



## FOREST PRESERVE DISTRICT OF KANE COUNTY

### LAND ACQUISITION COMMITTEE AGENDA

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Chairman, Jarett Sanchez	<input type="checkbox"/>	Deborah Allan	<input type="checkbox"/>	Anita Lewis	<input type="checkbox"/>
President, Christopher Kious	<input type="checkbox"/>	Mark Davoust	<input type="checkbox"/>	John Martin	<input type="checkbox"/>
Treasurer Drew Frasz	<input type="checkbox"/>	Ron Ford	<input type="checkbox"/>	Ken Shepro	<input type="checkbox"/>
Executive Director, Monica Meyers	<input type="checkbox"/>				

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*Thursday*

*8:30 AM*

*April 29, 2021*

- I. Call to Order**
- II. Approval of Minutes from March 25, 2021**
- III. Public Comment (Each Speaker is limited to three minutes)**
- IV. Closed Session to Discuss Land Acquisition, Contracts, Litigation and Personnel**
- V. New or Unfinished Business**
  - A. Presentation and Approval of an Identification Sign Easement Agreement with the City of Geneva**
- VI. Communications**
- VII. Chairman's Comments**
- VIII. Adjournment**

**Adjournment until: Thursday, May 27, 2021 at 8:30 a.m. via zoom and in person at the Kane County Government Center Bldg. A, 2<sup>nd</sup> fl. Geneva, Illinois 60134**



# AGENDA MEMORANDUM

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**DATE:** April 29, 2021

**TO:** Forest Preserve District Land Acquisition Committee

**FROM:** Ken Anderson Jr., Chief of Planning & Operations  
Monica Meyers, Executive Director

**VIA:** Ken Stanish, Chief Financial Officer

**SUBJECT:** Presentation and Approval of an Identification Sign Easement Agreement with the City of Geneva

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**PURPOSE:**

The purpose of this memorandum is to provide the Committee with information to consider an Identification Sign Easement Agreement with the City of Geneva.

**BACKGROUND:**

The City of Geneva has approached the Forest Preserve District of Kane County to obtain an Identification Sign Easement Agreement for the City to construct and maintain a City of Geneva identification sign and associated landscaping at two locations along Fabyan Parkway. One sign will be constructed at the northeast corner of Illinois State Route 31 and the second at the northeast corner of Illinois State Route 25.

The City generated plans, which District staff reviewed. The landscape plans include the incorporation of native plants, which will accent the naturalization of the respective areas. As part of the agreement, the mowing and maintenance of the sign areas will be completed by the City.

The agreement was reviewed by the District's legal counsel.

**FINANCIAL IMPACT:**

There is no expense to the District. The City of Geneva is responsible for the construction and maintenance of the signs and landscaping.

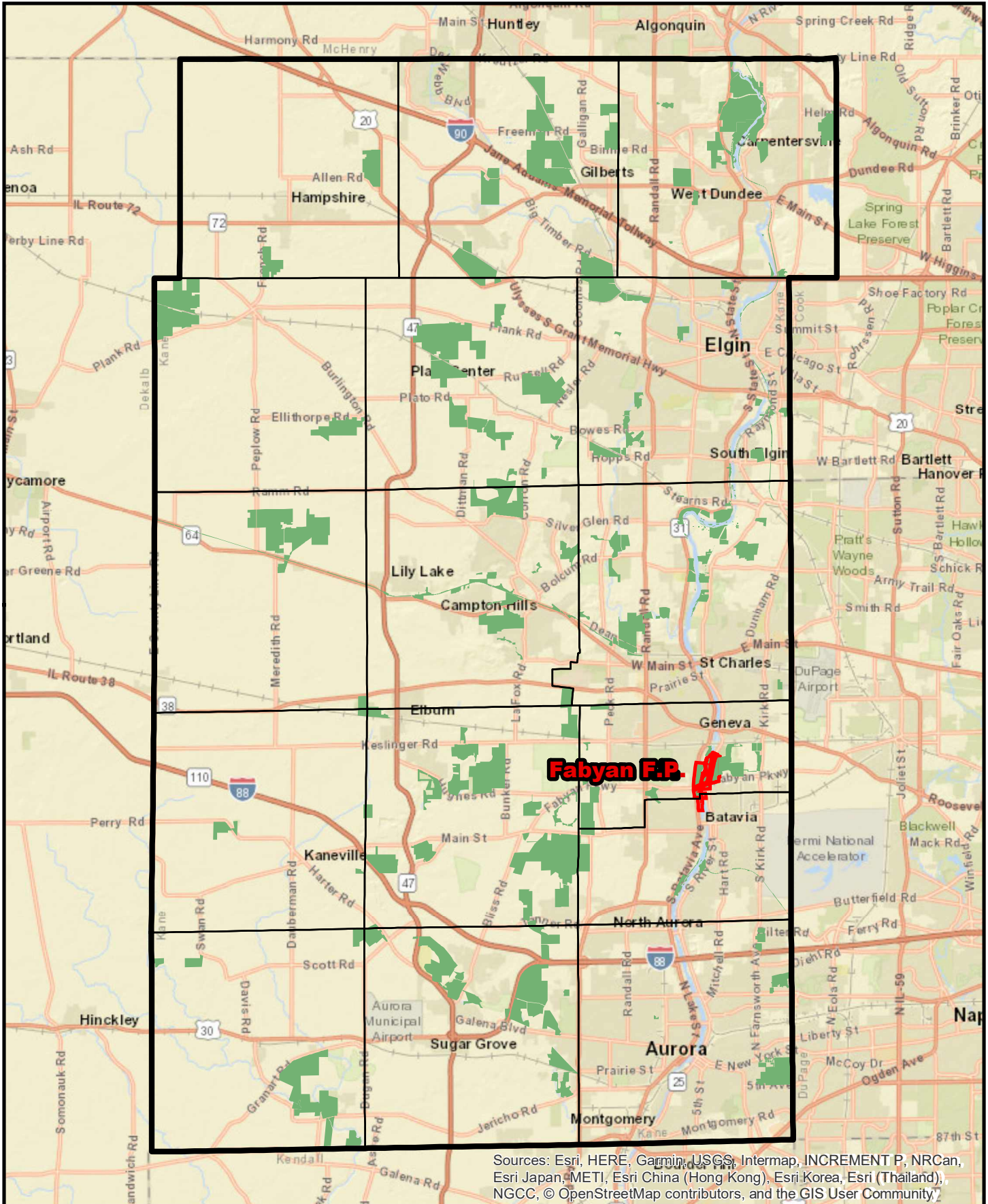
**RECOMMENDATION:**

Staff recommends the Committee approve the Identification Sign Easement Agreement with the City of Geneva.

**ATTACHMENTS:** *Countywide Map*  
*Location Map*  
*Identification Sign Easement Agreement*

# Fabyan Forest Preserve

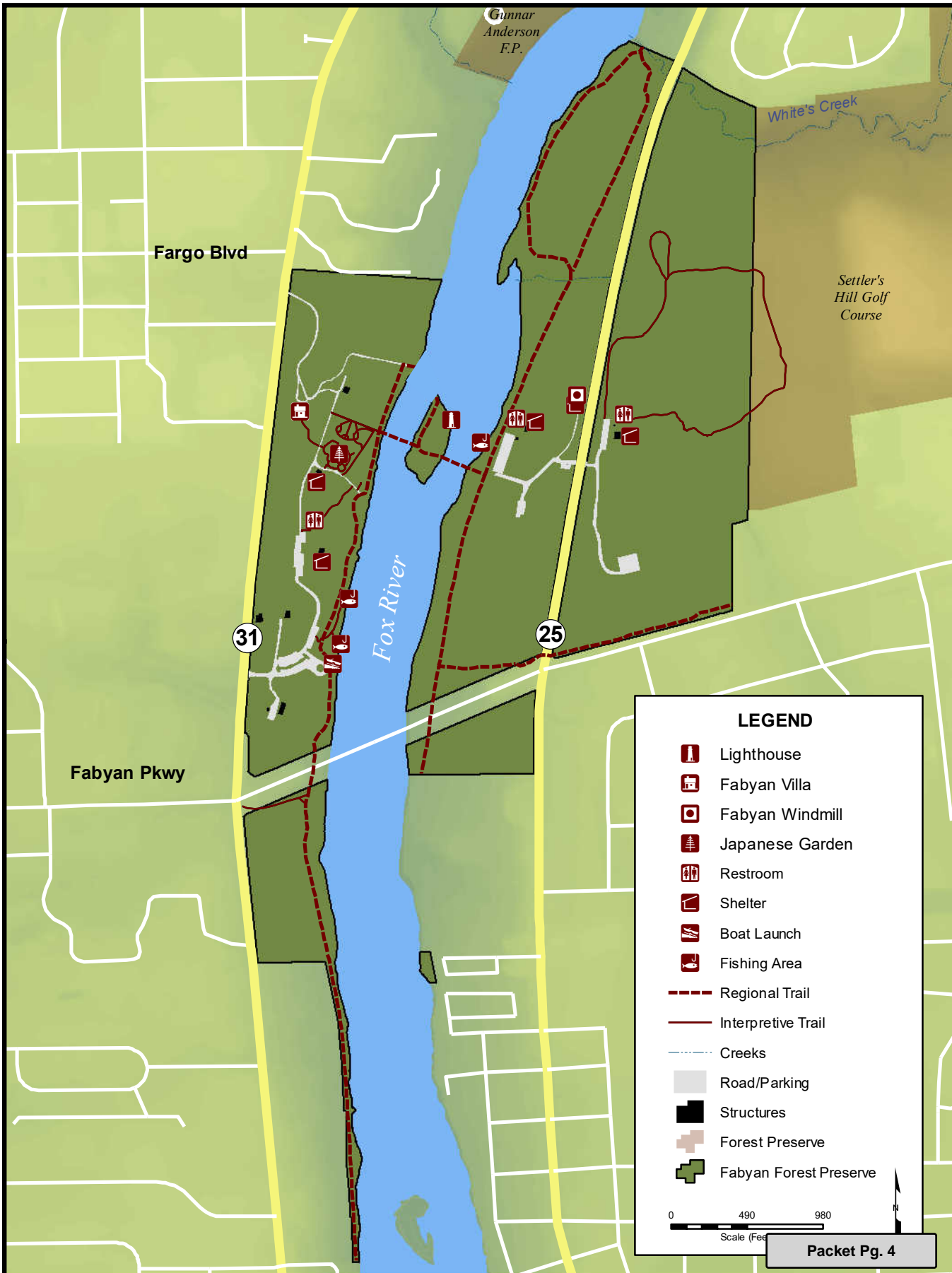
## County Locator Map



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community



# FABYAN FOREST PRESERVE



**LEGEND**

- Lighthouse
- Fabyan Villa
- Fabyan Windmill
- Japanese Garden
- Restroom
- Shelter
- Boat Launch
- Fishing Area
- Regional Trail
- Interpretive Trail
- Creeks
- Road/Parking
- Structures
- Forest Preserve
- Fabyan Forest Preserve

