



**COMMITTEE OF THE WHOLE**  
*Monday, August 17, 2020*  
*immediately following Special Committee of the Whole &*  
*City Council Mtg. at 7pm*

*City Hall Council Chamber*  
*109 James Street*  
*Geneva, IL 60134*

Visitors are welcome to all City meetings; however, pursuant to Governor Pritzker's Executive Order 2020-43 limiting gatherings of no more than 50 persons (or 50% of room occupancy) and a requirement to wear a face covering in public places, physical attendance at public meetings may be limited or restricted. Meetings will be livestreamed for the public to provide the ability to contemporaneously hear all discussion, testimony and roll call votes of the open meeting in real time. Please visit the City [website](#) for details on how to watch the meeting live.

**For more information please see the ["Notice Regarding Meeting and Public Comment Rule Modification Due to COVID-19"](#).**

**AGENDA**

1. CALL TO ORDER
2. NEW BUSINESS / PUBLIC COMMENT
3. APPROVE COMMITTEE OF THE WHOLE MINUTES FROM AUGUST 3, 2020.
4. ITEMS OF BUSINESS
  - a. Consider Draft Ordinance Amending Title 4, Chapter 2, Section 4-2-13 (Liquor License Fees and Number) by Adding One Class C-4 License (Wine & Beer Bar) for Geneva Winery Located at 426 S. Third St.
  - b. Consider Draft Resolution Authorizing Execution of a Plat of Easement for the Southwest Corner of River Lane and Fulton Street.
5. ADJOURNMENT



**AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item:	Recommend Draft Ordinance Amending Title 4, Chapter 2, Section 4-2-13 (License Fees and Number of Licenses) Adding One Class C-4 Liquor License (Wine & Beer Bar) for Geneva Winery located at 426 S. Third Street.		
Presenter & Title:	Jeanne Fornari, Executive Assistant Stephanie K. Dawkins, City Administrator		
Date:	August 17, 2020		
<b><i>Please Check Appropriate Box:</i></b>			
<input checked="" type="checkbox"/>	Committee of the Whole Meeting	<input type="checkbox"/>	Special Committee of the Whole Meeting
<input checked="" type="checkbox"/>	City Council Meeting	<input type="checkbox"/>	Special City Council Meeting
<input type="checkbox"/>	Public Hearing	<input type="checkbox"/>	Other -
Associated Strategic Plan Goal/Objective: EV: III			
Estimated Cost: \$		Budgeted? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Other Funding? <input type="checkbox"/> Yes <input type="checkbox"/> No
<i>If "Other Funding," please explain how the item will be funded:</i>			
<b>Executive Summary:</b>			
An application for a Class C-4 liquor license has been submitted by Geneva Winery for the purposes of serving/selling beer in addition to the wine that is manufactured on site. The liquor license will be issued upon approval of occupancy from Building/Fire Dept. inspections. The Liquor Commissioner recommends approval of adding one Class C-4 liquor license for Geneva Winery.			
<b>Attachments:</b> <i>(please list)</i>			
<ul style="list-style-type: none"> <li>• Draft Ordinance</li> </ul>			
<b>Voting Requirements:</b>			
<i>This motion requires 5 affirmative votes for passage.</i>			
<i>The Mayor may vote on three occasions: (a) when the vote of the aldermen or trustees has resulted in a tie; (b) when one half of the aldermen or trustees elected have voted in favor of an ordinance, resolution, or motion even though there is no tie votes; or (c) when a vote greater than a majority of the corporate authorities is required by state statute or local ordinance to adopt an ordinance, resolution, or motion.</i>			
<b>Recommendation / Suggested Action:</b> <i>(how item should be listed on agenda)</i>			
Recommend Approval of Draft Ordinance Adding One (1) Class C-4 Liquor License for Geneva Winery located at 426 S. Third Street, Geneva, IL			

