the 2020 Tax Levy for the Fiscal Year beginning May 1, 2021 and ending April 30, 2022
- D. A Motion to approve Ordinance 14-2020 an Ordinance Abating Special Taxes Heretofore Levied to Pay Interest and Principal for \$17,475,000 Village of Gilberts, Kane County, Illinois Special Service Area Number Nine Special Tax Refunding Bonds, Series 2015 (Big Timber Project)

- E. A Motion to approve Ordinance 15-2020, an Ordinance Abating Special Taxes Heretofore Levied to Pay Interest and Principal for \$11,720,000 Village of Gilberts, Kane County, Illinois Special Service Area Number Fifteen Special Tax Refunding Bonds, Series 2014
- F. A Motion to approve Ordinance 18-2020, an Ordinance Abating the Tax Heretofore Levied to Pay Principal and Interest for \$1,975,000, General Obligation Bonds (Alternate Revenue Source), Series 2011 of the Village of Gilberts, Kane County, Illinois
- G. A Motion to Approve Resolution 30-2020, a Resolution Regarding the Semi-Annual Review of Executive Session Minutes
- H. A Motion to approve Resolution 31-2020, a Resolution Approving a Renewal Proposal by Arthur J. Gallagher & Co. for General Liability, Property, Risk Management and Workers Compensation Insurance Coverage for the Policy Period December 31, 2020 – December 31, 2021
- I. A Motion to approve Resolution 32-2020, a Resolution Approving a Reduction in Liquor License Fees for the 2021 License Period

President Zirk asked if any of the board members had any consent agenda items they wished to remove for separate consideration. After hearing none, asked for a motion to approve.

A Motion was made by Trustee Kojzarek and seconded by Trustee Corbett to Approve Consent Agenda Items 4A-I as presented. Roll call vote: Trustees Zambetti, Farrell, Hacker, Kojzarek, Corbett, and Allen voted Aye. 0-nays, 0-abstained. Motion carried.

6. ITEMS FOR APPROVAL

A. Resolution Authorizing an Agreement with Great Lakes Snow Systems for Snow Plowing Assistance During the 2020-2021 Snow Season – Administrator Bourdeau advised the Board that this RFP was put out as a contingency plan in the event that the Public Works Department fell ill with COVID-19. Director Grosskopf also added he approves of the work Great Lakes Snow Systems has done in the past that he's familiar with.

Trustee Zambetti asked what the price was for the individual streets to be plowed. Director Grosskopf stated that the main goal of the proposal was to have Village parking lots and cul-de-sacs be taken care of by the contractor in order to free up the Public Works staff to plow the individual streets. There is also an hourly rate in the proposal that can be used for the plowing of the streets. President Zirk asked if there can be an addendum added to the proposal that would state that the contractor would do the individuals streets within the same response time as the parking lots and cul-de-sacs. Trustee Zambetti asked if this could be brought back to the Board with the requested addendum prior to approval. Trustee Kojzarek stated that there is a large snow storm projected for this weekend so the Board should approve this agreement incase the Village needs it for this snowstorm.

A Motion was made by Trustee Kojzarek and seconded by Trustee Corbett to Approve Resolution 33-2020, a Resolution Authorizing an Agreement with Great Lakes Snow Systems for Snow Plowing Assistance During the 2020-2021 Snow Season with an Addendum Agreeing to the Same Response Times for Mainline Snow Plowing if Required. Roll call vote: Trustees Farrell, Hacker, Kojzarek, Corbett, and Allen voted Aye. Trustee Zambetti voted Nay. 0-abstained. Motion carried.

B. Resolution Authorizing an Agreement with Municipal Well and Pump for Pump Inspections Services at Well 4 – Administrator Bourdeau advised the Board that, earlier this week Well 4 began exhibiting high amperage readings. In order to fully assess and diagnose the cause of the high amperage reading, the motor must be removed and inspected. On Tuesday, Municipal Well and Pump conducted a site visit and provided a report that was reviewed by Village staff and the Village Engineer. Based upon this review, it is recommended that pulling the pump is necessary to determine the cause of high amperage readings to avoid any future problems in the Village's water treatment system.

A Motion was made by Trustee Kojzarek and seconded by Trustee Corbett to Approve Resolution 34-2020, a Resolution Authorizing an Agreement with Municipal Well and Pump for Pump Inspections Services at Well 4. Roll call vote: Trustees Hacker, Kojzarek, Corbett, Allen, Zambetti and Farrell voted Aye. 0-nays. 0-abstained. Motion carried.

7. ITEMS FOR DISCUSSION

There were no items for discussion at this time.

8. STAFF REPORTS

Administrator Bourdeau

- Troy's team has made arrangements with Union Pacific to continue work on Freeman Road.
- Well 5 should be electrified next week.
- Has received a request for a prepayment for equipment from Troy's team. Staff and the Village engineer will review the request.
- There will be a Plan Commission meeting tomorrow night.

9. TRUSTEE REPORTS

There were no trustee reports at this time.

10. PRESIDENT'S REPORT

President Zirk stated that he spoke with Troy today to confirm if Staff has everything they need from him for the abatements. Administrator Bourdeau stated that he will verify if Staff has everything they need.

President Zirk asked Administrator Bourdeau if an executive session was needed tonight. Administrator Bourdeau stated that he had some follow up items to discuss from last week's executive session but they could be discussed during open session. Administrator Bourdeau advised the Board that he had received a question from the Board if all employees were included in the salary analysis that was previously presented. He stated that all employees were included except the Event Planner position as the research for the salary analysis was prepared prior to the final decision being made regarding that position. The second question that was raised by a Board member was whether or not there would be a projected surplus at the end of the current budget year. Administrator Bourdeau stated that there would be a more complete estimate in the next Treasurer's report, however, it is projected that there will be a surplus. President Zirk directed Staff to put together information for the Board that

would include the projected balance minus the anticipated hard costs along with the employees salary information. Trustee Hacker stated that he would like to see, if there is a surplus this year, if the Board can increase the salaries of more employees in order to make them more comparable to other villages. Trustee Kojzarek raised the concern of the increase being sustainable every year. Administrator Bourdeau stated that he will provide the requested information to the Board this week.

11. EXECUTIVE SESSION*

An executive session did not take place.

11. ADJOURNMENT

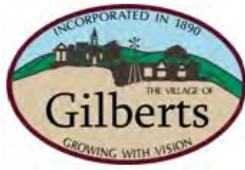
There being no further public business to discuss, **a Motion was made by Trustee Allen and seconded by Trustee Corbett to adjourn from the public meeting at 8:18 p.m.** Roll call vote: Trustees Farrell, Hacker, Kojzarek, Corbett, Allen and Zambetti voted Aye. 0-Nays, 0- Abstained. Motion carried.

Respectfully submitted,

Courtney Baker

Courtney Baker
Village Clerk

Department: 00 GENERAL FUND		
ANCEL GLINK, P.C.	ESCROWS PAYABLE	1,200.00
Total: 00 GENERAL FUND		1,200.00
Department: 01 ADMINISTRATIVE		
ANCEL GLINK, P.C.	LEGAL EXPENSE	5,700.00
ANCEL GLINK, P.C.	COVID-19	1,350.00
CARD SERVICES	COMMUNITY RELATIONS	104.34
CARD SERVICES	OFFICE SUPPLIES	52.82
CARD SERVICES	COVID-19	810.40
JUDI BROWNFIELD	COMMUNITY RELATIONS	300.00
RESERVE ACCOUNT	POSTAGE	400.00
VERIZON WIRELESS	COMMUNICATIONS	78.52
Total: 01 ADMINISTRATIVE		8,796.08
Department: 02 POLICE		
GOLDEN GRAPHICS	MAINTENANCE VEHICLES	620.00
VERIZON WIRELESS	COMMUNICATIONS	212.05
WRIGHT EXPRESS FSC	GASOLINE & OIL	1,154.71
Total: 02 POLICE		1,986.76
Department: 03 PUBLIC WORKS		
VERIZON WIRELESS	COMMUNICATIONS	231.75
WRIGHT EXPRESS FSC	GASOLINE & OIL	567.61
Total: 03 PUBLIC WORKS		799.36
Department: 04 BUILDING		
VERIZON WIRELESS	COMMUNICATIONS	134.77
WRIGHT EXPRESS FSC	GASOLINE & OIL	47.95
Total: 04 BUILDING		182.72
Department: 10 WATER SYSTEMS		
CARD SERVICES	POSTAGE	11.00
CARD SERVICES	OFFICE SUPPLIES	0.99
CARD SERVICES	MAINTENANCE PARTS & MATERIALS	409.15
VERIZON WIRELESS	COMMUNICATIONS	171.21
WRIGHT EXPRESS FSC	GASOLINE & OIL	159.19
Total: 10 WATER SYSTEMS		751.54
Department: 20 WASTEWATER SYSTEMS		
CARD SERVICES	POSTAGE	11.00
VERIZON WIRELESS	COMMUNICATIONS	171.21
WRIGHT EXPRESS FSC	GASOLINE & OIL	159.18
Total: 20 WASTEWATER SYSTEMS		341.39
*** GRAND TOTAL ***		14,057.85



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Memorandum

TO: President Zirk and Village Board of Trustees
CC: Brian Bourdeau, Village Administrator
FROM: Taunya Fischer, Finance Director
DATE: Dec. 8, 2020
SUBJECT: November 30, 2020 Treasurer’s Report

Here is a brief snapshot of the Village’s Budget vs. Actual as of November 30, 2020 for the General and Water Funds.

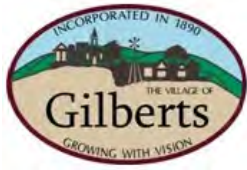
General Fund	Budget	Actual	% BDGT Used
Revenues	4,343,159.00	3,009,962.75	69%
Expenses	4,343,159.00	2,350,601.60	54%
Net of Rev & Exp	0.00	659,361.15	

Water Fund	Budget	Actual	% BDGT Used
Revenues	2,275,150.00	1,139,262.13	50%
Expenses	2,143,696.00	649,242.20	30%
Net of Rev & Exp	130,454.00	490,019.93	

The percent of fiscal year completed for this report is 59%. The General Fund revenues are at 69% and expenses are at 54%; Water Fund revenues are at 50% and expenses are at 30%; and looking at all funds, the Village revenues are at 75% and expenses are at 54%.

In November the Village received the first installment of CARES Act funding from Kane County of \$464,938.88, which is a large portion of our allotment. As these are restricted funds, they were removed from the overall report and a separate report has been generated. Here is the summary of just the CARES funding and all of the expenses, except payroll, the Village has incurred do far.

	DESCRIPTION	YTD 11/30/2020	MONTHLY ACTIVITY
TOTAL REVENUES - ALL FUNDS	CARES ACT	464,938.88	464,938.88
TOTAL EXPENDITURES - ALL FUNDS	COVID-19	25,810.09	19,675.66
NET OF REVENUES & EXPENDITURES		439,128.79	445,263.22



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Additionally, a COVID-19 report has been included at the end of all the regular reports. Please keep in mind that the CARES Act funds cover a lot of payroll expenses that cannot be broken out of the regular reports due to the complex nature of payroll expenses. However, this report will show all of our non-payroll related expenses due to COVID.

The Village's financial position continues to be better than anticipated during this pandemic, nevertheless sustained prudent practices should continue through FY 2021 and into FY 2022.

Also included in this report for November 30, 2020 are:

Revenue and Expense Budget vs. 11/30/20 YTD chart

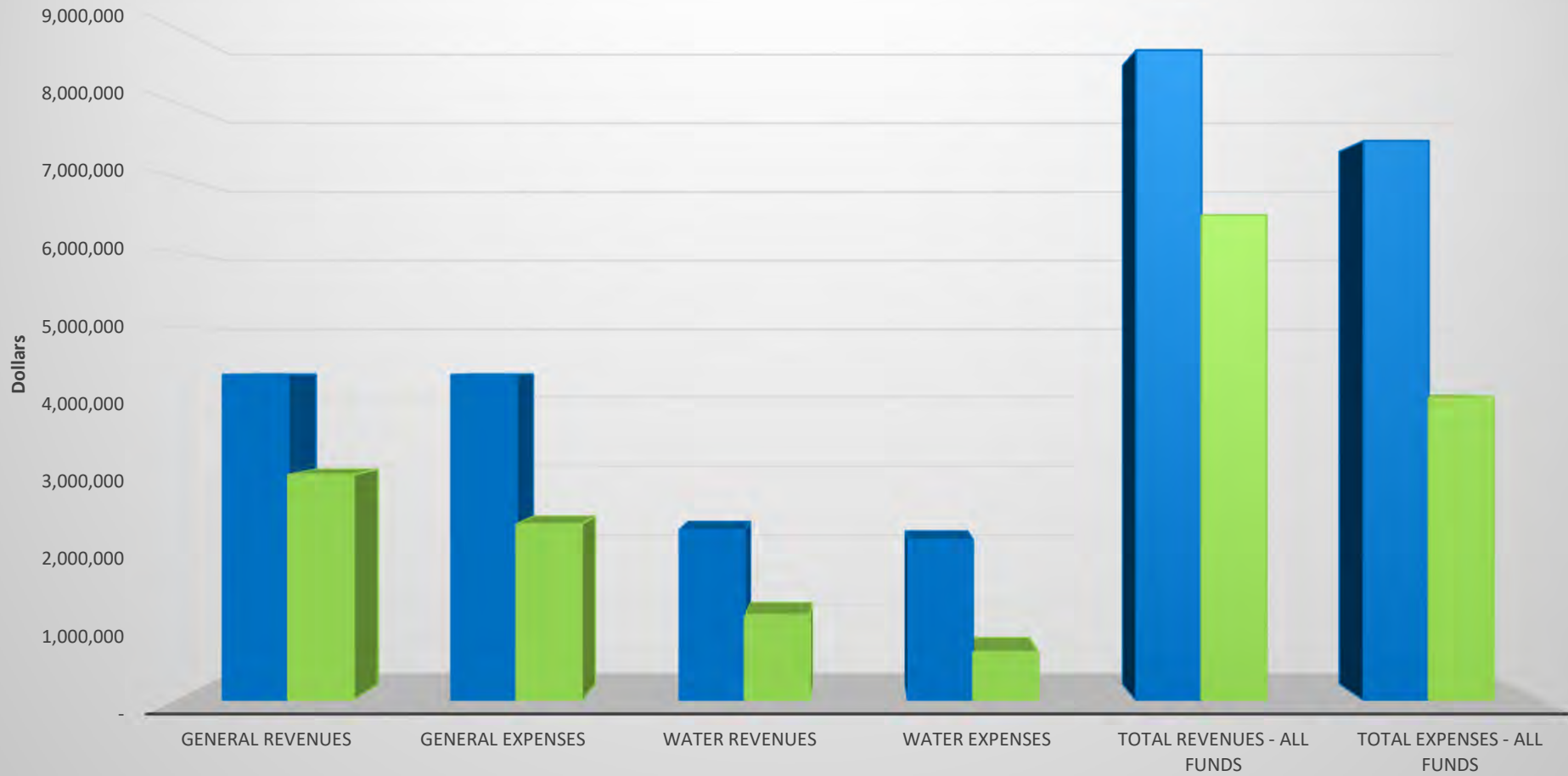
Summary – All Funds report

Detail – All Funds report

COVID-19 report

Respectfully submitted,
Taunya Fischer, Finance Director

Village of Gilberts Revenues vs. Expenses FY 2021 vs. YTD Balance 11/30/2020



	GENERAL REVENUES	GENERAL EXPENSES	WATER REVENUES	WATER EXPENSES	TOTAL REVENUES - ALL FUNDS	TOTAL EXPENSES - ALL FUNDS
■ FY 2021 BUDGET	4,343,159.00	4,343,159.00	2,275,150.00	2,143,696.00	8,691,211.00	7,479,649.00
■ YTD AS OF 11/30/2020	3,009,962.75	2,350,601.60	1,139,262.13	649,242.20	6,487,124.86	4,045,726.94

REVENUE AND EXPENDITURE REPORT FOR GILBERTS VILLAGE
PERIOD ENDING 11/30/2020 - SUMMARY
% Fiscal Year Completed: 58.63

GL NUMBER	2020-21 AMENDED BUDGET	YTD BALANCE 11/30/2020	ACTIVITY FOR MONTH 11/30/2020	AVAILABLE BALANCE	% BDGT USED
Fund 01 - GENERAL FUND:					
TOTAL REVENUES	4,343,159.00	3,009,962.75	220,983.44	1,333,196.25	69
TOTAL EXPENDITURES	4,343,159.00	2,350,601.60	291,541.60	1,992,557.40	54
NET OF REVENUES & EXPENDITURES	-	659,361.15	(70,558.16)	(659,361.15)	
Fund 11 - COMMUNITY DAYS:					
TOTAL REVENUES	45,400.00	-	-	45,400.00	0
TOTAL EXPENDITURES	44,685.00	380.09	-	44,304.91	1
NET OF REVENUES & EXPENDITURES	715.00	(380.09)	-	1,095.09	
Fund 12 - ROAD IMPROVEMENT FUND:					
TOTAL REVENUES	425,364.00	170,940.23	26,139.02	254,423.77	40
TOTAL EXPENDITURES	232,600.00	232,600.00	-	-	100
NET OF REVENUES & EXPENDITURES	192,764.00	(61,659.77)	26,139.02	254,423.77	
Fund 20 - WATER SYSTEM:					
TOTAL REVENUES	2,275,150.00	1,139,262.13	72,886.21	1,135,887.87	50
TOTAL EXPENDITURES	2,143,696.00	649,242.20	91,728.29	1,494,453.80	30
NET OF REVENUES & EXPENDITURES	131,454.00	490,019.93	(18,842.08)	(358,565.93)	
Fund 30 - MFT:					
TOTAL REVENUES	294,150.00	341,832.08	55,110.18	(47,682.08)	116
TOTAL EXPENDITURES	70,000.00	-	-	70,000.00	0
NET OF REVENUES & EXPENDITURES	224,150.00	341,832.08	55,110.18	(117,682.08)	
Fund 31 - PERFORMANCE BOND:					
TOTAL REVENUES	3,300.00	309.39	16.53	2,990.61	9
TOTAL EXPENDITURES	-	-	-	-	0
NET OF REVENUES & EXPENDITURES	3,300.00	309.39	16.53	2,990.61	
Fund 34 - TIF#1 CENTRAL REDEVELOPMENT:					
TOTAL REVENUES	141,100.00	188,307.30	362.28	(47,207.30)	133
TOTAL EXPENDITURES	-	-	-	-	0
NET OF REVENUES & EXPENDITURES	141,100.00	188,307.30	362.28	(47,207.30)	
Fund 35 - TIF#2 HIGGINS ROAD IND. PARK:					
TOTAL REVENUES	718,300.00	973,137.96	532.72	(254,837.96)	135
TOTAL EXPENDITURES	617,509.00	765,785.00	-	(148,276.00)	124
NET OF REVENUES & EXPENDITURES	100,791.00	207,352.96	532.72	(106,561.96)	
Fund 40 - DRUG FORFEITURE PD ACCOUNT:					
TOTAL REVENUES	380.00	8.38	-	371.62	2
TOTAL EXPENDITURES	-	-	-	-	0
NET OF REVENUES & EXPENDITURES	380.00	8.38	-	371.62	
Fund 43 - POLICE PENSION FUND:					
TOTAL REVENUES	444,908.00	663,364.64	-	(218,456.64)	149
TOTAL EXPENDITURES	28,000.00	47,118.05	-	(19,118.05)	168
NET OF REVENUES & EXPENDITURES	416,908.00	616,246.59	-	(199,338.59)	
TOTAL REVENUES - ALL FUNDS	8,691,211.00	6,487,124.86	376,030.38	2,204,086.14	75
TOTAL EXPENDITURES - ALL FUNDS	7,479,649.00	4,045,726.94	383,269.89	3,433,922.06	54
NET OF REVENUES & EXPENDITURES	1,211,562.00	2,441,397.92	(7,239.51)	(1,229,835.92)	

REVENUE AND EXPENDITURE REPORT FOR GILBERTS VILLAGE
PERIOD ENDING 11/30/2020 - DETAIL
% Fiscal Year Completed: 58.63

GL NUMBER	DESCRIPTION	2020-21 AMENDED BUDGET	YTD BALANCE 11/30/2020	ACTIVITY FOR MONTH 11/30/2020	AVAILABLE BALANCE	% BDGT USED
Fund 01 - GENERAL FUND						
Revenues						
Dept 00 - GENERAL FUND						
01-00-3010	PROPERTY TAX	1,223,000.00	1,217,772.84	4,216.40	5,227.16	100
01-00-3020	PERSONAL PROPERTY REPL TAX	294.00	184.20	-	109.80	63
01-00-3030	TAX-SALES	288,292.00	159,896.46	27,160.35	128,395.54	55
01-00-3040	TAX-STATE INCOME	686,180.00	454,879.04	51,709.36	231,300.96	66
01-00-3041	STATE LOCAL USE TAX	215,656.00	164,382.70	24,895.28	51,273.30	76
01-00-3043	CANNABIS USE TAX	-	2,536.18	384.33	(2,536.18)	100
01-00-3060	LICENSE-LIQUOR	13,870.00	4,800.00	4,800.00	9,070.00	35
01-00-3090	PULLTABS & JAR GAMES TAX	880.00	893.16	-	(13.16)	102
01-00-3100	FEE-BUSINESS REGISTRATION	4,423.00	3,900.00	-	523.00	88
01-00-3110	FEE-CABLE FRANCHISE	77,598.00	49,222.58	7,445.51	28,375.42	63
01-00-3140	UTIL TAX-ELECTRIC	179,515.00	120,941.98	12,685.02	58,573.02	67
01-00-3150	ULT TAX-GAS	76,662.00	38,681.60	5,208.61	37,980.40	50
01-00-3160	CONTRACTOR REGISTRATION	9,766.00	7,710.00	720.00	2,056.00	79
01-00-3180	ULIT TAX-COMMUNICATIONS	100,000.00	52,077.55	6,411.82	47,922.45	52
01-00-3210	MISCELLANEOUS INCOME	1,000.00	9,298.41	2,705.00	(8,298.41)	930
01-00-3211	PLANNED USE OF FUND RESERVES	239,602.00	-	-	239,602.00	0
01-00-3220	FINES-COURT	21,000.00	7,812.05	943.45	13,187.95	37
01-00-3230	FINES-OTHER	3,300.00	1,905.00	250.00	1,395.00	58
01-00-3240	FINES-CODE BUILDING	-	820.00	-	(820.00)	100
01-00-3250	FEES-BUILDING PERMITS	26,288.00	56,973.48	9,328.50	(30,685.48)	217
01-00-3260	OVERWT/SIZE PERMIT FEE	2,500.00	3,988.00	1,530.00	(1,488.00)	160
01-00-3280	FEES-BUILDING PERMITS-PASS THRU	20,250.00	11,862.50	-	8,387.50	59
01-00-3290	RECYCLING LICENSE	2,500.00	-	-	2,500.00	0
01-00-3330	PARK PAVILION RENTAL	620.00	185.00	-	435.00	30
01-00-3400	CD INTEREST	20,000.00	2,536.42	125.18	17,463.58	13
01-00-3410	INTEREST EARNED	1,679.00	374.18	48.93	1,304.82	22

GL NUMBER	DESCRIPTION	2020-21	ACTIVITY FOR			
		AMENDED BUDGET	YTD BALANCE 11/30/2020	MONTH 11/30/2020	AVAILABLE BALANCE	% BDGT USED
01-00-3440	PARK IMPACT FEES	42,420.00	23,958.00	-	18,462.00	56
01-00-3451	GILBERTS POLICE REPORT REQUEST	380.00	85.00	15.00	295.00	22
01-00-3460	CONSERVANCY UTILITY DONATION	7,500.00	4,500.00	-	3,000.00	60
01-00-3470	INTEREST EARNED - ILLINOIS FUNDS	55,000.00	6,561.04	365.32	48,438.96	12
01-00-3480	ANTENNA RENTAL	65,380.00	35,546.17	5,448.31	29,833.83	54
01-00-3500	GRANT REVENUE	4,157.00	-	-	4,157.00	0
01-00-3530	VACANT BUILDING REGISTRATION	700.00	400.00	200.00	300.00	57
01-00-3540	RAFFLE LICENSE	60.00	-	-	60.00	0
01-00-3550	FOOD VENDOR REGISTRATION	-	100.00	-	(100.00)	100
01-00-3560	GARBAGE HAULER LICENSE	800.00	-	-	800.00	0
01-00-3580	VIDEO GAMING	73,377.00	32,410.55	9,867.72	40,966.45	44
01-00-3590	VIDEO GAMING LICENSE	1,025.00	625.00	500.00	400.00	61
01-00-3630	MUNICIPAL IMPACT FEE	41,250.00	35,750.00	-	5,500.00	87
01-00-3690	SOLICITOR'S FEE - FINGERPRINTS	135.00	-	-	135.00	0
01-00-3960	REIMBURSED INCOME	2,000.00	-	-	2,000.00	0
Total Dept 00 - GENERAL FUND		3,509,059.00	2,513,569.09	176,964.09	995,489.91	72
Dept 07 - ENHANCED DUI PROGRAM						
01-07-3007	ENHANCED DUI- DUI TOWING	2,500.00	1,000.00	-	1,500.00	40
01-07-3017	ENHANCED DUI - VEHICLE SEIZURE	5,600.00	3,000.00	500.00	2,600.00	54
Total Dept 07 - ENHANCED DUI PROGRAM		8,100.00	4,000.00	500.00	4,100.00	49
Dept 08 - GARBAGE HAULING						
01-08-3018	GARBAGE REVENUE	780,000.00	471,102.71	40,635.72	308,897.29	60
01-08-3028	FRANCHISE REVENUE -GARBAGE	39,000.00	19,091.16	2,760.81	19,908.84	49
01-08-3080	LATE FEES	7,000.00	2,199.79	122.82	4,800.21	31
Total Dept 08 - GARBAGE HAULING		826,000.00	492,393.66	43,519.35	333,606.34	60
TOTAL REVENUES		4,343,159.00	3,009,962.75	220,983.44	1,333,196.25	69

Expenditures

Dept 01 - ADMINISTRATIVE

01-01-5010	WAGES-BOARD	24,000.00	14,125.00	2,000.00	9,875.00	59
01-01-5020	WAGES-PLANNING AND ZBA	2,100.00	100.00	100.00	2,000.00	5
01-01-5030	WAGES-GENERAL	283,868.00	131,017.41	18,492.78	152,850.59	46
01-01-5032	WAGES - OVERTIME	1,000.00	-	-	1,000.00	0
01-01-5040	FICA	19,281.00	8,662.20	1,225.55	10,618.80	45

GL NUMBER	DESCRIPTION	2020-21	ACTIVITY FOR			
		AMENDED BUDGET	YTD BALANCE 11/30/2020	MONTH 11/30/2020	AVAILABLE BALANCE	% BDGT USED
01-01-5050	MEDICARE	4,510.00	2,025.94	286.68	2,484.06	45
01-01-5051	STATE UNEMPL TAX	8,000.00	1,095.33	-	6,904.67	14
01-01-5052	IMRF	33,805.00	15,460.09	2,182.15	18,344.91	46
01-01-5054	GROUP HEALTH INS	41,526.00	21,900.35	3,469.13	19,625.65	53
01-01-5056	WORKER'S COMP INS	31,694.00	34,124.30	34,124.30	(2,430.30)	108
01-01-5060	OPERATING EXPENSE	3,000.00	1,847.14	460.00	1,152.86	62
01-01-5070	DUES	6,370.00	5,921.25	775.00	448.75	93
01-01-5080	LEGAL NOTICES	1,500.00	600.20	-	899.80	40
01-01-5090	COMMUNICATIONS	8,000.00	4,265.86	579.07	3,734.14	53
01-01-5100	POSTAGE	3,025.00	701.14	-	2,323.86	23
01-01-5110	PRINTING	6,300.00	659.58	-	5,640.42	10
01-01-5150	COMMUNITY RELATIONS	7,530.00	2,788.16	418.59	4,741.84	37
01-01-5170	PUBLICATIONS/BROCHURES	105.00	-	-	105.00	0
01-01-5190	RENTAL-EQUIPMENT	5,793.00	-	-	5,793.00	0
01-01-5200	OFFICE SUPPLIES	3,500.00	2,079.92	479.77	1,420.08	59
01-01-5210	NISRA EXPENSE	900.00	-	-	900.00	0
01-01-5220	LEGAL LITIGATION	10,000.00	4,380.87	-	5,619.13	44
01-01-5230	LEGAL EXPENSE	55,000.00	37,948.00	5,672.00	17,052.00	69
01-01-5234	UTILITY IMPACT EXPENSE - FIBER	4,500.00	-	-	4,500.00	0
01-01-5240	ACCOUNTING SERVICES	21,190.00	22,155.00	2,000.00	(965.00)	105
01-01-5252	STORM WATER MGMT. PROFESSIONAL	10,000.00	-	-	10,000.00	0
01-01-5270	BANK FEES	175.00	68.64	-	106.36	39
01-01-5310	INSURANCE LIABILITY	37,552.00	1,012.00	1,012.00	36,540.00	3
01-01-5320	INSURANCE VEHICLES & EQUIP.	13,630.00	-	-	13,630.00	0
01-01-5360	ENGINEERING SERVICES	35,800.00	8,783.50	-	27,016.50	25
01-01-5370	GASOLINE & OIL	400.00	-	-	400.00	0
01-01-5390	MAINTENANCE VEHICLES	500.00	-	-	500.00	0
01-01-5400	MAINTENANCE EQUIPMENT	5,257.00	3,907.99	-	1,349.01	74
01-01-5410	MAINTENANCE BUILDING	20,135.00	1,767.65	23.99	18,367.35	9
01-01-5450	CONTRACTUAL SERVICES	33,585.00	33,207.55	4,556.79	377.45	99
01-01-5480	CAPITAL EQUIPMENT	212,494.00	9,143.64	-	203,350.36	4
01-01-5491	EMPLOYEE ENGAGEMENT	2,850.00	-	-	2,850.00	0
01-01-5560	VILLAGE PLANNER SERVICES	15,000.00	-	-	15,000.00	0
01-01-5580	TRAINING EXPENSE	17,805.00	500.00	110.00	17,305.00	3