0 490 980  
Scale (Feet)

**This instrument prepared by  
and after recording return to:**

Charles A. Radovich  
City Attorney  
City of Geneva  
312 West State Street  
Geneva, IL 60134

Reserved for Recorder's Office Only

**IDENTIFICATION SIGN EASEMENT AGREEMENT**

**THIS AGREEMENT**, dated as of this 19<sup>th</sup> day of April, 2021, by and between the **CITY OF GENEVA** ("*City*") and the **FOREST PRESERVE DISTRICT OF THE COUNTY OF KANE** ("*Forest Preserve District*").

**RECITALS:**

A. The Forest Preserve District is the legal owner of record of certain real property generally located (i) at the northeast corner of the intersection of Fabyan Parkway and Illinois State Rte. 31, known as Fabyan Forest Preserve and (ii) at the northeast corner of the intersection of Fabyan Parkway and Illinois State Rte 25, also known as Fabyan Forest Preserve, both locations being in the City of Geneva, County of Kane, and State of Illinois, which real properties are legally described in **Group Exhibit A** attached hereto and by this reference incorporated herein and made a part hereof ("*Properties*").

B. The City desires to locate City of Geneva identification signs upon a portion of both Properties as depicted in **Exhibit B** attached hereto and by this reference incorporated herein and made a part hereof (*“Easement Premises”*).

**NOW, THEREFORE**, in consideration of the sum of Ten Dollars (\$10.00) and the mutual covenants and agreements set forth herein and other good and valuable consideration paid by the City to the Forest Preserve District, the receipt and sufficiency of which are hereby acknowledged, the parties thereto mutually agree as follows:

**SECTION ONE: Grant of Easement on Property.** The Forest Preserve District hereby grants to the City, its successors and assigns, a perpetual easement and right of way to survey, construct, reconstruct, use, own, operate, maintain, repair, replace, renew, alter, or remove, (collectively, *“Installation”*) identification signs (**“Identification Signs”**) in accordance with plans and specifications set forth at Group Exhibit “C” which are attached hereto (hereafter referred to as the **“Plans”**) subject to the terms and conditions hereinafter set forth, under the Easement Premises, together with all reasonable rights of ingress and egress over, along, upon, and across the Easement Premises and any adjoining lands of the Forest Preserve District necessary for the exercise of the rights herein granted; provided, however that the City, its successors, and assigns, shall not use the Properties, or any other property owned by the Forest Preserve District for any equipment storage during the Installation of the Facilities or at anytime thereafter.

**SECTION TWO: Pre-installation Requirements.** Prior to the installation of new Identification Signs, the City shall complete the following pre-installation work on the Properties:

**ILLINOIS STATE ROUTE 25 LOCATION:**

1. Remove remaining blue post from prior monument signs.
2. Remove existing angled fence between Illinois State Route 25 and Fabyan Parkway to include tree removal within fence.
3. Clear brush and any small trees from the base of the sign location out to roadway intersection.
4. Clear brush and any small trees five (5) feet behind sign location.

**ILLINOIS STATE ROUTE 31 LOCATION:**

1. Clear sight line of brush and any small trees from utility pole south of the sign, five (5) feet past east edge of sign.
2. Clear brush and any small trees five (5') feet behind sign location.

**SECTION THREE: Installation.** The City agrees that the Installation of the Identification Signs shall be done and completed in a good and workmanlike manner by City forces or contracts retained by the City, and in accordance with the Plans and that the Installation of the Identification Signs shall be performed at the sole expense of the City.

**SECTION FOUR: Maintenance; Restoration; Removal.** Upon completion of any Installation activity by the City, its authorized agents, servants, employees, or contractors, the City agrees to (a) replace and grade all topsoil removed by the City; (b) restore and/or relocate

all fences, plantings, landscaping, and improvements to the condition existing prior to the Installation if damaged or removed by the City as a result of the Installation; (c) replace any and all sod removed by the City with grass seed of like quality; (d) replace any and all natural grass removed by the City by seeding with a good quality seed; (e) mow grass approximately twice monthly during the growing season and maintain in a slightly condition the area immediately around the Identification Signs and within the area; and (f) perform right-of-way mowing along the east side of Batavia Avenue (Route 31) from the sign on the north, south along the east side of Fabyan Parkway. The right-of-way mowing will consist of one full mower width south and one full mower width north. The same two mower width maintenance, one east and one west, will occur along the north right of way of Fabyan Parkway and the bridge abutment on the east, to the intersection of Route 31 on the west. The right-of- way maintenance will be performed at the same time as the Geneva Corporate sign maintenance occurs, approximately twice monthly during the growing season. These areas are designated as “Area to Mow and Maintain” on Group Exhibit “D”, which is attached hereto.

**SECTION FIVE: Hold Harmless.** The City agrees to indemnify and save harmless the Forest Preserve District against all claims, causes of action, suits, damages, demands, costs, and expenses (including attorneys’ fees), and other charges that may arise, or be alleged to have arisen, out of or in connection with the actions or inactions of the City or its authorized agents, servants, employees, or contractors in the Installation of the Identification Signs on the Easement Premises or the operation and maintenance of the Facilities during the term of this easement.



**SECTION SIX: Reservation of Rights.** The Forest Preserve District and the City hereby reserve the right to use the Easement Premises and adjacent property in any manner that will not prevent or interfere with the exercise by the City of the rights granted hereunder.

**SECTION SEVEN: Remedies.** It is agreed that the parties hereto may, in law or in equity, by suit, action, mandamus, or any other proceeding, enforce or compel the performance of this Agreement.

**SECTION EIGHT: Covenants Running with the Land.** The easements and rights granted in this Agreement, the restrictions imposed by this Agreement, and the agreements and covenants contained in this Agreement shall be easements, rights, restrictions, agreements, and covenants running with the land, shall be recorded against the Easement Premises and shall be binding upon and inure to the benefit of the Forest Preserve District and City and their respective heirs, executors, administrators, grantees, successors, assigns, agents, licensees, invitees, and representatives, including, without limitation, all subsequent owners of the Easement Premises or any portion thereof, and all persons claiming under them. If any of the easements, rights, restrictions, agreements, or covenants created by this Agreement would otherwise be unlawful or void for violation of (a) the rule against perpetuities or some analogous statutory provision, (b) the rule restricting restraints on alienation, or (c) any other statutory or common law rules imposing time limits, then such easements, rights, restrictions, agreements, or covenants shall continue only until 21 years after the death of the last survivor of the now living lawful descendants of Joseph R. Biden, Jr. President of the United States.

**SECTION NINE: Notices.** All notices and other communications in connection with this Agreement shall be in writing and shall be deemed delivered to the addressee thereof (a) when delivered in person and receipted for on a business day at the address set forth below: (b) on the fifth business day after being deposited in any main or branch United States post office, for delivery by properly addressed, postage prepaid, certified or registered mail, return receipt requested, at the address listed below; (c) when delivered to the address listed below by any courier service; (d) on the date of transmission, if transmitted by telecopier at the telecopier number listed below before 4:30 p.m. and deposited in the U.S. mail on the same day for delivery to the address listed below:

To City:

City of Geneva  
22 South First Street  
Geneva, IL 60134

Attention: City Administrator

To Forest Preserve District:

Kane County Forest Preserve District  
1996 South Kirk Road, Suite 320  
Geneva, IL 60134

Attention: Executive Director

By notice complying with the requirements of this Section, each party shall have the right to change the addressee, the address of the addressee, or both for all future notices and communications to such party, but no notice of a change of addressee or address shall be effective until actually received.

**SECTION TEN: Assignment of Rights.** The City may not assign its rights or delegate its duties under this Agreement, in whole or in part, without the consent of the Forest Preserve District.

**SECTION ELEVEN: Amendment.** This Agreement may be modified, amended, or annulled only by the written agreement of Forest Preserve District and the City.

**SECTION TWELVE: Survival.** All representations and warranties contained herein shall survive the execution of this Agreement and the recordation thereof and shall not be merged.

**IN WITNESS WHEREOF,** the parties hereto have executed or have caused this instrument to be executed by their proper officers duly authorized to execute same.