**ORDINANCE NO. 2020-XX**

**AN ORDINANCE AMENDING TITLE 4  
(BUSINESS AND LICENSE REGULATION),  
CHAPTER 2 (LIQUOR CONTROL),  
SECTION 4-2-13 {LICENSE FEES AND NUMBER}  
OF THE GENEVA CITY CODE**

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**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GENEVA,  
KANE COUNTY, ILLINOIS, AS FOLLOWS:**

**SECTION 1.** That Section 4-2-13 {License Fees and Number} of Chapter 2 (Liquor Control) of Title 4 (Business and License Regulation) of the Geneva City Code, be and the same is hereby amended by adding one license to said Section:

<u>Class</u>	<u>First Year</u>	<u>Fee Thereafter</u>	<u>No. of Licenses Authorized</u>
C-4	\$3,000	\$2,100	-4-

**SECTION 2.** That Chapter 4 of said Code, as heretofore and hereinabove amended, shall otherwise remain in full force and effect.

**SECTION 3.** That this ordinance shall become effective from and after its adoption as provided by law. Publication of this ordinance is hereby approved to be in pamphlet form.

**PASSED** by the City Council of the City of Geneva, Illinois this 8th day of September, 2020.

Ayes: \_\_\_\_ Nays: \_\_\_\_ Absent: \_\_\_\_ Abstaining: \_\_\_\_ Holding Office: \_\_\_\_

**APPROVED** by me as Mayor of the City of Geneva, Illinois, this 8<sup>th</sup> day of September, 2020.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk



**AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item:	Plat of Easement for southwest corner of River Lane/Fulton Street		
Presenter & Title:	Brian L. Schiber, P.E. ADPW/City Engineer		
Date:	August 4, 2020		
<b><i>Please Check Appropriate Box:</i></b>			
<input checked="" type="checkbox"/>	Committee of the Whole Meeting	<input type="checkbox"/>	Special Committee of the Whole Meeting
<input checked="" type="checkbox"/>	City Council Meeting	<input type="checkbox"/>	Special City Council Meeting
<input type="checkbox"/>	Public Hearing	<input type="checkbox"/>	Other -
Associated Strategic Plan Goal/Objective: N/A			
Estimated Cost: \$50		Budgeted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Other Funding? <input type="checkbox"/> Yes <input type="checkbox"/> No
<i>If "Other Funding," please explain how the item will be funded:</i>			
<b>Executive Summary:</b>			
<p>The developer of this 3 lot residential project (Hogan Construction) needed to grant additional public utility/drainage easements, storm sewer (private) easements, and access (private) easements to accommodate the placement of the homes. The consultant working for Hogan Construction (Engineering Resource Associates) has submitted the attached "Plat of Easement" to grant the new easements. The plat has received City legal review and approval for City execution. Staff has confirmed the placement of the public utilities, and we support these proposed easements.</p>			
<b>Attachments:</b> <i>(please list)</i>			
<ul style="list-style-type: none"> <li>• Resolution</li> <li>• Plat of Easement</li> </ul>			
<b>Voting Requirements:</b>			
<p><i>This motion requires _5_ affirmative votes for passage. The Mayor may vote on three occasions: (a) when the vote of the aldermen or trustees has resulted in a tie; (b) when one half of the aldermen or trustees elected have voted in favor of an ordinance, resolution, or motion even though there is no tie votes; or (c) when a vote greater than a majority of the corporate authorities is required by state statute or local ordinance to adopt an ordinance, resolution, or motion.</i></p>			
<b>Recommendation / Suggested Action:</b> <i>(how item should be listed on agenda)</i>			
Staff recommends that City Council authorize the Mayor and City Clerk to execute the attached Plat of Easement, and record the executed Plat of Easement.			

**RESOLUTION NO. 2020-\_\_**

**RESOLUTION AUTHORIZING EXECUTION OF A PLAT OF  
EASEMENT FOR THE SOUTHWEST CORNER OF RIVER LANE AND FULTON  
STREET**

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**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GENEVA, KANE COUNTY, ILLINOIS**, as follows:

**SECTION 1:** That the Mayor and City Clerk are hereby authorized to execute, on behalf of the City of Geneva, a “Plat of Easement” for the southwest corner of River Lane and Fulton Street in the form attached hereto as Exhibit A; a copy of which is attached hereto.

