



## Village of Gilberts

Village Hall: 87 Galligan Road, Gilberts, Illinois 60136

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

[www.villageofgilberts.com](http://www.villageofgilberts.com)

### VILLAGE BOARD MEETING AGENDA

Tuesday, January 16, 2024 - 7:00 p.m. - Village Hall Board Room

#### ORDER OF BUSINESS

**1. CALL TO ORDER / PLEDGE OF ALLEGIANCE**

**2. ROLL CALL / ESTABLISH QUORUM**

**3. PUBLIC COMMENT\***

**4. CONSENT AGENDA**

- A. A Motion to approve Minutes from the January 2, 2024 Village Board Meeting
- B. A Motion to approve Bills & Payroll dated January 16, 2024
- C. A Motion to approve Ordinance 01-2024, An Ordinance Authorizing the Disposal of Personal Property Owned by the Village of Gilberts
- D. A Motion to approve Resolution 04-2024, a Resolution Authorizing Approval of an Agreement with Gjovik Ford, Inc. for the Purchase of a Public Works Ford F-750 in an Amount Not to Exceed \$88,000
- E. A Motion to approve Resolution 05-2024, a Resolution Authorizing the Purchase of Water Softener Salt for Calendar Year 2024 from Midwest Salt

**5. ITEMS FOR APPROVAL**

- A. A Resolution Authorizing and Approving an Agreement to Accept a Portion of the Freeman Road Improvements for the Conservancy Development (Resolution 06-2024)
- B. An Ordinance Approving the Final Plat of Subdivision and Final PUD Plans for Phase 3B of the Conservancy Development (Ordinance 02-2024)
- C. An Ordinance Approving a Plat of Re-Subdivision for the Grove Wash Development (Ordinance 03-2024)

**6. ITEMS FOR DISCUSSION**

- A. NKCC New Business Partnership Program

**7. STAFF REPORTS**

**8. TRUSTEES' REPORTS**

**9. PRESIDENT'S REPORT**

**10. EXECUTIVE SESSION**

**11. ADJOURNMENT**

**\*Public Comment Policy**

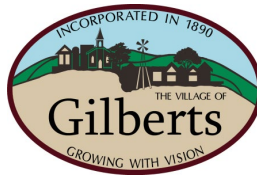
Anyone indicating a desire to speak during Public Comments portion of the Village Board Meeting will be acknowledged by the Village President. All remarks are to be addressed to the Village President and Board of Trustees as a whole, not to any specific person(s). To ensure that everyone who wishes to 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

Posted on January 12, 2024 at:

*Village of Gilberts, 87 Galligan Road, Gilberts, IL 60136*

## January 16, 2024 – Village Board Meeting Agenda

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.



**VILLAGE OF GILBERTS**  
**VILLAGE BOARD MEETING MINUTES**  
**Tuesday, January 2, 2024**  
**Village Hall: 87 Galligan Road, Gilberts, IL 60136**

**1. CALL TO ORDER / PLEDGE OF ALLEGIANCE**

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

**2. ROLL CALL / ESTABLISH QUORUM**

Village Clerk Lynda Lange called roll. Roll call of Board members present: Trustees, Chapman, Vanni, Allen and Redfield were present, as was President Zambetti. Also present was Administrator Brian Bourdeau & Village Clerk Lynda Lange. Trustees Coats and Marino were absent.

**3. PUBLIC COMMENT:** None

**4. CONSENT AGENDA:**

- a. A Motion to approve the Minutes from the December 5, 2023 Village Board Meeting.
- b. A Motion to approve Minutes from the December 6, 2023 Special Village Board Meeting.
- c. A Motion to ratify Bills & Payroll dated December 19, 2023.
- d. A Motion to approve Bills & Payroll dated January 2, 2024.
- e. A Motion to approve the October 2023 Treasurer's report.
- f. A Motion to approve the November 2023 Treasurer's report.
- g. A Motion to approve (**Resolution 01-2024**), a Resolution Approving the Purchase of a 2024 Dodge Ram 1500 Crew SSV from LaPorte Chrysler and Upfitting by Ultra Strobe Communications in an Aggregate Amount Not-to-Exceed \$ 53,000.
- h. A Motion to approve (**Resolution 02-2024**), a Resolution Approving the Purchase of an Argus Body Worn Camera System from Kustom Signals, Inc. in an Amount Not-to-Exceed \$ 37,000.
- i. A Motion to approve (Resolution 03-2024) a Resolution Approving the Purchase of a Message Trailer from Stalker Radar Applied Concepts, Inc. in an Amount Not-to-Exceed \$ 22,500.

President Zambetti asked if any Board member wished to remove an item from the Consent Agenda. No removals were requested.

*A Motion to Approve Consent Agenda items 4. (a-i), as presented was made by Trustee Vanni seconded by Trustee Chapman. Roll call votes – Aye: (4) Trustees Chapman, Vanni, Allen, Redfield/Nay: (0)/Absent: (2) Trustees Coats and Marino/Abstain: (0).*

**5. ITEMS FOR APPROVAL:** None

**6. ITEMS FOR DISCUSSION:** None

**7. STAFF REPORT** – Administrator Brian Bourdeau advised that the streetlights have been fixed on Raymond and the Eagles Club has been notified. An overview was provided on discussions regarding migrant drop offs and processes that would occur involving Kane County Protocols and current status of the discussions regarding business development with the Chamber of Commerce.

**TRUSTEE REPORTS** - None

**7. PRESIDENT’S REPORT** - None

**8. EXECUTIVE SESSION** – None

**9. ADJOURNMENT**

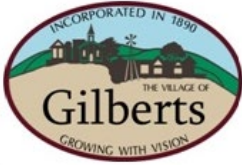
*There being no further public business to discuss, a motion to adjourn from the public meeting was made by Trustee Allen and seconded by Trustee Chapman at 7:05pm. Voice vote carried unanimously, - Aye: (4) Trustees Chapman, Vanni, Allen, and Redfield / Nay: 0 /Absent: (2) Trustee Coats & Trustee Marino/ Abstained: 0*

The meeting ended at 7:05pm.

Respectfully submitted,

*Lynda Lange*

Lynda Lange  
Village Clerk



## *Village of Gilberts*

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**To:** President Zambetti and Board of Trustees  
**From:** Brian Bourdeau, Village Administrator  
Riley Lynch, Management Analyst  
**Date:** January 16, 2024 Village Board Meeting  
**Re:** Item 4.C: An Ordinance Authorizing the Disposal of Personal Property Owned by the Village of Gilberts

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### **Background:**

As part of the Village's fleet maintenance and replacement program, two vehicles are ready to be retired;

- 2017 Ford Explorer VIN: 1FM5K8AR8HGD59042
- 2009 Ford F550 VIN: 1FDAF57R19EA98004

The Ford Explorer was used as a squad car prior to becoming the shared pool car for Village Hall. However, with the new squads deployed at the Police Department, a Ford Focus (the Community Service Officer's vehicle) will be cycled in as the new Village Hall pool car.

The Ford F550 was replaced by a new F550 replaced as part of the Public Works fleet. It is aging and will continue to depreciate.

Both Vehicles are to be auctioned off through GovDeals, as previous surplus vehicles have.

### **Recommendation:**

As these vehicles are no longer in use and will only continue to depreciate, Staff recommends approval of the attached ordinance authorizing the disposal of these vehicles so that they may be auctioned off.

**VILLAGE OF GILBERTS**

**ORDINANCE 01-2024**

**AN ORDINANCE AUTHORIZING THE DISPOSAL OF  
PERSONAL PROPERTY OWNED BY THE VILLAGE OF GILBERTS**

**WHEREAS**, it is the opinion of the corporate authorities of the Village of Gilberts that it is no longer necessary, useful, or in the best interest of the Village to retain ownership of the personal property described in this Ordinance; and

**WHEREAS**, the Village of Gilberts finds and determines that it will dispose of the personal property in a manner described in this Ordinance;

**THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF GILBERTS, ILLINOIS, 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:**     **Disposal of Surplus Property.** The President and Trustees find that the personal property described in Exhibit A attached to this Ordinance (“Surplus Property”) is no longer necessary or useful to the Village of Gilberts is hereby authorized to direct the sale or disposal of the Surplus Property in the manner most appropriate to the Village. The Surplus Property shall be sold or disposed of in an “as is” condition.

**Section 3:**     Each section, paragraph, sentence, clause and provision of this Ordinance is separable and if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Ordinance, other than the part affected by such decision.

**Section 4:**     This Ordinance shall take effect upon its passage and approval according to law, and shall, by authority of the Board of Trustees, be published in pamphlet form.

**PASSED BY THE BOARD OF TRUSTEES** this 16<sup>th</sup> day of January, 2024 by roll call vote as follows:

	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>	<u>Abstain</u>
Trustee Robert Vanni	_____	_____	_____	_____
Trustee Robert Chapman	_____	_____	_____	_____
Trustee Justin Redfield	_____	_____	_____	_____
Trustee Jeanne Allen	_____	_____	_____	_____
Trustee Frank Marino	_____	_____	_____	_____
Trustee Brandon Coats	_____	_____	_____	_____
President Guy Zambetti	_____	_____	_____	_____

APPROVED THIS 16<sup>th</sup> DAY OF JANUARY, 2024

\_\_\_\_\_  
Guy Zambetti, Village President

(SEAL)

ATTEST: \_\_\_\_\_  
Lynda Lange, Village Clerk

**Exhibit A**

Surplus Items

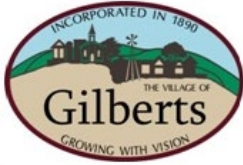
2017 Ford Explorer

VIN: 1FM5K8AR8HGD59042

2009 Ford F550

VIN: 1FDAF57R19EA98004





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**To:** President Zambetti & Board of Trustees  
**From:** Brian Bourdeau, Village Administrator  
Wade Kretsinger, Public Works Director  
**Date:** January 16, 2024 Board Meeting  
**Re:** Item 4.D: Purchase of a New 2024 Ford F-750 in a Not-to-Exceed Amount of \$88,000

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### **Background:**

In the 5-year Capital Improvement Plan we will be replacing 5 trucks over the next 5 years to update our fleet. This year we will be replacing our 2009 Ford F550 with a new 2024 Ford F750.

### **Summary:**

As part of the Villages' CIP, \$75,000 was set aside in the Capital Fund last year and \$75,000 in this year's budget for this acquisition. This Ford F750 comes as a cab and chassis. We will get quotes to add the bump body, plow with wing and salt spreader right after we purchase the truck. This truck is not expected to be completed for use this winter, the goal is to have it operational by this summer.

### **Conclusion:**

We recommend that the Village Board of Trustees authorize the purchase of a new 2024 Ford F-750 from Gjovik Ford Inc in a not-to-exceed amount of \$88,000.

**Prepared for: Wade Kretsinger, Village of Gilberts**

Gilberts, IL

Office: 847-428-2861

Email: [wkretsinger@villageofgilberts.com](mailto:wkretsinger@villageofgilberts.com)

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**2024 F-750 Diesel Regular Cab Base (F7D)**

Price Level: 425

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**Client Proposal**

Prepared by:

Michael Allison

Office: 815-786-3333

Quote ID: Stk9261

Date: 12/19/2023



Gjovik Ford, Inc. | 12950 E. US Route 34, Plano, Illinois, 60545

Office: 815-786-3333

**Prepared for: Wade Kretsinger**

Village of Gilberts

Prepared by: Michael Allison

12/19/2023



Gjovik Ford, Inc. | 12950 E. US Route 34 Plano Illinois | 60545

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**2024 F-750 Diesel Regular Cab Base (F7D)**

Price Level: 425 | Quote ID: Stk9261

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**Wade Kretsinger, Village of Gilberts**

Gilberts, IL

Office: 847-428-2861

Email: [wkretsinger@villageofgilberts.com](mailto:wkretsinger@villageofgilberts.com)

Re: Quote ID Stk9261 12/19/2023

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Dear Wade,

Thank you very much for this opportunity.

Sincerely,

**Michael Allison**

Commercial Account Manager

**Prepared for: Wade Kretsinger**

Village of Gilberts

Prepared by: Michael Allison

12/19/2023



Gjovik Ford, Inc. | 12950 E. US Route 34 Plano Illinois | 60545

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**2024 F-750 Diesel Regular Cab Base (F7D)**

Price Level: 425 | Quote ID: Stk9261

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**Prepared for: Wade Kretsinger**

Village of Gilberts

Prepared by: Michael Allison

12/19/2023



Gjovik Ford, Inc. | 12950 E. US Route 34 Plano Illinois | 60545

**2024 F-750 Diesel Regular Cab Base (F7D)**

Price Level: 425 | Quote ID: Stk9261

**As Configured Vehicle**

Code	Description	MSRP
<b>Base Vehicle</b>		
F7D	Base Vehicle Price (F7D)	\$79,655.00
<b>Engines</b>		
99E	6.7L Power Stroke V8 Turbo Diesel - 300 HP @ 2500 RPM	\$1,995.00
	Includes Engine Exhaust Brake and manual regen capability. Torque: 725 ft.lbs. @ 1500 rpm.	
	<i>Governed RPM: 3300. Includes CARB clean idle label - may be removed if un-necessary.</i>	
425	50-State Emissions	N/C
41H	Engine Block Heater, Phillips, 120 Volt/750 Watt	\$155.00
	<i>Includes removable grille cover.</i>	
<b>Transmissions</b>		
44D	Ford TorqShift HD 10-Speed Automatic - with PTO Provision	STD
	<i>Includes tow/haul.</i>	
<b>Front Wheels &amp; Tires</b>		
643	Wheels, Front 22.5x8.25 White Powder Coated Steel, 10-Hole	STD
	<i>(285.75MM BC) hub piloted, flanged nut, metric mount, 8.25 DC rims; with steel hubs.</i>	
T2B	Tires, Front Two 11R22.5G Goodyear Fuel Max RSA (497 rev/mile)	STD
<b>Rear Wheels &amp; Tires</b>		
663	Wheels, Rear 22.5x8.25 White Powder Coated Steel, 10-Hole	STD
	<i>(285.75MM BC) hub piloted, flanged nut, metric mount, 8.25 DC rims; with steel hubs.</i>	
R2G	Tires, Rear Four 11R22.5G Goodyear Fuel Max RTD (493 rev/mile)	\$140.00

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Note: Prices are good for 10 days from published date.

**Prepared for: Wade Kretsinger**

Village of Gilberts

Prepared by: Michael Allison

12/19/2023



Gjovik Ford, Inc. | 12950 E. US Route 34 Plano Illinois | 60545

**2024 F-750 Diesel Regular Cab Base (F7D)**

Price Level: 425 | Quote ID: Stk9261

**As Configured Vehicle (cont'd)**

<b>Code</b>	<b>Description</b>	<b>MSRP</b>
<b>Brakes</b>		
67A	<b>Air Brakes (4 WHEEL DRUM) - Straight Truck w/Traction Control</b> <i>Meritor Q-Plus with ABS, Bendix Anti-Lock Brake System, 4-channel. Includes 15" x 4" front brakes, dual direct reading air pressure gauges, brake lines color coded nylon, Bendix 13.2 CFM capacity air compressor, instrument panel mounted yellow knob parking brake control valve, automatic slack adjusters front and rear, two rear spring parking air brake chambers mounted on front of rear axle, three drain valves and two air tanks (Reference Body Builders Book for location). Rear brake size and components dependent upon axle selection. Uses existing ABS system to minimize wheel slipping during acceleration. Usage determined by the air brake package selected. (Not recommended with Hi-Rail Train Systems). Deletes hand operated park brake lever.</i>  <i>Includes:</i> - Air Dryer, Bendix AD/IS w/Heater Mounted left frame rail (for Hydraulic brake diesel applications that include air suspension or stand alone engine air compressor).	N/C
67D	<b>Air Brakes (4 WHEEL DISC) w/Traction Control</b> <i>Deletes hand operated park brake lever.</i>  <i>Includes:</i> - Air Dryer, Bendix AD/IS w/Heater Mounted left frame rail (for Hydraulic brake diesel applications that include air suspension or stand alone engine air compressor).	\$3,755.00
18A	<b>Electronic Stability Control DELETE</b> <i>Deletes the standard ESC feature.</i>	-\$290.00
62D	<b>Air Dryer, Bendix AD/IS w/Heater</b> <i>Mounted left frame rail (for Hydraulic brake diesel applications that include air suspension or stand alone engine air compressor).</i>	Included
159	<b>Trailer Connection Socket - 7-Way, Wired for Turn Signals Combined with Stop</b> <i>Mounted at rear of frame, for combined trailer stop, tail, turn (compatible with trailers that use combined stop, tail, turn lights).</i>	\$100.00

**Front Axle and Suspension**

43N	<b>10,000 lb. Cap. Non-Driving - Dana E-1002I - I-Beam Type</b>	STD
61C	<b>Taper-Leaf Springs, Parabolic - 10,000 lb. Cap</b> <i>2-leaf, 62" x 3.15". Also includes, standard duty, dual, double acting shock absorbers.</i>	STD
15S	<b>Front Stabilizer Bar</b>	\$490.00

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Village of Gilberts

Prepared by: Michael Allison

12/19/2023



Gjovik Ford, Inc. | 12950 E. US Route 34 Plano Illinois | 60545

**2024 F-750 Diesel Regular Cab Base (F7D)**

Price Level: 425 | Quote ID: Stk9261

**As Configured Vehicle (cont'd)**

<b>Code</b>	<b>Description</b>	<b>MSRP</b>
60A	Lube, Front Axle, EmGard 50W, Synthetic Oil	\$50.00
<b>Rear Axle and Suspension</b>		
475	21,000 lb. Single Reduction - Open - Dana / Spicer 21060S <i>NOTE: When specifying an axle ratio, check performance guidelines for startability and gradeability.</i>	STD
68R	Multi-Leaf Springs - 23,000 lb. Cap <i>11-leaf. Includes 2,000 lb auxiliary springs for load stabilization.</i>	\$230.00
607	Lube, Rear Axle, EmGard 75W-90, Synthetic Oil	\$100.00
X6D	6.50 Axle Ratio	N/C
<b>Wheelbase</b>		
158WB	158" Wheelbase/84" CA/49" AF/246" OAL	STD
<b>Frame</b>		
539	Single Channel - Straight 'C' 20.11 SM, 120,000 PSI <i>2,413,200 RBM. Heat treated alloy steel; 10.375" x 3.705" x 0.438" (263.5mm x 94.1mm x 11.1mm).</i>	\$1,075.00
765	Bumper, Front - Full Width, Chrome Plated Steel - (Included in (90E) Exterior Appearance Group)	Included
86C	Chrome Grille Surround - (Included in (90E) Exterior Appearance Group)	Included
<b>Exhaust</b>		
91G	Under Cab, Right Side Outlet, Switchback-Style <i>Single, horizontal muffler, right side, under cab, outside of frame rail with rear discharge.</i>	STD
<b>Fuel Tanks</b>		

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**Prepared for: Wade Kretsinger**

Village of Gilberts

Prepared by: Michael Allison

12/19/2023



Gjovik Ford, Inc. | 12950 E. US Route 34 Plano Illinois | 60545

**2024 F-750 Diesel Regular Cab Base (F7D)**

Price Level: 425 | Quote ID: Stk9261

**As Configured Vehicle (cont'd)**

<b>Code</b>	<b>Description</b>	<b>MSRP</b>
65B	Fuel Tank - LH 50 Gallon Rectangular - Aluminum	STD
<b>Electrical / Alternator / Battery</b>		
STDALT	Extra Heavy Duty Alternator - 12-Volt, 200 Amp Denso SC5	Included
55M	Jump Start Stud - Remote Mounted	\$90.00
63B	Battery - Two 900 CCA, 1800 Total, Includes Steel Battery Box <i>12 Volt, Motorcraft.</i>	\$60.00
16V	Voltmeter <i>Available in message center.</i>	\$100.00
<b>Seats</b>		
88G	30/70 Air Ride Driver (External Air Source) & Fixed 2-Passenger Bench - Vinyl	\$395.00
<b>Cab Interior</b>		
600A	Preferred Equipment Package 600A <i>Includes:</i> - Wheel Seals, Front - Oil lubricated, SKF ScotSeal PlusXL Seals - Wheel Seals, Rear - Oil lubricated, SKF ScotSeal PlusXL Seals - Manual Regen Initiation - Driver Interface in Message Center - Engine Exhaust Brake - Extra Heavy Duty Alternator - 12-Volt, 200 Amp Denso SC5 - Lights - Roof Marker/Clearance - Amber Lenses, 5 Lights - Tow Hooks, Front (2) - Frame-Mounted, Painted Black - Four Body Builder Switches - Mounted in Center Instrument Panel With connector access located in engine compartment. Amperages vary by switch: 10, 15, 25, 25. - Floor Covering - Black Vinyl - Intelligent Oil Life Monitor - Steering Column - Tilt / Telescoping - Steering Wheel - Black PVC w/Integral Cruise Control Switches, includes Audio Controls - Body Builder Wiring - At Back of Cab, Combined Includes sealed connectors for 2 ground circuits, with combined left/stop, combined right/stop, park lamps, back up lamps. Also includes 2 additional pass through wires to cab.	N/C
90A	Appearance Group <i>Includes front-mounted overhead console with dual sunglass bins and integral front map reading lights.</i>  <i>Includes:</i>	\$735.00

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Village of Gilberts

Prepared by: Michael Allison

12/19/2023



Gjovik Ford, Inc. | 12950 E. US Route 34 Plano Illinois | 60545

**2024 F-750 Diesel Regular Cab Base (F7D)**

Price Level: 425 | Quote ID: Stk9261

**As Configured Vehicle (cont'd)**

Code	Description	MSRP
	- Chrome Trimmed Air Registers w/Positive Shut-Off - Power Equipment Group - (Included in (90A) Appearance Group) Includes power front side windows, power door locks and door trim panel.	
17W	Wi-Fi 4G LTE Hotspot Delete	-\$20.00
90P	Power Equipment Group - (Included in (90A) Appearance Group) Includes power front side windows, power door locks and door trim panel.	Included
55P	110 A/C Outlet - in Lower Center Finish Panel	\$100.00
588	Radio: AM/FM Stereo w/2 Speakers, USB input, Clock Display and Bluetooth	STD

**Cab Exterior**

90E	Exterior Appearance Group Includes: - Bumper, Front - Full Width, Chrome Plated Steel - (Included in (90E) Exterior Appearance Group) - Chromed Fender Badge - Chrome Grille Surround - (Included in (90E) Exterior Appearance Group)	\$730.00
54A	Mirrors, Dual - Heated & Motorized Rectangular, XL2020 - 96" Width w/Chrome Cap Integral spot mirror, sail type.	\$305.00
165	Mud Flap Holder Without Flaps	\$95.00

**Miscellaneous**

PAINT	Paint Type - Environmentally Friendly, "3 - Wet System"	STD
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**Exterior Color**

YZ_01	Oxford White	N/C
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**Interior Color**

E_01	Gray	N/C
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<b>SUBTOTAL</b>		<b>\$90,045.00</b>
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**2024 F-750 Diesel Regular Cab Base (F7D)**

Price Level: 425 | Quote ID: Stk9261

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**As Configured Vehicle (cont'd)**

<b>Code</b>	<b>Description</b>	<b>MSRP</b>
	Fuel Charge (12)	\$0.00
	Destination Charge	\$2,495.00
<b>TOTAL</b>		<b>\$92,540.00</b>

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12/19/2023



Gjovik Ford, Inc. | 12950 E. US Route 34 Plano Illinois | 60545

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**2024 F-750 Diesel Regular Cab Base (F7D)**

Price Level: 425 | Quote ID: Stk9261

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## Pricing Summary - Single Vehicle

	<b>MSRP</b>
<i>Vehicle Pricing</i>	\$92,540.00
<b>Subtotal</b>	<b>\$92,540.00</b>

### *Pre-Tax Adjustments*

<b>Code</b>	<b>Description</b>	<b>MSRP</b>
Discount	Government Fleet discount	-\$6,310.00
Doc	Documentry fee	\$347.26
K Plate	Municipal M Plate	\$884.00
<b>Total</b>		<b>\$87,461.26</b>

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Customer Signature

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Acceptance Date

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Note: Prices are good for 10 days from published date.

**Prepared for: Wade Kretsinger**

Village of Gilberts

Prepared by: Michael Allison

12/19/2023



Gjovik Ford, Inc. | 12950 E. US Route 34 Plano Illinois | 60545

**2024 F-750 Diesel Regular Cab Base (F7D)**

Price Level: 425 | Quote ID: Stk9261

**Major Equipment**

(Based on selected options, shown at right)  
10-speed automatic

- \* Side assist steps
- \* White rear wheels
- \* Disc rear wheel
- \* Front tires LT load rating: G
- \* Overdrive transmission
- \* Transmission electronic control
- \* Alternator Amps: 200A
- \* Low-speed ABS traction control
- \* Dual lead acid battery
- \* Engine block heater
- \* Auxiliary power take-off
- \* Steering wheel mounted audio controls
- \* AM/FM stereo radio
- \* Auxiliary input jack
- \* Vehicle body length: 246.0"
- \* Cab to axle: 84.0"
- \* Axle capacity rear: 21,000 lbs.
- \* Axle capacity front: 10,000 lbs.
- \* Standard ride suspension

- Exterior: Oxford White
- Interior: Gray
- \* White front wheels
- \* Steel rear wheels
- \* 22.5 x 8.25-inch front and dual rear wheels
- \* English measure truck 279/82R22.5 AS BSW front and rear tires
- \* Lock-up transmission
- \* PTO transmission provision
- \* Aluminized steel single exhaust
- \* Battery rating: 1800CCA
- \* Battery run down protection
- \* Fuel/water separator
- \* Engine retarder system
- \* Wireless audio streaming
- \* Seek scan
- \* External memory control
- \* Wheelbase: 158.0"
- \* Axle to end of frame: 49.0"
- \* Tire/wheel capacity rear: 23,360 lbs.
- \* Spring rating front: 10,000 lbs.
- \* Dual electric horn

**As Configured Vehicle**

MSRP

STANDARD VEHICLE PRICE .....	\$79,655.00
Preferred Equipment Package 600A .....	N/C
50-State Emissions .....	N/C
Ford TorqShift HD 10-Speed Automatic - with PTO Provision .....	STD
Wheels, Front 22.5x8.25 White Powder Coated Steel, 10-Hole .....	STD
Tires, Front Two 11R22.5G Goodyear Fuel Max RSA (497 rev/mile) .....	STD
Wheels, Rear 22.5x8.25 White Powder Coated Steel, 10-Hole .....	STD
10,000 lb. Cap. Non-Driving - Dana E-1002I - I-Beam Type .....	STD
Taper-Leaf Springs, Parabolic - 10,000 lb. Cap .....	STD
21,000 lb. Single Reduction - Open - Dana / Spicer 21060S .....	STD
158" Wheelbase/84" CA/49" AF/246" OAL .....	STD
Under Cab, Right Side Outlet, Switchback-Style .....	STD
Fuel Tank - LH 50 Gallon Rectangular - Aluminum .....	STD
14 Gal. Single Tank Fuel Fill. Mandatory Charge Applied, Based On Tank Selection .....	\$0.00

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**Prepared for: Wade Kretsinger**

Village of Gilberts

Prepared by: Michael Allison

12/19/2023



Gjovik Ford, Inc. | 12950 E. US Route 34 Plano Illinois | 60545

**2024 F-750 Diesel Regular Cab Base (F7D)**

Price Level: 425 | Quote ID: Stk9261

**Major Equipment**

- \* Trip computer
- \* Heated driver and passenger side door mirrors
- \* DRL preference setting
- \* Light tinted windows
- \* Speed sensitive wipers
- \* Bucket driver seat
- \* Low driver seat back
- \* 4 driver seats way-direction
- \* Two person benchfront seat
- \* 4 passenger seats way-direction
- \* Driver seat armrest
- \* Vinyl front seat upholstery
- \* Air brake system
- \* Power door mirrors
- \* Manual folding door mirrors
- \* Daytime running lights
- \* Variable intermittent front windshield wipers
- \* Manual climate control
- \* Folding driver seat back
- \* Driver seat air suspension
- \* Manual fore/aft
- \* Low passenger seat back
- \* Manual fore/aft
- \* Front seat center armrest
- \* Carpet front seatback upholstery
- \* 4-wheel antilock (ABS) brakes

**Fuel Economy**

**City**  
N/A



**Hwy**  
N/A

**As Configured Vehicle**

MSRP

- Extra Heavy Duty Alternator - 12-Volt, 200 Amp Denso SC5 ..... Included
- Radio: AM/FM Stereo w/2 Speakers, USB input, Clock Display and Bluetooth ..... STD
- Paint Type - Environmentally Friendly, "3 - Wet System" . STD
- Wheel Seals, Front - Oil lubricated, SKF ScotSeal PlusXL Seals ..... Included
- Wheel Seals, Rear - Oil lubricated, SKF ScotSeal PlusXL Seals ..... Included
- Manual Regen Initiation - Driver Interface in Message Center ..... Included
- Engine Exhaust Brake ..... Included
- Lights - Roof Marker/Clearance - Amber Lenses, 5 Lights ..... Included
- Tow Hooks, Front (2) - Frame-Mounted, Painted Black ..... Included
- Four Body Builder Switches - Mounted in Center Instrument Panel ..... Included
- Floor Covering - Black Vinyl ..... Included
- Intelligent Oil Life Monitor ..... Included
- Steering Column - Tilt / Telescoping ..... Included

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**Prepared for: Wade Kretsinger**

Village of Gilberts

Prepared by: Michael Allison

12/19/2023



Gjovik Ford, Inc. | 12950 E. US Route 34 Plano Illinois | 60545

**2024 F-750 Diesel Regular Cab Base (F7D)**

Price Level: 425 | Quote ID: Stk9261

<i>As Configured Vehicle</i>	MSRP
Steering Wheel - Black PVC w/Integral Cruise Control Switches, includes Audio Controls	Included
Body Builder Wiring - At Back of Cab, Combined	Included
6.7L Power Stroke V8 Turbo Diesel - 300 HP @ 2500 RPM	\$1,995.00
Tires, Rear Four 11R22.5G Goodyear Fuel Max RTD (493 rev/mile)	\$140.00
Trailer Connection Socket - 7-Way, Wired for Turn Signals Combined with Stop	\$100.00
Air Brakes (4 WHEEL DRUM) - Straight Truck w/Traction Control	N/C
Multi-Leaf Springs - 23,000 lb. Cap	\$230.00
Single Channel - Straight 'C' 20.11 SM, 120,000 PSI	\$1,075.00
Battery - Two 900 CCA, 1800 Total, Includes Steel Battery Box	\$60.00
Mirrors, Dual - Heated & Motorized Rectangular, XL2020 - 96" Width w/Chrome Cap	\$305.00
Oxford White	N/C
Electronic Stability Control DELETE	-\$290.00
Air Dryer, Bendix AD/IS w/Heater	Included
Engine Block Heater, Phillips, 120 Volt/750 Watt	\$155.00

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**Prepared for: Wade Kretsinger**

Village of Gilberts

Prepared by: Michael Allison

12/19/2023



Gjovik Ford, Inc. | 12950 E. US Route 34 Plano Illinois | 60545

**2024 F-750 Diesel Regular Cab Base (F7D)**

Price Level: 425 | Quote ID: Stk9261

<i>As Configured Vehicle</i>	MSRP
Front Stabilizer Bar .....	\$490.00
Lube, Rear Axle, EmGard 75W-90, Synthetic Oil .....	\$100.00
6.50 Axle Ratio .....	N/C
Lube, Front Axle, EmGard 50W, Synthetic Oil .....	\$50.00
Jump Start Stud - Remote Mounted .....	\$90.00
Appearance Group .....	\$735.00
Chrome Trimmed Air Registers w/Positive Shut-Off ..	Included
Power Equipment Group - (Included in (90A) Appearance Group) .....	Included
110 A/C Outlet - in Lower Center Finish Panel .....	\$100.00
Exterior Appearance Group .....	\$730.00
Bumper, Front - Full Width, Chrome Plated Steel - (Included in (90E) Exterior Appearance Group) .....	Included
Chromed Fender Badge .....	Included
Chrome Grille Surround - (Included in (90E) Exterior Appearance Group) .....	Included
Mud Flap Holder Without Flaps .....	\$95.00
Wi-Fi 4G LTE Hotspot Delete .....	-\$20.00
30/70 Air Ride Driver (External Air Source) & Fixed 2-Passenger Bench - Vinyl .....	\$395.00

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**Prepared for: Wade Kretsinger**

Village of Gilberts

Prepared by: Michael Allison

12/19/2023



Gjovik Ford, Inc. | 12950 E. US Route 34 Plano Illinois | 60545

**2024 F-750 Diesel Regular Cab Base (F7D)**

Price Level: 425 | Quote ID: Stk9261

<i>As Configured Vehicle</i>	MSRP
Gray .....	N/C
Voltmeter .....	\$100.00
Air Brakes (4 WHEEL DISC) w/Traction Control .....	\$3,755.00
<hr/>	
SUBTOTAL .....	\$90,045.00
Destination Charge .....	\$2,495.00
<hr/>	
<b>TOTAL .....</b>	<b>\$92,540.00</b>

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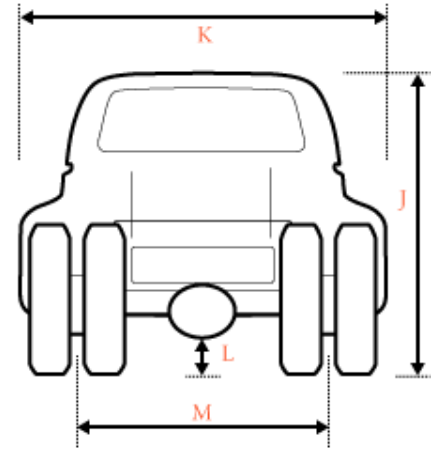
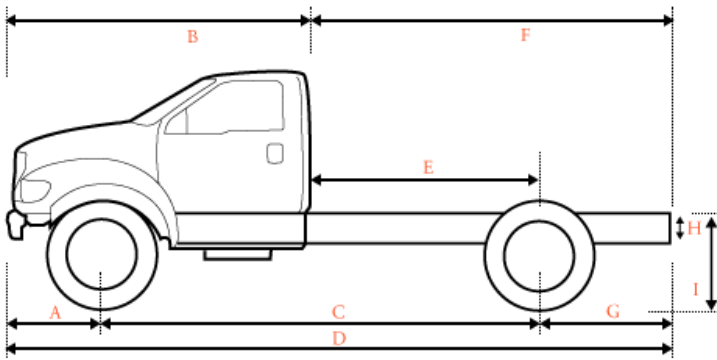


2024 F-750 Diesel Regular Cab Base (F7D)

Price Level: 425 | Quote ID: Stk9261

## Vehicle Dimension and Performance Summary

Performance predictions in this report represent an estimate of vehicle performance based on standard operating conditions. Variations in customer equipment, load configuration, ambient conditions, and/or operator driving techniques can cause significant variations in vehicle performance. These values are not representative of results that may be shown in actual dynamometer tests. This report should therefore be used as a guide for comparative vehicle performance.



### Dimensions

A	Front of Bumper to Front Axle	39.00 in.
B	Front Bumper to Back of Cab (BBC)	113.00 in.
C	Wheelbase (WB)	158.00 in.
D	Overall Length (OAL)	246.00 in.
E	Back of Cab to Rear Axle (CA)	84.00 in.
F	Back of Cab to End of Frame	133.00 in.
G	Rear Axle to End of Frame (AF)	49.00 in.
H	Frame Section Height	10.40 in.
I	Rear Frame Height Unloaded	38.20 in.
I	Rear Frame Height Loaded	36.80 in.
J	Cab Height	94.90 in.
K	Body Width	96.70 in.
L	Maximum Ground Clearance	N/A
L	Minimum Ground Clearance	N/A
M	Front Tread	83.50 in.
M	Rear Tread	72.70 in.

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**Prepared for: Wade Kretsinger**



Village of Gilberts

Prepared by: Michael Allison

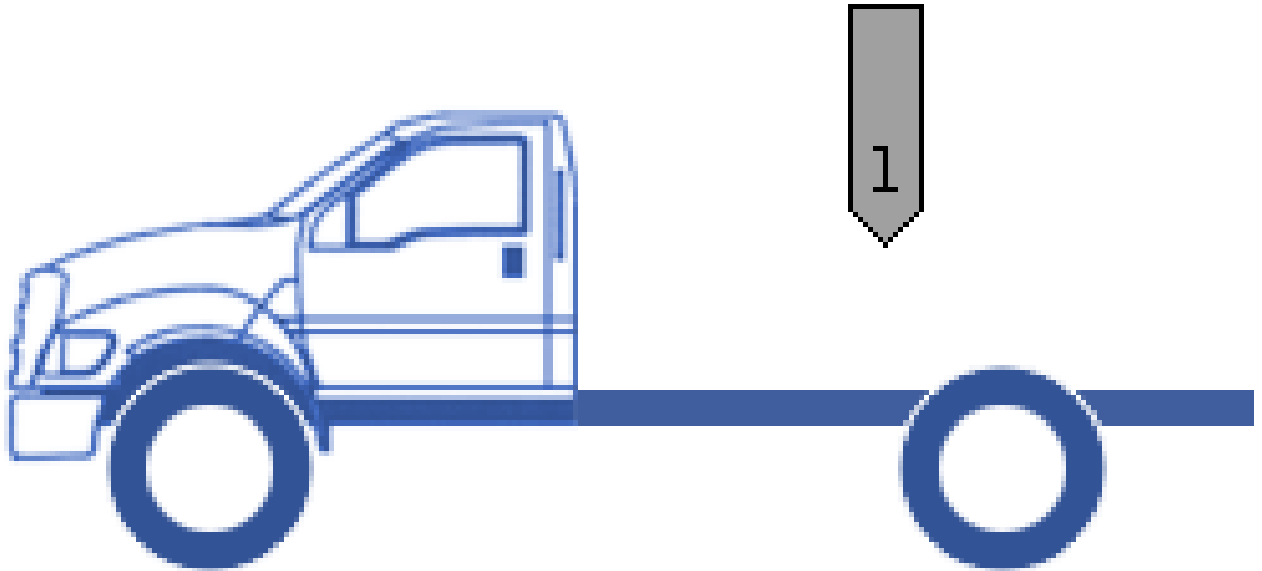
12/19/2023

Gjovik Ford, Inc. | 12950 E. US Route 34 Plano Illinois | 60545

**2024 F-750 Diesel Regular Cab Base (F7D)**

Price Level: 425 | Quote ID: Stk9261

**Vehicle Dimension and Performance Summary (cont'd)**



*Weight*

**Licensing**

GVWR exceeds 26,000 lbs and requires a Commercial Driver's License (CDL). Contact your local state commercial driver licensing office for specifics on what your state requires.

<b>GVW</b>	<b>Front Axle</b>	<b>Rear Axle</b>	<b>Totals</b>
Chassis .....	6,788 lbs	3,993 lbs	10,781 lbs
Body .....	0 lbs	0 lbs	0 lbs
Occupants Weight .....	200 lbs	100 lbs	300 lbs
1 Max Payload - (Max Payload) .....	3,012 lbs	16,907 lbs	19,919 lbs
<b>TOTAL</b> .....	<b>10,000 lbs</b>	<b>21,000 lbs</b>	<b>31,000 lbs</b>

<b>Ratings</b>	<b>Front Axle</b>	<b>Rear Axle</b>	<b>GVWR</b>
<b>GAWR</b> .....	<b>10,000 lbs</b>	<b>21,000 lbs</b>	<b>31,000 lbs</b>
Wheels/Tires .....	12,350 lbs	23,360 lbs	
Suspension .....	10,000 lbs	23,000 lbs	
Axle .....	10,000 lbs	21,000 lbs	
Legal Axle Limit .....	0 lbs	0 lbs	

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Village of Gilberts

Prepared by: Michael Allison

12/19/2023



Gjovik Ford, Inc. | 12950 E. US Route 34 Plano Illinois | 60545

**2024 F-750 Diesel Regular Cab Base (F7D)**

Price Level: 425 | Quote ID: Stk9261

**Vehicle Dimension and Performance Summary (cont'd)**

*Start, Grade and Speed*

**Shift Indicator**

Vehicle equipped **without** Park Pawl. Shift indicator will display **RNDM**.

<b>Start</b>	<b>Ratio</b>	<b>Desired</b>	<b>Calculated</b>
Start grade capability in 1st gear .....	4.62 .....	15.00 % .....	31.88 %
Start grade capability in reverse .....	4.70 .....	15.00 % .....	32.44 %
<b>Grade</b>	<b>Ratio</b>	<b>Desired</b>	<b>Calculated</b>
Maximum grade in 8th gear .....	0.85 .....	3.00 % .....	5.96 %
Maximum grade in 9th gear .....	0.69 .....	3.00 % .....	4.81 %
Maximum grade in 10th gear .....	0.63 .....	3.00 % .....	4.43 %
<b>Speed</b>		<b>Desired</b>	<b>Calculated</b>
Top Speed (level grade) .....		75 mph .....	98 mph
<i>To meet your requirement you need a maximum axle ratio of 8.47</i>			
Top Speed on 3% grade .....		55 mph	
<i>To meet your requirement you need a maximum of 189 hp</i>			
Cruise Speed .....		60 mph .....	68 mph
Engine RPM at desired cruise speed .....			2,025 rpm

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**Prepared for: Wade Kretsinger**



Village of Gilberts

Prepared by: Michael Allison

12/19/2023

Gjovik Ford, Inc. | 12950 E. US Route 34 Plano Illinois | 60545

**2024 F-750 Diesel Regular Cab Base (F7D)**

Price Level: 425 | Quote ID: Stk9261

## Vehicle Dimension and Performance Summary (cont'd)

### Variables in Use

#### Start

Rear axle ratio: .....	6.50	Clutch engagement torque: .....	363 ft.lbs.
Tire size: .....	11R22.5 (493 rev/mile)	Torque conversion ratio: .....	1.97
Gross Vehicle Weight (GVW): ..	31,000 lbs		

#### Grade

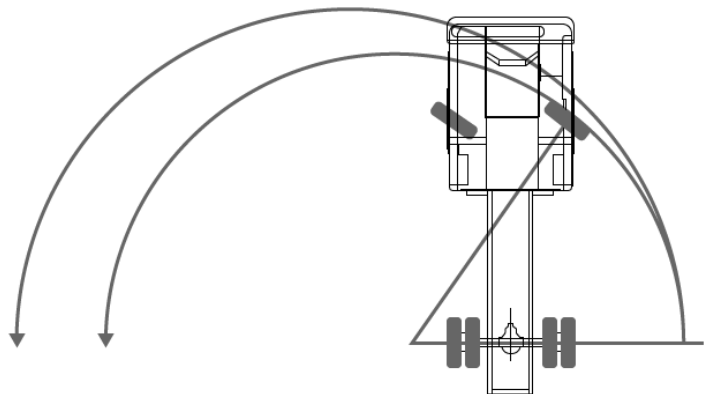
Rear axle ratio: .....	6.50	Gross Vehicle Weight (GVW): .....	31,000 lbs
Tire size: .....	11R22.5 (493 rev/mile)	Peak engine torque: .....	725 ft.lbs.

