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SANDY WEGMAN
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ORDINANCE

Ordinance No. 08-2019

VILLAGE OF GILBERTS

AN ORDINANCE APPROVING A THIRD AMENDMENT TO THE ANNEXATION AND DEVELOPMENT AGREEMENT FOR THE CONSERVANCY DEVELOPMENT

WHEREAS, on October 31, 2005, the Village of Gilberts Board of Trustees approved an Annexation and Development Agreement between the Village of Gilberts and the owners of approximately 1,114 acres of land as described in the original Annexation Agreement ("**Original Annexation Agreement**") for the development of 1,114 acres known as the Conservancy ("**Conservancy**"), which Agreement was recorded on January 9, 2006, with the Kane County Recorder's Office, as Document No. 2006K002188; and

WHEREAS, Gilberts Development LLC ("**Gilberts Development**"), is the successor-in-interest to a portion of the Conservancy consisting of 914.02 acres ("**Gilberts Development Parcel**"); and

WHEREAS, on January 31, 2017, the Village of Gilberts Board of Trustees approved the First Amendment to the Annexation Agreement for the Gilberts Development Parcel, which Agreement was recorded on February 3, 2017, with the Kane County Recorder's Office, as Document No. 2017K006674 ("**First Amendment**"); and

WHEREAS, on March 5, 2019, the Village of Gilberts Board of Trustees approved the Second Amendment to the Annexation Agreement for the Gilberts Development Parcel, which Agreement was recorded on April 16, 2019, with the Kane County Recorder's Office, as Document No. 2019K014772 ("**Second Amendment**") (the Original Annexation Agreement, First Amendment, and Second Amendment shall be collectively referred to as "**Annexation Agreement**"); and

WHEREAS, the Village has approved final plats of subdivision for certain neighborhoods in the Conservancy, including Neighborhood 1, Neighborhood 2A-1, and Neighborhood 3A, and Gilberts Development LLC is currently developing homes in Neighborhoods 1 and 2A-1 ("**Platted Areas**"); and

WHEREAS, Gilberts Development LLC desires to modify the previous approvals for portions of the Gilberts Development Parcel located outside of the Platted Areas, consisting of approximately 618.68 acres and referred to as the "**Amendment Property**"; and

WHEREAS, the requested changes include an increase in the number of allowed residential lots, an increase in the number of age-targeted lots (also referred to as maintenance free lifestyle residential housing), and the ability to construct 134 townhome units, among other requested amendments for the Amendment Property; and

WHEREAS, Gilberts Development LLC filed an application with the Village requesting approval of (1) a rezoning of a portion of the Amendment Property to the R-4 district to allow a

townhome development; (2) amendments to the existing PUD Ordinance as it applies to the Amendment Property; (3) amendments to the preliminary PUD plans as they apply to the Amendment Property; and (4) amendments to the Annexation Agreement for the Amendment Property; and

WHEREAS, Section 31 of the Annexation Agreement provides that the Annexation Agreement can be amended by the Village and the legal title holder of that portion of the property that is subject to the amendments, in this case Gilberts Development as to the Amendment Property; and

WHEREAS, the rezoning and proposed amendments to the PUD Ordinance and preliminary PUD plans will be considered by the Village Board of Trustees pursuant to a separate ordinance immediately after consideration of the proposed Third Amendment to the Annexation Agreement; and

WHEREAS, the Village Board of Trustees conducted a public hearing on the proposed Third Amendment to the Annexation Agreement for the Amendment Property on June 11, 2019, pursuant to notice as required by state statute; and

WHEREAS, the President and Board of Trustees find that amending the Annexation Agreement is in the best interests of the Village and its residents, as set forth in the Third Amendment attached to this Ordinance as Exhibit A.

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; Authorization. The Third Amendment to the Annexation Agreement is hereby approved in substantially the form attached hereto as **Exhibit A**. The Village President and Village Clerk are hereby authorized and directed to execute and attest, respectively, the Third Amendment on behalf of the Village following the delivery of the executed Third Amendment by Gilberts Development LLC. The Village Clerk is also authorized and directed to record this Ordinance and Third Amendment with the Office of the Kane County Recorder of Deeds.

Section 3. Continued Effect. Except as expressly modified by this Ordinance and the First and Second Amendments, the Annexation Agreement shall remain in full force and effect to govern the development and use of the Conservancy, the Gilberts Development Parcel, and the Amendment Property.

Section 4. Severability. In the event a court of competent jurisdiction finds this ordinance or any provision hereof to be invalid or unenforceable as applied, such finding shall not affect the validity of the remaining provisions of this ordinance and the application thereof to the greatest extent permitted by law.

Section 5. Repeal and Saving Clause. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions, or cause of action which shall have accrued to the Village of Gilberts prior to the effective date of this ordinances.

Section 6. Effective Date. This Ordinance shall be in full force and effect after its approval in the manner provided by law.

ADOPTED THIS 16 DAY OF JUNE, 2019, pursuant to roll call vote as follows:

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

APPROVED THIS 16 DAY OF JUNE, 2019.



[Signature]
Village President, Rick Zirk

ATTEST: [Signature]
Village Clerk, Courtney Baker

Published: 6-19-19

Exhibit A

**THIRD AMENDMENT TO THE ANNEXATION AGREEMENT AND
DEVELOPMENT AGREEMENT BETWEEN THE
VILLAGE OF GILBERTS AND GILBERTS DEVELOPMENT LLC
(PART OF THE CONSERVANCY DEVELOPMENT)**

THIS THIRD AMENDMENT TO THE ANNEXATION AND DEVELOPMENT AGREEMENT (“*Third Amendment*”) to that certain Annexation Agreement and Development Agreement (“*Agreement*”) dated October 31, 2005, and recorded on January 9, 2006 as Doc. No. 2006K002188, is made and entered into as of the 16 day of June, 2019 by and between **THE VILLAGE OF GILBERTS**, an Illinois municipal corporation, Kane County, Illinois (“*Village*”) and **GILBERTS DEVELOPMENT, LLC**. (“*Gilberts Development*” or “*Developer*”).

WITNESSETH:

WHEREAS, on October 31, 2005, the Village of Gilberts Board of Trustees approved an Annexation and Development Agreement between the Village of Gilberts and the owners of approximately 1,114 acres of land as described in **Exhibit A-1** (“*Original Annexation Agreement*”) for the development of 1,114 acres known as the Conservancy (“*Conservancy*”), which Agreement was recorded on January 9, 2006, with the Kane County Recorder’s Office, as Document No. 2006K002188; and

WHEREAS, on January 31, 2017, the Village of Gilberts Board of Trustees approved the First Amendment to the Annexation Agreement for the Gilberts Development Parcel, which Agreement was recorded on February 3, 2017, with the Kane County Recorder’s Office, as Document No. 2017K006674 (“*First Amendment*”); and

WHEREAS, on March 5, 2019, the Village of Gilberts Board of Trustees approved the Second Amendment to the Annexation Agreement for the Gilberts Development Parcel, which Agreement was recorded on April 16, 2019 with the Kane County Recorder’s Office, as Document No. 2019K014772 (“*Second Amendment*”) (the Original Annexation Agreement, First Amendment, and Second Amendment shall be collectively referred to as “*Annexation Agreement*”); and

WHEREAS, pursuant to Section 31 of the Annexation Agreement, the Parties, and/or their respective successors and assigns, as the case may be, reserved the right, by mutual consent, to agree in writing to amend the terms and conditions of the Agreement, provided, however, that only the legal title holder of the property subject to the proposed amendment is required to execute an amendment to the Annexation Agreement; and

WHEREAS, Gilberts Development LLC (“*Gilberts Development*”), is the successor-in-interest to a portion of the Conservancy consisting of 914.02 acres (“*Gilberts Development Parcel*”); and

WHEREAS, the Village has approved final plats of subdivision for certain neighborhoods in the Gilberts Development Parcel, including Neighborhood 1, Neighborhood 2A-1, and Neighborhood 3A, and Gilberts Development LLC is currently developing homes in Neighborhoods 1 and 2A-1 ("**Platted Areas**"); and

WHEREAS, Gilberts Development LLC desires to modify the previous approvals for portions of the Gilberts Development Parcel located outside of the Platted Areas, consisting of approximately 618.68 acres, legally described in **Exhibit A-2**, and referred to as the "**Amendment Property**"; and

WHEREAS, the requested changes include an increase in the number of allowed residential lots, an increase in the number of age-targeted lots (also referred to as maintenance free lifestyle residential housing), and the ability to construct 134 townhome units, among other requested amendments for the Amendment Property; and

WHEREAS, Gilberts Development LLC filed an application with the Village requesting approval of (1) a rezoning of a portion of the Amendment Property to the R-4 district to allow a townhome development; (2) amendments to the existing PUD Ordinance as it applies to the Amendment Property; (3) amendments to the preliminary PUD plans as they apply to the Amendment Property; and (4) amendments to the Annexation Agreement for the Amendment Property; and

WHEREAS, upon the adoption of this Third Amendment, the Corporate Authorities shall consider adoption of a separate ordinance approving the amendments to the PUD Ordinance and preliminary PUD plans subject to certain conditions and recommendations; and

WHEREAS, Section 31 of the Annexation Agreement provides that the Annexation Agreement can be amended by the Village and the legal title holder of that portion of the property that is subject to the amendments, in this case Gilberts Development as to the Amendment Property; and

WHEREAS, this proposed Third Amendment was submitted pursuant to the applicable provisions of the Illinois Municipal Code to the Corporate Authorities of the Village, and a public hearing was held on June 11, 2019, pursuant to proper notice as provided by statute; and

WHEREAS, the Corporate Authorities of the Village have considered this Third Amendment and determined that this Third Amendment is in the best interests of the Village and its residents; and

WHEREAS, the parties, consistent with Illinois law, have agreed to the terms and conditions set forth in this First Amendment as evidenced by the signatures affixed hereto.

NOW, THEREFORE, in consideration of the mutual promises set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree to the following:

1. **Incorporation of Recitals.** The foregoing recitals are material to this Third Amendment and are incorporated and made a part of this Third Amendment as if fully stated herein.

2. **Prior Agreements/Conflicts.** In the event of any conflict or inconsistency between the terms and provisions of the Annexation Agreement, this Third Amendment shall govern and apply, but solely as applicable to the Amendment Property.

