

**VILLAGE OF GILBERTS**

**ORDINANCE 01-2019**

**AN ORDINANCE APPROVING THE FINAL PLAT OF SUBDIVISION AND FINAL PUD PLANS FOR PHASE 3A 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 ("*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 ("*Amended PUD Ordinance*"); and

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

**WHEREAS**, Gilberts Development LLC subsequently submitted an application requesting approval of a final plat of subdivision and final PUD plan for Phase 3A of the Gilberts Development Parcel, consisting of 44 of the 152 lots in Phase 3 approved in the preliminary plat and PUD plan; and

**WHEREAS**, the Final Plat of Subdivision and Final PUD Plan for Phase 3A are substantially in conformity with the preliminary plat and plans approved by the Village Board on January 31, 2017; and

**WHEREAS**, on December 6, 2018, the Village Plan Commission conducted a meeting to consider the Final Plat and Final PUD Plans for Phase 3A of the Gilberts Development Parcel, and made a recommendation of approval to the Village Board; 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 3A 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 3A.** 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 3A of the Gilberts Development Parcel, which Plat is attached hereto as **Exhibit B**.

**Section 3. Approval of Final PUD Plans for Phase 3A.** 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 3A 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 3A 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 3A, including the water improvements required by the Amended Annexation Agreement and referenced in Subsection 4.C of this Ordinance.
- B. **Final Engineering Plan Approval.** Prior to any permit being issued for any work in Phase 3A, final engineering plans must be approved by the Village Engineer, including addressing the outstanding issues raised by the Engineer in its letter dated November 27, 2018, to the satisfaction of the Village Engineer.
- C. **Water Improvements.** Pursuant to the Amended Annexation Agreement, Gilberts Development shall not be entitled to the issuance of any building permits or permission to connect to the Village's water system for any residential unit beyond a total of 123 building permits and water connections (to include Neighborhood 1) until it has designed, financed, and completed construction of the water service improvements listed on Exhibit E of the Amended Annexation Agreement, and those improvements are operational. However, Gilberts Development may commence the construction of public improvements and grading activities in Phase 3A prior to completion of the water service improvements, but no building permit shall be issued in Phase 3A until the water improvements are completed and operational unless expressly approved otherwise by a majority vote of the Village Board.

- D. Further Development of Phase 3. Phase 3A consists of 44 lots of the 152 lots approved in the preliminary PUD for the Gilberts Development Parcel. No development of the remaining 108 lots in Phase 3 shall be permitted unless and until a final plat of subdivision and final PUD plan for these remaining lots in Phase 3 have been submitted for review and approved by the Village in accordance with the required procedures for such review and approval.
- E. Compliance with Laws. The Village's zoning, subdivision, and building regulations, and all other applicable Village ordinances and regulations shall continue to apply to the Gilberts Development Parcel, and the development and use of the Gilberts Development Property shall comply with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction.
- F. Continued Effect of the Planned Unit Development and Annexation Agreement. The Amended PUD Ordinance and the Amended Annexation Agreement shall remain in full force and effect, and the Owner shall comply with all requirements, conditions, and restrictions therein.
- G. Declaration of Covenants. A declaration of covenants and restrictions shall be recorded against the Phase 3A property in accordance with the requirements of Section 24.A of the Annexation Agreement, as amended by the Amended Annexation Agreement. The declaration shall restrict, among other things, each unit to a maximum of three bedrooms, to require either a one-story home or a first floor master in each unit, and to prohibit certain accessory uses and structures such as sheds, play equipment, pools, trampolines, and similar uses and structures. In addition, the association shall be responsible for maintaining individual yards within the age-targeted development, including without limitation all mowing and landscaping activities, and for snow removal throughout the age-targeted development. The declaration of covenants and restrictions will be subject to the reasonable approval of the Village

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

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

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

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

PASSED BY ROLL CALL VOTE OF THE BOARD OF TRUSTEES of the Village of Gilberts, Kane County, Illinois, this 8 day of Jan. 2019.