#### Speed

Engine Power: .....	300 hp @ 2,500 rpm	Worst road surface .....	Typical Highway
Governed RPM: .....	3,300 rpm	Final Drive Ratio: .....	0.63
Frontal Area: .....	57.68 Sq.Ft.	Drag Coefficient .....	0.80
Cruising RPM .....	2,300 rpm		

### Turning Radius

Turning radius to curb: .....	21.92 ft
Turning radius to bumper: .....	23.49 ft



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**VILLAGE OF GILBERTS**

**RESOLUTION 04-2024**

**A RESOLUTION AUTHORIZING APPROVAL OF AN AGREEMENT WITH GJOVIK FORD, INC. FOR THE PURCHASE OF A PUBLIC WORKS FORD F-750 IN AN AMOUNT NOT TO EXCEED \$88,000**

**WHEREAS**, the Village of Gilberts (“Village”) has a Public Works Department, which maintains Village streets and other Village infrastructure, which activities include snow removal operations; and

**WHEREAS**, the Village currently maintains a fleet of Ford trucks and snow plowing equipment; and

**WHEREAS**, the Village has funds in the CY2024 Budget for the purchase of a new Ford F-750 as part of the Village’s equipment Capital Improvement Plan; and

**WHEREAS**, due to ongoing inventory challenges, the Village sought out geographically close dealerships with available inventory with Gjovik Ford, Inc. being the most responsive;

**THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF GILBERTS, ILLINOIS**, as follows:

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

**Section 2.** **Approval; Authorization.** The Village Board of Trustees hereby authorizes the Village Administrator to execute the necessary documents to facilitate the purchase 2024 Ford F-750 for the Public Works Department from Gjovik Ford, Inc. in an amount not to exceed \$88,000.

**Section 3.** **Waiver of Competitive Bidding.** To the extent any competitive bidding requirements apply to the purchase of the 2024 Ford F-750 from Gjovik Ford, Inc., such competitive bidding requirements are hereby waived pursuant to Section 8-9-1 of the Illinois Municipal Code (65 ILCS 5/8-9-1).

**Section 4.** **Effective Date.** This Resolution shall be in full force and effect after its approval in the manner provided by law.

**PASSED BY VOTE OF THE BOARD OF TRUSTEES** of the Village of Gilberts, Kane County, Illinois, this 16<sup>th</sup> day of January, 2024.

	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>	<u>Abstain</u>
Trustee Robert Vanni	_____	_____	_____	_____
Trustee Robert Chapman	_____	_____	_____	_____
Trustee Justin Redfield	_____	_____	_____	_____
Trustee Jeanne Allen	_____	_____	_____	_____
Trustee Frank Marino	_____	_____	_____	_____
Trustee Brandon Coats	_____	_____	_____	_____
President Guy Zambetti	_____	_____	_____	_____

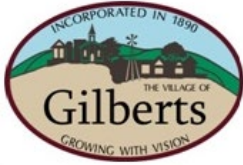
APPROVED THIS 16<sup>th</sup> DAY OF JANUARY, 2024

\_\_\_\_\_  
Guy Zambetti, Village President

(SEAL)

ATTEST:

\_\_\_\_\_  
Lynda Lange, Village Clerk



## *Village of Gilberts*

Village Hall  
87 Galligan Road, Gilberts, Illinois 60136  
Ph. 847-428-2861 Fax: 847-428-2955  
[www.villageofgilberts.com](http://www.villageofgilberts.com)

**To:** President Zambetti & Board of Trustees

**From:** Brian Bourdeau, Village Administrator  
Wade Kretsinger, Public Works Director  
Zach Ruemelin, Utilities Superintendent

**Date:** January 16, 2024 Board Meeting

**Re:** Item 4.E: Approve a contract with Midwest Salt for the Purchase of Water Softener Salt for 2024

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### **Background:**

The Village uses around 600 tons of Southern Rock Salt as part of our water treatment process. The salt is used in the process of softening the Village's water at the treatment plant to remove certain minerals and reduce the hardness for the Village's residents.

### **Summary:**

The Village participated in the 2024 Southern Rock Salt joint bid with the McHenry County Joint Purchasing Cooperative. Last year Midwest Salt won the bid and the Village paid \$130.00 /ton. For 2024 Midwest Salt was the low/only bid and they came in at \$146.00/ton. The Village will continue to receive delivery by truck with a pneumatic trailer.

The increase in price is due to availability and increased cost of trucking. The bid also includes an alternative for Solar Salt at the same price of \$146.00/ton, due to the availability of Southern Rock Salt.

### **Conclusion:**

The Village staff is seeking the Village Board to award our portion of the bid with McHenry County Joint Purchasing Cooperative to Midwest Salt and subsequently enter into an agreement with Midwest Salt for the 2024 calendar year for the purchase of Southern Rock Salt.



**City of Woodstock Department of Public Works  
2024 Water Softener Salt Joint Bid**

Bid Opening: 10:00 am, Friday, December 1, 2023

Council Consideration: Tuesday, December 19, 2023

Solar Salt					
BIDDER	BASE BID YR 1 (9,860 TONS EST)	BASE BID YR 2 (9,860 TONS EST)	Comments/ Exceptions		
	Annual Cost	Annual Cost			
Morton Salt Chicago, IL	No Bid	No Bid			
Compass Minerals Overland Park, KS	\$0.00	\$0.00			
Midwest Salt West Chicago, IL	\$1,439,560.00	\$0.00			
Controlled Flow Slotted Tailgate (25 ton capacity)					
BIDDER		2024 Unit Price	2024 Cost	2025 Unit Price	2025 Cost
	Total for All Agencies	Base Bid Year 1	Bid Total for All Agencies	Base Bid Year 2	Bid Total for All Agencies
Morton Salt Chicago, IL	Estimated quantity 7,763 tons	No Bid	No Bid	No Bid	No Bid
Compass Minerals Overland Park, KS		\$0.00	\$0.00	\$0.00	\$0.00
Midwest Salt West Chicago, IL		\$146.00	\$1,133,398.00	\$0.00	\$0.00
Truck & Pup					
BIDDER		2023 Unit Price	2024 Cost	2025 Unit Price	2025 Cost
	Total for All Agencies	Base Bid Year 1	Bid Total for All Agencies	Base Bid Year 2	Bid Total for All Agencies
Morton Salt Chicago, IL	Estimated quantity 697 tons	No Bid	No Bid	No Bid	No Bid
Compass Minerals Overland Park, KS		\$0.00	\$0.00	\$0.00	\$0.00
Midwest Salt West Chicago, IL		\$146.00	\$101,762.00	\$0.00	\$0.00
Truck with Pneumatic					
BIDDER		2024 Unit Price	2024 Cost	2025 Unit Price	2025 Cost
	Total for All Agencies	Base Bid Year 1	Bid Total for All Agencies	Base Bid Year 2	Bid Total for All Agencies
Morton Salt Chicago, IL	Estimated quantity 1,400 tons	No Bid	No Bid	No Bid	No Bid
Compass Minerals Overland Park, KS		\$0.00	\$0.00	\$0.00	\$0.00
Midwest Salt West Chicago, IL		\$146.00	\$204,400.00	\$0.00	\$0.00
ALTERNATE - U.S. Produced Southern Rock Salt					
BIDDER	(9,860 TONS EST)	(9,860 TONS EST)	Comments/ Exceptions		
	Annual Cost 2024	Annual Cost 2025			
Morton Salt Chicago, IL	No Bid	No Bid			
Compass Minerals Overland Park, KS	\$1,585,994.00	\$0.00			
Midwest Salt West Chicago, IL	\$1,439,560.00	\$0.00			
Controlled Flow Slotted Tailgate (25 ton capacity)					
BIDDER		2024 Unit Price	2024 Cost	2025 Unit Price	2025 Cost
	Total for All Agencies	Base Bid Year 1	Bid Total for All Agencies	Base Bid Year 2	Bid Total for All Agencies
Morton Salt Chicago, IL	Estimated quantity 7,763 tons	No Bid	No Bid	No Bid	No Bid
Compass Minerals Overland Park, KS		\$160.00	\$1,242,080.00	\$0.00	\$0.00
Midwest Salt West Chicago, IL		\$146.00	\$1,133,398.00	\$0.00	\$0.00
Truck & Pup					
BIDDER		2024 Unit Price	2024 Cost	2025 Unit Price	2025 Cost
	Total for All Agencies	Base Bid Year 1	Bid Total for All Agencies	Base Bid Year 2	Bid Total for All Agencies
Morton Salt Chicago, IL	Estimated quantity 697 tons	No Bid	No Bid	No Bid	No Bid
Compass Minerals Overland Park, KS		\$162.00	\$112,914.00	\$0.00	\$0.00
Midwest Salt West Chicago, IL		\$146.00	\$101,762.00	\$0.00	\$0.00
Truck with Pneumatic					
BIDDER		2024 Unit Price	2024 Cost	2024 Unit Price	2024 Cost
	Total for All Agencies	Base Bid Year 1	Bid Total for All Agencies	Base Bid Year 2	Bid Total for All Agencies
Morton Salt Chicago, IL	Estimated quantity 1,400 tons	No Bid	No Bid	No Bid	No Bid
Compass Minerals Overland Park, KS		\$165.00	\$231,000.00	\$0.00	\$0.00
Midwest Salt West Chicago, IL		\$146.00	\$204,400.00	\$0.00	\$0.00



**VILLAGE OF GILBERTS**

**RESOLUTION 05-2024**

**A RESOLUTION AUTHORIZING THE PURCHASE OF WATER SOFTENER SALT FOR CALENDAR YEAR 2024 FROM MIDWEST SALT**

**WHEREAS**, the Village of Gilberts (“Village”) operates and maintains a water treatment facility; and

**WHEREAS**, the Village utilizes water softener salt as part of the water treatment process; and

**WHEREAS**, the Village annually budgets for the purchase of water softener salt for the treatment process; and

**WHEREAS**, Public Works participated in a joint bid effort with multiple neighboring municipalities as part of the McHenry County Joint Purchasing Cooperative for the purchase of water softener salt with the lowest responsive and responsible bidder being Midwest Salt at \$146.00 per ton;

**THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF GILBERTS, ILLINOIS**, as follows:

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

**Section 2. Approval; Authorization.** The Village Board of Trustees hereby authorizes the Village Administrator to execute an agreement and other necessary documents with Midwest Salt for the purchase of water softener salt at a rate of \$146.00 per ton.

**Section 3. Effective Date.** This Resolution shall be in full force and effect after its approval in the manner provided by law.

**PASSED BY VOTE OF THE BOARD OF TRUSTEES** of the Village of Gilberts, Kane County, Illinois, this 16<sup>th</sup> day of January, 2024.

Trustee Robert Vanni	_____	_____	_____	_____
Trustee Frank Marino	_____	_____	_____	_____
Trustee Brandon Coats	_____	_____	_____	_____
Trustee Jeanne Allen	_____	_____	_____	_____
Trustee Robert Chapman	_____	_____	_____	_____
Trustee Justin Redfield	_____	_____	_____	_____
President Guy Zambetti	_____	_____	_____	_____

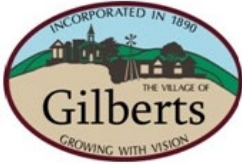
APPROVED THIS 16<sup>th</sup> DAY OF JANUARY, 2024.

\_\_\_\_\_  
Guy Zambetti, Village President

(SEAL)

ATTEST:

\_\_\_\_\_  
Lynda Lange, Village Clerk



## Village of Gilberts

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

**To:** President Zambetti and Board of Trustees  
**From:** Brian Bourdeau, Village Administrator  
**Date:** January 16, 2024 Village Board Meeting  
**Re:** Item 5.A: Acceptance of Public Improvements, Freeman Road

---

### **Background:**

As part of the Annexation Agreement (as amended), Public Improvements Agreement (PIA) and other approvals for the Conservancy Development, Gilberts Development LLC was required to construct certain public improvements including an expansion of the water treatment plant, construction of two new deep-water wells and certain improvements to Freeman Road.

The Developer has completed a substantial portion of the improvements to Freeman Road as shown on the approved engineering plans submitted by Manhard. However, there is a portion of the project at the intersection of Freeman Road and Galligan Road that requires the relocation of existing Nicor facilities that interfere with the completion of the work. Currently, the Kane County Department of Transportation is undertaking a Phase I Engineering study to examine potential future intersection improvements, which may impact the relocation of the Nicor facilities. Due to this uncertainty, the Developer has asked the Village to accept the completed portion of the Freeman Road project and has agreed to post security with the Village for the remaining work, including the Nicor facilities relocation. The Village Engineer has reviewed the total value of work completed prepared by Manhard and concurs in a required Maintenance Bond of \$85,442.05 to be provided by the Developer. Furthermore, the Village Engineer has reviewed the estimated cost to complete prepared by Manhard and recommends a Public Improvements Bond in the amount of \$1,126,110.00 (EOPC+25%) to be posted and maintained by the Developer until the outstanding work is completed.

Attached for Village Board consideration is a Partial Acceptance Agreement for Freeman Road, which accepts the completed portion of the road as well as establishes security for the remaining work. The agreement further ensures the Developer will be responsible for the entire costs for the remaining work, including the Nicor facilities relocation.

Please note, the Village is only accepting the Developer improvements to Freeman Road. The water system improvements required by the PIA are not being considered for acceptance at time. Village staff recommends approval of the attached Resolution and Agreement.

### **Attachments**

- A) Total Value of Work Completed prepared by Manhard dated November 27, 2023
- B) Estimated Cost to Complete prepared by Manhard dated September 29, 2023
- C) Resolution Providing for the Partial Acceptance Agreement (Freeman Road)



**ENGINEER'S OPINION OF PROBABLE COST  
THE CONSERVANCY - FREEMAN ROAD  
VILLAGE OF GILBERTS  
11/27/2023**

*Costs are based on plans dated 10/15/18 versus observations of work complete as of this date*

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
<b>SCHEDULE I - EXCAVATION AND GRADING IMPROVEMENTS</b>					
1	Site Clearing / Grubbing / Excavation	1	LUMP SUM	\$75,000.00	\$75,000.00
2	6" Topsoil Respread and Seeding	7,267	SY	\$4.50	\$32,701.50
3	Erosion Control Blanket	7,267	SY	\$2.50	\$18,167.50
4	Seeding Class 2A	1.50	ACRE	\$4,000.00	\$6,000.00
5	Temporary Culvert Inlet Protection	12	EACH	\$500.00	\$6,000.00
6	Silt Curtain	65.00	LF	\$25.00	\$1,625.00
<b>TOTAL SCHEDULE I - EXCAVATION AND GRADING IMPROVEMENTS</b>					<b>\$139,494.00</b>
<b>SCHEDULE II - ROADWAY IMPROVEMENTS</b>					
1	Full Depth Sawcut	2,958	LF	\$4.25	\$12,571.50
2	Pavement Removal	1,300	SY	\$12.00	\$15,600.00
3	Variable Depth Pavement Removal	9,066	SY	\$3.75	\$33,997.50
4	Strip Reflective Crack Control	3,118	LF	\$1.25	\$3,897.50
5	Aggregate Base Course - 4"	6,435	SY	\$6.00	\$38,610.00
6	Aggregate Base Course - 6"	1,284	SY	\$13.00	\$16,692.00
7	Bituminous Shoulders - 2.5" Surface Course, N50	1,284	SY	\$14.25	\$18,297.00
8	Bituminous Base Course Superpave - 8"	6,435	SY	\$35.00	\$225,225.00
9	Bituminous Concrete Binder Course Superpave N50 - 2.25"	6,435	SY	\$8.00	\$51,480.00
10	Bituminous Concrete Surface Course Superpave N50 - 1.5"	15,319	SY	\$5.50	\$84,254.50
11	Leveling Binder (Machine Method) Superpave, N50 Allowance	320	TON	\$85.00	\$27,200.00
12	Miscellaneous Pavement Repairs	1	LUMP SUM	\$98,716.00	\$98,716.00
13	Thermoplastic Pavement Marking Letters & Symbols	195	SY	\$12.50	\$2,437.50
14	Thermoplastic Pavement Marking 4"	10,150	LF	\$1.00	\$10,150.00
15	Thermoplastic Pavement Marking 6"	643	LF	\$1.50	\$964.50
16	Thermoplastic Pavement Marking 12"	373	LF	\$2.50	\$932.50
17	Thermoplastic Pavement Marking 24"	26	LF	\$3.50	\$91.00
18	15" RCP Storm Sewer, Class IV	105	LF	\$32.00	\$3,360.00
19	15" Concrete Flared End Section w/Grate	2	EACH	\$1,600.00	\$3,200.00
20	Extend 43" x 68" Elliptical RCP Culvert	8.5	LF	\$500.00	\$4,250.00
21	43"x68" Concrete End Section	1	EACH	\$6,000.00	\$6,000.00
22	Relocation Existing Mailbox	7	EACH	\$500.00	\$3,500.00
23	Relocate Existing Sign	5	EACH	\$500.00	\$2,500.00
24	Guard Rail	48	LF	\$750.00	\$36,000.00
25	Traffic Control	1	LUMP SUM	\$15,000.00	\$15,000.00
<b>TOTAL SCHEDULE II - ROADWAY IMPROVEMENTS</b>					<b>\$714,926.50</b>
<b>TOTAL</b>					<b>\$854,420.50</b>

Prepared By: Manhard Consulting, Ltd.  
700 Springer Drive  
Lombard, Illinois 60148

NOTE: This Engineer's Opinion of Probable Cost is made on the basis of Engineer's experience and qualifications using plan quantities and represents Engineer's best judgment as an experienced and qualified professional engineer generally familiar with the construction industry. However, since the Engineer has no control over the cost of labor, materials, equipment or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, or over quantities of work actually performed, Engineer cannot and does not guarantee that proposals, bids or actual Construction Cost will not vary from Opinions of Probable Cost prepared by Engineer. This Opinion of Probable Construction Cost is limited to those items stated herein and does not include permit fees, recapture costs, consultant fees, landscaping, dewatering, maintenance, bonds or the like.

**Total Value of Work Completed for  
Freeman Road Improvements (based on  
2018 EOPC)**



**ENGINEER'S OPINION OF PROBABLE COST**  
**THE CONSERVANCY - FREEMAN ROAD**  
**COST TO COMPLETE**  
**VILLAGE OF GILBERTS**  
**9/29/2023**

*Costs are based on a comparison of the complete roadway plans dated 10/15/2018, versus existing conditions as of this date.*

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
<b>SCHEDULE I - ON-SITE ROADWAY IMPROVEMENTS</b>					
1	Grading and Erosion Control	1	LUMP SUM	\$2,500.00	\$2,500.00
2	Full Depth Sawcut	160	LF	\$4.25	\$680.00
3	Bituminous Surface Removal, 1.5"	244	SY	\$3.75	\$915.00
4	Leveling Binder (Machine Method), N50	1	ALLOWANCE	\$1,000.00	\$1,000.00
5	Aggregate Base Course - 4"	640	SY	\$6.00	\$3,840.00
6	Aggregate Base Course - 6"	66	SY	\$13.00	\$858.00
7	Bituminous Base Course Superpave - 8"	640	SY	\$35.00	\$22,400.00
8	Bituminous Concrete Binder Course Superpave N50 - 2.25'	640	SY	\$8.00	\$5,120.00
9	Bituminous Concrete Surface Course Superpave N50 - 1.5'	884	SY	\$5.50	\$4,862.00
10	Bituminous Shoulders - 2.5" Surface Course, N50	66	SY	\$14.25	\$940.50
11	Thermoplastic Pavement Marking Letters & Symbols	12	SY	\$12.50	\$150.00
12	Thermoplastic Pavement Marking 4"	2,928	LF	\$1.00	\$2,928.00
13	Thermoplastic Pavement Marking 6"	242	LF	\$1.50	\$363.00
14	Thermoplastic Pavement Marking 12"	107	LF	\$2.50	\$267.50
15	Thermoplastic Pavement Marking 24"	24	LF	\$3.50	\$84.00
16	Nicor Equipment/Main Relocation (Cost direct from Nicor)	1	LUMP SUM	\$853,980.00	\$853,980.00
<b>TOTAL SCHEDULE I - ON-SITE ROADWAY IMPROVEMENTS</b>					<b>\$900,888.00</b>
<b>TOTAL</b>					<b>\$900,888.00</b>

Prepared By: Manhard Consulting, Ltd.  
 700 Springer Drive  
 Lombard, Illinois 60148

NOTE: This Engineer's Opinion of Probable Cost is made on the basis of Engineer's experience and qualifications using plan quantities and represents Engineer's best judgment as an experienced and qualified professional engineer generally familiar with the construction industry. However, since the Engineer has no control over the cost of labor, materials, equipment or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, or over quantities of work actually performed, Engineer cannot and does not guarantee that proposals, bids or actual Construction Cost will not vary from Opinions of Probable Cost prepared by Engineer. This Opinion of Probable Construction Cost is limited to those items stated herein and does not include permit fees, recapture costs, consultant fees landscaping, dewatering, maintenance, bonds or the like.



9-29-2023  
 EXP 11-30-2023

Total Value of Work Remaining for  
 Freeman Road Improvements (including  
 NICOR)

**RESOLUTION NO. 06-2024**

**RESOLUTION AUTHORIZING AND APPROVING AN AGREEMENT TO  
ACCEPT A PORTION OF THE FREEMAN ROAD IMPROVEMENTS  
FOR THE CONSERVANCY DEVELOPMENT**

**WHEREAS**, Developer owns the +/- 914-acre property generally located southwest of the intersection of Hunter Road and Kreutzer Road in Gilberts, Illinois ("**Property**"); and

**WHEREAS**, Developer has begun the multi-phase construction of a residential development on the Property containing single-family homes, townhomes, and related infrastructure and improvements, commonly known as the Conservancy Development ("**Development**"); and

**WHEREAS**, the Development is subject to a variety of ordinances and agreements, including without limitation, an Annexation and Development Agreement and amendments thereto ("**Annexation Agreement**"), a Public Improvements Agreement ("**PIA**"), and various subdivision and zoning ordinance approvals; and

**WHEREAS**, pursuant to the Annexation Agreement and the PIA, as well as the Village's subdivision regulations, Developer is required to construct certain public improvements to serve the Development, including without limitation, the widening of Freeman Road to the extent necessary for turn lane intersection improvements at Galligan Road ("**Freeman Road Project**"); and

**WHEREAS**, Developer has completed nearly all of the Freeman Road Project, except for a portion of the Project at the intersection of Freeman Road and Galligan Road ("**Remaining Work**"); and

**WHEREAS**, Developer's delay in completing the Remaining Work is due to the need to relocate existing NICOR facilities that interfere with the completion of the Freeman Road Project as well as uncertainty as to a Kane County Department of Transportation future road work project on and around the intersection of Freeman and Galligan Roads; and

**WHEREAS**, Developer has asked the Village to accept the completed portion of the Freeman Road Project, and has agreed to post security with the Village for the costs of the Remaining Work which includes the costs of relocating NICOR's facilities; and

**WHEREAS**, the Village is willing to accept the completed portion of the Freeman Road Project, subject to the terms and conditions of the Partial Acceptance Agreement attached to this Resolution as Exhibit A.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF GILBERTS, IN KANE COUNTY, ILLINOIS**, as follows:

**Section 1. Approval of Agreement.** The Village Board hereby approves the Partial Acceptance Agreement (Freeman Road) attached to this Agreement as **Exhibit A**. The Agreement will not take effect until after all of the following conditions have been met: (1) the Agreement is executed by both parties; (2) Developer posts the required security for the Remaining Work in the amount set forth in the Agreement; and (3) Developer posts maintenance security for the Completed Portion of Freeman Road in the amount set forth in the Agreement.

**Section 2. Effective Date.** Upon its passage and approval according to law, this Resolution shall, by authority of the Board of Trustees, be published in pamphlet form.

**PASSED BY THE BOARD OF TRUSTEES** this 16<sup>th</sup> day of January, 2024, as follows:

	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>	<u>Abstain</u>
Trustee Robert Vanni	_____	_____	_____	_____
Trustee Robert Chapman	_____	_____	_____	_____
Trustee Justin Redfield	_____	_____	_____	_____
Trustee Jeanne Allen	_____	_____	_____	_____
Trustee Frank Marino	_____	_____	_____	_____
Trustee Brandon Coats	_____	_____	_____	_____
President Guy Zambetti	_____	_____	_____	_____

APPROVED THIS 16<sup>th</sup> DAY OF January, 2024.

\_\_\_\_\_  
Guy Zambetti, Village President

(SEAL)  
ATTEST:

\_\_\_\_\_  
Lynda Lange, Village Clerk

**Exhibit A**

**Agreement**

**PARTIAL ACCEPTANCE AGREEMENT (FREEMAN ROAD)**

THIS AGREEMENT (“*Agreement*”) is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2024 (“*Effective Date*”) by and between Gilberts Development, LLC, a Delaware limited liability company (“*Developer*”) and the Village of Gilberts, an Illinois municipal corporation (“*Village*”) (collectively, the Developer and Village are the “*Parties*”).

**RECITALS**

**WHEREAS**, Developer owns the +/- 914-acre property generally located southwest of the intersection of Hunter Road and Kreutzer Road in Gilberts, Illinois, which property is legally described on **Exhibit A** (“*Property*”); and

**WHEREAS**, Developer has begun the multi-phase construction of a residential development on the Property containing single-family homes, townhomes, and related infrastructure and improvements, commonly known as the Conservancy Development (“*Development*”); and

**WHEREAS**, the Development is subject to a variety of ordinances and agreements, including without limitation, an Annexation and Development Agreement and amendments thereto (“*Annexation Agreement*”), a Public Improvements Agreement (“*PIA*”), and various subdivision and zoning ordinance approvals; and

**WHEREAS**, pursuant to the Annexation Agreement and the PIA, as well as the Village’s subdivision regulations, Developer is required to construct certain public improvements to serve the Development, including without limitation, the widening of Freeman Road to the extent necessary for turn lane intersection improvements at Galligan Road, in the location depicted on **Exhibit B** (“*Freeman Road Project*”); and

**WHEREAS**, Developer has completed nearly all of the Freeman Road Project, except for a portion of the Project at the intersection of Freeman Road and Galligan Road as depicted in **Exhibit C** to this Agreement (“*Remaining Work*”); and

**WHEREAS**, Developer’s delay in completing the Remaining Work is due to the need to relocate existing NICOR facilities that interfere with the completion of the Freeman Road Project as well as uncertainty as to a Kane County Department of Transportation future road work project on and around the intersection of Freeman and Galligan Roads; and

**WHEREAS**, Developer has asked the Village to accept the completed portion of the Freeman Road Project, and has agreed to post security with the Village for the costs of the Remaining Work which includes the costs of relocating NICOR’s facilities; and



**WHEREAS**, the Village is willing to accept the completed portion of the Freeman Road Project, subject to the terms and conditions of this Agreement.

**NOW, THEREFORE**, in consideration of the promises and mutual covenants contained in this Agreement, the sufficiency of which the Parties hereby acknowledge, the Developer and Village agree as follows:

**Section 1. Recitals and Exhibits.** The foregoing recitals and all exhibits attached to this Agreement are incorporated as though fully set forth in this Section 1.

**Section 2. Conveyance of Completed Portion of Freeman Road.** Developer hereby conveys and warrants all right, title, and interest in the completed portion of the Freeman Road Project, as depicted on **Exhibit D** (“***Completed Portion of Freeman Road***”), for public use and benefit (but not the underlying or adjacent utility, sanitary sewer, drainage, public improvements, or any other roads), free and clear of all liens, claims, encumbrances, and restrictions and has provided to the Village all lien waivers for this work. Developer and its respective successors, parents, predecessors, insurers, heirs, assigns, agents, representatives, shareholders, members, officers, and directors, agree to indemnify and hold the Village harmless from all liability, loss, or damage of any nature, including attorneys’ fees and expenses, either now or in the future, arising from any lien claim, encumbrance, or restriction on the Completed Portion of Freeman Road existing prior to the effective date of this Agreement.

**Section 3. Acceptance of Completed Portion of Freeman Road.** Subject to the Developer complying with this Agreement’s terms, including, without limitation, those set forth in Sections 2 and 4, the Village Board agrees to accept the Completed Portion of Freeman Road. Nothing in this Agreement excuses Developer from its obligation to complete the entire Freeman Road Project as described in and required by the Annexation Agreement, PIA, and other approvals and regulations, or to complete any of the other required public improvements for the Development, all at Developer’s sole cost and expense.

**Section 4. Security for the Remaining Work.** As a condition to the approval and execution of this Agreement, Developer has posted and agrees to maintain performance security in the amount of \$1,126,110.00, as approved by the Village Engineer, to secure the completion of the Remaining Work, including the NICOR relocation costs (“***Posted Security***”). Upon notification by the Village that the Posted Security is no longer sufficient to secure the costs of the Remaining Work (including the NICOR relocation costs), Developer agrees to increase the Posted Security in an amount requested by the Village within 14 days of the Village’s request. Developer will be responsible for the entire costs of the Remaining Work (including the NICOR relocation costs), including any costs that exceed the amount of the Posted Security.

**Section 5. Maintenance Security.** Developer agrees to post maintenance security for the completed portion of the Freeman Road Project as required by the Annexation Agreement and PIA and in the amount of \$85,442.05, as approved by the Village Engineer, which maintenance security must remain in place and be valid for 12 months (“***Maintenance Security***”).

**Section 6. Enforcement.** The Village may, in law or in equity, by suit, action, mandamus, or any other proceeding, including without limitation specific performance, enforce or compel the performance of this Agreement.

**Section 7. General Provisions.**

A. **Rights Cumulative.** Unless expressly provided to the contrary in this Agreement, each and every one of the rights, remedies, and benefits provided by this Agreement are cumulative and are exclusive of any other rights, remedies, or benefits allowed by law or contained in other agreements or approvals governing the Development.

B. **Governing Law.** This Agreement will be governed by, and enforced in accordance with, the internal laws, but not the conflicts of laws rules, of the State of Illinois. Venue for disputes arising from or related to this Agreement or the Property will be in the Illinois Circuit Court for the Sixteenth Judicial Circuit, Kane County, Illinois.

C. **Assignment.** The Developer may not assign, convey, transfer or otherwise alienate any of the Developer's rights or obligations under this Agreement without the Village's prior written consent.

D. **Interpretation.** This Agreement will be construed without regard to the identity of the party who drafted the various provisions of this Agreement. Moreover, each and every provision of this Agreement shall be construed as though all Parties to this Agreement participated equally in the drafting of this Agreement. As a result of the foregoing, any rule or construction that a document is to be construed against the drafting party will not be applicable to this Agreement.

E. **Amendments and Modifications.** No amendment or modification to this Agreement will be effective until it is reduced to writing and approved and executed by all Parties to this Agreement in accordance with all Requirements of Law.

F. **Authority to Execute.** The Village hereby warrants and represents to the Developer that the person executing this Agreement on its behalf have been properly authorized to do so by the Corporate Authorities of the Village. The Developer hereby warrants and represents to the Village that it has the full and complete right, power, and authority to enter into this Agreement and agree to the terms, provisions, and conditions set forth in this Agreement and to bind the Property as set forth in this Agreement, that all legal actions needed to authorize the execution, delivery, and performance of this Agreement have been taken, and that neither the execution of this Agreement nor the performance of the obligations assumed by the Developer will (a) result in a breach or default under any agreement to which the Developer is a party or to which it or the Property is bound or (b) violate any statute, law, restriction, court order, or agreement to which the Developer to the Property are subject.

G. **No Third-Party Beneficiaries.** Nothing herein, express or implied, is intended to or will confer upon any other person, entity, company, or organization, any legal or equitable right, benefit or remedy of any nature whatsoever under or by reason of this Agreement.

H. Counterparts. This Agreement may be executed in counterparts, each of which will constitute an original document, which together will constitute one and the same instrument.

**IN WITNESS WHEREOF**, the Parties hereto have caused this instrument to be executed on the date first above written.

**GILBERTS DEVELOPMENT, LLC**,  
a Delaware limited liability company

**VILLAGE OF GILBERTS**,  
an Illinois municipal corporation

By: \_\_\_\_\_

By: \_\_\_\_\_  
Village Administrator

Its \_\_\_\_\_

Dated: \_\_\_\_\_

Dated: \_\_\_\_\_

**Exhibit A**

**Legal Description of the Property**

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**

**Depiction of Location of Freeman Road Project**

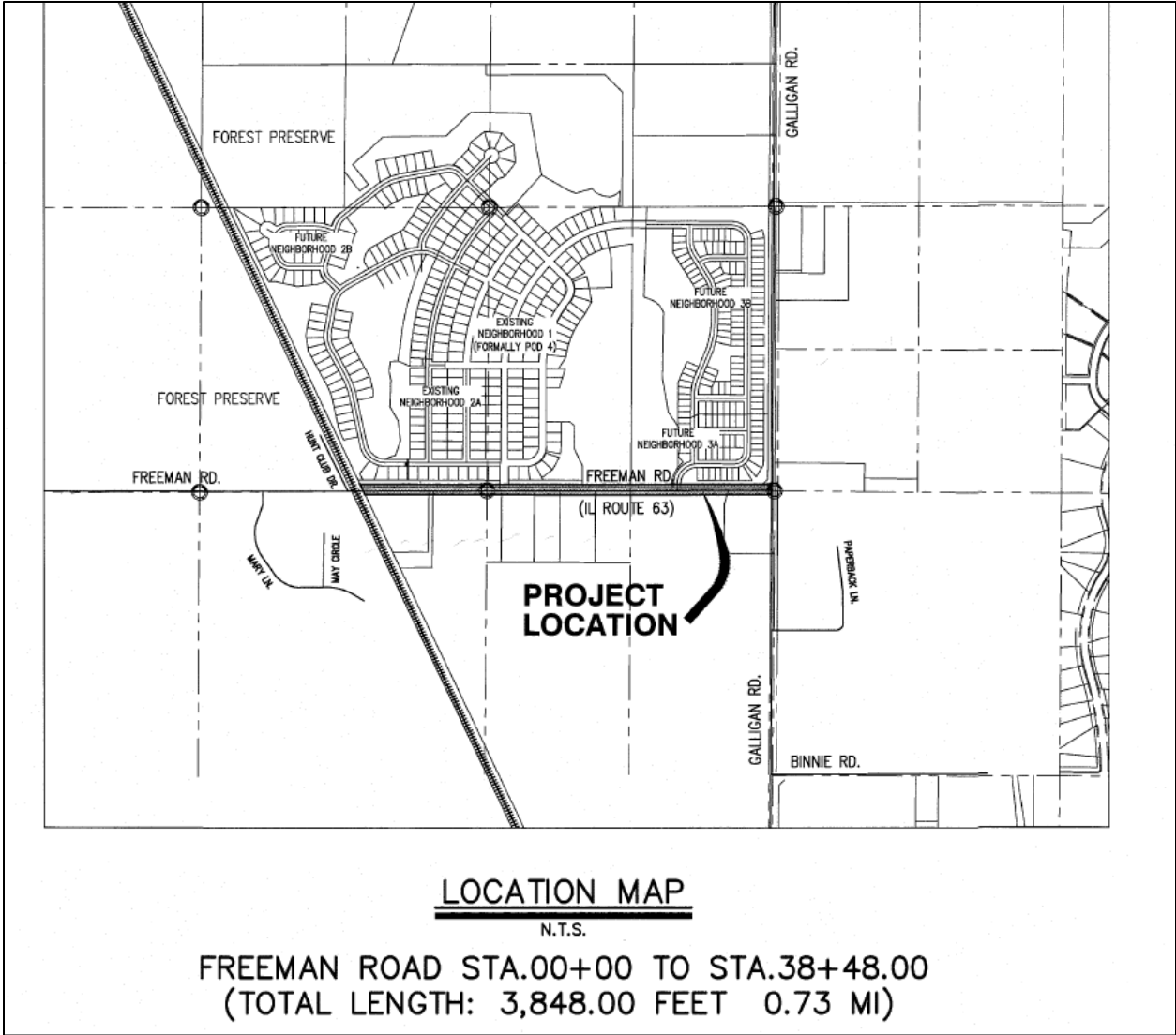
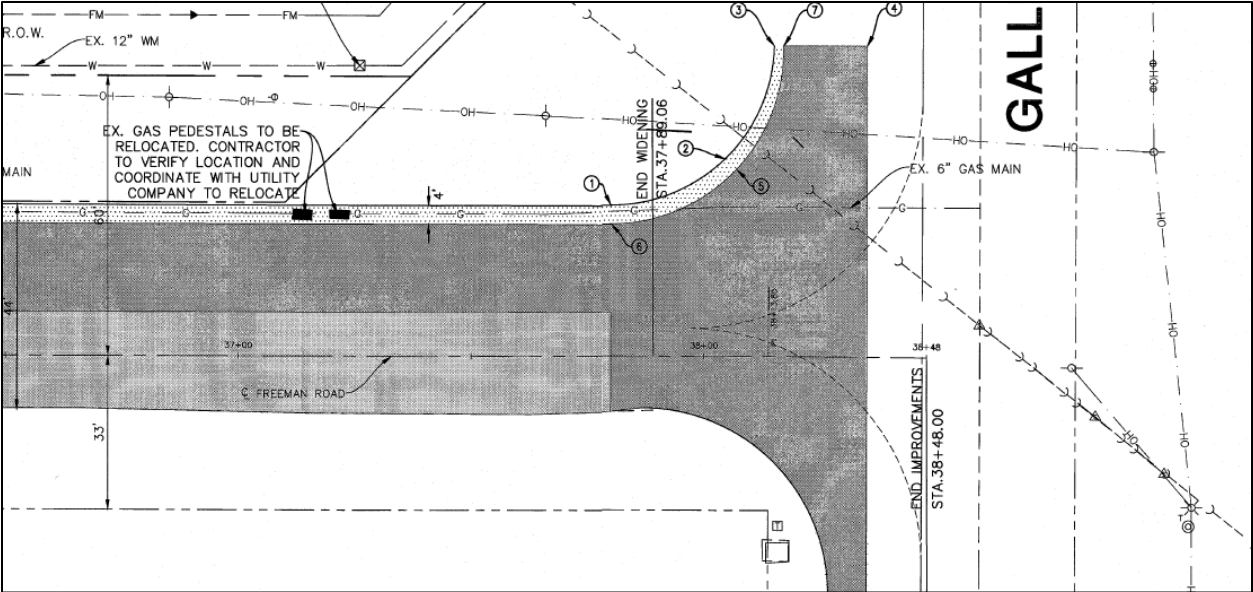


Exhibit C

**Remaining Work on Freeman Road Project**



**Exhibit D**

**Completed Portion of Freeman Road Project**

*ATTACH*



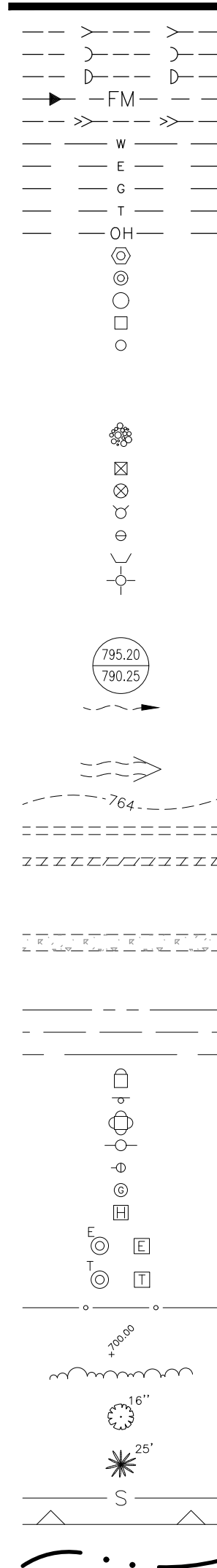
OWNER: GILBERTS DEVELOPMENT, LLC  
 ADDRESS: 340 W. BUTTERFIELD RD, UNIT 2D  
 CITY: ELMHURST, ILLINOIS  
 PHONE: (847)774-9435

# RECORD DRAWINGS FOR FREEMAN ROAD IMPROVEMENTS

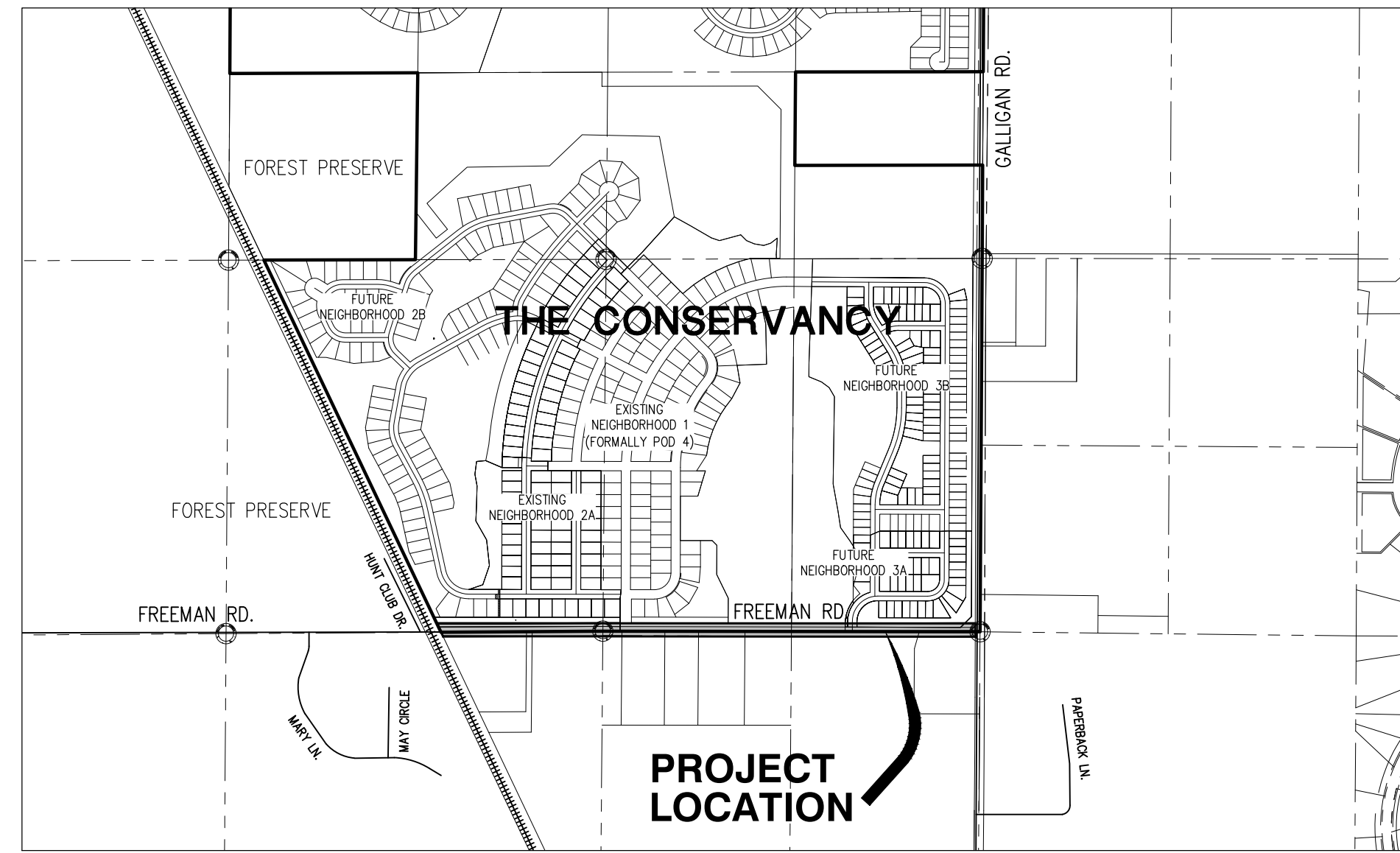
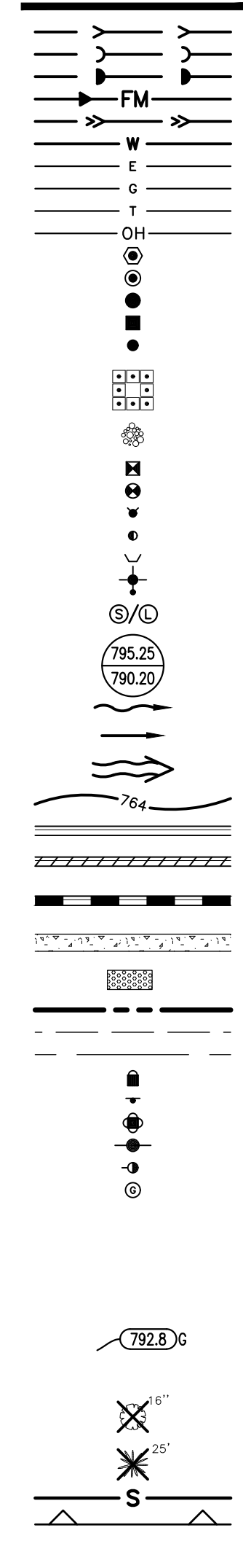
## for THE CONSERVANCY FREEMAN ROAD AND GALLIGAN ROAD VILLAGE OF GILBERTS, ILLINOIS

### STANDARD SYMBOLS

#### EXISTING



#### PROPOSED



### LOCATION MAP

N.T.S.