3. **Amendments to Section 3, Zoning and Development Standards.** Section 3, entitled “Zoning and Development Standards” of the Annexation Agreement is hereby amended as it relates to the use and development of the Gilberts Development Parcel as follows:

A. Subsection A, entitled “Zoning and Development of the Property,” is hereby amended as follows:

1. References to the “PUD Ordinance” in paragraph 3.A(3), and any further references in the remainder of the Annexation Agreement as they relate to the development and use of the Amendment Property shall be supplemented by the previously approved First Amendment to the PUD Ordinance and the Second Amendment to the PUD Ordinance approved by the Village Board immediately after the approval of this Third Amendment (“***Second PUD Amendment***”), which Second PUD Amendment is attached to this Third Amendment as **Exhibit B**.
2. References to the “Preliminary Site Plan” in paragraph 3.A(3) and any further references in the remainder of the Annexation Agreement as they relate to the development and use of the Amended Property shall hereafter refer to the revised site/preliminary PUD plan approved by and attached as Exhibit B to the Second PUD Amendment (“***Amended Site Plan***”).

Except as expressly modified above, Section 3.A of the Annexation Agreement shall continue to apply to the development of the Amendment Property and the remainder of the Conservancy development.

B. Subsection B, entitled “Development Standards: Residential Parcels” is hereby amended as follows:

1. References to the “development standards and departures from its Zoning Ordinance” in paragraph 3.B(1) and in Exhibit B-1 and any further references in the remainder of the Annexation Agreement and in Exhibit C to the First Amendment as they relate to the single family residential development on the Amendment Property shall hereafter refer to the standards and departures attached as Exhibit C to the Second PUD Amendment.
2. Paragraph 3.B(4) is hereby amended to allow Gilberts Development to construct no more than 1,197 residential units on the Gilberts Development Parcel, in accordance with the Second PUD Amendment.

Except as expressly modified above, Section 3.B of the Annexation Agreement shall continue to apply to the development of the Amendment Property and the remainder of the Conservancy Development.

C. A new Subsection F, entitled “Townhome Development,” is hereby added to Section 3, which new Subsection 3.F shall hereafter be and read as follows:

“F. Townhome Development. The Village agrees to allow the development of 134 townhomes on a portion of the Property known as the “Townhome Parcel,” legally described in Exhibit A-3, and to approve the Second PUD Amendment to rezone the Townhome Parcel to the R-4 zoning district and to amend the PUD Ordinance to establish and approve the R-4 District standards and departures set forth in Exhibit D to the Second PUD Amendment for the townhome development on the Townhome Parcel.”

4. Amendments to Section 11, Sanitary Sewer Service.

A. Subsection 11.A, entitled “Residential Parcels,” is hereby further amended with respect to the Amendment Property to permit the connection of an additional 200 additional residential units to the Village’s sewer system, subject to there being sufficient capacity in the system, in the Village’s determination, and payment of all required tap-on/connection fees, recapture, and any other fees or costs required at the time of connection to connect to the Village’s sewer system. At its option, Gilberts Development may choose to pay the required connection and other applicable fees for the 200 additional sewer connections in advance, and assuming there is capacity at the time of payment, the Village agrees to reserve capacity in its system for the paid connections.

B. Subsection 11.C, entitled “Sanitary Sewer Connection Fees,” is hereby further amended with respect to the Amendment Property to provide that the waiver of sanitary sewer connection fees applies only to the 985 single family home connections for which payment has been acknowledged and sewer connections reserved for the development of the Gilberts Development Parcel, as described in Section 11.A.1. Any additional connections to the Village’s sanitary sewer system for any of the additional 200 residential units will be subject to payment of then then-applicable connection/tap-on fees and other costs.

5. Amendments to Section 22, Anti-Monotony. Subsection 22J, entitled “Anti-Monotony,” is hereby amended, as follows:

“J. Approval of Building Elevations and Floor Plans. Building elevation plans for the traditional and age-targeted (also referred to as maintenance free lifestyle residential homes) residential homes shall be submitted for approval by the Village in the Amended PUD Ordinance, which plans are attached to the Amended PUD Ordinance. Building elevation plans for the townhomes shall be submitted for approval by the Village in the Second PUD Amendment, which plans are attached to the Second PUD Amendment. In addition, floor plans for the age-targeted residential homes will be submitted for approval by the Village in the Amended PUD Ordinance, which plans are also

attached to the Amended PUD Ordinance. The approved Building Elevations and Floor Plans may be modified, for any one or more phases of development of the Gilberts Development Parcel, by resolution of the Village Board, without a public hearing or amendment to the Annexation Agreement, as amended, or the PUD Ordinance.”

6. Amendments to Section 24, Declaration of Covenants and Restrictions; Property Owners Association.

A. Subsection 24.A(5) is hereby amended as follows:

“(5) The age-targeted homes (also referred to as maintenance free lifestyle residential homes) proposed for Neighborhood 3 of the Gilberts Development Parcel, and Neighborhoods 6 and 7 of the Amended Property, shall be subject to recordation of a declaration of covenants and restrictions to 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.”

B. Subsection 24.A is hereby amended to add a new Paragraph (6) as follows:

“(6) The townhomes proposed for the Townhome Parcel shall be subject to recordation of a declaration of covenants and restrictions to provide that the association shall be responsible for maintaining individual yards within the townhome development, including without limitation all mowing and landscaping activities, and for snow removal throughout the townhome development. The declaration of covenants and restrictions will be subject to the reasonable approval of the Village.”

12. Amendments to Notices.

Notice to Gilberts Development shall be given to:

Gilberts Development LLC
340 W. Butterfield Road
Unit 2D
Elmhurst, IL 60126
Attn: Troy Mertz
troymertz@gmail.com

With copy to:


The Law Office of Thomas R. Burney
40 Brink Street
Crystal Lake, IL 60014
Attn: Tom Burney
tburney@zcvlaw.com

13. Exhibits. The following exhibits shall supplement or modify the exhibits attached to the Annexation Agreement:

Exhibit A-1 Legal Description of the Conservancy
Exhibit A-2 Legal Description of the Amendment Property
Exhibit A-3 Legal Description of the Townhome Parcel
Exhibit B Second PUD Amendment for Amendment Property

IN WITNESS WHEREOF, the Parties have executed this First Amendment effective the date first above stated.

Village of Gilberts, an Illinois municipal corporation

By: 
Village President

Attest:


Village Clerk

Gilberts Development LLC, an Illinois limited liability company


By: 
Its Owner

EXHIBIT A-1

Legal Description of the Conservancy

PARCEL 1:

THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THAT PART OF THE SOUTHWEST 1/4 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.

ALSO,

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS

ALSO,

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 42, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS.

ALSO,

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS.

ALSO,

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS.

AND ALSO,

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.

ALSO,

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 2:

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 3:

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12 AND THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS.

EXHIBIT A-2

Legal Description of the Amendment Property

PARCEL 1:

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 LINE BEING ALSO THE WESTERLY RIGHT OF WAY LINE OF THE ELGIN AND BELVIDERE ELECTRIC COMPANY, EXCEPTING THEREFROM THAT PART FALLING WITHIN THE CONSERVANCY-POD 4 PLAT OF SUBDIVISION, RECORDED MARCH 30, 2007 AS DOCUMENT NO. 2007K035676 AND THE CONSERVANCY NEIGHBORHOOD 2A-1 PLAT OF SUBDIVISION, RECORDED AUGUST 24, 2017 AS DOCUMENT NO. 2017K044495, IN RUTLAND TOWNSHIP, KANE COUNTY, ILLINOIS.

EXCEPTING THEREFROM:

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

BEGINNING AT THE SOUTHWEST CORNER OF LOT 533 IN THE CONSERVANCY -- POD 4 PLAT OF SUBDIVISION, RECORDED THEREOF MARCH 30, 2007 PER DOCUMENT 2007K035676 ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF OAK SAVANNAH DRIVE AS DEDICATED BY THE CONSERVANCY NEIGHBORHOOD 2A-1 PLAT OF SUBDIVISION, RECORDED THEREOF AUGUST 24, 2017 PER DOCUMENT 2017K044495; THENCE NORTH 89 DEGREES 54 MINUTES 52 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 142.98 FEET TO THE EASTERLY RIGHT OF WAY LINE OF MARIO LANE AS DEDICATED SAID DOCUMENT 2017K044495 BEING ALSO A NON-TANGENT CURVE; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE ALONG SAID CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 2073.00 FEET SUBTENDING A CHORD BEARING NORTH 02 DEGREES 13 MINUTES 56 SECONDS EAST, AN ARC DISTANCE OF 23.96 FEET TO A RADIAL LINE; THENCE NORTH 87 DEGREES 26 MINUTES 12 SECONDS WEST ALONG THE EASTERLY PROLONGATION OF THE NORTHERLY LOT LINE OF LOT 1 IN SAID CONSERVANCY NEIGHBORHOOD 2A-1, A DISTANCE OF 206.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 03 DEGREES 32 MINUTES 03 SECONDS EAST, A DISTANCE OF 77.25 FEET; THENCE NORTH 05 DEGREES 28 MINUTES 35 SECONDS EAST, A DISTANCE OF 77.25 FEET; THENCE NORTH 07 DEGREES 25 MINUTES 06 SECONDS EAST, A DISTANCE OF 77.25 FEET; THENCE NORTH 09 DEGREES 21 MINUTES 38 SECONDS EAST, A DISTANCE OF 77.25 FEET; THENCE NORTH 11 DEGREES 18 MINUTES 09 SECONDS EAST, A DISTANCE OF 77.25 FEET; THENCE NORTH 13 DEGREES 14 MINUTES 57 SECONDS EAST, A DISTANCE OF 77.59 FEET; THENCE NORTH 15 DEGREES 13 MINUTES 25 SECONDS EAST, A DISTANCE OF 79.48 FEET; THENCE NORTH 17 DEGREES 13 MINUTES 18 SECONDS EAST, A DISTANCE OF 79.48 FEET; THENCE