**SECTION 2:** This Resolution shall become effective from and after its passage as in accordance with law.

**PASSED** by the City Council of the City of Geneva, Kane County, Illinois, this 8th day of September , 2020.

**AYES: \_\_ NAYS: \_\_ ABSENT: \_\_ ABSTAINING: \_\_ HOLDING OFFICE: \_\_**

Approved by me this \_\_\_\_ day of \_\_\_\_\_, 2020.

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Mayor

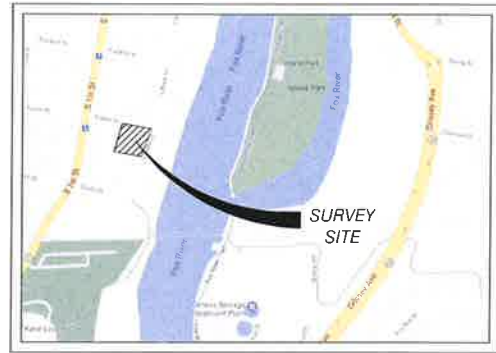
ATTEST:

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City Clerk



P.L.N.  
 12-10-226-006  
 12-10-226-007  
 12-10-226-008  
 12-10-226-009



**LOCATION MAP**  
 NOT TO SCALE

**OWNER'S CERTIFICATE**

STATE OF ILLINOIS }  
 COUNTY OF }  
 THIS IS TO CERTIFY THAT  
 IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER, HAS CAUSED THE SAME TO BE PLATTED AND SAID OWNER, DOES  
 HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT \_\_\_\_\_ CITY \_\_\_\_\_ ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ MONTH \_\_\_\_\_ 20\_\_\_\_

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
 SIGNATURE SIGNATURE  
 TITLE: \_\_\_\_\_ TITLE: \_\_\_\_\_  
 PRINT TITLE PRINT TITLE

**NOTARY'S CERTIFICATE**

STATE OF ILLINOIS }  
 COUNTY OF }  
 I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR THE SAID COUNTY

IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ TITLE \_\_\_\_\_  
 AND \_\_\_\_\_ TITLE \_\_\_\_\_  
 OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE  
 SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH \_\_\_\_\_ AND \_\_\_\_\_  
 TITLE \_\_\_\_\_

RESPECTFULLY, APPEARED BEFORE ME THIS DAY IN PERSON AND JOINTLY AND  
 SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS  
 THE FREE AND VOLUNTARY ACT OF SAID OWNER FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ MONTH \_\_\_\_\_ 20\_\_\_\_

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

MY NAME \_\_\_\_\_  
 MY COMMISSION EXPIRES ON \_\_\_\_\_ MONTH \_\_\_\_\_ DATE \_\_\_\_\_ 20\_\_\_\_

**MAYOR AND CITY COUNCIL CERTIFICATE**

STATE OF ILLINOIS }  
 COUNTY OF KANE }  
 MAYOR AND CITY COUNCIL OF THE CITY OF GENEVA, CITY COUNCIL HAS DULY APPROVED THE FINAL PLAT OF  
 EASEMENT ATTACHED HERETO BY RESOLUTION NO. \_\_\_\_\_ DULY AUTHENTICATED AS PASSED  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

MAYOR \_\_\_\_\_

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

CITY CLERK \_\_\_\_\_

**COUNTY CLERK'S CERTIFICATE**

STATE OF ILLINOIS }  
 COUNTY OF KANE }  
 I, \_\_\_\_\_ COUNTY CLERK OF KANE COUNTY, ILLINOIS DO HEREBY CERTIFY THAT  
 THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES AND NO UNPAID FORECLOSED  
 TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.  
 GIVEN UNDER MY HAND AND SEAL AT \_\_\_\_\_ ILLINOIS,  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