FREEMAN ROAD STA.00+00 TO STA.38+48.00  
 (TOTAL LENGTH: 3,848.00 FEET 0.73 MI)

#### ENGINEER'S STATEMENT

I, QUINTEEN HOOGENBOOM, HAVE REVIEWED THE "AS-BUILT" INFORMATION INCLUDED IN THESE PLANS, AND BASED UPON MY INSPECTION OF THE SITE, I CONFIRM THE PROJECT WAS CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE ORIGINAL DESIGN INTENT OF THE PROJECT, OR WITH THE FIELD-APPROVED DEVIATION SHOWN IN RED ON SHEETS 14 AND 15, MADE AT THE TIME OF CONSTRUCTION WITH THE APPROVAL OF VILLAGE STAFF.



SIGNED/SEALED: EXP. 11/30/25 DATE: 01/08/2023

#### CONTRACTOR'S STATEMENT

I HEREBY CERTIFY THAT ALL CONSTRUCTION SPECIFICATIONS, PRODUCT STANDARDS AND QUANTITIES SHOWN AND DESCRIBED WITHIN THESE PLANS HAVE BEEN MET OR EXCEEDED.

SIGNED: [Signature] DATE: 01/08/2023

#### RECORD DRAWING CERTIFICATION:

THESE RECORD DRAWINGS WERE PRODUCED BY FIELD SURVEY UPON COMPLETION OF THE WORK. ALL ELEVATION DATA IS REFERENCED FROM A SITE BENCHMARK OR DATA PROVIDED BY THE LOCAL AGENCY. LOCATIONS OF PUBLIC IMPROVEMENTS ARE NOT REFERENCED TO A GLOBAL POSITIONING SYSTEM UNLESS SO INDICATED. WHERE INDICATED, PUBLIC IMPROVEMENTS HAVE BEEN LOCATED AND ELEVATIONS VERIFIED. PLAN REVISIONS MADE DURING CONSTRUCTION ARE SHOWN ONLY IF PROVIDED TO THE ENGINEER. LANDSCAPE PLANT MATERIAL, WHERE SHOWN, ARE ILLUSTRATIVE ONLY AND NOT FIELD VERIFIED.

AS CONSTRUCTED ELEVATIONS HAVE BEEN SHOWN ON SHEETS 8-15 & 21-24. ALL OTHER SHEETS HAVE NOT BEEN INCLUDED.

INQUIRES REGARDING THE RECORD DRAWING INFORMATION SHOULD BE DIRECTED TO MANHARD CONSULTING, LTD., VERNON HILLS, ILLINOIS OFFICE BY CALLING 847-634-5550.

DATED THIS 2nd DAY OF JULY, 2021

#### NOTES:

1. THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A FIELD SURVEY COMPLETED BY MANHARD CONSULTING, LTD. ON JANUARY, 25, 2018. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS.

#### BENCHMARKS:

**SOURCE BENCHMARK: (KANE COUNTY 9-43)**  
 CROSS CUT IN THE WEST END OF A CORRUGATED METAL PIPE CULVERT LOCATED APPROXIMATELY 0.55' SOUTHEASTERLY OF THE INTERSECTION OF KRUEZTER AND HUNTLEY ROAD. ELEVATION=895.99 DATUM=NAVD 1929

**SITE BENCHMARK: 1**  
 NORTHWEST BOLT ON THE 1ST FIRE HYDRANT EAST OF BLUE ASTER PARKWAY AND ON THE NORTH SIDE OF FREEMAN ROAD. ELEVATION=896.38 DATUM=NAVD 1929

**SITE BENCHMARK: 2**  
 NORTHWEST BOLT ON THE 2ND FIRE HYDRANT EAST OF BLUE ASTER PARKWAY AND ON THE NORTH SIDE OF FREEMAN ROAD. ELEVATION=891.61 DATUM=NAVD 1929

**SITE BENCHMARK: 3**  
 NORTHWEST BOLT ON THE 3RD FIRE HYDRANT EAST OF BLUE ASTER PARKWAY AND ON THE NORTH SIDE OF FREEMAN ROAD. ELEVATION=886.89 DATUM=NAVD 1929

#### UTILITY CONTACTS

ELECTRIC	WATER
COM ED 1950 DUNCAN PLACE WOODSTOCK, IL 60098 (815) 334-3313 CONTACT: KATHY NYSTROM	73 INDUSTRIAL DRIVE GILBERTS, IL 60136 (847) 428-4167 CONTACT: JOHN CASTILLO
GAS: NICOR 1844 FERRY RD NAPERVILLE, IL 60563 (630) 893-8676 EXT. 2362 CONTACT: SCOTT STOGSDILL	VILLAGE OF GILBERTS PUBLIC WORKS 73 INDUSTRIAL DRIVE GILBERTS, IL 60136 (847) 428-4167 CONTACT: JOHN SWEDBERG
SEWER 73 INDUSTRIAL DRIVE GILBERTS, IL 60136 (847) 428-4167 CONTACT: JOHN CASTILLO	

### ABBREVIATIONS

ADJ. ADJUST	F/L FLOW LINE	R.O.W. RIGHT-OF-WAY
AGG. AGGREGATE	FM FORCE MAIN	RCP REINFORCED CONCRETE PIPE
ARCH. ARCHITECT	G GROUND	REV REVERSE
B.A.M. BITUMINOUS AGGREGATE MIXTURE	G/F GRADE AT FOUNDATION	RR RAILROAD
B-B BACK TO BACK	GW GUY WIRE	RT RIGHT
B/C BACK OF CURB	HDWL HEADWALL	RT SANITARY
B/P BOTTOM OF PIPE	HWL HIGH WATER LEVEL	SF SQUARE FOOT
B/W BACK OF WALK	HYD. HYDRANT	SHL. SHOULDER
B-BOX BITUMINOUS	INL. INLET	SL. STREET LIGHT
BM BENCHMARK	INV. INVERT	SMH SANITARY MANHOLE
B.O. BY OTHERS	IP IRON PIPE	ST STORM
C.E. COMMERCIAL ENTRANCE	LT LEFT	STA. STATION
CB CATCH BASIN	MAX. MAXIMUM	STD. STANDARD
CL CENTERLINE	MB MAILBOX	SW SQUARE YARDS
OMP CORRUGATED METAL PIPE	M/E MEET EXISTING	TBR TO BE REMOVED
CNTRL CONTROL	MH MANHOLE	T TELEPHONE
C.O. CLEANOUT	MIN. MINIMUM	T-A TYPE A
CONC. CONCRETE	NWL NORMAL WATER LEVEL	T/C TOP OF CURB
CY CUBIC YARD	P.E. PRIVATE ENTRANCE	T/F TOP OF FOUNDATION
D DITCH	PC POINT OF CURVATURE	T/P TOP OF PIPE
DIA. DIAMETER	PCC POINT OF COMPOUND CURVE	T/W TOP OF WALK
DIP DUCTILE IRON PIPE	PGL PROFILE GRADE LINE	T/WALL TOP OF WALL
DIWM DOWNSPOUT	PI POINT OF INTERSECTION	TEMP. TEMPORARY
DS DRAIN TILE	P PROPERTY LINE	TRANS. TRANSFORMER
DT DRAIN TILE	PP POWER POLE	V.B. VALVE BOX
E ELECTRIC	PROP. PROPOSED	VCP VITRIFIED CLAY PIPE
E-E EDGE TO EDGE	P.T. POINT OF TANGENCY	V.V. VALVE VAULT
ELEV. ELEVATION	PVC POLYVINYL CHLORIDE PIPE	WL WATER LEVEL
E/P EDGE OF PAVEMENT	PVC POINT OF VERTICAL CURVATURE	WM WATER MAIN
EX. EXISTING	PVI POINT OF VERTICAL INTERSECTION	
F.E. FIELD ENTRANCE	PVT POINT OF VERTICAL TANGENCY	
F-F FACE TO FACE	P PAVEMENT	
F-F FINISHED FLOOR	P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT	
FES FLARED END SECTION	R RADIUS	

MANHARD CONSULTING, LTD. IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.



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### INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	GENERAL NOTES
3	EXISTING CONDITIONS AND DEMOLITION PLAN - STA. 0+00 TO 22+50
4	EXISTING CONDITIONS AND DEMOLITION PLAN - STA. 22+50 TO 38+48
5	OVERALL PLAN - STA. 0+00 TO 22+50
6	OVERALL PLAN - STA. 22+50 TO 38+48
7	TYPICAL SECTION
8	PLAN AND PROFILE - STA. 0+00 TO 5+00
9	PLAN AND PROFILE - STA. 5+00 TO 10+00
10	PLAN AND PROFILE - STA. 10+00 TO 15+00
11	PLAN AND PROFILE - STA. 15+00 TO 20+00
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14	PLAN AND PROFILE - STA. 30+00 TO 35+00
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16	ROADWAY STRIPING AND SIGNAGE PLAN - STA. 0+00 TO 22+50
17	ROADWAY STRIPING AND SIGNAGE PLAN - STA. 22+50 TO 38+48
18	EROSION CONTROL PLAN - STA. 0+00 TO 22+50
19	EROSION CONTROL PLAN - STA. 22+50 TO 38+48
20	EROSION CONTROL DETAILS
21	CROSS SECTIONS - STA. 0+00 TO 10+00
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23	CROSS SECTIONS - STA. 21+00 TO 30+00
24	CROSS SECTIONS - STA. 31+00 TO 38+00
25	CONSTRUCTION - DETAILS
26	CONSTRUCTION - DETAILS
27	CONSTRUCTION - DETAILS

DATE	REVISIONS	BY	CHK
01/08/24	REVISION PER VILLAGE REVIEW	JH	JH
06/09/19	ISSUED FOR CONSTRUCTION	JH	JH
10/15/18	PER VILLAGE REVIEW	JH	JH

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 Construction Managers • Environmental Scientists • Landscape Architects • Planners

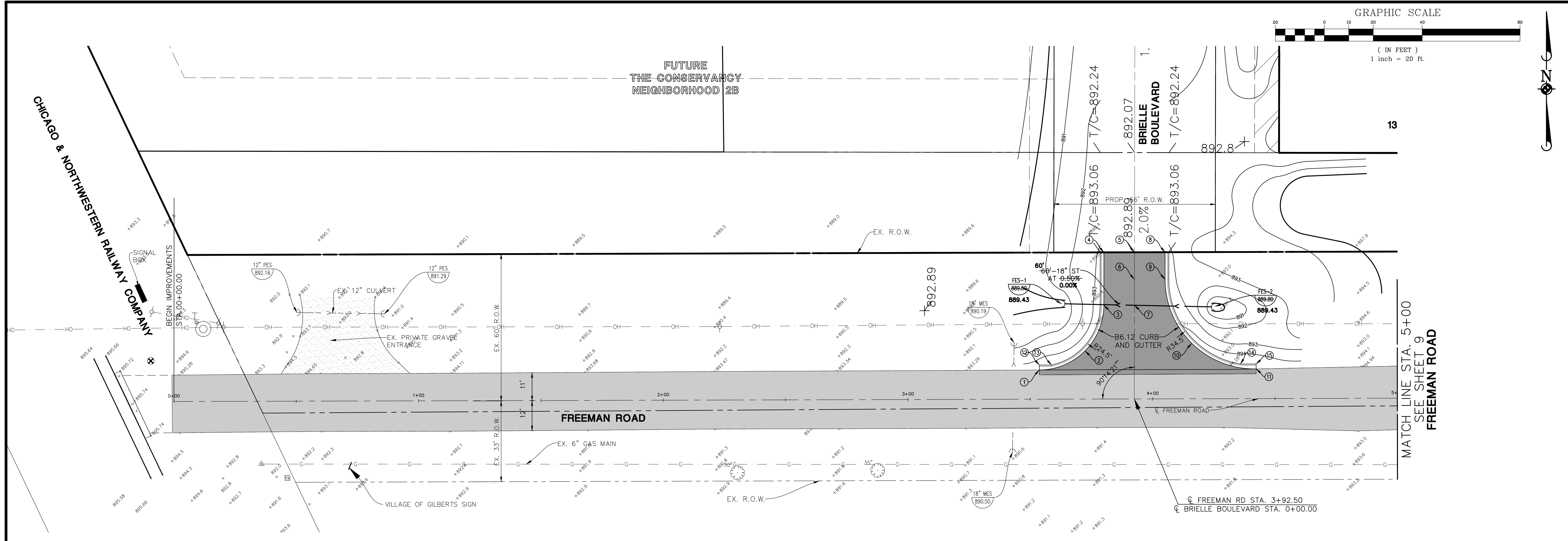
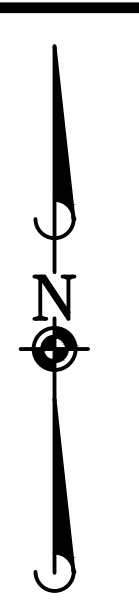
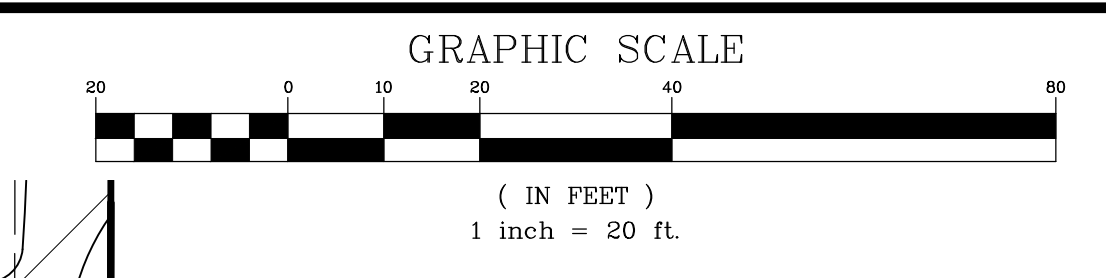
FREEMAN ROAD IMPROVEMENTS  
 VILLAGE OF GILBERTS, ILLINOIS  
 TITLE SHEET

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 PROJ. ASSOC.: JBK  
 DRAWN BY: JBK  
 DATE: 04/04/18  
 SCALE: N/A  
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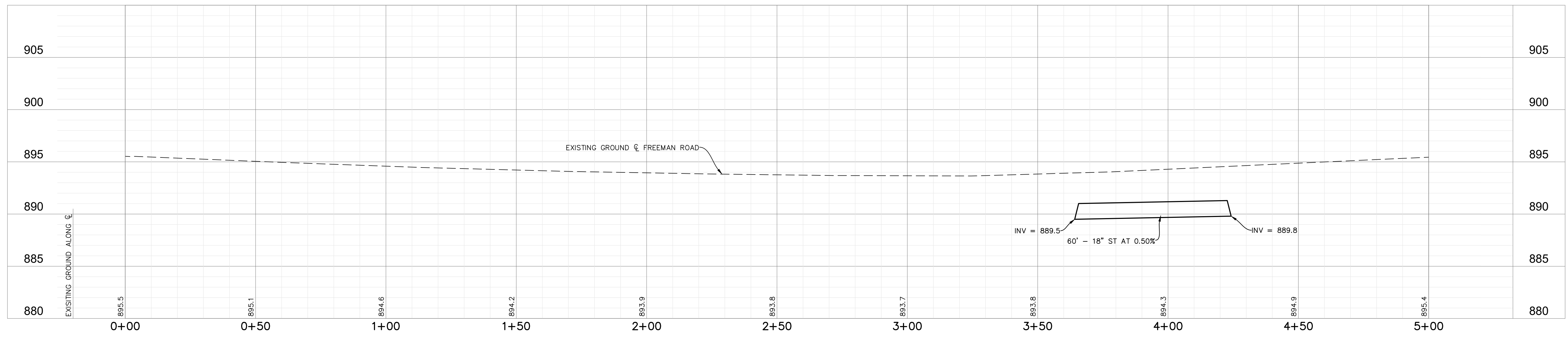
RECORD DRAWINGS COMPLETED JULY 2, 2021



INTERSECTION TABLE						ASBUILT ELEVATIONS	
POINT	STATION	OFFSET	E/P ELEV	T/C ELEV	POINT	E/P ELEV	T/C ELEV
1	3+53.73	11.92' LT	-893.50-	-	1	893.52	-
2	3+72.38	19.67' LT	-893.42-	-893.84-	2	893.43	893.88
3	3+80.16	38.31' LT	-893.08-	-893.50-	3	893.09	893.54
4	3+80.25	59.91' LT	-892.64-	-893.06-	4	892.68	893.10
5	3+92.75	59.91' LT	-892.89-	-	5	892.66	-
6	3+92.70	48.85' LT	-893.11-	-	6	892.70	-
7	3+92.66	38.26' LT	-893.33-	-	7	893.11	-
8	4+05.25	59.91' LT	-892.64-	-893.06-	8	892.65	893.08
9	4+05.20	48.79' LT	-892.86-	-893.28-	9	892.87	893.33
10	4+16.06	22.66' LT	-893.92-	-894.34-	10	893.90	894.33
11	4+42.34	12.16' LT	-894.44-	-	11	894.49	-
12	3+53.72	13.92' LT	-	893.46	12	-	893.58
13	3+58.70	13.93' LT	-893.54-	-893.96-	13	893.52	894.05
14	4+35.87	14.13' LT	-894.37-	-894.79-	14	894.51	894.89
15	4+42.30	14.15' LT	-	894.40	15	-	894.34

LEGEND	
	4' BITUMINOUS SHOULDER
	2.1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX "D", N50
	6" AGGREGATE BASE COURSE, TYPE A
	MILLING & RESURFACING
	VARIABLE DEPTH MILLING
	VARIABLE DEPTH LEVELING BINDER
	1.1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
	FULL DEPTH PAVEMENT WIDENING
	1.1/2" SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
	2.1/4" BINDER COURSE, IL=19.0, N50
	8" BITUMINOUS BASE COURSE, SUPERPAVE
	4" COMPACTED AGGREGATE BASE, TYPE B

## FREEMAN ROAD



DATE	REVISIONS
07/08/24	REMOVED PER VILLAGE REVIEW
06/29/19	ISSUED FOR CONSTRUCTION
10/15/18	PER VILLAGE REVIEW

**Manhard CONSULTING LTD.**  
 700 South Park Street, Suite 100, Chicago, IL 60605  
 Toll Free: 1-800-327-7777  
 Cell: 773-399-8888  
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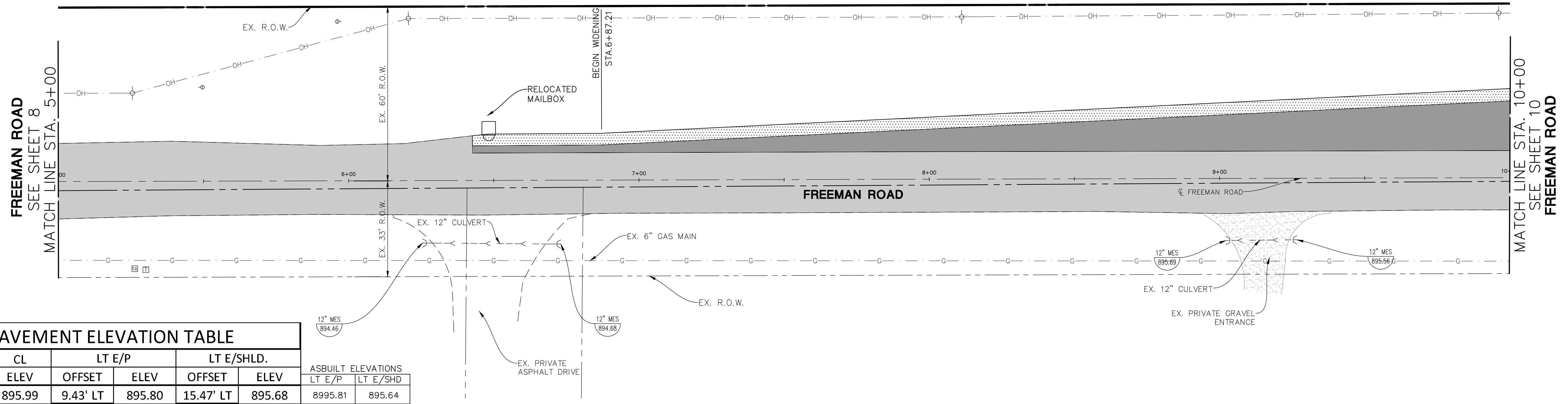
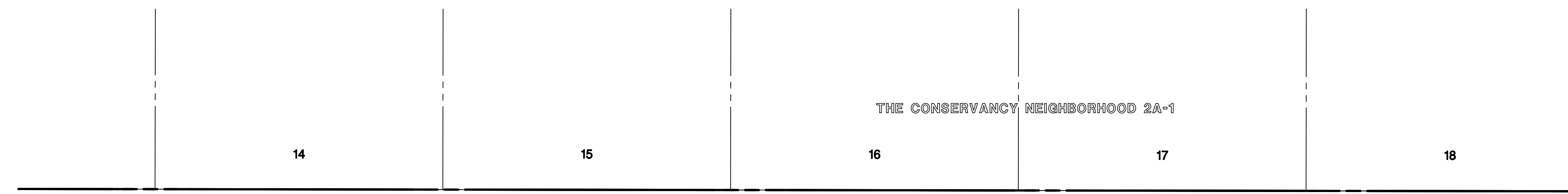
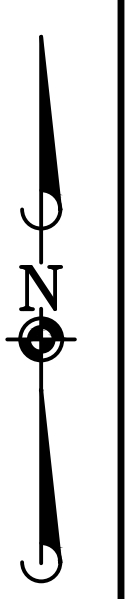
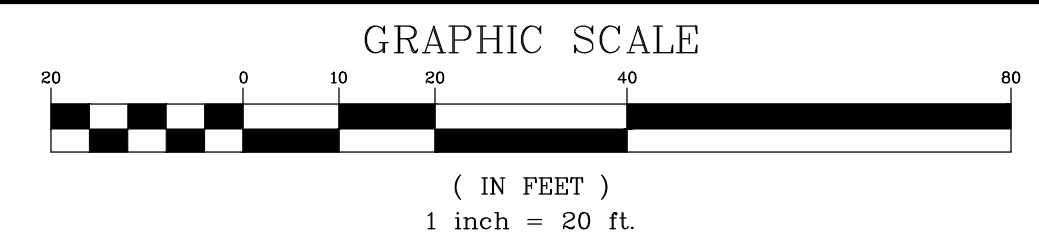
**FREEMAN ROAD IMPROVEMENTS**  
**VILLAGE OF GILBERTS, ILLINOIS**  
**PLAN AND PROFILE - STA. 0+00 TO 5+00**

PROJ. MGR: JGH  
 PROJ. ASSOC: JGH  
 DRAWN BY: JGH  
 DATE: 04/04/18  
 SCALE: 1"=20'

SHEET  
**8 OF 27**  
 GDGLI04

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**RECORD DRAWINGS COMPLETED JULY 2, 2021**

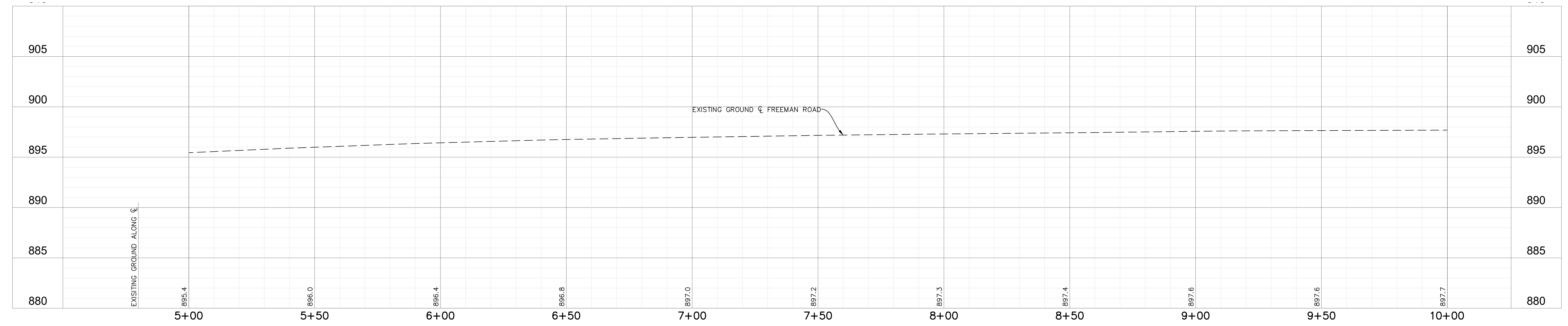
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STA	LT E/P		LT E/SHLD.		ASBUILT ELEVATIONS	
	ELEV	OFFSET	ELEV	OFFSET	LT E/P	LT E/SHD
05+50	895.99	9.43' LT	895.80	15.47' LT	895.68	895.64
06+00	896.43	14.72' LT	896.13	18.72' LT	896.05	896.01
06+50	896.76	16.28' LT	896.43	20.28' LT	896.35	895.89
07+00	896.97	17.84' LT	896.62	21.84' LT	896.54	896.54
07+50	897.17	19.40' LT	896.78	23.40' LT	896.70	896.34
08+00	897.31	20.96' LT	896.89	24.96' LT	896.81	896.35
08+50	897.42	22.52' LT	896.97	26.52' LT	896.89	896.58
09+00	897.57	24.08' LT	897.09	28.08' LT	897.01	896.86
09+50	897.64	25.64' LT	897.13	29.64' LT	897.05	896.92
10+00	897.69	27.20' LT	897.14	31.20' LT	897.06	896.65

LEGEND	
	4" BITUMINOUS SHOULDER 2 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX "D", N50 6" AGGREGATE BASE COURSE, TYPE A
	MILLING & RESURFACING VARIABLE DEPTH MILLING VARIABLE DEPTH LEVELING BINDER 1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
	FULL DEPTH PAVEMENT WIDENING 1 1/2" SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50 2 1/4" BINDER COURSE, IL=19.0, N50 8" BITUMINOUS BASE COURSE, SUPERPAVE 4" COMPACTED AGGREGATE BASE, TYPE B

### FREEMAN ROAD



DATE	REVISIONS
06/29/19	ISSUED FOR CONSTRUCTION
10/15/18	PER VILLAGE REVIEW

**Manhard CONSULTING LTD.**  
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**FREEMAN ROAD IMPROVEMENTS**  
**VILLAGE OF GILBERTS, ILLINOIS**  
**PLAN AND PROFILE - STA. 5+00 TO 10+00**

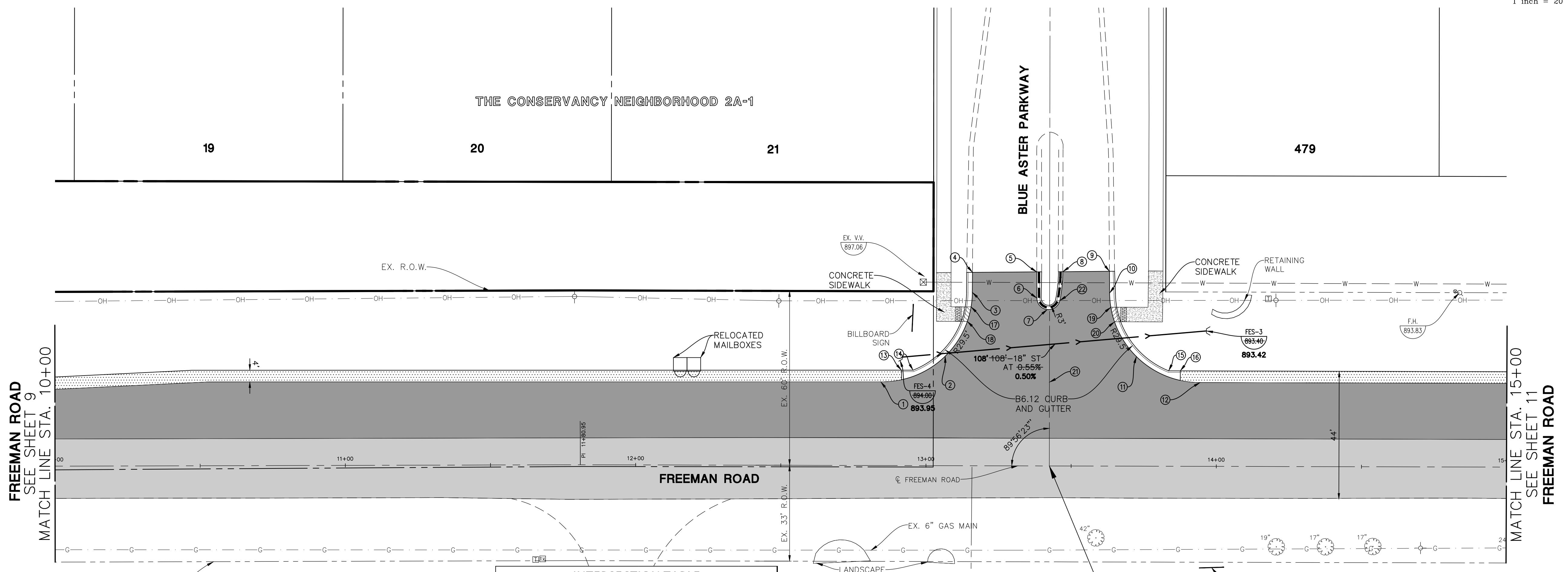
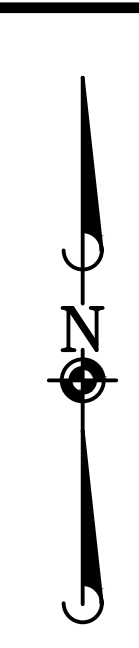
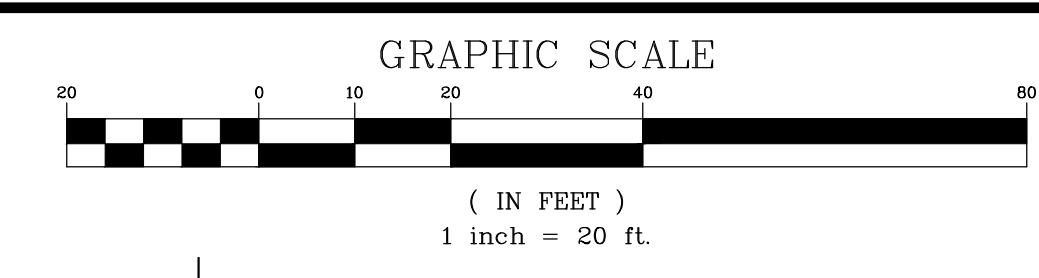
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 PROJ. ASSOC.: JBK  
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 DATE: 04/04/18  
 SCALE: 1"=20'

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**9 OF 27**  
 GD/LG/IL04

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RECORD DRAWINGS COMPLETED JULY 2, 2021

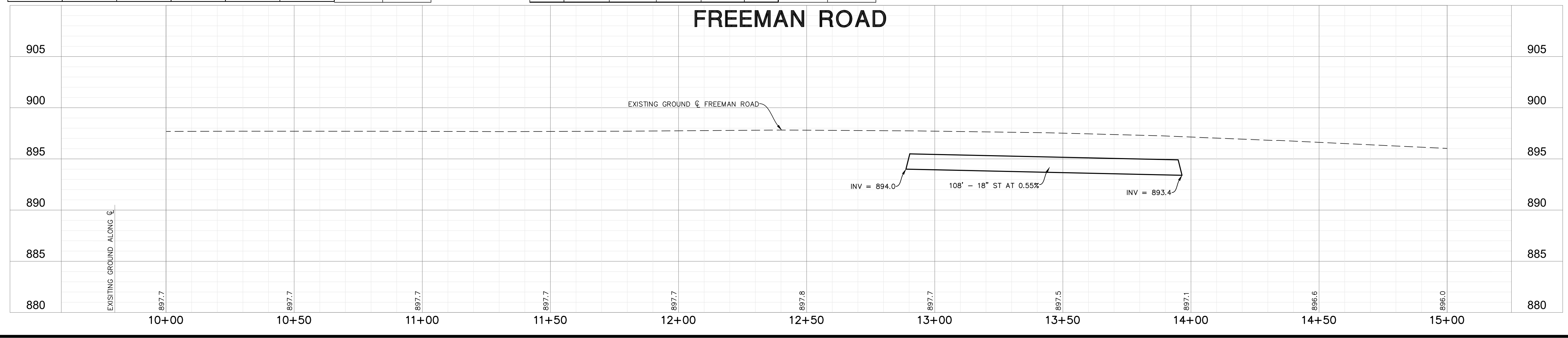
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INTERSECTION TABLE						ASBUILT ELEVATIONS	
POINT	STATION	OFFSET	E/P ELEV	T/C ELEV	POINT	E/P	T/C
1	12+84.38	28.82' LT	897.17	-	1	897.22	-
2	13+06.54	37.69' LT	897.51	897.93	2	897.21	897.71
3	13+15.83	59.68' LT	897.33	897.75	3	896.99	897.49
4	13+15.86	66.56' LT	897.2 M/E	897.6 M/E	4	896.69	897.14
5	13+38.01	66.79' LT	897.1 M/E	897.5 M/E	5	897.03	897.60
6	13+38.06	57.77' LT	897.43	897.98	6	897.24	897.73
7	13+41.68	51.82' LT	897.37	897.92	7	897.22	897.72
8	13+46.96	66.86' LT	897.1 M/E	897.5 M/E	8	897.14	897.73
9	13+63.04	67.04' LT	897.1 M/E	897.5 M/E	9	896.83	897.27
10	13+63.12	59.53' LT	897.22	897.64	10	897.01	897.60
11	13+72.40	32.72' LT	896.87	897.29	11	897.11	897.59
12	13+94.37	28.84' LT	896.62	-	12	896.62	-
13	12+91.49	32.83' LT	-	897.17	13	-	897.01
14	12+95.49	32.84' LT	897.31	897.73	14	897.07	897.63
15	13+83.53	32.84' LT	896.70	897.12	15	896.86	897.29
16	13+87.53	32.84' LT	-	896.57	16	-	896.83
17	13+15.40	54.68' LT	897.37	897.41	17	897.07	897.11
18	13+14.13	49.68' LT	897.40	897.44	18	897.13	897.16
19	13+63.55	54.68' LT	897.16	897.20	19	897.08	897.06
20	13+64.83	49.68' LT	897.08	897.12	20	897.14	897.14
21	13+42.47	28.83' LT	896.98	-	21	897.52	-
22	13+45.97	56.94' LT	897.40	897.95	22	897.15	897.71

PAVEMENT ELEVATION TABLE						ASBUILT ELEVATIONS		
STA	CL ELEV	LT E/P		LT E/SHLD.		LT E/P	LT E/SHD	
		OFFSET	ELEV	OFFSET	ELEV			
10+50	897.71	28.76' LT	897.13	32.76' LT	897.05	897.22	896.98	
11+00	897.69	28.75' LT	897.12	32.75' LT	897.04	897.25	896.82	
11+50	897.69	28.62' LT	897.11	32.62' LT	897.03	897.19	896.93	
12+00	897.75	28.59' LT	897.18	32.59' LT	897.10	897.25	897.06	
12+50	897.81	28.72' LT	897.23	32.72' LT	897.15	897.08	896.88	
13+00	SEE INTERSECTION TABLE							
13+50	SEE INTERSECTION TABLE							
14+00	897.14	28.84' LT	896.56	32.84' LT	896.48	896.48	896.26	
14+50	896.62	28.83' LT	896.04	32.83' LT	895.96	895.94	895.58	
15+00	896.03	28.82' LT	895.45	32.82' LT	895.37	895.39	894.87	

LEGEND	
	4' BITUMINOUS SHOULDER
	2 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX "D", N50
	6" AGGREGATE BASE COURSE, TYPE A
	MILLING & RESURFACING
	VARIABLE DEPTH MILLING
	VARIABLE DEPTH LEVELING BINDER
	1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
	FULL DEPTH PAVEMENT WIDENING
	1 1/2" SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
	2 1/4" BINDER COURSE, IL=19.0, N50
	8" BITUMINOUS BASE COURSE, SUPERPAVE
	4" COMPACTED AGGREGATE BASE, TYPE B
	CONCRETE SIDEWALK
	5" CONCRETE PAVEMENT
	4" COMPACTED AGGREGATE BASE, TYPE B



DATE	REVISIONS
06/29/19	ISSUED FOR CONSTRUCTION
10/15/18	PER VILLAGE REVIEW

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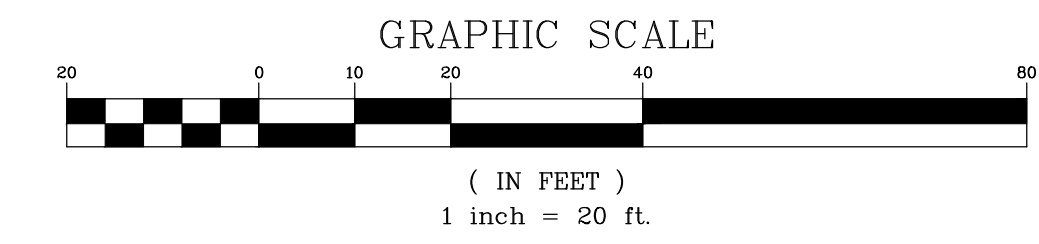
**FREEMAN ROAD IMPROVEMENTS**  
**VILLAGE OF GILBERTS, ILLINOIS**  
**PLAN AND PROFILE - STA. 10+00 TO 15+00**

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 PROJ. ASSOC.: BK  
 DRAWN BY: BK  
 DATE: 04/04/18  
 SCALE: 1" = 20'

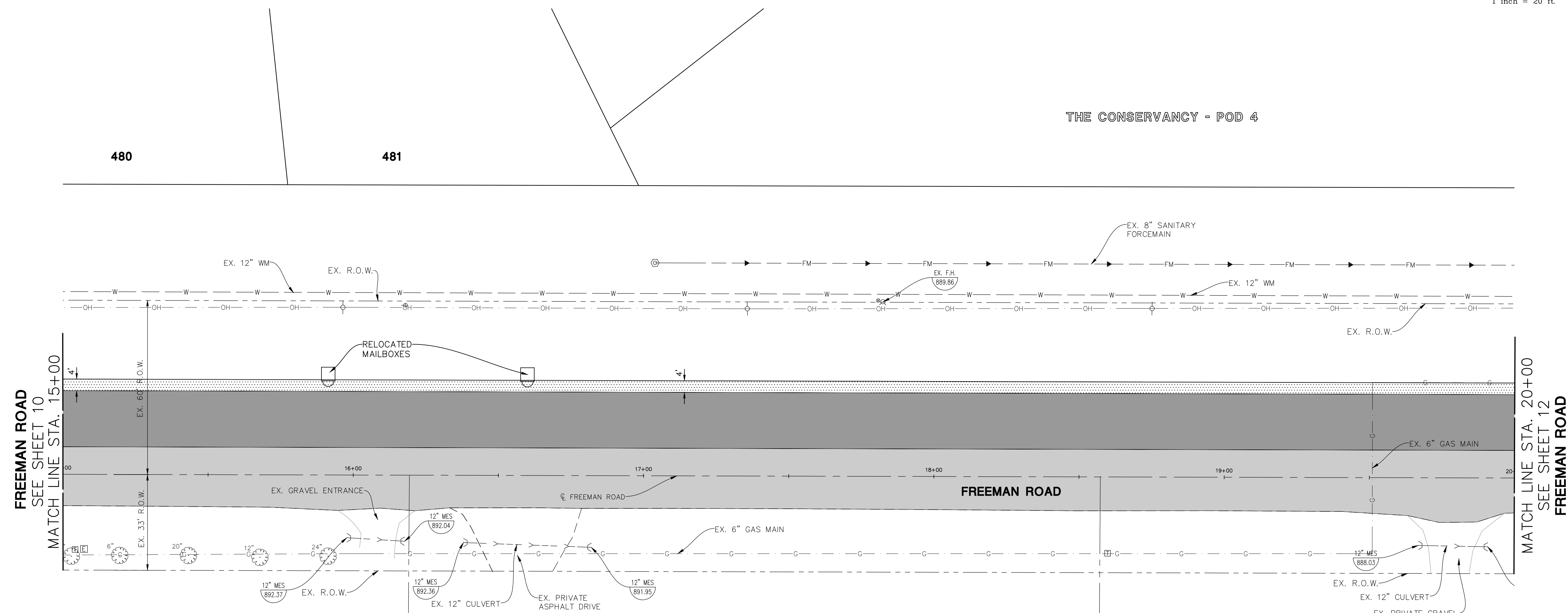
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**10 OF 27**  
 GDLGIL04