ATTEST:

*Roger Holsheson, by Jeanne Forman*  
\_\_\_\_\_  
*Deputy Clerk*

CITY OF GENEVA

By:

*[Signature]*  
Its: Mayor Kevin R. Burns

ATTEST:

\_\_\_\_\_

FOREST PRESERVE DISTRICT OF

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

Its: President

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF KANE         )

I, Christopher R. Ranney, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Kevin R. Burns, personally known to me to be the Mayor of the City of Geneva and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that as the Mayor of the City of Geneva, he signed and delivered said instrument as his free and voluntary act and as the free and voluntary act of the City of Geneva for the uses and purposes therein set forth.

Given under my hand and official seal this 21 day of April, 2021.

Christopher R. Ranney  
Notary Public

My commission expires: April 25, 2022

(SEAL)



STATE OF ILLINOIS        )  
                                      ) SS  
COUNTY OF KANE         )

I, \_\_\_\_\_, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Christopher Kiou, personally known to me to be the President of the Forest Preserve District of the County of Kane and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that as the President of the Forest Preserve District of the County of Kane, he has signed and delivered said instrument as his free and voluntary act and as the free and voluntary act of the Forest Preserve District of the County of Kane for the uses and purposes therein set forth.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

(SEAL)

**GROUP EXHIBIT A**

**LEGAL DESCRIPTION OF THE PROPERTY [N.E. CORNER OF FABYAN PARKWAY AND ILL RTE 31]**

THAT PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEASTERLY CORNER OF NORTHWESTERLY EASEMENT PARCEL PER DOCUMENT NUMBER 2012K069687; THENCE NORTH 03 DEGREES 33 MINUTES 06 SECONDS EAST ALONG THE EASTERLY LINE OF SAID NORTHWESTERLY EASEMENT PARCEL, BEING A LINE DRAWN PARALLEL WITH AND 53.0 FEET EASTERLY OF THE CENTERLINE OF ILLINOIS STATE ROUTE NO. 31 (MEASURED AT RIGHT ANGLES THERETO), 74.59 FEET TO THE POINT OF BEGINNING; THENCE NORTH 86 DEGREES 26 MINUTES 54 SECONDS WEST, PERPENDICULAR WITH THE LAST DESCRIBED COURSE, 20.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE NO. 31, BEING A LINE DRAWN PARALLEL WITH AND 33.0 FEET EASTERLY OF THE CENTERLINE OF ILLINOIS STATE ROUTE NO. 31 (MEASURED AT RIGHT ANGLES THERETO); THENCE NORTH 03 DEGREES 33 MINUTES 06 SECONDS EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, 20.00 FEET; THENCE SOUTH 86 DEGREES 26 MINUTES 54 SECONDS EAST TO THE EASTERLY LINE OF SAID NORTHWESTERLY EASEMENT PARCEL, 20.00 FEET; THENCE SOUTH 03 DEGREES 33 MINUTES 06 SECONDS WEST ALONG SAID EASTERLY LINE, 20.00 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

**LEGAL DESCRIPTION OF THE PROPERTY [N.E. CORNER OF FABYAN PARKWAY AND ILL RTE 25]**

THAT PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 15; THENCE SOUTH 00 DEGREES 07 MINUTES 44 SECONDS EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER 600.58 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF FABYAN PARKWAY; THENCE SOUTH 75 DEGREES 07 MINUTES 20 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE 1285.40 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE; THENCE NORTH 57 DEGREES 25 MINUTES 35 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE 28.70 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE 25; THENCE NORTH 10 DEGREES 17 MINUTES 17 SECONDS EAST ALONG SAID EASTERLY RIGHT OF WAY LINE 20.00 FEET; THENCE SOUTH 79 DEGREES 42 MINUTES 43 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE 11.00 FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 79 DEGREES 42 MINUTES 43 SECONDS EAST 20.00 FEET; THENCE NORTH 10 DEGREES 17 MINUTES 17 SECONDS EAST PARALLEL WITH SAID EASTERLY RIGHT OF WAY

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PERPENDICULAR TO THE LAST DESCRIBED COURSE 20.00 FEET; THENCE SOUTH  
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RIGHT OF WAY LINE 20.00 FEET TO THE POINT OF BEGINNING, IN KANE  
COUNTY, ILLINOIS

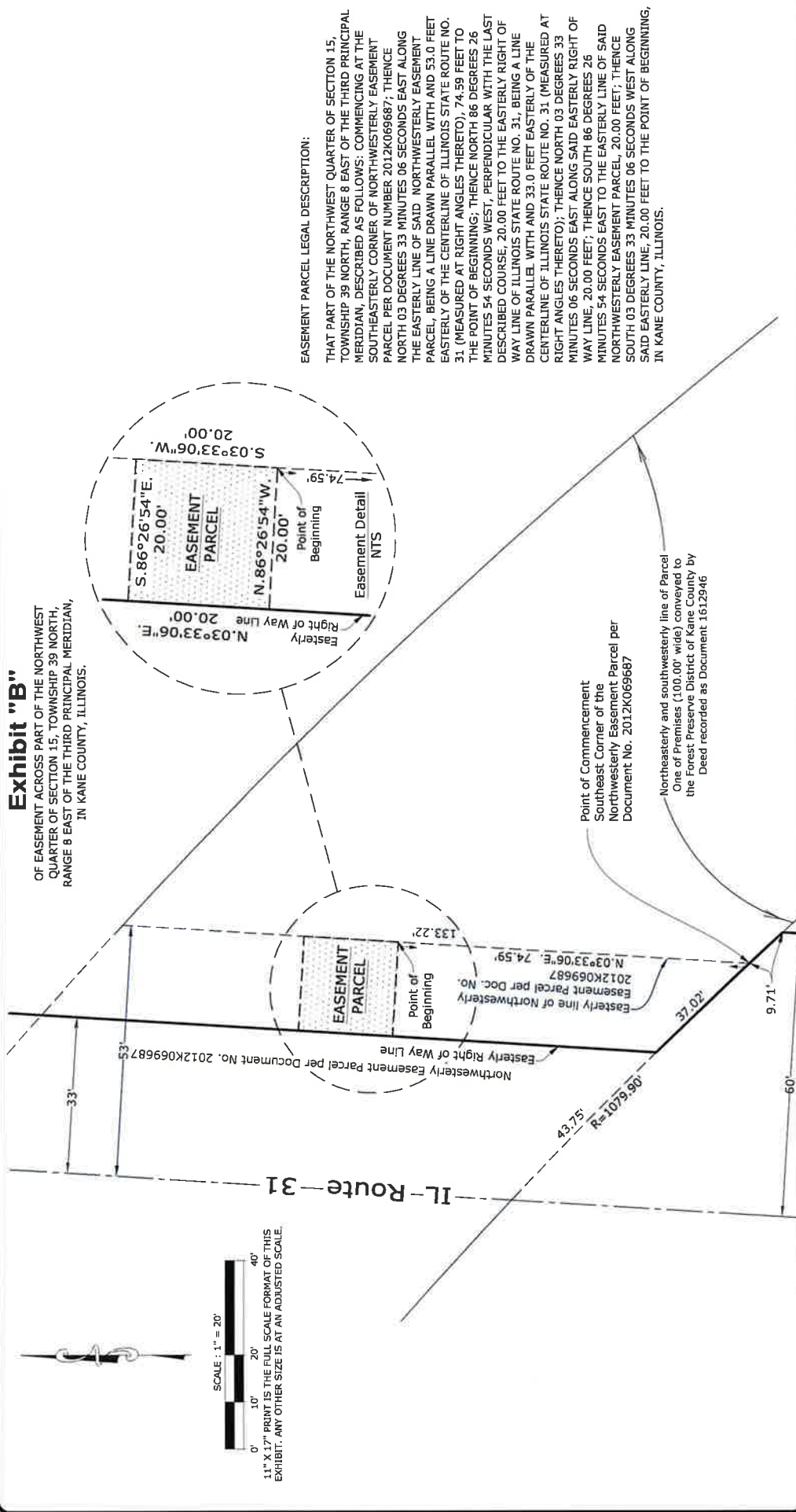
**EXHIBIT B**

**DEPICTION OF THE EASEMENT PREMISES**



# Exhibit "B"

OF EASEMENT ACROSS PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.



**EASEMENT PARCEL LEGAL DESCRIPTION:**

THAT PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEASTERLY CORNER OF NORTHWESTERLY EASEMENT PARCEL PER DOCUMENT NUMBER 2012K069687; THENCE NORTH 03 DEGREES 33 MINUTES 06 SECONDS EAST ALONG THE EASTERLY LINE OF SAID NORTHWESTERLY EASEMENT PARCEL, BEING A LINE DRAWN PARALLEL WITH AND 53.0 FEET EASTERLY OF THE CENTERLINE OF ILLINOIS STATE ROUTE NO. 31, (MEASURED AT RIGHT ANGLES THERETO), 74.59 FEET TO THE POINT OF BEGINNING; THENCE NORTH 86 DEGREES 26 MINUTES 54 SECONDS WEST, PERPENDICULAR WITH THE LAST DESCRIBED COURSE, 20.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE NO. 31, BEING A LINE DRAWN PARALLEL WITH AND 33.0 FEET EASTERLY OF THE CENTERLINE OF ILLINOIS STATE ROUTE NO. 31, (MEASURED AT RIGHT ANGLES THERETO); THENCE NORTH 03 DEGREES 33 MINUTES 06 SECONDS EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, 20.00 FEET; THENCE SOUTH 86 DEGREES 26 MINUTES 54 SECONDS EAST TO THE EASTERLY LINE OF SAID NORTHWESTERLY EASEMENT PARCEL, 20.00 FEET; THENCE SOUTH 03 DEGREES 33 MINUTES 06 SECONDS WEST ALONG SAID EASTERLY LINE, 20.00 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