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

**PRIVATE STORM SEWER EASEMENT PROVISIONS:**

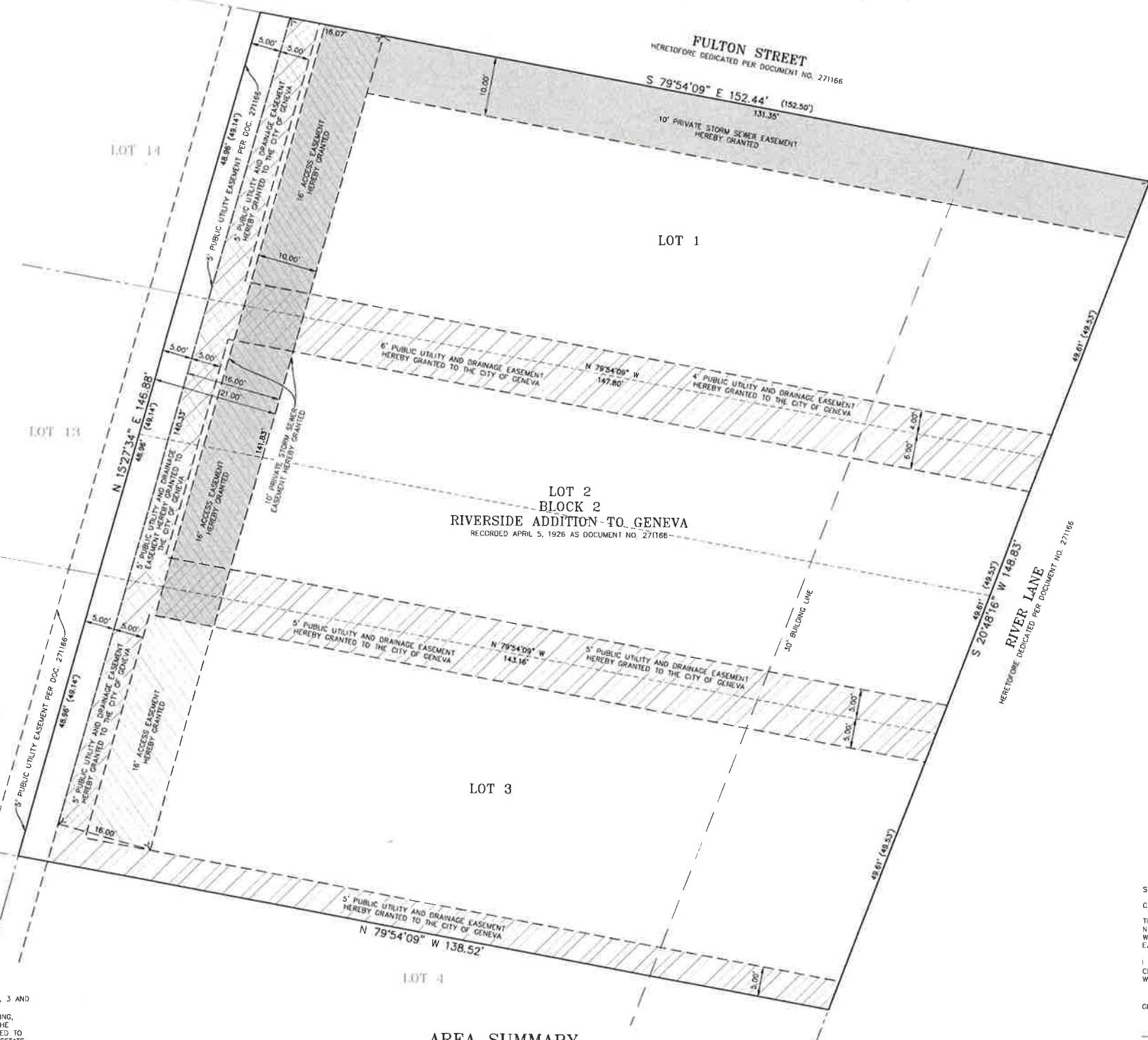
A PERMANENT EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE PROPERTY OWNERS OF LOTS 1, 2, 3 AND  
 ITS SUCCESSORS AND ASSIGNS (COLLECTIVELY "GRANTEE") IN, UPON, ACROSS, UNDER AND THROUGH THE AREAS LABELED  
 "PRIVATE STORM SEWER EASEMENT" ON THIS PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING,  
 REPLACING, RENOVATING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING THE STORM SEWER AND THE  
 APPURTENANCES TO EACH LISTED ABOVE AND SUCH OTHER INSTALLATIONS AND SERVICE CONNECTIONS AS MAY BE REQUIRED TO  
 FURNISH SERVICES TO SUCH PROPERTY AND ADJACENT AREAS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE  
 PLATTED HEREOF FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE WORK. ALL SUCH UTILITY  
 LINES SHALL BE UNDERGROUND ONLY. OTHER UTILITIES MAY INSTALL THEIR FACILITIES ACROSS THE EASEMENT AREA  
 PERPENDICULAR, BUT NOT PARALLEL TO THE UNDERGROUND UTILITY LINES. NO PERMANENT BUILDINGS, ACCESSORY STRUCTURES,  
 FENCES, TREES, OR ANY OTHER STRUCTURE THAT WOULD IMPED ACCESS TO THE UTILITIES OR FUNCTION OF THE SAME SHALL BE  
 PLACED ON THE EASEMENT, BUT THE PREMISES MAY BE USED FOR PAVED AREAS, DRIVEWAYS AND SIDEWALKS. THE RESTORATION  
 OBLIGATIONS SHALL BE LIMITED TO TOPSOIL AND SEED FOR TURF GRASS.

