

2017K048108
SANDY WEGMAN
RECORDER - KANE COUNTY, IL

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PAGES: 56

VILLAGE OF GILBERTS

KANE COUNTY

STATE OF ILLINOIS

ORDINANCE NUMBER 18-2017

**An Ordinance approving the Final Plat of Subdivision and Final PUD Plans for
Phase 2A-1 of the Conservancy Development**

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

August 15, 2017

**Published in pamphlet form by authority of the President and Board of Trustees of
the Village of Gilberts, Kane County, Illinois this 5th day of August, 2017.**

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

WHEREAS, on January 31, 2017, the Village of Gilberts Board of Trustees approved the First Amendment to an Annexation and Development Agreement between the Village of Gilberts and Gilberts Development LLC for 914.02 acres of Conservancy Development, legally described on **Exhibit A (“Gilberts Development Parcel”)**, which Agreement was recorded on February 3, 2017, with the Kane County Recorder’s Office, as Document No. 2017K006674 (“**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, Gilberts Development LLC subsequently submitted an application requesting approval of a final plat of subdivision and final PUD plan for Phase 2A-1 of the Gilberts Development Parcel; and

WHEREAS, the Final Plat of Subdivision and Final PUD Plan for Phase 2A-1 are substantially in conformity with the preliminary plat and plans approved by the Village Board on January 31, 2017; and

WHEREAS, on August 9, 2017, the Village Plan Commission conducted a meeting to consider the Final Plat and Final PUD Plans for Phase 2A-1 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 2A-1 of the Gilberts Development Parcel and determined that the requested approvals are in the best interests of the Village and its residents, subject to the conditions contained in this Ordinance, the Amended PUD Ordinance, and the Amended Annexation Agreement.

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

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

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

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

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

- A. No Authorization of Work. This Ordinance does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind shall be commenced on Phase 2A-1 of the Gilberts Development Parcel pursuant to the approvals granted in this Ordinance unless and until all conditions of this Ordinance have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law, and only after the developer has provided the required performance security for all public improvements required for Phase 2A-1, 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 2A-1, final engineering plans must be approved by the Village Engineer, including addressing the outstanding issues raised by the Engineer in its letters dated July 7, 2017 and July 10, 2017 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 2A-1 prior to completion of the water service improvements, but no building permit shall be issued in Phase 2A-1 until the water improvements are completed and operational unless expressly approved otherwise by a majority vote of the Village Board.
- D. Compliance with Laws. The Village's zoning, subdivision, and building regulations, and all other applicable Village ordinances and regulations shall continue to apply to the Gilberts Development Parcel, and the development and use of the Gilberts Development Property shall comply with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction.

E. Continued Effect of the Planned Unit Development and Annexation Agreement. The Amended PUD Ordinance and the Amended Annexation Agreement, shall remain in full force and effect, and the Owner shall comply with all requirements, conditions, and restrictions therein.

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 15th day of August 2017.

	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>	<u>Abstain</u>
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 15th DAY OF August, 2017

[Signature]
 Village President, Rick Zirk



[Signature]
 Village Clerk, Debra Meadows

Published: August 16, 2017

EXHIBIT A

Legal Description of the Gilberts Development Parcel

PARCEL 1:

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

PARCEL 2:

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

PARCEL 3:

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

PARCEL 4:

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

PARCEL 5:

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

PARCEL 6:

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

PARCEL 7:

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

PARCEL 8:

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

PARCEL 9:

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

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

PARCEL 10:

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

PARCEL 11:

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

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

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Exhibit B

Final Plat of Subdivision for Phase 2A-1

[ATTACH]

Exhibit C

Final PUD Plans for Phase 2A-1

[ATTACH]

4847-4390-0492, v. 1

Exhibit C

Final PUD Plans for Phase 2A-1

[ATTACH]

4847-4390-0492, v. 1

July 10, 2017

John Swedberg
Chief Building Inspector
Village of Gilberts,
87 Galligan Road
Gilberts, IL 60136

Subject: Village of Gilberts – The Conservancy Neighborhood 2A-1

Dear Mr. Swedberg:

In accordance with instructions from the Village of Gilberts, we have completed an office review of the following amended documents:

- Engineering drawings titled “Proposed Improvements for the Conservancy – Neighborhood 2A...”, latest revision dated June 22, 2017, prepared by Jonathan Hatcher, P.E. of Manhard Engineering LTD;
- Engineer’s Opinion of Probable Cost for Bonding Purposes for The Conservancy – Neighborhood 2A, Phase 2A-1, revised June 22, 2017, prepared by Manhard Engineering LTD;
- Final Plat of Subdivision of The Conservancy Neighborhood 2A-1, dated June 23, 2017, prepared by Samuel J. Phillippe, PLS, of Manhard Consulting, Ltd.;