NO.	DATE	REVISION
1.	10/09/2019	FIELD SURVEY COMPLETED
2.	12/12/2019	EXHIBIT COMPLETED

SITE OCCUPATION INFORMATION

**RT 31 at FABYAN PKWY (Relo)**  
GENEVA, IL 60134

DRAWN BY: EN  
CHECKED BY: DAL  
PROJECT NO.  
331009A-EX-B  
EAS-EX  
SHEET 1 OF 1

**EASEMENT EXHIBIT**

PREPARED FOR:

**Lannert Group**  
CREATING SUSTAINABLE VALUE  
215 Fulton St  
Geneva, IL 60134  
(630) 208-8088

PREPARED BY:

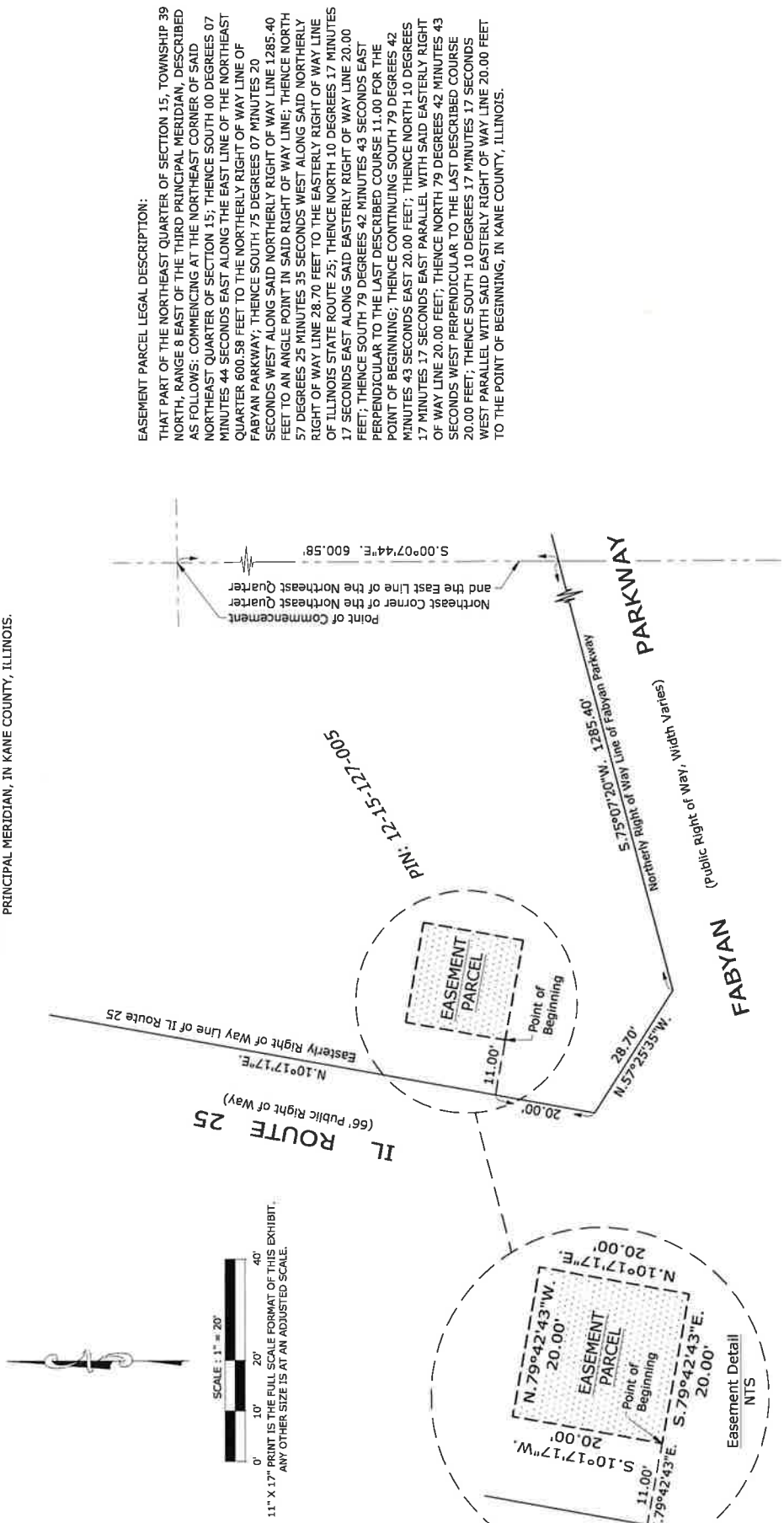
**ASMO**  
ADVANCED SURVEYING & MAPPING  
Since 1984  
Member of the National Society of Professional Surveyors

ASM Consultants, Inc.  
16 E Wilson St, Batavia IL 60510  
Tel (630) 879-0200 Fax (630) 454-3774  
advanced@advct.com  
Professional Design Firm #184-006014 expires 4/30/2021

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# Exhibit "B"

OF EASEMENT ACROSS PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.



**EASEMENT PARCEL LEGAL DESCRIPTION:**  
 THAT PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 15; THENCE SOUTH 00 DEGREES 07 MINUTES 44 SECONDS EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER 600.58 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF FABYAN PARKWAY; THENCE SOUTH 75 DEGREES 07 MINUTES 20 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE 1285.40 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE; THENCE NORTH 57 DEGREES 25 MINUTES 35 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE 28.70 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE 25; THENCE NORTH 10 DEGREES 17 MINUTES 17 SECONDS EAST ALONG SAID EASTERLY RIGHT OF WAY LINE 20.00 FEET; THENCE SOUTH 79 DEGREES 42 MINUTES 43 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE 11.00 FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 79 DEGREES 42 MINUTES 43 SECONDS EAST 20.00 FEET; THENCE NORTH 10 DEGREES 17 MINUTES 17 SECONDS EAST PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE 20.00 FEET; THENCE NORTH 79 DEGREES 42 MINUTES 43 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED COURSE 20.00 FEET; THENCE SOUTH 10 DEGREES 17 MINUTES 17 SECONDS WEST PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE 20.00 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.



NO.	DATE	REVISION
	1. 06/04/2019	FIELD SURVEY COMPLETED
2. 10/07/2019		EXHIBIT COMPLETED
SITE DESIGNATION INFORMATION		
<b>RTE 25 at FABYAN PKWY</b> GENEVA, IL 60134		
DRAWN BY: EK CHECKED BY: DAL PROJECT NO.: 331012EX-B <b>EAS-EX</b> SHEET 1 OF 1		

<b>Lannert Group</b> Creating Sustainable Living 215 Fulton St. Geneva, IL 60134 (630) 208-8088	<b>GENEVA</b> ILLINOIS
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<b>ASMO</b> ADVANCED SURVEYING & MAPPING Since 1954 16 E Wilson St, Batavia IL 60010 Tel (630) 879-0200 Fax (630) 454-3774 advanced@advct.com Professional Design Firm #184-0060.14 expires 4/30/2021	PREPARED BY: ASM CONSULTANTS, INC. 16 E Wilson St, Batavia IL 60010 Tel (630) 879-0200 Fax (630) 454-3774 advanced@advct.com Professional Design Firm #184-0060.14 expires 4/30/2021
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**GROUP EXHIBIT "C" PLANS**

CITY OF GENEVA  
 CITY IDENTIFICATION SIGNAGE  
 22 SOUTH 1st STREET  
 GENEVA, ILLINOIS 60134  
 (630) 208-0088  
 http://www.lannett.com  
 fig @ lannett.com

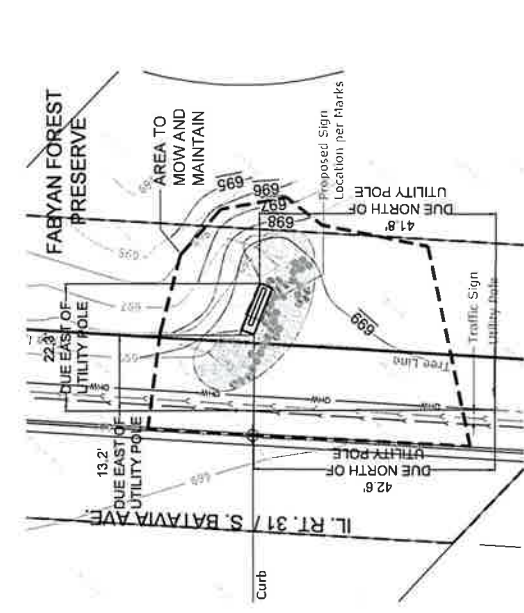
Lannett Group  
 Landscape Architecture • Planning • Community Consulting  
 215 Fulton Street  
 Geneva, Illinois 60134