	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>	<u>Abstain</u>
Trustee Dan Corbett	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trustee Elissa Kojzarek	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trustee Nancy Farrell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trustee Jeanne Allen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trustee Lou Hacker	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trustee Guy Zambetti	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
President Rick Zirk	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

APPROVED THIS 8 DAY OF Jan., 2019

  
Village President, Rick Zirk



  
Village Clerk, Courtney Nicholas

Published: 1-9-19

**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; 02-11-405-016; 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 3A**

*[ATTACH]*

**Exhibit C**

**Final PUD Plans for Phase 3A**

*[ATTACH]*

4823-9070-7586, v. 1



OWNER/DEVELOPER

GILBERTS DEVELOPMENT LLC  
340 W BUTTERFIELD ROAD, UNIT 20  
ELMHURST, ILLINOIS 60120

AREA SUMMARY

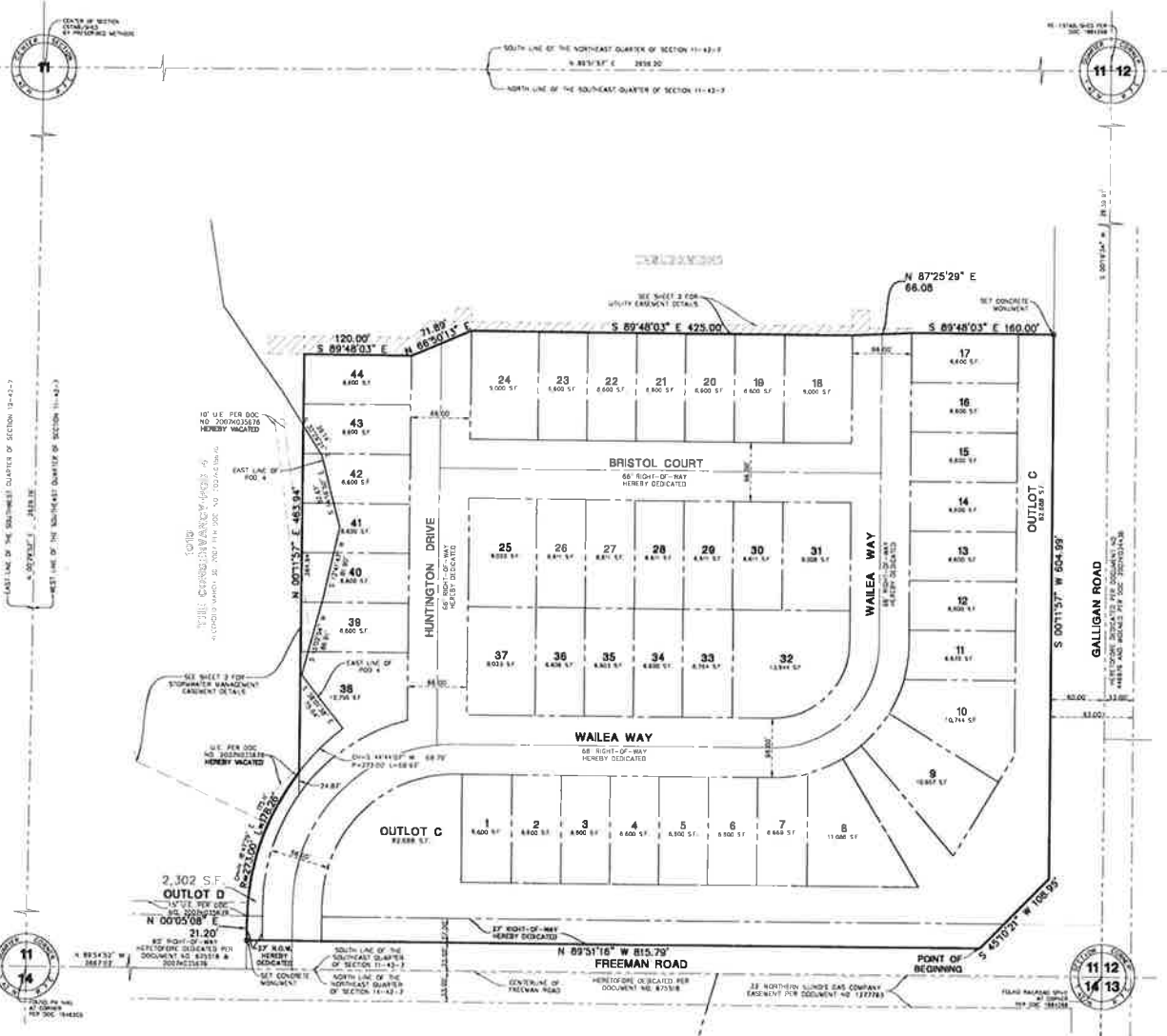
LOTS 1-44 328,524 SQ. FT. (7,500 ACRES)  
OUTLOT A & B 8,476 SQ. FT. (193 ACRES)  
OUTLOT C & D 133,278 SQ. FT. (3,058 ACRES)  
TOTAL 570,278 SQ. FT. (13,051 ACRES)