GL NUMBER	DESCRIPTION	2020-21	ACTIVITY FOR			
		AMENDED BUDGET	YTD BALANCE 11/30/2020	MONTH 11/30/2020	AVAILABLE BALANCE	% BDGT USED
01-01-5661	73 INDUSTRIAL PRINCIPAL	25,487.00	14,713.08	2,145.68	10,773.92	58
01-01-5671	73 INDUSTRIAL INTEREST	16,639.00	11,260.90	1,364.86	5,378.10	68
01-01-5960	REIMBURSED EXPENSES	-	12,621.87	-	(12,621.87)	100
01-01-5965	SOLICITOR'S - FINGERPRINTS EXPENSE	135.00	-	-	135.00	0
Total Dept 01 - ADMINISTRATIVE		1,033,941.00	408,844.56	81,478.34	625,096.44	40
Dept 02 - POLICE						
01-02-5030	WAGES-POLICE	828,829.00	497,863.81	74,121.60	330,965.19	60
01-02-5031	WAGES - HOLIDAY WORKED	27,250.00	6,628.50	-	20,621.50	24
01-02-5032	WAGES - OVERTIME	14,000.00	6,113.76	1,210.63	7,886.24	44
01-02-5040	FICA	53,932.00	30,561.02	4,507.55	23,370.98	57
01-02-5050	MEDICARE	12,316.00	7,147.35	1,054.18	5,168.65	58
01-02-5052	IMRF	2,689.00	1,951.82	246.80	737.18	73
01-02-5054	GROUP HEALTH INS	135,423.00	78,392.96	11,576.80	57,030.04	58
01-02-5058	UNIFORMS	8,500.00	3,430.49	-	5,069.51	40
01-02-5060	OPERATING EXPENSE	2,000.00	112.05	-	1,887.95	6
01-02-5070	DUES	3,645.00	2,235.00	-	1,410.00	61
01-02-5080	LEGAL NOTICES	300.00	-	-	300.00	0
01-02-5090	COMMUNICATIONS	9,500.00	5,491.87	538.53	4,008.13	58
01-02-5110	PRINTING	500.00	65.00	-	435.00	13
01-02-5170	PUBLICATIONS/BROCHURES	150.00	104.00	-	46.00	69
01-02-5180	SMALL TOOLS AND EQUIPMENT	2,500.00	12.21	-	2,487.79	0
01-02-5200	OFFICE SUPPLIES	2,000.00	1,191.49	101.43	808.51	60
01-02-5230	LEGAL EXPENSE	5,500.00	1,846.25	-	3,653.75	34
01-02-5300	DISPATCHING	80,375.00	80,734.00	-	(359.00)	100
01-02-5370	GASOLINE & OIL	26,000.00	8,594.75	1,331.83	17,405.25	33
01-02-5390	MAINTENANCE VEHICLES	22,550.00	17,997.61	252.00	4,552.39	80
01-02-5400	MAINTENANCE EQUIPMENT	13,000.00	720.74	-	12,279.26	6
01-02-5410	MAINTENANCE BUILDING	15,000.00	7,338.22	49.98	7,661.78	49
01-02-5450	CONTRACTUAL SERVICES	14,237.00	5,867.67	227.76	8,369.33	41
01-02-5480	CAPITAL EQUIPMENT	25,000.00	36,717.93	-	(11,717.93)	147
01-02-5570	COMMUNITY RELATIONS	1,500.00	-	-	1,500.00	0
01-02-5580	TRAINING EXPENSE	7,500.00	2,655.00	-	4,845.00	35
01-02-5640	HOMELAND SECURITY	500.00	-	-	500.00	0

GL NUMBER	DESCRIPTION	2020-21	ACTIVITY FOR			
		AMENDED BUDGET	YTD BALANCE 11/30/2020	MONTH 11/30/2020	AVAILABLE BALANCE	% BDGT USED
Total Dept 02 - POLICE		1,314,696.00	803,773.50	95,219.09	510,922.50	61
Dept 03 - PUBLIC WORKS						
01-03-5030	WAGES-PPW	212,390.00	128,481.02	16,789.54	83,908.98	60
01-03-5032	WAGES - OVERTIME	13,169.00	349.36	-	12,819.64	3
01-03-5040	FICA	15,000.00	7,674.59	995.74	7,325.41	51
01-03-5050	MEDICARE	3,454.00	1,794.87	232.88	1,659.13	52
01-03-5052	IMRF	27,000.00	14,899.76	1,981.18	12,100.24	55
01-03-5054	GROUP HEALTH INS	49,174.00	23,912.10	3,456.82	25,261.90	49
01-03-5058	UNIFORMS	1,500.00	805.52	352.98	694.48	54
01-03-5060	OPERATING EXPENSE	750.00	163.14	63.58	586.86	22
01-03-5070	DUES	265.00	-	-	265.00	0
01-03-5090	COMMUNICATIONS	2,900.00	2,202.52	302.63	697.48	76
01-03-5180	SMALL TOOLS AND EQUIPMENT	11,100.00	137.52	-	10,962.48	1
01-03-5190	RENTAL-EQUIPMENT	4,000.00	260.00	-	3,740.00	7
01-03-5251	NPDES PERMITS	3,000.00	1,000.00	-	2,000.00	33
01-03-5260	STREETLIGHTING	45,700.00	20,428.19	3,549.48	25,271.81	45
01-03-5370	GASOLINE & OIL	14,000.00	5,223.15	581.86	8,776.85	37
01-03-5390	MAINTENANCE VEHICLES	20,000.00	8,751.48	3,084.81	11,248.52	44
01-03-5400	MAINTENANCE EQUIPMENT	13,000.00	3,043.08	-	9,956.92	23
01-03-5410	MAINTENANCE BUILDING	3,000.00	1,160.02	24.98	1,839.98	39
01-03-5420	MAINTENANCE STREETS	18,000.00	3,334.44	600.00	14,665.56	19
01-03-5440	MAINTENANCE GROUNDS	2,000.00	355.46	-	1,644.54	18
01-03-5450	CONTRACTUAL SERVICES	19,379.00	11,378.48	-	8,000.52	59
01-03-5460	SNOWPLOWING/CRACK FILLING	14,500.00	14,500.00	14,500.00	-	100
01-03-5480	CAPITAL EQUIPMENT	91,000.00	201.25	-	90,798.75	0
01-03-5580	TRAINING EXPENSE	1,000.00	610.00	40.00	390.00	61
Total Dept 03 - PUBLIC WORKS		585,281.00	250,665.95	46,556.48	334,615.05	43
Dept 04 - BUILDING						
01-04-5030	WAGES-BUILDING	86,561.00	50,031.18	6,057.35	36,529.82	58
01-04-5040	FICA	5,367.00	3,085.20	373.19	2,281.80	57
01-04-5050	MEDICARE	1,256.00	721.55	87.29	534.45	57
01-04-5052	IMRF	4,866.00	2,858.50	381.38	2,007.50	59

GL NUMBER	DESCRIPTION	2020-21	ACTIVITY FOR			
		AMENDED BUDGET	YTD BALANCE 11/30/2020	MONTH 11/30/2020	AVAILABLE BALANCE	% BDGT USED
01-04-5054	GROUP HEALTH INS	-	23.10	3.30	(23.10)	100
01-04-5058	UNIFORMS	400.00	-	-	400.00	0
01-04-5070	DUES	360.00	145.00	145.00	215.00	40
01-04-5090	COMMUNICATIONS	2,200.00	1,677.33	228.81	522.67	76
01-04-5110	PRINTING	300.00	-	-	300.00	0
01-04-5200	OFFICE SUPPLIES	1,000.00	65.03	-	934.97	7
01-04-5250	BUILDING PERMIT EXPENSE	4,000.00	-	-	4,000.00	0
01-04-5280	BUILDING PERMIT EXPENSE-PASS THRU	20,250.00	16,413.50	2,983.50	3,836.50	81
01-04-5370	GASOLINE & OIL	1,700.00	395.19	53.08	1,304.81	23
01-04-5390	MAINTENANCE VEHICLES	2,000.00	-	-	2,000.00	0
01-04-5450	CONTRACTUAL SERVICES	5,500.00	4,491.47	449.78	1,008.53	82
01-04-5580	TRAINING EXPENSE	1,000.00	-	-	1,000.00	0
Total Dept 04 - BUILDING		136,760.00	79,907.05	10,762.68	56,852.95	58
Dept 06 - PARKS						
01-06-5030	REG WAGES	25,625.00	7,916.58	1,357.86	17,708.42	31
01-06-5040	FICA	1,589.00	490.83	84.19	1,098.17	31
01-06-5050	MEDICARE	372.00	114.80	19.69	257.20	31
01-06-5060	OPERATING EXPENSE	125.00	-	-	125.00	0
01-06-5090	COMMUNICATIONS	1,350.00	1,459.09	208.21	(109.09)	108
01-06-5120	UTILITIES	5,000.00	2,509.48	299.15	2,490.52	50
01-06-5190	RENTAL-EQUIPMENT	600.00	-	-	600.00	0
01-06-5211	MAINTENANCE SUPPLIES	1,600.00	1,233.70	-	366.30	77
01-06-5370	GASOLINE & OIL	1,200.00	-	-	1,200.00	0
01-06-5391	MAINTENANCE-SPORTS/PLAYGROUND EQUIP.	6,820.00	2,516.81	-	4,303.19	37
01-06-5400	MAINTENANCE EQUIPMENT	6,000.00	558.33	-	5,441.67	9
01-06-5410	MAINTENANCE BUILDING	1,500.00	501.50	-	998.50	33
01-06-5440	MAINTENANCE GROUNDS	1,500.00	2,205.37	275.79	(705.37)	147
01-06-5450	CONTRACTUAL SERVICES	4,500.00	648.69	-	3,851.31	14
01-06-5480	CAPITAL EQUIPMENT	118,602.00	529.00	-	118,073.00	0
Total Dept 06 - PARKS		176,383.00	20,684.18	2,244.89	155,698.82	12
Dept 07 - ENHANCED DUI PROGRAM						
01-07-5030	WAGES-ENHANCED DUI	8,000.00	-	-	8,000.00	0

GL NUMBER	DESCRIPTION	2020-21	ACTIVITY FOR			
		AMENDED BUDGET	YTD BALANCE 11/30/2020	MONTH 11/30/2020	AVAILABLE BALANCE	% BDGT USED
01-07-5040	FICA	500.00	-	-	500.00	0
01-07-5050	MEDICARE	116.00	-	-	116.00	0
01-07-5130	MISCELLANEOUS REFUND	100.00	-	-	100.00	0
01-07-5180	SMALL TOOLS AND EQUIPMENT	200.00	-	-	200.00	0
01-07-5230	LEGAL EXPENSE	1,000.00	-	-	1,000.00	0
01-07-5370	GASOLINE & OIL	1,500.00	-	-	1,500.00	0
01-07-5480	CAPITAL EQUIPMENT	14,000.00	13,316.00	-	684.00	95
01-07-5580	TRAINING EXPENSE	750.00	-	-	750.00	0
01-07-5597	DESIGNATED DRIVER EXPENSE	700.00	-	-	700.00	0
01-07-5607	DUI-PUBLIC INFORMATION EXPENSE	500.00	-	-	500.00	0
01-07-5610	EQUIPMENT EXPENSE	500.00	-	-	500.00	0
Total Dept 07 - ENHANCED DUI PROGRAM		27,866.00	13,316.00	-	14,550.00	48
Dept 08 - GARBAGE HAULING						
01-08-5068	GARBAGE HAULING EXPENSE	612,000.00	382,917.50	55,280.12	229,082.50	63
01-08-5078	ADMINISTRATIVE COSTS	39,736.00	-	-	39,736.00	0
Total Dept 08 - GARBAGE HAULING		651,736.00	382,917.50	55,280.12	268,818.50	59
Dept 89 - GPD DOWN STATE PENSION FUND						
01-89-5621	GPD DOWNSTATE PENSION FUND	364,908.00	343,498.77	-	21,409.23	94
Total Dept 89 - GPD DOWN STATE PENSION FUND		364,908.00	343,498.77	-	21,409.23	94
Dept 90 - GENERAL P/W PROJECTS EXPENSES						
01-90-5380	SIGNS EXPENSE	2,500.00	1,974.87	-	525.13	79
01-90-5441	TREE/SIDEWALK REPLACEMENT	2,500.00	2,150.00	-	350.00	86
01-90-5461	WEATHER SIREN MAINTENANCE	3,000.00	-	-	3,000.00	0
01-90-5471	RZB PRINCIPAL PAYMENT	41,592.00	41,591.52	-	0.48	100
01-90-5472	RZB INTEREST PAYMENT	1,996.00	1,277.70	-	718.30	64
Total Dept 90 - GENERAL P/W PROJECTS EXPENSES		51,588.00	46,994.09	-	4,593.91	91
TOTAL EXPENDITURES		4,343,159.00	2,350,601.60	291,541.60	1,992,557.40	54
Fund 01 - GENERAL FUND:						
TOTAL REVENUES		4,343,159.00	3,009,962.75	220,983.44	1,333,196.25	69
TOTAL EXPENDITURES		4,343,159.00	2,350,601.60	291,541.60	1,992,557.40	54
NET OF REVENUES & EXPENDITURES		-	659,361.15	(70,558.16)	(659,361.15)	

GL NUMBER	DESCRIPTION	2020-21	ACTIVITY FOR			% BDGT USED
		AMENDED BUDGET	YTD BALANCE 11/30/2020	MONTH 11/30/2020	AVAILABLE BALANCE	
Fund 11 - COMMUNITY DAYS						
Revenues						
Dept 00 - GENERAL FUND						
11-00-3015	COMMUNITY DAYS DONATIONS	14,000.00	-	-	14,000.00	0
11-00-3210	OTHER INCOME	15,900.00	-	-	15,900.00	0
11-00-3520	VENDOR FEES	3,500.00	-	-	3,500.00	0
11-00-3980	BEVERAGE SALES	12,000.00	-	-	12,000.00	0
Total Dept 00 - GENERAL FUND		45,400.00	-	-	45,400.00	0
TOTAL REVENUES		45,400.00	-	-	45,400.00	0
Expenditures						
Dept 00 - GENERAL FUND						
11-00-5060	BEVERAGE OPERATIONS	8,560.00	-	-	8,560.00	0
11-00-5070	PERMITS & LICENSES	25.00	-	-	25.00	0
11-00-5079	ADVERTISING / MARKETING	2,600.00	19.95	-	2,580.05	1
11-00-5130	MISCELLANEOUS EXPENSES	410.00	-	-	410.00	0
11-00-5159	ENTERTAINMENT	28,190.00	-	-	28,190.00	0
11-00-5610	EQUIPMENT & SERVICES	4,900.00	360.14	-	4,539.86	7
Total Dept 00 - GENERAL FUND		44,685.00	380.09	-	44,304.91	1
TOTAL EXPENDITURES		44,685.00	380.09	-	44,304.91	1
Fund 11 - COMMUNITY DAYS:						
TOTAL REVENUES		45,400.00	-	-	45,400.00	0
TOTAL EXPENDITURES		44,685.00	380.09	-	44,304.91	1
NET OF REVENUES & EXPENDITURES		715.00	(380.09)	-	1,095.09	

GL NUMBER	DESCRIPTION	2020-21	ACTIVITY FOR			
		AMENDED BUDGET	YTD BALANCE 11/30/2020	MONTH 11/30/2020	AVAILABLE BALANCE	% BDGT USED
Fund 12 - ROAD IMPROVEMENT FUND						
Revenues						
Dept 00 - GENERAL FUND						
12-00-3031	NON HOME RULE 1% SALES TAX	258,869.00	148,425.90	26,117.55	110,443.10	57
12-00-3050	TAX-ROAD AND BRIDGE	7,397.00	8,824.73	21.47	(1,427.73)	119
12-00-3380	SSA#24 PRINCIPAL REVENUE	5,000.00	-	-	5,000.00	0
12-00-3390	SSA#24 BOND INTEREST	25,000.00	13,689.60	-	11,310.40	55
12-00-8100	TRANSFERS IN	129,098.00	-	-	129,098.00	0
Total Dept 00 - GENERAL FUND		425,364.00	170,940.23	26,139.02	254,423.77	40
TOTAL REVENUES		425,364.00	170,940.23	26,139.02	254,423.77	40
Expenditures						
Dept 00 - GENERAL FUND						
12-00-5490	GO BOND PRINCIPAL	215,000.00	215,000.00	-	-	100
12-00-5491	GO BOND INTEREST	17,600.00	17,600.00	-	-	100
Total Dept 00 - GENERAL FUND		232,600.00	232,600.00	-	-	100
TOTAL EXPENDITURES		232,600.00	232,600.00	-	-	100
Fund 12 - ROAD IMPROVEMENT FUND:						
TOTAL REVENUES		425,364.00	170,940.23	26,139.02	254,423.77	40
TOTAL EXPENDITURES		232,600.00	232,600.00	-	-	100
NET OF REVENUES & EXPENDITURES		192,764.00	(61,659.77)	26,139.02	254,423.77	

GL NUMBER	DESCRIPTION	2020-21	ACTIVITY FOR			
		AMENDED BUDGET	YTD BALANCE 11/30/2020	MONTH 11/30/2020	AVAILABLE BALANCE	% BDGT USED
Fund 20 - WATER SYSTEM						
Revenues						
Dept 00 - GENERAL FUND						
20-00-3022	INCOME - WASTEWATER	744,000.00	495,947.35	33,422.01	248,052.65	67
20-00-3032	INCOME - WATER	840,000.00	579,822.22	38,388.35	260,177.78	69
20-00-3080	LATE FEES	25,000.00	9,744.80	749.05	15,255.20	39
20-00-3210	MISCELLANEOUS INCOME	100.00	-	-	100.00	0
20-00-3211	PLANNED USE OF FUND RESERVES	549,500.00	-	-	549,500.00	0
20-00-3310	FEE-TAP-ON - WATER	9,000.00	1,400.58	-	7,599.42	16
20-00-3320	FEE-TAP-ON SEWER	500.00	-	-	500.00	0
20-00-3360	METER SALES	7,050.00	9,986.42	-	(2,936.42)	142
20-00-3380	SSA#24 PRINCIPAL REVENUE	10,000.00	-	-	10,000.00	0
20-00-3390	SSA#24 BOND INTEREST	25,000.00	13,689.59	-	11,310.41	55
20-00-3400	CD INTEREST	8,000.00	3,793.50	147.57	4,206.50	47
20-00-3410	INTEREST EARNED	25,000.00	21,306.68	0.56	3,693.32	85
20-00-3470	INTEREST EARNED - ILLINOIS FUNDS	32,000.00	3,570.99	178.67	28,429.01	11
Total Dept 00 - GENERAL FUND		2,275,150.00	1,139,262.13	72,886.21	1,135,887.87	50
TOTAL REVENUES		2,275,150.00	1,139,262.13	72,886.21	1,135,887.87	50

Expenditures

Dept 10 - WATER SYSTEMS

20-10-5030	REG. WAGES	164,815.00	95,497.02	12,834.54	69,317.98	58
20-10-5032	WAGES - OVERTIME	7,000.00	4,607.78	256.79	2,392.22	66
20-10-5040	FICA	10,653.00	6,585.88	768.44	4,067.12	62
20-10-5050	MEDICARE	2,492.00	1,540.35	179.75	951.65	62
20-10-5052	IMRF	20,389.00	13,213.19	1,544.76	7,175.81	65
20-10-5054	GROUP HEALTH INS	29,654.00	20,556.75	2,480.58	9,097.25	69
20-10-5056	WORKER'S COMP INS	13,584.00	14,624.70	14,624.70	(1,040.70)	108
20-10-5058	UNIFORMS	1,500.00	152.00	-	1,348.00	10
20-10-5070	DUES	790.00	416.92	-	373.08	53
20-10-5080	LEGAL NOTICES	100.00	52.00	-	48.00	52
20-10-5090	COMMUNICATIONS	5,000.00	4,213.30	590.79	786.70	84
20-10-5091	JULIE LOCATE SUPPLIES	850.00	73.00	-	777.00	9
20-10-5100	POSTAGE	3,000.00	1,783.77	410.73	1,216.23	59

GL NUMBER	DESCRIPTION	2020-21	ACTIVITY FOR			
		AMENDED BUDGET	YTD BALANCE 11/30/2020	MONTH 11/30/2020	AVAILABLE BALANCE	% BDGT USED
20-10-5110	PRINTING	2,600.00	429.96	-	2,170.04	17
20-10-5120	UTILITIES	96,500.00	31,099.25	7,178.21	65,400.75	32
20-10-5180	SMALL TOOLS AND EQUIPMENT	4,500.00	795.26	-	3,704.74	18
20-10-5190	RENTAL-EQUIPMENT	2,500.00	-	-	2,500.00	0
20-10-5200	OFFICE SUPPLIES	1,000.00	678.11	88.82	321.89	68
20-10-5213	OUTSIDE SERVICES	10,000.00	552.50	-	9,447.50	6
20-10-5262	LAB SUPPLIES & EQUIPMENT	6,000.00	9,301.45	2,376.03	(3,301.45)	155
20-10-5281	CHEMICALS	30,100.00	14,307.39	-	15,792.61	48
20-10-5301	MAINT SUPPLIES-JANTORIAL	250.00	-	-	250.00	0
20-10-5310	INSURANCE LIABILITY	16,094.00	-	-	16,094.00	0
20-10-5320	INSURANCE VEHICLES & EQUIP.	5,842.00	-	-	5,842.00	0
20-10-5360	ENGINEERING SERVICES	10,000.00	-	-	10,000.00	0
20-10-5370	GASOLINE & OIL	3,500.00	928.37	117.65	2,571.63	27
20-10-5381	MAINTENANCE PARTS & MATERIALS	12,000.00	1,722.09	45.70	10,277.91	14
20-10-5390	MAINTENANCE VEHICLES	8,500.00	1,326.28	949.27	7,173.72	16
20-10-5410	MAINTENANCE BUILDING	155,000.00	435.70	405.75	154,564.30	0
20-10-5431	HYDRANT MAINTENANCE	10,000.00	-	-	10,000.00	0
20-10-5450	CONTRACTUAL SERVICES	66,922.00	4,937.26	431.08	61,984.74	7
20-10-5480	CAPITAL EQUIPMENT	552,000.00	-	-	552,000.00	0
20-10-5510	WATER METERS	38,881.00	14,590.11	-	24,290.89	38
20-10-5520	LABORATORY TESTING	10,000.00	6,748.50	880.00	3,251.50	67
20-10-5580	TRAINING EXPENSE	2,000.00	492.57	28.00	1,507.43	25
20-10-5601	REPAIRS-WATER DISTRIBUTION SYS.	25,000.00	723.94	-	24,276.06	3
20-10-5652	BRINE HAULING EXPENSES	40,000.00	17,454.25	-	22,545.75	44
20-10-5662	IEPA LOAN-PRINCIPAL	25,334.00	12,606.06	-	12,727.94	50
20-10-5672	IEPA LOAN - INTEREST	7,657.00	3,889.35	-	3,767.65	51
Total Dept 10 - WATER SYSTEMS		1,402,007.00	286,335.06	46,191.59	1,115,671.94	20
Dept 20 - WASTEWATER SYSTEMS						
20-20-5030	WAGES	179,909.00	103,893.14	13,870.41	76,015.86	58
20-20-5032	WAGES - OVERTIME	7,000.00	3,534.22	387.72	3,465.78	50
20-20-5040	FICA	11,589.00	5,475.47	812.14	6,113.53	47
20-20-5050	MEDICARE	2,711.00	1,280.42	189.91	1,430.58	47
20-20-5052	IMRF	22,180.00	11,275.49	1,682.46	10,904.51	51

GL NUMBER	DESCRIPTION	2020-21	ACTIVITY FOR			
		AMENDED BUDGET	YTD BALANCE 11/30/2020	MONTH 11/30/2020	AVAILABLE BALANCE	% BDGT USED
20-20-5054	GROUP HEALTH INS	44,257.00	23,011.02	3,814.89	21,245.98	52
20-20-5058	UNIFORMS	1,000.00	100.00	-	900.00	10
20-20-5090	COMMUNICATIONS	5,200.00	2,305.55	316.44	2,894.45	44
20-20-5091	JULIE LOCATE SUPPLIES	850.00	73.00	-	777.00	9
20-20-5100	POSTAGE	2,900.00	1,762.09	410.72	1,137.91	61
20-20-5110	PRINTING	2,900.00	429.96	-	2,470.04	15
20-20-5120	UTILITIES	123,000.00	75,084.36	10,330.09	47,915.64	61
20-20-5180	SMALL TOOLS AND EQUIPMENT	4,500.00	1,138.80	-	3,361.20	25
20-20-5190	RENTAL-EQUIPMENT	2,500.00	-	-	2,500.00	0
20-20-5200	OFFICE SUPPLIES	2,500.00	406.22	77.19	2,093.78	16
20-20-5213	OUTSIDE SERVICES	10,000.00	590.15	-	9,409.85	6
20-20-5222	SLUDGE HAULING	40,000.00	39,984.00	-	16.00	100
20-20-5251	NPDES PERMITS	21,000.00	17,500.00	-	3,500.00	83
20-20-5262	LAB SUPPLIES & EQUIPMENT	15,500.00	5,635.15	-	9,864.85	36
20-20-5281	CHEMICALS	35,000.00	17,339.84	-	17,660.16	50
20-20-5301	MAINT SUPPLIES-JANITORIAL	250.00	-	-	250.00	0
20-20-5360	ENGINEERING SERVICES	10,000.00	2,730.00	-	7,270.00	27
20-20-5370	GASOLINE & OIL	4,000.00	917.04	117.65	3,082.96	23
20-20-5381	MAINTENANCE PARTS & MATERIALS	20,000.00	5,669.72	45.69	14,330.28	28
20-20-5390	MAINTENANCE VEHICLES	3,500.00	2,622.76	949.27	877.24	75
20-20-5410	MAINTENANCE BUILDING	3,000.00	69.13	-	2,930.87	2
20-20-5450	CONTRACTUAL SERVICES	17,443.00	9,941.47	431.08	7,501.53	57
20-20-5480	CAPITAL EQUIPMENT	60,000.00	-	-	60,000.00	0
20-20-5520	LABORATORY TESTING	30,000.00	15,506.54	11,573.04	14,493.46	52
20-20-5580	TRAINING EXPENSE	2,000.00	157.56	28.00	1,842.44	8
20-20-5602	REPAIRS-W/WATER COLLECTION SYS.	12,000.00	1,445.00	-	10,555.00	12
20-20-5660	COLLECTION SYS. PUMP MAINT.	45,000.00	13,029.04	500.00	31,970.96	29
Total Dept 20 - WASTEWATER SYSTEMS		741,689.00	362,907.14	45,536.70	378,781.86	49
TOTAL EXPENDITURES		2,143,696.00	649,242.20	91,728.29	1,494,453.80	30
Fund 20 - WATER SYSTEM:						
TOTAL REVENUES		2,275,150.00	1,139,262.13	72,886.21	1,135,887.87	50
TOTAL EXPENDITURES		2,143,696.00	649,242.20	91,728.29	1,494,453.80	30
NET OF REVENUES & EXPENDITURES		131,454.00	490,019.93	(18,842.08)	(358,565.93)	

GL NUMBER	DESCRIPTION	2020-21	ACTIVITY FOR			% BDGT USED
		AMENDED BUDGET	YTD BALANCE 11/30/2020	MONTH 11/30/2020	AVAILABLE BALANCE	
Fund 30 - MFT						
Revenues						
Dept 00 - GENERAL FUND						
30-00-3410	INTEREST EARNED	150.00	54.75	-	95.25	37
30-00-3450	MOTOR FUEL TAX	279,000.00	340,300.56	55,032.33	(61,300.56)	122
30-00-3470	INTEREST EARNED - ILLINOIS FUNDS	15,000.00	1,476.77	77.85	13,523.23	10
Total Dept 00 - GENERAL FUND		294,150.00	341,832.08	55,110.18	(47,682.08)	116
TOTAL REVENUES		294,150.00	341,832.08	55,110.18	(47,682.08)	116
Expenditures						
Dept 00 - GENERAL FUND						
30-00-5462	MFT RESOLUTION	70,000.00	-	-	70,000.00	0
Total Dept 00 - GENERAL FUND		70,000.00	-	-	70,000.00	0
TOTAL EXPENDITURES		70,000.00	-	-	70,000.00	0
Fund 30 - MFT:						
TOTAL REVENUES		294,150.00	341,832.08	55,110.18	(47,682.08)	116
TOTAL EXPENDITURES		70,000.00	-	-	70,000.00	0
NET OF REVENUES & EXPENDITURES		224,150.00	341,832.08	55,110.18	(117,682.08)	

GL NUMBER	DESCRIPTION	2020-21 AMENDED BUDGET	YTD BALANCE 11/30/2020	ACTIVITY FOR MONTH 11/30/2020	AVAILABLE BALANCE	% BDGT USED
Fund 31 - PERFORMANCE BOND						
Revenues						
Dept 00 - GENERAL FUND						
31-00-3410	INTEREST EARNED	3,300.00	309.39	16.53	2,990.61	9
Total Dept 00 - GENERAL FUND		3,300.00	309.39	16.53	2,990.61	9
TOTAL REVENUES		3,300.00	309.39	16.53	2,990.61	9
Fund 31 - PERFORMANCE BOND:						
TOTAL REVENUES		3,300.00	309.39	16.53	2,990.61	9
TOTAL EXPENDITURES		-	-	-	-	0
NET OF REVENUES & EXPENDITURES		3,300.00	309.39	16.53	2,990.61	

GL NUMBER	DESCRIPTION	2020-21	ACTIVITY FOR			
		AMENDED BUDGET	YTD BALANCE 11/30/2020	MONTH 11/30/2020	AVAILABLE BALANCE	% BDGT USED
Fund 34 - TIF#1 CENTRAL REDEVELOPMENT						
Revenues						
Dept 00 - GENERAL FUND						
34-00-3010	PROPERTY TAX	140,500.00	188,062.19	317.90	(47,562.19)	134
34-00-3410	INTEREST EARNED	600.00	245.11	44.38	354.89	41
Total Dept 00 - GENERAL FUND		141,100.00	188,307.30	362.28	(47,207.30)	133
TOTAL REVENUES		141,100.00	188,307.30	362.28	(47,207.30)	133
Fund 34 - TIF#1 CENTRAL REDEVELOPMENT:						
TOTAL REVENUES		141,100.00	188,307.30	362.28	(47,207.30)	133
TOTAL EXPENDITURES		-	-	-	-	0
NET OF REVENUES & EXPENDITURES		141,100.00	188,307.30	362.28	(47,207.30)	

GL NUMBER	DESCRIPTION	2020-21	ACTIVITY FOR			
		AMENDED BUDGET	YTD BALANCE 11/30/2020	MONTH 11/30/2020	AVAILABLE BALANCE	% BDGT USED
Fund 35 - TIF#2 HIGGINS ROAD IND. PARK						
Revenues						
Dept 00 - GENERAL FUND						
35-00-3010	PROPERTY TAX	717,000.00	942,069.39	472.43	(225,069.39)	131
35-00-3210	MISCELLANEOUS INCOME	-	30,605.00	-	(30,605.00)	100
35-00-3410	INTEREST EARNED	1,300.00	463.57	60.29	836.43	36
Total Dept 00 - GENERAL FUND		718,300.00	973,137.96	532.72	(254,837.96)	135
TOTAL REVENUES		718,300.00	973,137.96	532.72	(254,837.96)	135
Expenditures						
Dept 00 - GENERAL FUND						
35-00-5061	ADMINISTRATIVE FEES	9,974.00	2,550.00	-	7,424.00	26
35-00-5071	TIF NOTE INTEREST	310,835.00	310,835.00	-	-	100
35-00-5081	TIF NOTE PRINCIPAL	296,700.00	452,400.00	-	(155,700.00)	152
Total Dept 00 - GENERAL FUND		617,509.00	765,785.00	-	(148,276.00)	124
TOTAL EXPENDITURES		617,509.00	765,785.00	-	(148,276.00)	124
Fund 35 - TIF#2 HIGGINS ROAD IND. PARK:						
TOTAL REVENUES		718,300.00	973,137.96	532.72	(254,837.96)	135
TOTAL EXPENDITURES		617,509.00	765,785.00	-	(148,276.00)	124
NET OF REVENUES & EXPENDITURES		100,791.00	207,352.96	532.72	(106,561.96)	

GL NUMBER	DESCRIPTION	2020-21	ACTIVITY FOR			% BDGT USED
		AMENDED BUDGET	YTD BALANCE 11/30/2020	MONTH 11/30/2020	AVAILABLE BALANCE	
Fund 40 - DRUG FORFEITURE PD ACCOUNT						
Revenues						
Dept 00 - GENERAL FUND						
40-00-3174	GPD DUI PREVENTION	350.00	-	-	350.00	0
40-00-3410	INTEREST EARNED	30.00	8.38	-	21.62	28
Total Dept 00 - GENERAL FUND		380.00	8.38	-	371.62	2
TOTAL REVENUES		380.00	8.38	-	371.62	2
Fund 40 - DRUG FORFEITURE PD ACCOUNT:						
TOTAL REVENUES		380.00	8.38	-	371.62	2
TOTAL EXPENDITURES		-	-	-	-	0
NET OF REVENUES & EXPENDITURES		380.00	8.38	-	371.62	