RT. 31 @ FABYAN PKWY  
 SHEET NUMBER  
 2



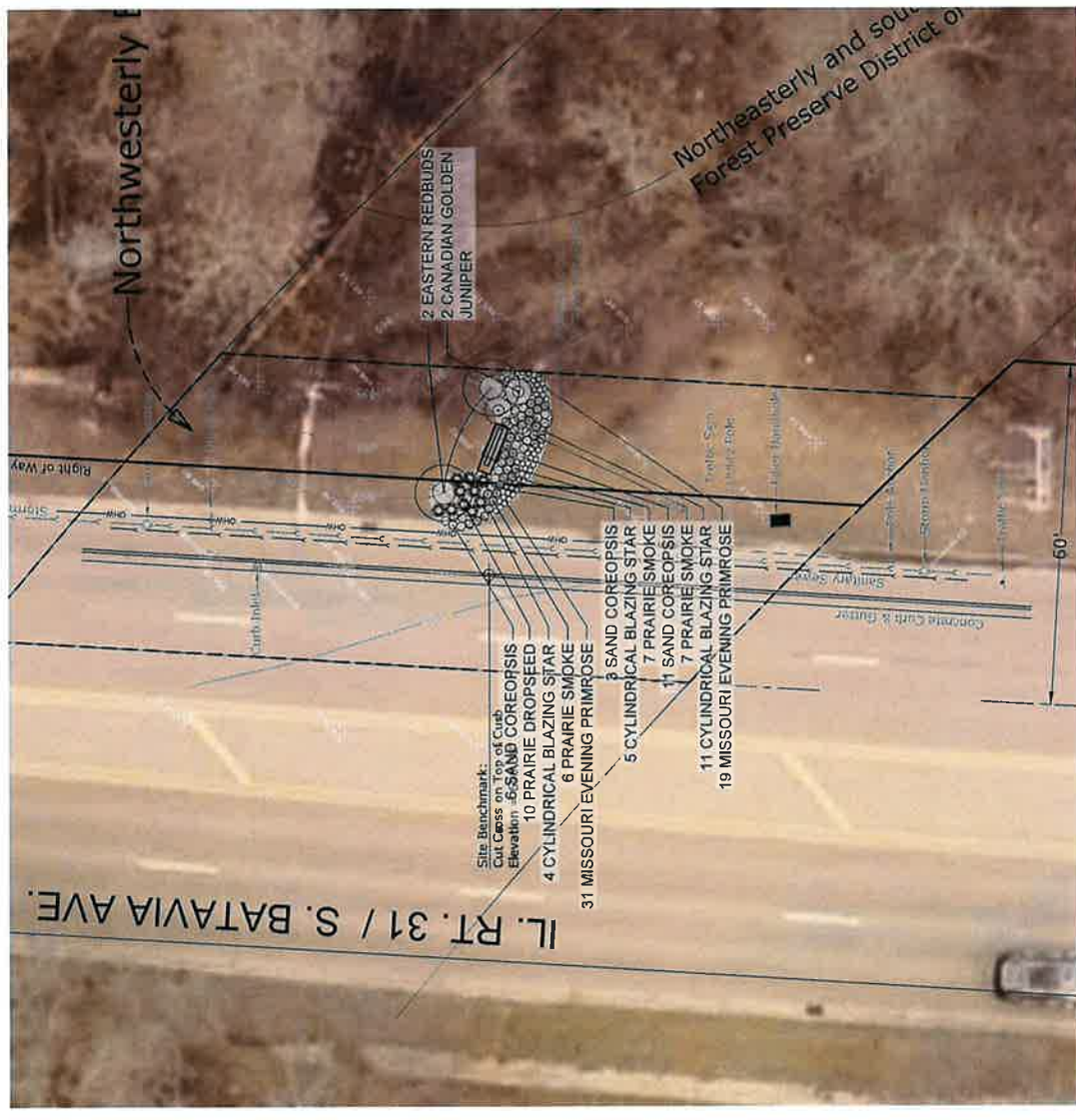
RT. 31 @ FABYAN PARKWAY SITE LOCATION MAP  
 NOT TO SCALE



STAKING PLAN  
 SCALE: 1" = 10'

PLANT MATERIAL LIST

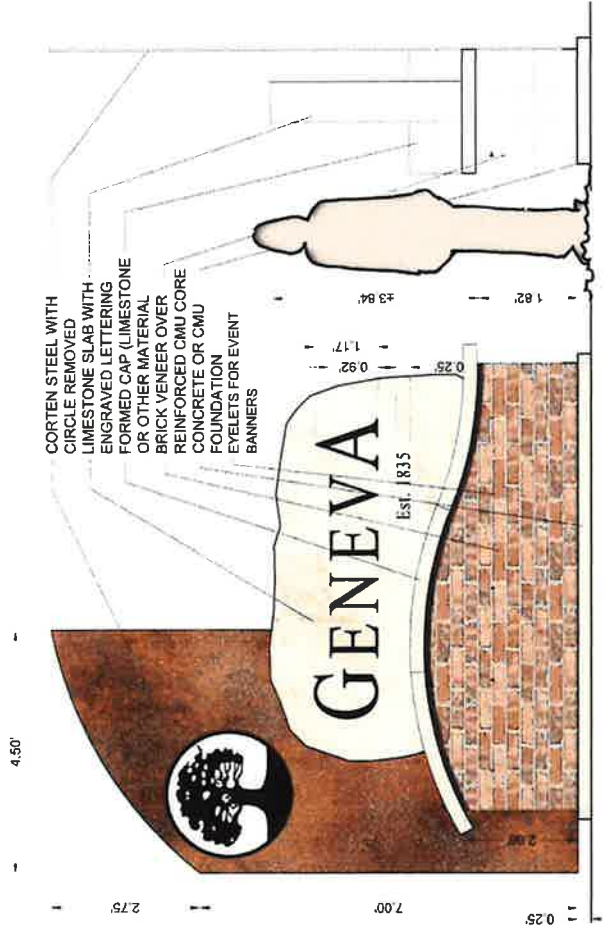
QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
			HT	REMARKS
1	Quercus macrocarpa	White Oak	20"	1.5L
1	Quercus macrocarpa	White Oak	20"	1.5L
20	Quercus macrocarpa	White Oak	10.5"	Container
20	Quercus macrocarpa	White Oak	10.5"	Container
20	Quercus macrocarpa	White Oak	10.5"	Container
10	Quercus macrocarpa	White Oak	10.5"	Container
20	Quercus macrocarpa	White Oak	10.5"	Container



PLANTING PLAN  
 SCALE: 1" = 10'



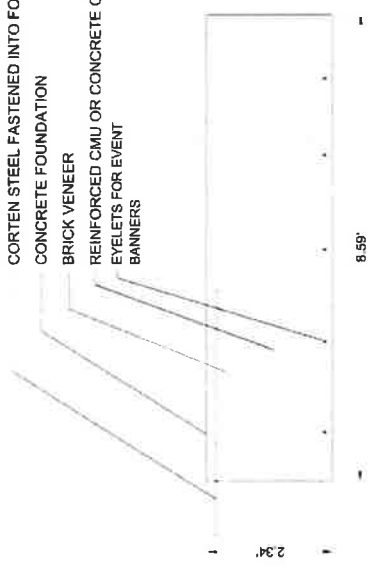
TOTAL COST: \$38,385 EACH  
 MASONRY BASE, CAST CONCRETE CAP &  
 SLAB, ALUMINUM LASER CUT MEDALLION  
 SPACER MOUNTED ON ALUMINUM PANEL  
 WITH REACTIVE METALLIC PAINT WITH  
 PLANTING AND UPLIGHTING



CORTEN STEEL WITH  
 CIRCLE REMOVED  
 LIMESTONE SLAB WITH  
 ENGRAVED LETTERING  
 FORMED CAP (LIMESTONE  
 OR OTHER MATERIAL  
 BRICK VENEER OVER  
 REINFORCED CMU CORE  
 CONCRETE OR CMU  
 FOUNDATION  
 EYELETS FOR EVENT  
 BANNERS

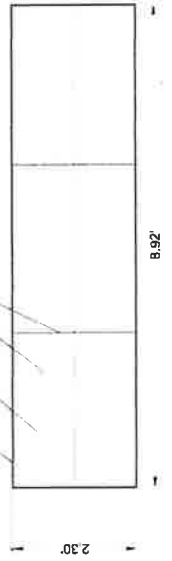
**SIGN ELEVATION**

CORTEN STEEL FASTENED INTO FOUNDATION  
 CONCRETE FOUNDATION  
 BRICK VENEER  
 REINFORCED CMU OR CONCRETE CORE  
 EYELETS FOR EVENT  
 BANNERS

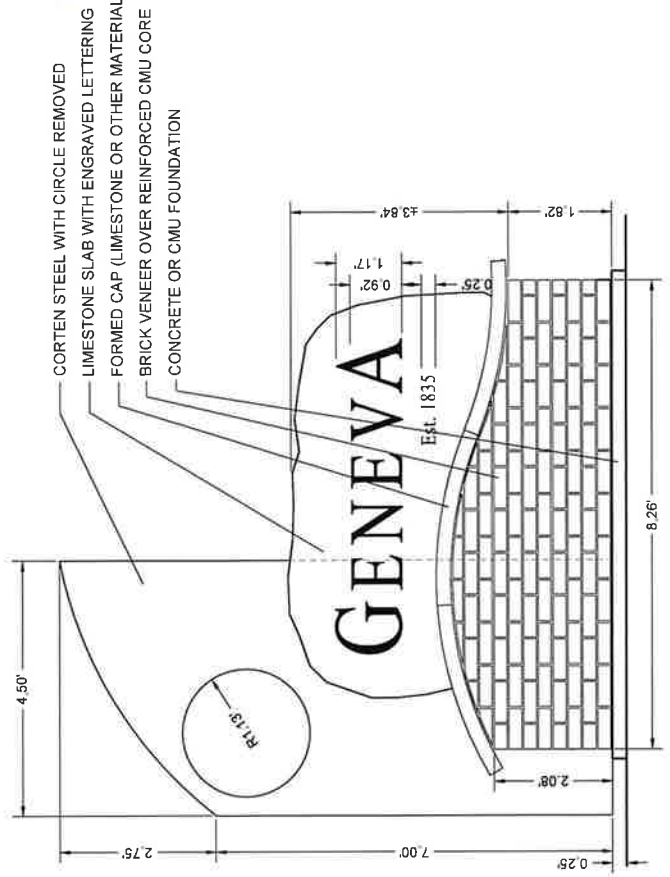


**FOUNDATION DETAIL**

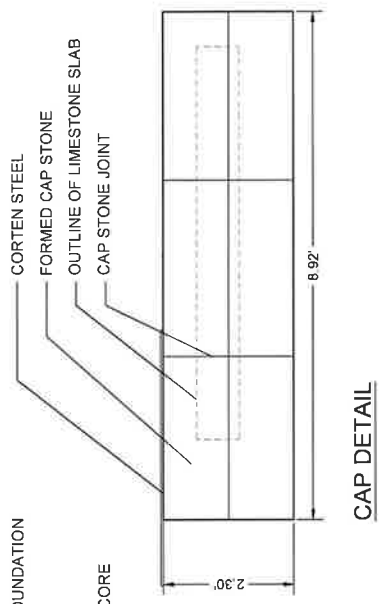
CORTEN STEEL  
 FORMED CAP STONE  
 OUTLINE OF LIMESTONE SLAB  
 CAP STONE JOINT