NORTH 19 DEGREES 13 MINUTES 12 SECONDS EAST, A DISTANCE OF 79.48 FEET; THENCE NORTH 21 DEGREES 13 MINUTES 05 SECONDS EAST, A DISTANCE OF 79.48 FEET; THENCE NORTH 23 DEGREES 12 MINUTES 59 SECONDS EAST, A DISTANCE OF 79.43 FEET; THENCE SOUTH 65 DEGREES 48 MINUTES 08 SECONDS EAST, A DISTANCE OF 140.00 FEET TO A NON-TANGENT CURVE; THENCE NORTHWESTERLY ALONG SAID NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 2139.00 FEET SUBTENDING A CHORD BEARING NORTH 26 DEGREES 18 MINUTES 17 SECONDS EAST, AN ARC DISTANCE OF 156.00 FEET TO A NON-TANGENT LINE; THENCE NORTH 62 DEGREES 29 MINUTES 23 SECONDS WEST, A DISTANCE OF 150.02; THENCE NORTH 29 DEGREES 42 MINUTES 15 SECONDS EAST, A DISTANCE OF 92.18 FEET; THENCE NORTH 31 DEGREES 52 MINUTES 04 SECONDS EAST, A DISTANCE OF 89.86 FEET; THENCE NORTH 34 DEGREES 04 MINUTES 22 SECONDS EAST, A DISTANCE OF 89.86 FEET; THENCE NORTH 36 DEGREES 15 MINUTES 55 SECONDS EAST, A DISTANCE OF 89.85 FEET; THENCE NORTH 38 DEGREES 27 MINUTES 29 SECONDS EAST, A DISTANCE OF 89.86 FEET; THENCE NORTH 41 DEGREES 45 MINUTES 35 SECONDS EAST, A DISTANCE OF 181.24 FEET; THENCE NORTH 44 DEGREES 43 MINUTES 59 SECONDS EAST, A DISTANCE OF 66.00 FEET; THENCE SOUTH 45 DEGREES 16 MINUTES 01 SECONDS EAST, A DISTANCE OF 286.14 FEET TO THE NORTHEASTERLY CORNER OF FOREST TRAIL LANE RIGHT-OF-WAY AND THE WESTERLY LINE OF SAID CONSERVANCY-POD 4 PLAT AS RECORDED IN SAID DOCUMENT 2007K035676; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID POD 4 PLAT FOR THE FOLLOWING 21 COURSES: 1) THENCE SOUTH 44 DEGREES 43 MINUTES 59 SECONDS WEST, A DISTANCE OF 66.00 FEET; 2) THENCE SOUTH 45 DEGREES 16 MINUTES 01 SECONDS EAST, A DISTANCE OF 72.88 FEET; 3) THENCE SOUTH 43 DEGREES 10 MINUTES 01 SECONDS WEST, A DISTANCE OF 86.69 FEET; 4) THENCE SOUTH 40 DEGREES 31 MINUTES 42 SECONDS WEST, A DISTANCE OF 87.89 FEET; 5) THENCE SOUTH 37 DEGREES 55 MINUTES 05 SECONDS WEST, A DISTANCE OF 87.92 FEET; 6) THENCE SOUTH 35 DEGREES 18 MINUTES 28 SECONDS WEST, A DISTANCE OF 87.94 FEET; 7) THENCE SOUTH 32 DEGREES 41 MINUTES 48 SECONDS WEST, A DISTANCE OF 87.96 FEET; 8) THENCE SOUTH 30 DEGREES 06 MINUTES 15 SECONDS WEST, A DISTANCE OF 87.16 FEET; 9) THENCE NORTH 62 DEGREES 29 MINUTES 23 SECONDS WEST, A DISTANCE OF 25.00 FEET; 10) THENCE SOUTH 24 DEGREES 54 MINUTES 27 SECONDS WEST, A DISTANCE OF 66.07 FEET; 11) THENCE SOUTH 62 DEGREES 29 MINUTES 23 SECONDS EAST, A DISTANCE OF 25.00 FEET; 12) THENCE SOUTH 27 DEGREES 26 MINUTES 30 SECONDS WEST, A DISTANCE OF 81.31 FEET; 13) THENCE SOUTH 22 DEGREES 53 MINUTES 30 SECONDS WEST, A DISTANCE OF 83.26 FEET; 14) THENCE SOUTH 20 DEGREES 25 MINUTES 19 SECONDS WEST, A DISTANCE OF 83.26 FEET; 15) THENCE SOUTH 17 DEGREES 57 MINUTES 39 SECONDS WEST, A DISTANCE OF 82.79 FEET; 16) THENCE SOUTH 15 DEGREES 30 MINUTES 24 SECONDS WEST, A DISTANCE OF 82.79 FEET; 17) THENCE SOUTH 13 DEGREES 03 MINUTES 09 SECONDS WEST, A DISTANCE OF 82.79 FEET; 18) THENCE SOUTH 09 DEGREES 22 MINUTES 18 SECONDS WEST, A DISTANCE OF 82.77 FEET; 19) THENCE SOUTH 09 DEGREES 22 MINUTES 12 SECONDS WEST, A DISTANCE OF 82.77 FEET; 20) THENCE SOUTH 05 DEGREES 41 MINUTES 25 SECONDS WEST, A

DISTANCE OF 82.79 FEET; 21) THENCE SOUTH 01 DEGREES 08 MINUTES 39 SECONDS WEST, A DISTANCE OF 81.75 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART FALLING WITHIN THE CONSERVANCY-POD 4 PLAT OF SUBDIVISION, RECORDED MARCH 30, 2007 AS DOCUMENT NO. 2007K035676, IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS.

PARCEL 3:

THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 42, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART FALLING WITHIN THE CONSERVANCY-POD 4 PLAT OF SUBDIVISION, RECORDED MARCH 30, 2007 AS DOCUMENT NO. 2007K035676, IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS.

PARCEL 4:

THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART FALLING WITHIN THE CONSERVANCY-POD 4 PLAT OF SUBDIVISION, RECORDED MARCH 30, 2007 AS DOCUMENT NO. 2007K035676, IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS.

PARCEL 5:

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 6:

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 7:

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 8:

THAT PART OF 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), TOGETHER WITH 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, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED BY DEED RECORDED JULY 10, 1868 AS DOCUMENT 2037, SAID POINT BEING 87 LINKS (57.42 FEET) EAST OF THE NORTHWEST CORNER OF SAID NORTHWEST FRACTIONAL SECTION 2; THENCE NORTH 89 DEGREES 51 MINUTES 44 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHWEST FRACTIONAL QUARTER, A DISTANCE OF 1197.74 FEET TO THE CENTERLINE OF THE HUNTLEY-DUNDEE ROAD 66.00 FOOT WIDE RIGHT-OF-WAY; THENCE SOUTH 50 DEGREES 43 MINUTES 35 SECONDS EAST ALONG SAID CENTERLINE, A DISTANCE OF 1177.09 FEET; THENCE SOUTH 39 DEGREES 16 MINUTES 25 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 1766.01 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 44 SECONDS WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST FRACTIONAL SECTION, A DISTANCE OF 433.74 FEET; THENCE SOUTH 22 DEGREES 20 MINUTES 17 SECONDS EAST, A DISTANCE OF 1978.77 FEET TO A POINT ON THE SOUTH LINE OF NORTH HALF OF THE SOUTHWEST QUARTER OF SAID FRACTIONAL SECTION 2; THENCE SOUTH 89 DEGREES 48 MINUTES 45 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1386.37 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID FRACTIONAL SECTION 2; THENCE NORTH 00 DEGREES 17 MINUTES 04 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 1320.11 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID FRACTIONAL SECTION 2; THENCE CONTINUING NORTH 00 DEGREES 17 MINUTES 04 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHWEST FRACTIONAL QUARTER, A DISTANCE OF 1320.42 FEET TO THE SOUTHWEST CORNER OF GOVERNMENT LOT 2, ALSO BEING THE SOUTHWEST CORNER OF LAND DESCRIBED BY SAID DOCUMENT 2037; THENCE NORTH 89 DEGREES 53 MINUTES 23 SECONDS EAST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 2 A DISTANCE OF 87 LINKS (57.42 FEET); THENCE NORTH 00 DEGREES 17 MINUTES 04 SECONDS EAST ALONG THE EAST LINE OF LAND DESCRIBED BY SAID DOCUMENT 2037, A DISTANCE OF 1304.64 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

PARCEL 9:

COMMENCING AT A POINT 87 LINKS EAST OF THE NORTHWEST CORNER OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN RUTLAND TOWNSHIP, KANE COUNTY, ILLINOIS; THENCE NORTH 89 DEGREES 51 MINUTES 44 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHWEST FRACTIONAL QUARTER, A DISTANCE OF 1197.74 FEET TO THE CENTERLINE OF THE HUNTLEY-DUNDEE ROAD 66.00 FOOT WIDE RIGHT-OF-WAY; THENCE SOUTH 50 DEGREES 43 MINUTES 35 SECONDS EAST ALONG SAID CENTERLINE, A DISTANCE OF 1177.09 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 39 DEGREES 16 MINUTES 25 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE

OF 1766.01 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 44 SECONDS WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST FRACTIONAL SECTION, A DISTANCE OF 433.74 FEET; THENCE SOUTH 22 DEGREES 20 MINUTES 17 SECONDS EAST TO A POINT ON THE HALF SECTION LINE OF SAID SECTION 2; THENCE EAST ALONG SAID EAST-WEST HALF SECTION LINE TO THE CENTER POINT OF SECTION 2; THENCE NORTH ALONG THE NORTH-SOUTH HALF SECTION LINE OF SECTION 2 TO THE CENTERLINE OF SAID HUNTLEY ROAD; THENCE WESTERLY ALONG SAID CENTERLINE TO THE POINT OF BEGINNING, TOWNSHIP OF RUTLAND, COUNTY OF KANE, STATE OF ILLINOIS.

PARCEL 10:

THE NORTH HALF OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 2, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN RUTLAND TOWNSHIP, KANE COUNTY, ILLINOIS, EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID FRACTIONAL SECTION 2; THENCE SOUTH 00 DEGREES 17 MINUTES 04 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID FRACTIONAL SECTION 2, A DISTANCE OF 1320.11 FEET TO THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 2; THENCE NORTH 89 DEGREES 48 MINUTES 45 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 1386.37 FEET; THENCE NORTH 22 DEGREES 20 MINUTES 17 SECONDS WEST TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING, TOWNSHIP OF RUTLAND, COUNTY OF KANE, STATE OF ILLINOIS.