GL NUMBER	DESCRIPTION	2020-21	ACTIVITY FOR			
		AMENDED BUDGET	YTD BALANCE 11/30/2020	MONTH 11/30/2020	AVAILABLE BALANCE	% BDGT USED
Fund 43 - POLICE PENSION FUND						
Revenues						
Dept 00 - GENERAL FUND						
43-00-3421	UNREALIZED GAIN/LOSS	20,000.00	283,091.84	-	(263,091.84)	1415
43-00-3490	EMPLOYER CONTRIBUTIONS	364,908.00	343,498.77	-	21,409.23	94
43-00-3491	EMPLOYEE CONTRIBUTIONS	60,000.00	36,774.03	-	23,225.97	61
Total Dept 00 - GENERAL FUND		444,908.00	663,364.64	-	(218,456.64)	149
TOTAL REVENUES		444,908.00	663,364.64	-	(218,456.64)	149
Expenditures						
Dept 00 - GENERAL FUND						
43-00-5070	DUES	1,000.00	-	-	1,000.00	0
43-00-5230	LEGAL EXPENSE	3,000.00	650.00	-	2,350.00	22
43-00-5240	ACCOUNTING SERVICES	7,000.00	3,325.00	-	3,675.00	48
43-00-5310	INSURANCE LIABILITY	3,500.00	-	-	3,500.00	0
43-00-5321	PROFESSIONAL FEES	10,000.00	9,426.14	-	573.86	94
43-00-5509	PENSION EXPENSES	-	30,833.86	-	(30,833.86)	100
43-00-5580	TRAINING EXPENSE	3,500.00	2,883.05	-	616.95	82
Total Dept 00 - GENERAL FUND		28,000.00	47,118.05	-	(19,118.05)	168
TOTAL EXPENDITURES		28,000.00	47,118.05	-	(19,118.05)	168
Fund 43 - POLICE PENSION FUND:						
TOTAL REVENUES		444,908.00	663,364.64	-	(218,456.64)	149
TOTAL EXPENDITURES		28,000.00	47,118.05	-	(19,118.05)	168
NET OF REVENUES & EXPENDITURES		416,908.00	616,246.59	-	(199,338.59)	
TOTAL REVENUES - ALL FUNDS						
TOTAL REVENUES - ALL FUNDS		8,691,211.00	6,487,124.86	376,030.38	2,204,086.14	75
TOTAL EXPENDITURES - ALL FUNDS						
TOTAL EXPENDITURES - ALL FUNDS		7,479,649.00	4,045,726.94	383,269.89	3,433,922.06	54
NET OF REVENUES & EXPENDITURES		1,211,562.00	2,441,397.92	(7,239.51)	(1,229,835.92)	

REVENUE AND EXPENDITURE REPORT FOR GILBERTS VILLAGE
PERIOD ENDING 11/30/2020
COVID-19

GL NUMBER	DESCRIPTION	YTD BALANCE 11/30/2020	ACTIVITY FOR MONTH 11/30/2020
Fund 01 - GENERAL FUND			
Revenues			
Dept 00 - GENERAL FUND			
01-00-3500	GRANT REVENUE	464,938.88	464,938.88
Total Dept 00 - GENERAL FUND		464,938.88	464,938.88
TOTAL REVENUES		464,938.88	464,938.88
Expenditures			
Dept 01 - ADMINISTRATIVE			
01-01-5919	COVID-19	7,248.09	1,672.77
Total Dept 01 - ADMINISTRATIVE		7,248.09	1,672.77
Dept 02 - POLICE			
01-02-5919	COVID-19	7,892.87	7,433.00
Total Dept 02 - POLICE		7,892.87	7,433.00
Dept 03 - PUBLIC WORKS			
01-03-5919	COVID-19	671.69	671.69
Total Dept 03 - PUBLIC WORKS		671.69	671.69
Dept 06 - PARKS			
01-06-5919	COVID-19	99.24	-
Total Dept 06 - PARKS		99.24	-
TOTAL EXPENDITURES		15,911.89	9,777.46
Fund 01 - GENERAL FUND:			
TOTAL REVENUES		464,938.88	464,938.88
TOTAL EXPENDITURES		15,911.89	9,777.46
NET OF REVENUES & EXPENDITURES		449,026.99	455,161.42
Fund 20 - WATER SYSTEM			
Expenditures			
Dept 10 - WATER SYSTEMS			
20-10-5919	COVID-19	9,898.20	9,898.20
Total Dept 10 - WATER SYSTEMS		9,898.20	9,898.20
TOTAL EXPENDITURES		9,898.20	9,898.20
Fund 20 - WATER SYSTEM:			
TOTAL REVENUES		-	-
TOTAL EXPENDITURES		9,898.20	9,898.20
NET OF REVENUES & EXPENDITURES		(9,898.20)	(9,898.20)
TOTAL REVENUES - ALL FUNDS		464,938.88	464,938.88
TOTAL EXPENDITURES - ALL FUNDS		25,810.09	19,675.66
NET OF REVENUES & EXPENDITURES		439,128.79	445,263.22



Village of Gilberts

Village Hall
87 Galligan Road, Gilberts, Illinois 60136
Ph. 847-428-2861 Fax: 847-428-2955
www.villageofgilberts.com

To: Village President and Board of Trustees
From: Brian Bourdeau, Village Administrator
Taunya Fischer, Finance Director
Date: December 15, 2020 Village Board Meeting
Re: Items 4.D and 4.E: Abatement Ordinances for SSA 24 and 25

At the December 8, 2020 Special Village Board meeting, the Village Board approved abatement Ordinances for Special Service Areas 9 and 15. Included for approval are the necessary abatement Ordinances for Special Service Areas 24 and 25.

VILLAGE OF GILBERTS

KANE COUNTY

STATE OF ILLINOIS

ORDINANCE NUMBER 16-2020

**AN ORDINANCE ABATING TAXES HERETOFORE
LEVIED TO PAY INTEREST AND PRINCIPAL FOR
\$9,750,000 VILLAGE OF GILBERTS, KANE COUNTY,
ILLINOIS SPECIAL SERVICE AREA NUMBER TWENTY-FOUR
SPECIAL TAX BONDS, SERIES 2014
(THE CONSERVANCY PROJECT)**

**ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE
VILLAGE OF GILBERTS
KANE COUNTY
STATE OF ILLINOIS**

The ____ of December, 2020

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Gilberts, Kane County, Illinois this ____ day of December, 2020.

ORDINANCE NO. 16-2020

**AN ORDINANCE ABATING TAXES HERETOFORE
LEVIED TO PAY INTEREST AND PRINCIPAL FOR
\$9,750,000 VILLAGE OF GILBERTS,
KANE COUNTY, ILLINOIS
SPECIAL SERVICE AREA NUMBER TWENTY-FOUR
SPECIAL TAX BONDS, SERIES 2014
(THE CONSERVANCY PROJECT)
ADOPTED BY THE VILLAGE BOARD ON MAY 20, 2014
AS ORDINANCE 10-2014**

WHEREAS, the Village of Gilberts, Kane County, Illinois (the “Village”) previously established Special Service Area Number Twenty-Four pursuant to Ordinance Number 10-2014 adopted on May 20, 2014 pursuant to the provisions of the Special Service Area Tax Law, 35 ILCS 200/27-5 et seq., as amended and the provisions of Section 7 of Article VII of the 1970 Constitution of the State of Illinois; and

WHEREAS, the President and Board of Trustees of the Village did on the 20th day of May, 2014 adopt Ordinance No. 11-2014 entitled:

**AN ORDINANCE PROVIDING FOR ISSUANCE OF \$9,750,000 VILLAGE OF
GILBERTS, KANE COUNTY, ILLINOIS SPECIAL SERVICE AREA NUMBER
TWENTY-FOUR SPECIAL TAX BONDS, SERIES 2014 (THE CONSERVANCY
PROJECT) AND PROVIDING FOR THE LEVY OF A DIRECT ANNUAL TAX ON
TAXABLE PROPERTY IN SUCH SPECIAL SERVICE AREA FOR THE PAYMENT
OF PRINCIPAL OF AND INTEREST ON SUCH BONDS**

(the “Bond Ordinance”). The Bond Ordinance authorized the issuance of \$9,750,000 Special Service Area Number Twenty-Four Special Tax Bonds, Series 2014 (The Conservancy Project) (the “Bonds”) of the Village of Gilberts, Kane County, Illinois, and was duly published (pamphlet form) and is now in full force and effect; and

WHEREAS, by the terms of said Bond Ordinance, the Bonds were designated “Village of Gilberts, Kane County, Illinois Special Service Area Number Twenty-Four Special Tax Bonds, Series 2014 (The Conservancy Project). In addition to all other taxes, there was levied pursuant to the Bond Ordinance upon the taxable property in Special Service Area Number Twenty-Four in the Village, in each of the years 2014 through 2033, a direct annual special tax sufficient for the purpose of paying interest and principal on the Bonds and Administrative Expenses for Special Service Area Number Twenty-Four, as follows:

<u>Year of Levy</u>	<u>An Amount Sufficient to Produce the Sum of:</u>
2014	\$ 586,637.28
2015	586,637.28
2016	586,637.28

<u>Year of Levy</u>	<u>An Amount Sufficient to Produce the Sum of:</u>
2017	586,637.28
2018	586,637.28
2019	586,637.28
2020	586,637.28
2021	586,637.28
2022	586,637.28
2023	586,637.28
2024	586,637.28
2025	586,637.28
2026	1,578,996.44
2027	1,699,294.80
2028	1,699,294.80
2029	1,699,294.80
2030	1,699,294.80
2031	1,699,294.80
2032	1,699,294.80
2033	1,699,294.80

WHEREAS, the Village Corporate Authorities have determined that, as of September 30, 2020 the Village had on deposit \$49,353 of available moneys in the Bond and Interest Fund established pursuant to that certain Amended and Restated Trust Indenture dated August 19, 2014 (the “Indenture”) pursuant to which the Bonds were issued, and further that the Village had on deposit \$20,683 of available moneys in the Administrative Expense Fund established pursuant to the Indenture; and

WHEREAS, the Bond Ordinance directs the Village of Gilberts to calculate or cause the Consultant to calculate the Maximum Parcel Special Taxes for each year as calculated pursuant to the Village of Gilberts Special Service Area Number 24 Special Tax Roll and Report (the “Special Tax Report”) prepared by David Taussig & Associates, Inc., to adopt an ordinance approving an amended Special Tax Roll and any abatement of Special Taxes attributable to prepayments, and no later than January 15 and July 15 of each year to bill directly the Special Taxes to each property owner of record in the Special Service Area the amounts set forth in the Special Tax Roll as amended; and

WHEREAS, the Village has appointed MuniCap Inc. as the successor Consultant under the Indenture and the Consultant has prepared an Amended Special Tax Roll and Explanation of the Methodology to Amend the Special Tax Roll for Calendar Year 2020 dated December 12, 2020 (the “Levy Year 2020 Special Tax Report”); and

WHEREAS, the Levy Year 2020 Special Tax Roll attached hereto as Exhibit A has been prepared pursuant to the Special Tax Report and is hereby approved by the Corporate Authorities; and

WHEREAS, the Corporate Authorities have further determined that the direct annual special tax heretofore levied for the year 2020 by Section 6 of said Bond Ordinance in the amount of \$586,637.28 be abated in part in the amount of \$84,501.00 to take into account prepayments, producing a net levy in the amount of \$502,136.28 for levy year 2020, to be collected in 2021 such that sufficient sums are available for the purpose of paying interest and principal on the Bonds and paying administrative expenses of Special Service Area Number Twenty-Four for the aforesaid period; and

NOW, THEREFORE, BE IT ORDAINED BY THE CORPORATE AUTHORITIES OF THE VILLAGE OF GILBERTS, KANE COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. That the direct annual special tax heretofore levied on taxable property within the Village’s Special Service Area Number Twenty-Four for the levy year 2020 by Section 6 of said Bond Ordinance to pay the principal and interest on the Bonds authorized to be issued under the Bond Ordinance and to pay administrative expenses of Special Service Area Number Twenty-Four be abated in part, in the amount of \$84,501, thereby producing a net levy in the amount of \$502,136.28 for 2020.

Section 2. Of the net levy of \$502,136.28 of Special Taxes levied for calendar year 2020, pursuant to the Bond Ordinance, all of such Special Tax to be collected by the County is hereby abated resulting in a 2020 calendar year levy through the County of \$0. The amount of Special Taxes required to be levied and collected pursuant to the Bond Ordinance and Special Tax Report shall be billed and collected by the Village through the Consultant in accordance with the Trust Indenture and the Bond Ordinance for the Bonds.

Section 3. That forthwith upon the passage of this Ordinance, a copy hereof duly certified by the Clerk of said Village, shall be filed with the County Clerk of Kane County, Illinois.

Section 4. That this Ordinance shall be in full force and effect from and after its passage, approval and publication, in pamphlet form, in the manner provide by law.

PASSED THIS ____ DAY OF DECEMBER, 2020 BY ROLL CALL VOTE AS FOLLOWS:

	Ayes	Nays	Absent	Abstain
Trustee Jeanne Allen	_____	_____	_____	_____
Trustee Dan Corbett	_____	_____	_____	_____
Trustee Nancy Farrell	_____	_____	_____	_____
Trustee Louis Hacker	_____	_____	_____	_____
Trustee Kurt Kojzarek	_____	_____	_____	_____
Trustee Guy Zambetti	_____	_____	_____	_____
President Rick Zirk	_____	_____	_____	_____

APPROVED this _____ day of _____, 2020

(SEAL)

Rick Zirk, Village President

ATTEST: _____
Courtney Baker, Village Clerk

Published: _____

Exhibit A

Appendix A

Village of Gilberts
Special Service Area Number 24
(The Conservancy Project)
Levy Year 2020 / Collection Year 2021

Parcel Identification Number	Acreage	Use	Neighborhood	Number of Units/ Acreage	Classification	Maximum Parcel Special Tax	Maximum Parcel Special Tax Reduction	Special Tax to be Billed
Commercial Property								
02-02-100-007	51.45	COMM	Neighborhood 9	4.824833887	Comm	\$2,904.55	\$1,067.81	\$1,836.74
02-02-100-008	89.50	COMM	Neighborhood 10 & 11	36.81516611	Comm	\$22,162.73	\$8,147.73	\$14,015.00
Exempt Property								
02-11-100-010	79.97	PUBLIC	N/A	0	Exempt	N/A	N/A	N/A
02-11-296-001	0.00	PUBLIC	N/A	0	Exempt	N/A	N/A	N/A
02-11-350-007	0.00	PUBLIC	N/A	0	Exempt	N/A	N/A	N/A
02-11-401-001	0.00	PUBLIC	N/A	0	Exempt	N/A	N/A	N/A
02-11-401-008	0.00	PUBLIC	N/A	0	Exempt	N/A	N/A	N/A
02-11-401-015	0.00	PUBLIC	N/A	0	Exempt	N/A	N/A	N/A
02-11-401-016	0.00	PUBLIC	N/A	0	Exempt	N/A	N/A	N/A
02-11-404-010	0.00	PUBLIC	N/A	0	Exempt	N/A	N/A	N/A
02-11-425-001	0.00	PUBLIC	N/A	0	Exempt	N/A	N/A	N/A
02-11-425-010	0.00	PUBLIC	N/A	0	Exempt	N/A	N/A	N/A
02-11-475-001	0.00	PUBLIC	N/A	0	Exempt	N/A	N/A	N/A
02-11-475-012	0.00	PUBLIC	N/A	0	Exempt	N/A	N/A	N/A
02-11-475-013	0.00	PUBLIC	N/A	0	Exempt	N/A	N/A	N/A
02-11-395-001	3.12	PUBLIC	N/A	0	Exempt	N/A	N/A	N/A
02-11-399-011	1.19	PUBLIC	N/A	0	Exempt	N/A	N/A	N/A
02-11-399-009		PUBLIC	N/A	0	Exempt	N/A	N/A	N/A
02-11-399-012		PUBLIC	N/A	0	Exempt	N/A	N/A	N/A
02-02-400-006	2.81	PUBLIC	Neighborhood 4	0	Exempt	N/A	N/A	N/A
Prepaid Property								
02-11-296-002		PUBLIC	Neighborhood 1	0	Prepaid	Prepaid	Prepaid	Prepaid
02-11-348-001		SFD	Neighborhood 1	0	Prepaid	Prepaid	Prepaid	Prepaid
02-11-348-002		SFD	Neighborhood 1	0	Prepaid	Prepaid	Prepaid	Prepaid
02-11-348-003		SFD	Neighborhood 1	1	Prepaid	Prepaid	Prepaid	Prepaid
02-11-348-004		SFD	Neighborhood 1	1	Prepaid	Prepaid	Prepaid	Prepaid
02-11-349-001		SFD	Neighborhood 1	1	Prepaid	Prepaid	Prepaid	Prepaid
02-11-349-002		SFD	Neighborhood 1	1	Prepaid	Prepaid	Prepaid	Prepaid
02-11-349-003		SFD	Neighborhood 1	1	Prepaid	Prepaid	Prepaid	Prepaid
02-11-349-004		SFD	Neighborhood 1	1	Prepaid	Prepaid	Prepaid	Prepaid
02-11-349-005		SFD	Neighborhood 1	1	Prepaid	Prepaid	Prepaid	Prepaid
02-11-349-006		SFD	Neighborhood 1	1	Prepaid	Prepaid	Prepaid	Prepaid
02-11-349-007		SFD	Neighborhood 1	1	Prepaid	Prepaid	Prepaid	Prepaid
02-11-349-008		SFD	Neighborhood 1	1	Prepaid	Prepaid	Prepaid	Prepaid
02-11-349-009		SFD	Neighborhood 1	1	Prepaid	Prepaid	Prepaid	Prepaid
02-11-350-001		SFD	Neighborhood 1	0	Prepaid	Prepaid	Prepaid	Prepaid
02-11-350-002		SFD	Neighborhood 1	0	Prepaid	Prepaid	Prepaid	Prepaid
02-11-350-003		SFD	Neighborhood 1	1	Prepaid	Prepaid	Prepaid	Prepaid
02-11-350-004		SFD	Neighborhood 1	1	Prepaid	Prepaid	Prepaid	Prepaid
02-11-350-005		SFD	Neighborhood 1	1	Prepaid	Prepaid	Prepaid	Prepaid
02-11-401-002		SFD	Neighborhood 1	1	Prepaid	Prepaid	Prepaid	Prepaid
02-11-401-003		SFD	Neighborhood 1	1	Prepaid	Prepaid	Prepaid	Prepaid
02-11-401-004		SFD	Neighborhood 1	1	Prepaid	Prepaid	Prepaid	Prepaid
02-11-401-005		SFD	Neighborhood 1	1	Prepaid	Prepaid	Prepaid	Prepaid
02-11-401-006		SFD	Neighborhood 1	1	Prepaid	Prepaid	Prepaid	Prepaid
02-11-401-007		SFD	Neighborhood 1	1	Prepaid	Prepaid	Prepaid	Prepaid
02-11-401-009		SFD	Neighborhood 1	1	Prepaid	Prepaid	Prepaid	Prepaid
02-11-401-010		SFD	Neighborhood 1	1	Prepaid	Prepaid	Prepaid	Prepaid
02-11-401-011		SFD	Neighborhood 1	1	Prepaid	Prepaid	Prepaid	Prepaid
02-11-401-012		SFD	Neighborhood 1	1	Prepaid	Prepaid	Prepaid	Prepaid
02-11-402-001		SFD	Neighborhood 1	1	Prepaid	Prepaid	Prepaid	Prepaid
02-11-402-002		SFD	Neighborhood 1	1	Prepaid	Prepaid	Prepaid	Prepaid
02-11-402-003		SFD	Neighborhood 1	1	Prepaid	Prepaid	Prepaid	Prepaid
02-11-402-004		SFD	Neighborhood 1	1	Prepaid	Prepaid	Prepaid	Prepaid
02-11-402-005		SFD	Neighborhood 1	0	Prepaid	Prepaid	Prepaid	Prepaid
02-11-403-001		SFD	Neighborhood 1	1	Prepaid	Prepaid	Prepaid	Prepaid
02-11-403-002		SFD	Neighborhood 1	1	Prepaid	Prepaid	Prepaid	Prepaid
02-11-403-003		SFD	Neighborhood 1	1	Prepaid	Prepaid	Prepaid	Prepaid
02-11-403-004		SFD	Neighborhood 1	1	Prepaid	Prepaid	Prepaid	Prepaid
02-11-403-005		SFD	Neighborhood 1	1	Prepaid	Prepaid	Prepaid	Prepaid
02-11-403-006		SFD	Neighborhood 1	1	Prepaid	Prepaid	Prepaid	Prepaid
02-11-403-007		SFD	Neighborhood 1	1	Prepaid	Prepaid	Prepaid	Prepaid
02-11-403-008		SFD	Neighborhood 1	1	Prepaid	Prepaid	Prepaid	Prepaid
02-11-403-009		SFD	Neighborhood 1	1	Prepaid	Prepaid	Prepaid	Prepaid
02-11-404-001		SFD	Neighborhood 1	1	Prepaid	Prepaid	Prepaid	Prepaid
02-11-404-002		SFD	Neighborhood 1	1	Prepaid	Prepaid	Prepaid	Prepaid
02-11-404-003		SFD	Neighborhood 1	0	Prepaid	Prepaid	Prepaid	Prepaid
02-11-404-004		SFD	Neighborhood 1	0	Prepaid	Prepaid	Prepaid	Prepaid
02-11-404-005		SFD	Neighborhood 1	1	Prepaid	Prepaid	Prepaid	Prepaid
02-11-404-006		SFD	Neighborhood 1	1	Prepaid	Prepaid	Prepaid	Prepaid
02-11-404-007		SFD	Neighborhood 1	1	Prepaid	Prepaid	Prepaid	Prepaid

Parcel Identification Number	Acreage	Use	Neighborhood	Number of Units/Acreage	Classification	Maximum Parcel Special Tax	Maximum Parcel Special Tax Reduction	Special Tax to be Billed
02-11-350-006	0.00	SFD	Neighborhood 1	1	Prepaid	Prepaid	Prepaid	Prepaid
02-11-401-013	0.00	SFD	Neighborhood 1	1	Prepaid	Prepaid	Prepaid	Prepaid
02-11-425-002	0.00	SFD	Neighborhood 1	1	Prepaid	Prepaid	Prepaid	Prepaid
02-11-451-020	0.00	SFD	Neighborhood 1	1	Prepaid	Prepaid	Prepaid	Prepaid
02-11-452-017	0.00	SFD	Neighborhood 1	1	Prepaid	Prepaid	Prepaid	Prepaid
02-11-452-019	0.00	SFD	Neighborhood 1	1	Prepaid	Prepaid	Prepaid	Prepaid
02-11-475-008	0.00	SFD	Neighborhood 1	1	Prepaid	Prepaid	Prepaid	Prepaid
02-11-451-010	0.00	SFD	Neighborhood 1	0	Prepaid	Prepaid	Prepaid	Prepaid
02-11-401-014	0.00	SFD	Neighborhood 1	1	Prepaid	Prepaid	Prepaid	Prepaid
Single Family Property Pods 3, 4, 5 and 6								
02-02-400-007	77.19	SFD	Neighborhood 4&5	38	3, 4, 5 and 6	\$26,106.00	\$9,597.41	\$16,508.59
02-11-200-007	35.68	SFD	Neighborhood 2	9	3, 4, 5 and 6	\$6,183.00	\$2,273.07	\$3,909.93
02-11-100-003	40.00	SFD	Neighborhood 2	58	3, 4, 5 and 6	\$39,846.00	\$14,648.67	\$25,197.33
02-11-200-001	79.92	SFD	Neighborhood 4 & 5	143	3, 4, 5 and 6	\$98,241.00	\$36,116.55	\$62,124.45
02-11-200-003	20.00	SFD	Neighborhoods 2 and 4 & 5	0	3, 4, 5 and 6	\$0.00	\$0.00	\$0.00
02-11-200-005	20.00	SFD	Neighborhood 4 & 5	0	3, 4, 5 and 6	\$0.00	\$0.00	\$0.00
02-11-326-001		SFD	Neighborhood 2	151	3, 4, 5 and 6	\$103,737.00	\$38,137.06	\$65,599.94
02-11-395-002	0.24	SFD	Neighborhood 2	1	3, 4, 5 and 6	\$687.00	\$252.56	\$434.44
02-11-395-003	0.24	SFD	Neighborhood 2	1	3, 4, 5 and 6	\$687.00	\$252.56	\$434.44
02-11-395-004	0.24	SFD	Neighborhood 2	1	3, 4, 5 and 6	\$687.00	\$252.56	\$434.44
02-11-395-005	0.24	SFD	Neighborhood 2	1	3, 4, 5 and 6	\$687.00	\$252.56	\$434.44
02-11-395-006	0.24	SFD	Neighborhood 2	1	3, 4, 5 and 6	\$687.00	\$252.56	\$434.44
02-11-395-007	0.24	SFD	Neighborhood 2	1	3, 4, 5 and 6	\$687.00	\$252.56	\$434.44
02-11-395-008	0.24	SFD	Neighborhood 2	1	3, 4, 5 and 6	\$687.00	\$252.56	\$434.44
02-11-395-009	0.24	SFD	Neighborhood 2	1	3, 4, 5 and 6	\$687.00	\$252.56	\$434.44
02-11-395-010	0.24	SFD	Neighborhood 2	1	3, 4, 5 and 6	\$687.00	\$252.56	\$434.44
02-11-395-011	0.24	SFD	Neighborhood 2	1	3, 4, 5 and 6	\$687.00	\$252.56	\$434.44
02-11-395-012	0.24	SFD	Neighborhood 2	1	3, 4, 5 and 6	\$687.00	\$252.56	\$434.44
02-11-395-013	0.29	SFD	Neighborhood 2	1	3, 4, 5 and 6	\$687.00	\$252.56	\$434.44
02-11-396-001	0.28	SFD	Neighborhood 2	1	3, 4, 5 and 6	\$687.00	\$252.56	\$434.44
02-11-396-002	0.28	SFD	Neighborhood 2	1	3, 4, 5 and 6	\$687.00	\$252.56	\$434.44
02-11-396-003	0.28	SFD	Neighborhood 2	1	3, 4, 5 and 6	\$687.00	\$252.56	\$434.44
02-11-396-004	0.28	SFD	Neighborhood 2	1	3, 4, 5 and 6	\$687.00	\$252.56	\$434.44
02-11-396-005	0.28	SFD	Neighborhood 2	1	3, 4, 5 and 6	\$687.00	\$252.56	\$434.44
02-11-396-006	0.28	SFD	Neighborhood 2	1	3, 4, 5 and 6	\$687.00	\$252.56	\$434.44
02-11-396-007	0.28	SFD	Neighborhood 2	1	3, 4, 5 and 6	\$687.00	\$252.56	\$434.44
02-11-396-008	0.28	SFD	Neighborhood 2	1	3, 4, 5 and 6	\$687.00	\$252.56	\$434.44
02-11-396-009	0.28	SFD	Neighborhood 2	1	3, 4, 5 and 6	\$687.00	\$252.56	\$434.44
02-11-396-010	0.28	SFD	Neighborhood 2	1	3, 4, 5 and 6	\$687.00	\$252.56	\$434.44
02-11-396-011	0.28	SFD	Neighborhood 2	1	3, 4, 5 and 6	\$687.00	\$252.56	\$434.44
02-11-396-012	0.28	SFD	Neighborhood 2	1	3, 4, 5 and 6	\$687.00	\$252.56	\$434.44
02-11-396-013	0.28	SFD	Neighborhood 2	1	3, 4, 5 and 6	\$687.00	\$252.56	\$434.44
02-11-396-014	0.28	SFD	Neighborhood 2	1	3, 4, 5 and 6	\$687.00	\$252.56	\$434.44
02-11-396-015	0.28	SFD	Neighborhood 2	1	3, 4, 5 and 6	\$687.00	\$252.56	\$434.44
02-11-396-016	0.28	SFD	Neighborhood 2	1	3, 4, 5 and 6	\$687.00	\$252.56	\$434.44
02-11-396-017	0.28	SFD	Neighborhood 2	1	3, 4, 5 and 6	\$687.00	\$252.56	\$434.44
02-11-396-018	0.28	SFD	Neighborhood 2	1	3, 4, 5 and 6	\$687.00	\$252.56	\$434.44
02-11-396-019	0.28	SFD	Neighborhood 2	1	3, 4, 5 and 6	\$687.00	\$252.56	\$434.44
02-11-396-020	0.28	SFD	Neighborhood 2	1	3, 4, 5 and 6	\$687.00	\$252.56	\$434.44
02-11-451-021	0.28	SFD	Neighborhood 2	1	3, 4, 5 and 6	\$687.00	\$252.56	\$434.44
02-11-451-022	0.28	SFD	Neighborhood 2	1	3, 4, 5 and 6	\$687.00	\$252.56	\$434.44
02-11-451-023	0.28	SFD	Neighborhood 2	1	3, 4, 5 and 6	\$687.00	\$252.56	\$434.44
02-11-451-024	0.28	SFD	Neighborhood 2	1	3, 4, 5 and 6	\$687.00	\$252.56	\$434.44
02-11-451-025	0.28	SFD	Neighborhood 2	1	3, 4, 5 and 6	\$687.00	\$252.56	\$434.44
02-11-451-026	0.28	SFD	Neighborhood 2	1	3, 4, 5 and 6	\$687.00	\$252.56	\$434.44
02-11-451-027	0.28	SFD	Neighborhood 2	1	3, 4, 5 and 6	\$687.00	\$252.56	\$434.44
02-11-451-028	0.28	SFD	Neighborhood 2	1	3, 4, 5 and 6	\$687.00	\$252.56	\$434.44
02-11-451-029	0.28	SFD	Neighborhood 2	1	3, 4, 5 and 6	\$687.00	\$252.56	\$434.44
02-11-451-030	0.28	SFD	Neighborhood 2	1	3, 4, 5 and 6	\$687.00	\$252.56	\$434.44
02-11-399-001	0.28	SFD	Neighborhood 2	1	3, 4, 5 and 6	\$687.00	\$252.56	\$434.44
02-11-399-002	0.28	SFD	Neighborhood 2	1	3, 4, 5 and 6	\$687.00	\$252.56	\$434.44
02-11-399-003	0.28	SFD	Neighborhood 2	1	3, 4, 5 and 6	\$687.00	\$252.56	\$434.44
02-11-399-004	0.28	SFD	Neighborhood 2	1	3, 4, 5 and 6	\$687.00	\$252.56	\$434.44
02-11-399-005	0.28	SFD	Neighborhood 2	1	3, 4, 5 and 6	\$687.00	\$252.56	\$434.44
02-11-399-006	0.28	SFD	Neighborhood 2	1	3, 4, 5 and 6	\$687.00	\$252.56	\$434.44
02-11-399-007	0.28	SFD	Neighborhood 2	1	3, 4, 5 and 6	\$687.00	\$252.56	\$434.44
02-11-399-008	0.28	SFD	Neighborhood 2	1	3, 4, 5 and 6	\$687.00	\$252.56	\$434.44
02-11-400-003	0.75	SFD	Neighborhood 2	0	3, 4, 5 and 6	\$0.00	\$0.00	\$0.00
02-11-399-010	0.33	SFD	Neighborhood 2	1	3, 4, 5 and 6	\$687.00	\$252.56	\$434.44
02-11-400-005	64.63	SFD	Neighborhood 3	152	3, 4, 5 and 6	\$104,424.00	\$38,389.62	\$66,034.38
Single Family Property Pods 7 and 8								
02-02-100-007	51.45	SFD	Neighborhood 9	89	7 and 8	\$67,017.00	\$24,637.61	\$42,379.39
02-02-100-008	89.50	SFD	Neighborhood 10 & 11	92	7 and 8	\$69,276.00	\$25,468.09	\$43,807.91
02-02-300-002	80.00	SFD	Neighborhood 7	81	7 and 8	\$60,993.00	\$22,422.99	\$38,570.01
02-02-300-003	44.72	SFD	Neighborhood 8 East & 7	94	7 and 8	\$70,782.00	\$26,021.74	\$44,760.26
02-02-300-004	35.28	SFD	Neighborhood 8 West & 7	43	7 and 8	\$32,379.00	\$11,903.56	\$20,475.44
02-11-100-010	79.97	SFD	Neighborhood 6	73	7 and 8	\$54,969.00	\$20,208.37	\$34,760.63
Total				1,238.64		\$794,057.28	\$291,921.00	\$502,136.28

VILLAGE OF GILBERTS

KANE COUNTY

STATE OF ILLINOIS

ORDINANCE NUMBER 17-2020

**AN ORDINANCE ABATING SPECIAL TAXES HERETOFORE
LEVIED TO PAY INTEREST AND PRINCIPAL FOR
VILLAGE OF GILBERTS, KANE COUNTY,
ILLINOIS SPECIAL SERVICE AREA NUMBER TWENTY-FIVE
SPECIAL TAX BONDS (THE CONSERVANCY PROJECT),
SERIES 2018A AND SERIES 2018B**

**ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE
VILLAGE OF GILBERTS
KANE COUNTY
STATE OF ILLINOIS**

December __, 2020

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Gilberts, Kane County, Illinois this ____ day of December, 2020.