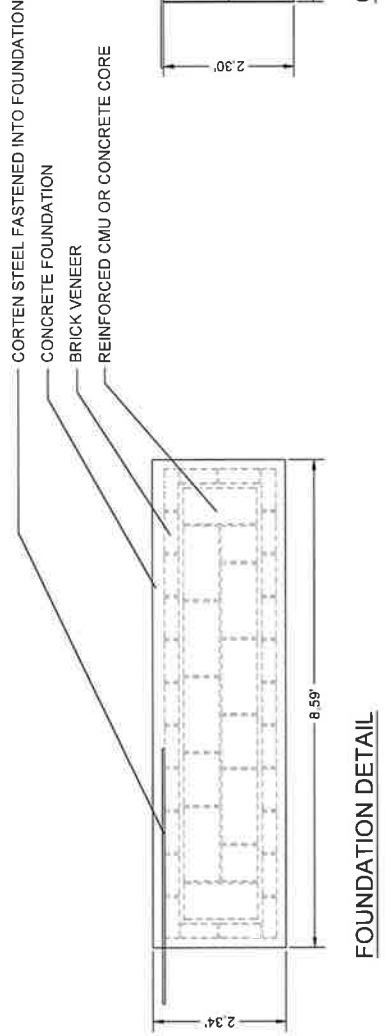
**CAP DETAIL**



**SIGN ELEVATION**



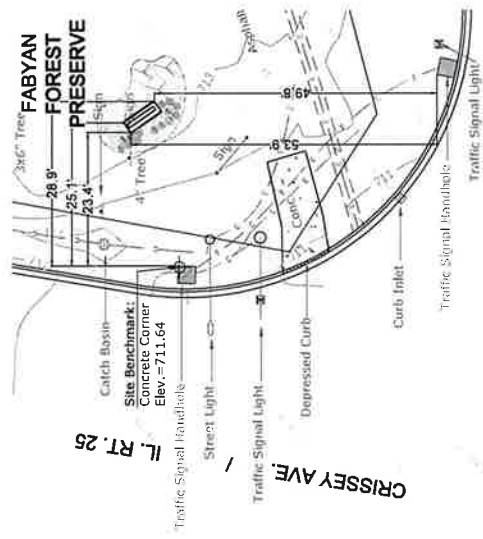
**CAP DETAIL**



**FOUNDATION DETAIL**



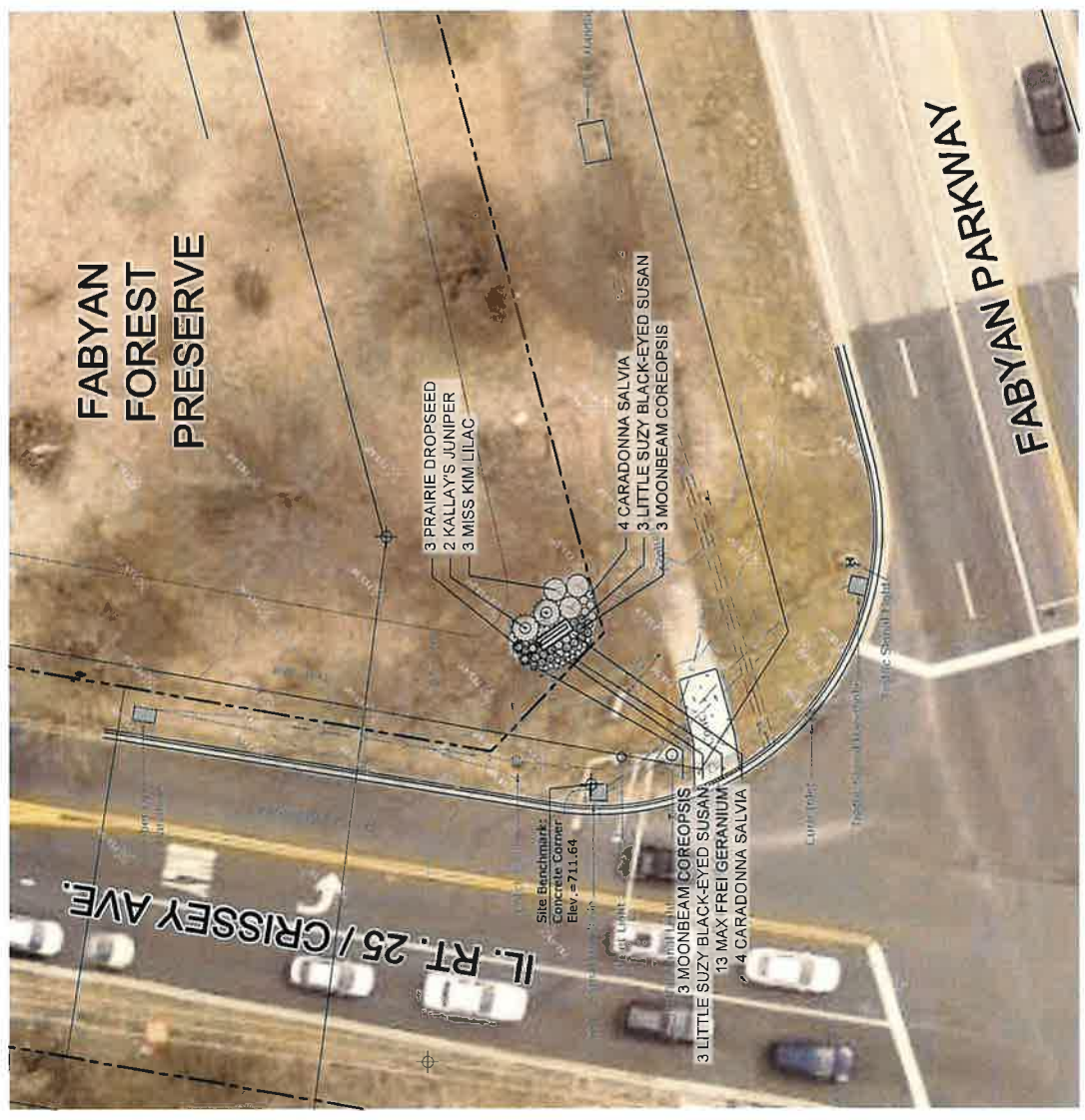
RT. 25 @ FABYAN PARKWAY SITE LOCATION MAP  
NOT TO SCALE



**B** STAKING PLAN  
SCALE: 1" = 10'

**PLANT MATERIAL LIST**

ITEM	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	CONDITION
1	Tree	Red Oak	30"	1	BBB
2	Shrub	Hydrangea	30"	1	BBB
3	Shrub	Hydrangea	30"	1	BBB
4	Shrub	Hydrangea	30"	1	BBB
5	Shrub	Hydrangea	30"	1	BBB
6	Shrub	Hydrangea	30"	1	BBB
7	Shrub	Hydrangea	30"	1	BBB
8	Shrub	Hydrangea	30"	1	BBB
9	Shrub	Hydrangea	30"	1	BBB
10	Shrub	Hydrangea	30"	1	BBB
11	Shrub	Hydrangea	30"	1	BBB
12	Shrub	Hydrangea	30"	1	BBB
13	Shrub	Hydrangea	30"	1	BBB



**A** PLANTING PLAN  
SCALE: 1" = 10'

SHEET NO.: 1506  
 DATE: 10.07.15  
 REVISIONS:  
 03.28.15  
 COUNTY: ILL.

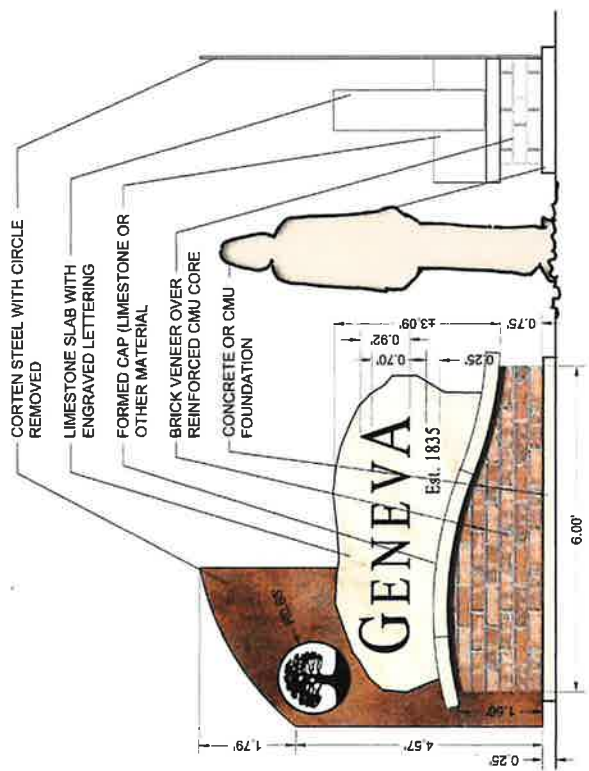
**CITY OF GENEVA**  
 22 SOUTH 141 STREET  
 GENEVA, ILLINOIS 60134