CONTAINING 618.68 ACRES MORE OR LESS

CURRENT P.I.N.'S:

02-11-326-001 (PARCEL 1)
02-11-100-003 (PARCEL 1)
02-11-200-007 (PARCEL 2)
02-11-400-003 (PARCEL 3)
02-11-400-005 (PARCEL 4)
02-11-200-005 (PARCEL 5)
02-11-100-010 (PARCEL 6)
02-02-300-002 (PARCEL 6)
02-02-400-002 (PARCEL 6)
02-11-200-001 (PARCEL 7)
02-02-100-008 (PARCEL 8)
02-02-300-004 (PARCEL 8)
02-02-100-007 (PARCEL 9)
02-02-300-003 (PARCEL 10)

EXHIBIT A-3

Legal Description of the Townhome Parcel

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

BEGINNING AT THE NORTHWEST CORNER OF OUTLOT B IN THE CONSERVANCY NEIGHBORHOOD 2A-1 SUBDIVISION, RECORDED THEREOF AUGUST 24, 2017 PER DOCUMENT 2017K044495, ALSO BEING A POINT ON THE EASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY; THENCE NORTH 25 DEGREES 27 MINUTES 21 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 2,795.66 FEET TO THE NORTH LINE OF SOUTHWEST QUARTER OF SAID SECTION 11; THENCE NORTH 89 DEGREES 51 MINUTES 57 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 1,071.20 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE NORTH 0 DEGREES 44 MINUTES 18 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 1,321.80 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE NORTH 89 DEGREES 48 MINUTES 26 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 922.98 FEET; THENCE SOUTH 0 DEGREES 11 MINUTES 34 SECONDS EAST, A DISTANCE OF 965.25 FEET; THENCE SOUTH 79 DEGREES 08 MINUTES 00 SECONDS WEST, A DISTANCE OF 415.58 FEET TO A TANGENT CURVE; THENCE SOUTHWESTERLY ALONG SAID TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 500.00 FEET SUBTENDING A CHORD BEARING SOUTH 65 DEGREES 27 MINUTES 30 SECONDS WEST, AN ARC DISTANCE OF 238.67 FEET TO A TANGENT LINE; THENCE SOUTH 51 DEGREES 47 MINUTES 00 SECONDS WEST, A DISTANCE OF 118.37 FEET; THENCE SOUTH 25 DEGREES 52 MINUTES 02 SECONDS EAST, A DISTANCE OF 49.10 FEET; THENCE SOUTH 15 DEGREES 54 MINUTES 12 SECONDS WEST, A DISTANCE OF 764.06 FEET; THENCE SOUTH 30 DEGREES 42 MINUTES 11 SECONDS EAST, A DISTANCE OF 614.05 FEET; THENCE SOUTH 00 DEGREES 44 MINUTES 23 SECONDS EAST, A DISTANCE OF 1,330.03 FEET TO THE NORTH LINE OF SAID OUTLOT B; THENCE NORTH 89 DEGREES 54 MINUTES 52 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 239.40 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

CONTAINING 2,902,505 SQUARE FEET OR 66.632 ACRES MORE OR LESS

P.I.N.: 02-11-326-001 (PART OF) & 02-11-100-003 (PART OF)

FOR VILLAGE BOARD ACTION 6.18.2019

Exhibit B

Second PUD Amendment for the Amendment Property

[SEPARATE DOCUMENT]

4842-3107-7015, v. 3

Ordinance No. 09-2019

VILLAGE OF GILBERTS

AN ORDINANCE APPROVING A REZONING, SECOND AMENDMENT TO AN EXISTING PLANNED UNIT DEVELOPMENT, AND A REVISED SITE/PRELIMINARY PUD PLAN FOR A PORTION OF THE CONSERVANCY DEVELOPMENT

WHEREAS, on October 31, 2005, the Village of Gilberts Board of Trustees approved an Annexation and Development Agreement between the Village of Gilberts and the owners of approximately 1,114 acres of land as described on **Exhibit A-1** and in the original Annexation Agreement ("**Annexation Agreement**") for the development of 1,114 acres known as the Conservancy ("**Conservancy**"), which Agreement was recorded on January 9, 2006, with the Kane County Recorder's Office, as Document No. 2006K002188; and

WHEREAS, on November 22, 2005, the Village of Gilberts Board of Trustees also approved Ordinance No. 05-46, a Rezoning and Planned Unit Development Ordinance for the Conservancy Development; and

WHEREAS, in 2017, Gilberts Development LLC, the successor-in-interest to a portion of the Conservancy consisting of 914.02 acres ("**Gilberts Development Parcel**"), requested approval of certain amendments to Ordinance 05-46 to increase the number of allowed lots, decrease the minimum lot size to allow age-targeted housing and modify the site, PUD, and other plans relating to the Gilberts Development Parcel, among other requested amendments, which were approved in "An Ordinance Approving a First Amendment to an Existing Planned Unit Development and the Preliminary PUD Plan for the Conservancy Development" ("**First PUD Amendment**") (Ordinance No. 05-46, as amended by the First PUD Amendment, shall be referred to as the "**PUD Ordinance**"); and

WHEREAS, the Village has approved final plats of subdivision for certain neighborhoods in the Conservancy, including Neighborhood 1, Neighborhood 2A-1, and Neighborhood 3A, and Gilberts Development LLC is currently developing homes in Neighborhoods 1 and 2A-1 ("**Platted Areas**"); and

WHEREAS, Gilberts Development LLC desires to modify the previous approvals for portions of the Gilberts Development Parcel located outside of the Platted Areas, consisting of approximately 618.68 acres, legally described in **Exhibit A-2**, and referred to as the "**Amendment Property**"; and

WHEREAS, the requested changes include an increase in the number of allowed residential lots, an increase in the number of age-targeted lots (also referred to as maintenance free lifestyle residential housing), and the ability to construct 134 townhome units, among other requested amendments for the Amendment Property; and

WHEREAS, Gilberts Development LLC filed an application with the Village requesting approval of (1) a rezoning of a portion of the Amendment Property to the R-4 district to allow a townhome development; (2) amendments to the existing PUD Ordinance as it applies to the Amendment Property; (3) amendments to the preliminary PUD plans as they apply to the Amendment Property; and (4) amendments to the Annexation Agreement for the Amendment Property; and

WHEREAS, on April 24, 2019, continued to May 16, 2019, the Village Plan Commission held a public hearing on the requested rezoning and Second Amendment to the PUD Ordinance for the Amendment Property, and made a recommendation of approval to the Village Board; and

WHEREAS, the Village Board makes the following findings of fact in reference to the application for approval of an amendment to the special use permit granting a PUD for the Amendment Property:

- a. The proposed amendments to the PUD and preliminary plans for the Amendment Property comply with all provisions of the applicable district regulations, except as modified expressly by this Ordinance.
- b. The proposed amendments to the PUD and preliminary plans for the Amendment Property will not be unreasonably detrimental to the value of other property in the neighborhood in which it is to be located or to the public welfare at large.
- c. The location and size of the proposed amendments, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that Gilberts Development LLC's proposed amendments to the PUD and preliminary plans for the Amendment Property will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations.
- d. Adequate utility, drainage, and other such necessary facilities have been provided.
- e. The proposed amendments to the PUD can be operated in a manner that is not detrimental to the permitted developments and uses in the districts; is visually compatible with the permitted uses in the surrounding area; and will conform to the applicable regulations of the districts in which it is located; and is desirable to preserve and promote the public health, safety, and general welfare of the Village.

WHEREAS, further, the Village Board makes the following findings of fact in reference to the application for approval of an amendment to the PUD and preliminary PUD plans for the Amendment Property:

- a. The proposed amendments to the PUD and preliminary plans for the Amendment Property are consistent with the stated purpose of the planned unit development regulations.

- b. The proposed amendments to the PUD and preliminary plans for the Amendment Property will be in harmony with the general and specific purpose for which this code was enacted and for which the regulations of the district were established and with the general purpose and intent of the comprehensive plan.
- c. The proposed amendments to the PUD and preliminary plans for the Amendment Property will not have an undue adverse impact on adjacent property, the character of the area, or the public health, safety, and welfare.
- d. The proposed amendments to the PUD and preliminary plans for the Amendment Property will be constructed, arranged, and operated so as not to dominate the immediate area or interfere with the use and development of neighboring property in accordance with applicable district regulations.
- e. The proposed amendments to the PUD and preliminary plans for the Amendment Property will be adequately served by essential public facilities and services, including streets, public utilities, drainage facilities, police and fire protection, refuse, disposal, parks, or schools, or the applicant will provide adequately for such facilities.
- f. The proposed amendments to the PUD and preliminary plans for the Amendment Property will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.
- g. The proposed amendments to the PUD and preliminary plans for the Amendment Property will not result in the destruction, loss, or damage of natural, scenic, or historic features of significant importance including trees, habitat reserves, rivers, streams, lakes, ponds, hills, ridges, and historic structures.
- h. The proposed amendments to the PUD and preliminary plans for the Amendment Property will comply with all additional standards imposed on it by the particular provision of this code authorizing such use.

WHEREAS, the Village Board has considered Gilberts Development LLC's requested rezoning and amendments to the PUD Ordinance as they relate to the Amendment Property 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 and the Third Amendment to the 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. Rezoning to R-4 District. Subject to the conditions set forth in Section 5 of this Ordinance, as well as the other approvals granted by this Ordinance, the PUD Ordinance, as amended, and the Annexation Agreement, as amended, the Village President and Board of

Trustees hereby approves a rezoning of that portion of the Amendment Property legally described on **Exhibit A-3** ("**Townhome Parcel**") from the R-3 to the R-4 zoning district.

Section 3. Amendment to the PUD Ordinance. Subject to the conditions set forth in Section 5 of this Ordinance, as well as the other approvals granted by this Ordinance, the PUD Ordinance, as amended, and the Annexation Agreement, as amended, the Village President and Board of Trustees hereby amend the PUD Ordinance as it relates to the Amendment Property, as follows:

- A. Increase in the Number of Residential Lots. The PUD Ordinance is amended to allow the development of no more than 1,197 residential lots on the Gilberts Development Parcel, an increase of 200 residential lots from the 997 residential lots authorized by the First PUD Amendment.
- B. Preliminary PUD Plans. The preliminary site plans attached to Exhibits B of the PUD Ordinance and the First PUD Amendment are hereby replaced, in part, with the revised Preliminary Plan (a/k/a Amended Site plan) attached to this Ordinance as **Exhibit B** and the Townhome Concept Plan attached to this Ordinance as **Exhibit E**, but only with respect to the Amendment Property.
- C. R-3 District Standards and Departures. The R-3 District standards and departures for the single-family homes attached as Exhibit B-1 to the PUD Ordinance and Exhibit C to the First PUD Amendment are hereby replaced, in part, with the standards and departures set forth in **Exhibit C** to this Ordinance, but only as they apply to the single-family homes on the Amendment Property. Except as expressly set forth in Exhibit C, the R-3 requirements of the UDO shall apply to the single-family development on the Amendment Property.
- D. R-4 District Standards and Departures. The PUD Ordinance is amended to establish and approve the R-4 District standards and departures set forth in **Exhibit D** to this Ordinance for the townhome development on the Townhome Parcel. Except as expressly set forth in Exhibit D, the R-4 requirements of the UDO shall apply to the townhome development on the Townhome Parcel.
- E. Townhome Development. The PUD Ordinance is amended to allow Gilberts Development LLC to construct and develop 134 townhomes on the Townhome Parcel (described in **Exhibit A-3**) subject to Village Board approval of a final plat of subdivision and final PUD plans for the Townhome Parcel in accordance with the procedures set forth in the UDO, which approval will be conditioned upon, among other things, recordation of a declaration of covenants. The declaration of covenants and restrictions will comply with the Annexation Agreement, as amended from time-to-time, and be subject to the reasonable approval of the Village.
- F. Additional Age-Targeted Lots (Also Referred to as Maintenance Free Lifestyle Residential Lots). The PUD Ordinance is amended to allow Gilberts Development LLC to construct and develop 73 age-targeted homes in Neighborhood 6 and 90 age-targeted homes in Neighborhood 7, subject to Village Board approval of a final plat of subdivision

and final PUD plans for these Neighborhoods in accordance with the procedures set forth in the UDO, which approval will be conditioned upon, among other things, recordation of a declaration of covenants and restrictions to restrict 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 comply with the Annexation Agreement, as amended, and be subject to the reasonable approval of the Village. Gilberts Development also agrees to provide certain amenities as part of the age-targeted development, including walking paths to connect the development both internally and to facilities in nearby neighborhoods, passive and active open space areas within the development, among other amenities that may be presented to the Village at the time of final PUD approval for these Neighborhoods.