ORDINANCE NO. 17-2020

**AN ORDINANCE ABATING SPECIAL TAXES HERETOFORE
LEVIED TO PAY INTEREST AND PRINCIPAL FOR
VILLAGE OF GILBERTS, KANE COUNTY,
ILLINOIS SPECIAL SERVICE AREA NUMBER TWENTY-FIVE
SPECIAL TAX BONDS, (THE CONSERVANCY PROJECT)
SERIES 2018A AND SERIES 2018B**

WHEREAS, the Village of Gilberts, Kane County, Illinois (the “Village”) previously established Special Service Area Number Twenty-Five pursuant to Ordinance Number 03-2018 adopted on February 27, 2018, as amended by Ordinance Number 14-2018 adopted on August 7, 2018, pursuant to the provisions of the Special Service Area Tax Law, 35 ILCS 200/27-5 et seq., as amended and the provisions of Section 7 of Article VII of the 1970 Constitution of the State of Illinois; and

WHEREAS, the President and Board of Trustees of the Village (the “Corporate Authorities”) did on the 1st day of May, 2018 adopt Ordinance No. 07-2018 entitled:

**AN ORDINANCE PROVIDING FOR ISSUANCE OF VILLAGE
OF GILBERTS, KANE COUNTY, ILLINOIS SPECIAL SERVICE
AREA NUMBER TWENTY-FIVE SPECIAL TAX BONDS,
SERIES 2018 (THE CONSERVANCY PROJECT),**

Such Ordinance was amended by Ordinance No. 15-2018 adopted by the Corporate Authorities on August 7, 2018, as further supplemented by a Bond Order dated September 5, 2018 executed pursuant thereto (collectively, the “Bond Ordinance”). The Bond Ordinance authorized the issuance of (i) \$11,325,653.57 original principal amount of Special Service Area Number Twenty-Five Special Tax Bonds (The Conservancy Project) Series 2018A (the “Series 2018A Bonds”) of the Village of Gilberts, Kane County, Illinois (the “Village”) for the purpose of financing special services within Special Service Area Twenty-Five and (ii) \$9,511,270.23 original principal amount of Special Service Area Twenty-Five Special Tax Bonds (The

Conservancy Project), Series 2018B (the “Series 2018B Bonds” and together with the Series 2018A Bonds, the “Bonds”) of the Village to refund a portion of the Village’s Special Service Area Number Twenty-Four Special Tax Bonds, Series 2014B, and was duly published (pamphlet form) and is now in full force and effect as amended; and

WHEREAS, by the terms of said Bond Ordinance and a Trust Indenture pursuant to which the Bonds were issued (the “Indenture”), the Bonds were designated “Village of Gilberts, Kane County, Illinois Special Service Area Number Twenty-Five Special Tax Bonds, (The Conservancy Project) Series 2018A and Series 2018B.” In addition to all other taxes, there was levied pursuant to the Bond Ordinance upon the taxable property in Special Service Area Number Twenty-Five in the Village, in each of the years 2020 through 2046, a direct annual special tax sufficient for the purpose of paying interest and principal on the Bonds and Administrative Expenses (as defined in the Indenture) for Special Service Area Number Twenty-Five; and

WHEREAS, the Bond Ordinance also directs the Village of Gilberts to calculate or cause the Consultant appointed by the Village pursuant to the Indenture to Calculate the Special Tax Requirement each year, to adopt an ordinance approving the Special Tax Requirement (as defined in the Bond Ordinance) and to abate the taxes levied pursuant to the Bond Ordinance to the extent the taxes levied exceed the Special Tax Requirement as calculated pursuant to the Village of Gilberts Special Service Area Number Twenty-Five (The Conservancy Project) Amended Special Tax Roll and Explanation of the Methodology to Amend the Special Tax Roll for Calendar Year 2020 dated December 2, 2020 (the “Special Tax Report”); and

WHEREAS, MuniCap Inc., the current Consultant appointed by the Village has prepared the Special Tax Report and as described therein has determined that the Special Tax Requirement for 2020 is \$981,000.00; and

WHEREAS, in order to comply with Kane County's billing requirements on a per parcel basis, the special tax must be rounded to the nearest even cent resulting in a 2020 calendar year levy of \$981,004.58; and

WHEREAS, the Consultant has further determined that the aggregate Maximum Parcel Special Taxes levied for 2020 as adjusted may not exceed \$1,695,195.21; and

WHEREAS, the amended Special Tax Roll attached hereto as Attachment A has been prepared pursuant to the Special Tax Report and the Corporate Authorities have determined that the available funds in the Bond and Interest Fund on deposit to the credit of the Village, with the earnings to be received thereon, are not sufficient for the purpose of paying principal and interest due on the Bonds to and including March 1, 2022, and further that the available funds in the Administrative Expense Fund on deposit to the credit of the Village, with the earnings to be received thereon, are not sufficient for the purpose of payment of administrative expenses of Special Service Area Number Twenty-Five that are expected to occur to and including March 1, 2022. The Corporate Authorities have further determined that the direct annual special tax heretofore levied for the year 2020 by Section 6 of said Bond Ordinance in the amount of \$1,814,725.00 be abated in part, producing a net levy in the amount of \$981,004.58 for 2020, such that sufficient sums will be available for the purpose of paying interest and principal on the Bonds and paying administrative expenses of Special Service Area Number Twenty-Five for the aforesaid period.

NOW, THEREFORE, BE IT ORDAINED BY THE CORPORATE AUTHORITIES OF THE VILLAGE OF GILBERTS, ILLINOIS, AS FOLLOWS:

Section 1. That the direct annual special tax heretofore levied on all taxable property within the Village's Special Service Area Number Twenty-Five for the levy year 2020 by Section 6 of said Bond Ordinance to pay the principal and interest on the Bonds authorized to be issued under the Bond Ordinance and to pay administrative expenses of Special Service Area Number Twenty-Five be abated in part, in the amount of \$833,720.42 thereby producing a net levy in the amount of \$981,004.58 for 2020 in accordance with the Levy Year 2020 Special Tax Roll attached hereto.

Section 2. It is the duty of the County Clerk of Kane County to abate those taxes for levy year 2020 as provided in Section 1 of this Ordinance and to spread the Special Taxes among the parcels within the Special Service Area as provided in the Levy Year 2020 Special Tax Roll attached hereto.

Section 3. The Corporate Authorities of the Village hereby approve the Village of Gilberts Special Service Area Number Twenty-Five (The Conservancy Project) Amended Special Tax Roll and Explanation of the Methodology to Amend the Special Tax Roll For Calendar Year 2020 prepared by the Consultant.

Section 4. All ordinances, resolution and orders or parts of ordinances, resolutions and orders in conflict with this Ordinance are repealed to the extent of such conflict. That forthwith upon the passage of this Ordinance, a copy hereof duly certified by the Clerk of said Village shall be filed with the County Clerk of Kane County, Illinois.

Section 5. That this Ordinance shall be in full force and effect from and after its passage, approval and publication, in pamphlet form, in the manner provided by law.

PASSED this _____ day of December, 2020 by roll call vote as follows:

	Ayes	Nays	Absent	Abstain
Trustee Jeanne Allen	_____	_____	_____	_____
Trustee Dan Corbett	_____	_____	_____	_____
Trustee Nancy Farrell	_____	_____	_____	_____
Trustee Louis Hacker	_____	_____	_____	_____
Trustee Kurt Kojzarek	_____	_____	_____	_____
Trustee Guy Zambetti	_____	_____	_____	_____
President Rick Zirk	_____	_____	_____	_____

APPROVED this _____ day of _____, 2020

(SEAL)

Rick Zirk, Village President

ATTEST: _____
Courtney Baker, Village Clerk

Published: _____

ATTACHMENT A

Appendix A

Village of Gilberts
 Special Service Area Number 25
 (The Conservancy Project)
 Levy Year 2020 / Collection Year 2021

Parcel Identification Number	Use	Number of Units/ Acreage	Land Use Class	Development Status	Maximum Parcel Special Tax	Adjusted Maximum Parcel Special Tax	Special Tax to be Abated	Special Tax to be Billed
Commercial Property:								
02-02-100-007	COMM	4.82	Class 2	Undeveloped	\$7,848.18	\$7,306.49	\$3,078.25	\$4,228.24
02-02-100-008	COMM	36.82	Class 2	Undeveloped	\$59,884.37	\$55,751.05	\$23,488.08	\$32,262.97
Exempt Property:								
02-11-100-010	PUBLIC	0	Exempt	Exempt	\$0.00	\$0.00	\$0.00	\$0.00
02-11-395-001	PUBLIC	0	Exempt	Exempt	\$0.00	\$0.00	\$0.00	\$0.00
02-11-399-011	PUBLIC	0	Exempt	Exempt	\$0.00	\$0.00	\$0.00	\$0.00
02-11-399-009	PUBLIC	0	Exempt	Exempt	\$0.00	\$0.00	\$0.00	\$0.00
02-11-399-012	PUBLIC	0	Exempt	Exempt	\$0.00	\$0.00	\$0.00	\$0.00
02-02-400-006	PUBLIC	0	Exempt	Exempt	\$0.00	\$0.00	\$0.00	\$0.00
Residential Property:								
02-02-400-007	SFD	38	Class 1	Undeveloped	\$61,811.65	\$57,545.30	\$24,244.00	\$33,301.30
02-11-200-007	SFD	9	Class 1	Undeveloped	\$14,639.60	\$13,629.15	\$5,742.00	\$7,887.15
02-11-100-003	SFD	58	Class 1	Undeveloped	\$94,344.10	\$87,832.30	\$37,004.00	\$50,828.30
02-11-200-001	SFD	143	Class 1	Undeveloped	\$232,607.00	\$216,552.05	\$91,234.00	\$125,318.05
02-11-200-003	SFD	0	Class 1	Undeveloped	\$0.00	\$0.00	\$0.00	\$0.00
02-11-200-005	SFD	0	Class 1	Undeveloped	\$0.00	\$0.00	\$0.00	\$0.00
02-11-326-001	SFD	151	Class 1	Undeveloped	\$245,619.98	\$228,666.85	\$96,338.00	\$132,328.85
02-11-395-002	SFD	1	Class 1	Developed	\$1,626.62	\$1,626.62	\$685.30	\$941.32
02-11-395-003	SFD	1	Class 1	Developed	\$1,626.62	\$1,626.62	\$685.30	\$941.32
02-11-395-004	SFD	1	Class 1	Developed	\$1,626.62	\$1,626.62	\$685.30	\$941.32
02-11-395-005	SFD	1	Class 1	Developed	\$1,626.62	\$1,626.62	\$685.30	\$941.32
02-11-395-006	SFD	1	Class 1	Developed	\$1,626.62	\$1,626.62	\$685.30	\$941.32
02-11-395-007	SFD	1	Class 1	Developed	\$1,626.62	\$1,626.62	\$685.30	\$941.32
02-11-395-008	SFD	1	Class 1	Developed	\$1,626.62	\$1,626.62	\$685.30	\$941.32
02-11-395-009	SFD	1	Class 1	Developed	\$1,626.62	\$1,626.62	\$685.30	\$941.32
02-11-395-010	SFD	1	Class 1	Developed	\$1,626.62	\$1,626.62	\$685.30	\$941.32
02-11-395-011	SFD	1	Class 1	Developed	\$1,626.62	\$1,626.62	\$685.30	\$941.32
02-11-395-012	SFD	1	Class 1	Developed	\$1,626.62	\$1,626.62	\$685.30	\$941.32
02-11-395-013	SFD	1	Class 1	Developed	\$1,626.62	\$1,626.62	\$685.30	\$941.32
02-11-396-001	SFD	1	Class 1	Developed	\$1,626.62	\$1,626.62	\$685.30	\$941.32
02-11-396-002	SFD	1	Class 1	Developed	\$1,626.62	\$1,626.62	\$685.30	\$941.32
02-11-396-003	SFD	1	Class 1	Developed	\$1,626.62	\$1,626.62	\$685.30	\$941.32
02-11-396-004	SFD	1	Class 1	Developed	\$1,626.62	\$1,626.62	\$685.30	\$941.32
02-11-396-005	SFD	1	Class 1	Developed	\$1,626.62	\$1,626.62	\$685.30	\$941.32
02-11-396-006	SFD	1	Class 1	Developed	\$1,626.62	\$1,626.62	\$685.30	\$941.32
02-11-396-007	SFD	1	Class 1	Developed	\$1,626.62	\$1,626.62	\$685.30	\$941.32
02-11-396-008	SFD	1	Class 1	Developed	\$1,626.62	\$1,626.62	\$685.30	\$941.32

Parcel Identification Number	Use	Number of Units/ Acreage	Land Use Class	Development Status	Maximum Parcel Special Tax	Adjusted Maximum Parcel Special Tax	Special Tax to be Abated	Special Tax to be Billed
02-11-396-009	SFD	1	Class 1	Developed	\$1,626.62	\$1,626.62	\$685.30	\$941.32
02-11-396-010	SFD	1	Class 1	Developed	\$1,626.62	\$1,626.62	\$685.30	\$941.32
02-11-396-011	SFD	1	Class 1	Developed	\$1,626.62	\$1,626.62	\$685.30	\$941.32
02-11-396-012	SFD	1	Class 1	Developed	\$1,626.62	\$1,626.62	\$685.30	\$941.32
02-11-396-013	SFD	1	Class 1	Developed	\$1,626.62	\$1,626.62	\$685.30	\$941.32
02-11-396-014	SFD	1	Class 1	Developed	\$1,626.62	\$1,626.62	\$685.30	\$941.32
02-11-396-015	SFD	1	Class 1	Developed	\$1,626.62	\$1,626.62	\$685.30	\$941.32
02-11-396-016	SFD	1	Class 1	Developed	\$1,626.62	\$1,626.62	\$685.30	\$941.32
02-11-396-017	SFD	1	Class 1	Developed	\$1,626.62	\$1,626.62	\$685.30	\$941.32
02-11-396-018	SFD	1	Class 1	Developed	\$1,626.62	\$1,626.62	\$685.30	\$941.32
02-11-396-019	SFD	1	Class 1	Developed	\$1,626.62	\$1,626.62	\$685.30	\$941.32
02-11-396-020	SFD	1	Class 1	Developed	\$1,626.62	\$1,626.62	\$685.30	\$941.32
02-11-451-021	SFD	1	Class 1	Developed	\$1,626.62	\$1,626.62	\$685.30	\$941.32
02-11-451-022	SFD	1	Class 1	Developed	\$1,626.62	\$1,626.62	\$685.30	\$941.32
02-11-451-023	SFD	1	Class 1	Developed	\$1,626.62	\$1,626.62	\$685.30	\$941.32
02-11-451-024	SFD	1	Class 1	Developed	\$1,626.62	\$1,626.62	\$685.30	\$941.32
02-11-451-025	SFD	1	Class 1	Developed	\$1,626.62	\$1,626.62	\$685.30	\$941.32
02-11-451-026	SFD	1	Class 1	Developed	\$1,626.62	\$1,626.62	\$685.30	\$941.32
02-11-451-027	SFD	1	Class 1	Developed	\$1,626.62	\$1,626.62	\$685.30	\$941.32
02-11-451-028	SFD	1	Class 1	Developed	\$1,626.62	\$1,626.62	\$685.30	\$941.32
02-11-451-029	SFD	1	Class 1	Developed	\$1,626.62	\$1,626.62	\$685.30	\$941.32
02-11-451-030	SFD	1	Class 1	Developed	\$1,626.62	\$1,626.62	\$685.30	\$941.32
02-11-399-001	SFD	1	Class 1	Developed	\$1,626.62	\$1,626.62	\$685.30	\$941.32
02-11-399-002	SFD	1	Class 1	Developed	\$1,626.62	\$1,626.62	\$685.30	\$941.32
02-11-399-003	SFD	1	Class 1	Developed	\$1,626.62	\$1,626.62	\$685.30	\$941.32
02-11-399-004	SFD	1	Class 1	Developed	\$1,626.62	\$1,626.62	\$685.30	\$941.32
02-11-399-005	SFD	1	Class 1	Developed	\$1,626.62	\$1,626.62	\$685.30	\$941.32
02-11-399-006	SFD	1	Class 1	Developed	\$1,626.62	\$1,626.62	\$685.30	\$941.32
02-11-399-007	SFD	1	Class 1	Developed	\$1,626.62	\$1,626.62	\$685.30	\$941.32
02-11-399-008	SFD	1	Class 1	Developed	\$1,626.62	\$1,626.62	\$685.30	\$941.32
02-11-400-003	SFD	0	Class 1	Undeveloped	\$0.00	\$0.00	\$0.00	\$0.00
02-11-399-010	SFD	1	Class 1	Developed	\$1,626.62	\$1,626.62	\$685.30	\$941.32
02-11-400-005	SFD	152	Class 1	Undeveloped	\$247,246.60	\$230,181.20	\$96,976.00	\$133,205.20
02-02-100-007	SFD	89	Class 1	Undeveloped	\$144,769.39	\$134,777.15	\$56,782.00	\$77,995.15
02-02-100-008	SFD	92	Class 1	Undeveloped	\$149,649.26	\$139,320.20	\$58,696.00	\$80,624.20
02-02-300-002	SFD	81	Class 1	Undeveloped	\$131,756.41	\$122,662.35	\$51,678.00	\$70,984.35
02-02-300-003	SFD	94	Class 1	Undeveloped	\$152,902.50	\$142,348.90	\$59,972.00	\$82,376.90
02-02-300-004	SFD	43	Class 1	Undeveloped	\$69,944.76	\$65,117.05	\$27,434.00	\$37,683.05
02-11-100-010	SFD	73	Class 1	Undeveloped	\$118,743.43	\$110,547.55	\$46,574.00	\$63,973.55
Total		1,115.64			\$1,814,724.85	\$1,695,195.21	\$714,190.63	\$981,004.58



Village of Gilberts

Village Hall
87 Galligan Road, Gilberts, Illinois 60136
Ph: 847-428-2861 Fax: 847-428-2955
www.villageofgilberts.com

To: Village President and Board of Trustees
From: Brian Bourdeau, Village Administrator
Date: December 15, 2020 Village Board Meeting
Re: Items 6.A: Ordinance Approving a Variance from the Gilberts Unified Development Ordinance – 182 Park Court

Background

On December 9, 2020, the Plan Commission held a Public Hearing regarding a request for a variance from the Village's UDO with regard to a rear yard setback. Mr. Curtis Wilcox ("Applicant") filed an application for a variance of the rear yard building setback requirement for purposes of constructing an above-ground pool on his property. The property, located at 182 Park Court (PIN 02-23-403-020), is located in the R-3 Residential zoning district. The property is bounded by Interstate 90 on the south and single-family homes to the north, east and west, which are all also located in the R-3 Residential zoning district. Within the R-3 Residential zoning district, the minimum rear yard setback is 40 feet for residential served by septic and 30 feet for residential served by sewer (UDO 10-3-6). The Applicant's residence is serviced with a septic field, requiring a minimum 40-foot rear yard setback. The Applicant's placement of the pool would be at 17 feet from the rear yard lot line.

There was one comment offered during public testimony which was supportive of the Applicant's request. The Plan Commission also asked a few clarifying questions of the Applicant regarding the location of the pool relative to neighboring properties. Upon closing the Public Hearing, the Plan Commission moved to recommend to the Village Board that the variance be granted due to the unique nature of the property and location of the septic field which would prohibit installation of the pool in a location suitable to the required setbacks. The motion passed unanimously to provide a positive recommendation that the variance be granted.

Included in your packet is an Ordinance for approval concurring in the Plan Commission's recommendation and granting the variance.

Attachments

- A) Plan Commission Staff Report and Applicant's Application Materials



Village of Gilberts

Village Hall
87 Galligan Road, Gilberts, Illinois 60136
Ph. 847-428-2861 Fax: 847-428-2955
www.villageofgilberts.com

To: Plan Commissioners
From: Brian Bourdeau, Village Administrator
Riley Lynch, Administrative Intern
Date: December 9, 2020 Plan Commission Meeting
Re: Item 6: Request for a Rear Yard Setback Variance at 182 Park Court

Background

Mr. Curtis Wilcox (“Applicant”) has requested a variance for the rear yard building setback requirement for purposes of constructing an above-ground pool. The property, located at 182 Park Court (PIN 02-23-403-020), is located in the R-3 Residential zoning district. The property is bounded by Interstate 90 on the south and single-family homes to the north, east and west, which are all also located in the R-3 Residential zoning district.

Within the R-3 Residential zoning district, the minimum rear yard setback is 40 feet for residential served by septic and 30 feet for residential served by sewer (UDO 10-3-6). The Applicant’s residence is serviced with a septic field, requiring a minimum 40-foot rear yard setback.

Variance Request

The Applicant wishes to construct a 27-foot diameter above ground pool and connected deck the edge of which would be 11 feet from the rear property line. The pool would also sit 17 feet from the interior lot line; however, the minimum required interior yard setback in the R-3 Residential zoning district is 10 feet for residential and therefore, the interior side setback is not a concern.

Construction of the pool would be on the northwest corner of the property. Due to the unique nature of the parcel, which narrows toward the east, the primary residential structure covers most of the eastern portion of the property. The southwestern portion is open; however, the residence is served by a raised septic filter bed located in this area. The presence of the septic field prohibits the construction of any structures on that portion of the property. As a result, the only location for a pool would be on the northwest corner of the parcel. Unfortunately, there is insufficient open space to construct the pool on that area of the property and adhere to the district setback requirement for the rear lot line, thereby creating a hardship for the Applicant.

Primary Points for Discussion

Due to the unique shape of the parcel and presence of a raised filter bed for the septic system covering a large portion of the property, the Plan Commission may wish to consider the appropriateness of granting the requested rear yard setback variance to allow the Applicant to construct a pool.

In considering the Applicant’s request, the Plan Commission should review the standards for variations as outlined in Section 11-10(F) of the UDO:

Standards for Variations.

1. *General Standard. No variation shall be recommended or granted pursuant to this section unless the owner shall establish that carrying out the strict letter of the provisions of this code would create a particular hardship or a practical difficulty.*
2. *Supplemental Standards. In considering proposed variations to this code, the Board of Appeals will consider whether the proposed variation will:*
 - a. *Impair an adequate supply of light and air to adjacent property.*
 - b. *Unreasonable increase the congestion in public streets.*
 - c. *Increase the danger of fire or endanger the public safety.*
 - d. *Unreasonably diminish or impair established property values within the surrounding area.*
 - e. *In any other respects impair the public health, safety, or welfare of the inhabitants of the village.*
3. *Findings of Fact. Upon review of the application and information presented at the public hearing, the Board of Appeals shall consider and adopt findings of fact sustaining each of the following criteria which are consistent with the rules provided to govern determinations of the Board of Appeals as referenced by state statute.*
 - a. *The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that district.*
 - b. *The extraordinary or exceptional conditions of the property requiring the request for the variance were not caused by the applicant.*
 - c. *The proposed variance will alleviate a peculiar, exceptional or undue hardship, as distinguished from a mere inconvenience or pecuniary hardship.*
 - d. *The denial of the proposed variance will deprive the applicant the use permitted to be made by the owners of property in the immediate area.*
 - e. *The proposed variance will result in a structure that is appropriate to and compatible with the character and scale of structures in the area in which the variance is being requested.*
 - f. *There is no other means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.*

Attachments

- A) Variance Application
- B) Plat of Survey
- C) Plat of Survey – With Location of the Pool
- D) Applicants Response to the Standards for Variation



VILLAGE OF GILBERTS
87 Galligan Road
Gilberts, IL. 60136
Telephone: 847-428-2861
Fax: 847-428-2955

APPLICATION FOR A VARIANCE

For Office Use Only

Case No. Hearing Date:
Date Published: Newspaper:

NOTICE TO APPLICANT: A variation is a zoning adjustment which permits minor changes in requirements where an individual property is both harshly and uniquely burdened by the strict application of the law. No variation may be granted which would adversely affect surrounding or the general neighborhood.

....A plat of survey of property and a drawing or plan of proposed change drawn to scale must accompany this request along with the application fee (see fee scheduled attached). Deposits for professional fees are required in an amount to be determined by the Village.

Please Print

Name and address of the owner of the property

Curtis Wilcox
182 Park Ct
Gilberts IL 60136

Applicant's Telephone Number:
Applicant's Cell Phone Number: 773 842 4717
Applicant's email address: CAWilcox927@yahoo.com
Applicant's Fax Number:

Address of variance: 182 Park Ct

Legal Description (attached to application)

Zoning District: R-3

Present Use: Residential

Request

Owner/Applicant request a change in (please circle one) Yard, Parking, Height, Lot
If other, please explain:

Requirements of Article 3 Section 6 Page _____

The following facts are pertinent to the request change:

The designated Rear Yard Setback for R3 is 40 feet on a septic lot. The location of septic occupies a large portion of the yard

Conditions and/or hardship which justify changing requirements of Zoning Code (Description in detail).

The location of my septic field (Raised Filter Bed) prohibits installation of a pool & deck on any other legal piece of the yard. The proposed location meets all aspects of the code except the rear lot setback

To the best of my knowledge, the preceding facts are accurate and complete.