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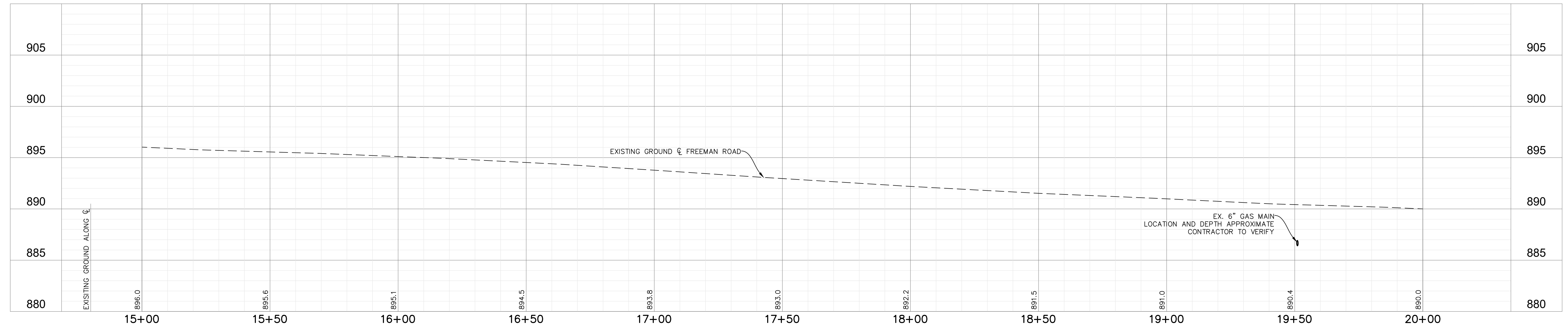


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STA	CL		LT E/P		LT E/SHLD.		ASBUILT ELEVATIONS	
	ELEV	OFFSET	ELEV	OFFSET	ELEV	LT E/P	LT E/SHD	
15+50	895.56	28.81' LT	894.98	32.81' LT	894.80	894.93	894.44	
16+00	895.11	28.80' LT	894.53	32.80' LT	894.45	894.45	894.07	
16+50	894.53	28.79' LT	893.95	32.79' LT	893.87	893.86	893.61	
17+00	893.78	28.78' LT	893.20	32.78' LT	893.12	893.21	892.95	
17+50	892.96	28.77' LT	892.39	32.77' LT	892.31	892.38	891.98	
18+00	892.20	28.76' LT	891.62	32.76' LT	891.54	891.67	891.46	
18+50	891.52	28.75' LT	890.95	32.75' LT	890.87	890.82	890.68	
19+00	890.98	28.74' LT	890.41	32.74' LT	890.33	890.36	890.15	
19+50	890.42	28.73' LT	889.85	32.73' LT	889.77	889.86	889.68	
20+00	890.00	28.72' LT	889.43	32.72' LT	889.35	889.35	889.06	

LEGEND	
	4" BITUMINOUS SHOULDER 2 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX "D", N50 6" AGGREGATE BASE COURSE, TYPE A
	MILLING & RESURFACING VARIABLE DEPTH MILLING VARIABLE DEPTH LEVELING BINDER 1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
	FULL DEPTH PAVEMENT WIDENING 1 1/2" SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50 2 1/4" BINDER COURSE, IL-19.0, N50 8" BITUMINOUS BASE COURSE, SUPERPAVE 4" COMPACTED AGGREGATE BASE, TYPE B



DATE	REVISIONS
06/29/19	ISSUED FOR CONSTRUCTION
10/15/18	PER VILLAGE REVIEW

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**FREEMAN ROAD IMPROVEMENTS**  
**VILLAGE OF GILBERTS, ILLINOIS**  
**PLAN AND PROFILE - STA. 15+00 TO 20+00**

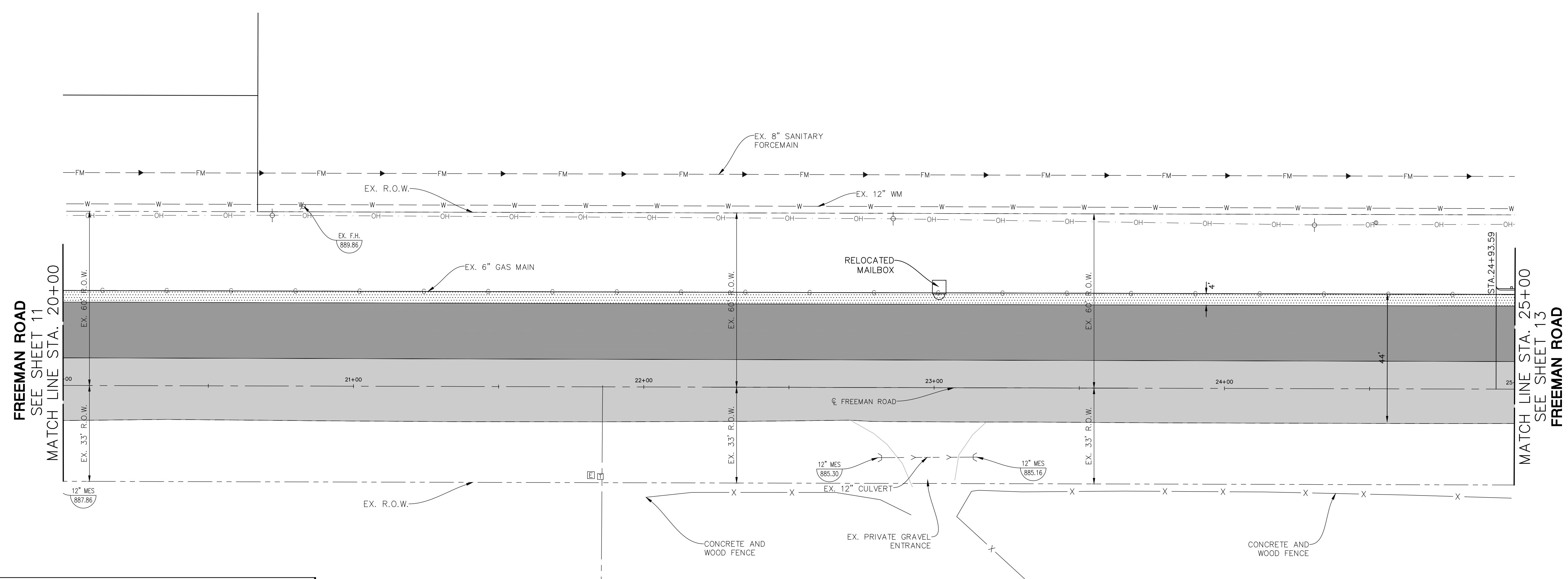
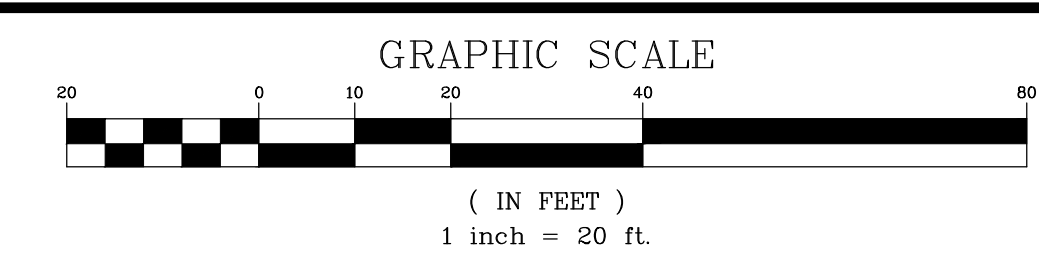
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 PROJ. ASSOC.: BK  
 DRAWN BY: BK  
 DATE: 04/04/18  
 SCALE: 1" = 20'

SHEET  
**11 OF 27**  
 GD/LG/IL04

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RECORD DRAWINGS COMPLETED JULY 2, 2021

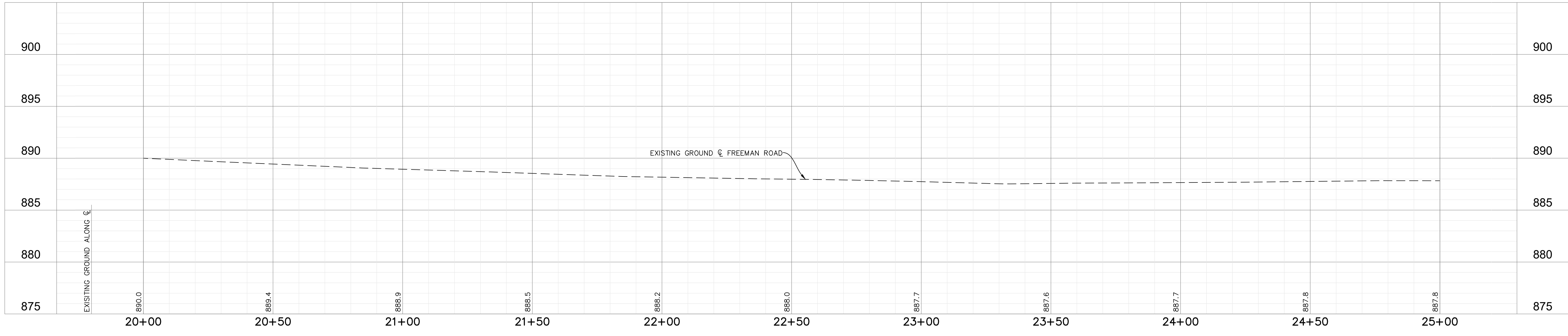
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PAVEMENT ELEVATION TABLE						ASBUILT ELEVATIONS	
STA	CL ELEV	LT E/P		LT E/SHLD.		LT E/P	LT E/SHD
		OFFSET	ELEV	OFFSET	ELEV		
20+50	889.44	28.71' LT	888.87	32.71' LT	888.79	888.87	888.60
21+00	888.94	28.70' LT	888.37	32.70' LT	888.29	888.35	888.06
21+50	888.54	28.69' LT	887.97	32.69' LT	887.89	887.90	887.61
22+00	888.17	28.67' LT	887.60	32.67' LT	887.52	887.50	887.33
22+50	887.98	28.66' LT	887.41	32.66' LT	887.33	887.37	887.15
23+00	887.74	28.65' LT	887.17	32.65' LT	887.09	887.15	886.85
23+50	887.57	28.64' LT	887.00	32.64' LT	886.92	887.01	886.56
24+00	887.65	28.63' LT	887.08	32.63' LT	887.00	887.16	886.82
24+50	887.76	28.62' LT	887.19	32.62' LT	887.11	887.26	886.87
25+00	887.83	28.61' LT	887.26	32.61' LT	887.18	887.18	886.83

LEGEND	
	4" BITUMINOUS SHOULDER 2 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX "D", N50 6" AGGREGATE BASE COURSE, TYPE A
	MILLING & RESURFACING VARIABLE DEPTH MILLING VARIABLE DEPTH LEVELING BINDER 1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
	FULL DEPTH PAVEMENT WIDENING 1 1/2" SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50 2 1/4" BINDER COURSE, IL=19.0, N50 8" BITUMINOUS BASE COURSE, SUPERPAVE 4" COMPACTED AGGREGATE BASE, TYPE B

### FREEMAN ROAD



DATE	REVISIONS
06/29/19	ISSUED FOR CONSTRUCTION
10/15/18	PER VILLAGE REVIEW

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**FREEMAN ROAD IMPROVEMENTS**  
**VILLAGE OF GILBERTS, ILLINOIS**  
**PLAN AND PROFILE - STA. 20+00 TO 25+00**

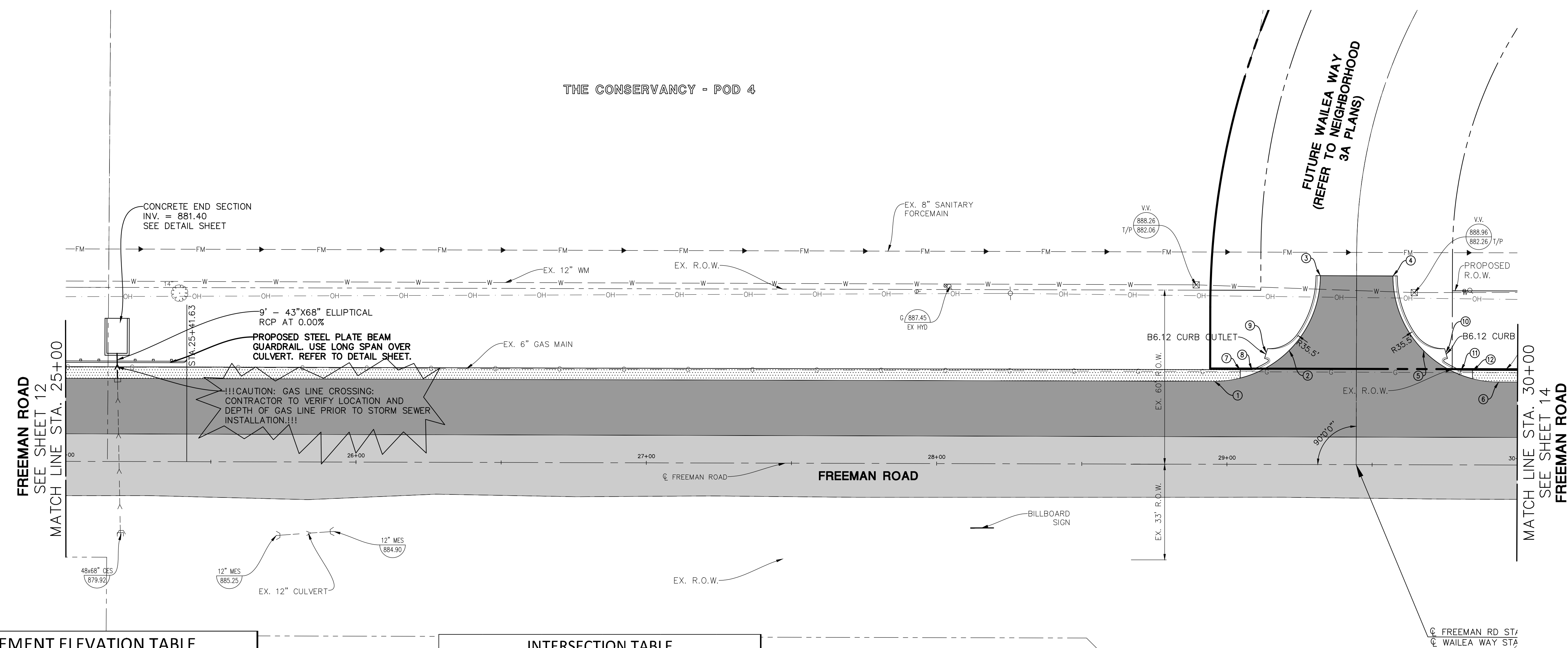
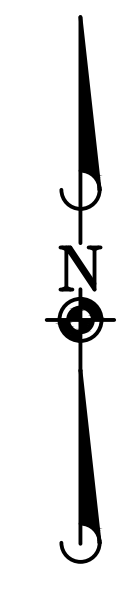
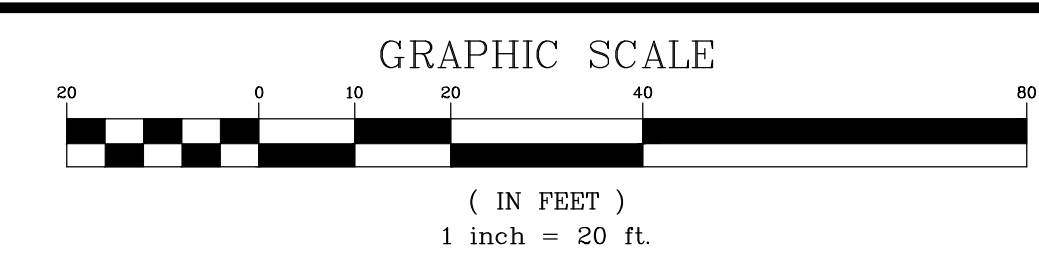
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 PROJ. ASSOC.: BK  
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 DATE: 04/04/18  
 SCALE: 1" = 20'

SHEET  
**12 OF 27**  
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RECORD DRAWINGS COMPLETED JULY 2, 2021

JULY 2, 2021 09:38 Draw Name: P:\Gis\Info\Draw\Surf\Final Drawing\Record Drawing\Plan STA 20+00-15 - PLAN AND PROFILES.dwg Updated by: slawsky



DATE	REVISIONS
06/29/19	ISSUED FOR CONSTRUCTION
10/15/18	PER VILLAGE REVIEW

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**FREEMAN ROAD IMPROVEMENTS**  
**VILLAGE OF GILBERTS, ILLINOIS**  
**PLAN AND PROFILE - STA. 25+00 TO 30+00**  
 RECORD DRAWINGS COMPLETED JULY 2, 2021

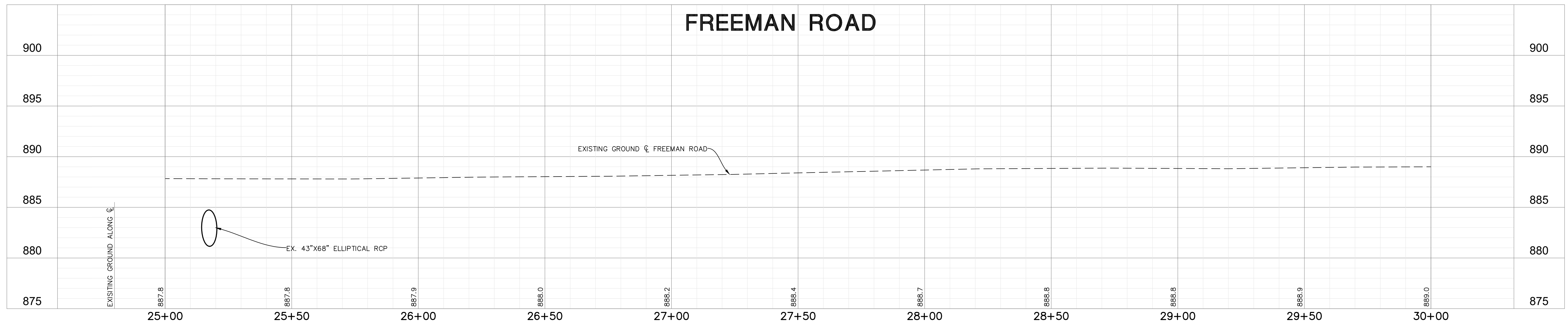
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 SCALE: 1" = 20'

SHEET  
**13 OF 27**  
 GD/LG/IL04

STA	LT E/P		LT E/SHLD.		ASBUILT ELEVATIONS	
	ELEV	OFFSET	ELEV	OFFSET	LT E/P	LT E/SHD
25+50	887.80	28.60' LT	887.23	32.60' LT	887.16	886.84
26+00	887.89	28.59' LT	887.32	32.59' LT	887.30	886.99
26+50	888.02	28.58' LT	887.45	32.58' LT	887.26	886.98
27+00	888.16	28.59' LT	887.59	32.59' LT	887.46	887.07
27+50	888.40	28.59' LT	887.82	32.59' LT	887.77	887.38
28+00	888.68	28.60' LT	888.10	32.60' LT	888.03	887.70
28+50	888.84	28.60' LT	888.26	32.60' LT	888.26	887.98
29+00	SEE INTERSECTION TABLE					
29+50	SEE INTERSECTION TABLE					
30+00	889.00	28.58' LT	888.43	32.58' LT	888.23	888.03

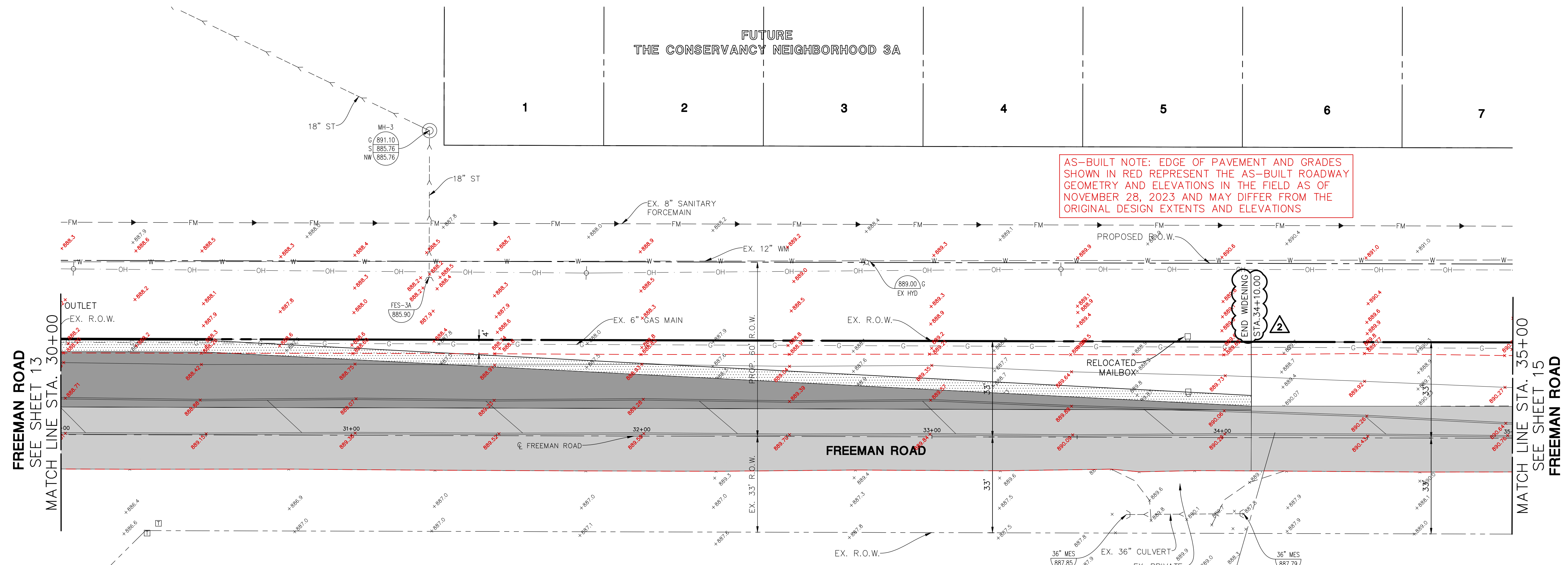
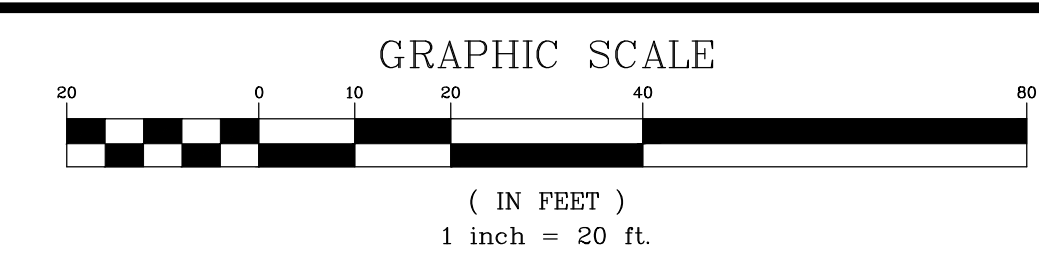
POINT	STATION	OFFSET	ELEVATION		POINT	ASBUILT ELEVATIONS	
			E/P ELEV	T/C ELEV		E/P	T/C
1	28+95.50	28.60' LT	888.25	-	1	888.28	-
2	29+21.30	39.30' LT	887.80	-	2	887.99	-
3	29+31.99	65.11' LT	888.41	888.83	3	888.37	888.74
4	29+56.99	65.08' LT	888.41	888.83	4	888.21	888.69
5	29+67.68	39.27' LT	887.76	-	5	887.97	-
6	29+93.48	28.58' LT	888.41	-	6	888.34	-
7	29+04.49	32.61' LT	-	888.11	7	-	888.22
8	29+008.49	32.61' LT	888.08	888.50	8	888.16	888.56
9	29+13.43	38.46' LT	887.56	-	9	896.62	-
10	29+75.30	38.61' LT	887.56	-	10	896.62	-
11	29+80.49	32.58' LT	888.05	888.47	11	888.16	888.68
12	29+84.49	32.58' LT	-	888.09	12	-	888.15

	4' BITUMINOUS SHOULDER
	2 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX "D", N50
	6" AGGREGATE BASE COURSE, TYPE A
	MILLING & RESURFACING
	VARIABLE DEPTH MILLING
	VARIABLE DEPTH LEVELING BINDER
	1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
	FULL DEPTH PAVEMENT WIDENING
	1 1/2" SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
	2 1/4" BINDER COURSE, IL-19.0, N50
	8" BITUMINOUS BASE COURSE, SUPERPAVE
	4" COMPACTED AGGREGATE BASE, TYPE B



JULY 2, 2021 10:38 Draw Name: P:\Gdl\gdl\Draw\Sun\Draw\Record Drawings\Plan\0815 - PLAN AND PROFILES.dwg Updated by: skawny

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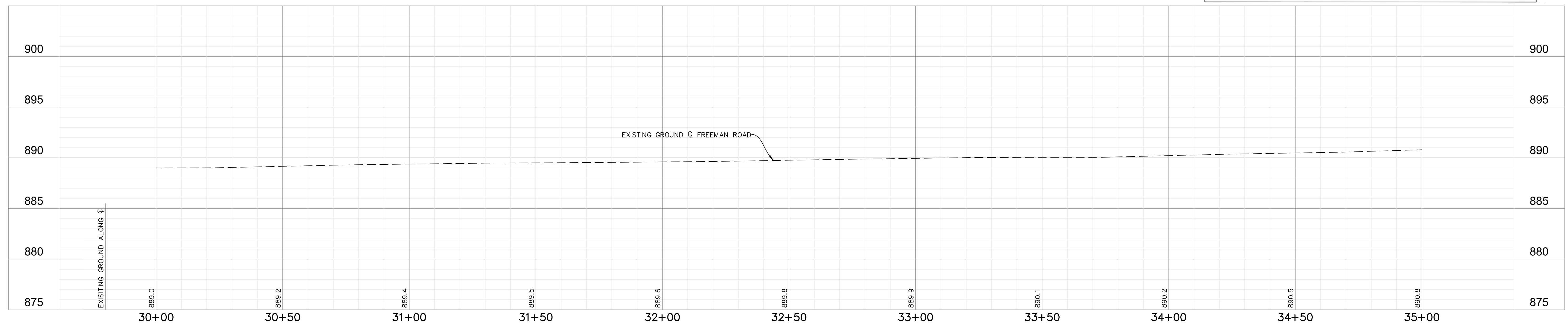
AS-BUILT NOTE: EDGE OF PAVEMENT AND GRADES SHOWN IN RED REPRESENT THE AS-BUILT ROADWAY GEOMETRY AND ELEVATIONS IN THE FIELD AS OF NOVEMBER 28, 2023 AND MAY DIFFER FROM THE ORIGINAL DESIGN EXTENTS AND ELEVATIONS

PAVEMENT ELEVATION TABLE

STA	CL		LT E/P		LT E/SHLD.		ASBUILT OFFSETS		ASBUILT ELEVATIONS	
	ELEV	OFFSET	ELEV	OFFSET	ELEV	OFFSET	LT E/P	LT E/SHD	LT E/P	LT E/SHD
30+50	889.16	28.56' LT	888.59	32.56' LT	888.51	28.60	32.60	888.26	888.3	
31+00	889.38	26.06' LT	888.86	30.06' LT	888.78	28.20	31.05	888.60	888.6	
31+50	889.50	23.55' LT	889.03	27.55' LT	888.95	28.20	30.09	888.74	888.8	
32+00	889.60	21.04' LT	889.18	25.04' LT	889.10	28.08	30.50	888.83	888.8	
32+50	889.76	18.53' LT	889.39	22.53' LT	889.31	28.27	31.37	888.91	888.8	
33+00	889.95	16.03' LT	889.63	20.03' LT	889.55	28.48	30.50	889.21	888.2	
33+50	890.05	13.52' LT	889.78	17.52' LT	889.70	28.50	30.89	889.51	889.5	
34+00	890.22	11.01' LT	890.00	15.01' LT	889.92	28.48	30.26	889.62	889.6	
						34+50	29.07	31.05	889.77	889.8
						35+00	28.54	30.55	890.07	890.2

LEGEND	
	4' BITUMINOUS SHOULDER
	2 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX "D", N50
	6" AGGREGATE BASE COURSE, TYPE A
	MILLING & RESURFACING
	VARIABLE DEPTH MILLING
	VARIABLE DEPTH LEVELING BINDER
	1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
	FULL DEPTH PAVEMENT WIDENING
	1 1/2" SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
	2 1/4" BINDER COURSE, IL=19.0, N50
	8" BITUMINOUS BASE COURSE, SUPERPAVE
	4" COMPACTED AGGREGATE BASE, TYPE B

FREEMAN ROAD



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**FREEMAN ROAD IMPROVEMENTS**  
**VILLAGE OF GILBERTS, ILLINOIS**  
**PLAN AND PROFILE - STA. 30+00 TO 35+00**

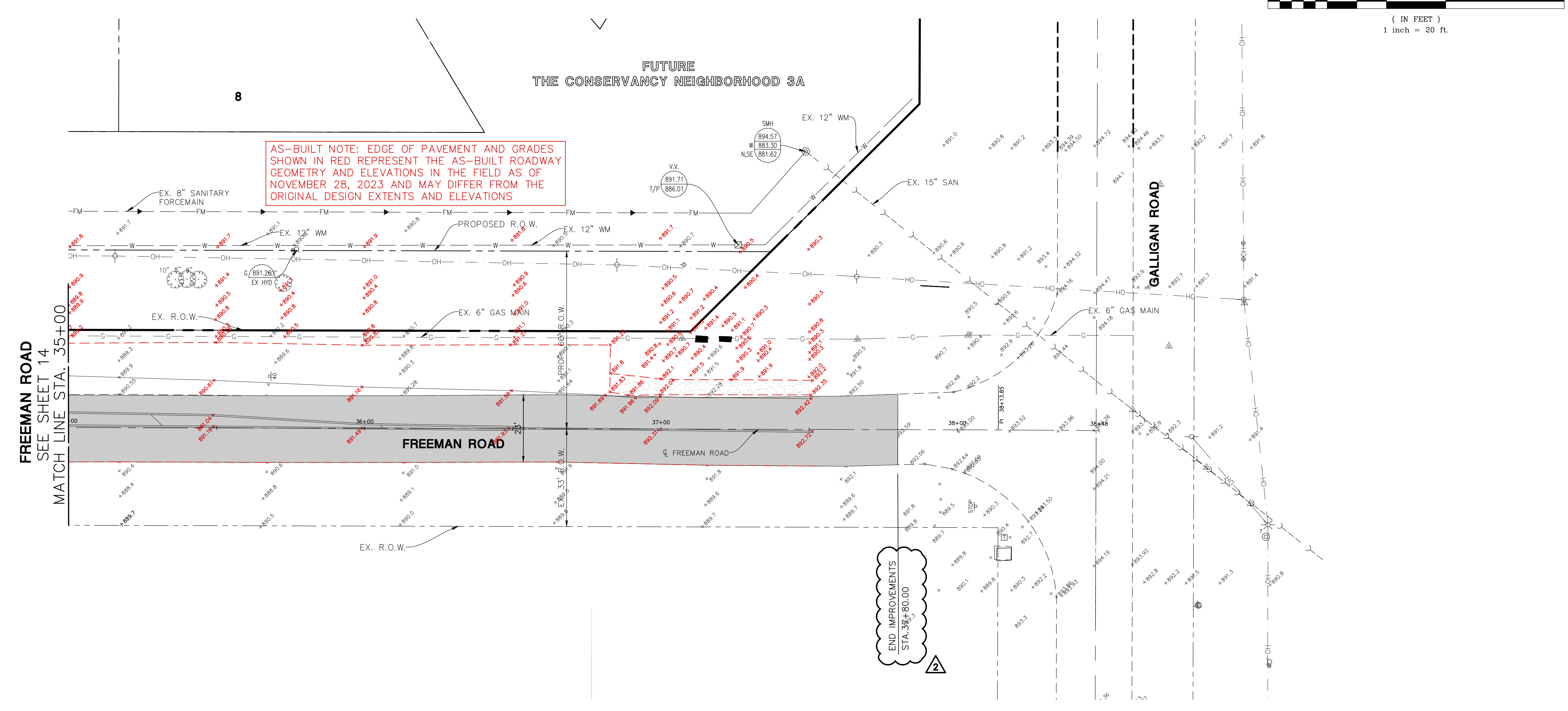
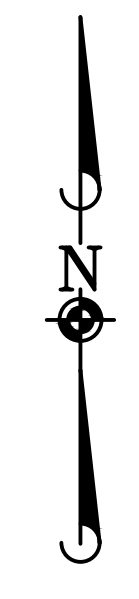
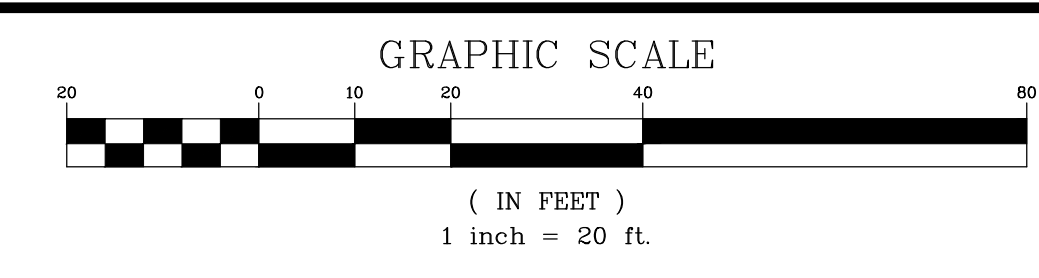
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SHEET  
**14 OF 27**  
 GD/LG/IL04

FOR CONSTRUCTION

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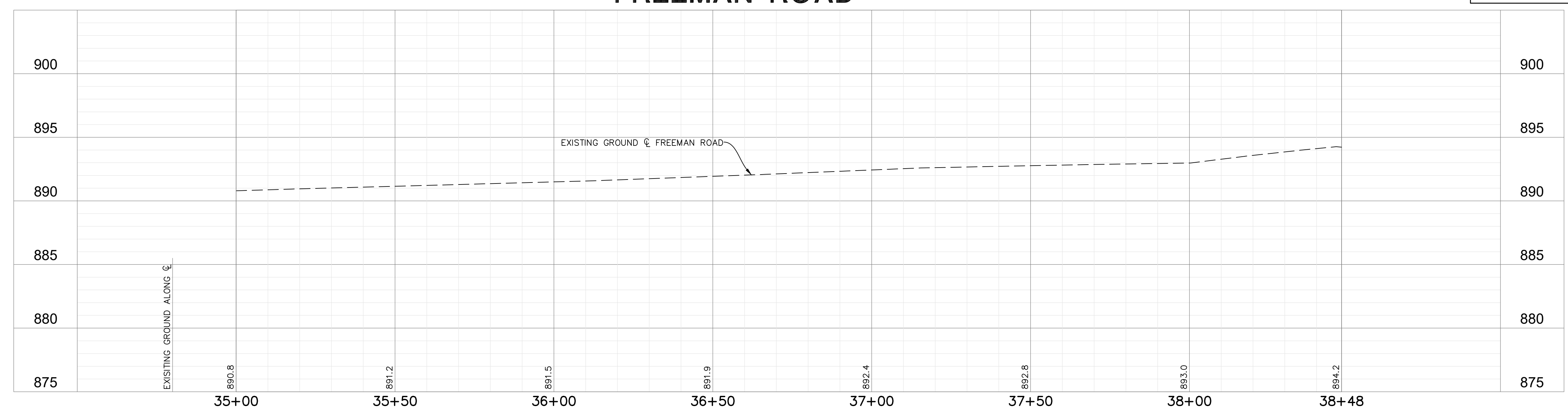




	ASBUILT OFFSETS		ASBUILT ELEVATIONS	
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36+00	28.10	30.00	890.83	890.8
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36+83	28.35	N/A	891.25	N/A

LEGEND	
	4' BITUMINOUS SHOULDER 2 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX "D", N50 6" AGGREGATE BASE COURSE, TYPE A
	MILLING & RESURFACING VARIABLE DEPTH MILLING VARIABLE DEPTH LEVELING BINDER 1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
	FULL DEPTH PAVEMENT WIDENING 1 1/2" SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50 2 1/4" BINDER COURSE, IL=19.0, N50 8" BITUMINOUS BASE COURSE, SUPERPAVE 4" COMPACTED AGGREGATE BASE, TYPE B

### FREEMAN ROAD



DATE	REVISIONS
07/08/24	REVISED PER VILLAGE REVIEW
06/28/19	ISSUED FOR CONSTRUCTION
10/15/18	PER VILLAGE REVIEW

**Manhard CONSULTING LTD.**  
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 Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers  
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