We recommend conditional approval of Phase 2A-1, Basin 2A-1, Basin 2A-2 and the Final Plat for Neighborhood 2A-1 based on the following comments:

1. Provide approval letter from FEMA for the revised flood elevations for Tributary E.
2. In accordance with section 9-92 of the Kane County Stormwater Ordinance, the applicant must receive a “positive outcome” letter from threatened and endangered species consultation with IDNR. Applicant shall provide either an approved Incidental Taking Authorization from IDNR or a letter of no objection to construction of this particular phase of the project.
3. The EOPCC for Neighborhood Phase 2A-1, in the amount of \$1,505,439.60, is recommended for approval. Applicant is to provide a financial guarantee to the Village in the amount of \$1,655,984 (110% of the approved estimate).
4. The areas designated as temporary easements on the plat shall be revised to become permanent easements. These easements can be vacated at a future time should the need arise.

This review also does not include any additional comments or issues that may be raised by other Village departments or reviewing entities. The Owner and design engineers are not relieved of any responsibility for the correctness of the existing field conditions and the design of the project

improvements because of our review and the subsequent approval of the plans and specifications by the Village.

If you have any questions please contact me at 815-444-3385.

Sincerely,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS



James E. Sparber, P.E.

JES/JJT

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July 7, 2017

John Swedberg
Chief Building Inspector
Village of Gilberts,
87 Galligan Road
Gilberts, IL 60136

Subject: Village of Gilberts – The Conservancy Neighborhood 2A-1 and 2A-2

Dear Mr. Swedberg:

In accordance with instructions from the Village of Gilberts, we have completed an office review of the following amended documents:

- Engineering drawings titled “Proposed Improvements for the Conservancy – Neighborhood 2A...”, latest revision dated June 22, 2017, prepared by Jonathan Hatcher, P.E. of Manhard Engineering LTD;
- Engineer’s Opinion of Probable Cost for Bonding Purposes for The Conservancy – Neighborhood 2A, Phase 2A-1 and 2A-2, revised June 22, 2017, prepared by Manhard Engineering LTD;
- Final Plat of Subdivision of The Conservancy Neighborhood 2A-1, dated June 23, 2017, prepared by Samuel J. Phillippe, PLS, of Manhard Consulting, Ltd.;

We recommend conditional approval of the plans based on the following comments, some of which are new due to plan changes:

Base Flood Elevation Determination for Tributary E of the South Branch of the Kishwaukee River

1. We await FEMA action on the requested floodplain changes. Work in the current floodplain, particularly filling Lots 68, 69 & 70 (N2A-2) shown on Sheet 8 of 23, should be postponed until the LOMR is approved.

Stormwater Management Report & Permit Application for The Conservancy – Neighborhood 2A

2. We understand that V3 Consultants is preparing a wetland permit submittal to the USACE for Neighborhoods 2 and 3. The current plans and plat do not affect any lands encumbered by wetlands. The contractors are cautioned not to work outside the N2A boundaries.
3. In accordance with section 9-92 of the Kane County Stormwater Ordinance, the applicant must receive a “positive outcome” letter from threatened and endangered species consultation with IDNR. Please provide either an approved Incidental Taking Authorization from IDNR or a letter of no objection to construction of this particular phase of the project.

Engineer's Opinion of Probable Construction Costs (EOPCC)

4. Two EOPCC's were provided with this submittal:
 - a. The EOPCC for Neighborhood Phase 2A-1, \$1,505,439.60, is approved and we recommend a financial guarantee in the amount of \$1,655,984 (110% of the approved estimate);
 - b. The EOPCC for Neighborhood Phase 2A-2 is complete, however, we do not recommend approval as the developer is not ready or able to build this phase and market prices may change requiring a modification to the estimate. The estimate for phase 2A-2 should be resubmitted at the time of platting Neighborhood 2A-2.

Final Plat of Subdivision

5. Revise areas designated as temporary easements to become permanent easements. These easements can be vacated at a future time should the need arise.

This review also does not include any additional comments or issues that may be raised by other Village departments or reviewing entities. The Owner and design engineers are not relieved of any responsibility for the correctness of the existing field conditions and the design of the project improvements because of our review and the subsequent approval of the plans and specifications by the Village.

If you have any questions please contact me at 815-444-3385.