(Owner must sign this application)

Signature of
Owner(s)



Date: 10/20/2020

Attest: _____

Applicant:

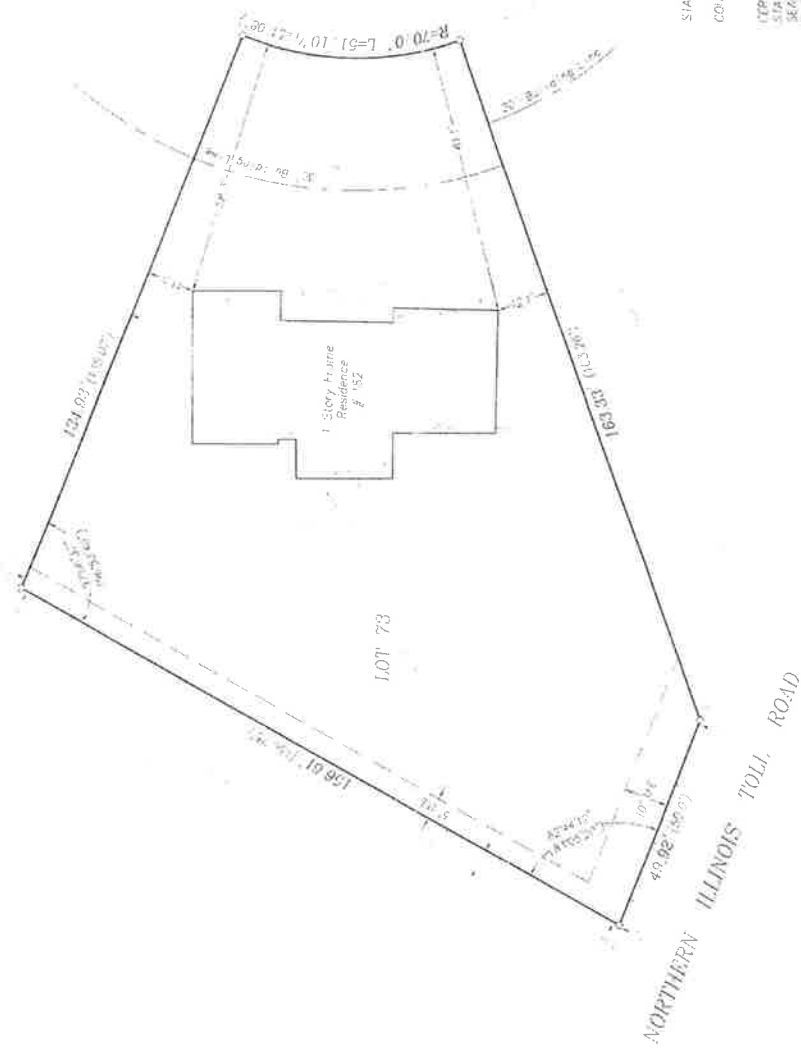


Date: 10/20/2020

Attest: _____

PLAT OF SURVEY

LOT 73, A SUBDIVISION OF LOT 69, A VILLAGE IN THE VILLAGE OF GILBERTS, KANE COUNTY, ILLINOIS, COMMONLY KNOWN AS 182 PARK COURT, GILBERTS, ILLINOIS



STATE OF ILLINOIS)) SS
 COUNTY OF KANE))
 MICHEL C. ENSALADO, SURVEYOR
 DATED AT VORRILLE, ILLINOIS ON A CERT. IN 2012

Michel C. Ensalado
 Surveyor

SCALE: 1" = 20'
 1/8" = 10'
 1/4" = 20'
 3/8" = 30'
 1/2" = 40'
 5/8" = 50'
 3/4" = 60'
 7/8" = 70'
 1" = 80'
 1 1/8" = 90'
 1 1/4" = 100'

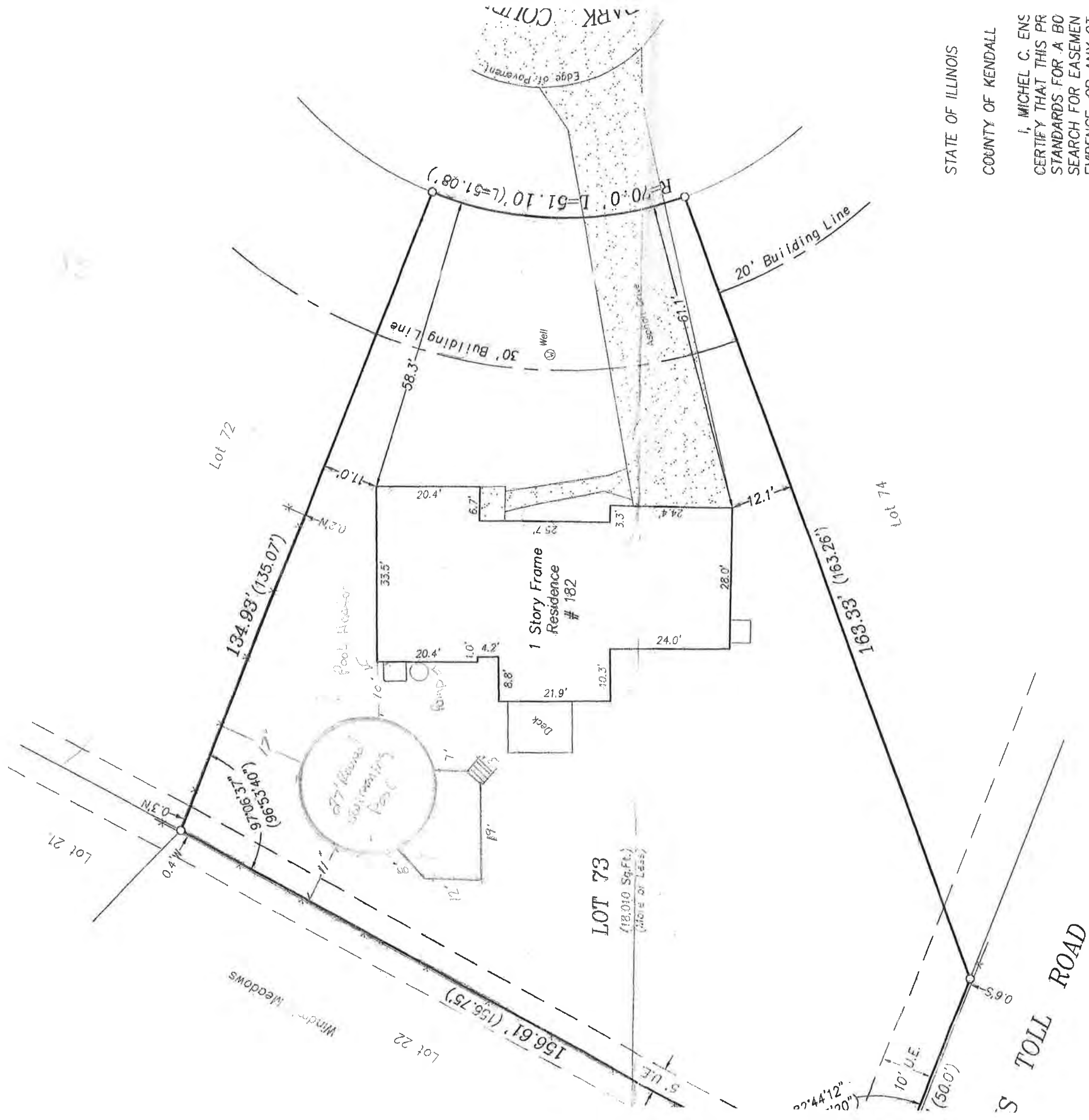
MICHEL C. ENSALADO P.L.S. 2768 EXP. 11/30/2012
 ERIC C. POKORNY P.L.S. 3818 EXP. 11/30/2012
TODD SURVEYING
 PROFESSIONAL LAND SURVEYING SERVICES
 8156 N. WASHINGTON AVE.
 SUITE 200, CHICAGO, ILLINOIS 60631
 PHONE: 773.291.2200 FAX: 773.291.2201

DATE	2012-06-11
BY	ERIC C. POKORNY
CHECKED BY	MICHEL C. ENSALADO
SCALE	1" = 20'
PROJECT	LOT 73, A SUBDIVISION OF LOT 69, A VILLAGE IN THE VILLAGE OF GILBERTS, KANE COUNTY, ILLINOIS, COMMONLY KNOWN AS 182 PARK COURT, GILBERTS, ILLINOIS

PLAT OF SURVEY

LOT 73 OF SUBDIVISION OF LOT 69 OF WINDMILL MEADOWS,
IN THE VILLAGE OF GILBERTS, KANE COUNTY, ILLINOIS

COMMONLY KNOWN AS 182 PARK COURT, GILBERTS, ILLINOIS



STATE OF ILLINOIS
COUNTY OF KENDALL
I, MICHEL C. ENS
CERTIFY THAT THIS PR
STANDARDS FOR A BO
SEARCH FOR EASEMEN
EVIDENCE, OR ANY OT
DATED AT YORKVILLE,

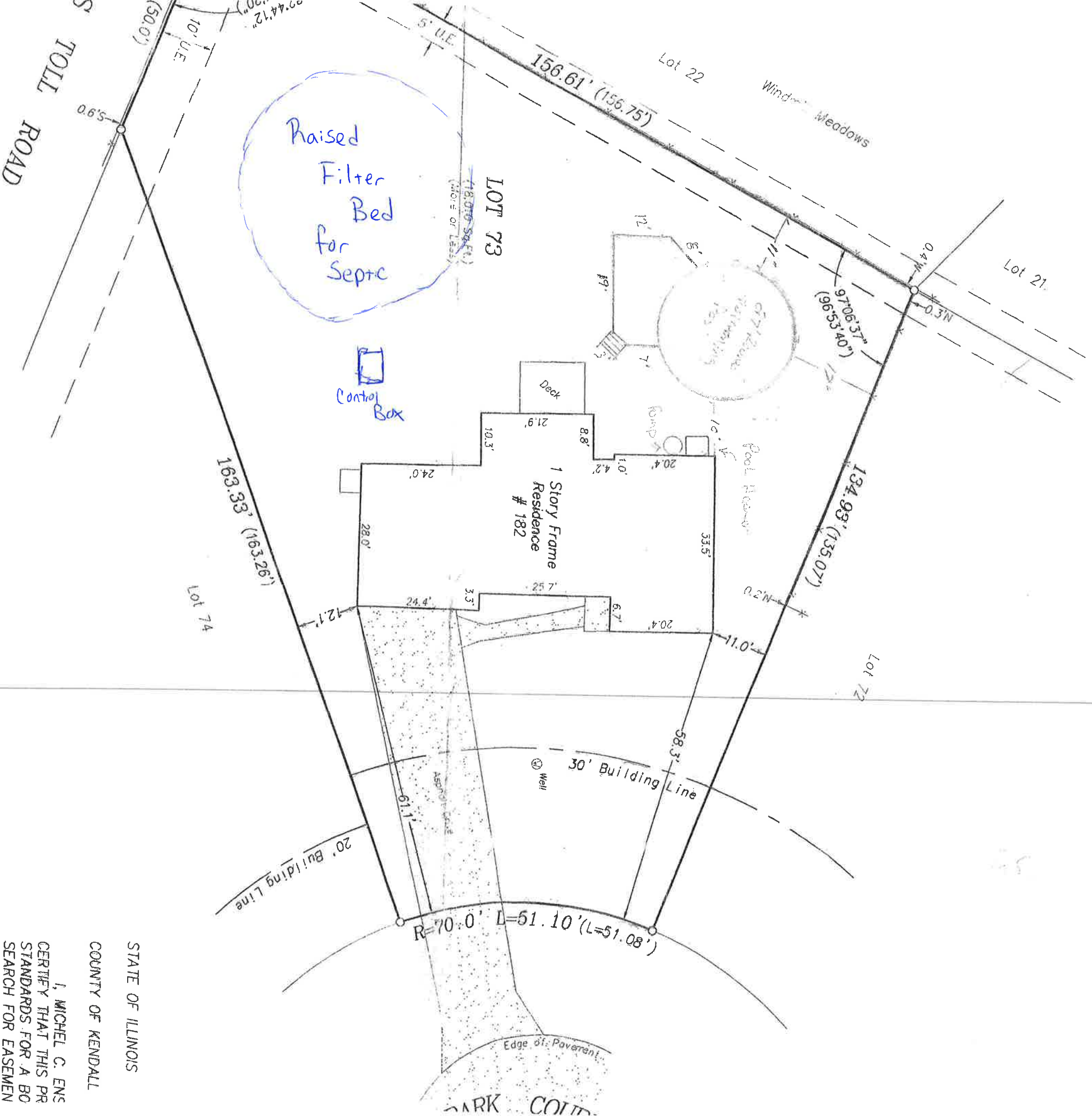
MICHEL C. ENSALADO P.L.S. 2768 EXP. 11/30/2012
ERIC G. POKORNY P.L.S. 3818 EXP. 11/30/2012

TODD SURVEYING

PROFESSIONAL LAND SURVEYING SERVICES
SITE SURVEYING, INC.

PLAT OF SURVEY

LOT 73 OF SUBDIVISION OF LOT 69 OF WINDMILL MEADOWS,
 IN THE VILLAGE OF GILBERTS, KANE COUNTY, ILLINOIS
 COMMONLY KNOWN AS 182 PARK COURT, GILBERTS, ILLINOIS



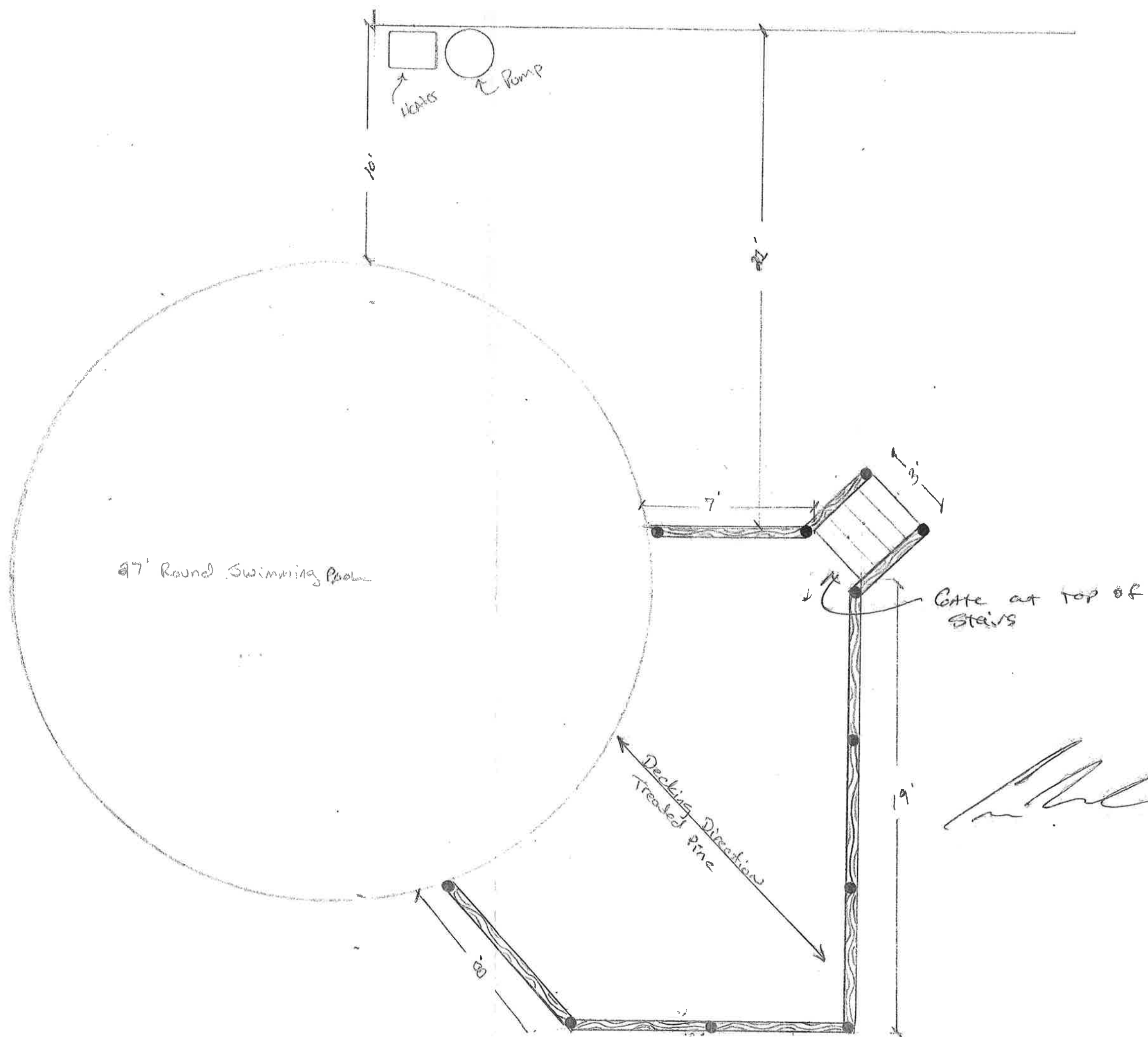
STATE OF ILLINOIS
 COUNTY OF KENDALL
 I, MICHEL C. ENS
 CERTIFY THAT THIS PR
 STANDARDS FOR A BO
 SEARCH FOR EASEMEN
 EVIDENCE, OR ANY OT
 DATED AT YORKVILLE,

MICHEL C. ENSALADO P.L.S. 2768 EXP. 11/30/2012
 ERIC G. POKORNY P.L.S. 3818 EXP. 11/30/2012

TODD S SURVEYING

PROFESSIONAL LAND SURVEYING SERVICES

SITE SURVEYING, INC



[Handwritten signature]

Brian Bourdeau

From: Curtis <curtiswilcox@sbcglobal.net>
Sent: Monday, November 30, 2020 1:48 PM
To: Brian Bourdeau
Subject: Variance

Brian, this is what I came up with.

The variance is being requested for the purpose of locating a swimming pool and deck in the location requested due to the fixed location of the septic field and the raised filter bed. There is no other location on the property that would allow for the pool and deck to be installed. The layout of the property does not provide adequate space between the back lot line and the back of the house to construct, and install a pool and deck. Granting the variance will allow me to improve my property value along with provide an aesthetic and pleasing addition to my property that is consistent with other properties in the subdivision.

Curtis Wilcoz
Sent from my iPhone

VILLAGE OF GILBERTS

ORDINANCE NO. 19-2020

**AN ORDINANCE APPROVING
A VARIANCE FROM THE GILBERTS UNIFIED DEVELOPMENT ORDINANCE**

(182 Park Court)

WHEREAS, Curtis Wilcox (“*Owner*”), the owner of the property located at 182 Park Court, Gilberts, Illinois 60136, which property is more specifically described on **Exhibit A** (“*Property*”), desires to construct an above-ground pool in the rear yard of the Property; and

WHEREAS, the Property is currently zoned in the R-3 Residential Zoning District, and is currently served by a septic field; and

WHEREAS, Section 3-6(A) of the Gilberts Unified Development Ordinance (“*UDO*”) requires a 40-foot rear yard setback for residences served by a septic field in the R-3 Residential Zoning District; and

WHEREAS, due to the unique shape of the Property and the location of the Property’s septic field, the Owner is unable to locate the above-ground pool while complying with the 40-foot setback requirement; and

WHEREAS, the Owner filed an application for a variance from Section 3-6(A) to allow for the above-ground pool to be located 11 feet from the rear yard lot line instead of the required 40 feet (“*Variance*”); and

WHEREAS, the Gilberts Plan Commission/Zoning Board of Appeals held a public hearing and reviewed the Owner’s request for the Variance on December 9, 2020, and at the conclusion of the public hearing voted to recommend approval of the Variance to allow for the Owner to construct the above-ground pool within the require rear yard setback; and

WHEREAS, the Village Board makes the following findings of fact in reference to the Owner’s application for approval of the Variance for the Property:

- a. The Property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that district;
- b. The extraordinary or exceptional conditions of the Property requiring the request for the Variance was not caused by the Owner;
- c. The proposed Variance will alleviate a peculiar, exceptional or undue hardship, as distinguished from a mere inconvenience or pecuniary hardship, as the unique shape of the Property and location of the septic field prohibit the Owner from installing the above-ground pool while complying with the rear yard setback requirement;
- d. The denial of the proposed Variance will deprive the Owner of the use permitted to be made by the owners of property in the immediate area;

- e. The proposed Variance will result in structures that are appropriate to and compatible with the character and scale of structures in the area in which the Variance is being requested;
- f. There is no other means other than the requested Variance by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the Property.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES of the Village of Gilberts, Kane County, Illinois as follows:

Section 1. Recitals. The recitals are incorporated into this Section 1 as if fully set forth.

Section 2. Variance. Subject to the conditions set forth in Section 3 of this Ordinance, the Village Board of Trustees hereby approves the following variance for the Property:

A variance from Section 3-6(A) of the UDO to allow the above-ground pool to be located 11 feet from the rear yard lot line instead of the required 40 feet.

Section 3. Conditions. The approvals granted pursuant to Section 2 of this Ordinance are conditioned upon and limited by the following conditions, the violation of any of which shall, in the discretion of the President and Board of Trustees, be grounds for the repeal and revocation of the approvals granted by this Ordinance in accordance with applicable law. In addition, any violation of this Ordinance will be deemed a violation of the UDO and subject the Owner to enforcement proceedings accordingly.

- 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 may be commenced on the Property pursuant to the approvals granted in this Ordinance unless and until all conditions of this Ordinance precedent to that work have been fulfilled and after all permits, approvals, and other authorizations for the work have been properly applied for, paid for, and granted in accordance with applicable law.
- B. **Compliance with Laws.** The UDO, the Building Code, and all other applicable Village ordinances and regulations shall continue to apply to the Property, and the development and use of the Property must comply with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction.

Section 4. 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 5. 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 Ordinance.

Section 6. 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; provided, however, that this Ordinance shall be of no force or effect unless and until the Owner has executed and filed with the Village its unconditional agreement and consent, in the form attached to this Ordinance as **Exhibit B**, within 30 days following the passage of this Ordinance.

ADOPTED THIS _____ DAY OF _____, 2020, pursuant to roll call vote as follows:

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

APPROVED THIS _____ DAY OF _____, 2020

Village President, Rick Zirk

(SEAL)

ATTEST: _____
Village Clerk, Courtney Baker

Published: _____

Exhibit A

Description of the Property

Common Address: 182 Park Court, Gilberts, Il 60136

PINs: 02-23-403-020

Exhibit B

Unconditional Agreement and Consent

Pursuant to Section 6 of Ordinance No. _____, and to induce the Village to grant the approvals provided for in that Ordinance, the undersigned acknowledges for itself and its successors and assigns in title to the Property that it:

1. has read and understand all of the terms and provisions of Ordinance No. _____;
2. hereby unconditionally agrees to accept, consent to, and abide by all of the terms, conditions, restrictions, and provisions of this Ordinance, the UDO, and all other applicable codes, ordinances, rules, and regulations;
3. acknowledges and agrees that the Village is not and shall not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's issuance of any permits for the use of the Property, and that the Village's issuance of any permit does not, and shall not, in any way, be deemed to insure the owner or lessee against damage or injury of any kind and at any time;
4. acknowledges that the public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, have considered the possibility of the revocation provided for in the Ordinance, and agree not to challenge any revocation on the grounds of any procedural infirmity or any denial of any procedural right; and
5. represents and acknowledges that the person signing this Unconditional Agreement and Consent is duly authorized to do so on behalf of the Owner.

Curtis Wilcox

Date: _____



Village of Gilberts

Village Hall
87 Galligan Road, Gilberts, Illinois 60136
Ph. 847-428-2861 Fax: 847-428-2955
www.villageofgilberts.com

To: President Zirk and the Board of Trustees
From: Brian Bourdeau, Village Administrator
Date: December 15, 2018 Village Board Meeting
Re: Item 5.B: An Ordinance Approving the Final Plat of Subdivision and Final PUD Plans for Phase 2A-2 of the Conservancy Development

On December 9, 2020, the Plan Commission met to consider the Final Plat for Neighborhood 2A-2 of the Conservancy. The Commission provided a unanimous recommendation for the Final Plat of Neighborhood NH2A-2 subject to the following conditions:

- A) 34 single-family lots available in NH2 be platted, leaving 50 single-family lots for a future phase of NH2;
- B) Resolution of the outstanding engineering items as noted in the conditional approval letter dated December 4, 2020;
- C) Development will be subject to the Annexation Agreement and PUD Ordinance, as amended, and all applicable laws, ordinances, and regulations, including applicable restrictions on the issuance of building permits; and
- D) Performance security must be posted for all public improvements required for NH2A-2 prior to recordation of the final plat.
- E) The platted property must be added to the existing CCRs that were previously recorded in 2015 over Neighborhood 1 (previously referred to as Pod 4).

Included in your packet is the Ordinance to approve the final plat for Neighborhood NH2A-2. Additionally, included in the packet is the Staff memo provided to the Plan Commission as well as a final plat and engineering documents. Please note, the packet reviewed by the Plan Commission is available at the following [link](#).

Village Board Packet Attachments:

1. Ordinance approving the final plat/PUD plans for Phase 2A-2

VILLAGE OF GILBERTS

ORDINANCE NO. 20-2020

AN ORDINANCE APPROVING THE FINAL PLAT OF SUBDIVISION AND FINAL PUD PLANS FOR PHASE 2A-2 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 2A-2 of the Gilberts Development Parcel, consisting of 34 single family lots; and

WHEREAS, the Final Plat of Subdivision and Final PUD Plan for Phase 2A-2 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 2A-2 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 2A-2 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 2A-2. 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 2A-2 of the Gilberts Development Parcel, which Plat is attached hereto as **Exhibit B**.

Section 3. Approval of Final PUD Plans for Phase 2A-2. 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 2A-2 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 2A-2 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 2A-2, 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 2A-2, 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 2A-2 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 2A-2 prior to completion of the water service improvements,

but no building permit shall be issued in Phase 2A-2 except in conformance with the restrictions established by Resolution No. as it may be amended from time-to-time.

- D. Further Development of Phase 2. Phase 2A-2 consists of 34 lots within Phase 2, as approved in the preliminary PUD for the Gilberts Development Parcel, leaving 50 remaining single family lots 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 lots 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 2A-2 or an amendment to the existing declaration of covenants recorded against portions of the Conservancy Development to add Phase 2A-2 shall be recorded against the Phase 2A-2 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 homeowners association of the common areas and storm water facilities. The declaration of covenants and restrictions will be subject to review by the Village Attorney and the reasonable approval of the Village.

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 ____ day of _____ 2020.

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

APPROVED THIS ____ DAY OF _____, 2020

Village President, Rick Zirk

(SEAL)

ATTEST: _____
Village Clerk, Courtney Baker

Published: _____

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; 02-11-404-0011 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 2A-2

[ATTACH]

Exhibit C

Final PUD Plans for Phase 2A-2

[ATTACH]

OWNER/DEVELOPER

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

FINAL PLAT OF SUBDIVISION
OF
THE CONSERVANCY
NEIGHBORHOOD 2A-2

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



CURRENT P.I.N.:
02-11-326-001
02-11-400-003
02-11-200-007
02-11-100-003

SHEET INDEX

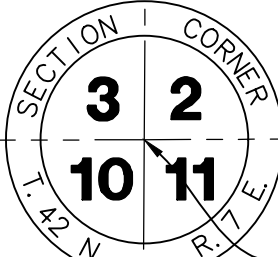
SHEET 1	OVERALL BOUNDARY, EXISTING LOT AND EASEMENT DETAILS
SHEET 2	PROPOSED LOTS, EASEMENTS, RIGHT-OF-WAY INFORMATION AND TYPICAL LOT DETAIL
SHEET 3	EASEMENT VACATION DETAIL
SHEET 4	PROVISION LANGUAGE, LEGAL DESCRIPTION AND CERTIFICATES

BASIS OF BEARINGS

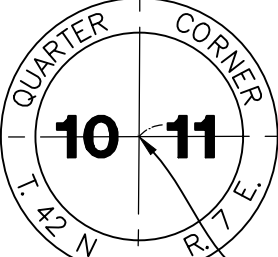
BEARINGS ARE BASED ON THE CONSERVANCY NEIGHBORHOOD 2A-1 SUBDIVISION PLAT RECORDED AS DOC. NO. 2017K044495

AREA SUMMARY

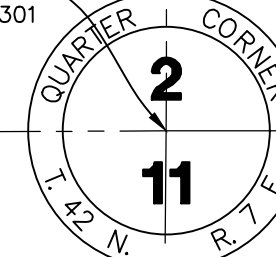
LOTS 52-86: 424,048 SQ. FT. (9.735 ACRES)
DEDICATED R.O.W.: 136,983 SQ. FT. (3.144 ACRES)
TOTAL: 561,031 SQ. FT. (12.879 ACRES)



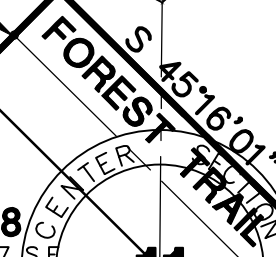
FOUND 1/2" IRON ROD PER DOC. 96K015616



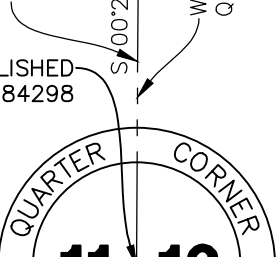
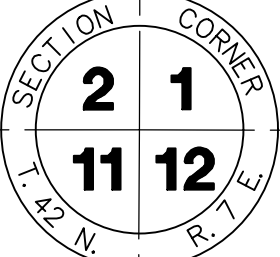
FOUND IRON PIPE PER DOC. 96K015616



FOUND IRON ROD PER DOC. 1884301

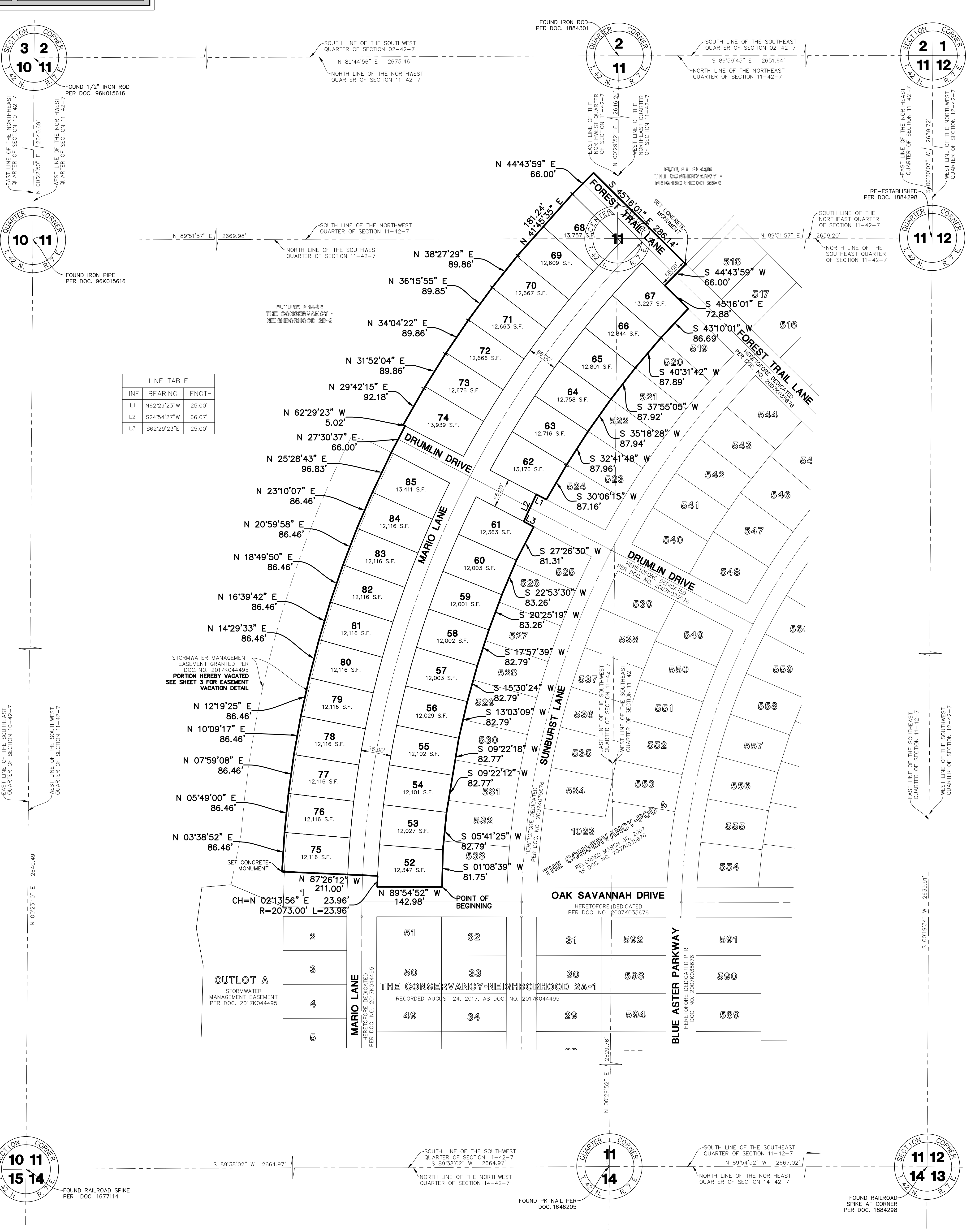


FOUND IRON ROD PER DOC. 1884301



RE-ESTABLISHED PER DOC. 1884298

LINE	BEARING	LENGTH
L1	N62°29'23"W	25.00'
L2	S24°54'27"W	66.07'
L3	S62°29'23"E	25.00'

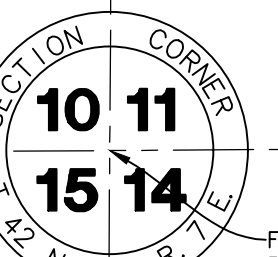


STORMWATER MANAGEMENT EASEMENT GRANTED PER DOC. NO. 2017K044495 PORTION HEREBY VACATED SEE SHEET 3 FOR EASEMENT VACATION DETAIL

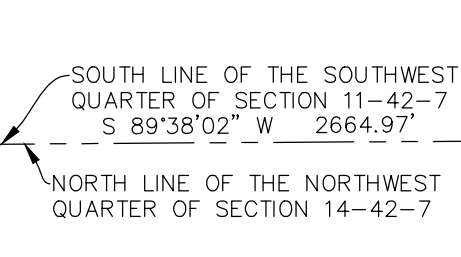
HEREFORE DEDICATED PER DOC. NO. 2007K035676

HEREFORE DEDICATED PER DOC. NO. 2007K035676

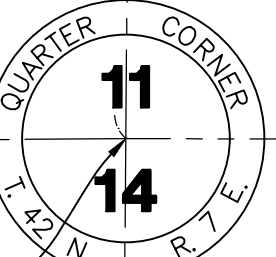
HEREFORE DEDICATED PER DOC. NO. 2007K035676



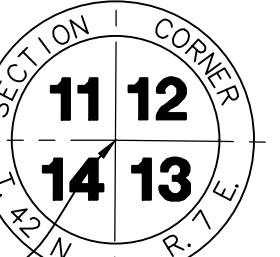
FOUND RAILROAD SPIKE PER DOC. 1677114



FOUND PK NAIL PER DOC. 1646205



FOUND RAILROAD SPIKE AT CORNER PER DOC. 1884298



FOUND RAILROAD SPIKE AT CORNER PER DOC. 1884298

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

DATE: 04-15-18
SCALE: 1"=100'
DRAWN BY: AAS
CHECKED BY: AAS
ERV

Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph.630.691.8500 fx.630.691.8855 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
11/24/20	REVISED PER VILLAGE REVIEW	ERV
11/23/20	REVISED PER VILLAGE REVIEW	AAS
11/06/20	REVISED PER VILLAGE REVIEW	AAS
07/22/19	EASEMENTS REVISED PER ENGINEERING	CNB