**FREEMAN ROAD IMPROVEMENTS**  
**VILLAGE OF GILBERTS, ILLINOIS**  
**PLAN AND PROFILE - STA. 35+00 TO 38+48**

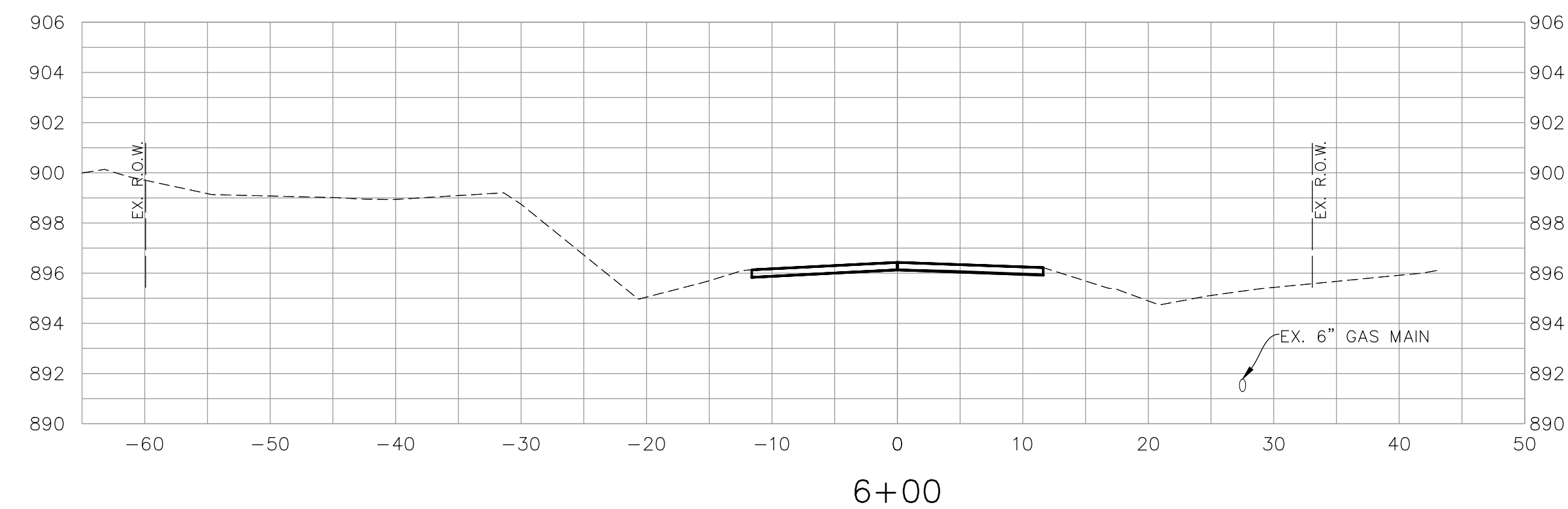
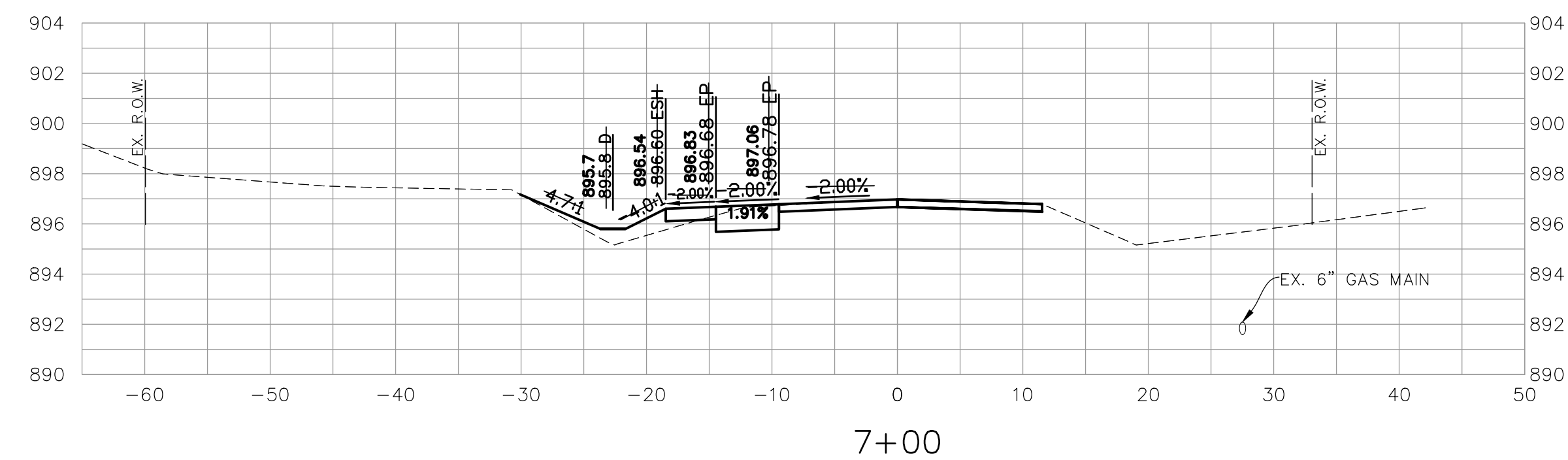
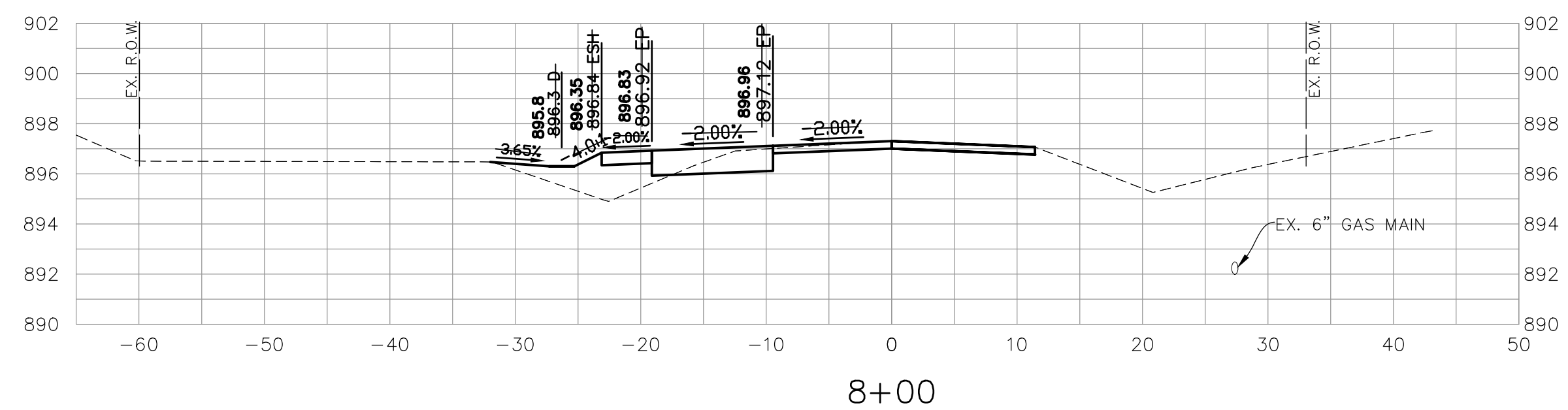
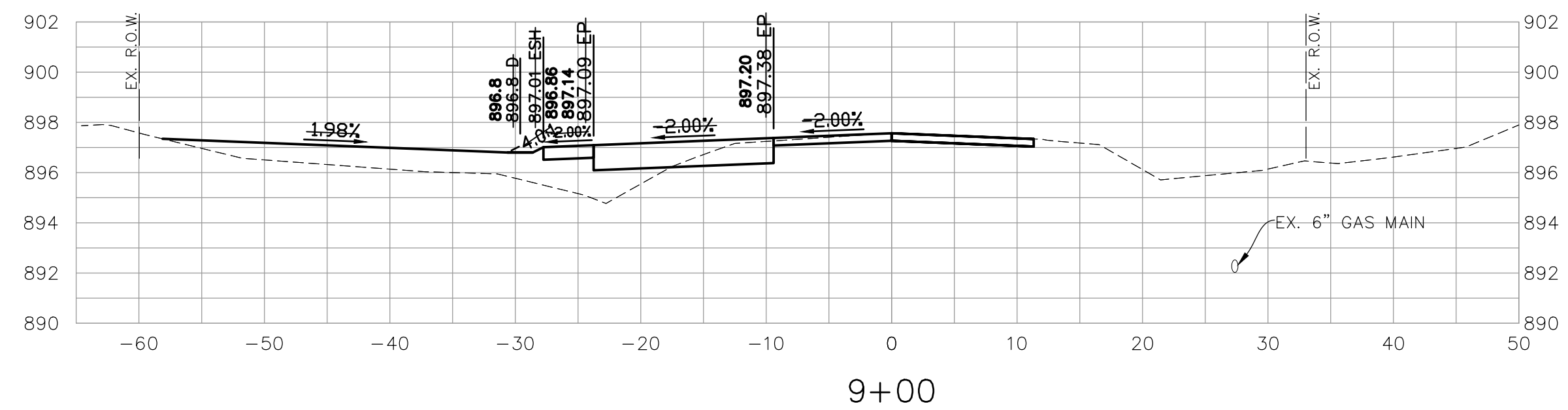
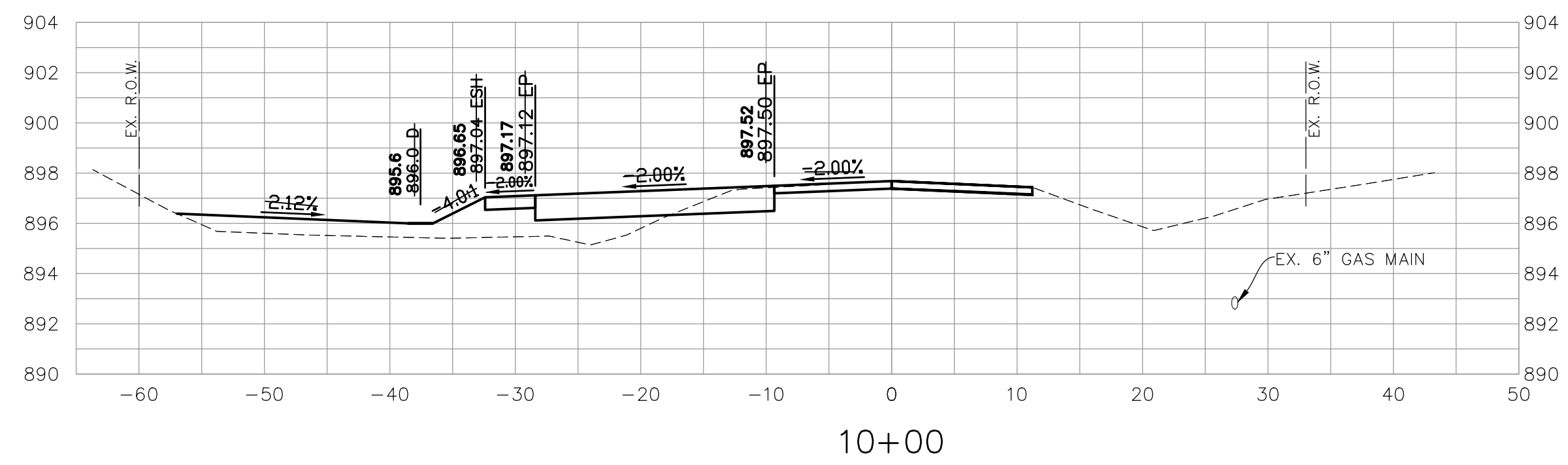
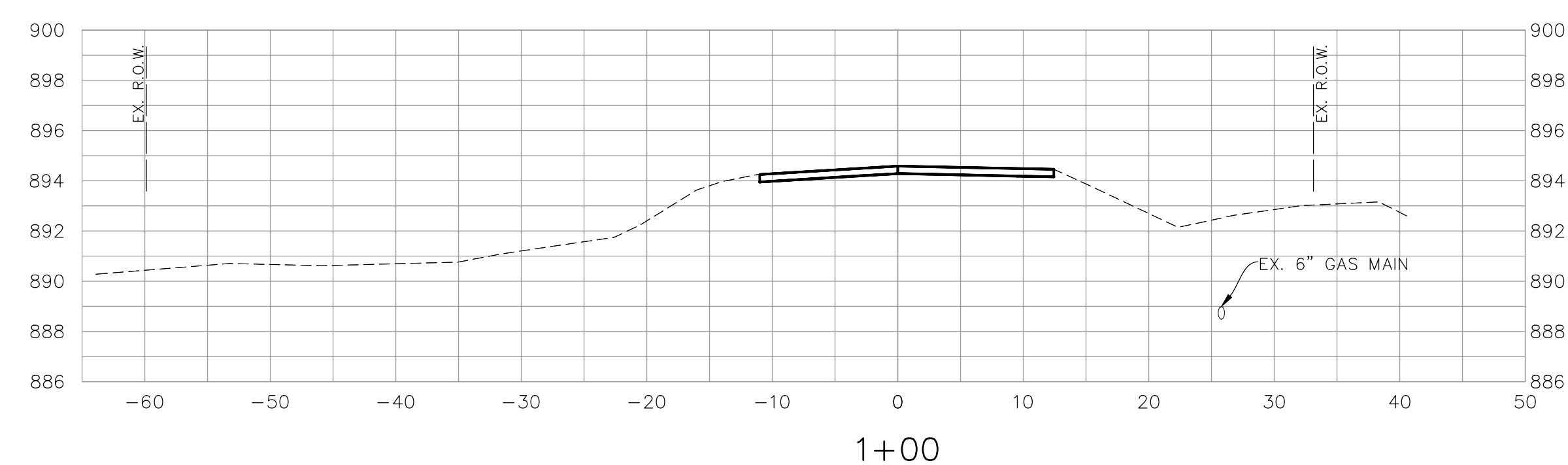
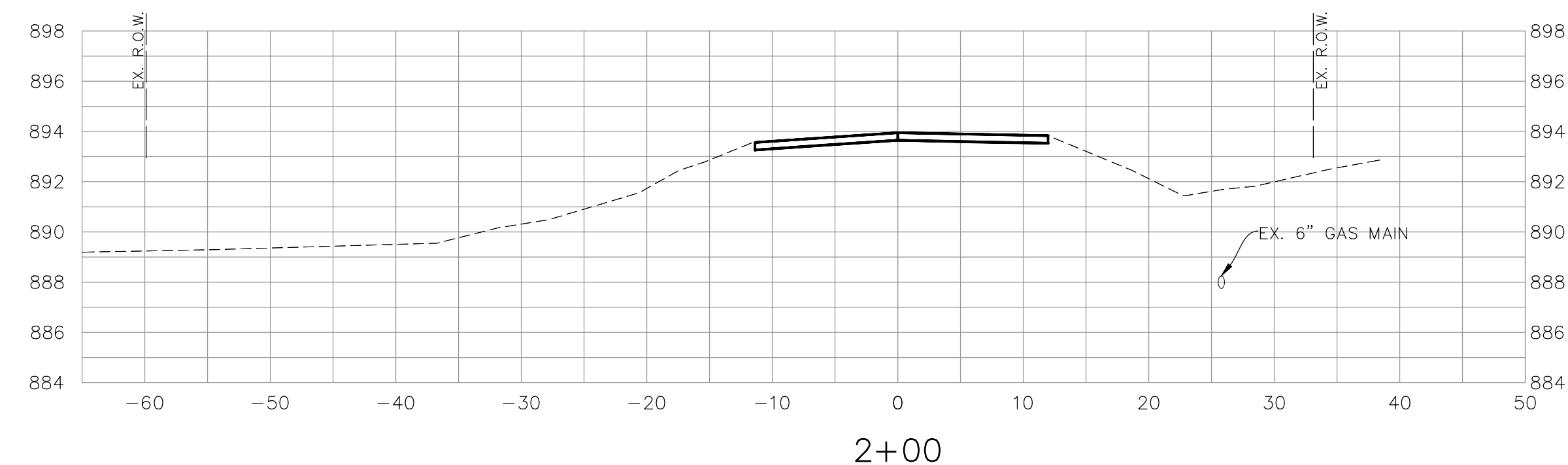
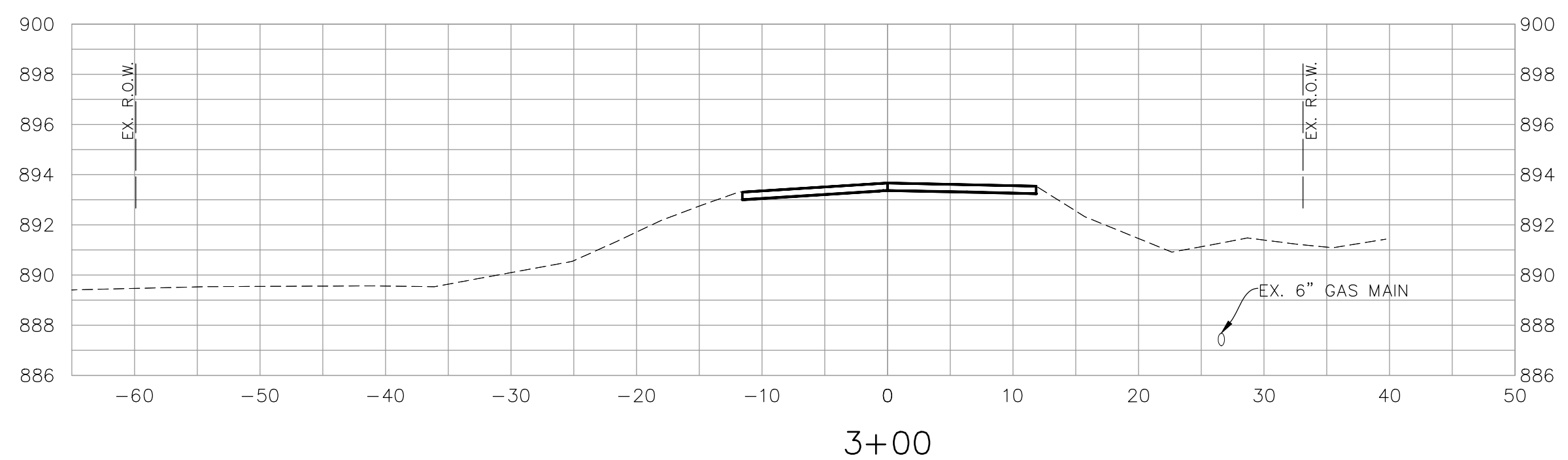
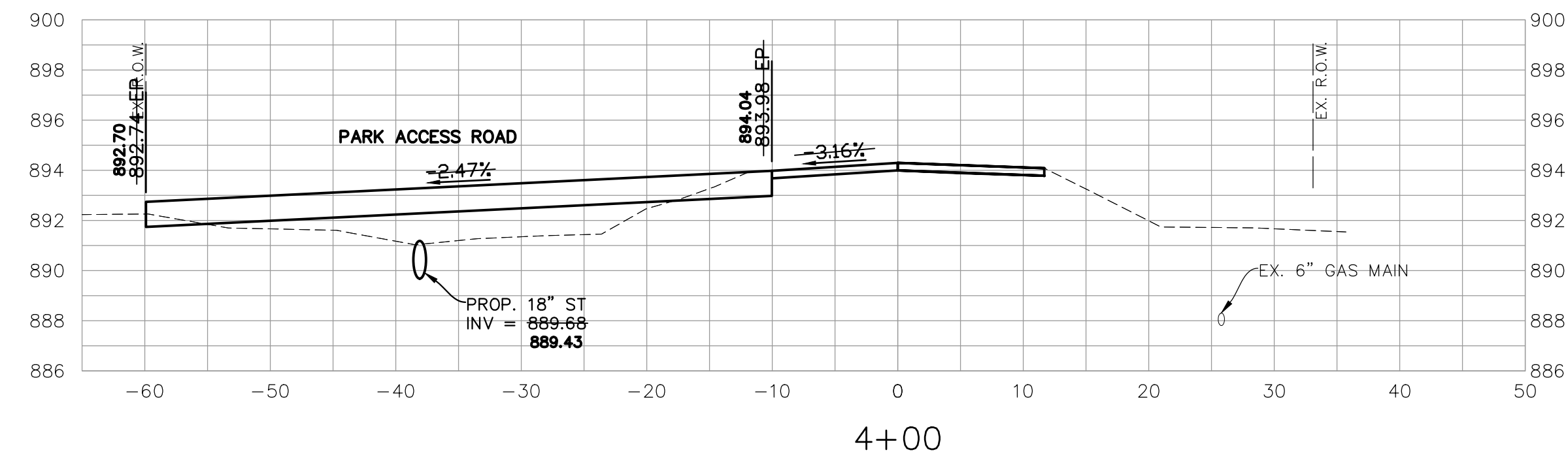
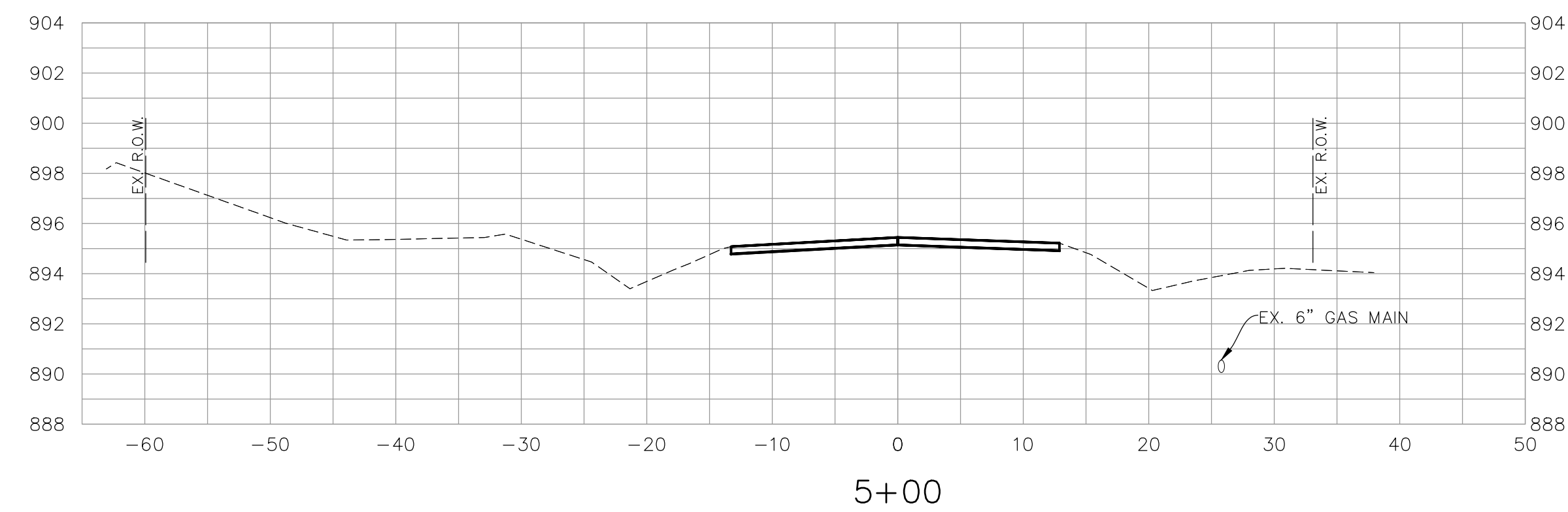
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SHEET  
**15 OF 27**  
 GD/LGIL04

FOR CONSTRUCTION

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JUL 2, 2021 12:27 Day Name: P:\Gis\Info\Draw\Sun\Final Drawings\Record Drawings\Plan S411.34 - CROSS SECTIONS.dwg, Updated By: slevaney



**NOTE:**  
LOCATION AND DEPTH OF EX. 6" GAS MAIN IS ASSUMED. CONTRACTOR TO LOCATE AND CONFIRM DEPTH PRIOR TO THE START OF CONSTRUCTION.

DATE	REVISIONS
06/29/19	ISSUED FOR CONSTRUCTION
10/15/18	PER VILLAGE REVIEW



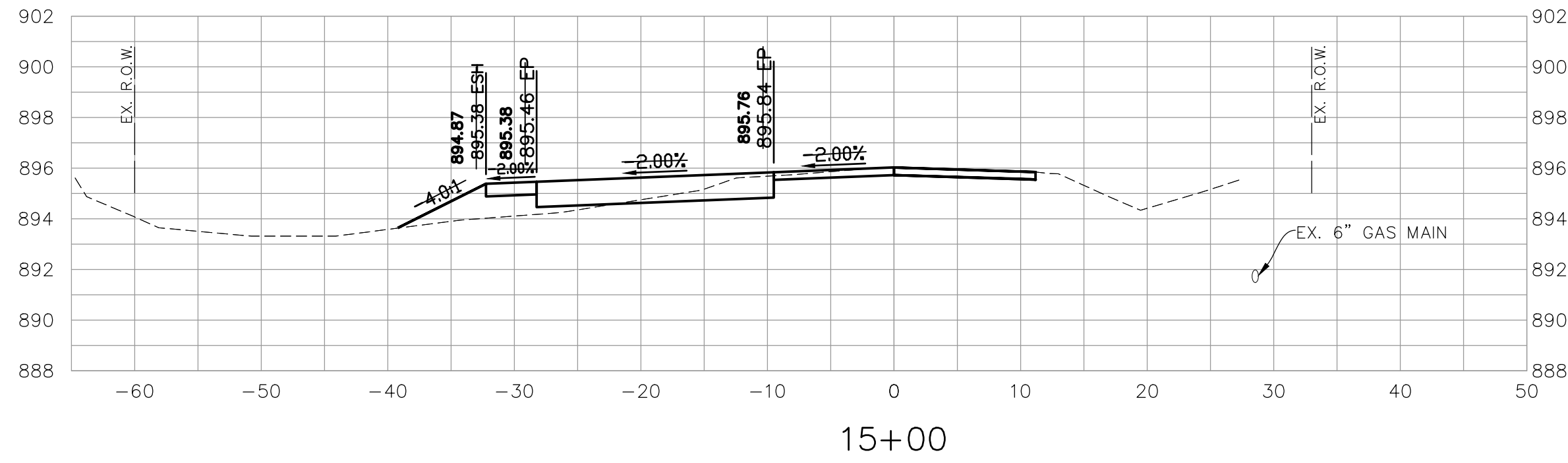
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**VILLAGE OF GILBERTS, ILLINOIS**  
**CROSS SECTIONS - STA. 0+00 TO 10+00**

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GDLGIL04

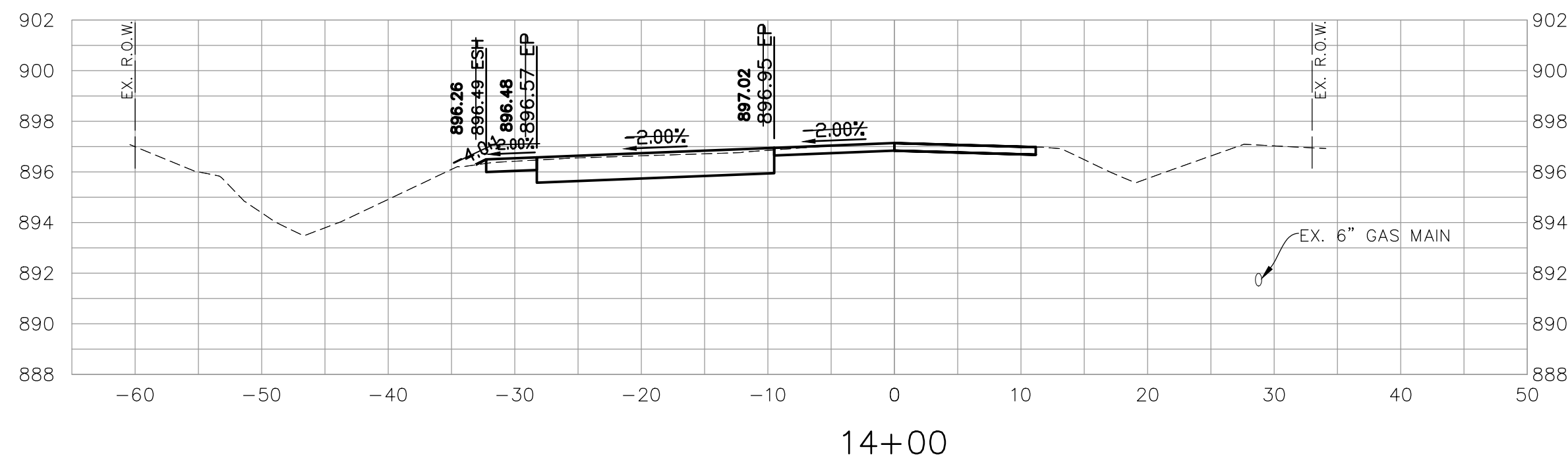
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RECORD DRAWINGS COMPLETED JULY 2, 2021

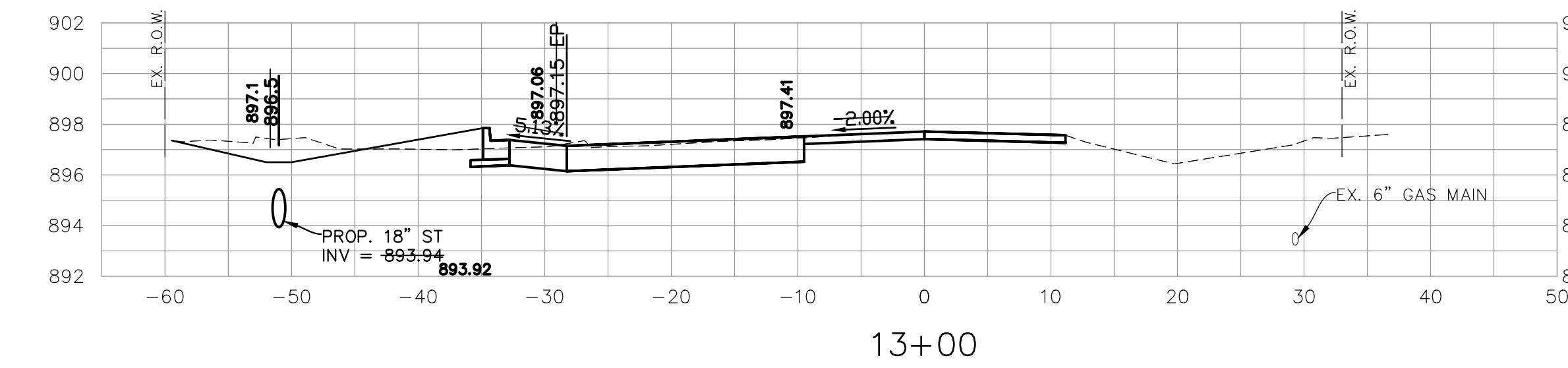
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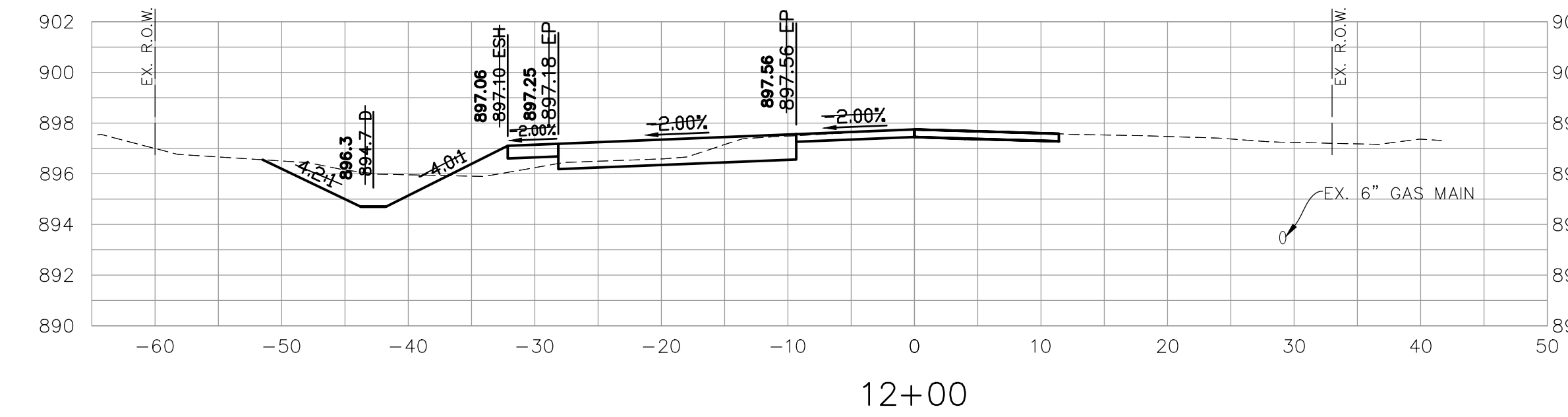
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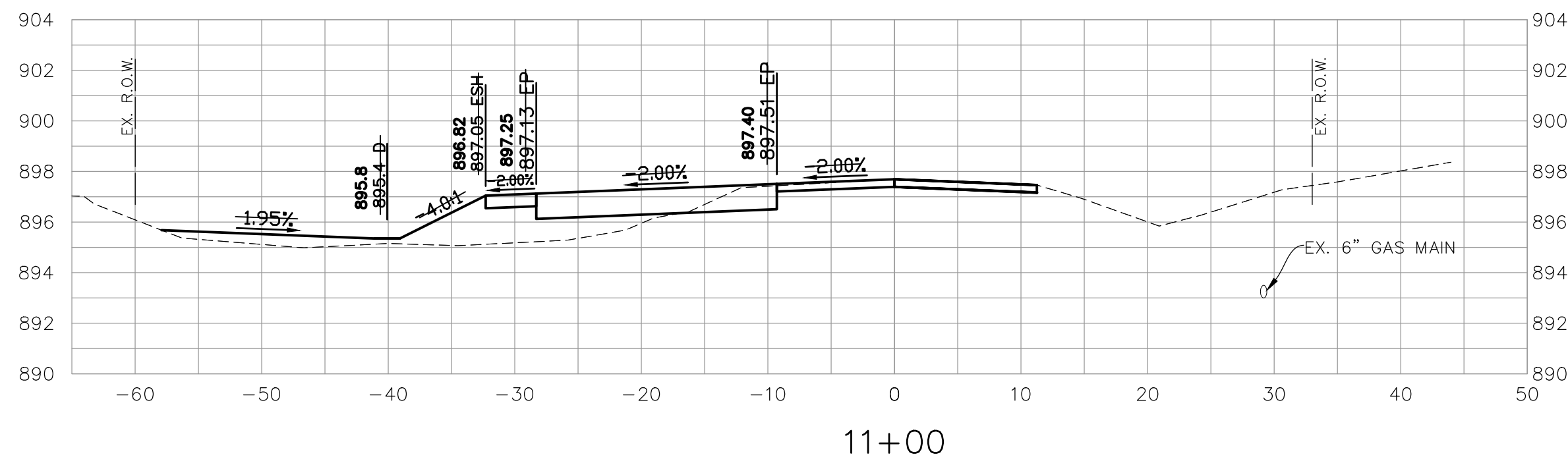
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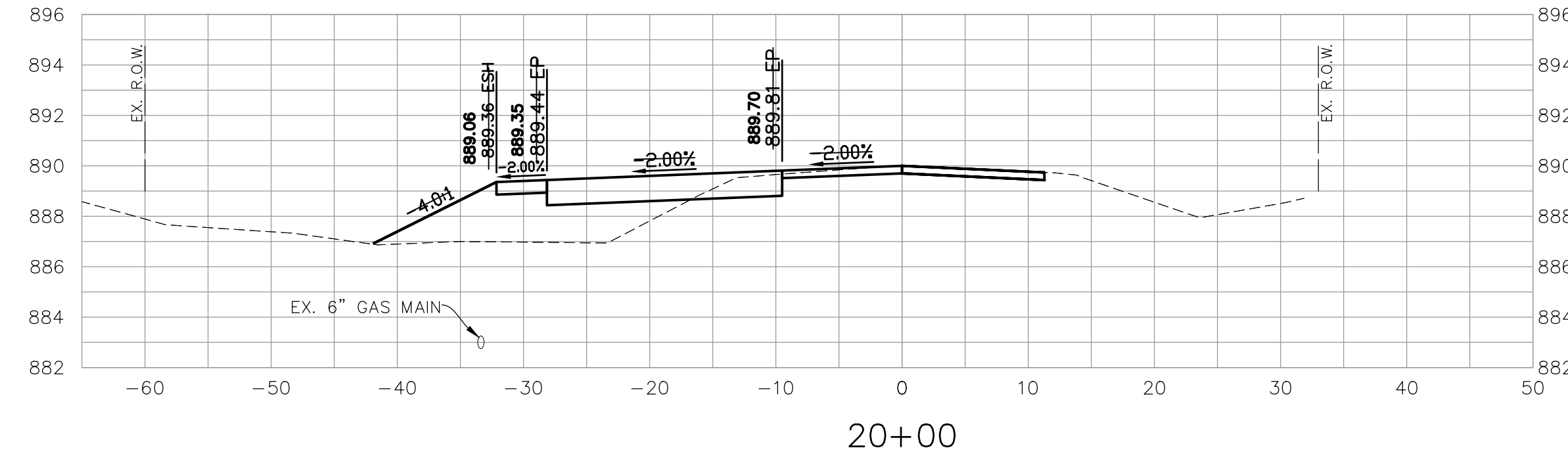
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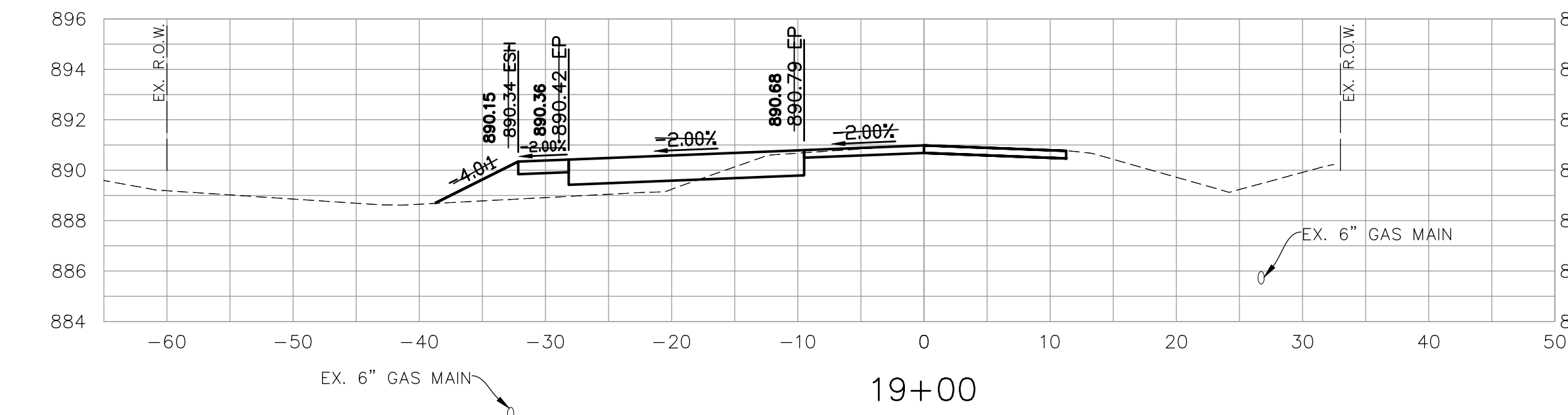
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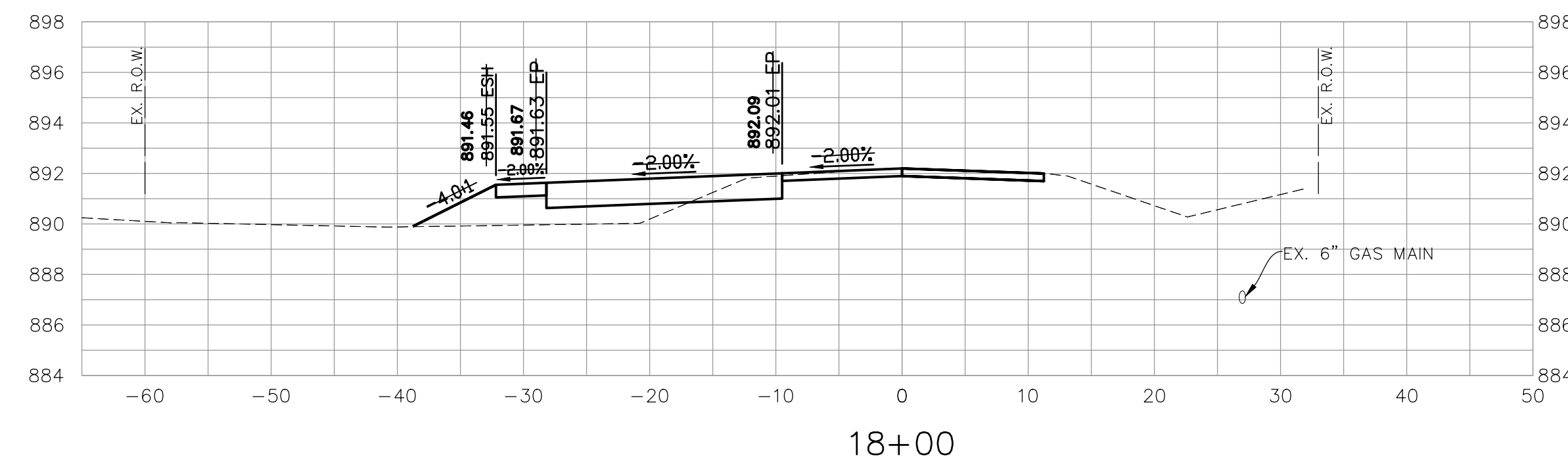
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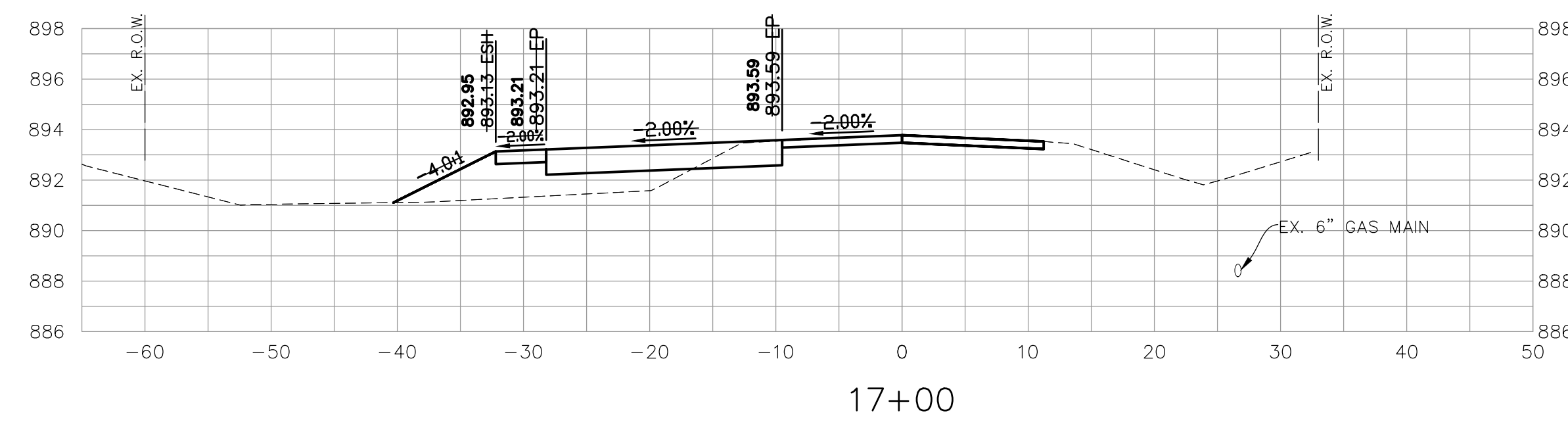
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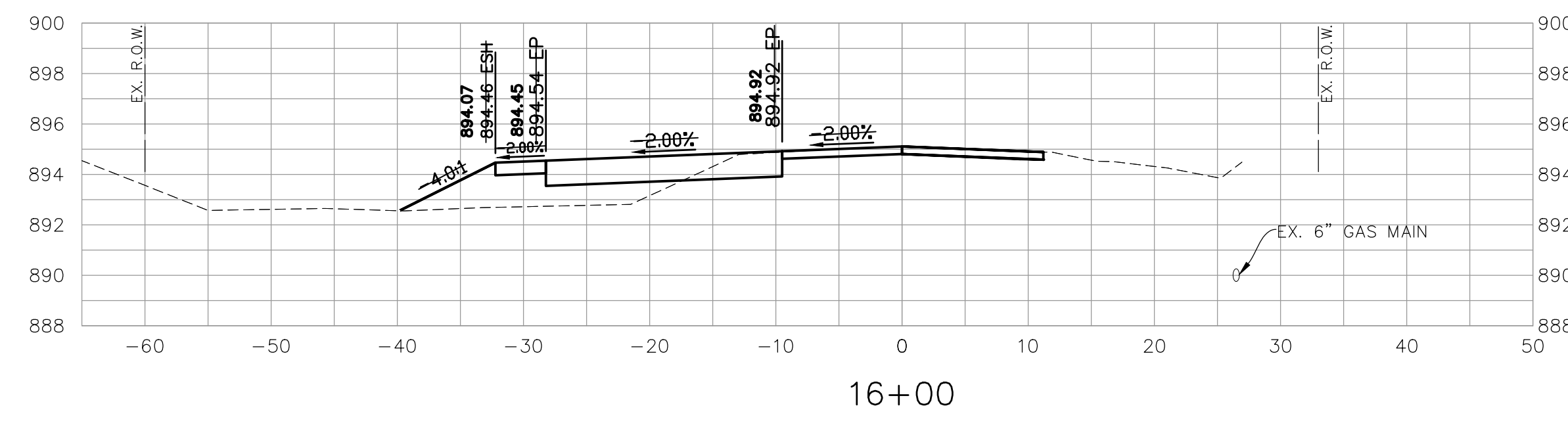
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17+00



16+00

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DATE	REVISIONS
06/29/19	ISSUED FOR CONSTRUCTION
10/15/18	PER VILLAGE REVIEW

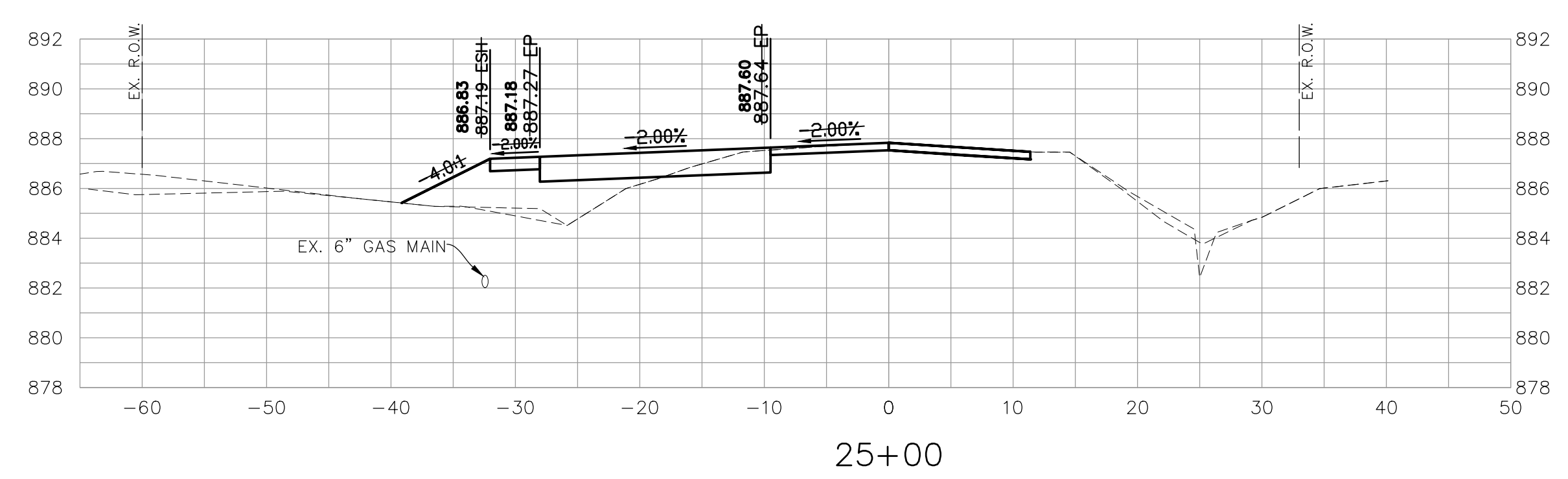
**Manhard CONSULTING LTD.**  
 700 Summer Park • Suite 100 • Oak Brook, IL 60151  
 Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers  
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