Section 4. Approval of Amended PUD Plans. Subject to the conditions set forth in Section 5 of this Ordinance, as well as the other approvals granted by this Ordinance, the PUD Ordinance, as amended, and the Annexation Agreement, as amended, the Village President and Board of Trustees hereby approve the following plans which shall govern the use and development of the Amendment Property:

1. The revised Preliminary Plan, a/k/a Amended Site Plan, prepared by Schoppe Design Associates, Inc., last revised June 3, 2019, and attached as **Exhibit B**.
2. The Townhome Concept Plan, prepared by Schoppe Design Associates, Inc., last revised June 4, 2019, and attached as **Exhibit E**.
3. The Townhome Elevations attached as **Exhibit F**.

(collectively, the “*Second Amendment Plans*”)

The approved Townhome Elevations may be modified, for any one or more phases of development of the Amendment Property, by resolution of the Village Board, without a public hearing or amendment to the PUD Ordinance.

Except as otherwise expressly amended or replaced by this Ordinance, all other plans approved by the PUD Ordinance and Annexation Agreement, as amended, shall remain in full force and effect to govern the development of the Amendment Property, including the approved elevation plans.

Section 5. Conditions. The approvals granted in Sections 2, 3, and 4 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 Amendment Property. Except as otherwise specifically provided in writing

in advance by the Village, no work of any kind shall be commenced on the Amendment Property pursuant to the approvals granted in this Ordinance unless and until all conditions of this Ordinance precedent to such work 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 Village has approved final plat of subdivision, final PUD, and final engineering plans for the particular phase of development, and developer has provided the required performance security.

- B. 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 Amendment Property, and the development and use of the Amendment Property shall comply with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction.
- C. Compliance with Plans. The development, maintenance, and use of the Amendment Property shall be in substantial conformance with the Second Amendment Plans, and all other applicable plans.
- D. Continued Effect of the PUD and Annexation Agreement. Except as expressly modified by this Ordinance, the PUD Ordinance, as amended by the First PUD Amendment and this Ordinance, and the Annexation Agreement, as amended by the First, Second, and Third Amendments, shall remain in full force and effect, and the Owner shall comply with all requirements, conditions, and restrictions therein.
- E. Fence Along Railroad. Prior to the first townhome unit being constructed on the Townhome Parcel, a fence must be installed along the railroad adjacent to the proposed townhome development. The plans for the fence shall be subject to review and approval by Village staff prior to installation.
- F. Townhome Parking. A minimum of 50 guest parking spaces shall be provided and maintained as part of the townhome development on the Townhome Parcel.
- G. Tree Buffer. The tree buffer located between the single-family lots and the proposed townhome development in Neighborhood 2 shall be preserved and protected.
- H. Landscaping Plan for Townhome Parcel. As part of any application for approval of any final plat for any portion of the townhome development, a landscaping plan for the townhome development must be submitted to the Village Plan Commission for review and recommendation to the Village Board for final approval.
- I. Easement for Access. Any plat of subdivision for Neighborhood 4 must include an easement benefitting the owner of the adjacent property to the south to allow the construction of a roadway connection for access from the adjacent property through Neighborhood 4 to connect to the roadway on Neighborhood 4 that connects to Galligan Road to the east. The location and scope of the access easement shall be acceptable to 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 6. 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 7. 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 8. Effective Date. Upon its passage and approval according to law, this Ordinance shall, by authority of the Board of Trustees, be published in pamphlet form; provided, however, that this Ordinance will not become effective until after the Third Amendment to the Annexation Agreement is approved and executed by Gilberts Development LLC and the Village of Gilberts.

ADOPTED THIS 18 DAY OF JUNE, 2019, pursuant to roll call vote as follows:

	Ayes	Nays	Absent	Abstain
Trustee Dan Corbett	✓	_____	_____	_____
Trustee Elissa Kojzarek	✓	_____	_____	_____
Trustee Nancy Farrell	_____	✓	_____	_____
Trustee Jeanne Allen	✓	_____	_____	_____
Trustee Lou Hacker	_____	✓	_____	_____
Trustee Guy Zambetti	✓	_____	_____	_____
President Rick Zirk	_____	_____	_____	_____

APPROVED THIS 18 DAY OF JUNE, 2019


Village President, Rick Zirk


Village Clerk, Courtney Baker

Published:

JUNE 19, 2019

LIST OF EXHIBITS

- ✓Exhibit A-1 Legal Description of the Conservancy
- ✓Exhibit A-2 Legal Description of the Amendment Property
- ✓Exhibit A-3 Legal Description of the Townhome Parcel
- Exhibit B Second Amended PUD Plan (Amendment Property)
- Exhibit C Revised R-3 District Standards and Departures (Amendment Property)
- Exhibit D R-4 District Standards and Departures (Townhome Parcel)

Exhibit E	Townhome Concept Plan (Townhome Parcel)
Exhibit F	Townhome Building Elevations (Townhome Parcel)

EXHIBIT A-1

Legal Description of the Conservancy

PARCEL 1:

THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THAT PART OF THE SOUTHWEST 1/4 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.

ALSO,

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS

ALSO,

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 42, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS.

ALSO,

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS.

ALSO,

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS.

AND ALSO,

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.

ALSO,

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 2:

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 3:

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12 AND THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS.

EXHIBIT A-2

Legal Description of the Amendment Property

PARCEL 1:

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 LINE BEING ALSO THE WESTERLY RIGHT OF WAY LINE OF THE ELGIN AND BELVIDERE ELECTRIC COMPANY, EXCEPTING THEREFROM THAT PART FALLING WITHIN THE CONSERVANCY-POD 4 PLAT OF SUBDIVISION, RECORDED MARCH 30, 2007 AS DOCUMENT NO. 2007K035676 AND THE CONSERVANCY NEIGHBORHOOD 2A-1 PLAT OF SUBDIVISION, RECORDED AUGUST 24, 2017 AS DOCUMENT NO. 2017K044495, IN RUTLAND TOWNSHIP, KANE COUNTY, ILLINOIS.

EXCEPTING THEREFROM:

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

BEGINNING AT THE SOUTHWEST CORNER OF LOT 533 IN THE CONSERVANCY – POD 4 PLAT OF SUBDIVISION, RECORDED THEREOF MARCH 30, 2007 PER DOCUMENT 2007K035676 ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF OAK SAVANNAH DRIVE AS DEDICATED BY THE CONSERVANCY NEIGHBORHOOD 2A-1 PLAT OF SUBDIVISION, RECORDED THEREOF AUGUST 24, 2017 PER DOCUMENT 2017K044495; THENCE NORTH 89 DEGREES 54 MINUTES 52 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 142.98 FEET TO THE EASTERLY RIGHT OF WAY LINE OF MARIO LANE AS DEDICATED SAID DOCUMENT 2017K044495 BEING ALSO A NON-TANGENT CURVE; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE ALONG SAID CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 2073.00 FEET SUBTENDING A CHORD BEARING NORTH 02 DEGREES 13 MINUTES 56 SECONDS EAST, AN ARC DISTANCE OF 23.96 FEET TO A RADIAL LINE; THENCE NORTH 87 DEGREES 26 MINUTES 12 SECONDS WEST ALONG THE EASTERLY PROLONGATION OF THE NORTHERLY LOT LINE OF LOT 1 IN SAID CONSERVANCY NEIGHBORHOOD 2A-1, A DISTANCE OF 206.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 03 DEGREES 32 MINUTES 03 SECONDS EAST, A DISTANCE OF 77.25 FEET; THENCE NORTH 05 DEGREES 28 MINUTES 35 SECONDS EAST, A DISTANCE OF 77.25 FEET; THENCE NORTH 07 DEGREES 25 MINUTES 06 SECONDS EAST, A DISTANCE OF 77.25 FEET; THENCE NORTH 09 DEGREES 21 MINUTES 38 SECONDS EAST, A DISTANCE OF 77.25 FEET; THENCE NORTH 11 DEGREES 18 MINUTES 09 SECONDS EAST, A DISTANCE OF 77.25 FEET; THENCE NORTH 13 DEGREES 14 MINUTES 57 SECONDS EAST, A DISTANCE OF 77.59 FEET; THENCE NORTH 15 DEGREES 13 MINUTES 25 SECONDS EAST, A DISTANCE OF 79.48 FEET; THENCE NORTH 17 DEGREES 13 MINUTES 18 SECONDS EAST, A DISTANCE OF 79.48 FEET; THENCE