FINAL PLAT OF SUBDIVISION  
OF  
THE CONSERVANCY  
NEIGHBORHOOD 3A

BEING PART OF THE SOUTH HALF OF SECTION 11, TOWNSHIP 42 NORTH RANGE 7 EAST OF THE  
THIRD PRINCIPAL MERIDIAN, W. KANE COUNTY, ILLINOIS



CURRENT P.L.N.:  
02-11-401-005  
02-11-475-001



WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 11-42-7  
N 89°45'03" E 120.00'

WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 11-42-7  
N 89°45'03" E 120.00'

VACATION OF UTILITY EASEMENTS (U.E.) APPROVED AND ACCEPTED

AUTHORIZED BY SIGNING THIS SUBDIVISION MAP AND CONSENT TO THE RELEASE, VACATION  
AND ABROGATION OF THE UTILITY EASEMENTS (U.E.) AS GRANTED BY DOCUMENT NO. 02063818, AS  
SHOWN AND LABELED "HEREBY VACATED" HEREON.

- ACCEPTED: AT&T DATE:
PRINTED NAME AND TITLE:
ACCEPTED: EDWARDS/IN F23EN COMPANY DATE:
PRINTED NAME AND TITLE:
ACCEPTED: NORTHERN ILLINOIS GAS COMPANY DATE:
PRINTED NAME AND TITLE:
ACCEPTED: CIGNET CABLE COMPANY DATE:
PRINTED NAME AND TITLE:
ACCEPTED: VILLAGE OF GILBERTS DATE:
PRINTED NAME AND TITLE:

SHEET INDEX

Table with 2 columns: SHEET # OF # and DESCRIPTION. Includes Overall Boundary and Easement Vacation, Boundary Lot Detail Information, and Previous Landmark, Legal Description and Certificates.

ABBREVIATIONS

Table with 2 columns: ABBREVIATION and DESCRIPTION. Includes U.E. - UTILITY EASEMENT, S.M.E. - STORMWATER MANAGEMENT EASEMENT, B.S.L. - BUILDING SETBACK LINE, L.L. - LANDSCAPE EASEMENT, etc.

GENERAL NOTES

- 1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
2. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
3. THERE MAY BE ADDITIONAL TERMS, PROVISIONS AND LIMITATIONS CONTAINED IN AN APPROPRIATE DEED, LOCAL ORDINANCES, DEEDS, PLAT, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
4. CONFIRM ALL POINTS BEFORE BUILDING BY SAME AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
5. CONCRETE CONCRETE MONUMENTS TO BE SET.
6. IN ACCORDANCE WITH GRAPHIC 753.4(CS) SECTION 200.1 3/8" x 3/4" LONG IRON PINS WILL BE SET AT ALL PROPERTY CORNERS AND POINTS OF GEOMETRIC CHANGE.
7. OUTLOT C AND OUTLOT D WILL BE CONVEYED TO THE CONSERVANCY HOMEOWNERS ASSOCIATION BY A SEPARATE DOCUMENT.

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

Manhard CONSULTING LTD  
2000 W. BIRCHWOOD AVENUE, SUITE 100, GILBERTS, ILLINOIS 60138  
FOR THE PAST 20 YEARS, WE HAVE BEEN SERVING CLIENTS WITH OUR EXPERTISE IN:  
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners

**OWNER/DEVELOPER**

GILBERTS DEVELOPMENT LLC  
340 W BUTTERFIELD ROAD, UNIT 20  
ELMHURST, ILLINOIS 60120

**FINAL PLAT OF SUBDIVISION  
OF  
THE CONSERVANCY  
NEIGHBORHOOD 3A**

BEING PART OF THE SOUTH HALF OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE  
THIRD PRINCIPAL MERIDIAN, N HANE COUNTY, ILLINOIS