**FREEMAN ROAD IMPROVEMENTS**  
**VILLAGE OF GILBERTS, ILLINOIS**  
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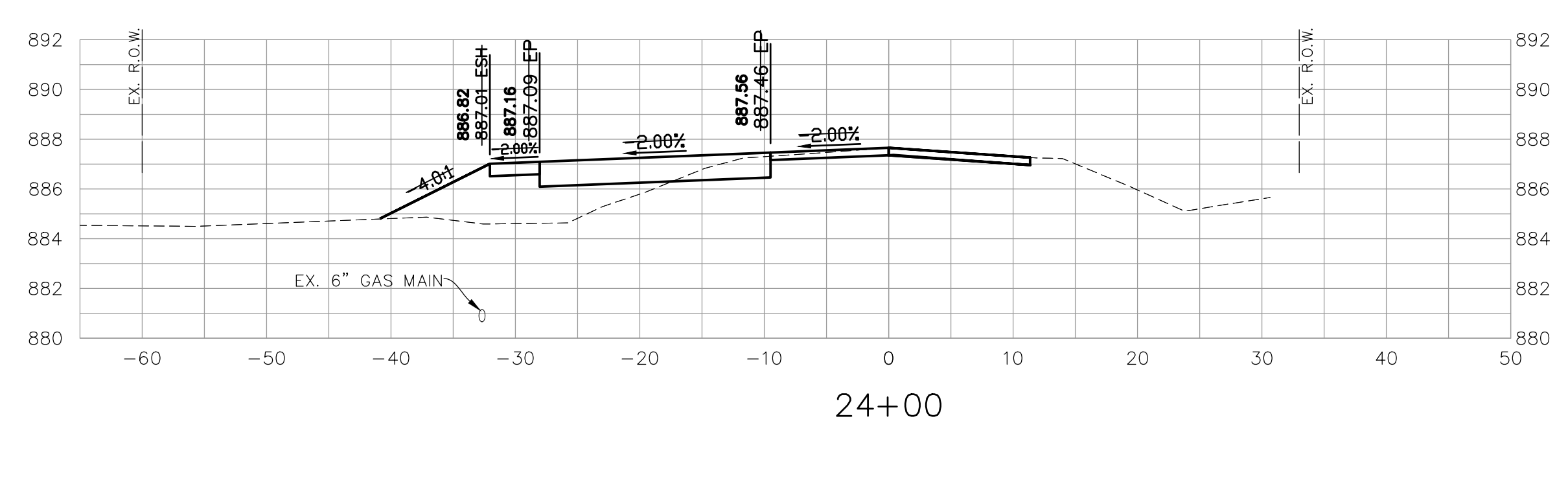
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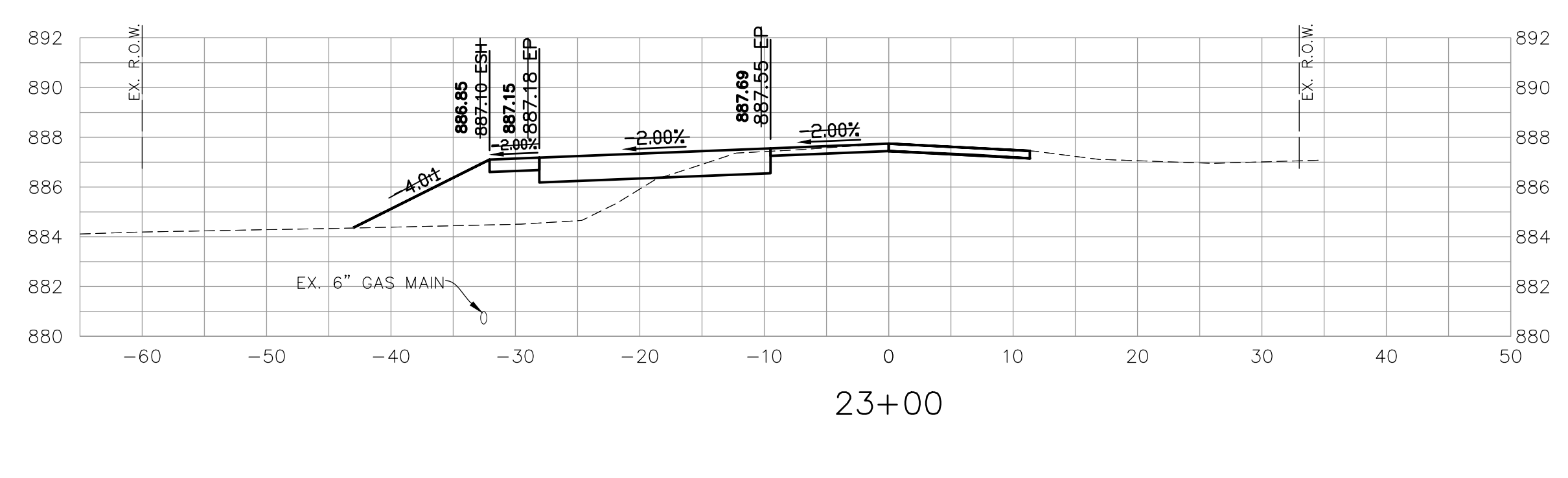
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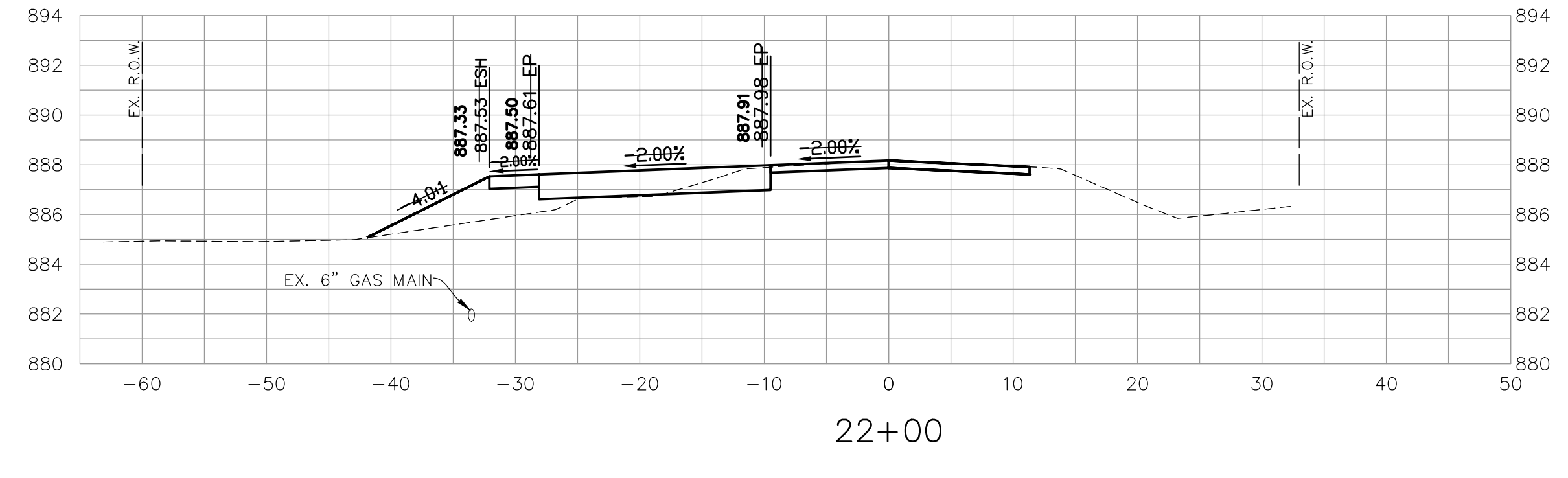
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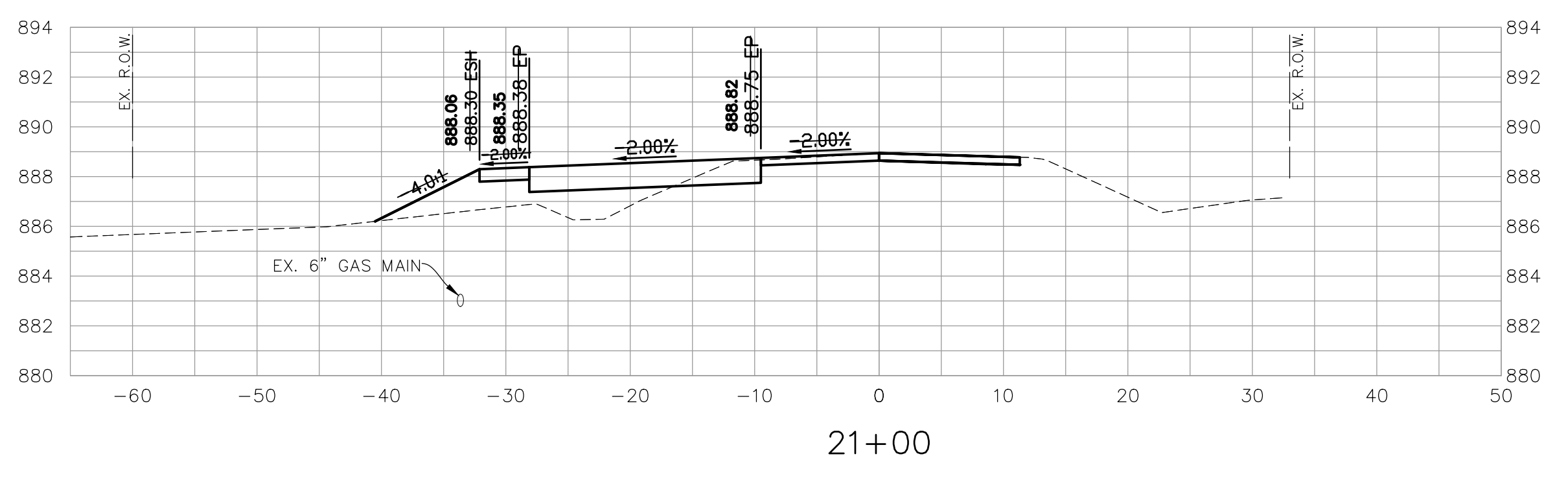
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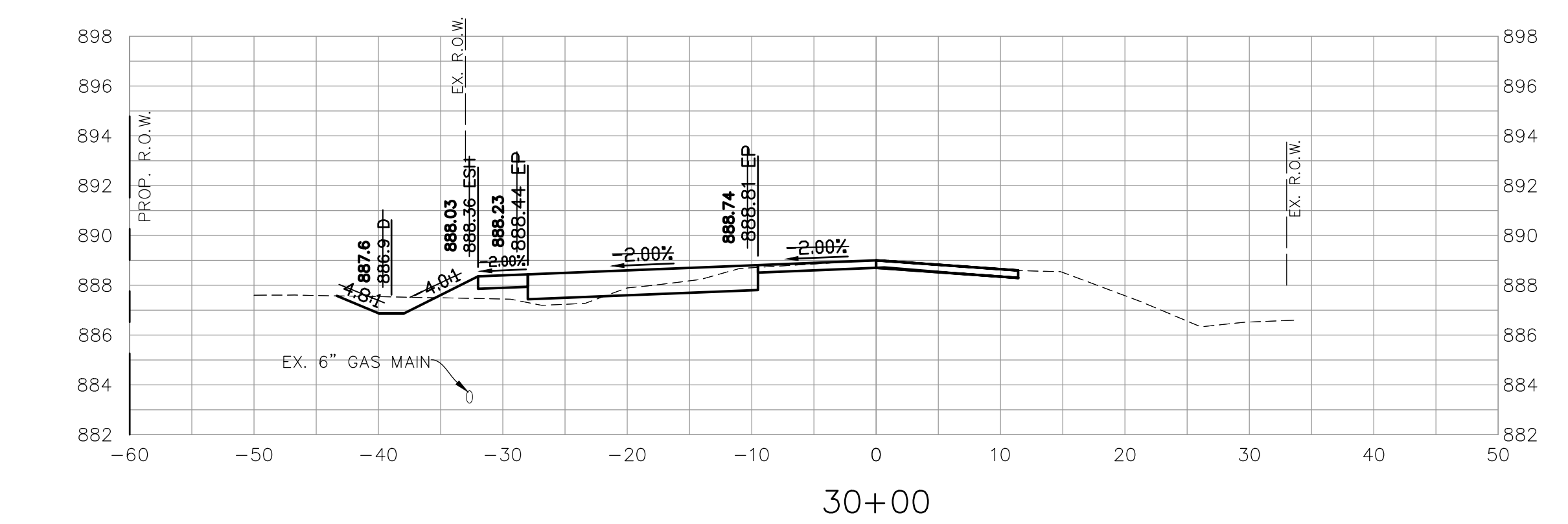
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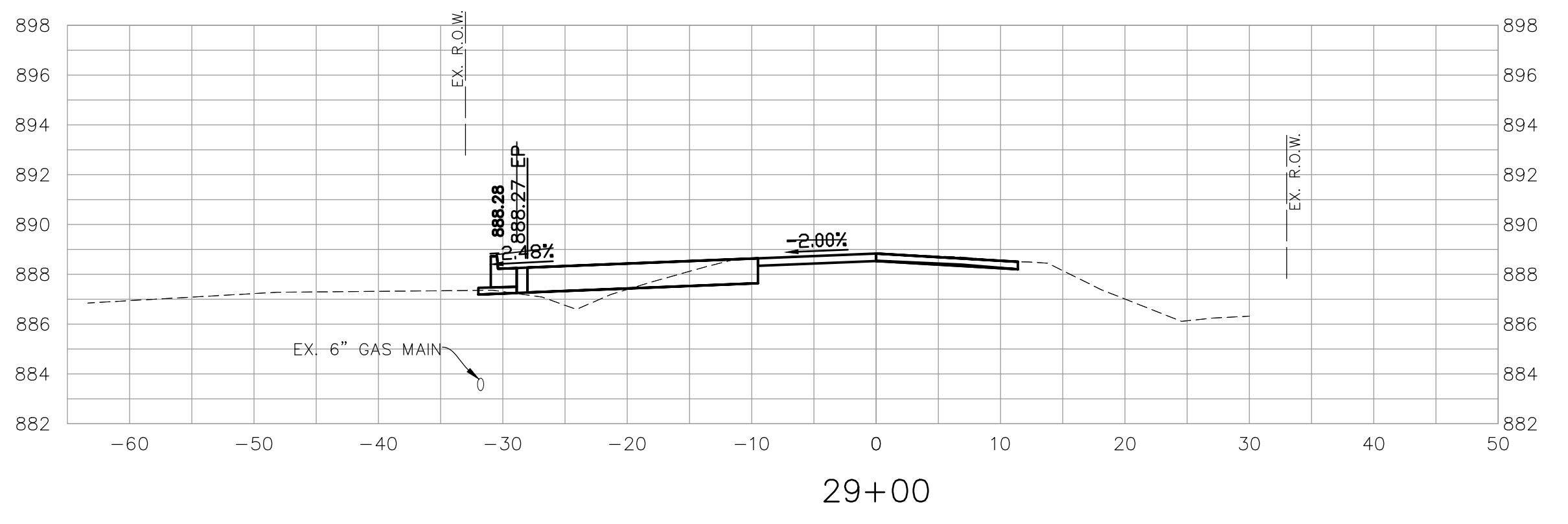
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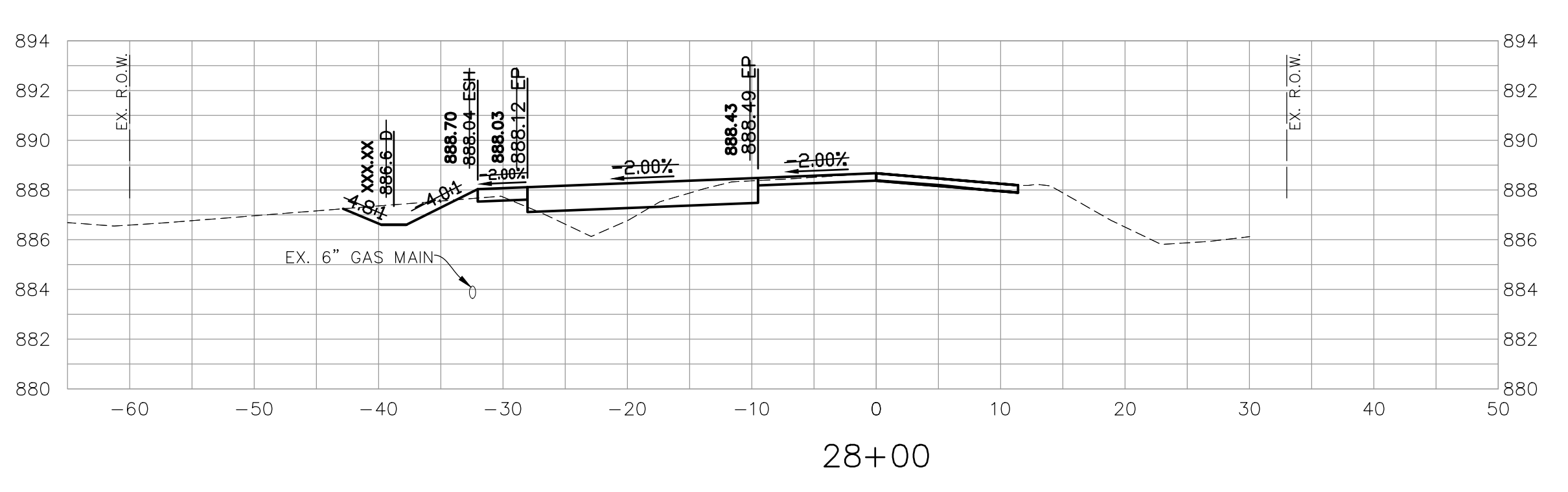
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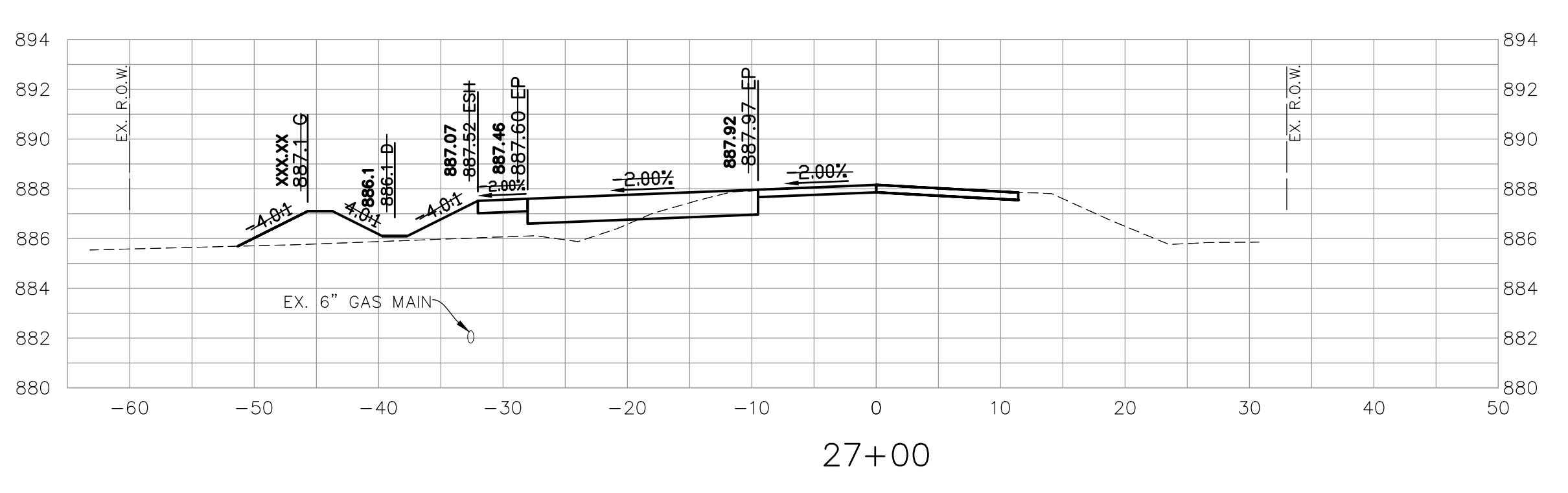
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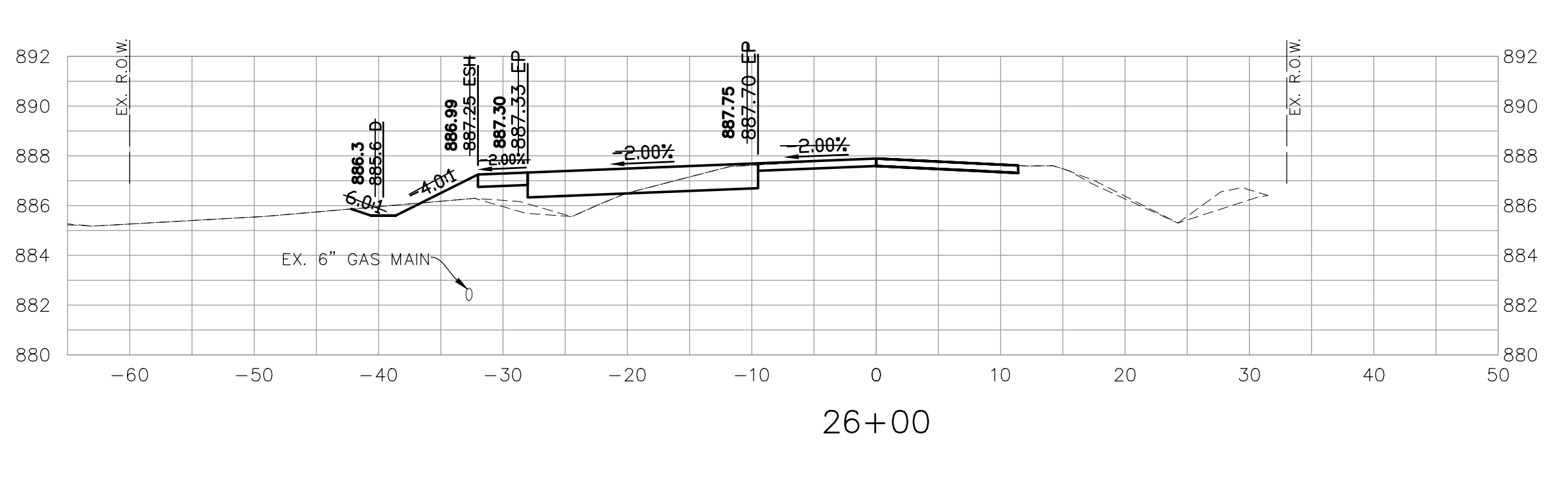
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26+00

**NOTE:**  
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DATE	REVISIONS
06/29/19	ISSUED FOR CONSTRUCTION
10/15/18	PER VILLAGE REVIEW

**Manhard CONSULTING LTD.**  
 700 Summer Park, Suite 100, Oak Brook, IL 60151  
 708.581.1100 • Fax: 708.581.1101 • www.manhardconsulting.com  
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**FREEMAN ROAD IMPROVEMENTS**  
**VILLAGE OF GILBERTS, ILLINOIS**  
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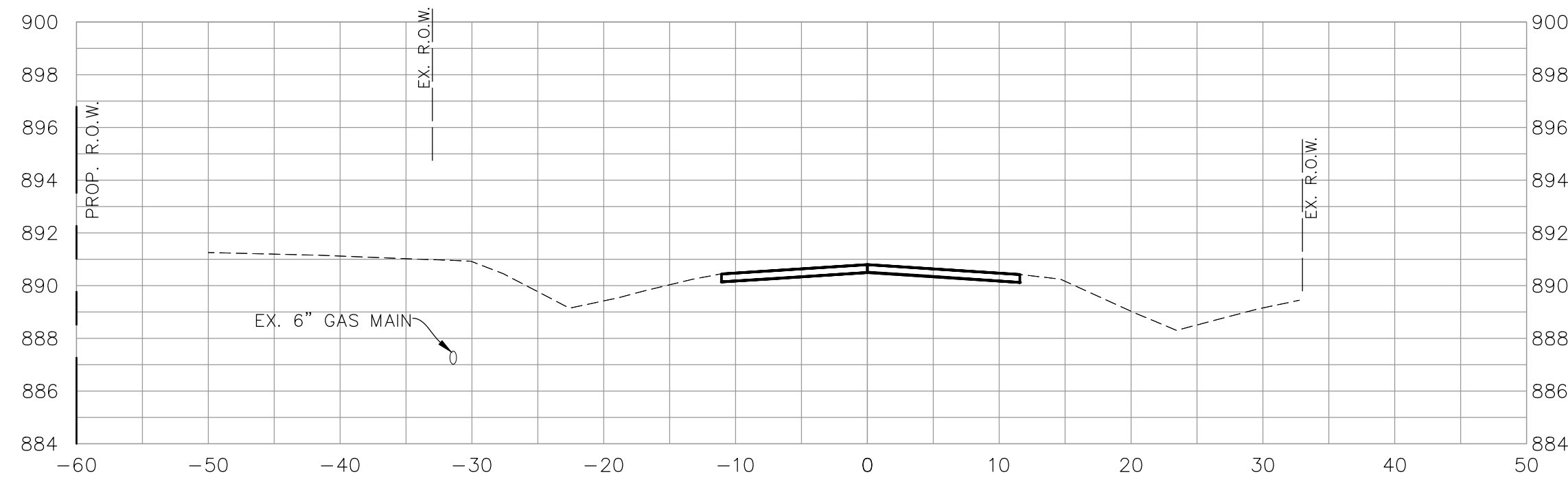
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**23** OF **27**  
 GDLGIL04

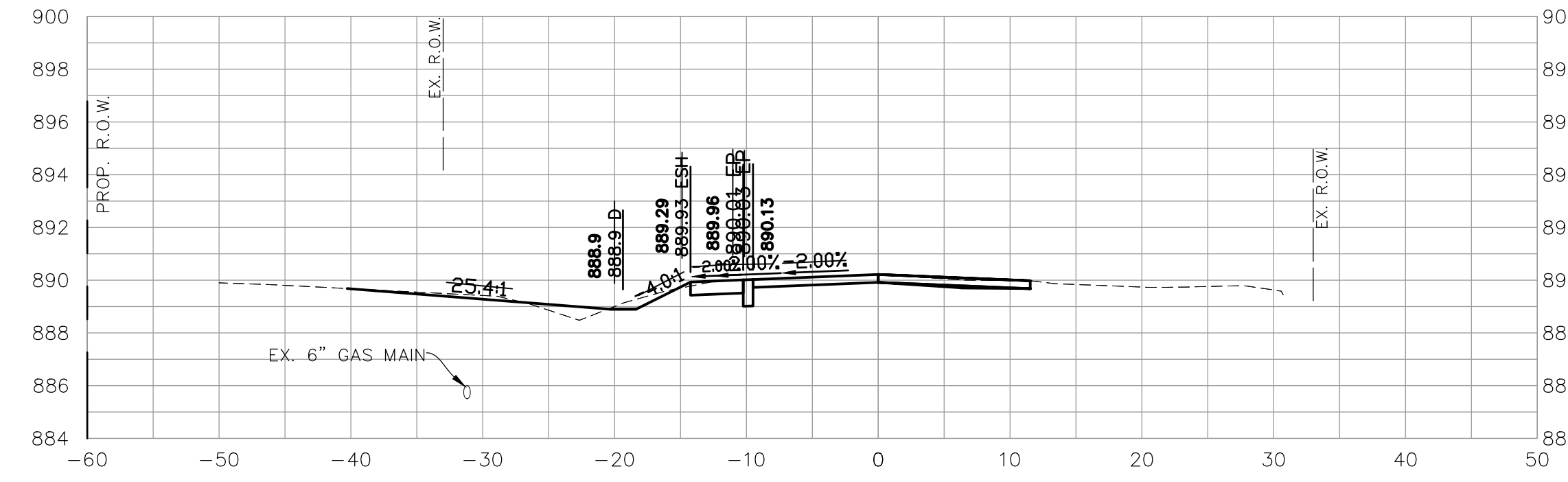
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**RECORD DRAWINGS COMPLETED JULY 2, 2021**

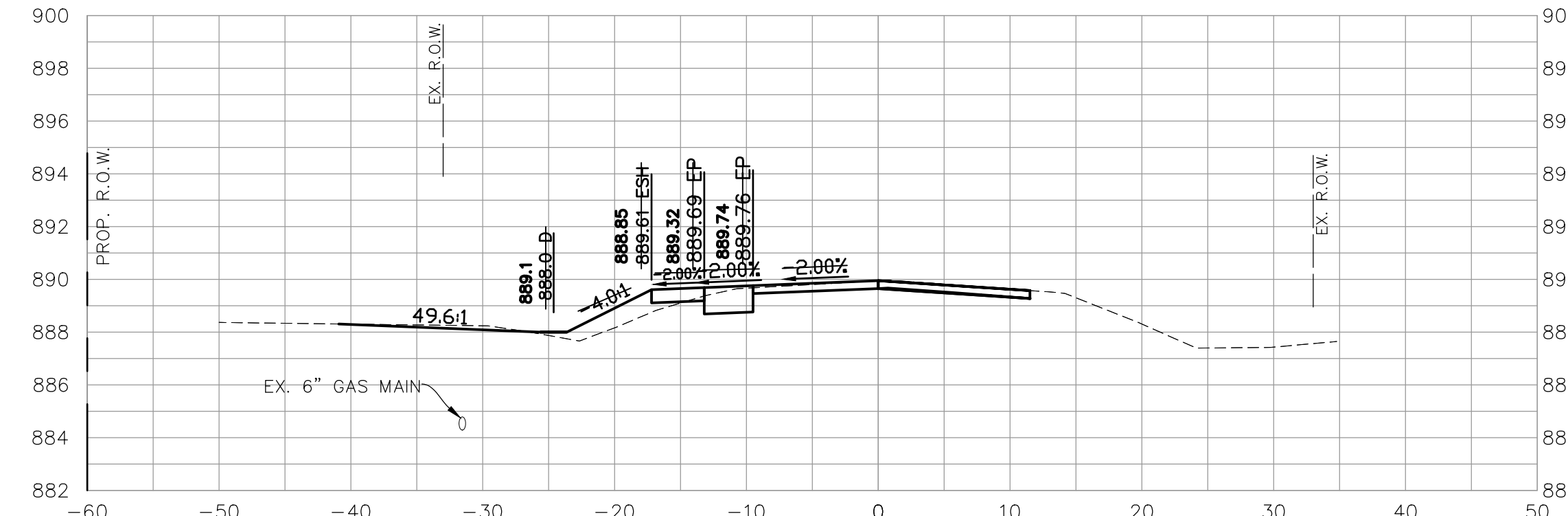
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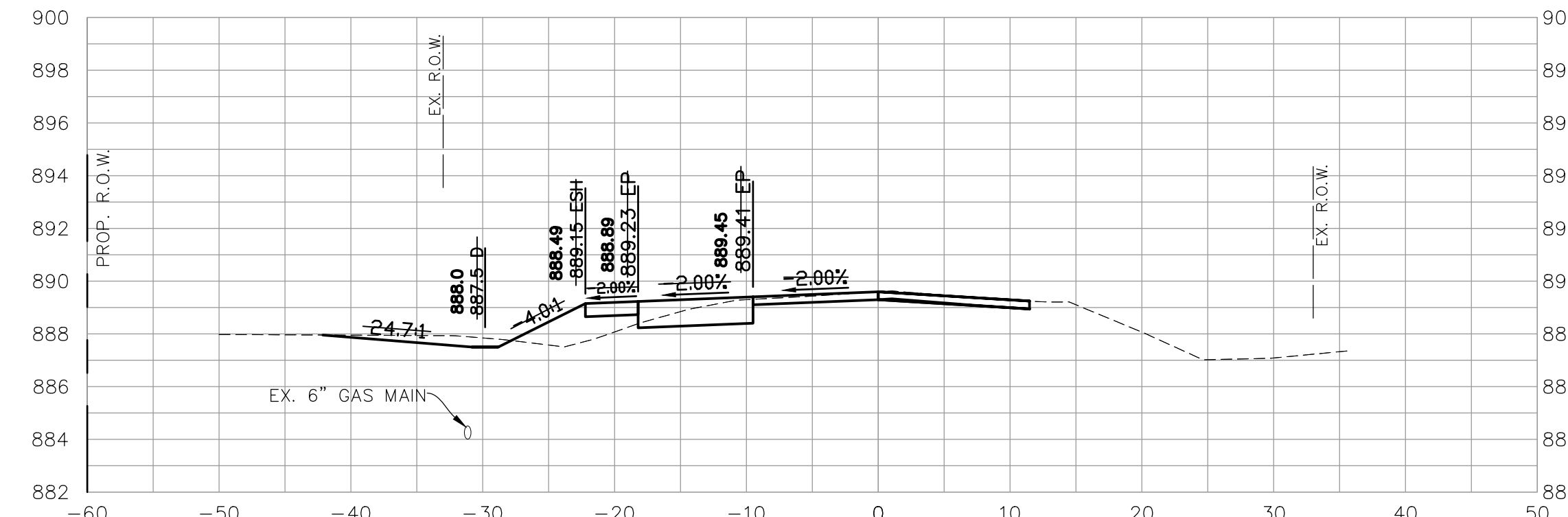
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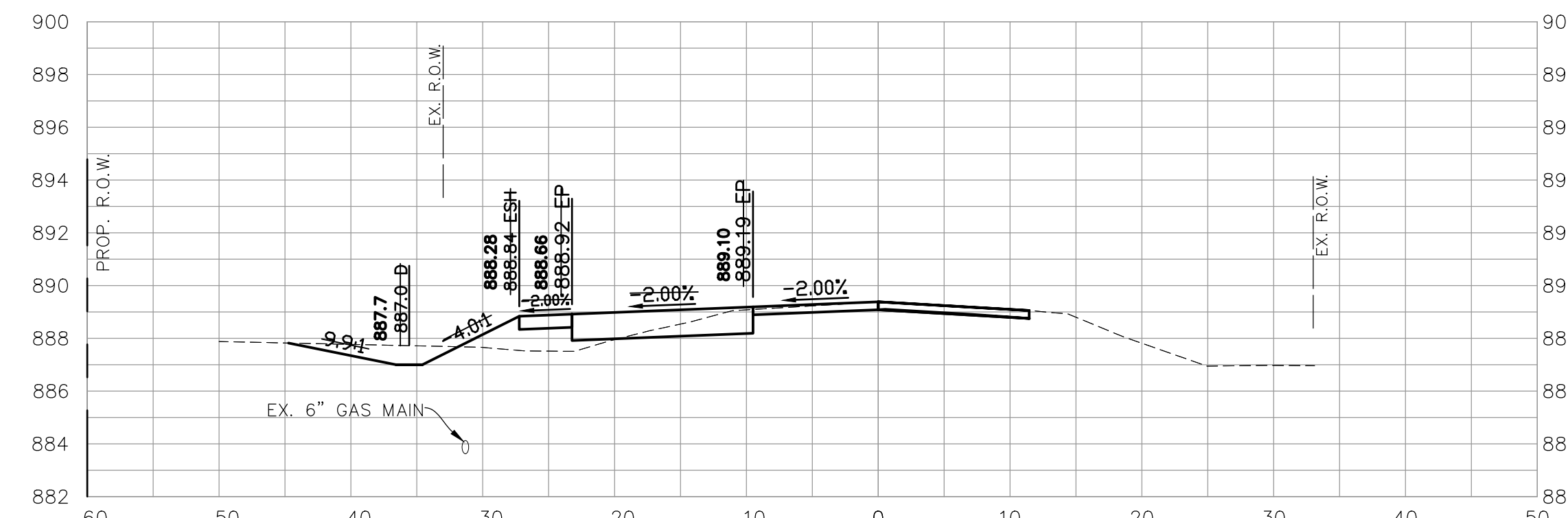
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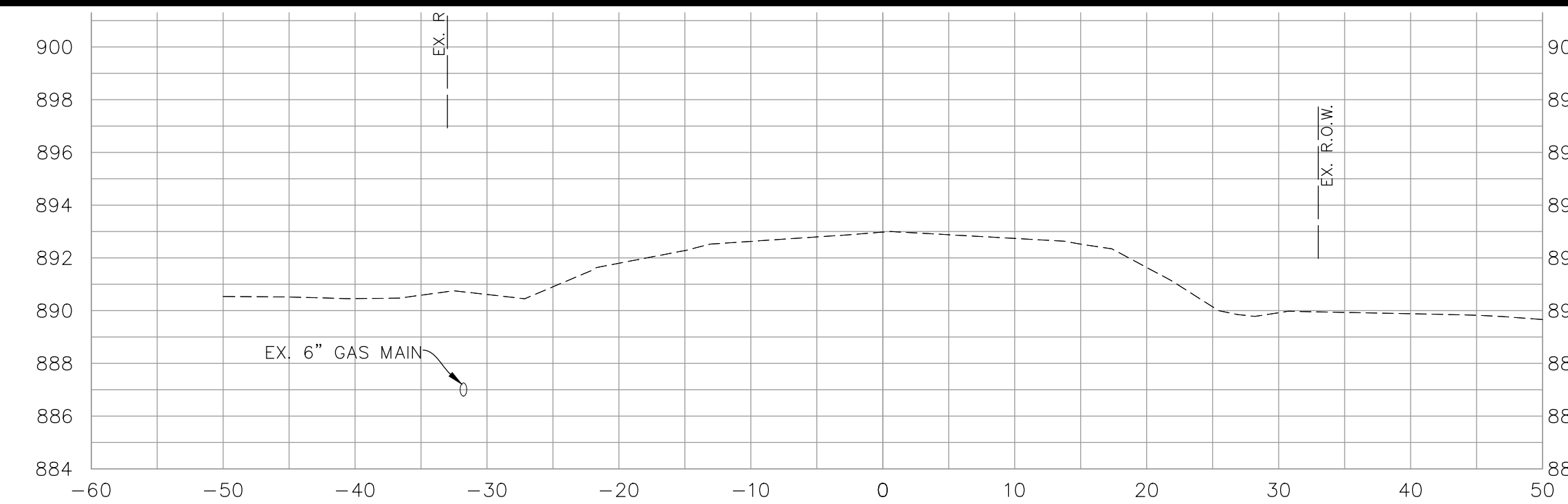
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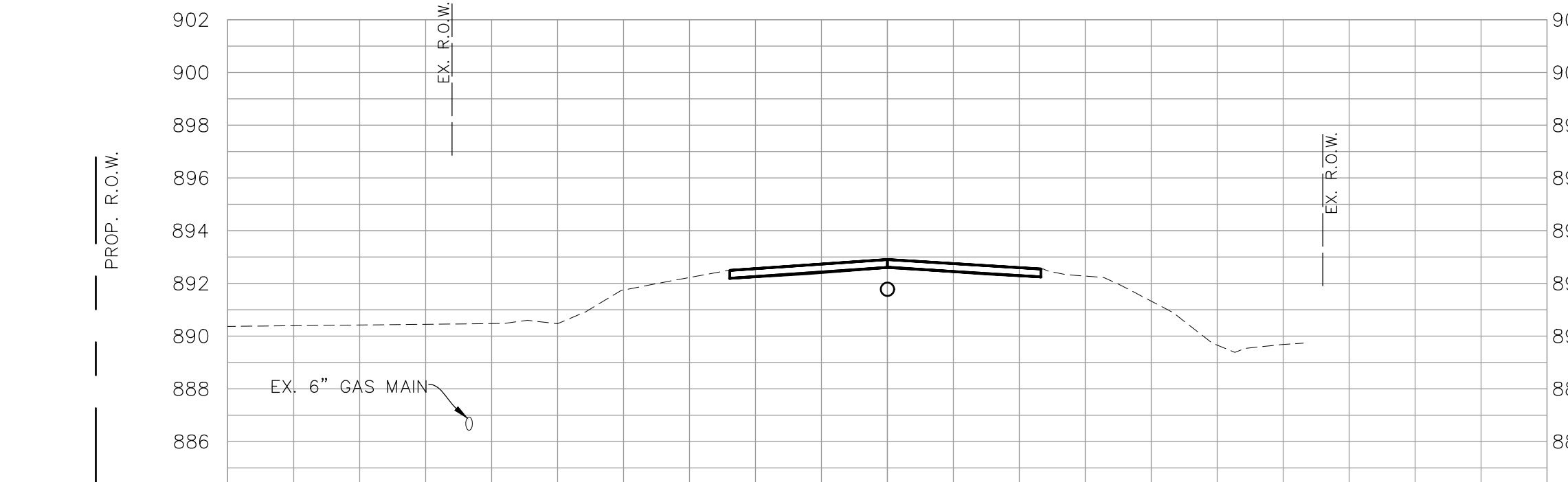
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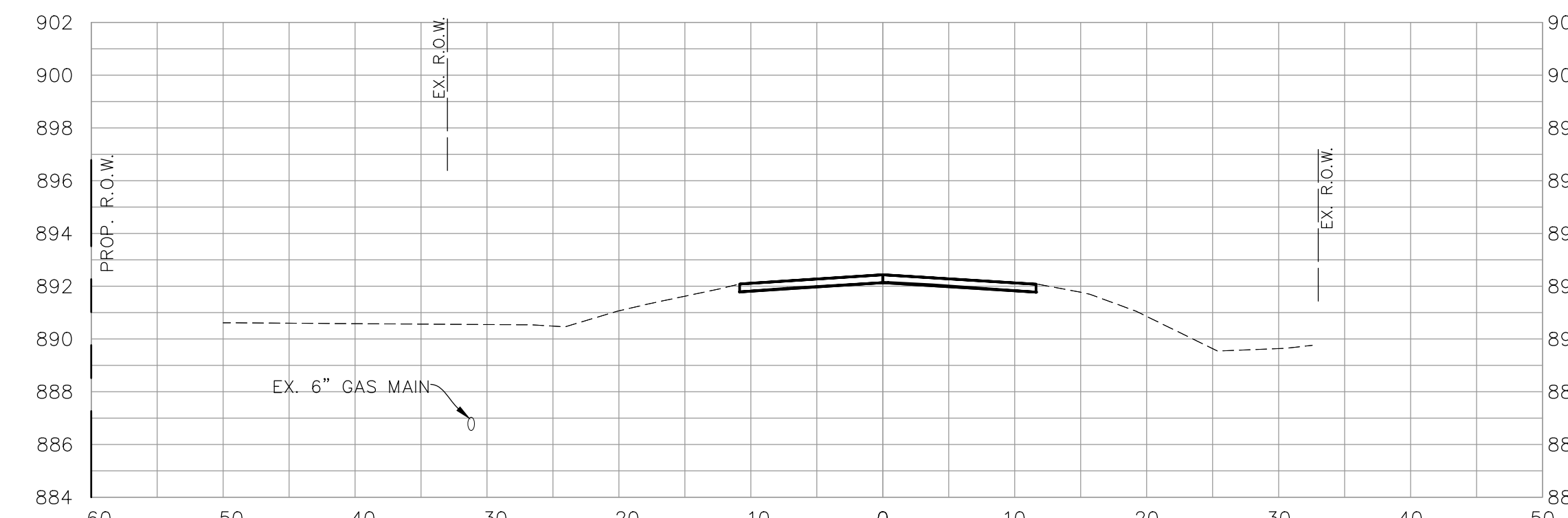
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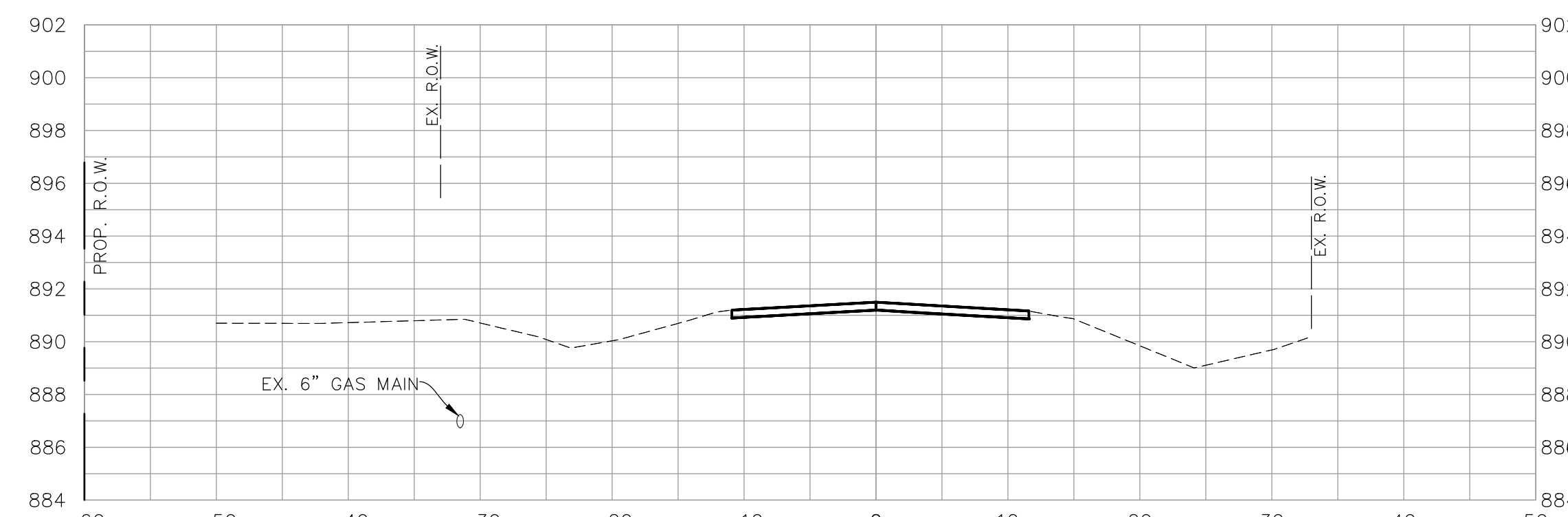
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37+80



37+00



36+00

**NOTE:**  
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DATE	REVISIONS
06/29/19	ISSUED FOR CONSTRUCTION
10/15/18	PER VILLAGE REVIEW

**Manhard CONSULTING LTD.**  
 700 South Main Street, Suite 100, Gilbert, IL 60138  
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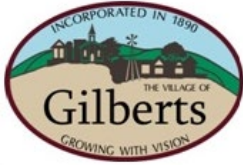
**FREEMAN ROAD IMPROVEMENTS**  
**VILLAGE OF GILBERTS, ILLINOIS**  
**CROSS SECTIONS - STA. 31 + 00 TO 38+00**

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 PROJ. ASSOC.: BK  
 DRAWN BY: BK  
 DATE: 04/04/18  
 SCALE: 1"=10'-1/2"=5'

SHEET  
**24 OF 27**  
 GDGLI04

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RECORD DRAWINGS COMPLETED JULY 2, 2021



## Village of Gilberts

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

**To:** President Zambetti and the Board of Trustees  
**From:** Brian Bourdeau, Village Administrator  
**Date:** January 16, 2024 Village Board Meeting  
**Re:** Item 5.B: An Ordinance Approving the Final Plat of Subdivision and Final PUD Plans for Neighborhood 3B of the Conservancy Development

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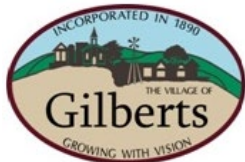
On January 10, 2024, the Plan Commission met to consider the Final Plat for Neighborhood 3B of the Conservancy. The Commission provided a unanimous recommendation for the Final Plat of Neighborhood NH3B subject to the following conditions:

- A) 108 maintenance-free lifestyle homes are being platted in NH3B, leaving no residential units left in NH3.
- B) Confirmation by the Village Engineer that no new engineering concerns have arisen since the general conformance letter of November 6, 2023;
- C) The Covenants covering the area of NH3B be approved by the Village Attorney and 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 NH3B prior to recordation of the final plat.