THE MAINTENANCE OF THE PRIVATE STORM SEWER SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OF LOTS 1, 2, 3  
 AND ITS SUCCESSORS AND ASSIGNS.

**PLAT OF EASEMENT**

OVER

PART OF LOTS 1, 2 AND 3 IN BLOCK 2 OF RIVERSIDE ADDITION TO GENEVA, IN THE CITY OF GENEVA, KANE COUNTY, ILLINOIS.



THIS PLAT HAS BEEN SUBMITTED FOR  
 RECORDING BY AND RETURN TO:  
 NAME: CITY OF GENEVA  
 ADDRESS: 22 S. FIRST STREET  
 GENEVA, ILLINOIS 60134

**BASIS OF BEARING**  
 ILLINOIS STATE PLANE COORDINATE  
 SYSTEM, EAST ZONE NAD 83 (2011).



**ABBREVIATIONS**

A	ARC LENGTH
CH	CHORD
CONC.	CONCRETE
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
N	NORTH
P.O.B.	POINT OF BEGINNING
P.U.&D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT
R	RADIUS
R.O.W.	RIGHT OF WAY
S	SOUTH
W	WEST
B.S.L.	BUILDING SETBACK LINE
DOC.	DOCUMENT
(XXX.XX)	RECORD INFORMATION
XXXXX	MEASURED INFORMATION

**PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS: (P.U.&D.E.)**

EASEMENTS, DESIGNATED FOR OVERHEAD, UNDERGROUND, AND SURFACE PUBLIC UTILITIES  
 AND DRAINAGE, ARE HEREBY RESERVED FOR, AND GRANTED TO THE CITY OF GENEVA,  
 NORTHERN ILLINOIS GAS COMPANY (NIGAS), CONCRETE AND/OR AT-A-CABLE, AND  
 AMERITECH, THEIR SUCCESSORS AND ASSIGNS, IN ALL PLATTED EASEMENT AREAS,  
 STREETS, AND OTHER PUBLIC WAYS AND PLACES SHOWN ON THIS PLAT. SAID EASEMENTS  
 SHALL BE FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL, AND REMOVAL OF  
 PUBLIC UTILITIES, DRAINAGE FACILITIES AND RELATED APPURTENANCES, IN, OVER, UNDER,  
 ACROSS, ALONG AND UPON, THE SO DESIGNATED PROPERTY. IT SHALL INCLUDE THE RIGHT  
 TO ENTER THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES, AND THE RIGHT WITHOUT  
 LIABILITY TO CUT, TRIM, ALTER, OR REMOVE ANY VEGETATION, ROOTS, STRUCTURES OR  
 DEVICES WITHIN THE DESIGNATED EASEMENT PROPERTY AS MAY BE REASONABLY REQUIRED  
 INCIDENT TO THE RIGHT HEREIN GIVEN. WRITING PRIOR WRITTEN CONSENT OF GRANTEE(S),  
 NO BUILDINGS, STRUCTURES, OR OTHER OBSTRUCTION SHALL BE CONSTRUCTED, PLANTED,  
 OR PLACED IN ANY SUCH EASEMENT AREAS, STREETS, OR OTHER PUBLIC WAYS OR  
 PLACES, NOR SHALL ANY OTHER USES BE MADE THEREOF WHICH WILL INTERFERE WITH THE  
 EASEMENTS RESERVED AND GRANTED HEREBY. SUCH EASEMENTS SHALL FURTHER BE FOR  
 THE PURPOSE OF SERVING ALL AREAS SHOWN ON THIS PLAT AS WELL AS OTHER  
 PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO, WITH GAS, ELECTRIC, TELEPHONE,  
 CABLE T.V., WATER MAINS, SANITARY AND STORM SEWERS, AND SHALL INCLUDE THE RIGHT  
 TO OVERHANG ALL LOTS WITH AERIAL SERVICE WIRES TO SERVE ADJACENT LOTS, BUT  
 SUCH AERIAL SERVICE WIRES SHALL NOT PASS THROUGH PERMANENT IMPROVEMENTS ON  
 SUCH LOTS. SUCH EASEMENTS SHALL SURVIVE THE VACATION BY PROPER AUTHORITY OF  
 ANY STREET AND OTHER PUBLIC WAY AND PLACE SHOWN ON THIS PLAT, UNLESS  
 OTHERWISE EXPRESSLY MENTIONED IN AN ORDINANCE OF VACATION.