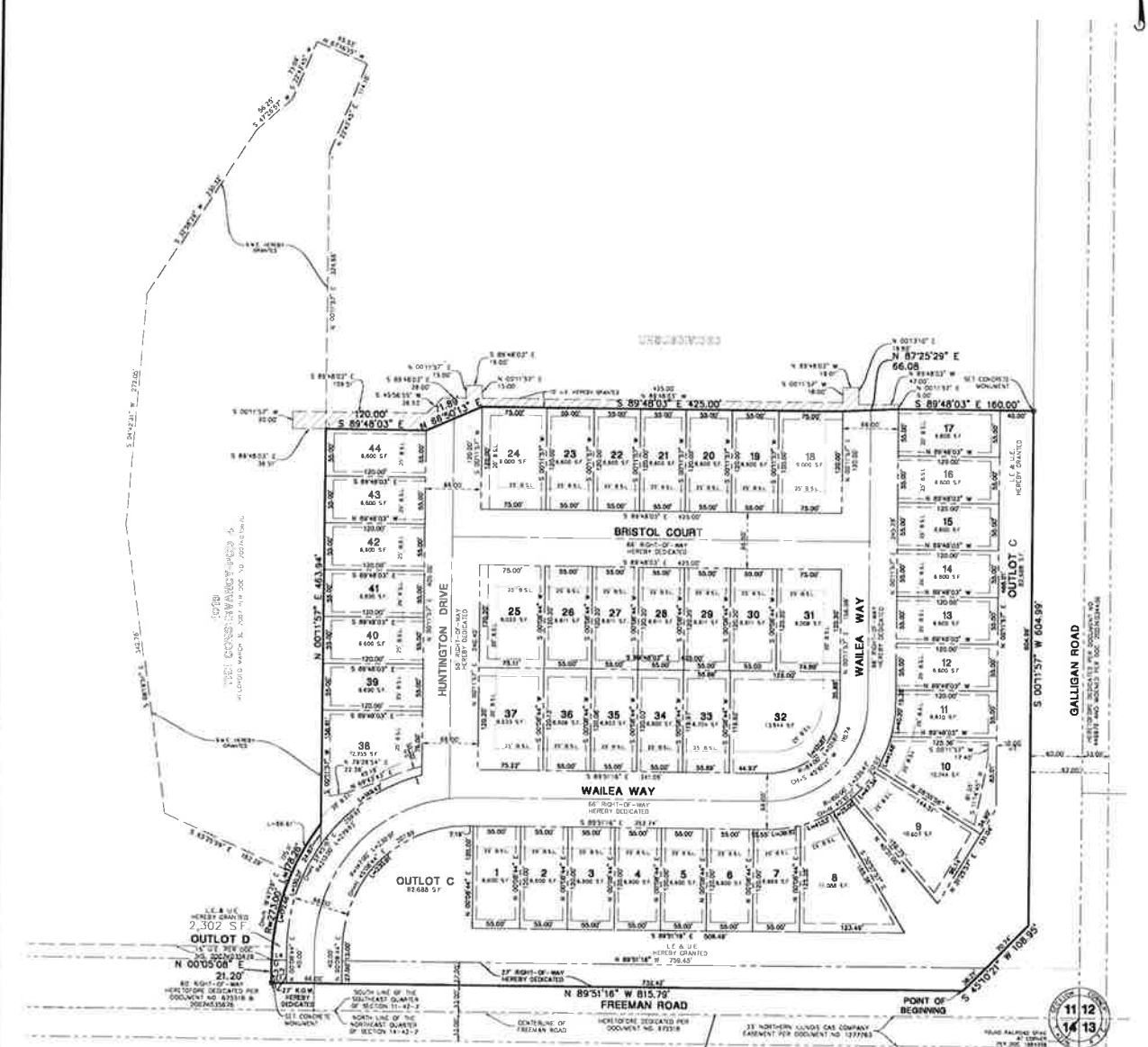
CURRENT P.L.N. 02-11-400-005  
02-11-475-001