Included in your packet is the Ordinance to approve the final plat for Neighborhood NH3B. Please note, the Ordinance does contain several conditions and limitations. Specifically, Sections 4.A, 4.C and 4.F. 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 Neighborhood 3B



## Village of Gilberts

Village Hall

87 Galligan Road, Gilberts, Illinois 60136

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

[www.villageofgilberts.com](http://www.villageofgilberts.com)

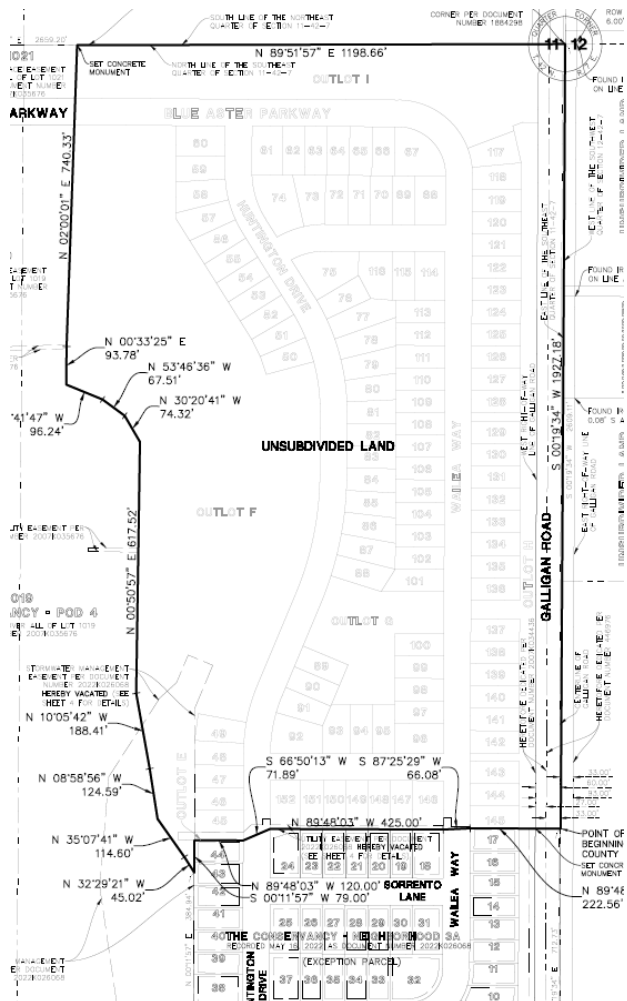
**To:** Plan Commissioners  
**From:** Brian Bourdeau, Village Administrator  
**Date:** January 10, 2024 Plan Commission Meeting  
**Re:** Item 5: Request for Final Plat and Final PUD Approval for Neighborhood 3B of the Conservancy Development

### Background

On January 31, 2017, the Village approved a First Amendment to the Annexation Agreement and a First Amendment to the Planned Unit Development (PUD) for the Conservancy Development. The original final plat, recorded as document 2017K006675, contemplated a total of 997 single-family homes within the Conservancy development. Subsequently, on June 18, 2019 the Village Board approved a Third Amendment to the Annexation Agreement (Ordinance 08-2019) and Second Amendment to the PUD (Ordinance 09-2019), which were recorded as documents 2019K029087 and 2019K029016 respectively. The revised PUD contained a modified preliminary site plan, which rezoned a portion of the Conservancy from R-3 to R-4 Residential district zoning to allow for the construction of townhomes. The revised preliminary site plan also increased the total number of allowable townhome and single-family units to a total of 1,197.

The Applicant has chosen to proceed with Final Plat / PUD approval in a phased approach. To date the Applicant has received Final Plat / PUD approval on Neighborhood 1, Neighborhood 2A-1 (August 2017), Neighborhood 2A-2 (December 2020), Neighborhood 2B-1 (December 2020), Neighborhood 2B-2 (January 2022), Neighborhood 2B-3 (September 2022) and Neighborhood 3A (January 2019).

On December 20, 2022, Gilberts Development, LLC ("Applicant") filed an application for Final Plat / PUD approval for the following area of the Conservancy: Neighborhood 3B (NH3B). The location of the above neighborhood is generally illustrated by the figure to the right.



The NH3B plat is a continuation of a phased approach being taken by the Developer to the overall buildout of Neighborhood 3. Based on the June 2019 revisions to the Annexation Agreement and PUD, the preliminary site plan allows 155 maintenance-free lifestyle homes in NH3. Previously, 44 maintenance-free lifestyle homes in NH3 were approved with NH3A in January 2019. This left a balance of 108 maintenance-free lifestyle homes in NH3. The current application for NH3B includes the balance of the remaining dwelling units in NH3.

NH3B resides within the R-3 Residential zoning district. The specific district standards and departures as outlined in Ordinance 08-2019 are included below:

Table 1 – Summary of Neighborhood 3 Maintenance-Free Lifestyle Homes District Standards and Departures

Standard	NH3 – Maintenance-Free Lifestyle Homes <sup>1</sup>
Minimum Lot Area	6,600 sq. ft.
Minimum Lot Width	55 ft.
Minimum Corner Lot Width	75 ft.
Front Setback	25 ft.
Corner Side Setback	20 ft.
Interior Side Setback	5.0 ft.
Rear Setback	25 ft.
Maximum Lot Coverage	50%
Minimum Garage Size <sup>2</sup>	400 sq. ft.
Minimum Dwelling Size	1,700 sq. ft. (2 story) 1,400 sq. ft. (ranch)
Landscape Requirements	Village UDO

### Neighborhood 3B

The Final Plat / PUD application for NH3B contemplates 108 maintenance-free lifestyle homes. The final plat as submitted is in substantial conformance with the Preliminary Site Plat as approved June 2019. It should be noted that all NH3B is zoned R-3, which permits the construction of single-family units. The Preliminary Site Plan allows for a total of 152 single-family lots in NH3. Should the final plat be approved for NH3B, there will be no remaining single-family units in NH3.

The area designated as NH3B does not include any areas designated for use by the Village for park purposes. As the Plan Commission may recall, the Annexation Agreement / PUD require the Applicant to dedicate 25 acres of park space to the Village. The Village Board, the approval documents for the Conservancy, and the Village’s subdivision regulations require that any land to be dedicated for public park purposes must be usable for park purposes (i.e. no wetlands, stormwater detention basins etc.). During the hearing and approval process of the current Preliminary Site Plan, the areas to be dedicated to the Village were specifically identified. There

<sup>1</sup> Ordinance 08-2019, Exhibit C – Revised R-3 District Standards and Departures – Single Family

<sup>2</sup> Except for Specific Product Elevations with 380 sq. ft. garages (Ordinance 08-2019)



are no areas in NH3 as specified on the June 2019 Preliminary Site that are to be dedicated to the Village for park purposes. To date, only one park site in NH2B-1 of approximately 6.5 acres has been dedicated, leaving a balance of approximately 18.5 acres to be dedicated.

It should also be noted that NH3B contains an outlot identified as a stormwater management area. Covenants are clearly set forth that specify land owner obligations over this outlot which provides the Village the right, but not the obligation, to enter the stormwater areas to maintain if the owner fails to. Any recommendation of the Plan Commission to the Village Board should include a condition that the above referenced covenants be recorded.

The final plat also contains certain drainage and stormwater management easements, in some cases these are in rear-yards. In these cases, no permanent buildings may be constructed within the easements and in the case of the stormwater management easements fences may not be constructed without prior approval from the Village.

The Applicant submitted final engineering for all NH3B. The Village Engineer has reviewed various submittals by Manhard Consulting on behalf of Moda homes. On November 6, 2023, the Village Engineer advised the Village that the Final Engineering Plans for NH3B dated August 3, 2023 and the Final Plat of Subdivision dated April 14, 2023 are in general conformance with the requirements of the Village and recommends approval.

Submitted and approved engineering includes the public improvements, landscape plan, and engineer's estimate of probable cost, which are attached to this memo. It is anticipated that these documents will also be exhibits with the approving ordinance.

### **Items for Plan Commission Consideration**

Staff recommends the Plan Commission recommend to the Village Board approval of the Final Plat / PUD for NH3B with the following conditions:

- A) 108 maintenance-free lifestyle homes are being platted in NH3B, leaving no residential units left in NH3.
- B) Confirmation by the Village Engineer that no new engineering concerns have arisen since the general conformance letter of November 6, 2023;
- C) The Covenants covering the area of NH3B be approved by the Village Attorney and 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 NH3B prior to recordation of the final plat.

## **Attachments**

- A. NH3B Final Plat Application Submitted by the Applicant, December 22, 2022
- B. Preliminary Site Plan for The Conservancy, June 2019
- C. NH3B Final Plat of Subdivision with a Last Revision Date of April 14, 2023
- D. NH3B Final Engineering and Plat Review Letter from the Village Engineer Dated September 12, 2023
- E. NH3B Financial Guarantee Robinson Engineering Memo dated November 8, 2023
- F. NH3B Engineering EOPC Prepared by Manhard dated August 3, 2023
- G. NH3B Stormwater Management EOPC Prepared by Manhard dated August 3, 2023
- H. NH3B Engineering Plans with a Last Revision Date of August 3, 2023
- I. NH3B Landscape Plans with a Last Revision Date of April 14, 2023
- J. NH3B Stormwater Management Report and Permit Application Submitted by Manhard with a last Revision Date of April 14, 2023
- K. FEMA CLOMR dated December 12, 2023

**VILLAGE OF GILBERTS**

**ORDINANCE 02-2024**

**AN ORDINANCE APPROVING THE FINAL PLAT OF SUBDIVISION AND FINAL PUD PLANS FOR PHASE 3B 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, Phase 2A-2, Phase 2B-1, Phase 2B-2, Phase 2B-3, and Phase 3A of the Gilberts Development Parcel; and

**WHEREAS**, Gilberts Development LLC recently submitted an application requesting approval of a final plat of subdivision and final PUD plan for Phase 3B of the Gilberts Development Parcel, consisting of 108 lots proposed for development with maintenance-free lifestyle homes, which are the remaining unplatted lots in Phase 3; and

**WHEREAS**, the Final Plat of Subdivision and Final PUD Plan for Phase 3B 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 January 10, 2024, the Village Plan Commission conducted a meeting to consider the Final Plat and Final PUD Plans for Phase 3B 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 3B 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 3B.** 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 3B of the Gilberts Development Parcel, which Plat is attached hereto as **Exhibit B.**

**Section 3.**     **Approval of Final PUD Plans for Phase 3B.** 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 3B 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 3B 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 3B prior to recordation of the final plat, 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 3B, final engineering plans must be approved by the Village Engineer, including addressing the outstanding issues raised by the Engineer in its letter dated November 6, 2023 to the satisfaction of the Village Engineer.
  
- C.     Water Improvements. Pursuant to the Amended Annexation Agreement and Resolution No. 37-2023 (which Resolution was approved by the Village Board on November 7, 2023) as they may be amended from time-to-time, as of the date of this Ordinance, Gilberts Development is restricted to 436 building permits for the Conservancy Development, which number corresponds with the 436 platted lots in the Conservancy Development Parcel that the Village Board approved previously for Neighborhoods 1, 2A-1, 2A-2, 2B-1, 2B-2, 2B-3, and 3A. No further building permits have been authorized or may be issued until Gilberts Development 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. Gilberts Development may commence the construction of public improvements and grading activities in Phase 3B prior to completion of the water service improvements, but no building permit shall be issued in Phase 3B except in conformance with the restrictions established by Resolution No. 37-2023 as it may be amended from time-to-time, and this Ordinance.

- D. 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.
- E. 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.
- F. Declaration of Covenants. A declaration of covenants and restrictions for Phase 3B or an amendment to the existing declaration of covenants recorded against portions of the Conservancy Development to add Phase 3B shall be recorded against the Phase 3B 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, common areas, storm water facilities, fencing restrictions, 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 prior to its recordation.

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 THE BOARD OF TRUSTEES** this \_\_\_\_ day of \_\_\_\_\_, 2024, as follows:

	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>	<u>Abstain</u>
Trustee Robert Vanni	_____	_____	_____	_____
Trustee Robert Chapman	_____	_____	_____	_____
Trustee Justin Redfield	_____	_____	_____	_____
Trustee Jeanne Allen	_____	_____	_____	_____
Trustee Frank Marino	_____	_____	_____	_____
Trustee Brandon Coats	_____	_____	_____	_____
President Guy Zambetti	_____	_____	_____	_____

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
Guy Zambetti, Village President

(SEAL)  
ATTEST: \_\_\_\_\_  
Village Clerk

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 3B**

*[ATTACH]*

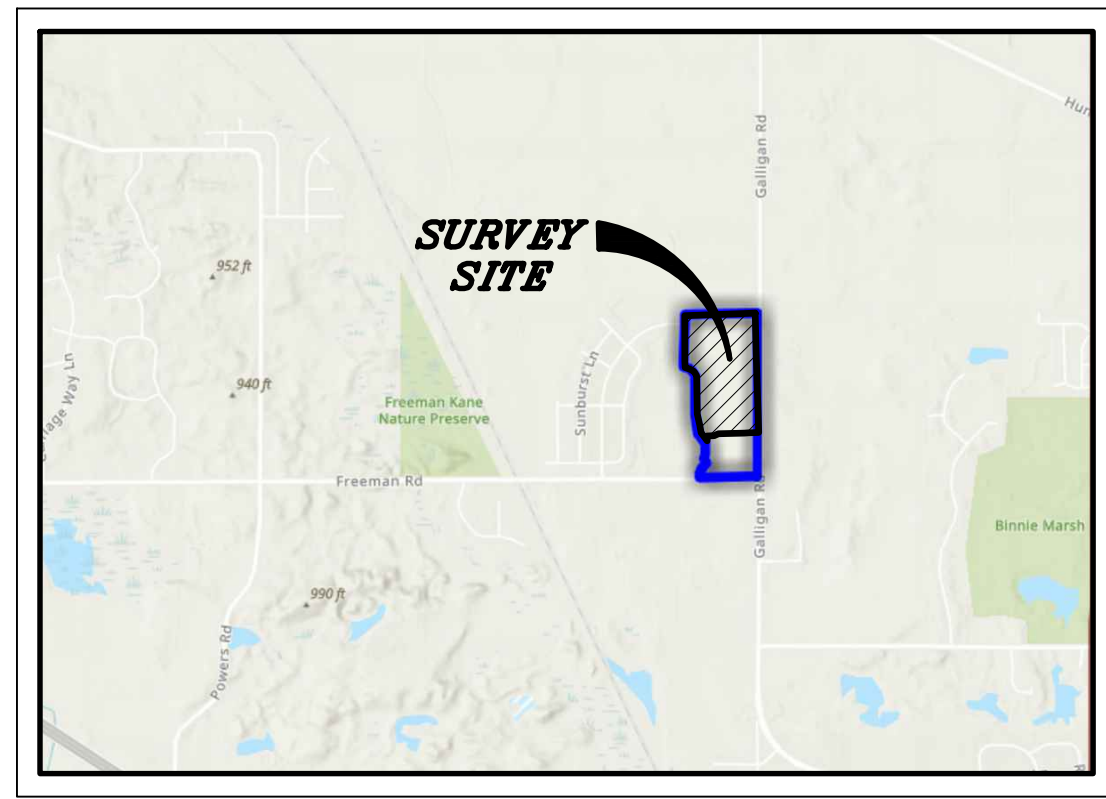
**Exhibit C**

**Final PUD Plans for Phase 3B**

*[ATTACH]*

# FINAL PLAT OF THE CONSERVANCY - NEIGHBORHOOD 3B

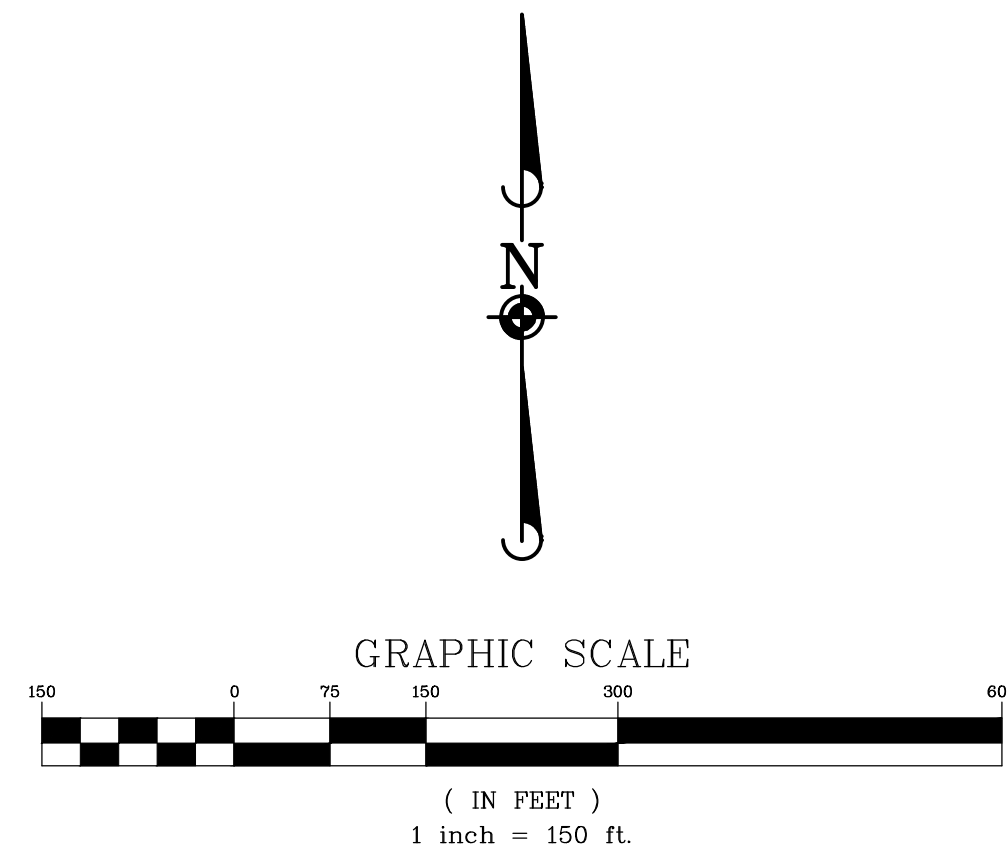
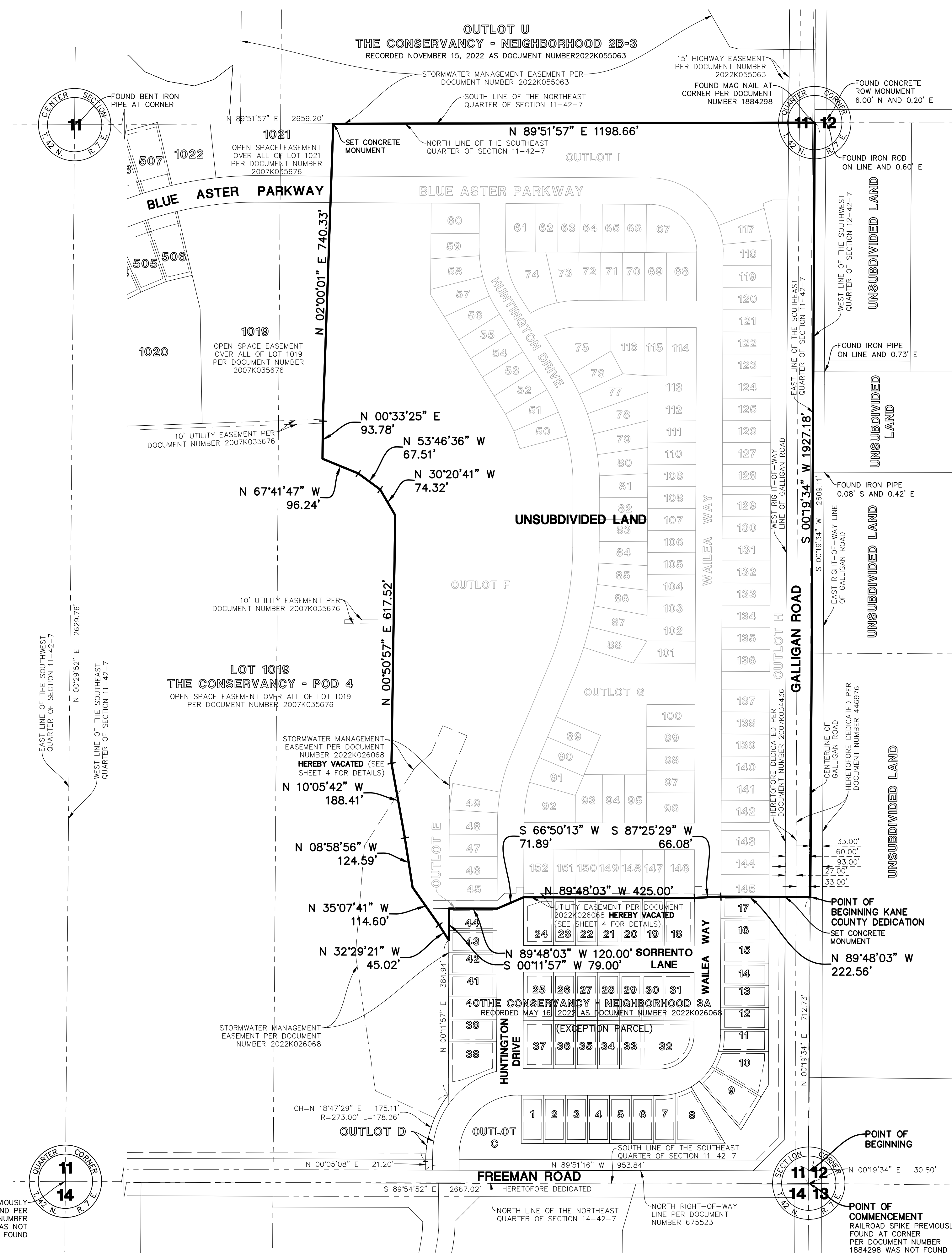
BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 07, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.



**LOCATION MAP**  
NOT TO SCALE

**SUBMITTED BY/RETURN TO**

GILBERTS DEVELOPMENT FN LLC, A DELAWARE LIMITED LIABILITY COMPANY  
340 W BUTTERFIELD ROAD, UNIT 2D  
ELMHURST, ILLINOIS 60126



**BASIS OF BEARINGS**

BEARINGS ARE BASED ON THE CONSERVANCY - NEIGHBORHOOD 3A FINAL PLAT OF SUBDIVISION RECORDED AS DOCUMENT NUMBER 2022K026068

**OWNER/DEVELOPER**

GILBERTS DEVELOPMENT FN LLC, A DELAWARE LIMITED LIABILITY COMPANY  
340 W BUTTERFIELD ROAD, UNIT 2D  
ELMHURST, ILLINOIS 60126

**EXISTING PIN**

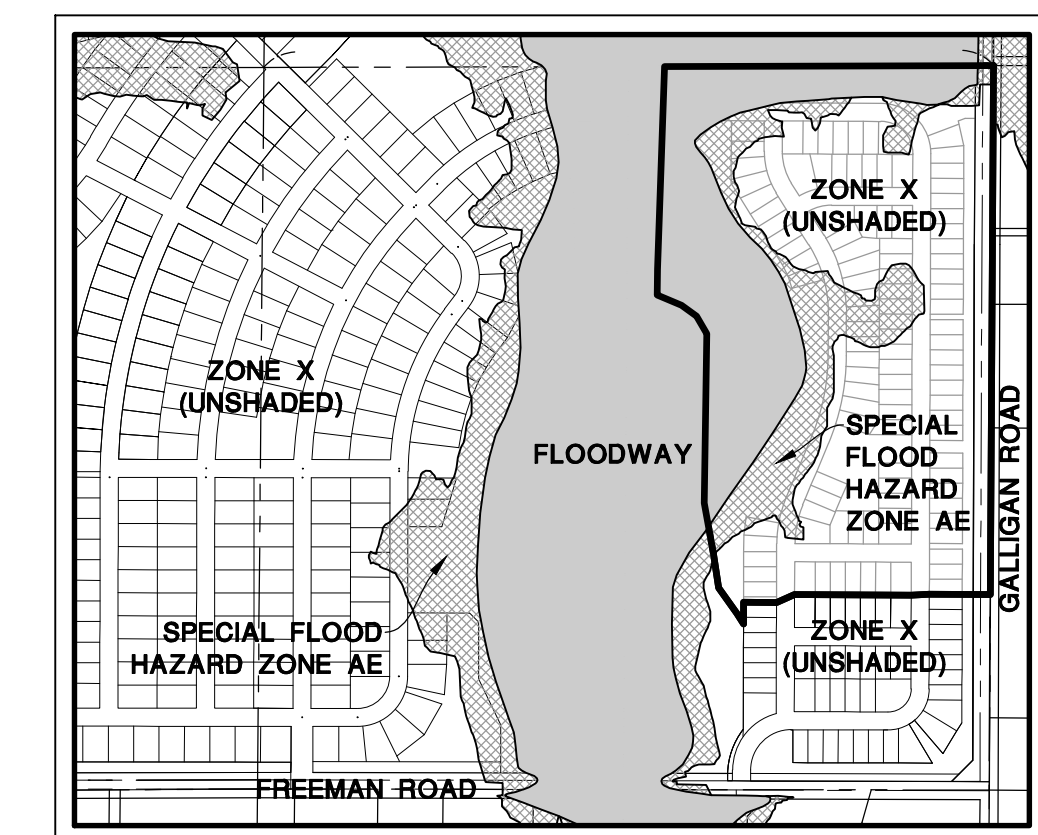
02-11-400-008

**EXISTING PROPERTY AREA**

2,155,205 SQUARE FEET (49.477 ACRES)

**PROPOSED PROPERTY AREA**

LOTS 45-152: 777,376 SQUARE FEET (17.846 ACRES)  
OUTLOTS: 904,415 SQUARE FEET (20.763 ACRES)  
VILLAGE ROW DEDICATION: 349,139 SQUARE FEET (8.015 ACRES)  
COUNTY ROW DEDICATION: 124,275 SQUARE FEET (2.853 ACRES)  
TOTAL AREA: 2,155,205 SQUARE FEET (49.477 ACRES)



**FLOOD HAZARD MAP**

N.T.S.  
Legend:  
- FLOODWAY IN ZONE AE (hatched pattern)  
- SPECIAL FLOOD HAZARD ZONE AE (solid grey pattern)

**SHEET INDEX**

SHEET 1:	EXISTING LOT AND EASEMENT DETAILS SURVEYOR'S NOTES AND FEMA INFO
SHEETS 2-3:	PROPOSED LOT AND EASEMENT DETAILS AND EXISTING EASEMENT DETAILS
SHEET 4:	EASEMENT VACATION DETAILS, CERTIFICATES AND EASEMENT PROVISIONS
SHEET 5:	LEGAL DESCRIPTION, CERTIFICATES AND EASEMENT PROVISIONS

**SURVEYOR'S NOTES**

- THIS SUBDIVISION CONSISTS OF LOTS 45 THROUGH 152, OUTLOT E, OUTLET F, OUTLET G, OUTLET H AND OUTLET I. SAID LOTS AND OUTLOTS ARE PART OF AN INTEGRAL NUMBERING SYSTEM TO EMBRACE ALL OF THE CONSERVANCY - NEIGHBORHOOD 3.
- 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.)
- 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.
- THIS SUBDIVISION IS PART OF PLANNED UNIT DEVELOPMENT AS DESCRIBED IN VILLAGE OF GILBERT ORDINANCE NUMBER 08-2019 RECORDED JULY 9, 2019 AS DOCUMENT NUMBER 2019K029087. SAID ORDINANCE IS SUBJECT TO CHANGE.
- 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.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2023.

PK NAIL PREVIOUSLY FOUND PER DOCUMENT NUMBER 1646205 WAS NOT FOUND

**Manhard CONSULTING**  
Civil Engineers • Surveyors • Water Resource Engineers • Wetland & Wetswater Engineers • Wetland Scientists • Environmental Scientists • Landscaping Architects • Planners  
Construction Managers • Environmental Scientists • Landscaping Architects • Planners

THE CONSERVANCY - NEIGHBORHOOD 3B  
GILBERTS, ILLINOIS  
FINAL PLAT OF SUBDIVISION

DATE	
REVISIONS	
DRAWN BY	AAS
PROJ. MGR.	OH
PROJ. ASSOC.	ERV
DRAWN BY	AAS
DATE	12/16/22
SCALE	1"=150'
SHEET	1 OF 5
	GDLGIL01

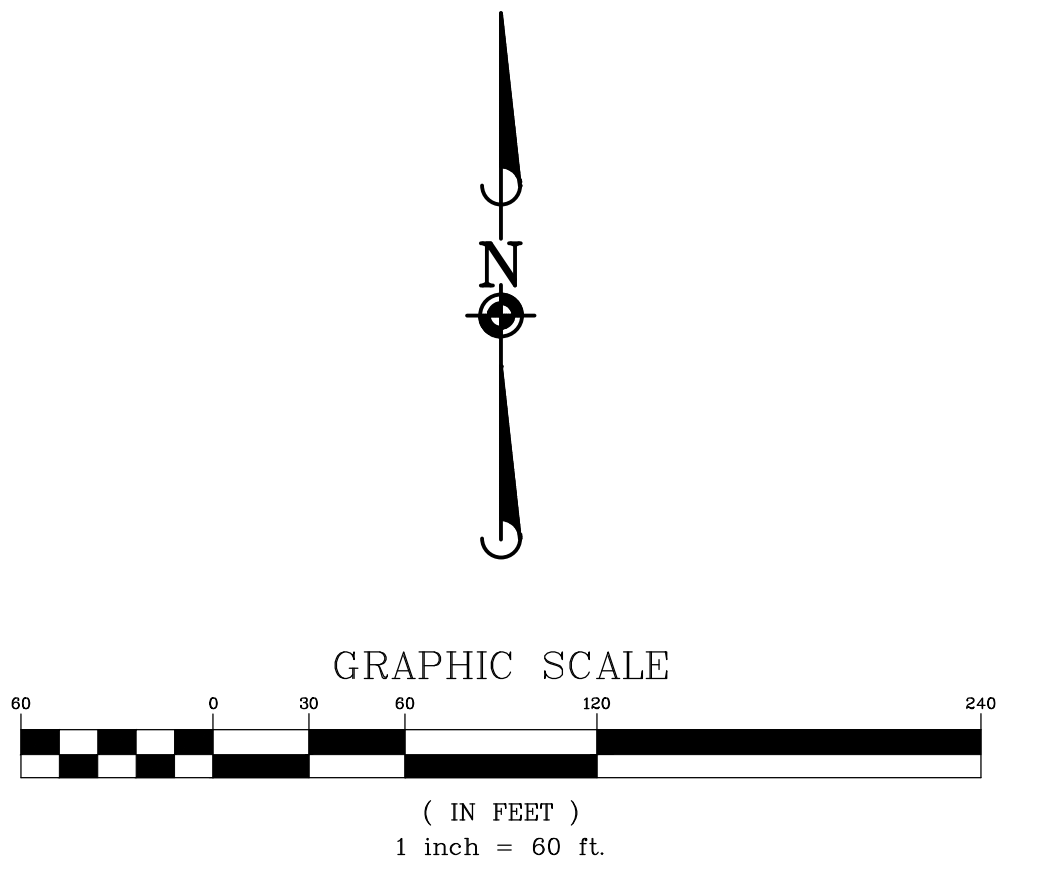
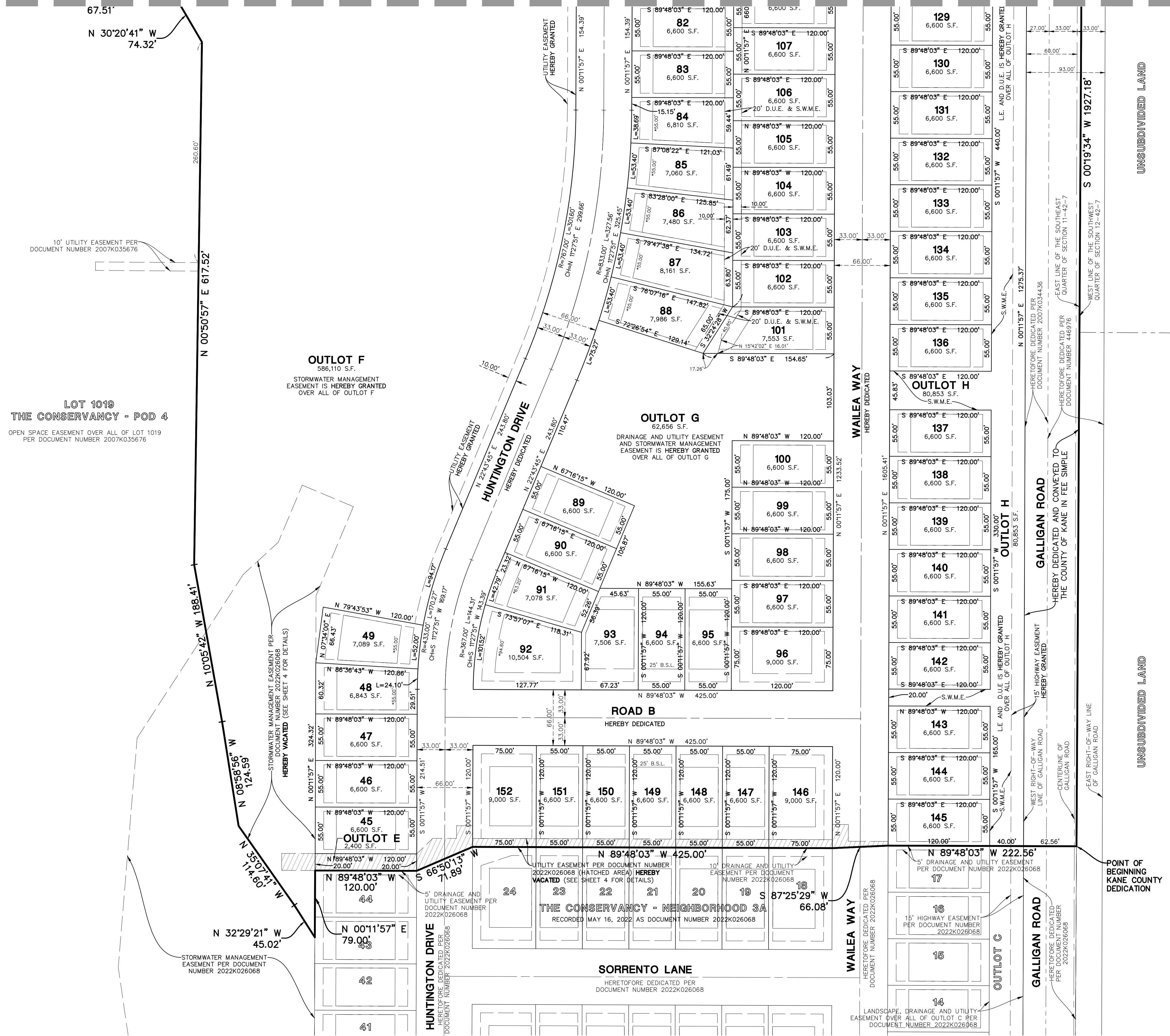
© 2023 MANHARD CONSULTING ALL RIGHTS RESERVED



# FINAL PLAT OF THE CONSERVANCY - NEIGHBORHOOD 3B

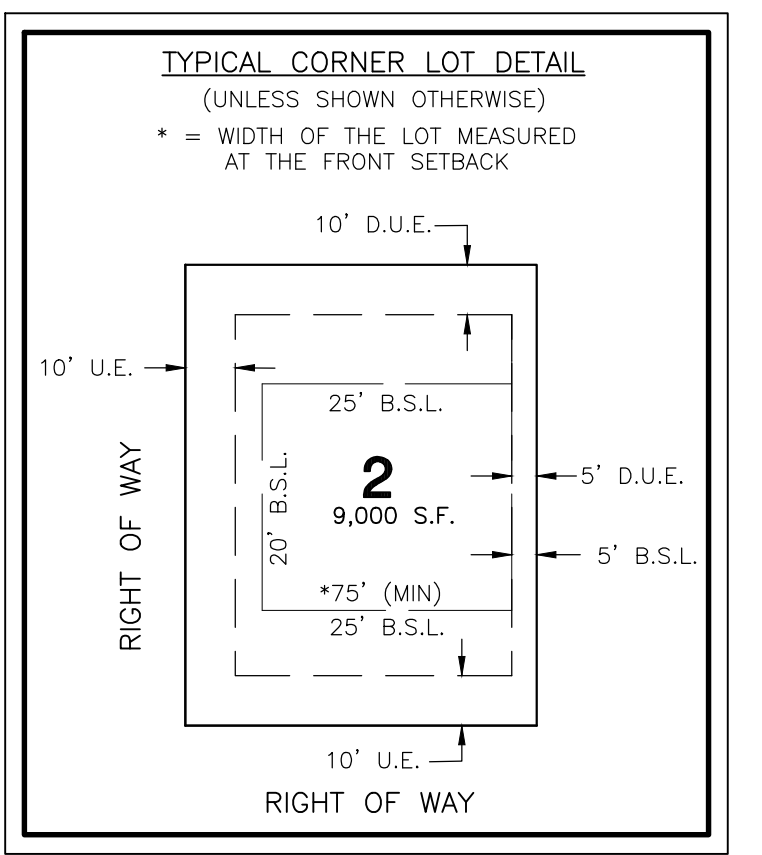
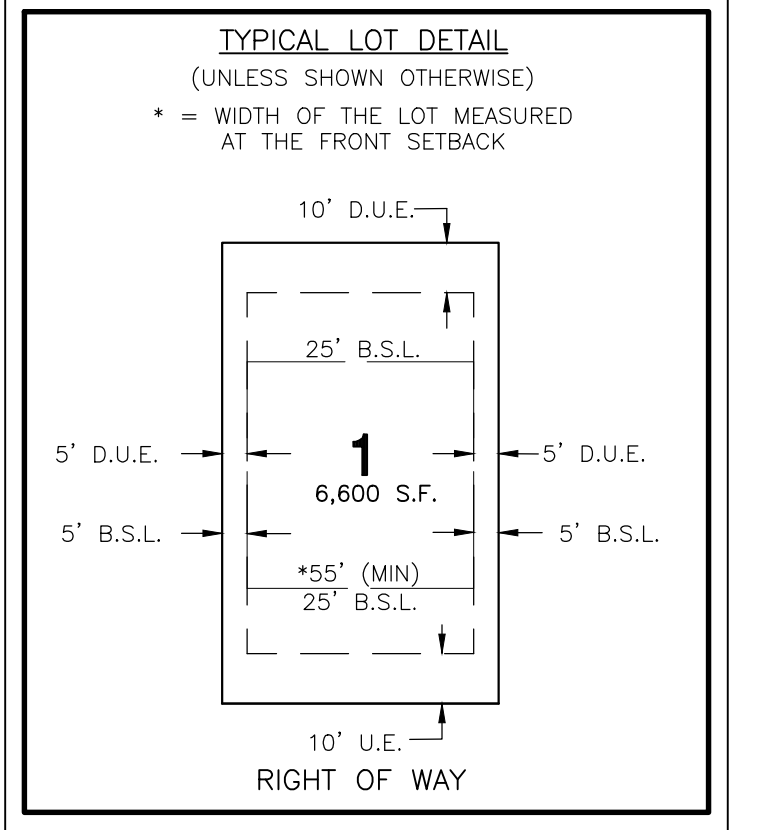
BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 42  
NORTH, RANGE 07, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

**SEE SHEET 2**



### ABBREVIATIONS

- U.E. = UTILITY EASEMENT HEREBY GRANTED
- D.U.E. = DRAINAGE AND UTILITY EASEMENT HEREBY GRANTED
- S.W.M.E. = STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED
- L.E. = LANDSCAPE EASEMENT HEREBY GRANTED
- B.S.L. = BUILDING SETBACK LINE HEREBY GRANTED



**LOT 1019**  
**THE CONSERVANCY - POD 4**  
OPEN SPACE EASEMENT OVER ALL OF LOT 1019  
PER DOCUMENT NUMBER 2007K035676

**OUTLOT F**  
586,110 S.F.  
STORMWATER MANAGEMENT EASEMENT IS HEREBY GRANTED OVER ALL OF OUTLOT F

**OUTLOT G**  
62,656 S.F.  
DRAINAGE AND UTILITY EASEMENT AND STORMWATER MANAGEMENT EASEMENT IS HEREBY GRANTED OVER ALL OF OUTLOT G

**OUTLOT H**  
80,853 S.F.  
S.W.M.E.

**THE CONSERVANCY - NEIGHBORHOOD 3A**  
RECORDED MAY 16, 2022 AS DOCUMENT NUMBER 2022K026068

**SORRENTO LANE**  
HERETOFORE DEDICATED PER DOCUMENT NUMBER 2022K026068

**POINT OF BEGINNING KANE COUNTY DEDICATION**

DATE	REVISIONS	DRAWN BY
04/14/23	REVISED PER VILLAGE REVIEW	AAS



**THE CONSERVANCY - NEIGHBORHOOD 3B**  
**GILBERTS, ILLINOIS**  
**FINAL PLAT OF SUBDIVISION**

PROJ. MGR.: OH  
PROJ. ASSOC.: ERV  
DRAWN BY: AAS  
DATE: 12/16/22  
SCALE: 1"=60'  
SHEET  
**3 OF 5**  
GDLG101

April 13, 2023 - 09:32 - Desi Name: P:\gdg101\desi\Subdivision\NH3B\02-01-GDLG101-NH3B-PS.dwg Updated By: AShaver



FINAL PLAT OF THE CONSERVANCY - NEIGHBORHOOD 3B

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 07, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

OWNER'S AND SCHOOL CERTIFICATE

STATE OF ILLINOIS ) COUNTY OF ) SS

THIS IS TO CERTIFY THAT GILBERTS DEVELOPMENT FN LLC, A DELAWARE LIMITED LIABILITY COMPANY IS THE RECORD OWNER OF THE PROPERTY DESCRIBED HEREON, AND THAT AS SAID RECORD OWNER CONSENTS TO THE SUBDIVISION OF SAID PROPERTY.