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**Lannert Group**  
 Landscape Architecture • Planning • Community Consulting  
 (708) 208-0200  
 Fax (708) 208-0050  
 http://www.lannert.com  
 215 Fulton Street  
 GENOVA, ILLINOIS 60134  
 609 @ lannert.com

**SECONDARY SIGN**  
 SCALE: 1"=1'-0"  
 SHEET NUMBER: 4 OF 8



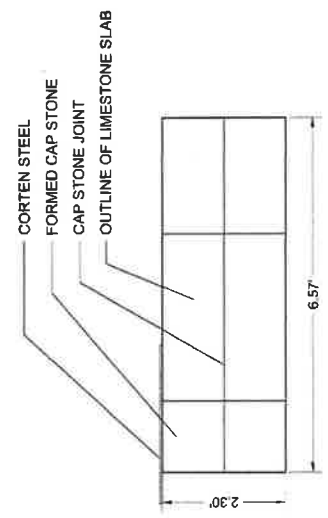
TOTAL COST: \$32,210 EACH  
 MASONRY BASE, CAST CONCRETE CAP &  
 SLAB, ALUMINUM LASER CUT MEDALLION  
 SPACER MOUNTED ON ALUMINUM PANEL  
 WITH REACTIVE METALLIC PAINT WITH  
 PLANTING AND UPLIGHTING



**SIGN ELEVATION**



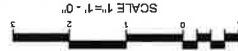
**FOUNDATION DETAIL**



**CAP DETAIL**



SECONDARY SIGN



SHEET NUMBER  
3 OF 3

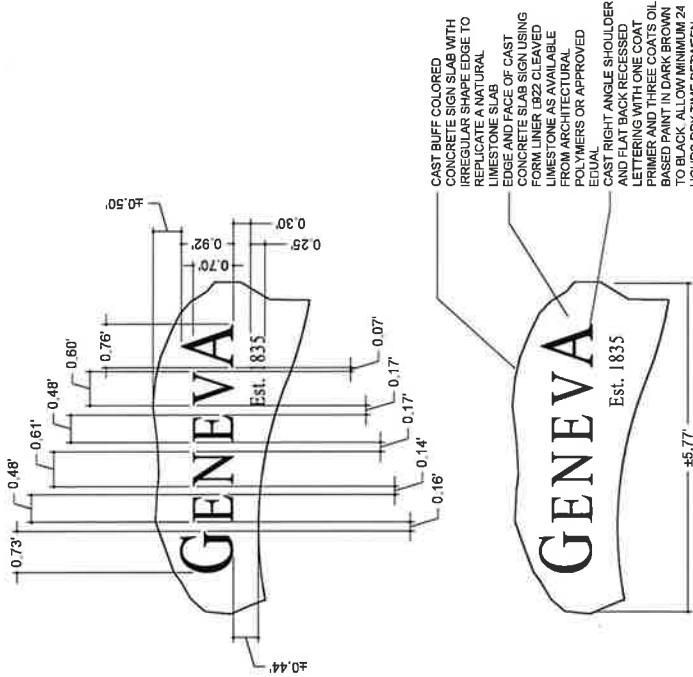
CITY OF GENEVA

CITY IDENTIFICATION SIGNAGE  
22 SOUTH 1st STREET  
GENEVA, ILLINOIS 60134

JOB NO: 1506  
DATE: 04.19.16  
REVISED:  
DRAWN BY: AL

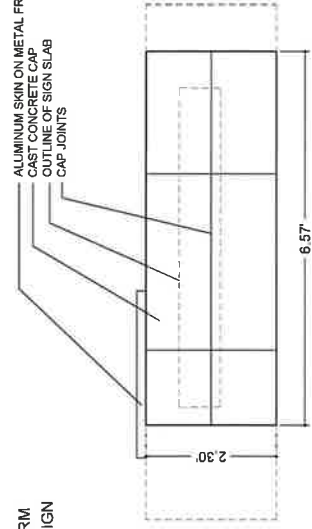
Lanett Group

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1500 208-8-060  
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Geneva, Illinois 60134

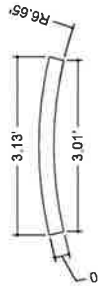


CAST BUEFF COLORED CONCRETE SIGN SLAB WITH IRREGULAR SHAPE EDGE TO REPLICATE A NATURAL LIMESTONE SLAB  
EDGE AND FACE OF CAST CONCRETE SLAB SIGN USING FORM LINER L922 CLEAVED LIMESTONE AS AVAILABLE FROM ARCHITECTURAL SUPPLIERS OR APPROVED EQUALERS  
CAST RIGHT ANGLE SHOULDER AND FLAT BACK RECESSED LETTERING WITH ONE COAT PRIMER AND THREE COATS OIL BASED PAINT IN DARK BROWN TO BLACK ALLOW MINIMUM 24 HOURS DRY TIME BETWEEN COATS. FINAL COLOR TO BE APPROVED BY OWNER

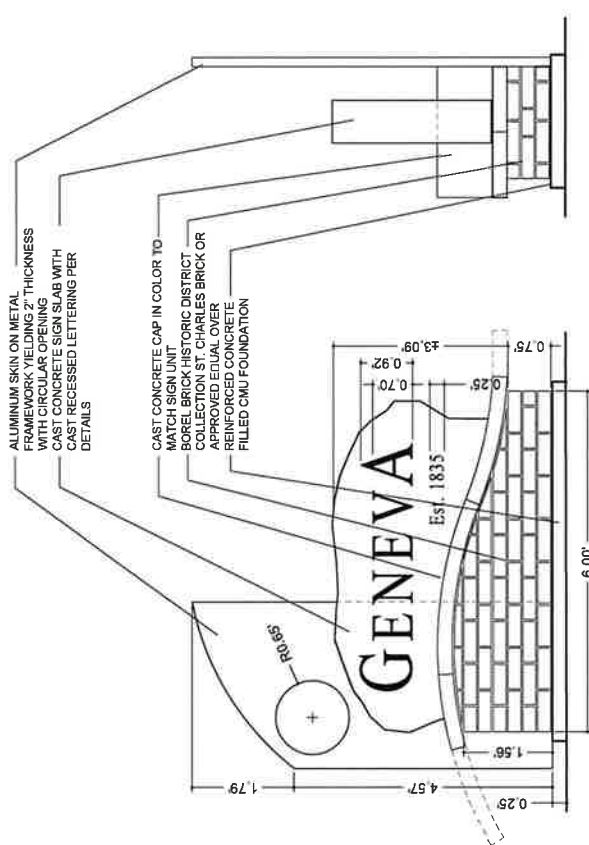
ALUMINUM SKIN ON METAL FRAMEWORK  
CAST CONCRETE CAP  
LINE OF SIGN SLAB  
CAP JOINTS



CAP DETAIL



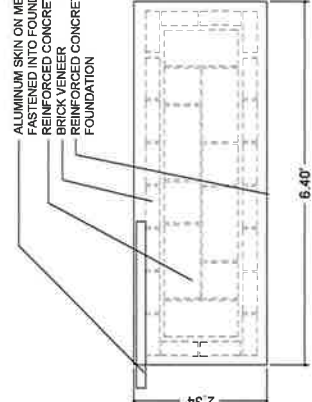
CAP DETAIL - SINGLE FORM  
FOR ALL CAP PIECES - 6 PER SIGN



ALUMINUM SKIN ON METAL FRAMEWORK 1/8\"

SIGN ELEVATION

ALUMINUM SKIN ON METAL FRAMEWORK  
PASTERED INTO FOUNDATION  
REINFORCED CONCRETE FILLED CMU CORE  
BRICK VENEER  
REINFORCED CONCRETE FILLED CMU FOUNDATION