Sincerely,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS



James E. Sparber, P.E.

JES/JJT



Civil Engineering
Surveying
Water Resources Management
Construction Management
Landscape Architecture
Land Planning

July 13, 2017

Mr. James Sparber
Baxter & Woodman
8678 Ridgefield Road
Crystal Lake, IL 60012

**Re: THE CONSERVANCY NEIGHBORHOOD 2A-1
GILBERTS, ILLINOIS**

Dear Mr. Sparber:

Please find enclosed the following documents for your review and approval:

- Final Plat of Subdivision of The Conservancy Neighborhood 2A-1, latest date July 13, 2017, prepared by Samuel J. Phillippe, PLS, of Manhard Consulting, Ltd.;

We are in receipt of your review comments for the above mentioned project per your review letter dated July 7, 2017, and we offer the following responses to your comments below in bold:

Base Flood Elevation Determination for Tributary E of the South Branch of the Kishwaukee River

1. *We await FEMA action on the requested floodplain changes. Work in the current floodplain, particularly filling Lots 68, 69 & 70 (N2A-2) shown on Sheet 8 of 23, should be postponed until the LOMR is approved.*

Response: So noted. FEMA has provided review comments on the requested floodplain changes and we are currently in the process of addressing these comments.

Stormwater Management Report & Permit Application for The Conservancy – Neighborhood 2A

2. *We understand that V3 Consultants is preparing a wetland permit submittal to the USACE for Neighborhoods 2 and 3. The current plans and plat do not affect any lands encumbered by wetlands. The contractors are cautioned not to work outside the N2A boundaries.*

Response: So noted. The wetland permit submittal has been submitted and is currently under review by the USACE.

3. *In accordance with section 9-92 of the Kane County Stormwater Ordinance, the applicant must receive a "positive outcome" letter from threatened and endangered species consultation with IDNR. Please provide either an approved Incidental Taking Authorization from IDNR or a letter of no objection to construction of this particular phase of the project.*

Response: So noted. V3 Consultants is currently coordinating with the IDNR on this item.

Engineer's Opinion of Probable Construction Costs (EOPCC)

4. *Two EOPCC's were provided with this submittal:*

- a. *The EOPCC for Neighborhood Phase 2A-1, \$1,505,439.60, is approved and we recommend a financial guarantee in the amount of \$1,655,984 (110% of the approved estimate);*

Response: So noted.

- b. *The EOPCC for Neighborhood Phase 2A-2 is complete, however, we do not recommend approval as the developer is not ready or able to build this phase and market prices may change requiring a modification to the estimate. The estimate for phase 2A-2 should be resubmitted at the time of platting Neighborhood 2A-2.*

Response: So noted.



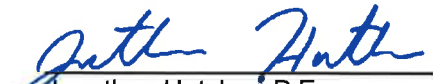
Final Plat of Subdivision

5. *Revise areas designated as temporary easements to become permanent easements. These easements can be vacated at a future time should the need arise.*

Response: The designated temporary easements have been revised to be permanent easements as requested.

Should you have any questions or require additional information, you can contact me at 630-925-1059.

Sincerely,
MANHARD CONSULTING, LTD.


Jonathan Hatcher, P.E.

cc: John Swedberg – Village of Gilberts
George Sakas – Village of Gilberts
Troy Mertz – Gilberts Development LLC

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Kane - DuPage Soil & Water Conservation District



April 24, 2017

Jonathon Hatcher, P.E.
Manhard Consulting, LTD.
700 Springer Drive
Lombard, IL 60148

KDSWCD File: 17e008
USACE Number: LRC-2006-760
KDSWCD Approval Date: 04/24/2017

Dear Mr. Hatcher:

I received your revised soil erosion and sedimentation control plan submittal for the Conservancy NH 2A project located in Gilberts, Illinois. Thank you for incorporating our comments into the plan, it will improve the quality of protection for the natural resources, both on and off site. This letter and a set of stamped plans located at the construction office on site, will serve to certify that the erosion and sediment control plans meet Technical Standards.

We will visit the site several times during the course of construction to assess compliance with the specifications and will be glad to address specific issues that may arise during the course of construction. Please note that a preconstruction notification deposit has been withheld for this project. The deposit will be refunded once KDSWCD has been notified of construction commencement (in writing) approximately one week prior to the start of construction.

Sincerely,

A handwritten signature in cursive script that reads "Ashley Curran".