NORTH 19 DEGREES 13 MINUTES 12 SECONDS EAST, A DISTANCE OF 79.48 FEET; THENCE NORTH 21 DEGREES 13 MINUTES 05 SECONDS EAST, A DISTANCE OF 79.48 FEET; THENCE NORTH 23 DEGREES 12 MINUTES 59 SECONDS EAST, A DISTANCE OF 79.43 FEET; THENCE SOUTH 65 DEGREES 48 MINUTES 08 SECONDS EAST, A DISTANCE OF 140.00 FEET TO A NON-TANGENT CURVE; THENCE NORTHWESTERLY ALONG SAID NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 2139.00 FEET SUBTENDING A CHORD BEARING NORTH 26 DEGREES 18 MINUTES 17 SECONDS EAST, AN ARC DISTANCE OF 156.00 FEET TO A NON-TANGENT LINE; THENCE NORTH 62 DEGREES 29 MINUTES 23 SECONDS WEST, A DISTANCE OF 150.02; THENCE NORTH 29 DEGREES 42 MINUTES 15 SECONDS EAST, A DISTANCE OF 92.18 FEET; THENCE NORTH 31 DEGREES 52 MINUTES 04 SECONDS EAST, A DISTANCE OF 89.86 FEET; THENCE NORTH 34 DEGREES 04 MINUTES 22 SECONDS EAST, A DISTANCE OF 89.86 FEET; THENCE NORTH 36 DEGREES 15 MINUTES 55 SECONDS EAST, A DISTANCE OF 89.85 FEET; THENCE NORTH 38 DEGREES 27 MINUTES 29 SECONDS EAST, A DISTANCE OF 89.86 FEET; THENCE NORTH 41 DEGREES 45 MINUTES 35 SECONDS EAST, A DISTANCE OF 181.24 FEET; THENCE NORTH 44 DEGREES 43 MINUTES 59 SECONDS EAST, A DISTANCE OF 66.00 FEET; THENCE SOUTH 45 DEGREES 16 MINUTES 01 SECONDS EAST, A DISTANCE OF 286.14 FEET TO THE NORTHEASTERLY CORNER OF FOREST TRAIL LANE RIGHT-OF-WAY AND THE WESTERLY LINE OF SAID CONSERVANCY-POD 4 PLAT AS RECORDED IN SAID DOCUMENT 2007K035676; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID POD 4 PLAT FOR THE FOLLOWING 21 COURSES: 1) THENCE SOUTH 44 DEGREES 43 MINUTES 59 SECONDS WEST, A DISTANCE OF 66.00 FEET; 2) THENCE SOUTH 45 DEGREES 16 MINUTES 01 SECONDS EAST, A DISTANCE OF 72.88 FEET; 3) THENCE SOUTH 43 DEGREES 10 MINUTES 01 SECONDS WEST, A DISTANCE OF 86.69 FEET; 4) THENCE SOUTH 40 DEGREES 31 MINUTES 42 SECONDS WEST, A DISTANCE OF 87.89 FEET; 5) THENCE SOUTH 37 DEGREES 55 MINUTES 05 SECONDS WEST, A DISTANCE OF 87.92 FEET; 6) THENCE SOUTH 35 DEGREES 18 MINUTES 28 SECONDS WEST, A DISTANCE OF 87.94 FEET; 7) THENCE SOUTH 32 DEGREES 41 MINUTES 48 SECONDS WEST, A DISTANCE OF 87.96 FEET; 8) THENCE SOUTH 30 DEGREES 06 MINUTES 15 SECONDS WEST, A DISTANCE OF 87.16 FEET; 9) THENCE NORTH 62 DEGREES 29 MINUTES 23 SECONDS WEST, A DISTANCE OF 25.00 FEET; 10) THENCE SOUTH 24 DEGREES 54 MINUTES 27 SECONDS WEST, A DISTANCE OF 66.07 FEET; 11) THENCE SOUTH 62 DEGREES 29 MINUTES 23 SECONDS EAST, A DISTANCE OF 25.00 FEET; 12) THENCE SOUTH 27 DEGREES 26 MINUTES 30 SECONDS WEST, A DISTANCE OF 81.31 FEET; 13) THENCE SOUTH 22 DEGREES 53 MINUTES 30 SECONDS WEST, A DISTANCE OF 83.26 FEET; 14) THENCE SOUTH 20 DEGREES 25 MINUTES 19 SECONDS WEST, A DISTANCE OF 83.26 FEET; 15) THENCE SOUTH 17 DEGREES 57 MINUTES 39 SECONDS WEST, A DISTANCE OF 82.79 FEET; 16) THENCE SOUTH 15 DEGREES 30 MINUTES 24 SECONDS WEST, A DISTANCE OF 82.79 FEET; 17) THENCE SOUTH 13 DEGREES 03 MINUTES 09 SECONDS WEST, A DISTANCE OF 82.79 FEET; 18) THENCE SOUTH 09 DEGREES 22 MINUTES 18 SECONDS WEST, A DISTANCE OF 82.77 FEET; 19) THENCE SOUTH 09 DEGREES 22 MINUTES 12 SECONDS WEST, A DISTANCE OF 82.77 FEET; 20) THENCE SOUTH 05 DEGREES 41 MINUTES 25 SECONDS WEST, A

DISTANCE OF 82.79 FEET; 21) THENCE SOUTH 01 DEGREES 08 MINUTES 39 SECONDS WEST, A DISTANCE OF 81.75 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART FALLING WITHIN THE CONSERVANCY-POD 4 PLAT OF SUBDIVISION, RECORDED MARCH 30, 2007 AS DOCUMENT NO. 2007K035676, IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS.

PARCEL 3:

THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 42, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART FALLING WITHIN THE CONSERVANCY-POD 4 PLAT OF SUBDIVISION, RECORDED MARCH 30, 2007 AS DOCUMENT NO. 2007K035676, IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS.

PARCEL 4:

THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART FALLING WITHIN THE CONSERVANCY-POD 4 PLAT OF SUBDIVISION, RECORDED MARCH 30, 2007 AS DOCUMENT NO. 2007K035676, IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS.

PARCEL 5:

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 6:

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 7:

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 8:

THAT PART OF 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), TOGETHER WITH 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, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED BY DEED RECORDED JULY 10, 1868 AS DOCUMENT 2037, SAID POINT BEING 87 LINKS (57.42 FEET) EAST OF THE NORTHWEST CORNER OF SAID NORTHWEST FRACTIONAL SECTION 2; THENCE NORTH 89 DEGREES 51 MINUTES 44 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHWEST FRACTIONAL QUARTER, A DISTANCE OF 1197.74 FEET TO THE CENTERLINE OF THE HUNTLEY-DUNDEE ROAD 66.00 FOOT WIDE RIGHT-OF-WAY; THENCE SOUTH 50 DEGREES 43 MINUTES 35 SECONDS EAST ALONG SAID CENTERLINE, A DISTANCE OF 1177.09 FEET; THENCE SOUTH 39 DEGREES 16 MINUTES 25 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 1766.01 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 44 SECONDS WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST FRACTIONAL SECTION, A DISTANCE OF 433.74 FEET; THENCE SOUTH 22 DEGREES 20 MINUTES 17 SECONDS EAST, A DISTANCE OF 1978.77 FEET TO A POINT ON THE SOUTH LINE OF NORTH HALF OF THE SOUTHWEST QUARTER OF SAID FRACTIONAL SECTION 2; THENCE SOUTH 89 DEGREES 48 MINUTES 45 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1386.37 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID FRACTIONAL SECTION 2; THENCE NORTH 00 DEGREES 17 MINUTES 04 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 1320.11 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID FRACTIONAL SECTION 2; THENCE CONTINUING NORTH 00 DEGREES 17 MINUTES 04 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHWEST FRACTIONAL QUARTER, A DISTANCE OF 1320.42 FEET TO THE SOUTHWEST CORNER OF GOVERNMENT LOT 2, ALSO BEING THE SOUTHWEST CORNER OF LAND DESCRIBED BY SAID DOCUMENT 2037; THENCE NORTH 89 DEGREES 53 MINUTES 23 SECONDS EAST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 2 A DISTANCE OF 87 LINKS (57.42 FEET); THENCE NORTH 00 DEGREES 17 MINUTES 04 SECONDS EAST ALONG THE EAST LINE OF LAND DESCRIBED BY SAID DOCUMENT 2037, A DISTANCE OF 1304.64 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

PARCEL 9:

COMMENCING AT A POINT 87 LINKS EAST OF THE NORTHWEST CORNER OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN RUTLAND TOWNSHIP, KANE COUNTY, ILLINOIS; THENCE NORTH 89 DEGREES 51 MINUTES 44 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHWEST FRACTIONAL QUARTER, A DISTANCE OF 1197.74 FEET TO THE CENTERLINE OF THE HUNTLEY-DUNDEE ROAD 66.00 FOOT WIDE RIGHT-OF-WAY; THENCE SOUTH 50 DEGREES 43 MINUTES 35 SECONDS EAST ALONG SAID CENTERLINE, A DISTANCE OF 1177.09 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 39 DEGREES 16 MINUTES 25 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE

OF 1766.01 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 44 SECONDS WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST FRACTIONAL SECTION, A DISTANCE OF 433.74 FEET; THENCE SOUTH 22 DEGREES 20 MINUTES 17 SECONDS EAST TO A POINT ON THE HALF SECTION LINE OF SAID SECTION 2; THENCE EAST ALONG SAID EAST-WEST HALF SECTION LINE TO THE CENTER POINT OF SECTION 2; THENCE NORTH ALONG THE NORTH-SOUTH HALF SECTION LINE OF SECTION 2 TO THE CENTERLINE OF SAID HUNTLEY ROAD; THENCE WESTERLY ALONG SAID CENTERLINE TO THE POINT OF BEGINNING, TOWNSHIP OF RUTLAND, COUNTY OF KANE, STATE OF ILLINOIS.

PARCEL 10:

THE NORTH HALF OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 2, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN RUTLAND TOWNSHIP, KANE COUNTY, ILLINOIS, EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID FRACTIONAL SECTION 2; THENCE SOUTH 00 DEGREES 17 MINUTES 04 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID FRACTIONAL SECTION 2, A DISTANCE OF 1320.11 FEET TO THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 2; THENCE NORTH 89 DEGREES 48 MINUTES 45 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 1386.37 FEET; THENCE NORTH 22 DEGREES 20 MINUTES 17 SECONDS WEST TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING, TOWNSHIP OF RUTLAND, COUNTY OF KANE, STATE OF ILLINOIS.