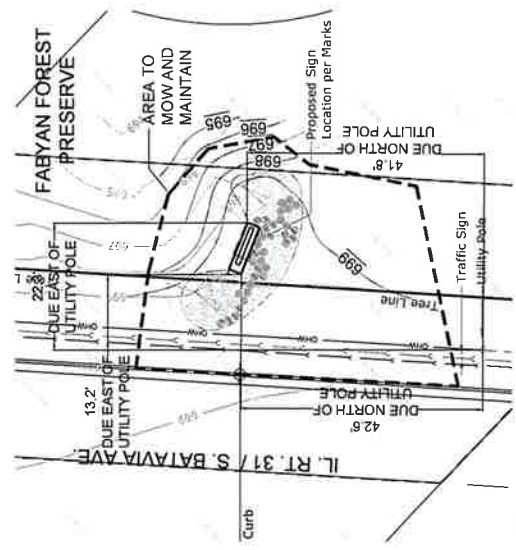
FOUNDATION DETAIL

**GROUP EXHIBIT "D"**

**MOWING AND MAINTENANCE AREA**

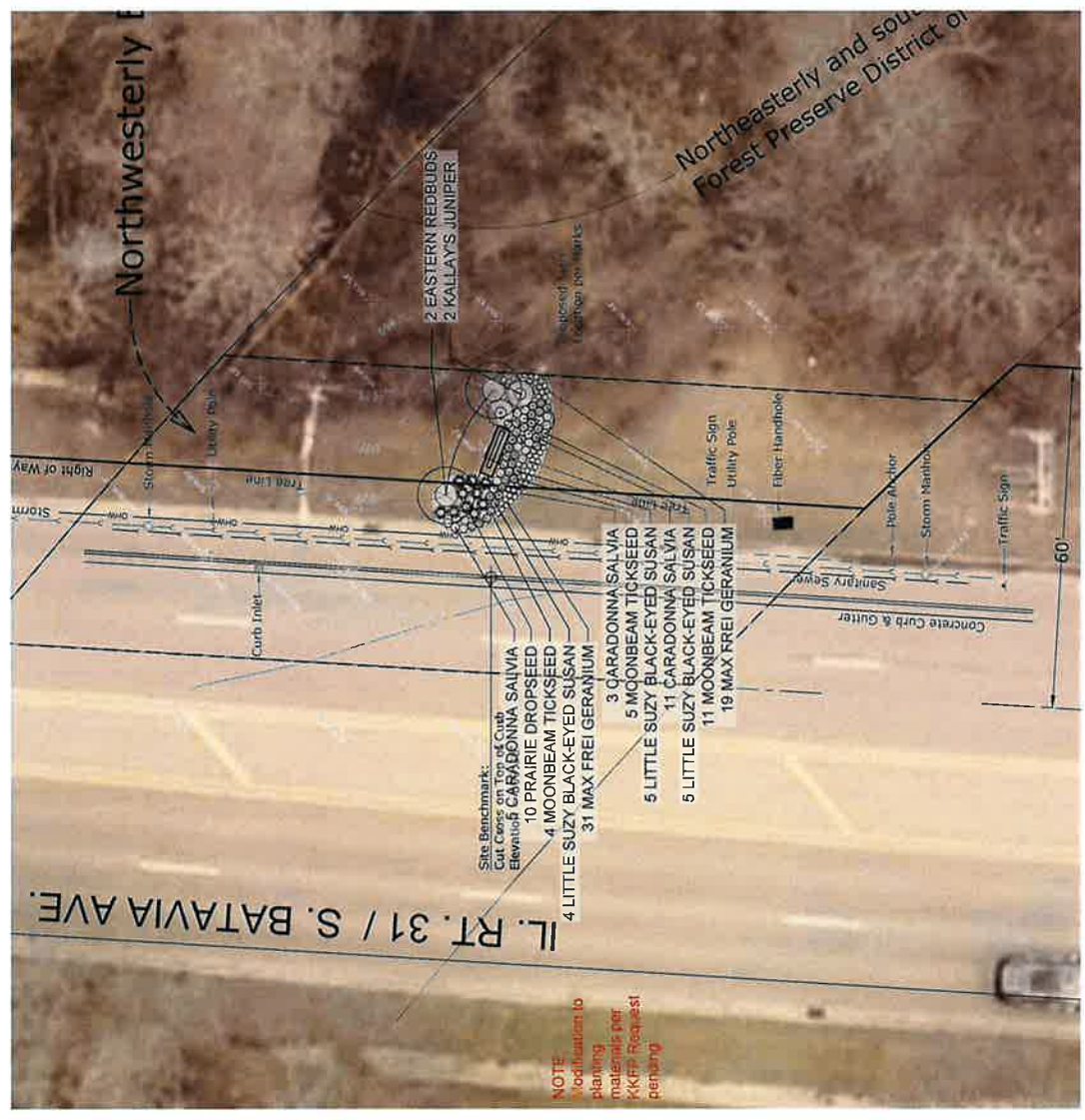


**RT. 31 @ FABYAN PARKWAY SITE LOCATION MAP**  
 NOT TO SCALE



**PLANT MATERIAL LIST**

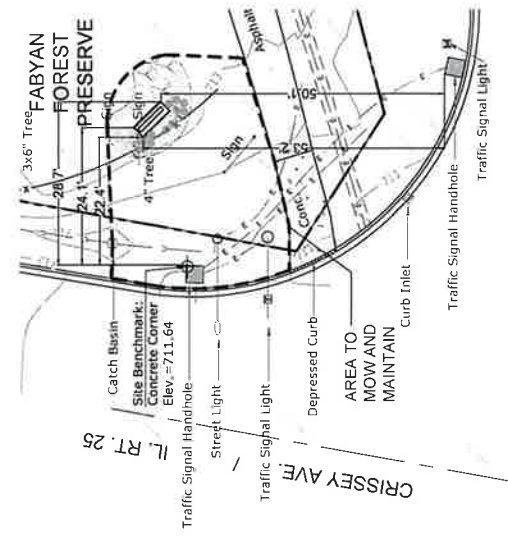
QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
7	Small Trees	Fabian Redbud	4" x 4"	BLS
3	Shrubbery	Japanese Red Cedar	3"	BLS
22	Perennials	Black-eyed Susan	1" x 1"	Condition
10	Perennials	Black-eyed Susan	1" x 1"	Condition
11	Perennials	Black-eyed Susan	1" x 1"	Condition
19	Perennials	Black-eyed Susan	1" x 1"	Condition
31	Perennials	Black-eyed Susan	1" x 1"	Condition
3	Perennials	Black-eyed Susan	1" x 1"	Condition
5	Perennials	Black-eyed Susan	1" x 1"	Condition
11	Perennials	Black-eyed Susan	1" x 1"	Condition
11	Perennials	Black-eyed Susan	1" x 1"	Condition
19	Perennials	Black-eyed Susan	1" x 1"	Condition



**PLANTING PLAN**  
 SCALE: 1" = 10'



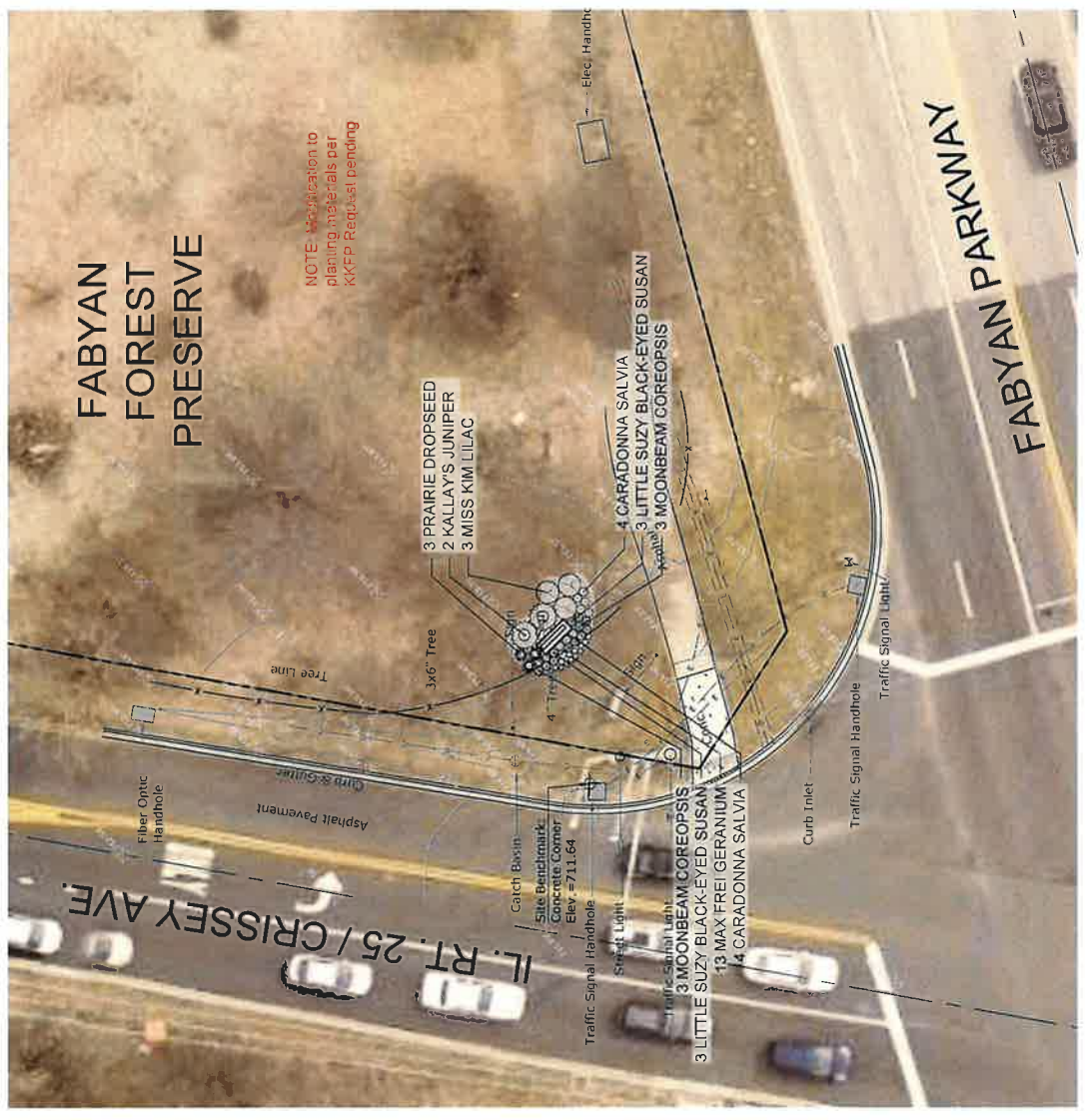
**RT. 25 @ FABYAN PARKWAY SITE LOCATION MAP**  
 NOT TO SCALE



**B STAKING PLAN**  
 SCALE: 1" = 10'

**PLANT MATERIAL LIST**

SPEC. REFERENCE	COMMON NAME	SIZE	CONSTRUCTION
1	PROSPERITY	36\"/>	



NOTE: Application to  
 planning materials per  
 KKFP Request pending

**A PLANTING PLAN**  
 SCALE: 1" = 10'

# Right of Way Mowing



2/26/2021, 2:12:35 PM

ROW

1:1,128



Source: Esri, Maxar, GeoEye, Earthstar, Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Web AppBuilder for ArcGIS  
City of Geneva