Ashley Curran, CPESC
Resource Conservationist

ECC: Kimberly Kubiak, USACE
Keith Wozniak, USACE

2315 Dean Street, Suite 100 St. Charles, Illinois 60175 (630) 584-7960x3
www.kanedupageswcd.org

All programs and services of the Kane-DuPage SWCD are offered on a nondiscriminatory basis, without regard to race, color, national origin, religion, sex, marital status, or handicap.



ENGINEER'S OPINION OF PROBABLE COST FOR BONDING PURPOSES
THE CONSERVANCY NEIGHBORHOOD 2
PHASE 2A-1 - 51 LOTS
VILLAGE OF GILBERTS, ILLINOIS
6/22/2017

PREPARED BASED ON MCL PLANS DATED 06/22/17

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
SCHEDULE I - EXCAVATION AND GRADING IMPROVEMENTS					
1	Silt Fence (Non-Wire Back)	11,180	LF	\$1.75	\$19,565.00
2	Construction Entrance	1	LUMP SUM	\$3,500.00	\$3,500.00
3	Erosion Control Blanket	8,775	SY	\$1.50	\$13,162.50
4	Inlet Filter	53	EACH	\$280.00	\$14,840.00
5	Mass Grading (Basin)	1	LUMP SUM	\$105,000.00	\$105,000.00
TOTAL SCHEDULE I - EXCAVATION AND GRADING IMPROVEMENTS					\$156,067.50
SCHEDULE II - UNDERGROUND IMPROVEMENTS					
A. SANITARY SEWER IMPROVEMENTS					
1	6" PVC Sanitary Sewer Service (Long)	31	EACH	\$1,700.00	\$52,700.00
2	6" PVC Sanitary Sewer Service (Short)	20	EACH	\$475.00	\$9,500.00
3	Sanitary Sewer Riser	23	EACH	\$300.00	\$6,900.00
4	8" PVC Sanitary Sewer - 0'-12' Depth	1,636	LF	\$29.00	\$47,429.50
5	8" PVC Sanitary Sewer - 12'-16' Depth	938	LF	\$33.00	\$30,937.50
7	4' Diameter Manhole - 8'-12'	5	EACH	\$1,900.00	\$9,500.00
8	4' Diameter Manhole - 12'-16'	3	EACH	\$2,200.00	\$6,600.00
9	4' Diameter Manhole - 16'-20'	1	EACH	\$2,900.00	\$2,900.00
11	Trench Backfill - Mains 12'-16' Depth	120	LF	\$45.00	\$5,400.00
13	Connection to Existing	4	EACH	\$1,900.00	\$7,600.00
14	Televise Sanitary Sewer	2,573	EACH	\$2.50	\$6,432.50
SUBTOTAL A - SANITARY SEWER IMPROVEMENTS					\$185,899.50
B. WATER MAIN IMPROVEMENTS					
1	8" PVC Water Main	2,924	LF	\$24.00	\$70,176.00
2	8" Valve and Vault	7	EACH	\$2,800.00	\$19,600.00
3	1.5" House Service Type K (short)	31	EACH	\$800.00	\$24,800.00
4	1.5" House Service Type K (long)	20	EACH	\$1,700.00	\$34,000.00
5	Fire Hydrant with Auxiliary Valve	8	EACH	\$3,600.00	\$28,800.00
6	Dry Connection	3	EACH	\$1,200.00	\$3,600.00
SUBTOTAL B - WATER MAIN IMPROVEMENTS					\$180,976.00
C. STORM SEWER IMPROVEMENTS					
1	4" PVC Storm Sewer Service (Short)	51	EACH	\$200.00	\$10,200.00
2	12" RCP Storm Sewer Pipe	999	LF	\$22.00	\$21,978.00
3	15" RCP Storm Sewer Pipe	792	LF	\$25.00	\$19,800.00
4	18" RCP Storm Sewer Pipe	460	LF	\$27.00	\$12,420.00
5	21" RCP Storm Sewer Pipe	339	LF	\$31.00	\$10,509.00
6	24" RCP Storm Sewer Pipe	277	LF	\$35.00	\$9,695.00
7	27" RCP Storm Sewer Pipe	531	LF	\$40.00	\$21,240.00
8	30" RCP Storm Sewer Pipe	588	LF	\$45.00	\$26,460.00
9	36" RCP Storm Sewer Pipe	433	LF	\$58.00	\$25,114.00
10	42" RCP Storm Sewer Pipe	399	LF	\$70.00	\$27,930.00
11	Precast Concrete Flared End Section w/Grate 15"	1	EACH	\$1,400.00	\$1,400.00
12	Precast Concrete Flared End Section w/Grate 24"	3	EACH	\$1,600.00	\$4,800.00
13	Precast Concrete Flared End Section w/Grate 30"	2	EACH	\$2,200.00	\$4,400.00
14	Precast Concrete Flared End Section w/Grate 42"	1	EACH	\$3,500.00	\$3,500.00
15	2'-0" Diameter Inlet	10	EACH	\$750.00	\$7,500.00