CONTAINING 618.68 ACRES MORE OR LESS

CURRENT P.I.N.'S:

02-11-326-001 (PARCEL 1)
02-11-100-003 (PARCEL 1)
02-11-200-007 (PARCEL 2)
02-11-400-003 (PARCEL 3)
02-11-400-005 (PARCEL 4)
02-11-200-005 (PARCEL 5)
02-11-100-010 (PARCEL 6)
02-02-300-002 (PARCEL 6)
02-02-400-002 (PARCEL 6)
02-11-200-001 (PARCEL 7)
02-02-100-008 (PARCEL 8)
02-02-300-004 (PARCEL 8)
02-02-100-007 (PARCEL 9)
02-02-300-003 (PARCEL 10)

EXHIBIT A-3

Legal Description of the Townhome Parcel

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

BEGINNING AT THE NORTHWEST CORNER OF OUTLOT B IN THE CONSERVANCY NEIGHBORHOOD 2A-1 SUBDIVISION, RECORDED THEREOF AUGUST 24, 2017 PER DOCUMENT 2017K044495, ALSO BEING A POINT ON THE EASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY; THENCE NORTH 25 DEGREES 27 MINUTES 21 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 2,795.66 FEET TO THE NORTH LINE OF SOUTHWEST QUARTER OF SAID SECTION 11; THENCE NORTH 89 DEGREES 51 MINUTES 57 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 1,071.20 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE NORTH 0 DEGREES 44 MINUTES 18 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 1,321.80 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE NORTH 89 DEGREES 48 MINUTES 26 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 922.98 FEET; THENCE SOUTH 0 DEGREES 11 MINUTES 34 SECONDS EAST, A DISTANCE OF 965.25 FEET; THENCE SOUTH 79 DEGREES 08 MINUTES 00 SECONDS WEST, A DISTANCE OF 415.58 FEET TO A TANGENT CURVE; THENCE SOUTHWESTERLY ALONG SAID TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 500.00 FEET SUBTENDING A CHORD BEARING SOUTH 65 DEGREES 27 MINUTES 30 SECONDS WEST, AN ARC DISTANCE OF 238.67 FEET TO A TANGENT LINE; THENCE SOUTH 51 DEGREES 47 MINUTES 00 SECONDS WEST, A DISTANCE OF 118.37 FEET; THENCE SOUTH 25 DEGREES 52 MINUTES 02 SECONDS EAST, A DISTANCE OF 49.10 FEET; THENCE SOUTH 15 DEGREES 54 MINUTES 12 SECONDS WEST, A DISTANCE OF 764.06 FEET; THENCE SOUTH 30 DEGREES 42 MINUTES 11 SECONDS EAST, A DISTANCE OF 614.05 FEET; THENCE SOUTH 00 DEGREES 44 MINUTES 23 SECONDS EAST, A DISTANCE OF 1,330.03 FEET TO THE NORTH LINE OF SAID OUTLOT B; THENCE NORTH 89 DEGREES 54 MINUTES 52 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 239.40 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

CONTAINING 2,902,505 SQUARE FEET OR 66.632 ACRES MORE OR LESS

P.I.N.: 02-11-326-001 (PART OF) & 02-11-100-003 (PART OF)

Exhibit B

Revised Site/Preliminary PUD Plan (Amendment Property)

[ATTACH]

THE CONSERVANCY

Gilberts, Illinois



SITE DATA TABLE

Neighborhood	Lot Area (Ac.)	ROW Area (Ac.)	Park Dedicated to Village of Gilberts (Ac.)	Park Owned by H.O.A. (Ac.)	Open Space*** (Ac.)	Total Area (Ac.)	Single Family Lots	Maintenance Free Lifestyle Homes	Town-Homes	Total Dwelling Units
NH 1	36.02	14.49	0.00	1.13	38.07	89.71	123	0	0	123
NH 2	50.59	48.51	15.30	27.87	57.41	199.68	135	0	134	269
NH 3	25.41	22.68	0.00	5.81	26.73	80.62	0	152	0	152
NH 4	21.95	11.73	0.00	0.00	45.14*	78.82	70	0	0	70
NH 5	35.14	9.47	0.00	0.00	37.96	82.57	111	0	0	111
NH 6	12.16	5.72	0.00	0.00	60.78	78.66	0	73	0	73
NH 7	15.31	8.10	0.00	0.00	56.45	79.87	0	90	0	90
NH 8	33.35	12.76	10.57	0.00	31.91	88.59	128	0	0	128
NH 9	25.33	15.87**	0.00	0.00	12.05	53.24	89	0	0	89
NH 10	8.67	2.58	0.00	0.00	21.38	32.63	34	0	0	34
NH 11	35.72	10.05**	0.00	0.00	3.86	49.64	58	0	0	58
Totals	299.64	161.97	25.87	34.81	391.73	914.02	748	315	134	1,197
%	32.8%	17.7%	2.8%	3.8%	42.9%	100.0%	63%	26%	11%	

* Area includes 2.82 AC of Watertower property dedication

** Lot Area includes 17.5 acres of commercial in Neighborhood 9 and 19.06 acres of commercial in Neighborhood 11

*** Open Space acreage does not include land area included in "Park Owned by H.O.A."

LEGEND

Single Family Lot

Townhome Lot

Commercial Lot

Park
Dedicated to Village of Gilberts

Park
Owned By H.O.A.

Open Space

Open Water
(Open Space)

Water Tower Site
(Open Space)

Floodway

Floodplain

Wetland (Jurisdictional)

Property Line

Floodplain

Floodway

Wetland Buffer (50')

Unit Lines

Exhibit C

Revised R-3 District Standards and Departures – Single Family

(Replaces Exhibit B-1 of the PUD Ordinance and First PUD Amendment as it applies to the Amendment Property, except as otherwise noted)

Standards	Neighborhood 1 (f/k/a Pod 4)	Neighborhoods 2 (part of), 4, and 5	Neighborhoods 8, 9, 10, and 11	Neighborhood 3, 6 and 7 (Age- Targeted)
Minimum Lot Area	12,000 sq. ft.	12,000 sq. ft.	10,000 sq. ft.	6,600 sq. ft.
Minimum Lot Width ¹	75 ft.	75 ft.	75 ft.	55 ft.
Minimum Corner Lot Width ¹	75 ft.	90 ft.	90 ft.	75 ft.
Front Setback ²	25 ft. (minimum) 27.5 ft. (average) 30 ft. (maximum)	25 ft.	25 ft.	25 ft.
Corner Side Setback ²	20 ft., except 25 ft. for side loaded garages	20 ft.	20 ft.	20 ft.
Interior Side Setback ²	Lot width 75' – 82' – 10% of lot width on each side Lot width >82' – 100' – 10' on each side Lot width > 100' – 15' on each side	7.5 ft.	7.5 ft.	5 ft.
Rear Setback ²	25 ft.	25 ft.	25 ft.	25 ft.
Maximum Lot Coverage ³	40%	45%	45%	50%
Minimum Garage Size	400 sq. ft.	400 sq. ft.	400 sq. ft.	400 sq. ft. (except for specific product elevations with 380 square foot garages)
Minimum Dwelling Size	2,000 sq. ft.	1,700 sq. ft. (2 story) 1,400 sq. ft (ranch)	1,700 sq. ft. (2 story) 1,400 sq. ft (ranch)	1,400 sq. ft (2 story) 1,300 sq. ft (ranch)
Landscaping Requirements	Except as approved in a final landscape plan approved by the Village, the landscaping	Except as expressly modified in a final landscape plan approved by the Village for an	Except as expressly modified in a final landscape plan approved by the Village for an	Except as expressly modified in a final landscape plan approved by the Village for an

	<p>requirements of the Unified Development Ordinance shall apply to the Gilberts Development Parcel, provided however:</p> <p>(a) A minimum planting ratio of 4 shade trees, 4 evergreen trees, 3 ornamental trees, and 33 shrubs per each 100 lineal feet in buffer areas where single family lots abut or are adjacent to Galligan Road, Freeman Road, or Binnie Road;</p> <p>(b) A minimum average parkway tree ratio of 1 per each 35 lineal feet along all other areas of Galligan, Freeman and Binnie Roads;</p> <p>(c) If feasible, a minimum average parkway tree ratio of 1 per 35 lineal feet along interior subdivision streets but in no event less than 1 per 40 lineal feet; and</p> <p>(d) Detention areas shall be landscaped pursuant to the Zoning Ordinance.</p>	<p>individual development phase or neighborhood, the requirements of the UDO shall apply.</p>	<p>individual development phase or neighborhood, the requirements of the UDO shall apply.</p>	<p>individual development phase or neighborhood, the requirements of the UDO shall apply.</p>
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Footnotes:

1. Measured at the front building line.
2. Measured from foundation, provided that any cantilever or chimney chase shall not extend more than 3 feet perpendicular to the foundation.
3. Measured at the foundation, provided that any cantilever or chimney chase shall not extend more than 3 feet perpendicular to the foundation.

Exhibit D

R-4 District Standards and Departures – Townhome Parcel

Standards	Townhome Parcel (Part of Neighborhood 2)
Minimum Lot Area	11,000 sq. ft.
Minimum Lot Width¹	110 ft.
Minimum Corner Lot Width¹	120 ft.
Front Setback²	20 ft.
Corner Side Setback²	20 ft.
Interior Side Setback²	10 ft.
Rear Setback²	25 ft.
Building Separation	Side to side: 20 ft. Side to rear: 30 ft. Rear to rear: 40 ft.

Footnotes:

1. Measured at the front building line.
2. Measured from foundation, provided that any cantilever or chimney chase shall not extend more than 3 feet perpendicular to the foundation.

Exhibit E

Townhome Concept Plan (Townhome Parcel)

[ATTACH]

THE CONSERVANCY

Gilberts, Illinois

SITE DATA:

134 TOWNHOMES

PARKING

268 GARAGE SPACES

50 VISITOR SPACES (0.37 SP/UNIT)

318 TOTAL PARKING SPACES

TOWNHOMES

134 DU

PARKING

2 spaces / garage
268 spaces

Visitor Parking

PUBLIC PARK 1

±8.6 Ac.

To be dedicated to
Village of Gilberts

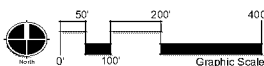
FREEMAN ROAD

TROY MERTZ
340 W. Butterfield Road
Elmhurst, IL 60126

sda
Schoppe Design Associates, Inc.
LAND PLANNING & LANDSCAPE ARCHITECTURE

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Oswego, IL 60543
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schoppe@design.net

Rev.: June 4, 2019
Date: Mar. 22, 2019
Scale: 1" = 100'



TOWNHOME CONCEPT

Exhibit F

Townhome Building Elevations (Townhome Parcel)

[ATTACH]

4812-4256-6551, v. 5

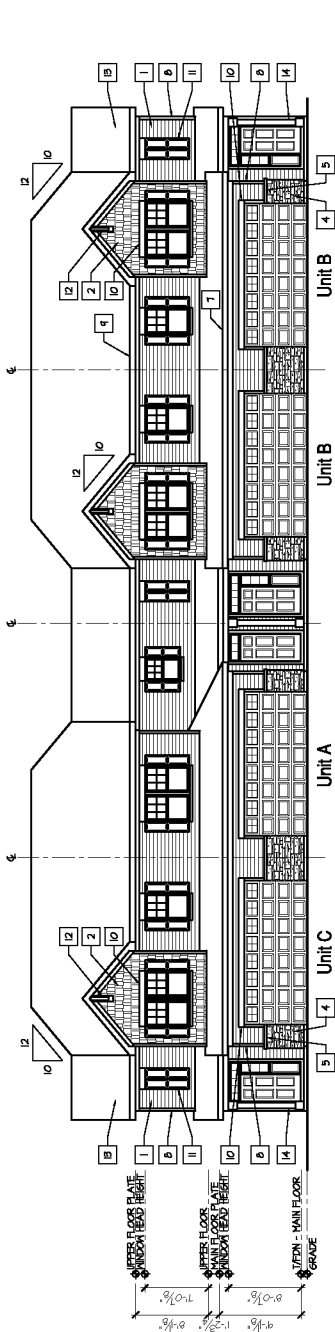
GENERAL EXTERIOR ELEVATION NOTES:

- GRADE CONDITIONS MAY VARY FOR EXISTING AND PROPOSED SITES AS SPECIFIED BY BUILDER.
- PROVIDE ROOF AND SOFFIT VENTS AS SPECIFIED BY BUILDER.
- PROVIDE SILLING AND DOWNSPOTS AS SPECIFIED BY BUILDER.