GRAPHIC SCALE



**BASIS OF BEARINGS**

ATLANTIC BEARING SYSTEM

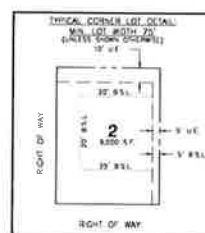
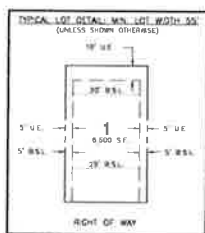


**LINE TABLE**

LINE	BEARING	LENGTH
L1	S 89°48'03" E	170.00'
L2	S 89°48'03" E	42.00'
L3	S 89°48'03" E	42.00'
L4	S 89°48'03" E	42.00'

**CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	275.00'	5.80'	N 89°51'16" E	5.80'



**GENERAL NOTES**

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
2. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
3. THERE MAY BE ADDITIONAL TERMS, CONDITIONS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT, DEED, LOCAL ORDINANCE, DEED, PLAT, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
4. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
5. EVIDENCE OF CONCRETE MONUMENTS TO BE SET.
6. IN ACCORDANCE WITH CHAPTER 116.05 ILL. SEC. 305/1 5/8" x 3/4" x 24" LONG IRON RODS WILL BE SET AT ALL PROPERTY CORNERS AND POINTS OF SCENERIC CHANGE.
7. OUTLOT C AND OUTLOT D WILL BE CONVEYED TO THE CONSERVANCY HOMEOWNERS ASSOCIATION BY A SEPARATE DOCUMENT.

**ABBREVIATIONS**

- U.E. - UTILITY EASEMENT
- S.U.E. - STORMWATER MANAGEMENT EASEMENT
- R.S.L. - BUILDING SETBACK LINE
- L.E. - LANDSCAPE EASEMENT
- M.R. - MEASURED INFORMATION
- (Hatched Box) - OFFSITE UTILITY EASEMENT HEREBY GRANTED

2 OF 3  
SHEET  
DATE

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

**Manhard CONSULTING LTD**  
1988 Butterfield Road, Suite 1000, Elmhurst, Illinois 60120  
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners

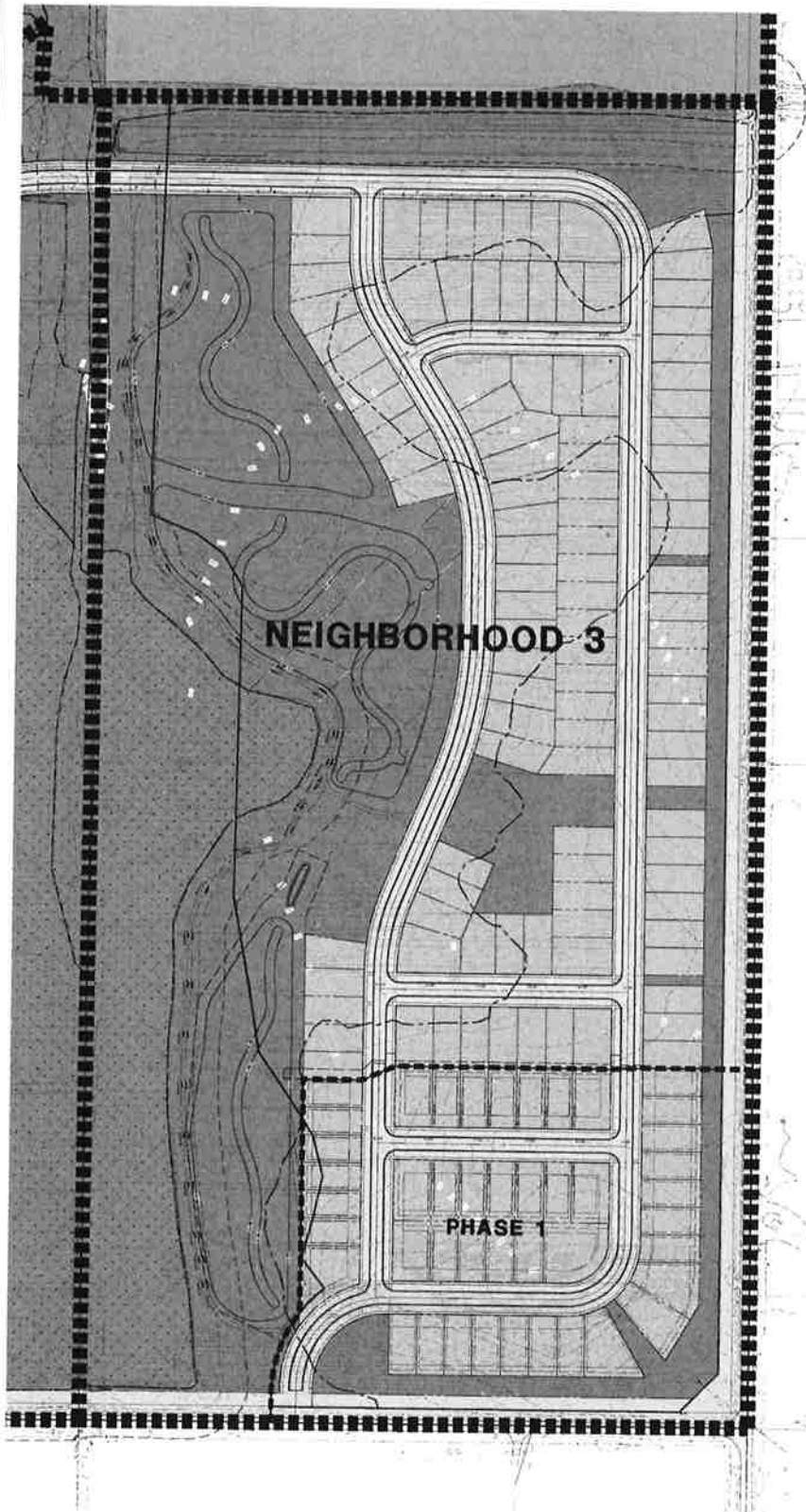
NO.	DESCRIPTION	DATE



PRELIMINARY SITE PLAN

# THE CONSERVANCY

GILBERTS, ILLINOIS



**SITE DATA TABLE**

Neighborhood	Lot AC	ROW AC	Potential Parks AC	Active Open Space AC	Open Space AC	Total AC	Total Units
1	38.00	18.94	1.18	6.87	61.55	88.54	122
2	40.24	21.13	13.94	19.28	11.21	106.80	170
3	29.78	27.84	0.00	18.24	18.16	104.02	139
4	17.18	6.16	0.00	1.10	0.00	24.34	40
5	31.86	11.21	28.53	18.50	68.84*	148.94	96
6	14.47	4.21	0.00	12.17	17.83	48.68	43
7	33.87	8.13	0.00	18.18	66.89	126.97	188
8	17.50	6.61	0.00	6.42	18.18	48.71	61
9	17.81	6.18	0.00	12.82	8.64	40.65	39
10	9.00	2.18	0.00	9.18	17.81	28.99	33
11	14.10	9.93	10.71	9.21	9.81	63.76	88
<b>TOTAL</b>	<b>103.15</b>	<b>101.11</b>	<b>48.14</b>	<b>148.84</b>	<b>187.61</b>	<b>788.61</b>	<b>957</b>
%	84.38%	82.58%	5.27%	18.42%	23.78%	100%	

**LEGEND**

- Residential Lot
- Commercial Lot
- Park (Potential)
- Open Space
- Welland
- Open Water

**NOTE:**  
 PARK DEDICATION, PARK AMENITIES AND TRAIL LOCATIONS SUBJECT TO CHANGE TO REFLECT STORMWATER MANAGEMENT REQUIREMENTS AND OTHER FACTORS. FINAL TOTAL PARK DEDICATION AREA MAY NOT REFLECT THE SAME MEASUREMENTS SHOWN ON THIS EXHIBIT.

THE AREAS IDENTIFIED FOR PARKS (POTENTIAL) ARE THE POTENTIAL SITES THE VILLAGE WILL CHOOSE THE 25+ ACRES FROM.

THE CONSERVANCY  
 VILLAGE OF GILBERTS, ILLINOIS  
 PROPOSED SITE PLAN

**Manhard**  
CONSULTING LTD

2000 West 1st Street, Suite 100, Gilbert, IL 60138  
 630-261-1111 | www.manhardconsulting.com

DATE: 11/15/18  
 DRAWN BY: J. B. WILSON  
 CHECKED BY: J. B. WILSON  
 APPROVED BY: J. B. WILSON