1 OF 4 SHEET

OWNER/DEVELOPER

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

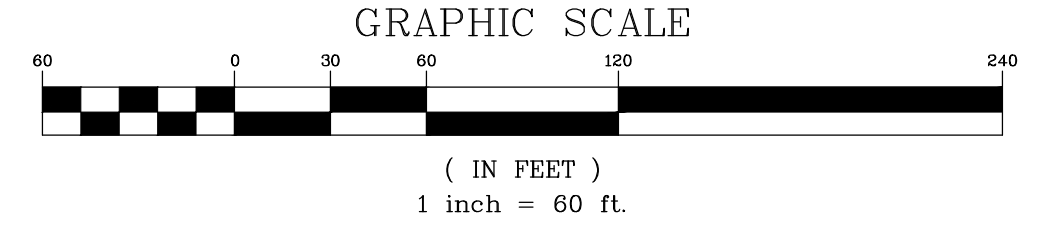
ABBREVIATIONS

U.E. - UTILITY EASEMENT
B.S.L. - BUILDING SETBACK LINE
O.S.D.U.E. - OVERLAND STORM DRAINAGE AND PUBLIC UTILITY EASEMENT
(XXX.XX') - RECORD INFORMATION
XXX.XX' - MEASURED INFORMATION

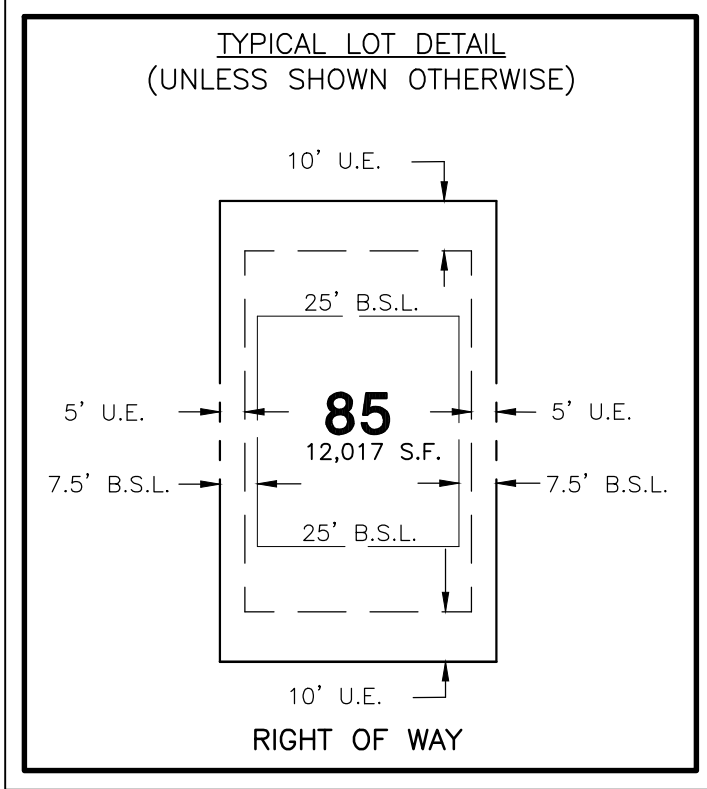
LINE	BEARING	LENGTH
L1	N62°29'23"W	25.00'
L2	S24°54'27"W	66.07'
L3	S62°29'23"E	25.00'

FINAL PLAT OF SUBDIVISION
OF
**THE CONSERVANCY
NEIGHBORHOOD 2A-2**

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



CURRENT P.I.N.:
02-11-326-001
02-11-400-003
02-11-200-007
02-11-100-003



AREA SUMMARY

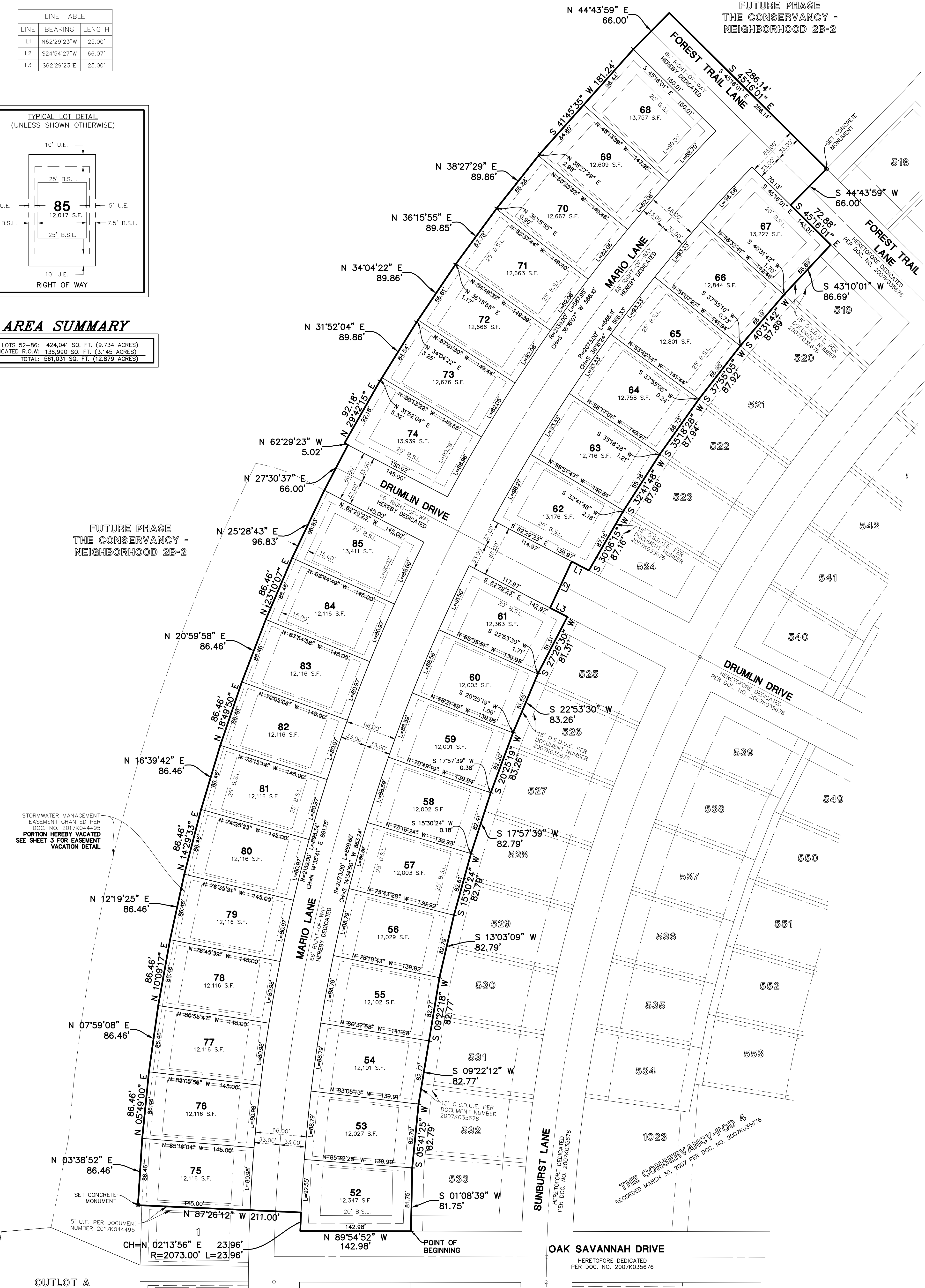
LOTS 52-86: 424,041 SQ. FT. (9.734 ACRES)
DEDICATED R.O.W: 136,990 SQ. FT. (3.145 ACRES)
TOTAL: 561,031 SQ. FT. (12.879 ACRES)

FUTURE PHASE
THE CONSERVANCY -
NEIGHBORHOOD 2B-2

FUTURE PHASE
THE CONSERVANCY -
NEIGHBORHOOD 2B-2

STORMWATER MANAGEMENT
EASEMENT GRANTED PER
DOC. NO. 2017K044495
PORTION HEREBY VACATED
SEE SHEET 3 FOR EASEMENT
VACATION DETAIL

OUTLOT A



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

2 OF 4 SHEET

DATE: 04-15-19
SCALE: 1"=60'

PROJ. LEAD: ERV
DRAWN BY: AAS
CHECKED BY: AAS

Manhard CONSULTING LTD

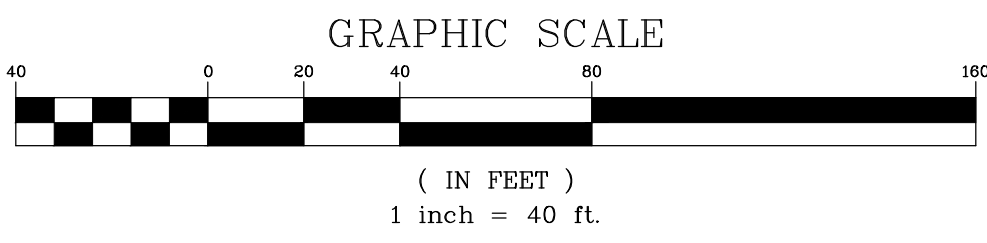
700 Springer Drive, Lombard, IL 60148 ph:630.891.8500 fx:630.891.8885 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
11/24/20	REVISED PER VILLAGE REVIEW	ERV
11/23/20	REVISED PER VILLAGE REVIEW	AAS
11/06/20	REVISED PER VILLAGE REVIEW	AAS
07/22/19	EASEMENTS REVISED PER ENGINEERING	CNB

FINAL PLAT OF SUBDIVISION OF THE CONSERVANCY NEIGHBORHOOD 2A-2

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

CURRENT P.I.N.:
02-11-326-001
02-11-400-003
02-11-200-007
02-11-100-003



CONSENT TO VACATE THE STORMWATER MANAGEMENT EASEMENT

THE APPROVING AUTHORITIES, ON SIGNING THIS DOCUMENT HEREBY RELEASE AND CONSENT TO THE RELEASE, VACATION AND ABROGATION OF THAT PORTION OF STORMWATER MANAGEMENT EASEMENT RECORDED AS DOCUMENT NUMBER 2017K044495 SHOWN HEREON AND LABELED "HEREBY VACATED".

ACCEPTED: _____ DATE: _____
GILBERTS DEVELOPMENT LLC.

PRINTED NAME AND TITLE

ACCEPTED: _____ DATE: _____
VILLAGE OF GILBERTS

PRINTED NAME AND TITLE



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SHEET
3 OF 4
GDL/LL/01

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

700 Springer Drive, Lombard, IL 60148 ph:630.691.8500 fx:630.691.8885 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
11/24/20	REVISED PER VILLAGE REVIEW	ERV
11/23/20	REVISED PER VILLAGE REVIEW	AAS
11/06/20	REVISED PER VILLAGE REVIEW	AAS

OWNER/DEVELOPER

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

FINAL PLAT OF SUBDIVISION
OF
THE CONSERVANCY
NEIGHBORHOOD 2A-2

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

CURRENT P.I.N.:
02-11-326-001
02-11-400-003
02-11-200-007
02-11-100-003

OWNER'S AND SCHOOL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT _____ IS THE RECORD OWNER OF THE PROPERTY DESCRIBED HEREON, AND THAT AS SAID RECORD OWNER IT CONSENTS TO THE SUBDIVISION OF SAID PROPERTY. THE VARIOUS DEDICATIONS, GRANTS AND RESERVATIONS OF EASEMENTS AND RIGHT-OF-WAY SHOWN THEREON.

ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID AND, TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF SCHOOL DISTRICT(S):

GILBERTS ELEMENTARY SCHOOL DISTRICT 300
DUNDEE MIDDLE SCHOOL DISTRICT 300
DUNDEE-CROWN HIGH SCHOOL DISTRICT 300
ELGIN COMMUNITY COLLEGE DISTRICT 509

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

BY: _____ SIGNATURE

ATTEST: _____ SIGNATURE

COMMONWEALTH EDISON AND AT&T EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO:

COMMONWEALTH EDISON COMPANY
AND
AT&T ILLINOIS, A.K.A. SBC, AMERITECH ILLINOIS,
A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS, AND ASSIGNS, JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES AFTER INSTALLATION OF ANY SUCH FACILITIES. THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH IN SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2, AS AMENDED FROM TIME TO TIME.

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

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, _____ COUNTY CLERK OF KANE COUNTY ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID SPECIAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT. GIVEN UNDER MY HAND SEAL OF THE COUNTY CLERK AT GENEVA, COUNTY OF KANE, ILLINOIS.

THIS _____ DAY OF _____ A.D., 20__

BY: _____ COUNTY CLERK

SURVEYOR'S NOTES

- 1. THIS SUBDIVISION CONSISTS OF LOTS 52 THROUGH 86 AND ARE PART OF AN INTEGRAL NUMBERING SYSTEM TO EMBRACE ALL OF THE CONSERVANCY NEIGHBORHOOD 2A-2 SUBDIVISION.
2. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE. MEASUREMENT HEREON, DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.)
3. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
4. THIS PROFESSIONAL SERVICE 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.

PERMISSION TO RECORD

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, ERIC R. VESELY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO THE VILLAGE OF GILBERTS TO RECORD THIS PLAT. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS 24th DAY OF NOVEMBER, A.D. 2020.

ERIC R. VESELY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3855
LICENSE EXPIRES NOVEMBER 30, 2022



SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, ERIC R. VESELY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBMITTED THE FOLLOWING DESCRIBED PROPERTY AND THAT THIS PLAT IS AN ACCURATE REPRESENTATION THEREOF. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

THAT PART OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 533 IN THE CONSERVANCY - POD 4 PLAT OF SUBDIVISION, RECORDED THEREON MARCH 30, 2007 PER DOCUMENT 2007K035676. ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF OAK SAVANNAH DRIVE AS DEDICATED BY THE CONSERVANCY NEIGHBORHOOD 2A-1 PLAT OF SUBDIVISION, RECORDED THEREOF AUGUST 24, 2017 PER DOCUMENT 2017K044495; THENCE NORTH 89 DEGREES 54 MINUTES 52 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 142.98 FEET TO A POINT ON A TANGENT CURVE, SAID CURVE ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF MARIO LANE AS DEDICATED PER SAID DOCUMENT 2017K044495; THENCE NORTHEASTERLY, ALONG SAID CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 2073.00 FEET, AN ARC DISTANCE OF 23.96 FEET; A CHORD BEARING NORTH 02 DEGREES 13 MINUTES 46 SECONDS EAST, AND A CHORD DISTANCE OF 23.96 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE NORTHERLY LOT LINE OF LOT 1 IN SAID CONSERVANCY NEIGHBORHOOD 2A-1; THENCE NORTH 87 DEGREES 26 MINUTES 12 SECONDS WEST ALONG SAID EASTERLY PROLONGATION AND THE NORTH LINE OF LOT 1, A DISTANCE OF 210.00 FEET; THENCE NORTH 03 DEGREES 38 MINUTES 52 SECONDS EAST, A DISTANCE OF 86.46 FEET; THENCE NORTH 05 DEGREES 49 MINUTES 00 SECONDS EAST, A DISTANCE OF 86.46 FEET; THENCE NORTH 07 DEGREES 59 MINUTES 08 SECONDS EAST, A DISTANCE OF 86.46 FEET; THENCE NORTH 10 DEGREES 09 MINUTES 17 SECONDS EAST, A DISTANCE OF 86.46 FEET; THENCE NORTH 12 DEGREES 19 MINUTES 25 SECONDS EAST, A DISTANCE OF 86.46 FEET; THENCE NORTH 14 DEGREES 29 MINUTES 33 SECONDS EAST, A DISTANCE OF 86.46 FEET; THENCE NORTH 16 DEGREES 39 MINUTES 42 SECONDS EAST, A DISTANCE OF 86.46 FEET; THENCE NORTH 18 DEGREES 49 MINUTES 50 SECONDS EAST, A DISTANCE OF 86.46 FEET; THENCE NORTH 20 DEGREES 59 MINUTES 58 SECONDS EAST, A DISTANCE OF 86.46 FEET; THENCE NORTH 22 DEGREES 09 MINUTES 07 SECONDS EAST, A DISTANCE OF 86.46 FEET; THENCE NORTH 23 DEGREES 18 MINUTES 15 SECONDS EAST, A DISTANCE OF 86.46 FEET; THENCE NORTH 24 DEGREES 28 MINUTES 24 SECONDS EAST, A DISTANCE OF 86.83 FEET; THENCE NORTH 27 DEGREES 30 MINUTES 37 SECONDS EAST, A DISTANCE OF 66.00 FEET; THENCE NORTH 28 DEGREES 29 MINUTES 23 SECONDS WEST, A DISTANCE OF 5.02 FEET; THENCE NORTH 29 DEGREES 42 MINUTES 15 SECONDS EAST, A DISTANCE OF 89.86 FEET; THENCE NORTH 31 DEGREES 52 MINUTES 04 SECONDS EAST, A DISTANCE OF 89.86 FEET; THENCE NORTH 34 DEGREES 04 MINUTES 22 SECONDS EAST, A DISTANCE OF 89.86 FEET; THENCE NORTH 36 DEGREES 15 MINUTES 55 SECONDS EAST, A DISTANCE OF 89.86 FEET; THENCE NORTH 38 DEGREES 27 MINUTES 29 SECONDS EAST, A DISTANCE OF 89.86 FEET; THENCE NORTH 41 DEGREES 45 MINUTES 35 SECONDS EAST, A DISTANCE OF 181.24 FEET; THENCE NORTH 44 DEGREES 43 MINUTES 59 SECONDS EAST, A DISTANCE OF 66.00 FEET; THENCE SOUTH 45 DEGREES 16 MINUTES 01 SECONDS EAST, A DISTANCE OF 286.14 FEET TO THE NORTHEAST CORNER OF TRAIL LANE RIGHT-OF-WAY AND THE WESTERLY LINE OF SAID CONSERVANCY-POD 4 PLAT AS RECORDED IN SAID DOCUMENT 2007K035676; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID POD 4 PLAT FOR THE FOLLOWING 21 COURSES: 1) THENCE SOUTH 44 DEGREES 43 MINUTES 59 SECONDS WEST, A DISTANCE OF 66.00 FEET; 2) THENCE SOUTH 45 DEGREES 16 MINUTES 01 SECONDS EAST, A DISTANCE OF 72.88 FEET; 3) THENCE SOUTH 43 DEGREES 10 MINUTES 01 SECONDS WEST, A DISTANCE OF 86.69 FEET; 4) THENCE SOUTH 40 DEGREES 31 MINUTES 42 SECONDS WEST, A DISTANCE OF 87.89 FEET; 5) THENCE SOUTH 37 DEGREES 55 MINUTES 05 SECONDS WEST, A DISTANCE OF 87.92 FEET; 6) THENCE SOUTH 35 DEGREES 18 MINUTES 28 SECONDS WEST, A DISTANCE OF 87.94 FEET; 7) THENCE SOUTH 32 DEGREES 41 MINUTES 48 SECONDS WEST, A DISTANCE OF 87.96 FEET; 8) THENCE SOUTH 30 DEGREES 06 MINUTES 15 SECONDS WEST, A DISTANCE OF 87.16 FEET; 9) THENCE NORTH 62 DEGREES 29 MINUTES 23 SECONDS WEST, A DISTANCE OF 25.00 FEET; 10) THENCE SOUTH 24 DEGREES 54 MINUTES 27 SECONDS WEST, A DISTANCE OF 66.07 FEET; 11) THENCE SOUTH 62 DEGREES 29 MINUTES 23 SECONDS EAST, A DISTANCE OF 25.00 FEET; 12) THENCE SOUTH 27 DEGREES 26 MINUTES 30 SECONDS WEST, A DISTANCE OF 81.31 FEET; 13) THENCE SOUTH 22 DEGREES 53 MINUTES 30 SECONDS WEST, A DISTANCE OF 83.26 FEET; 14) THENCE SOUTH 20 DEGREES 25 MINUTES 19 SECONDS WEST, A DISTANCE OF 83.26 FEET; 15) THENCE SOUTH 17 DEGREES 57 MINUTES 39 SECONDS WEST, A DISTANCE OF 82.79 FEET; 16) THENCE SOUTH 15 DEGREES 30 MINUTES 24 SECONDS WEST, A DISTANCE OF 82.79 FEET; 17) THENCE SOUTH 13 DEGREES 03 MINUTES 09 SECONDS WEST, A DISTANCE OF 82.79 FEET; 18) THENCE SOUTH 09 DEGREES 22 MINUTES 18 SECONDS WEST, A DISTANCE OF 82.77 FEET; 19) THENCE SOUTH 09 DEGREES 22 MINUTES 12 SECONDS WEST, A DISTANCE OF 82.77 FEET; 20) THENCE SOUTH 05 DEGREES 41 MINUTES 25 SECONDS WEST, A DISTANCE OF 82.79 FEET; 21) THENCE SOUTH 01 DEGREES 08 MINUTES 39 SECONDS WEST, A DISTANCE OF 81.75 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

SURVEYED PROPERTY CONTAINS 12.879 ACRES MORE OR LESS.

I FURTHER CERTIFY THAT THE PROPERTY HEREON DRAWN IS SITUATED WITHIN THE VILLAGE OF GILBERTS, ILLINOIS, A MUNICIPALITY WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS IN ACCORDANCE WITH 65 ILCS 5/11-12-6.

I FURTHER CERTIFY THAT THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER D708900048 WITH AN EFFECTIVE DATE OF AUGUST 3, 2009 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE X. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

GIVEN UNDER MY HAND AND SEAL THIS 24th DAY OF NOVEMBER, A.D. 2020.

ERIC R. VESELY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3855
LICENSE EXPIRES: NOVEMBER 30, 2022

DESIGN FIRM LICENSE NO. 184003350
LICENSE EXPIRES: APRIL 30, 2021

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE OF FIELD SURVEY: MARCH 17, 2016



NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

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

AND _____ ARE (IS) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S), WHOSE NAME(S) ARE (IS) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AS OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY (HE/SHE) SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR (HIS/HER) OWN FREE AND VOLUNTARY ACT(S), FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

NICOR GAS COMPANY EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION, DOING BUSINESS AS NICOR GAS COMPANY ("NICOR GAS") ITS SUCCESSORS AND ASSIGNS TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "UTILITY EASEMENT", "GAS EASEMENT", "COMMON AREA OR AREAS" AND STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES AND ROOTS OF TREES, AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NICOR GAS COMPANY FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES AFTER INSTALLATION OF ANY SUCH FACILITIES. THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERM IN SECTION 605/2(E) OF THE "CONDOMINIUM PROPERTY ACT" (ILLINOIS COMPILED STATUTES, CH. 765, SEC. 605/2(E), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY OTHER TERM

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, _____ AS VILLAGE ENGINEER OF THE VILLAGE OF GILBERTS, ILLINOIS, DO HEREBY CERTIFY THAT THIS DOCUMENT IS IN COMPLIANCE WITH VILLAGE ORDINANCE GOVERNING PLAT APPROVAL.

THIS _____ DAY OF _____ A.D., 20__

VILLAGE ENGINEER

PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, _____ AS CHAIRMAN OF THE PLANNING COMMISSION OF THE VILLAGE OF GILBERTS, ILLINOIS, DO HEREBY CERTIFY THAT THIS DOCUMENT HAS BEEN APPROVED BY SAID PLANNING COMMISSION THIS _____ DAY OF _____ A.D., 20__

PLANNING COMMISSION, VILLAGE OF GILBERTS

SIGNATURE

UTILITY EASEMENT PROVISIONS

EASEMENTS ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF GILBERTS AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE, INCLUDING, BUT NOT LIMITED TO COMMONWEALTH EDISON COMPANY, AT&T, NICOR GAS COMPANY, VILLAGE DESIGNATED CABLE TELEVISION COMPANY, AND THEIR SUCCESSORS AND ASSIGNS OVER ALL THE AREAS MARKED "UTILITY EASEMENT" OR "U.E." ON THE PLAT FOR THE PERPETUAL RIGHT AND PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, INCLUDING STORM AND/OR SANITARY SEWERS, AND WATERMAIN TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED WITHIN SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED BOTH FOR SEWER AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF GILBERTS.

SURFACE WATER STATEMENT

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. IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS 23RD DAY OF NOVEMBER, 2020

BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

APPROVED BY THE BOARD OF TRUSTEES OF GILBERTS, ILLINOIS, THIS _____ DAY OF _____ A.D., 20__

PRESIDENT OF VILLAGE BOARD OF TRUSTEES

ATTEST: _____ VILLAGE CLERK



HUGHBERT LOFTUS
ILLINOIS REGISTERED PROFESSIONAL ENGINEER
ILLINOIS REGISTRATION NUMBER 062-044426
LICENSE EXPIRES NOVEMBER 30, 2023

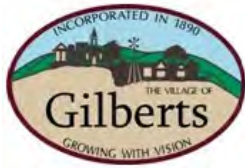
OWNER OR OWNER'S ATTORNEY: _____

Table with 2 columns: SHEET, DRAWN BY. Row 1: 4 of 4, ERY.

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

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

Table with 4 columns: DATE, REVISIONS, DRAWN BY. Row 1: 11/24/20, REVISED PER VILLAGE REVIEW, ERY.



Village of Gilberts

Village Hall
87 Galligan Road, Gilberts, Illinois 60136
Ph. 847-428-2861 Fax: 847-428-2955
www.villageofgilberts.com

To: President Zirk and the Board of Trustees
From: Brian Bourdeau, Village Administrator
Date: December 15, 2020 Village Board Meeting
Re: Item 5.C: An Ordinance Approving the Final Plat of Subdivision and Final PUD Plans for Phase 2B-1 of the Conservancy Development

On December 9, 2020, the Plan Commission met to consider the Final Plat for Neighborhood 2B-1 of the Conservancy. The Commission provided a unanimous recommendation for the Final Plat of Neighborhood NH2B-1 subject to the following conditions:

- A) 16 townhome lots / 94 townhome units available for NH2 are being platted, leaving 40 townhome units available for future NH2 phases.
- B) Resolution of the outstanding engineering items as noted in the conditional approval letter dated October 8, 2020, which was returned with comment on December 4, 2020 and under review;
- C) The Covenants covering the area of NH2B-1 be recorded prior to recordation of the final plat;
- D) Development will be subject to the Annexation Agreement and PUD Ordinance, as amended, and all applicable laws, ordinances, and regulations, including applicable restrictions on the issuance of building permits; and
- E) Performance security must be posted for all public improvements required for NH2B-1 prior to recordation of the final plat.
- F) The dedication of the park land to the Village that is identified on the plat for NH2B-1 must meet the requirements of the Annexation Agreement and Village's subdivision regulations for parkland dedications.

Included in your packet is the Ordinance to approve the final plat for Neighborhood NH2B-1. Please note, the packet reviewed by the Plan Commission, including the staff memo, engineering memos and engineering documents, is available at the following [link](#).

Village Board Packet Attachments:

1. Ordinance approving the final plat/PUD plans for Phase 2B-1

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 ____ day of _____ 2020.