EXTERIOR ELEVATION KEYNOTES:

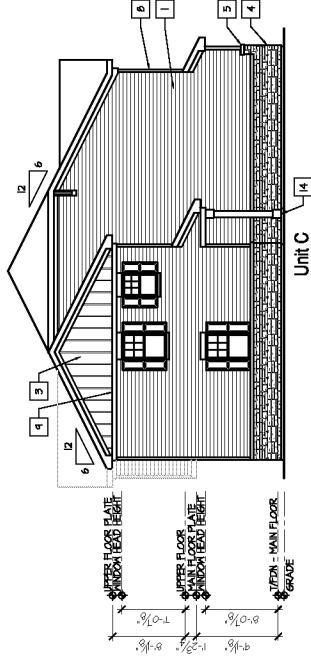
THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS:

- 1. 6" LAP SIDING
- 2. 12" SHINGLE ROOF
- 3. VERTICAL SIDING
- 4. STONE VENEER
- 5. 6" RAKE
- 6. 6" RAKE
- 7. 6" RAKE
- 8. 3/4" x 4" TRIM
- 9. 3/4" x 4" TRIM
- 10. 3/4" x 4" TRIM
- 11. 1/4" SHUTTERS
- 12. 1/4" SHUTTERS
- 13. COMPOSITION SHINGLES
- 14. 8" COLUMN



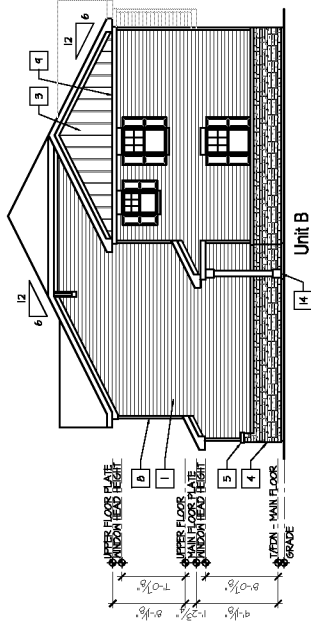
Front Elevation

SCALE 1/8"=1'-0"



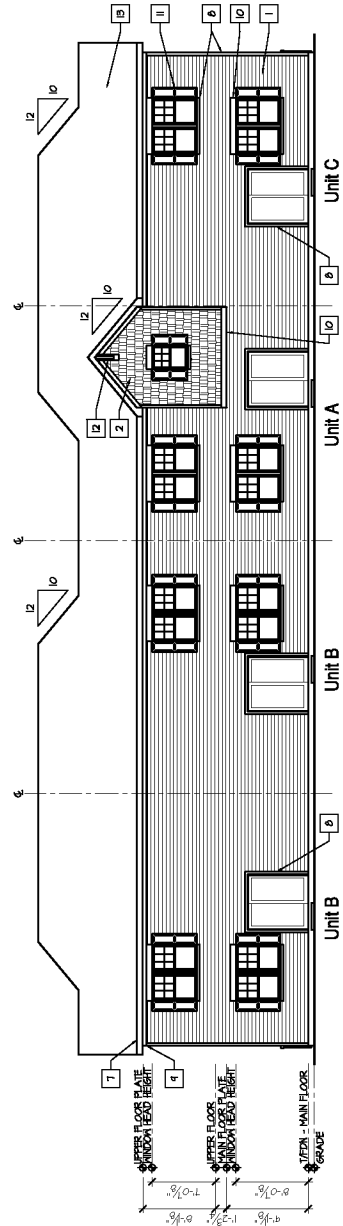
Side Elevation

SCALE 1/8"=1'-0"



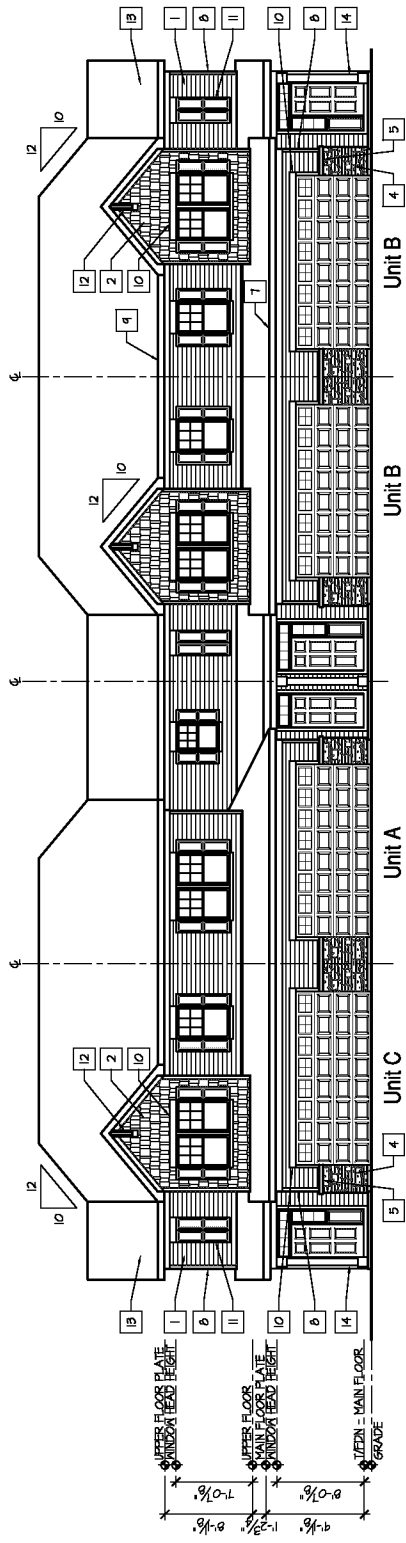
Side Elevation

SCALE 1/8"=1'-0"



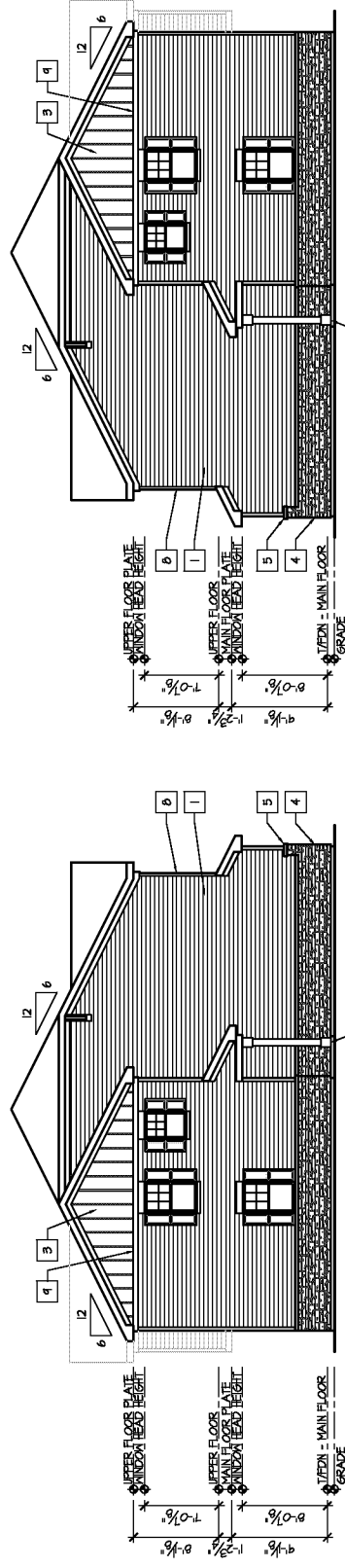
Rear Elevation

SCALE 1/8"=1'-0"



Front Elevation

SCALE: 1/8"=1'-0"

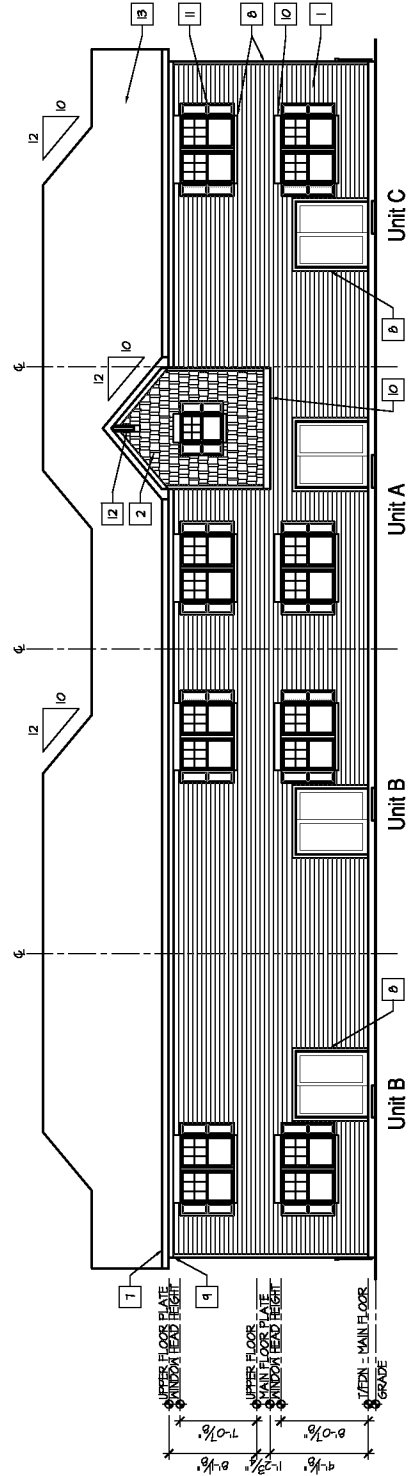


Side Elevation

SCALE: 1/8"=1'-0"

Side Elevation

SCALE: 1/8"=1'-0"



Rear Elevation

SCALE: 1/8"=1'-0"