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 ELMG COMMUNITY COLLEGE DISTRICT 509

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2023.

BY: SIGNATURE ATTEST: SIGNATURE

NOTARY'S CERTIFICATE

STATE OF ILLINOIS ) COUNTY OF ) SS

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT GILBERTS DEVELOPMENT FN LLC, A DELAWARE LIMITED LIABILITY COMPANY WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AS OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY (HE/SHE) SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2023.

NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_

MORTGAGEE CONSENT

THE UNDERSIGNED, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED \_\_\_\_\_ AND RECORDED IN THE RECORDER'S OFFICE OF \_\_\_\_\_

COUNTY, ILLINOIS, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., \_\_\_\_\_ AS DOCUMENT NUMBER \_\_\_\_\_, HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.

DATED: \_\_\_\_\_, A.D., 2023.

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

PRINTED NAME AND TITLE \_\_\_\_\_

MORTGAGEE'S NAME AND ADDRESS

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

PRINTED NAME AND TITLE \_\_\_\_\_

MORTGAGEE NOTARY PUBLIC

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

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

OF \_\_\_\_\_ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2023.

NOTARY PUBLIC

KANE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS ) COUNTY OF KANE ) SS

THIS INSTRUMENT NUMBER \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2023, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M.

RECORDER

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS ) COUNTY OF KANE ) SS

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., 2023.

VILLAGE ENGINEER

PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS ) COUNTY OF KANE ) SS

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., 2023.

PLANNING COMMISSION, VILLAGE OF GILBERTS

\_\_\_\_\_

SIGNATURE

CERTIFICATE OF SPECIAL ASSESSMENT

STATE OF ILLINOIS ) COUNTY OF KANE ) SS

I, \_\_\_\_\_, VILLAGE TREASURER OF THE VILLAGE OF GILBERTS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT \_\_\_\_\_, KANE COUNTY, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2023.

VILLAGE TREASURER

BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS ) COUNTY OF KANE ) SS

APPROVED BY THE BOARD OF TRUSTEES OF GILBERTS, ILLINOIS,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2023.

PRESIDENT OF VILLAGE BOARD OF TRUSTEES

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

VILLAGE CLERK

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS ) COUNTY OF KANE ) SS

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., 2023.

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

COUNTY CLERK

COUNTY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS ) COUNTY OF KANE ) SS

ACCEPTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2023.

KANE COUNTY ENGINEER

PERMISSION TO RECORD

STATE OF ILLINOIS ) COUNTY OF LAKE ) SS

I, ERIC R. VESELY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO THE VILLAGE OF GILBERTS TO RECORD THIS PLAT BEFORE JUNE 30, 2023. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS 14TH DAY OF APRIL, A.D. 2023.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3855 LICENSE EXPIRES NOVEMBER 30, 2024



ACCESS NOTE

1. THERE IS NO VEHICULAR ACCESS TO OR FROM GALLIGAN ROAD OR FREEMAN ROAD FROM OUTLOT H AND OUTLOT I.

KANE COUNTY RIGHT OF WAY DEDICATION LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH AND RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 19 MINUTES 34 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 712.73 FEET TO THE NORTHEAST CORNER OF THE CONSERVANCY - NEIGHBORHOOD 3A RECORDED AS DOCUMENT NUMBER 2022K026068, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 48 MINUTES 03 SECONDS WEST, ALONG THE NORTH LINE OF SAID CONSERVANCY - NEIGHBORHOOD 3A, A DISTANCE OF 62.56 FEET TO A POINT ON THE WESTERLY LINE OF GALLIGAN ROAD AS DESCRIBED IN DOCUMENT NUMBER R2007K034436; THENCE ALONG SAID WESTERLY LINE OF GALLIGAN ROAD FOR THE NEXT 3 COURSE: (1) THENCE NORTH 00 DEGREES 11 MINUTES 57 SECONDS EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 1275.37 FEET TO A POINT OF CURVATURE; (2) THENCE NORTHERLY, ALONG A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 114692.00 FEET, AN ARC DISTANCE OF 650.34 FEET, A CHORD BEARING NORTH 00 DEGREES 21 MINUTES 42 SECONDS EAST, AND A CHORD DISTANCE OF 650.34 FEET TO A POINT OF TANGENCY; (3) THENCE NORTH 00 DEGREES 31 MINUTES 27 SECONDS EAST, A DISTANCE OF 1.09 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 51 MINUTES 57 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 64.89 FEET TO AFORESAID EAST LINE OF THE SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 19 MINUTES 34 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 1927.18 FEET TO THE POINT OF BEGINNING.

HIGHWAY EASEMENT PROVISIONS

THE GRANTOR GRANTS AND CONVEYS UNTO THE COUNTY OF KANE AN EXCLUSIVE PERMANENT EASEMENT FOR THE USE OF THE COUNTY OF KANE TO THE EXCLUSION OF ALL OTHERS EXCEPT AS SET FORTH HEREIN, FOR HIGHWAY AMONG OTHER PURPOSES WHICH EASEMENT INCLUDES, BUT IS NOT NECESSARILY LIMITED TO THE RIGHT TO USE THE EASEMENT PREMISES FOR ANY PRESENT OR FUTURE HIGHWAY PURPOSE OR ANY PURPOSE ASSOCIATED WITH OR APPURTENANT TO THE USE OF THE EASEMENT PREMISES FOR A HIGHWAY. HIGHWAY PURPOSE AS USED HEREIN INCLUDES BUT IS NOT NECESSARILY LIMITED TO DESIGN, CONSTRUCTION, OPERATION, INSTALLATION, ALTERATION, REPAIR, REPLACEMENT, RENEWAL, IMPROVEMENT, REMOVAL, WIDENING, MAINTENANCE, RECONSTRUCTION, REPAIRING OF ANY FACILITY, STRUCTURE OR FEATURE IN ANY WAY ASSOCIATED WITH OR APPURTENANT TO A HIGHWAY, INCLUDING PUBLIC SIDEWALKS AND/OR BICYCLE TRAILS.

SAID EXCLUSIVE PERMANENT EASEMENT FURTHER INCLUDES THE EXCLUSIVE RIGHT OF THE COUNTY OF KANE TO THE EXCLUSION OF ALL OTHERS TO PERMIT PUBLIC UTILITIES SUCH AS NICOR, COMMONWEALTH EDISON, COMCAST, AT&T AND THE LIKE PURSUANT TO THOSE CONDITIONS AS MAY BE REQUIRED BY THE COUNTY OF KANE, TO USE, OPERATE, INSTALL, MAINTAIN, ALTER, REPAIR, REPLACE, RENEW, IMPROVE AND REMOVE ANY FACILITIES AND/OR STRUCTURES, ABOVE OR BELOW GROUND FOR THE PURPOSES OF PRIVATE OR PUBLIC UTILITY SERVICE INCLUDING THE TRANSMISSION OF GAS, WATER, ELECTRIC, LIQUID, DATA, VIDEO OR DIGITAL BY MEANS OF LINES, WIRES, FIBER OPTIC LINES, PIPES, CONDUITS AND POLES INCLUDING ANY OTHER PRESENT OR FUTURE MEANS OF TRANSMISSION BY ANY OTHER STRUCTURE OR FACILITY ASSOCIATED WITH OR APPURTENANT THERETO.

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, OR, THAT 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 14TH DAY OF APRIL, 2023



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

OWNER OR OWNER'S ATTORNEY: \_\_\_\_\_

SURVEYORS CERTIFICATE

STATE OF ILLINOIS ) COUNTY OF LAKE ) SS

I, ERIC R. VESELY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED 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 THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 19 MINUTES 34 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 30.80 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE NORTHERLY RIGHT-OF-WAY LINE OF FREEMAN ROAD AS DEDICATED PER DOCUMENT 675523, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 51 MINUTES 16 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 953.84 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 08 SECONDS EAST, A DISTANCE OF 21.20 FEET TO A TANGENT CURVE; THENCE NORTHEASTERLY ALONG SAID TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 273.00 FEET SUBTENDING A CHORD BEARING NORTH 18 DEGREES 47 MINUTES 29 SECONDS EAST, AN ARC DISTANCE OF 178.26 FEET TO A NON-TANGENT LINE; THENCE NORTH 00 DEGREES 11 MINUTES 57 SECONDS EAST ALONG SAID NON-TANGENT LINE, A DISTANCE OF 384.94 FEET TO A POINT ON THE EASTERLY LINE OF LOT 1019 IN THE CONSERVANCY - POD 4 RECORDED RECORDED MARCH 30, 2007 AS DOCUMENT NUMBER 2007K035676; THENCE ALONG THE EASTERLY LINE OF SAID POD 4 SUBDIVISION FOR THE FOLLOWING 10 COURSES: 1) THENCE NORTH 32 DEGREES 29 MINUTES 21 SECONDS WEST, A DISTANCE OF 45.02 FEET; 2) THENCE NORTH 35 DEGREES 07 MINUTES 41 SECONDS WEST, A DISTANCE OF 114.60 FEET; 3) THENCE NORTH 08 DEGREES 58 MINUTES 58 SECONDS WEST, A DISTANCE OF 124.59 FEET; 4) THENCE NORTH 10 DEGREES 05 MINUTES 42 SECONDS WEST, A DISTANCE OF 188.41 FEET; 5) THENCE NORTH 00 DEGREES 50 MINUTES 57 SECONDS EAST, A DISTANCE OF 617.52 FEET; 6) THENCE NORTH 30 DEGREES 20 MINUTES 41 SECONDS WEST, A DISTANCE OF 74.32 FEET; 7) THENCE NORTH 53 DEGREES 46 MINUTES 36 SECONDS WEST, A DISTANCE OF 67.51 FEET; 8) THENCE NORTH 67 DEGREES 41 MINUTES 47 SECONDS WEST, A DISTANCE OF 96.24 FEET; 9) THENCE NORTH 00 DEGREES 33 MINUTES 25 SECONDS EAST, A DISTANCE OF 93.78 FEET; 10) THENCE NORTH 02 DEGREES 00 MINUTES 01 SECONDS EAST, A DISTANCE OF 740.33 FEET TO THE NORTHEAST CORNER OF SAID POD 4 SUBDIVISION AND THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 51 MINUTES 57 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 198.66 FEET TO A POINT ON SAID EAST LINE OF THE SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 19 MINUTES 34 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 2609.11 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PART LYING WITHIN THE CONSERVANCY NEIGHBORHOOD 3A RECORDED AS DOCUMENT NUMBER 2022K026068.

SURVEYED PROPERTY CONTAINS 49.477 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.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM LETTER OF MAP REVISION 17-05-3110P WITH AN EFFECTIVE DATE OF SEPTEMBER 20, 2018 AND LETTER OF MAP REVISION 10-05-2789P WITH AN EFFECTIVE DATE OF DECEMBER 21, 2010 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE X(UNSHADED), SPECIAL FLOOD HAZARD AREAS ZONE AE AND FLOODWAY AREAS IN ZONE AE. ZONE X(UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. SPECIAL FLOOD HAZARD AREA ZONE AE IS DEFINED AS SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATION DETERMINED AND FLOODWAY AREAS IN ZONE AE IS DEFINED AS THE FLOODWAY IS THE CHANNEL OF THE STREAM PLUS AND ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS. 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. THE FLOOD HAZARD MAP HAS BEEN SHOWN HEREON BASED ON THE NATIONAL FLOOD HAZARD LAYER DATASET WHICH INCORPORATES ALL FLOOD INSURANCE RATE MAP (FIRM), AND ANY LETTERS OF MAP REVISION (LOMRS) THAT HAVE BEEN ISSUED AGAINST THOSE DATASETS AS OF SEPTEMBER 24, 2020.

GIVEN UNDER MY HAND AND SEAL THIS 14TH DAY OF APRIL, A.D. 2023.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3855 LICENSE EXPIRES: NOVEMBER 30, 2024

DESIGN FIRM LICENSE NO. 184003350 LICENSE EXPIRES: APRIL 30, 2023

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

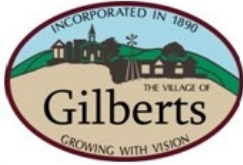
DATE OF FIELD SURVEY: DECEMBER 2, 2020



Table with columns for DATE, REVISIONS, and DRAWN BY.

Manhard CONSULTING logo and company information including services like Surveying, Engineering, etc.

THE CONSERVANCY - NEIGHBORHOOD 3B GILBERTS, ILLINOIS FINAL PLAT OF SUBDIVISION PROJECT details and sheet number 5 of 5.



## *Village of Gilberts*

Village Hall  
87 Galligan Road, Gilberts, Illinois 60136  
Ph. 847-428-2861 Fax: 847-428-2955  
[www.villageofgilberts.com](http://www.villageofgilberts.com)

**To:** President Zambetti and Board of Trustees  
**From:** Riley Lynch, Management Analyst  
**Cc:** Brian Bourdeau, Village Administrator  
**Date:** January 16, 2024 Plan Commission Meeting  
**Re:** Item 5.C –Approval of a Plat of Consolidation for the Grove Wash Development at 351 E. Higgins Road

---

### **Summary:**

Staff recommends approval of the Applicant's request that the lots apart of the Grove Wash Development be consolidated into one parcel.

### **Background:**

Glogovsky Real Estate LLC (Applicant) currently owns Prairie Business Park Lots 14-21, commonly known as 351 E. Higgins Road (PIN: 02-24-403-012). As part of the Prairie Business Park planned unit development (PUD) approved via Ordinance 13-2013, the Applicant's property was split into multiple sliver lots for platting and marketing purposes. Today, the Applicant's car wash development on the site is nearing completion, yet the property is still identified as multiple individual sliver lots. This can cause confusion and does not follow best planning practices.

### **Analysis and Recommendation:**

The Applicant proposes consolidating/re-subdividing the lots into a single parcel to clean up the property records and make it be referenced as a single property as opposed to multiple lots. Note that in this case, the consolidation only changes how the property is referenced and identified. This proposal does not contemplate changes to any other aspect of the development. In other words, this consolidation is just for good bookkeeping. The Plan Commission reviewed this request at their January 10, 2024 meeting and provided a unanimous positive recommendation to the Village Board. For these reasons, staff recommends approval of the Applicant's request that the lots apart of the Grove Wash Development be consolidated into one parcel.

### **Attachments**

- Exhibit 1 – Gilberts Grove Wash Proposed Plat of Re-Subdivision



**AN ORDINANCE APPROVING A PLAT OF RE-SUBDIVISION FOR THE GROVE WASH DEVELOPMENT**

**ORDINANCE 03-2024**

**WHEREAS**, Glogovsky Real Estate LLC (“Applicant”) is the owner of the property commonly known as 351 E. Higgins Road, Gilberts, Illinois (“Subject Property”); and

**WHEREAS**, the Subject Property consists of eight separate lots of record, each of which abuts on the south side of Illinois Route 72, and currently contains the Grove Wash Development; and

**WHEREAS**, the Applicant has applied for approval of a plat of re-subdivision to consolidate the eight lots comprising the Subject Property into a single lot of record to be known as the “Glogovsky Gilberts Car Wash”; and

**WHEREAS**, on January 10, 2024, the Village Plan Commission conducted a meeting to consider the plat of re-subdivision for the Glogovsky Gilberts Car Wash, and made a recommendation of approval to the Village Board; and

**WHEREAS**, the Village Board has considered the request for approval of the Applicant’s plat of re-subdivision to consolidate the Subject Property into a single lot of record, and has determined that it is in the best interests of the Village and its residents to approve the plat of re-subdivision.

**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 The Plat of Re-Subdivision for the Glogovsky Gilberts Car Wash.** The Plat of Re-Subdivision for the Glogovsky Gilberts Car Wash, a copy of which is attached hereto as Exhibit A, is hereby approved.

**Section 3.** **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 4.** **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 5. 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 A VOTE OF THE BOARD OF TRUSTEES** of the Village of Gilberts, Kane County, Illinois, this 16<sup>th</sup> day of January, 2024.

	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>	<u>Abstain</u>
Trustee Robert Vanni	_____	_____	_____	_____
Trustee Frank Marino	_____	_____	_____	_____
Trustee Brandon Coats	_____	_____	_____	_____
Trustee Jeanne Allen	_____	_____	_____	_____
Trustee Robert Chapman	_____	_____	_____	_____
Trustee Justin Redfield	_____	_____	_____	_____
President Guy Zambetti	_____	_____	_____	_____

APPROVED THIS 16<sup>TH</sup>, DAY OF JANUARY, 2024.

\_\_\_\_\_  
Guy Zambetti, Village President

(SEAL)

ATTEST: \_\_\_\_\_  
Village Clerk

Published: \_\_\_\_\_

**EXHIBIT A**

# PLAT OF RE-SUBDIVISION GLOGOVSKY GILBERTS CAR WASH

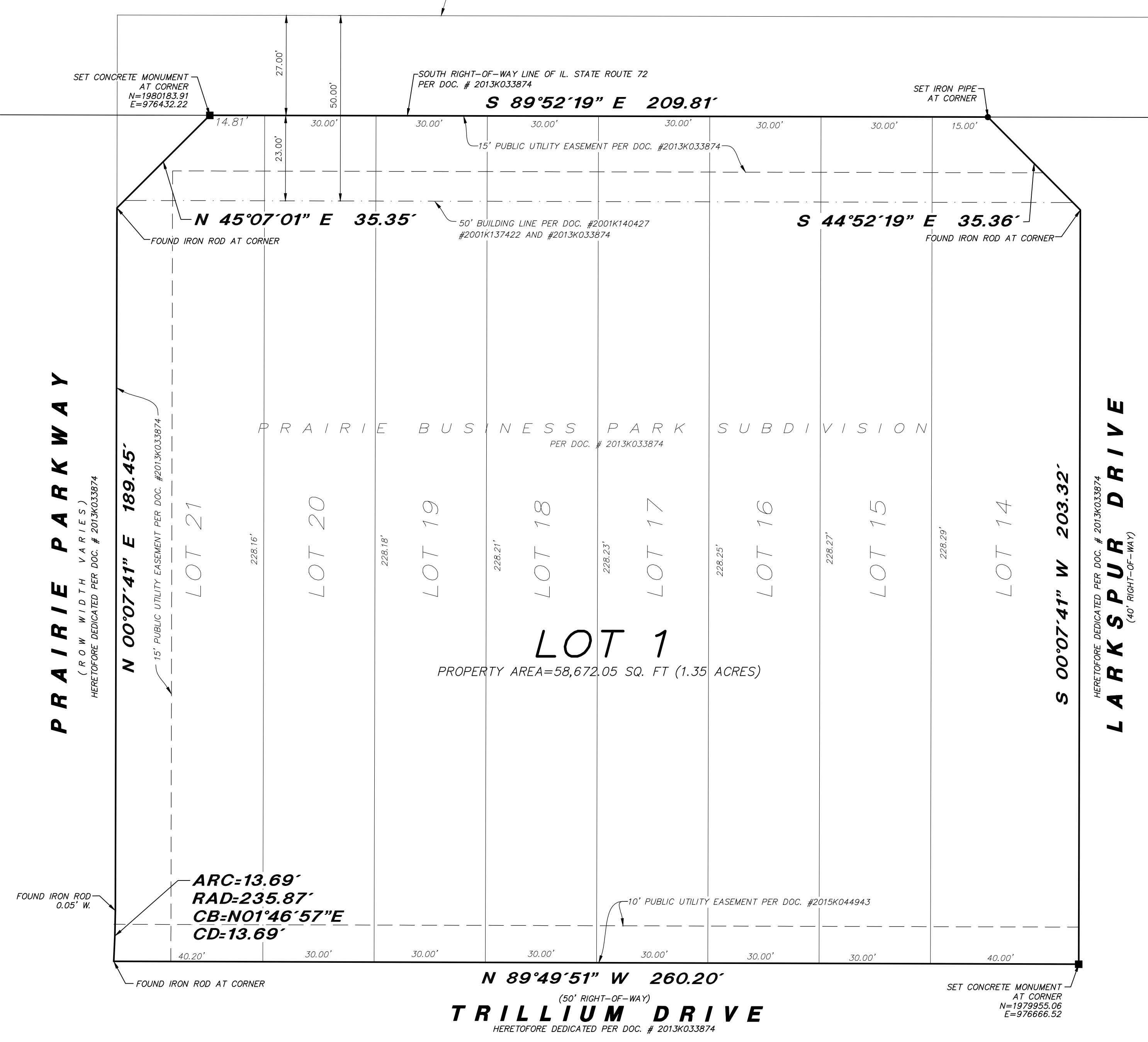
BEING A RE-SUBDIVISION OF LOTS 14,15,16,17,18,19,20 AND 21 OF PRAIRIE BUSINESS PARK, PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 2013 AS DOCUMENT 2013K033874, IN THE VILLAGE OF GILBERTS, KANE COUNTY, ILLINOIS.

- LEGEND**
- PROPERTY LINE
  - - - CENTERLINE OF RIGHT OF WAY
  - UNDERLYING PROPERTY LINES
  - SET CONCRETE MONUMENT / SET IRON PIPE
  - (XXX) RECORD PROPERTY DIMENSIONS

## ILLINOIS ROUTE 72

(HIGGINS ROAD)  
(120' RIGHT-OF-WAY)

SOUTH LINE OF IL. STATE ROUTE 72 PER DOC. #2001K140427, #2001K137422 AND #2013K033874



**PRAIRIE PARKWAY**  
 (ROW WIDTH VARIES)  
 HERETOFORE DEDICATED PER DOC. # 2013K033874

**LARKSPUR DRIVE**  
 (40' RIGHT-OF-WAY)  
 HERETOFORE DEDICATED PER DOC. # 2013K033874

**TRILLIUM DRIVE**  
 (50' RIGHT-OF-WAY)  
 HERETOFORE DEDICATED PER DOC. # 2013K033874

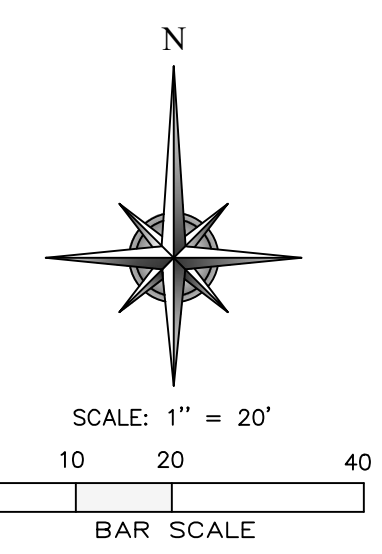
- NOTES:**
1. BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.
  2. PIN NUMBER: 02-24-403-012
  3. ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.
  4. THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO ILLINOIS ROUTE 72 (HIGGINS ROAD) FROM LOT 1.

**AFTER RECORDING RETURN TO:**  
 VILLAGE OF GILBERTS  
 87 GALLIGAN ROAD  
 GILBERTS, IL 60136

**PROPERTY OWNER:**  
 GLOGOVSKY REAL ESTATE LLC  
 385 E HIGGINS RD  
 GILBERTS, IL 60136

**SUBDIVIDER**  
 THE W-T GROUP, LLC  
 2675 PRATUM AVE  
 HOFFMAN ESTATES, IL 60192  
 224-293-6333

**DESIGNER/ENGINEER**  
 THE W-T GROUP, LLC  
 2675 PRATUM AVE  
 HOFFMAN ESTATES, IL 60192  
 224-293-6333



**PLAN COMMISSION CERTIFICATE**

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF KANE )

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF GILBERTS, ILLINOIS.

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

\_\_\_\_\_  
 CHAIRMAN

**VILLAGE TREASURER CERTIFICATE**

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF KANE )

I, \_\_\_\_\_, COLLECTOR OF THE VILLAGE OF GILBERTS, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF, THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED AT GILBERTS, KANE COUNTY, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

\_\_\_\_\_  
 VILLAGE TREASURER

**OWNER'S CERTIFICATE**

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

THIS IS TO CERTIFY THAT \_\_\_\_\_ IS THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THE PLAT AND BY ITS DULY AUTHORIZED MANAGER HAS AS SUCH OWNER CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN THEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON SHOWN.

THE UNDERSIGNED DO HEREBY CERTIFY THAT, AS OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, TO THE BEST OF THEIR KNOWLEDGE, IS LOCATED WITHIN THE BOUNDARIES OF UNIFIED SCHOOL DISTRICT 300 AND ELGIN COMMUNITY COLLEGE DISTRICT 509.

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

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

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

ADDRESS: \_\_\_\_\_

**NOTARY CERTIFICATE**

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

I, \_\_\_\_\_, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

\_\_\_\_\_  
 NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

**MORTGAGEE CERTIFICATE**

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

\_\_\_\_\_ HEREBY CERTIFIES THAT IT IS THE MORTGAGEE OF THE PROPERTY DESCRIBED UNDER THE MORTGAGE DATED \_\_\_\_\_ AND RECORDED \_\_\_\_\_ IN KANE COUNTY, ILLINOIS, AS DOCUMENT NO. \_\_\_\_\_ AND THAT IT CONSENTS TO THE SUBDIVISION AND PLAT OF SAID PROPERTY.

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

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

ADDRESS \_\_\_\_\_

**NOTARY CERTIFICATE**

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

I, \_\_\_\_\_, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

\_\_\_\_\_  
 NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

**VILLAGE COUNCIL CERTIFICATE**

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF KANE )

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_ BY THE COUNCIL OF THE VILLAGE OF GILBERTS, ILLINOIS.

\_\_\_\_\_  
 VILLAGE PRESIDENT

\_\_\_\_\_  
 VILLAGE CLERK

**COUNTY ENGINEER'S CERTIFICATE**

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF KANE )

ACCEPTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

\_\_\_\_\_  
 COUNTY ENGINEER

**COUNTY CLERK'S 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 FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT.

I, FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THIS PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF KANE COUNTY, ILLINOIS,

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

\_\_\_\_\_  
 COUNTY CLERK

**COUNTY RECORDER'S CERTIFICATE**

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF KANE )

THE UNDERSIGNED AS THE RECORDER OF DEEDS FOR KANE COUNTY DO HEREBY CERTIFY THAT INSTRUMENT NUMBER \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M.

\_\_\_\_\_  
 RECORDER OF DEEDS

PLEASE PRINT/TYPE NAME \_\_\_\_\_

**SURFACE WATER STATEMENT**

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF KANE )

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

\_\_\_\_\_  
 JASON GREEN  
 ILLINOIS PROFESSIONAL ENGINEER  
 ILLINOIS REGISTRATION NUMBER 062-059460  
 LICENSE EXPIRES NOVEMBER 30, 2023.

**ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE**

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT OF §2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

\_\_\_\_\_  
 JOSE RIOS P.E.  
 REGION ONE ENGINEER

AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

**WT GROUP**  
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 Engineering \ Design \ Consulting

**GLOGOVSKY GILBERTS CAR WASH**  
 PLAT OF SUBDIVISION  
 SW CORNER OF ROUTE 72 & TYRELL  
 GILBERTS, ILLINOIS

ISSUE

TO	DATE
CLIENT	01/25/22
CLIENT	06/06/22
CLIENT	01/30/23
CLIENT	02/13/23
CLIENT	09/22/23
MYLAR	09/25/23

CHECK-FIM  
 DRAWN:KCH  
 JOB: D2100082

**SUB-1**  
 SHEET 1 OF 2  
 PLAT OF SUBDIVISION

# PLAT OF RE-SUBDIVISION GLOGOVSKY GILBERTS CAR WASH

BEING A RE-SUBDIVISION OF LOTS 14,15,16,17,18,19,20 AND 21 OF PRAIRIE BUSINESS PARK, PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 2013 AS DOCUMENT 2013K033874, IN THE VILLAGE OF GILBERTS, KANE COUNTY, ILLINOIS.

#### 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

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 RIGHTS 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 FOR 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 OR 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". "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDE 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, RETENTION POND OR MECHANICAL EQUIPMENT.

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

#### EASEMENT PROVISIONS FROM RIEMER CENTRE INDUSTRIAL PARK & OFFICE RESEARCH CENTRE SUBDIVISION PER DOCUMENT #2001K137422

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CABLE TELEVISION COMPANY, AMERITECH, COMMONWEALTH EDISON COMPANY, NICOR COMPANY AND THE VILLAGE OF GILBERTS, KANE COUNTY, ILLINOIS, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS WITHIN THE STRIPS OF GROUND, AS SHOWN BY DASHED LINES ON THE PLAT AND THE WIDTHS OF WHICH ARE SHOWN ON THIS PLAT AND MARKED "EASEMENT", TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS AND CABLES, SEWERS AND WATER MAINS, WITH ALL NECESSARY MANHOLES, PHONE, ELECTRIC, SEWER, GAS AND WATER SERVICE, THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN WITHIN SAID EASEMENT AREA SAID CONDUITS, CABLES, MANHOLES, WATER VALVES, AND OTHER EQUIPMENT; AND FINALLY THE RIGHT IS HEREBY GRANTED TO CUT DOWN AND REMOVE OR TRIM AND KEEP TRIMMED ANY TREES, SHRUBS, OR SAPLINGS THAT INTERFERE, OR THREATEN TO INTERFERE WITH ANY OF THE SAID PUBLIC UTILITY EQUIPMENT. ALL INSTALLATIONS SHALL BE UNDERGROUND OR ON THE SURFACE, BUT NOT OVERHEAD. IT IS FURTHER UNDERSTOOD THE ABOVE EASEMENTS SHALL BE NON-EXCLUSIVE.

NO PERMANENT BUILDINGS OR OTHER STRUCTURES ARE TO BE ERRECTED OR MAINTAINED UPON SAID STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

#### 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, ROOTS AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE 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 NICOR GAS COMPANY. 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

#### 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." OR "O.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.

#### EASEMENT PROVISIONS FROM FINAL PLAT OF SUBDIVISION PRAIRIE BUSINESS PARK PER DOCUMENT #2013033874

EASEMENTS ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF GILBERTS, TO KANE COUNTY, AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE AND KANE COUNTY, INCLUDING BUT NOT LIMITED TO: COMMONWEALTH EDISON COMPANY, SBC (A.K.A. AMERITECH TELEPHONE COMPANY), NICOR COMPANY, VILLAGE DESIGNATED CABLE TELEVISION COMPANY, AND THEIR SUCCESSORS AND ASSIGNS OVER ALL AREAS MARKED "UTILITY EASEMENT" OR "PUBLIC UTILITY EASEMENT" 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, AND 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 AND/OR COUNTY 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 AND/OR KANE COUNTY.

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF GILBERTS, KANE COUNTY, AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY, OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE. NO GRADE CHANGES ARE ALLOWED WITHIN THE EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL FROM THE VILLAGE AND/OR COUNTY.

#### DRAINAGE EASEMENT PROVISIONS FROM FINAL PLAT OF SUBDIVISION PRAIRIE BUSINESS PARK PER DOCUMENT #2013033874

THE VILLAGE OF GILBERTS IS HEREBY GIVEN PERPETUAL EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED "DRAINAGE EASEMENTS" TO INSTALL, OPERATE AND MAINTAIN SURFACE DRAINAGE FACILITIES, SAID EASEMENTS SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON GRANTOR'S SUCCESSORS AND ASSIGNS, SAID EASEMENTS SHALL BE USED FOR NO OTHER PURPOSE EXCEPT AS EXPRESSLY AUTHORIZED BY THE VILLAGE. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON 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 THE RIGHTS HEREIN GRANTED, FENCES MAY BE PERMITTED PROVIDING THE PROPERTY OWNER SIGNS A WAIVER AGREEMENT APPROVED BY THE VILLAGE MANAGER OR HIS DESIGNEE. THE VILLAGE HAS THE RIGHT BUT NOT THE OBLIGATION TO, AT ANY TIME, ABATE ANY OBSTRUCTIONS PLACED ON OR OVER THE EASEMENT AREA. ANY COSTS INCURRED BY THE VILLAGE OR ITS AGENTS AND SUB CONTRACTORS TO ABATE THE OBSTRUCTIONS SHALL BE PAID FOR BY THE PROPERTY OWNER, IF THE PROPERTY OWNER CANNOT PAY FOR THE COSTS, THEN A LIEN SHALL BE PLACED ON THE PROPERTY.

#### SURVEYORS CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK )

THIS IS TO STATE THAT I, FRANJO I. MATIČIĆ, ILLINOIS PROFESSIONAL LAND SURVEYORS #035-003556, HAVE SURVEYED AND SUBDIVIDED INTO ONE LOT AND NO NEW STREETS, THE FOLLOWING DESCRIBED PROPERTY:

LOTS 14,15,16,17,18,19,20 AND 21 OF PRAIRIE BUSINESS PARK, BEING A RESUBDIVISION OF PART OF RIEMER CENTRE INDUSTRIAL PARK & OFFICE RESEARCH CENTRE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER, AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 2013 AS DOCUMENT 2013K033874, IN THE VILLAGE OF GILBERTS, KANE COUNTY, ILLINOIS.

I CERTIFY THIS SITE IS LISTED AS BEING IN A ZONE "X", DESCRIBED AS "AREA IF MINIMAL FLOODING" PER F.E.M.A. PANEL NO. 17089C0155H DATED 08/03/2009.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT AND ACCURATE REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT THIS PROPERTY FALLS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF GILBERTS, ILLINOIS.

I FURTHER CERTIFY THAT I WILL SET ALL SUBDIVISION MONUMENTS AND HAVE DESCRIBED THEM ON THIS FINAL PLAT AS REQUIRED BY THE PLAT ACT (765 ILCS 205/), THE EXTERIOR SUBDIVISION MONUMENTS HAVE BEEN SET AND INTERIOR MONUMENTS WILL BE SET WITHIN 12 MONTHS OF THE RECORDING OF THIS PLAT (SECTION 1270-56 OF THE ILLINOIS PROFESSIONAL LAND SURVEYOR ACT OF 1989)

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT HOFFMAN ESTATES, ILLINOIS.

THE W-T GROUP, LLC

FRANJO I. MATIČIĆ - PLS #035-003556 EXPIRES 11/30/2024  
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.007570-0015

#### NOTES:

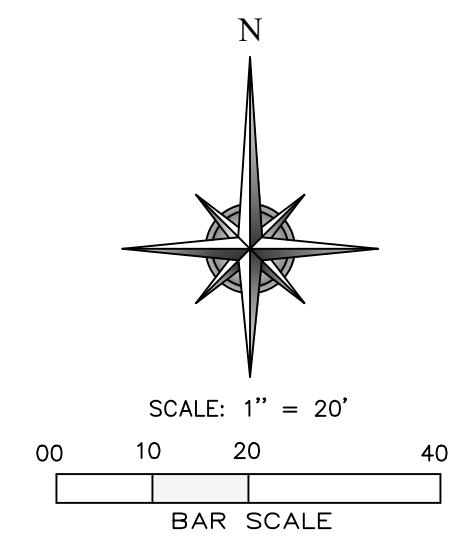
- BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.
- PIN NUMBER: 02-24-403-012
- ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.
- THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO ILLINOIS ROUTE 72 (HIGGINS ROAD) FROM LOT 1.

**AFTER RECORDING RETURN TO:**  
VILLAGE OF GILBERTS  
87 GALLIGAN ROAD  
GILBERTS, IL 60136

**PROPERTY OWNER:**  
GLOGOVSKY REAL ESTATE LLC  
385 E HIGGINS RD  
GILBERTS, IL 60136

**SUBDIVIDER:**  
THE W-T GROUP, LLC  
2675 PRATUM AVE  
HOFFMAN ESTATES, IL 60192  
224-293-6333

**DESIGNER/ENGINEER:**  
THE W-T GROUP, LLC  
2675 PRATUM AVE  
HOFFMAN ESTATES, IL 60192  
224-293-6333



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WT Group  
Engineering • Design • Consulting

GLOGOVSKY GILBERTS CAR WASH  
PLAT OF SUBDIVISION  
SW CORNER OF ROUTE 72 & TYRELL  
GILBERTS, ILLINOIS

#### ISSUE

TO	DATE
CLIENT	01/25/22
CLIENT	06/06/22
CLIENT	01/30/23
CLIENT	02/13/23
CLIENT	09/22/23
MYLAR	09/25/23

CHECK/FIRM

DRAWN/KCH

JOB: D2100082

SUB-2  
SHEET 2 OF 2  
PLAT OF SUBDIVISION

AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY



## *Village of Gilberts*

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Public Works: 37 Industrial Drive Gilberts, Illinois 60136  
Ph. 847-428-2861 Fax: 847-428-2955  
[www.villageofgilberts.com](http://www.villageofgilberts.com)

**To:** Village President and Board of Trustees  
**From:** Mitchell Anderson, Management Analyst  
Brian Bordeau, Village Administrator  
**Date:** January 16, 2024 Village Board Meeting  
**Re:** Item 6.A: New Business Program with Northern Kane County Chamber of Commerce

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### **Background**

For 24 years, the Village has partnered with the Northern Kane County Chamber of Commerce to grow and stay connected with our business community. There are currently 23 local businesses who are members of the chamber, and the Village is seeking to increase this number. The Chamber offers a plethora of services to local businesses, including networking events, training/education seminars, and advertising opportunities. These benefits offer business advantages, as well as an increased incentive to stay in the area. In order to attract new businesses to Gilberts, the Chamber has proposed a unique partnership program with the Village.

### **Analysis**

This partnership would offer new commercial businesses who meet a certain set of criteria their first year's membership free of charge. The criteria are as follows:

- Type of business – retail/commercial
- Brick and mortar (must be new construction)
- Non-home occupation
- New business, not a renewal application
- Within Gilberts Village limits

The Village would pay a discounted rate of the cost for eligible businesses who apply. The normal annual rate for membership is \$262.50, but the Village would only pay \$200. After the first year, the Chamber would then bill the business at the normal rate. For FYE 2025, staff plans on formally budgeting for this expense.

While the Chamber generally incentivizes businesses by giving them immediate access to networking, a ribbon cutting event, and guides to the communities in the Chamber, this proposal uniquely offers a specific pull-factor for businesses to come to Gilberts. Offering to pay for the business's first year in the Chamber shows a sense of goodwill and cultivates a business-friendly environment for new businesses, increasing Gilberts's competitiveness in the development market.

### **Conclusion/Recommendation:**

Staff recommends approval of this partnership program with the Northern Kane County Chamber of Commerce. Should the Board concur, the program guidelines will be placed on a future Board agenda for approval.



# **PARTNERSHIP PROPOSAL**

**Prepared by:**

Northern Kane County  
Chamber of Commerce

**For the:**

Gilberts



# **NEW BUSINESS CHAMBER MEMBERSHIP**

This partnership would entitle any new retail and commercial "brick and mortar" business within the city limits of the Village of Gilberts to their 1st year basic membership within the chamber of commerce.

This agreement would go into effect on  
January 1, 2024





# THE STRUCTURE

- The chamber would offer the village a discounted membership for the 1st year.
- The chamber would bill the village monthly for any memberships at the discounted rate.
- The business would be contacted to schedule a ribbon cutting and connect with other business owners in the community.
- The business owner would receive all the benefits provided by the chamber.



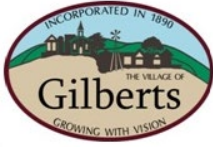
# COST

- The chambers current basic membership is \$262.50 + a t-time application fee of \$25. The chamber would discount it for the village to \$200.
- All subsequent years would be billed at the current chamber rate.



## **BENEFITS**

- This will provide the business with immediate access to a ribbon cutting, networking events, community guide, and other campaigns organized by the chamber.
- The chamber and village will partner together in hosting a ribbon cutting for the business.
- The business will be provided training, educational seminars, and resources provided by the chamber.



NORTHERN KANE COUNTY  
CHAMBER OF COMMERCE

Dear Business Owner:

Thank you for your interest in becoming a member of the Village of Gilberts' business community. We are happy to see our community growing in new and unique ways, and your business contributes to this growth.

Beginning in January 2024, the Village and the Northern Kane County Chamber of Commerce entered into an agreement for a program of discounted services to new retail and commercial businesses. This program gives eligible businesses the opportunity to gain all the benefits of Chamber membership, while waiving the membership dues for the first year.

Joining the Chamber brings many benefits, including:

- Access to a ribbon cutting event
- Networking events
- Training and educational seminars
- Greater visibility throughout the community

In order to be eligible for this discounted program, you must meet the following criteria:

- New business coming into Gilberts (businesses renewing their license are **not** eligible)
- Physical, brick and mortar location (new construction)
- Retail and/or commercial user
  - Home occupations are **not** eligible for the program
- Must be located within Gilberts Village limits

The Village has determined that you have met the aforementioned criteria for this program. As such, the Village strongly recommends you fill out the membership application on the next page and send the membership application to the Village. After the first year, the Chamber will begin billing you at the regular membership cost.

If you have any questions or concerns regarding this program, please do not hesitate to reach out to the Village.

Thank you,

Mitchell Anderson  
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Management Analyst  
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