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

APPROVED THIS ____ DAY OF _____, 2020

Village President, Rick Zirk

(SEAL)

ATTEST: _____
Village Clerk, Courtney Baker

Published: _____

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]

Exhibit C

Final PUD Plans for Phase 2B-1

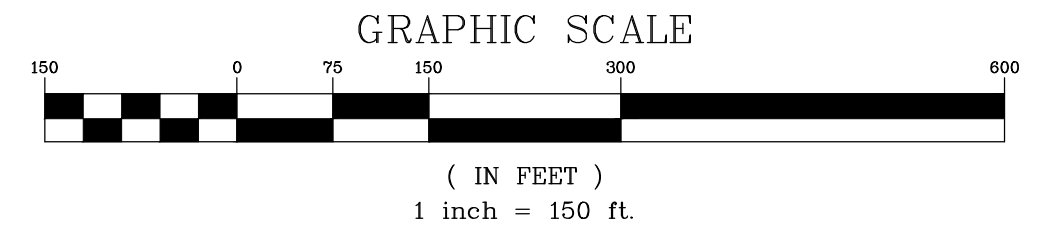
[ATTACH]

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

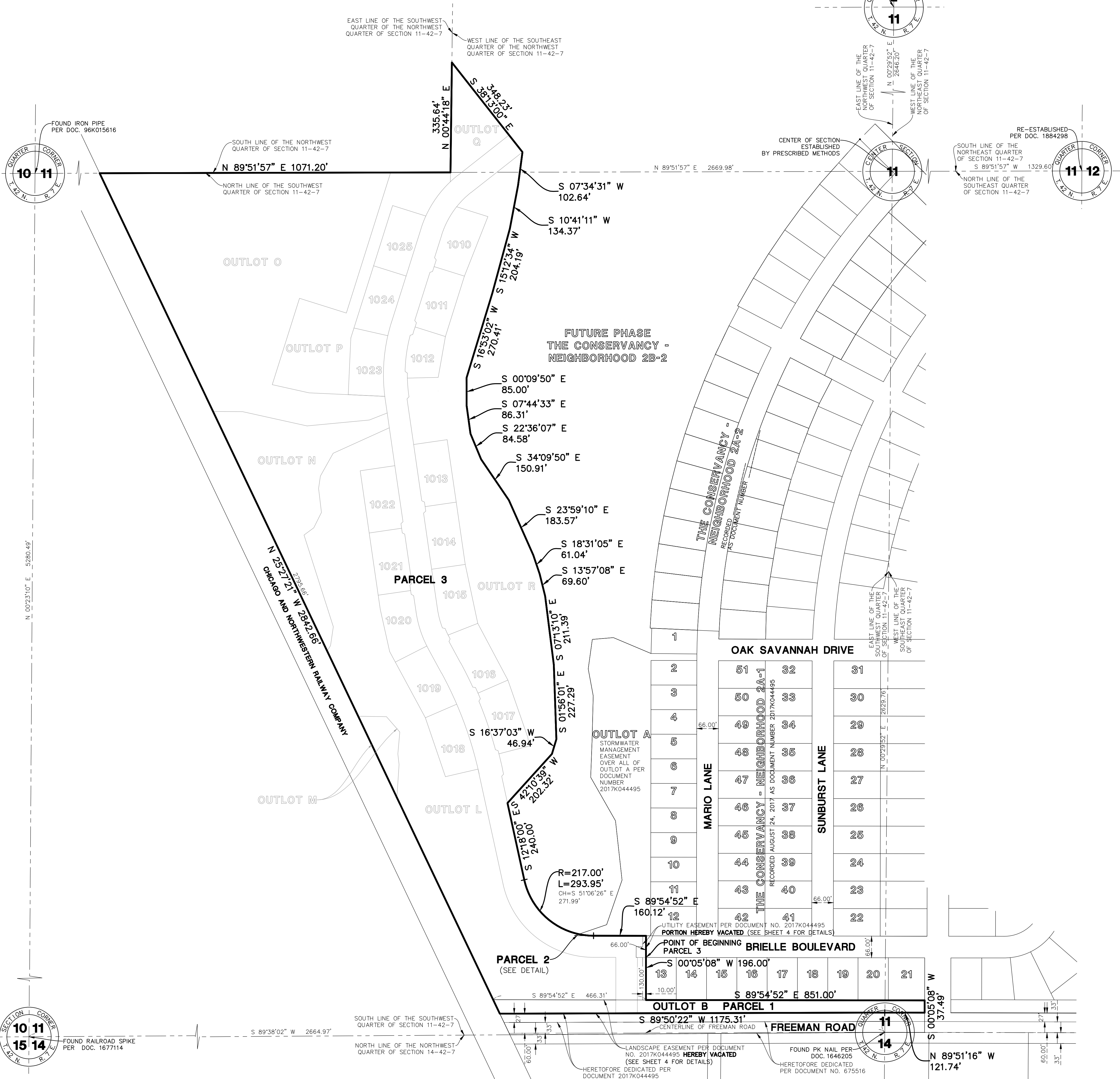


EXISTING AREA SUMMARY

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

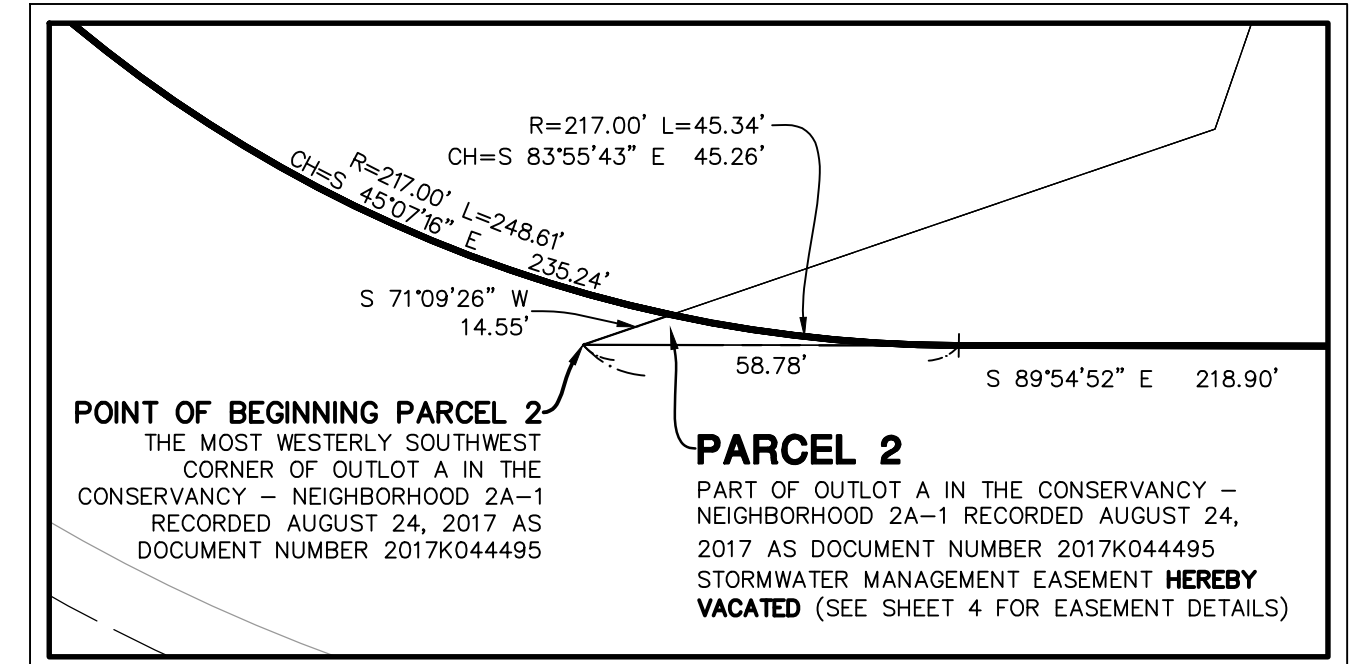


GENERAL NOTES

- 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

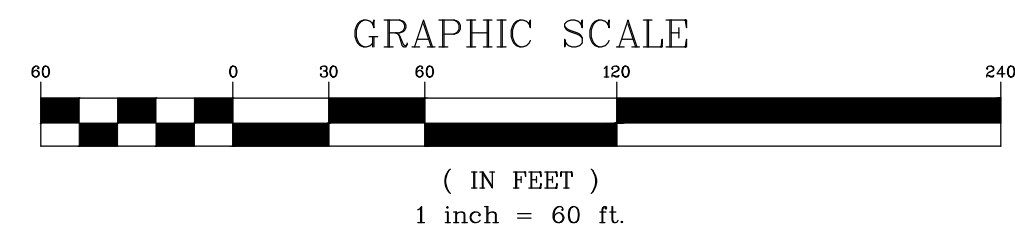
GILBERTS DEVELOPMENT LLC
340 W BUTTERFIELD ROAD, UNIT 2D
ELMHURST, ILLINOIS 60126

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

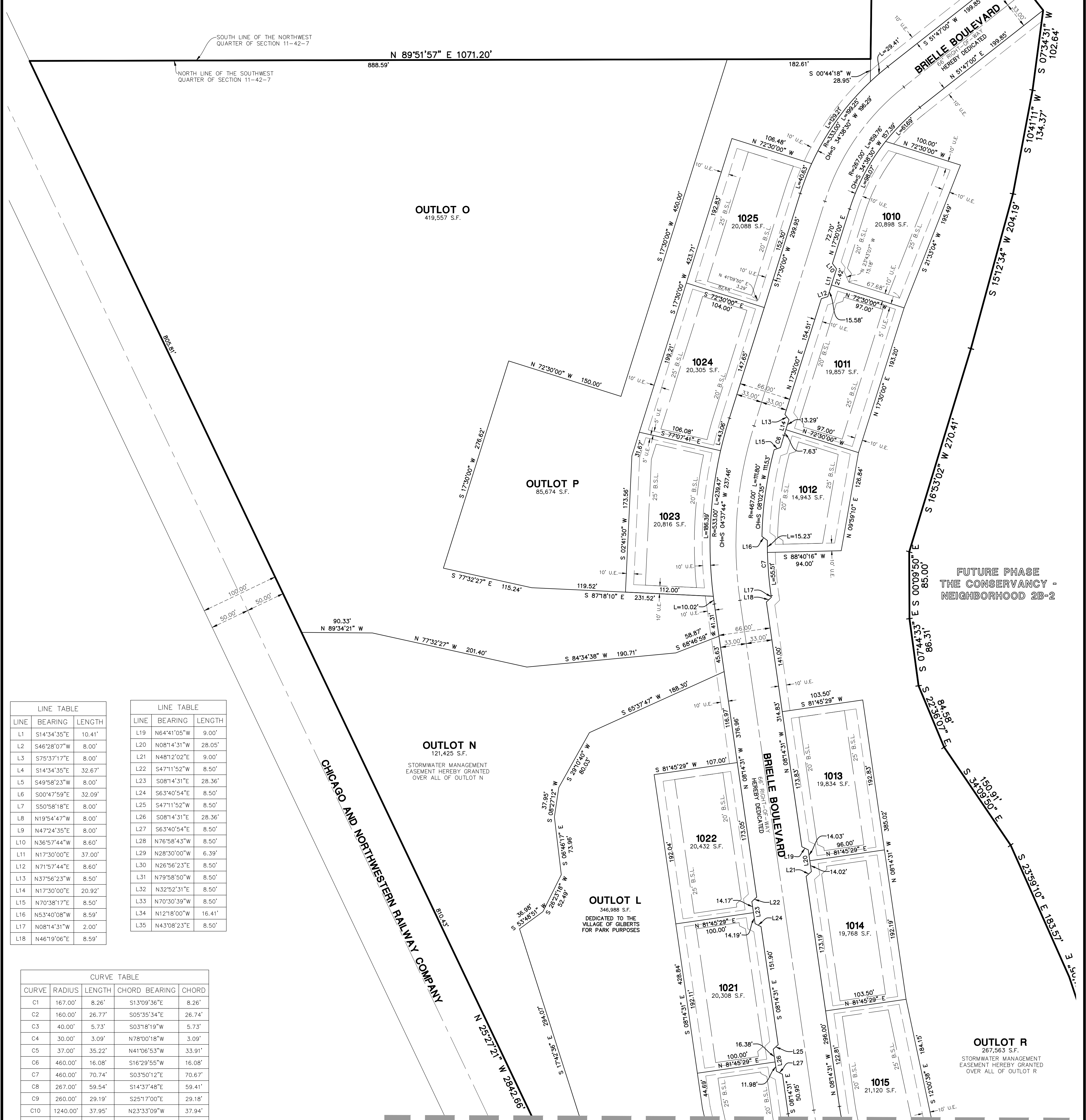
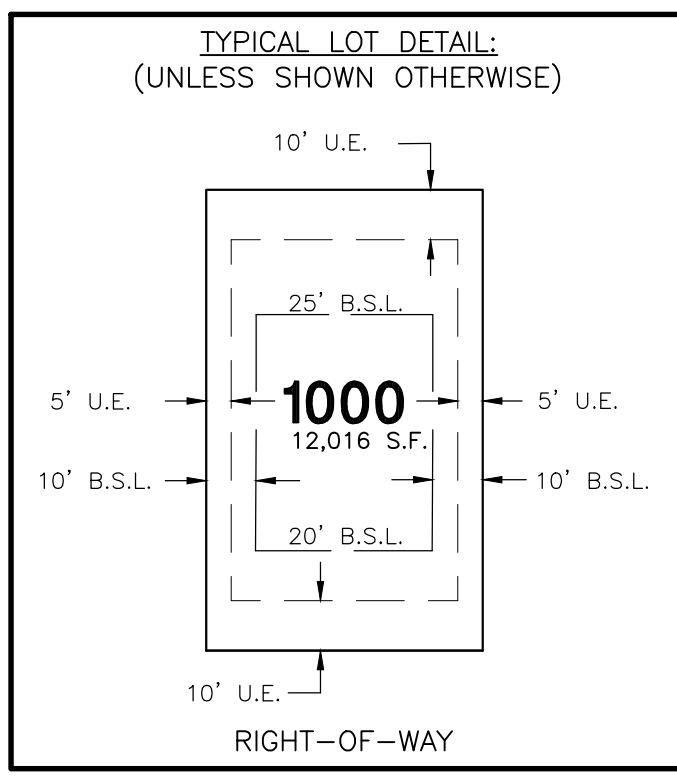


BASIS OF BEARINGS

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'
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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'

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CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
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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

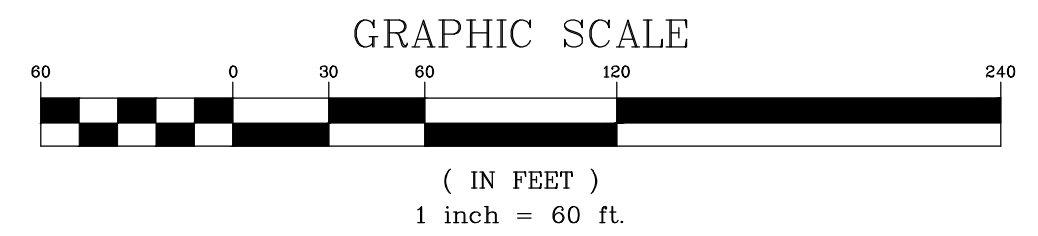
CURRENT P.I.N.:
UNSUBDIVIDED LAND: 02-11-326-001
OUTLOT A IN NH 2A-1: 02-11-395-001
OUTLOT B IN NH 2A-1: 02-11-399-011

ABBREVIATIONS

U.E. - UTILITY EASEMENT
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OWNER/DEVELOPER

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

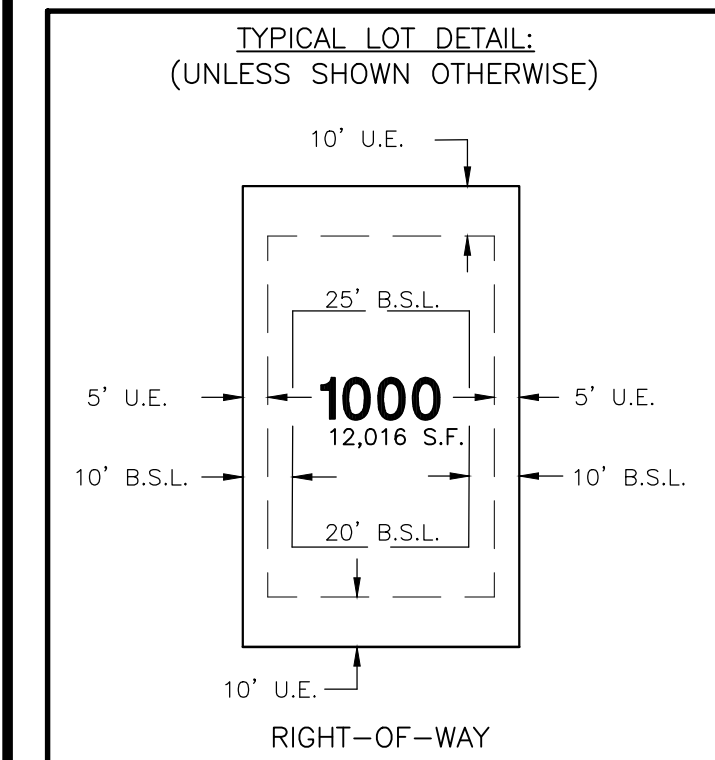
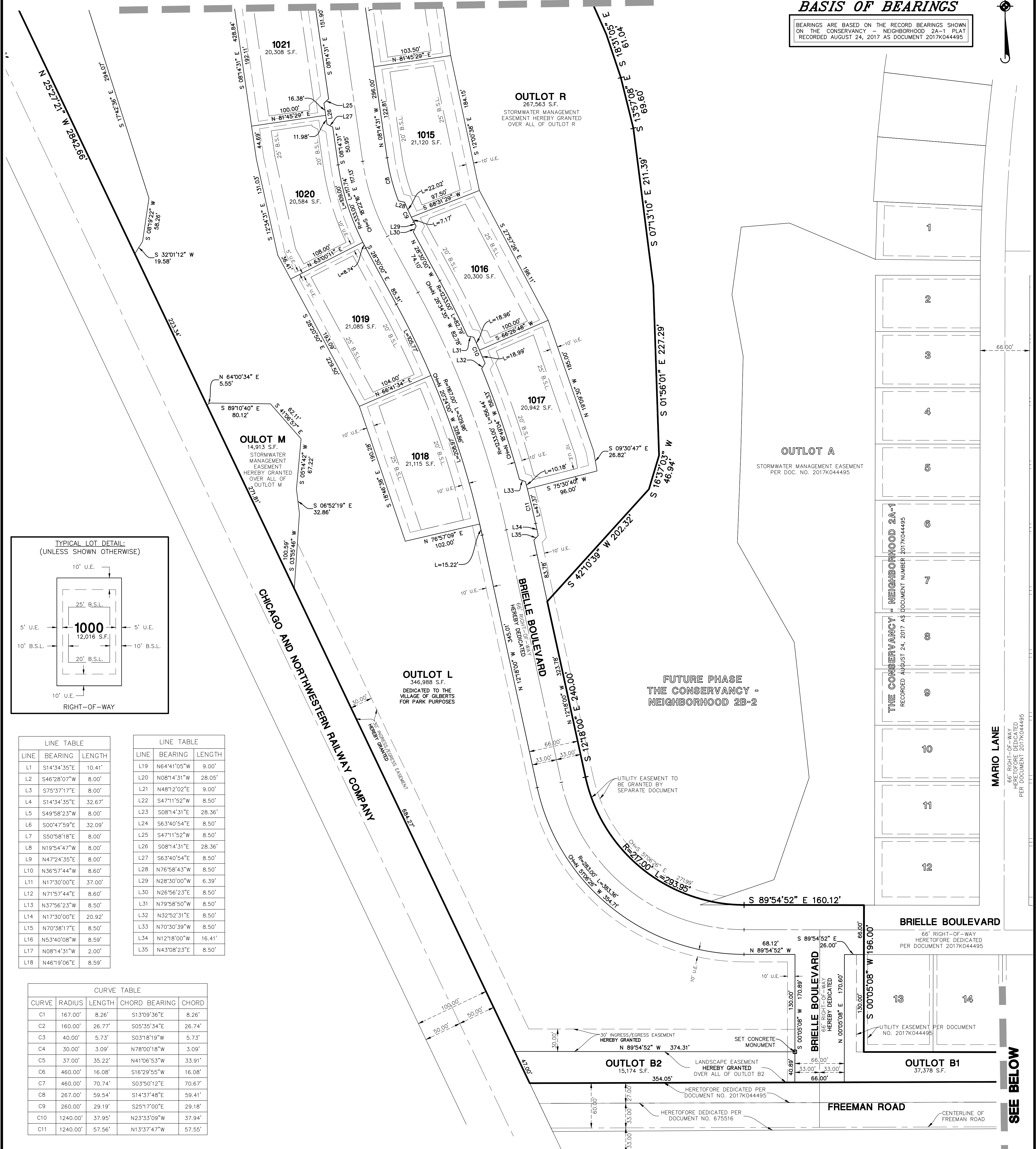


BASIS OF BEARINGS

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SEE SHEET 2

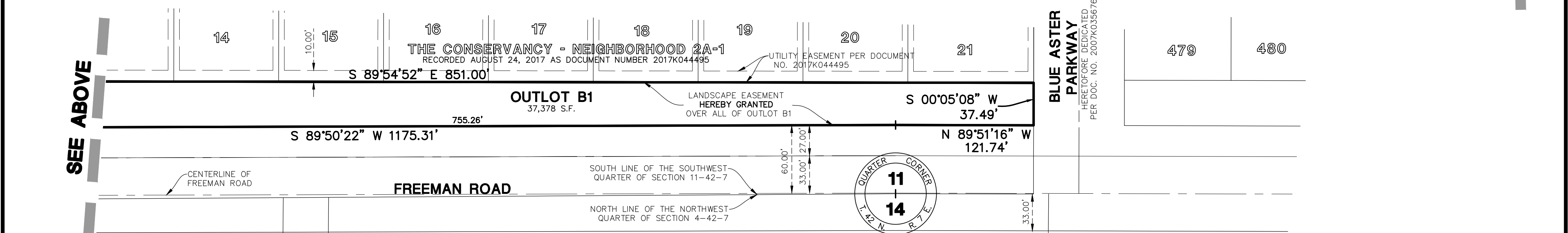
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3 OF 5 SHEETS

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

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

Manhard CONSULTING LTD

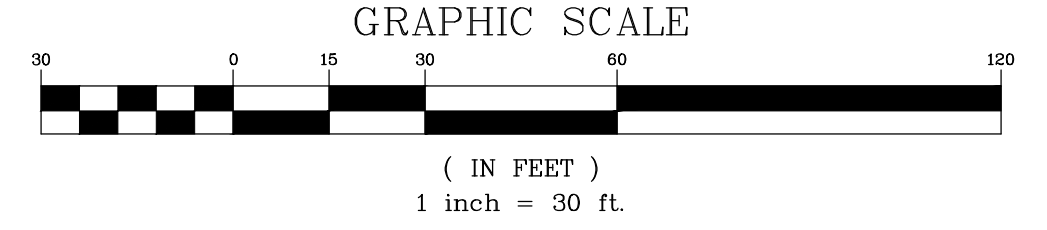
700 Springer Drive, Lombard, IL 60148 ph:630.881.8500 fx:630.881.8855 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

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.:
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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

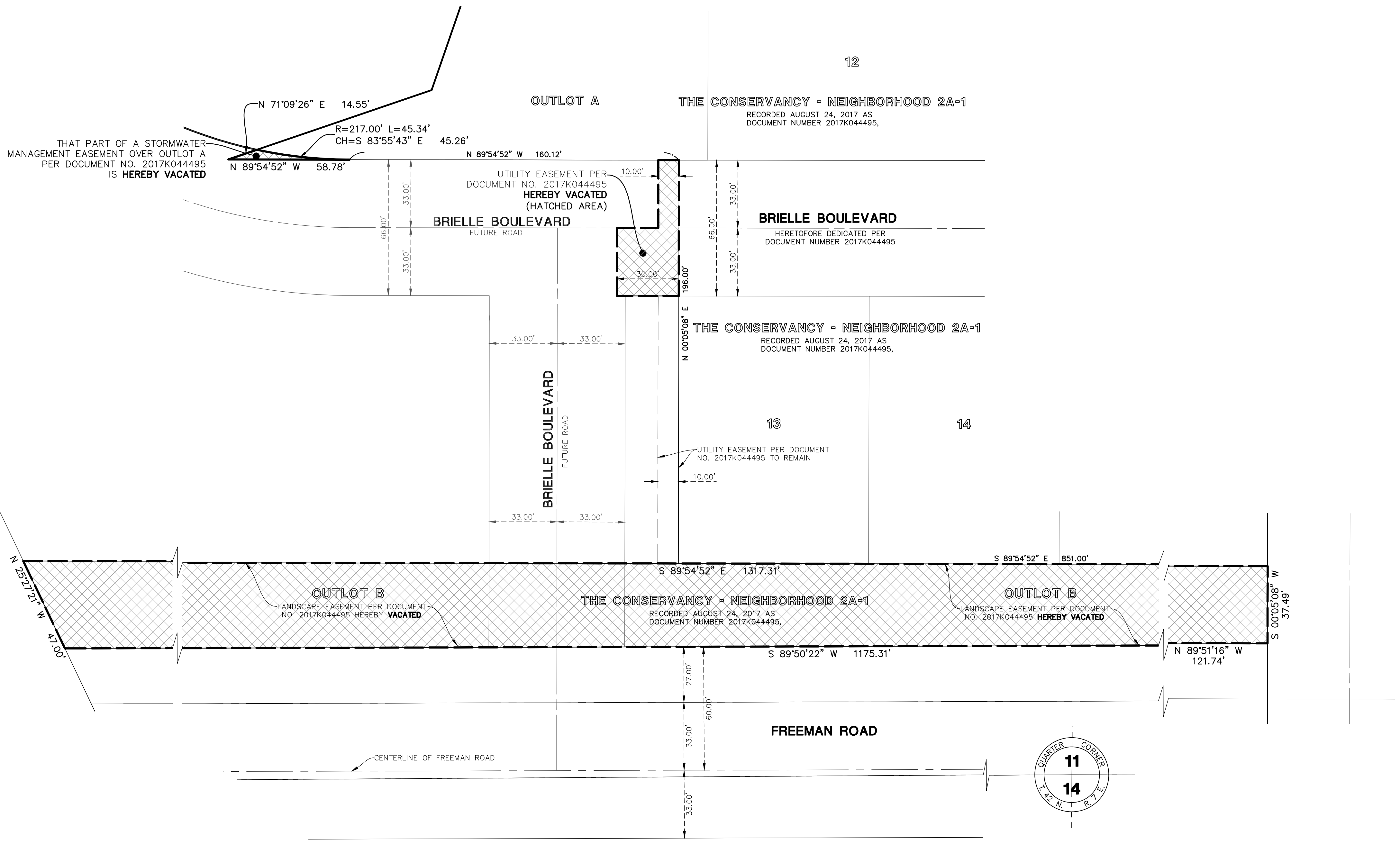
PRINTED NAME AND TITLE

ACCEPTED: _____ DATE: _____
NICOR GAS COMPANY

PRINTED NAME AND TITLE

ACCEPTED: _____ DATE: _____
VILLAGE DESIGNATED CABLE TELEVISION COMPANY

PRINTED NAME AND TITLE



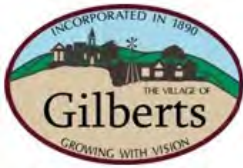
<p style="font-size: 24px; font-weight: bold;">4 OF 5</p> <p style="font-size: 10px;">SHEET GDL01L01</p>	<p style="font-weight: bold;">THE CONSERVANCY - NEIGHBORHOOD 2B-1</p> <p style="font-weight: bold;">VILLAGE OF GILBERTS, ILLINOIS</p> <p style="font-weight: bold;">FINAL PLAT OF SUBDIVISION</p>
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Manhard

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Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
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11/04/20	REVISED PER VILLAGE COMMENTS	AAS



Village of Gilberts
Village Hall
87 Galligan Road, Gilberts, Illinois 60136
Ph: 847-428-2861 Fax: 847-428-2955
www.villageofgilberts.com

To: Village President and Board of Trustees
From: Brian Bourdeau, Village Administrator
Date: December 15, 2020 Village Board Meeting
Re: Item 6.A: Presentation and Discussion Regarding the Plan Commission Recommendation on Special Use Permit Application for 15N288 Tyrrell Road

Background

Jesus Alvarado and Maria Teresa Ramos (“Applicants”) file an application for a Special Use Permit for the breeding, keeping, and grazing of livestock, poultry, and other farm animals on their 5.45 acre property located at 15N288 Tyrrell Road. The UDO allows the keeping of livestock in the A-1 District, but only on parcels of 5 acres or more and only as a special use.

The Plan Commission opened a public hearing on the application at the November 12, 2020 Plan Commission meeting. After receiving public testimony and hearing from the Applicant, the Plan Commission elected to continue the public hearing to December 9, 2020 to allow the applicant to address issues that were raised during the meeting. The public hearing continued on December 9, 2020 at which time, after receiving additional testimony from the applicant and members of the public, the Plan Commission closed the public hearing and proceeded to deliberate on the application.

Following discussion, the Plan Commission proceeded to vote on a recommendation to grant the Special Use Permit. The vote on the recommendation was 2 yeah – 3 nay. Therefore, the recommendation of the Plan Commission is to not recommend approval of the Special Use Permit.

Plan Commission Consideration and Recommendation

Included as attachments to the Village Board packet are the full Plan Commission packets, including staff memorandums and Applicant submitted materials and exhibits. The primary presentation and discussion point considered by the Commission are as follows:

- A) Is the use harmonious with the surrounding zoning? As noted in the Plan Commission packet, the Applicant’s parcel is approximately 5.45 acres, zoned A-1 Agriculture, with the surrounding zoning consisting of R-2, R-3 and R-4 Residential districts. The Applicant’s property abuts several single-family residences.

The Applicants currently own and keep two horses on the property.¹As part of the Applicant’s SUP application, they are seeking to keep: 25 chickens, 2 roosters, 4 turkeys and up to 15 sheep and/or goats.

¹ The keeping of horses on a parcel of 5 acres or more is permitted by right in the A-1 District.

During public testimony, several concerns were raised by members of the public and the Plan Commission. These concerns were focused on potential nuisance issues that may arise from the keeping of livestock/poultry as outlined below and/or the intensity of use based on the proposed number of animals for a property of this size and location:

- Noise. The potential for noise from roosters on the Property was raised by several members of the public. During discussion, consideration was given by the Plan Commission to potentially limiting the hours during which the roosters would be allowed to be kept outside the barn.
- Odor. Concerns were raised regarding the potential impact on surrounding properties of odors that may be arise from the keeping of larger numbers of livestock/poultry on a property of only 5.45 acres. During public testimony, concerns were also expressed regarding the proper clean-up and disposal of livestock/poultry excrement. The Applicant responded to this concern by noting that they live adjacent to the railroad and intend to store any waste along the railroad tracks.
- Fencing. During public testimony concerns were raised regarding adequate containment for the animals. On the initial site plan, the Applicant indicated the livestock/poultry would be kept in the existing barn structures and that they would construct a separate corral where the animals could be moved under supervision. Based on concerns raised by members of the public and the Commissioner's, the Applicant revised the site plan prior to the December meeting to connect it via fencing to the barn structures. However, concerns were noted regarding the height of the fence and proposed use of chicken wire to contain the animals and whether these measures were adequate to safely contain the various livestock/poultry. Additionally, concerns were noted regarding fencing the perimeter of the property to minimize the potential for animals to wander off the property. Neighbors providing testimony that Applicant's dogs have on numerous occasions wandered off the property on to adjoining properties.

B) Should limitations be placed on the potential for on-site slaughter of animals for consumption? The Plan Commission considered the question and the Applicant agreed that any slaughter for consumption would be conducted offsite at a commercial slaughter facility. No slaughtering would take place on the property.

C) Should any limitations be placed on the overall number and/or specific types of livestock permitted as part of any SUP? During public testimony concerns were raised regarding the appropriateness of the quantity of animals proposed for the property and the potential for significant increases if the livestock/poultry were bred, particularly during the weening period. Concerns over the difficulty in tracking and enforcing a cap on the number of livestock on the Property were also expressed. The Applicant noted that any bred animals would not be retained on the property long-term. However, concerns were noted in testimony and by the Commission regarding the potential for these spikes and the potential intensity of use such spikes would generate.

Summary of Noted Conditions

After the closure of the public hearing, a motion was made to approve the Applicant's special use permit with the following conditions:

- A variance be granted to allow the construction of an eight foot fence around the coral and connection to the barn, with chicken wire extending up to a height of at least 6 feet;
- The animals are only permitted to be outside of the barn between the hours of 8:00 a.m. and 8:00 p.m.
- No slaughtering of animals is permitted on the property
- The following limits are placed on the quantity/type of animals:
 - o 25 chickens
 - o 2 roosters
 - o 4 turkeys
 - o 15 goats/sheep

A motion was made and seconded to recommend the SUP with the above noted conditions. The motion failed by a vote of 3-2. Therefore, the Plan Commission's recommendation to the Village Board is that the Applicant's special use application be denied.

This item has been placed on as an item for discussion. The Board has a number of options in considering the negative recommendation from the Plan Commission:

- A) The Village Board could concur with the Plan Commission's negative recommendation and direct staff to prepare the necessary resolution denying the Applicant's special use application.
- B) If the Village Board desires to approve the special use permit application, the Village Board could direct staff to prepare an Ordinance incorporating appropriate conditions and granting the SUP. Please note, pursuant to Section 11-11(D)(4) of the UDO, passage of this Ordinance would require the affirmative vote of two-thirds of the Trustees as it would be overriding a negative recommendation from the Plan Commission.; or
- C) The Village Board could remand the matter back to the Plan Commission for further consideration if there are additional items that the Village Board believes need to be examined. If the Board desires to go this route, it should have specific direction to the Plan Commission as to what issues should be discussed and examined.

The Applicant is planning to be at the meeting to address the Board. Following discussion, Staff will be looking for direction from the Board on which course of action, as outlined above, the Board may wish to pursue.

Attachments

- A) Staff Reports and SUP Application Materials from the Plan Commission Meetings on November 12 and December 9, 2020
- B) Unapproved Plan Commission Minutes from December 9, 2020



Village of Gilberts

Village Hall
87 Galligan Road, Gilberts, Illinois 60136
Ph. 847-428-2861 Fax: 847-428-2955
www.villageofgilberts.com

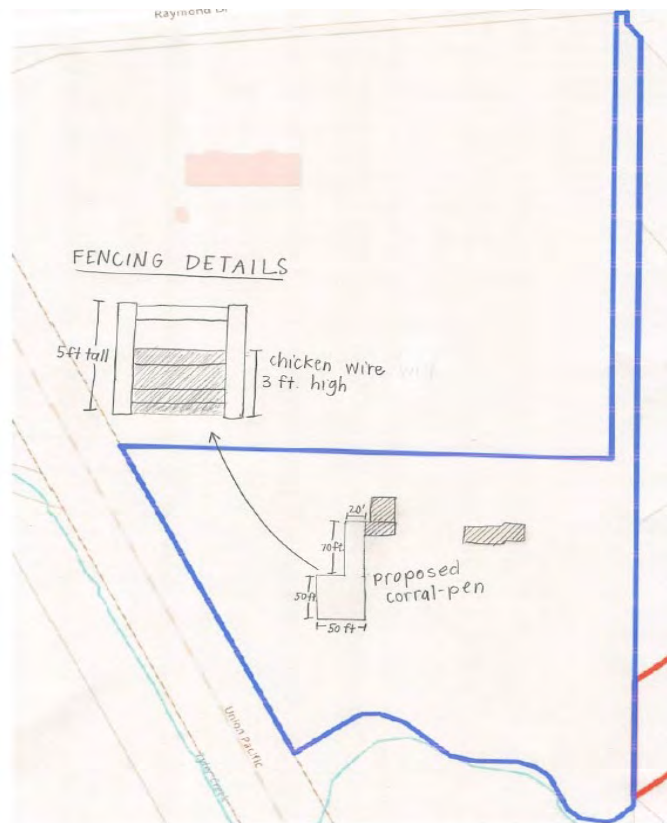
To: Plan Commission
From: Brian Bourdeau, Village Administrator
Riley Lynch, Administrative Intern.
Date: December 9, 2020 Plan Commission Meeting
Re: Item 5: Special Use Permit Application for 15N288 Tyrrell Road

Applicant Revisions to SUP Application

At the November 12, 2020 Plan Commission meeting, the Plan Commission opened a Public Hearing on a Special Use Permit request for the breeding, keeping, and grazing of livestock, poultry, and other farm animals on their property on the property located at 15N288 Tyrrell Road. During the Public Hearing, the Plan Commission requested additional information from the Applicant and elected to continue to the Public Hearing to allow the Applicant time to respond to the questions raised.