**ENGINEER'S OPINION OF PROBABLE COST FOR BONDING PURPOSES
THE CONSERVANCY NEIGHBORHOOD 2
PHASE 2A-1 - 51 LOTS
VILLAGE OF GILBERTS, ILLINOIS
6/22/2017**

PREPARED BASED ON MCL PLANS DATED 06/22/17

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
16	4'-0" Diameter Catch Basin	5	EACH	\$1,900.00	\$9,500.00
17	5'-0" Diameter Catch Basin	5	EACH	\$2,150.00	\$10,750.00
18	4'-0" Diameter Manhole	14	EACH	\$1,600.00	\$22,400.00
19	5'-0" Diameter Manhole	16	EACH	\$1,800.00	\$28,800.00
20	6'-0" Diameter Restrictor Manhole	1	EACH	\$3,500.00	\$3,500.00
21	6'-0" Diameter Manhole	1	EACH	\$3,500.00	\$3,500.00
22	7'-0" Diameter Manhole	1	EACH	\$7,000.00	\$7,000.00
23	Rip Rap w/Fabric	120	SY	\$115.00	\$13,800.00
24	Trench Backfill	450	LF	\$20.00	\$9,000.00

SUBTOTAL C - STORM SEWER IMPROVEMENTS **\$315,196.00**

TOTAL SCHEDULE II - UNDERGROUND IMPROVEMENTS **\$682,071.50**

SCHEDULE III - ON-SITE ROADWAY IMPROVEMENTS

1	Subgrade Preparation - Fine Grading	9,603	SY	\$1.00	\$9,603.00
2	Aggregate Base Course - 10"	9,603	SY	\$10.50	\$100,831.50
3	Hot-Mix Asphalt Binder Course, N50 - 3.5"	8,028	SY	\$12.00	\$96,336.00
4	Hot-Mix Asphalt Surface Course, N50 - 2"	8,028	SY	\$10.50	\$84,294.00
5	Concrete Curb Type B-6.12	5,563	LF	\$13.50	\$75,100.50
6	PCC Sidewalk - 5" with Subbase	27,610	SF	\$3.50	\$96,635.00
7	Street Lights	12	EACH	\$5,000.00	\$60,000.00
8	Traffic Signs	5	EACH	\$650.00	\$3,250.00
9	Pavement Marking 24"	50	LF	\$5.50	\$275.00
10	Pavement Marking 4"	504	LF	\$0.75	\$378.00
11	Bike Path (2" Bituminous, 6" CA-6 Crushed Limestone Base)	1,865	SY	\$14.00	\$26,110.00
12	Parkway Trees	107	EACH	\$400.00	\$42,800.00

TOTAL SCHEDULE III - ON-SITE ROADWAY IMPROVEMENTS **\$595,613.00**

SUBTOTAL SCHEDULES I-III **\$1,433,752.00**

CONTINGENCY @5% **\$71,687.60**

TOTAL **\$1,505,439.60**

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

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

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2017K048108
SANDY WEGMAN
RECORDER - KANE COUNTY, IL

CERTIFICATE

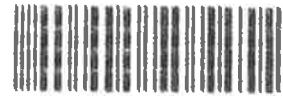
RECORDED: 9/13/2017 02:41 PM
REC FEE: 99.00

The undersigned certifies that I am the Village Clerk of the Village of Gilberts, Kane County, Illinois and further certifies that the attached is a true and accurate copy of Ordinance 18-2017 an Ordinance approving the Final Plat of Subdivision and Final PUD Plans for Phase 2A-1 of the Conservancy Development.

Dated at the Village of Gilberts, Illinois, this 15th Day of August 2017



Village Clerk, Debra Meadows



MAP ATTACHED

2017K048108
SANDY WEGMAN
RECORDER - KANE COUNTY, IL

RECORDED: 9/13/2017 02:41 PM
REC FEE: 99.00
PAGES: 56

SS : ()State of Illinois
County of Kane

Prepared by and Return to:
Julie A. Tappendorf
Ancel Glink
140 S. Dearborn Street, Ste 600
Chicago, IL 60603

Pd

On behalf of the
Village of Gilberts
87 Galligan Road
Gilberts, IL 60136