**ACCESS EASEMENT PROVISIONS FOR PRIVATE STREET**

A PERMANENT, NON-EXCLUSIVE ACCESS EASEMENT ("ACCESS EASEMENT") IS HEREBY  
 GRANTED AND RESERVED OVER THE AREAS INDICATED AS "ACCESS EASEMENT" ON THE  
 HEREON PLAT ("ACCESS EASEMENT PREMISES") FOR THE INGRESS AND EGRESS OF THE  
 FREE AND UNINTERRUPTED FLOW OF PEDESTRIAN AND VEHICULAR (INCLUDING  
 CONSTRUCTION AND DELIVERY VEHICLES) TRAFFIC, FOR THE BENEFIT OF THE GRANTOR,  
 ITS SUCCESSORS, ASSIGNS AND GRANTEES, THE OWNERS AND OCCUPANTS OF THE  
 LOTS ON THE HEREON PLAT AND THEIR GUESTS AND INVITEES, THE ASSOCIATION OF  
 HOMEOWNERS FOR SAID LOTS TO BE HERE AFTER ESTABLISHED ("ASSOCIATION"), AND  
 THE CITY OF GENEVA, ILLINOIS ("CITY") AND ITS POLICE, FIRE, AND OTHER EMERGENCY  
 PERSONNEL, TOGETHER WITH THOSE UTILITY COMPANY'S FROM TIME TO TIME OPERATING  
 UNDER FRANCHISE WITH THE CITY (COLLECTIVELY "GRANTEES"). THE IMPROVEMENTS  
 TO BE LOCATED WITHIN THE ACCESS EASEMENT PREMISES ("PRIVATE STREET  
 IMPROVEMENTS") SHALL BE CONSTRUCTED AND MAINTAINED IN SUBSTANTIAL  
 COMPLIANCE WITH THE FINAL ENGINEERING PLANS THEREOF AS FROM THE TIME TO TIME  
 APPROVED BY THE CITY. THE ACCESS EASEMENT PREMISES AND PRIVATE STREET  
 IMPROVEMENTS SHALL BE MAINTAINED IN GOOD CONDITION IN COMPLIANCE WITH ALL  
 APPLICABLE STANDARDS FOR ROADWAY MAINTENANCE AND SHALL BE CARRIED OUT IN  
 A TIMELY MANNER BY THE PARTY RESPONSIBLE THEREFOR, INCLUDING THE  
 ASSOCIATION, AS PROVIDED IN THAT CERTAIN DECLARATION OF COVENANTS,  
 CONDITIONS, EASEMENTS AND RESTRICTIONS FOR  
 HOMEOWNERS ASSOCIATION ("DECLARATION"). IF, AT ANY TIME OR FROM TIME TO  
 TIME, IT IS REASONABLY DETERMINED BY THE CITY THAT THE ACCESS EASEMENT  
 PREMISES AND/OR THE PRIVATE STREET IMPROVEMENTS ARE NOT BEING PROPERLY  
 MAINTAINED, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, FOLLOWING  
 THIRTY (30) DAYS PRIOR WRITTEN NOTICE TO THE OWNER(S) OF THE ACCESS  
 EASEMENT PREMISES AND THE FAILURE OF SUCH OWNER(S) TO CAUSE SUCH  
 MAINTENANCE TO BE PERFORMED OR WAIVINGFULLY COMPLETED WITHIN SAID THIRTY  
 DAY PERIOD, TO CAUSE SAID MAINTENANCE TO BE PERFORMED. IF THE CITY ELECTS  
 TO PERFORM SAID WORK, IT SHALL BILL THE OWNER(S) OF THE ACCESS EASEMENT  
 PREMISES OR THE COST OF SAID WORK PLUS AN ADDITIONAL TEN PERCENT OF SAID  
 COSTS FOR ADMINISTRATIVE EXPENSES (MAINTENANCE OBLIGATION). THE  
 MAINTENANCE OBLIGATION SHALL BE PAID BY THE RESPONSIBLE OWNER(S) TO THE  
 CITY WITHIN FIFTEEN (15) DAYS FOLLOWING SUCH OWNER(S)' RECEIPT OF THE BILL  
 THEREFOR FROM THE CITY. THE MAINTENANCE OBLIGATION SHALL CONSTITUTE A LIEN  
 ON A PRORATA BASIS AGAINST ALL OF THE BUILDABLE LOTS ON THE HEREON PLAT  
 WHICH MAY BE ENFORCED BY ANY ACTION BROUGHT BY OR ON BEHALF OF THE CITY.

**AREA SUMMARY**

LOTS 1, 2 & 3:	21,277 SQUARE FEET (0.488 ACRES±)
P.U.&D.E. AREA:	4,086 SQUARE FEET (0.094 ACRES±)
ACCESS EASEMENT AREA:	2,257 SQUARE FEET (0.052 ACRES±)
PRIVATE STORM SEWER EASEMENT:	2,336 SQUARE FEET (0.054 ACRES±)

**REVISIONS:**

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: CNB  
 CHECKED BY: TBM  
 APPROVED BY: TBM



35701 WEST AVENUE, SUITE 150  
 WARRENVILLE, ILLINOIS 60555  
 PHONE (630) 393-3060  
 FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875  
 CHICAGO, ILLINOIS 60606  
 PHONE (312) 474-7841  
 FAX (312) 474-6099

2416 GALEN DRIVE  
 CHAMPAIGN, ILLINOIS 61821  
 PHONE (217) 351-6268  
 FAX (217) 355-1902

PREPARED FOR:  
**HOGAN DESIGN  
 AND CONSTRUCTION**

TITLE:  
**PLAT OF EASEMENT  
 GENEVA, ILLINOIS**

SCALE: 1"=10'  
 DATE: 03-27-18  
 JOB NO: 171218  
 SHEET 1 OF 1