Subsequent the November 12 meeting, in response to the previous Plan Commission's questions, the applicants have updated their site plan and have addressed concerns that the Commission had, which are outlined below:

- As indicated by the updated site plan, the corral will be connected to the west side of the existing barn. It then extends south 70ft where it opens up into a 50ft by 50ft enclosure. There will be a door allowing the animals to move to and from the barn and corral.
- The animals will have shade in the barn and under trees on the Northern portion of the corral.
- The animals will be taken care of by family members of the applicants, one of whom lives on the property. Additionally, the applicants are there on a regular basis to take care of them as well.



The November 12, 2020 Plan Commission Memo on this item is attached for reference.



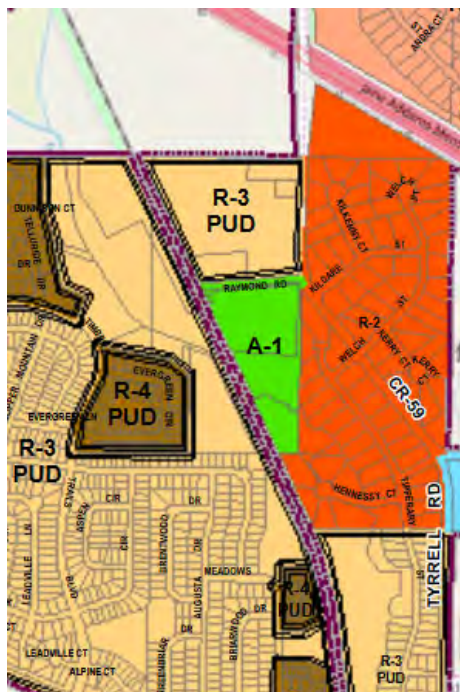
Village of Gilberts

Village Hall
87 Galligan Road, Gilberts, Illinois 60136
Ph. 847-428-2861 Fax: 847-428-2955
www.villageofgilberts.com

To: Plan Commission
From: Brian Bourdeau, Village Administrator
Riley Lynch, Administrative Intern.
Date: November 12, 2020 Plan Commission Meeting
Re: Item 4 & 5: Special Use Permit Application for 15N288 Tyrrell Road

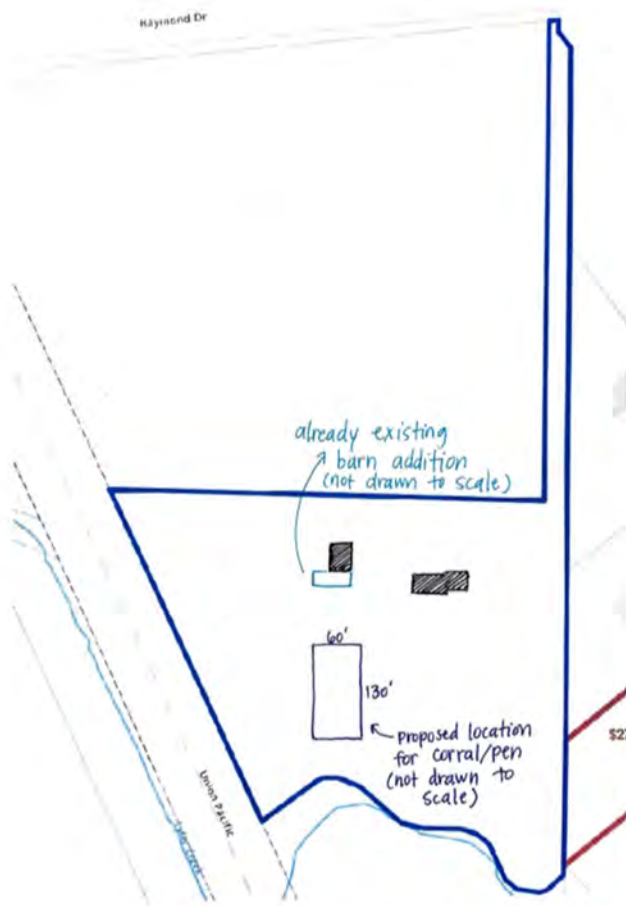
Application Background

Jesus Alvarado and Maria Teresa Ramos (“Applicants”) have requested a Special Use Permit for the breeding, keeping, and grazing of livestock, poultry, and other farm animals on their property.. The applicants’ property is at 15N288 Tyrrell Road (PIN: 02-25-400-016) and is 5.45 acres. The property is bordered on the south by Tyler Creek, the Union Pacific Railway and the Timber Trails subdivision to the west, the Fraternal Order of the Eagles property to the north and single-family residential parcels to the east. As illustrated on the zoning map abstract below, the surrounding land uses are a mix of A-1 immediately north and south with R-2, R-3 and R-4 residential to the east and west of the applicants’ property.



The Applicants currently keep two horses on the property. The keeping of horses is allowed as a permitted use in the A-1 zoning district, but only on a lot consisting of five or more acres (UDO 10-2-2(2)). However, a Special Use Permit is required for the “breeding, keeping, and grazing of livestock, poultry, and other farm animals but only on a lot consisting of five or more acres” (UDO 10-2-3(7)). As the applicants’ property exceeds five acres, their application meets the threshold for consideration as a Special Use in the A-1 zoning district.

Special Use Permit Request



outside of these areas would be when they are moved between the pen and the barn under constant supervision..

The Applicant is pursuing a Special Use Permit to hold and care for certain livestock and poultry on the property. The applicant is proposing to keep:

- 25 Chickens
- 2 Roosters
- 4 Turkeys
- 6 Sheep/Goats

Furthermore, the applicant has expressed interest in expanding the total number of goats and sheep to 15 in the future. The applicants have indicated that the animals will be kept for personal consumption.

There is no fencing around the perimeter of the applicant's property. However, there are existing structures on the property that would be utilized to house these animals, including a 12 foot x 30 foot chicken coop and a 27 foot x 30 foot barn with a 50 foot x 20 foot addition. These buildings are generally located on the western portion of the property. The barn is currently utilized to keep the two existing horses. The applicants have indicated that the additional livestock and poultry will share the enclosure with the horses. In addition to the existing structures, the applicant wishes to construct a 60 foot x 130 foot outdoor corral/pen for the animals. As represented by the applicants' site plan sketch above, the structure will be located south of the existing buildings and detached from other structures. The applicants note that the only time the animals will be

Primary Points for Discussion

- A) The Plan Commission may wish to consider if the proposed Special Use is harmonious with the surrounding zoning, particularly the residential districts. The proposed parcel is located in a heavily urbanized setting. Farm animals, particularly roosters, can be a noise nuisance, often during the early morning hours. Additionally, farm animals pose the potential of odor nuisances in a relatively small urban setting. With respect to the roosters, the Applicants have proposed to keep them in the chicken coop on the western portion and away from the single-family homes located on the eastern side of the property. The Plan Commission may wish to consider these two nuisance issues as part of its deliberations and recommend any appropriate mitigation measures as part of the Special Use request.
- B) The Applicants have indicated that the animals will be kept for personal consumption. During review of the application, staff inquired if there would be any slaughter operations on site. The Applicants indicated that any animals to be slaughtered for meat/poultry consumption would be done offsite at a commercial slaughter facility. The Plan Commission may wish to consider making as a condition of the special use permit, that any slaughtering of animals for personal consumption be done offsite and onsite slaughtering be prohibited.
- C) The Plan Commission may wish to consider the appropriateness of the existing and proposed structures for the keeping of the animals. The Applicants have proposed constructing a detached coral and supervising the movement of animals from the structures to the coral. Please note, the property is not fenced. The Plan Commission may wish to consider whether any conditions would be appropriate as part of a Special Use to ensure animals are not able to roam free on the property, potentially impacting neighboring properties.
- D) The Plan Commission may wish to consider whether it is appropriate to place limitations on either the overall number and/or specific types of farm animals permitted as part of any special use permit.

Summary of Items for Consideration

- Does the Plan Commission feel that the applicants Special Use Permit request meets the General Standards as outlined in section 10-11-11(E)(1) of the UDO:
 - a. *The proposed special use complies with all provisions of the applicable district regulations.*
 - b. *The proposed special use will not be unreasonably detrimental to the value of other property in the neighborhood in which it is to be located or to the public welfare at large.*
 - c. *The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the special*

use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the special use will so dominate the immediate neighborhood, consideration shall be given to:

- i. The location, nature and height of buildings, structures, walls and fences on the site; and*
- ii. The nature and extent of proposed landscaping and screening on the proposed site.*
- d. Adequate utility, drainage and other such necessary facilities have been or will be provided.*
- e. The proposed special use, where such developments and uses are deemed consistent with good planning practice, can be operated in a manner that is not detrimental to the permitted developments and uses in the district; can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area; shall in all other respects conform to the applicable regulations of the district in which it is located; and is deemed essential or desirable to preserve and promote the public health, safety and general welfare of the Village of Gilberts.*

- Surrounding Zoning / Land Usage

- Does the Plan Commission feel that this use is compatible with the surrounding uses?

- Containment and Number of Animals

- The Commission may want to consider if the proposed methods of containment and supervision are adequate for the number of animals requested.
- Does the Plan Commission feel that the existing structures and proposed pen are adequate to keep the animals contained?
- Does the Plan Commission feel that the number of animals requested is acceptable?
- The commission may also want to consider a limit on the number of animals.

- Nuisances

- Given the proximity to residences, the Commission may want to consider if these potential nuisances are acceptable. Additionally, the commission may want to consider whether any additional mitigation methods be stipulated.
- The applicant has specified that no slaughtering of the animals will take place on the property. The Plan Commission may want to make this a stipulation of the Special Use Permit.

Attachments

1. Application for Special Use
2. Site Plan

VILLAGE OF GILBERTS

APPLICATION FOR SPECIAL USE

Last Revised: October 31, 2002

APPLICATION FOR
SPECIAL USE

CASE#	_____
Revision #1:	_____
Revision #2:	_____
Revision #3:	_____
For office use only	

Development Name: _____ Date of Submission: _____

I. APPLICANT:

Jesús Alvarado
Name _____ Corporation _____

15 N288 Tyrrell Rd.
Street _____

Gilberts IL 60136
City State Zip Code

same 847-754-9355
Contact Person Telephone Number Fax Number

owner
Relationship of Applicant to subject Property (e.g. Owner, Developer, Contract Purchaser, etc.)

II. ACTION REQUESTED (Check applicable boxes):

- Rezoning from _____ to _____
- Special Use for chickens, turkeys, goats, & sheep

Any additional requests, which are being processed with the Special Use (i.e. variances subdivision, etc.): non-applicable

NO variances, subdivisions, or additional requests.

Is this development within the Village limits?

- Yes.
- No, requesting annexation.
- Under review by another governmental agency and requires review due to 1.5 mile jurisdictional requirements.

III. DEVELOPERS STAFF:

Attorney: N/A Telephone Number: _____ Fax Number _____
 Builder: _____ Telephone Number: _____ Fax Number _____
 Developer: _____ Telephone Number: _____ Fax Number _____
 Engineer: _____ Telephone Number: _____ Fax Number _____

IV. PROJECT DATA:

1. General Location: 15 N 288 Tyrrell Rd. Gilberts, IL.
60136

a. County: Kane

b. Township: Rutland

c. PIN#(s): 2-25-400-016

2. General description of the site: 5+ Acre property with
A-1 zoning.

3. Existing zoning on the site: A-1 Agricultural District

4. Acreage of the site: 5+ Acres.

5. Character of surrounding area:

	Zoning	Jurisdiction	Existing Land Use	Adopted Village Plan
North	A-1	Gilberts	Eagles' Club	Agricultural
South	A-1	Gilberts	Creek + Residential	Agricultural
East	R-2	Gilberts	Residential	Residential
West	R-3	Gilberts	Railroad	Railroad

6. List Controlling Ordinances (annexation agreement, development agreement, site plans, any ordinances annexing or zoning the property etc.): _____

Non-Applicable

7. Detailed description of the Special Use requested including type of use, square footage or building or space to be occupied, by the Special Use, hours of operation, and number of parking spaces to be provided: _____

(see attached response)

IV. APPLICATION SIGNATURE

I hereby affirm and agree I have full legal capacity to authorize the aforesaid application/petition and that all information here-with listed and any attached exhibits are true and correct to the best of my knowledge. The authorized signer invites the Village of Gilberts representatives to make all reasonable inspections, investigations and pictures of the subject property during the processing period of the Petition. We further agree to pay all fees related to this application as per Village policy, including engineering, legal, plan review or any other ancillary fee as per policy that may arise during the entitlement process. I further understand that these fees include publication expenses.

I further acknowledge that it is the applicant's responsibility to notify property owners within 250 feet of the subject property via certified mail with return receipt of the time, place, and date of any Planning and Zoning Commission public hearing regarding this petition. I further realize the date of the meeting will be established by Village Staff and will be notified of this date once a full application has been received by the Community Development Department.

J. Alvarado
Applicant Signature

6-11-2020
Date:

Print Name: Jesus Alvarado

NOTARY:

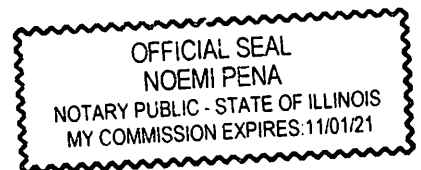
On this 11 day of June, 2020 before me a Notary Public in the State of Illinois personally appeared the above named person, who did sign the foregoing instrument and that the same is a voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my seal.

Noemi Pena

Notary Public

(Signature, Seal).



STATE OF Illinois)
)
COUNTY OF Kane)
)
Village of Gilberts)

**PETITION TO THE GILBERTS VILLAGE BOARD
TO GRANT A SPECIAL USE**

THE UNDERSIGNED PETITIONER, the [name or names of owner(s), include business entity any] being owner of record, respectfully petitions the Village of Gilberts to grant a Special Use of the property, commonly known as [address] and legally described on Exhibit "A," and depicted on Exhibit "B," which are both attached hereto and incorporated herein by reference (the "Subject Property") to permit the following uses in accordance with Gilberts Municipal Code:

[List all requested Special Uses]

1. chickens & turkeys (poultry)
2. goats & sheep

IN SUPPORT OF THIS PETITION, the Petitioner represents that:

- 1) The Subject Property is currently zoned, pursuant to [cite applicable Zoning authority (i.e. Village or County)];
- 2) The Subject Property consists of approximately 5 acres, and the property is currently used for residential living & horses. [list any structures on the property]
- 3) The existing land uses surrounding the Subject Property include:
 - (a) to the North; Eagles Club (Far North)
 - (b) to the East; 2 Neighbors (Far East)
 - (c) to the South; and Wooded Land
 - (d) to the West. Railroad Tracks

See the attached "Special Use Narrative" providing details on this.

- 4) The Special Use will allow the property to be utilized in the following manner:
[provide a detailed description of the square footage by type(s) of uses proposed for any existing or proposed buildings, additions, accessory structures including height of buildings, seating capacity (if applicable), number of parking spaces, etc.)
- 5) The proposed Special Use meets the requirements for granting a Special Use in the Zoning Ordinance because:
 - (a) The establishment, maintenance or operation of the Special Use will not be detrimental to, or endanger the public health, safety, comfort, convenience and general welfare because [or "by"]: *[insert explanation]*; and
 - (b) The Special Use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted nor substantially diminish and impair property values within the neighborhood because [or "by"]: *[insert explanation]*; and
 - (c) The establishment of the Special Use will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district because [or "by"]: *[insert explanation]*.
- 6) In conjunction with the Special Use, the petitioner is seeking the following variances to the Gilberts Municipal Code (Zoning Regulations Code):
[Cite the relevant sections of the Municipal Code to which the variances are being requested]
- 7) The requested variance(s) comply(ies) with the standards for granting a variance as outlined in Section 6-3-5:2 <<<< **VERIFY** of the Zoning Code in the following Manner:
 - (a) The variance is in harmony with the general purpose and intent of this Title because (or "by"): *[insert explanation]*; and
 - (b) Strict enforcement of this Title would result in practical difficulties or impose exceptional "hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district because (or "by"): *[insert explanation]*,' and
 - (c) The property cannot yield a reasonable return if permitted to be used only under the conditions allowed by this Title; and
 - (d) The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.

8) Granting the Special Use to permit the construction described above is appropriate because:

[List factors that demonstrate why the Special Use is appropriate]

WHEREFORE, the Petitioner requests that with respect to the Subject Property, the Village Board and the Planning Commission take action in accordance with the Gilberts Municipal Code to approve an ordinance granting a Special Use in accordance with Exhibit "-" to:

[repeat the list of requested uses from the Recital Section]

Respectfully Submitted,

By: *J. Alvarado*

[Type in name of signatory under signature block]

Jesus Alvarado

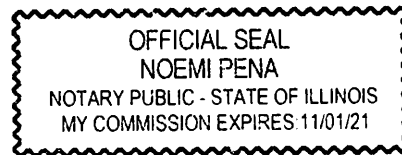
[Type in title or nature of individual (i.e. applicant)]

APPLICANT

STATE OF ILLINOIS
COUNTY OF *Cook*)

The foregoing petition was acknowledged before me by *Jesus Alvarado*
on the *11* day of *June*, 2020 A.D.

By: *Noemi Pena - Notary Public*
[Type in name of signatory under signature block]
[Type in title of person notarizing] and Notary Public



Noemi Pena

#7. Detailed Description of the Special Use requested including type of use, square footage or building or space to be occupied, by the Special Use, hours of operation, and number of parking spaces to be provided.

We are requesting to have 25 chickens, 2 roosters, and 4 turkeys. The designated building for this poultry will be the existing chicken coop, which measures 12x30 square feet. The purpose of these animals is for personal use and consumption of eggs.

Besides this, we would like to have a combination of sheep and goats, totaling 6. These sheep and goats will be kept in the existing 30x27 square foot barn. With this permit, we would like to have the option to, in the future, expand to up to a combined total of 15 sheep and goats, as long as we build a corral to accommodate for the increase in animals.

Hours of operation and number of parking spots do not apply to our request. The existing chicken coop and barn are both located on the far west side of the property.

Special Use Narrative
Our Compliance with UDO Standards 11-11(E) 1a-e

The special use we are applying for is permission to have poultry (chickens & turkeys) as well as goats and sheep on our property at 15N288 Tyrrell Rd. Gilberts, IL. The 5-acre property's zoning is classified as A-1, an agricultural district. The following narrative addresses and outlines how we meet the requirements and standards stated in 1a-e of UDO Code 11-11(E) concerning special use permits.

E1a. This special use complies with all provisions of the applicable regulations, since according to "Committee of the Whole Meeting Packet 8/14/2018" found on The Village of Gilberts website, Section 10-2-2 of the UDO states that, A-1 agricultural districts consisting of more than 5 acres are allowed the permitted use of "breeding, keeping, and grazing of livestock, poultry, and other farm animals." Poultry, goats, and sheep fall under that category. Further, the amendment to Section 10-3-3 of the UDO states: "The following uses may be permitted in ~~all residential districts~~ the A-1 Agriculture District, subject to the issuance of a special use permit..." We are complying with this requirement by completing this Application for Special Use. Overall, the special use permit we are requesting complies with A-1 agricultural district regulations regarding permitted uses as stated in Sections 10-2-2 and 10-3-3 of the UDO.

E1b. The special use will not be unreasonably detrimental to the value of other properties in the neighborhood or to the public welfare at large. When the surrounding homes were built, our property already had the uses we are requesting. The animals will be kept on the far west side of the property, where there are no immediate residences. On the north and south side there are also no immediate residences. There are only 3 immediately adjacent residential properties on the far east side, but there are trees, shrubbery, and easement creating a barrier between our property and theirs. Since our property is very secluded and distant from those homes, the values of those residential areas should not be affected. In regards to the public welfare at large, it should also not be affected since the animals will be contained on our property, far from our distant neighbors.

E1c. The special use will not immediately require the addition of any buildings or constructions. Animals will be kept in the existing 12'x30' chicken coop, 27'x30' barn, and the 50'x20' barn addition. These are all located on the far west side of the property, near the railroad tracks. The operation of the animals will be limited to personal consumption and will not dominate the immediate neighborhoods. Landscaping and screening do not apply to this special use.

E1d. Utilities and drainage do not apply to this special because we are not building anything.

E1e. Everything will be contained and secluded. We will not be making any structural changes. We are adjacent to 2 A-1 properties and our request should not affect the use of any of the other adjacent properties. We are within the agricultural district and our special use is not extending to the public, it is solely for personal use and should not have any impact on future developments in the surrounding community since it will only remain on our property. We are also not requesting a large amount of animals. We simply would like to use our property with the liberty to exercise its existing uses when we purchased the property.

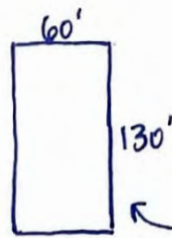
Being residents of Timber Trails for over 18 years, it is also in our interest to preserve the value and quality of our community. Please note that it is our intention to be as reasonable as possible, by limiting this special use for personal purposes, by containing the animals far away from the few adjacent residential homes, and by putting a limit to the number of animals. We in turn kindly ask that you also be reasonable and approve this request which is simply a mere reinstatement of previously existing uses on our property.

Sincerely,

Maria T. Ramos
Jesus Alvarado

Kaymond Dr

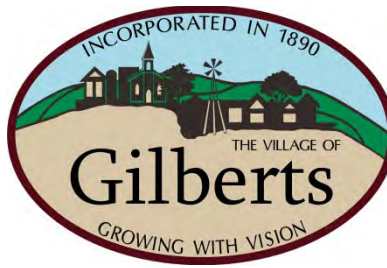
already existing
barn addition
(not drawn to scale)



proposed location
for corral/pen
(not drawn to
scale)

\$2:

Union Pacific
Dyer Creek



**MINUTES FOR VILLAGE OF GILBERTS
PLAN COMMISSION/ZONING BOARD OF APPEALS MEETING
Village Hall: 87 Galligan Road, Gilberts, IL 60136
Meeting Minutes
Wednesday, December 9, 2020**

1. CALL TO ORDER

Chairman Mills called the meeting to order at 7:00 p.m.

2. ROLL CALL / ESTABLISH QUORUM

Village Clerk Courtney Baker called the roll. Roll call: Members present: Commissioners Borgardt, Page, Del Vecchio, Lateer, and Chairman Mills. Commissioners McHone and Sullivan were absent. Others present: Village Administrator Brian Bourdeau, Village Attorney Kurt Asprooth, and Village Attorney Julie Tappendorf.

3. PUBLIC COMMENT

There were no public comments at this time.

4. ITEMS FOR APPROVAL

A. Minutes from the February 12, 2020 Plan Commission Meeting –

A Motion was made by Commissioner Del Vecchio and seconded by Commissioner Borgardt to Approve Minutes from the February 12, 2020 Plan Commission Meeting. Roll call vote: Commissioners Borgardt, Page, Del Vecchio, Lateer, and Chairman Mills voted Aye. 0-nays. 0-abstained. Motion carried.

B. Minutes from the November 12, 2020 Plan Commission Meeting –

A Motion was made by Commissioner Page and seconded by Commissioner Lateer to Approve Minutes from the November 12, 2020 Plan Commission Meeting. Roll call vote: Commissioners Page, Lateer, and Chairman Mills voted Aye. 0-nays. Commissioners Borgardt and Del Vecchio abstained. Motion carried.

5. CONTINUATION OF THE NOVEMBER 12, 2020 PUBLIC HEARING AND RECOMMENDATION TO THE VILLAGE BOARD ON A SPECIAL USE APPLICATION CONCERNING THE PROPERTY COMMONLY KNOWN AS 15N288 TYRRELL ROAD TO ALLOW FOR THE KEEPING OF LIVESTOCK AND POULTRY ON A PARCEL OF 5 ACRES OR MORE IN THE A-1 AGRICULTURAL DISTRICT

Administrator Bourdeau advised the Commission that the applicants have updated their site plan and have addressed concerns that the Commission had such as adding connecting the corral to the west side of the existing barn. There will be a door allowing the animals to move to and from the barn and corral. Fencing details have also been provided as well as informing that the family who lives on the property will be caring for the animals.

Gilberts resident, Dean Stiegemeier, approached the Commission and stated that noise is still a concern as he can hear the rooster every morning. Mr. Stiegemeier also raised the concern of the animals getting loose and going onto the neighbor's yards.

Gilberts resident, Mr. Dooley, approached the Commission and asked who the homeowners are supposed to call if the animals get into their yard. Commissioner Page stated that residents should be able to call the applicants or the family who lives on the property. Administrator Bourdeau advised that residents are recommended to call the Gilberts Police Department if they have any concerns regarding this matter.

Commissioner Del Vecchio asked who would be responsible for the enforcement of the conditions of the permit. Attorney Asprooth stated that if the applicants do not comply with the conditions of the permit, the Village can take it away.

Gilberts residents, Peggy Stiegemeier, approached the Commission and also shared the concerns of the roosters being loud in the early morning which wakes her up. The applicant stated that they can try to keep the roosters and other animals in the barn longer in the morning so as to not wake up the neighbors.

A Motion was made by Commissioner Lateer and seconded by Commissioner Page to Close the Public Hearing. Roll call vote: Commissioners Borgardt, Page, Del Vecchio, Lateer, and Chairman Mills voted Aye. 0-Nay. 0-abstained. Motion carried.

After some deliberation, the Commissioners decided on the restrictions that should be included with the approval of this permit.

A Motion was made by Commissioner Lateer and seconded by Commissioner Borgardt to Approve a Special Use Application Concerning the Property Commonly Known as 15N288 Tyrrell Road to Allow for the Keeping of Livestock and Poultry on a Parcel of 5 Acres or More in the A-1 Agricultural District, Specifically Allowing No More Than 25 Chickens, 2 Roosters, 4 Turkeys, and 15 Sheep and Goats. Roll call vote: Commissioners Page and Lateer voted Aye. Commissioners Borgardt, Del Vecchio, and Chairman mills voted Nay. 0-abstained. Motion failed.

6. PUBLIC HEARING AND RECOMMENDATION TO THE VILLAGE BOARD ON A VARIANCE APPLICATION CONCERNING THE PROPERTY COMMONLY KNOWN AS 182 PARK COURT TO REQUEST APPROVAL OF A VARIANCE TO DECREASE THE REQUIRED REAR YARD SETBACK IN ORDER TO INSTALL A POOL

A Motion was made by Commissioner Borgardt and seconded by Commissioner Lateer to Open the Public Hearing. Roll call vote: Commissioners Borgardt, Page, Del Vecchio, Lateer, and Chairman Mills voted Aye. 0-Nay. 0-abstained. Motion carried.

Administrator Bourdeau advised the Commission that the applicant has requested a variance for the rear yard building setback requirement for purposes of constructing an above-ground pool. The property, located at 182 Park Court, is located in the R-3 Residential zoning district. The property is bounded by Interstate 90 on the south and single-family homes to the north, east and west, which are all also located in the R-3 Residential zoning district. Within the R-3 Residential zoning district, the minimum rear yard setback is 40 feet for residential served by septic and 30 feet for residential served by sewer. The Applicant's residence is serviced with a septic field, requiring a minimum 40-foot rear yard setback. The pool would also sit 17 feet from the interior lot line; however, the minimum required interior yard setback in the R-3 Residential zoning district is 10 feet for residential and therefore, the interior side setback is not a concern. Construction of the pool would be on the northwest corner of the property. Due to the unique nature of the parcel, which narrows toward the east, the primary residential structure covers most of the eastern portion of the property. The southwestern portion is open; however, the residence is served by a raised septic filter bed located in this area. The presence of the septic field prohibits the construction of any structures on that portion of the property. As a result, the only location for a pool would be on the northwest corner of the parcel. Unfortunately, there is insufficient open space to construct the pool on that area of the property and adhere to the district setback requirement for the rear lot line, thereby creating a hardship for the Applicant.

A Motion was made by Commissioner Del Vecchio and seconded by Commissioner Borgardt to Close the Public Hearing. Roll call vote: Commissioners Borgardt, Page, Del Vecchio, Lateer, and Chairman Mills voted Aye. 0-Nay. 0-abstained. Motion carried.

A Motion was made by Commissioner Borgardt and seconded by Commissioner Del Vecchio to Approve the Variance Application as Presented. Roll call vote: Commissioners Borgardt, Page, Del Vecchio, Lateer, and Chairman Mills voted Aye. 0-Nay. 0-abstained. Motion carried.

7. CONSIDERATION AND RECOMMENDATION TO THE VILLAGE BOARD REGARDING THE FINAL PLAT / PUD FOR NEIGHBORHOODS 2A-2 and 2B-1 OF THE CONSERVANCY DEVELOPMENT

Administrator Bourdeau provided the Commission with background regarding the preliminary site plans for the Conservancy. Administrator Bourdeau advised the Village Engineer and Village Attorney have both reviewed all submitted documents and their recommendations are included within the Plan Commission Packet.

A Motion was made by Commissioner Page and seconded by Commissioner Lateer to Recommend to the Village Board to Approve of the Final Plat/PUD for Neighborhood 2A-2 with the Conditions Listed on Page 4 of the Staff Memo Dated December 9, 2020. Roll call vote: Commissioners Borgardt, Page, Del Vecchio, Lateer, and Chairman Mills voted Aye. 0-Nay. 0-abstained. Motion carried.

A Motion was made by Commissioner Page and seconded by Commissioner Lateer to Recommend to the Village Board to Approve of the Final Plat/PUD for Neighborhood 2B-1 with the Conditions Listed on Page 4 and 5 of the Staff Memo Dated December 9, 2020. Roll call vote: Commissioners Borgardt, Page, Del Vecchio, Lateer, and Chairman Mills voted Aye. 0-Nay. 0-abstained. Motion carried.

8. NEW BUSINESS

Administrator Bourdeau advised the Commission that Staff will be reaching out soon to poll for a quorum for a January, 2021 Plan Commission Meeting.

9. OTHER BUSINESS

There were no items to discuss at this time.

10. ADJOURNMENT

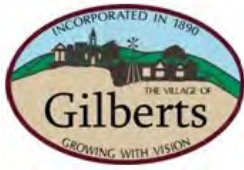
There being no further public business to discuss, **a Motion was made by Commissioner Page and seconded by Commissioner Lateer to adjourn from the public meeting at 8:18 p.m.** Voice vote of Aye carried unanimously. Motion carried.

Respectfully submitted,

Courtney Baker

Courtney Baker
Village Clerk

UNAPPROVED



Village of Gilberts

Village Hall
87 Galligan Road, Gilberts, Illinois 60136
Ph. 847-428-2861 Fax: 847-428-2955
www.villageofgilberts.com

To: Village President and Board of Trustees
From: Brian Bourdeau, Village Administrator
Taunya Fischer, Finance Director
Date: December 15, 2020 Village Board Meeting
Re: Items 6.B: Wage and Compensation Analysis

Based on Board feedback the Finance Department and Administration are currently incorporating the comments to the analysis.