



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item:	Resolution Authorizing Tax Increment Financing Redevelopment Agreement: Isaac's Upholstery and Furniture, 830 E. State Street		
Presenter & Title:	Cathleen Tymoszenko, Economic Development Director		
Date:	August 30, 2022		
Please Check Appropriate Box:			
<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:II			
Estimated Cost: \$ 68,828	Budgeted?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Other <input type="checkbox"/> Yes Funding? <input type="checkbox"/> No
If "Other Funding," please explain how the item will be funded: TIF 2 Special Allocation Fund			
Executive Summary:			
<p>Yvette Cortes is the CEO and designer behind Isaac's Upholstery and Furniture and daughter of Isaac who started the business in 1976. Since purchasing the property in 2017, Yvette and husband Israel have expanded product lines, improved services and reorganized workspace. The owner is interested in completing parking and other site and storefront improvements but lacks necessary funds. For several years prior to the change of ownership, the City tried to bring forward site improvements. The existing parking conditions are nonconforming, problematic and an impediment to furthering business growth. Current conditions include an encroachment of diagonal parking on the public parkway.</p> <p>To advance the first step in the plan, we have worked with the owner to bring forward a Phase 1 Redevelopment Project that is focused on site improvements. These improvements will set the stage and help to further future incremental improvements. Proposed Phase 1 improvements include restoration of Simpson parkway and private property parking lot improvements. A draft Redevelopment Agreement has been prepared to authorize the City to complete the Simpson Street restoration including installation of sidewalk, curb, sod and parkway trees. This work is estimated to be \$15,910. In addition, the Agreement provides a grant for \$52,918.50, which is just over 60% of the private property project costs (including engineering). This level of funding is needed to secure improvements that meet minimum code standards (with a few exceptions to be reviewed by Planning and Zoning for future Council determination). Assistance is recommended, the project meets several goals and objectives of the East State TIF 2 Redevelopment Plan and Project and other City plans.</p>			
Attachments: <i>(please list)</i>			
<ul style="list-style-type: none"> • Resolution Authorizing Tax Increment Funding Redevelopment Agreement 			
Voting Requirements:			
<p>This motion requires a simple majority of affirmative votes for passage.</p> <p>The Mayor may vote on three occasions: (a) when the vote of the aldermen has resulted in a tie; (b) when one half of the aldermen elected have voted in favor of an ordinance, resolution, or motion even though there is no tie vote; 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.</p>			
Recommendation / Suggested Action: (how the item should be listed on agenda)			
Approve Resolution Authorizing Tax Increment Financing Redevelopment Agreement: Isaac's Upholstery and Furniture, 830 E. State St.			

RESOLUTION NO. 2022-83

**RESOLUTION AUTHORIZING EXECUTION OF
TAX INCREMENT FINANCING REDEVELOPMENT AGREEMENT
EAST SIDE REDEVELOPMENT DISTRICT;
ISAAC’S UPHOLSTRY AND FURNITURE, 830 E. STATE STREET**

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 Tax Increment Financing Redevelopment Agreement East Side Redevelopment District Isaac’s Upholstery and Furniture, in the form attached hereto at Exhibit “A”.

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 ____ day of _____, 2022.

AYES: __ NAYS: __ ABSENT: __ ABSTAINING: __ HOLDING OFFICE: __

Mayor

ATTEST:

City Clerk

EXHIBIT “A”
Redevelopment Agreement

CITY OF GENEVA
TAX INCREMENT FINANCING REDEVELOPMENT AGREEMENT
EAST SIDE REDEVELOPMENT DISTRICT:
ISAAC’S UPHOLSTRY AND FURNITURE: 830 E. STATE STREET

This **REDEVELOPMENT AGREEMENT** (the “Redevelopment Agreement”) is entered into this ____ day of _____ 2022 by and between the CITY OF GENEVA, Kane County, Illinois, an Illinois municipal corporation, by and through its Mayor and City Council (hereinafter referred to as the "CITY", or “Corporate Authorities”); and Flourish Enterprise LLC, an Illinois limited liability company, doing business as Isaac’s Upholstery and Furniture at 830 E. State Street, Geneva, IL 60118 and for the purposes of this Agreement shall be referred as same (“Isaac’s”). The City and the Isaac’s are collectively referred to as the “Parties”.

RECITALS/INTRODUCTORY STATEMENTS/FINDINGS:

Among the factors of consideration, which the parties find have resulted in this Agreement, are the following:

A. The City has undertaken a program for the redevelopment of certain property, hereinafter described, pursuant to Illinois Compiled Statues, 65 ILCS 5/11-74 et seq., and commonly known as the Tax Increment Allocation Redevelopment Act (the “Act”).

B. In the year 2000, the City adopted the East State Street Tax Increment Financing Redevelopment Project and Plan (the “Redevelopment Plan”) and designated the Redevelopment Project Area pursuant to the Tax Increment Allocation Redevelopment Act to implement a comprehensive program to ensure that private investment in rehabilitation and new development occurs and to direct the assets and energies of the private sector to ensure a unified and cooperative public-private redevelopment effort within the Redevelopment Project Area (the “RDA”). Further, the Redevelopment Plan aims to encourage managed growth, deter future deterioration, encourage preservation, and stimulate private investment in the RDA. This goal is to be achieved through an integrated and comprehensive strategy that leverages public resources to simulate private growth.

C. Isaac's is the owner of certain real property (the "Subject Property") consisting of approximately 20,914 square feet of land currently improved with a 4,934 two-story brick and frame commercial building commonly known as 830 East State Street (IL Route 38 east of Simpson Street) wholly within the corporate boundaries of the CITY and legally described in **Exhibit A**. The original structure was constructed in 1893. Since 1976, the Subject Property has been used primarily to support the retail and production operations for Isaac's Upholstery and Furniture.

D. The owner is a second-generation owner who acquired the property in 2017 for \$250,000 with the goal of maintaining the family business. The owner has a long-term vision to complete improvements to properly size workspace and to prepare excess space for leasing to a future retail co-tenant. This plan includes relocating the doorway, replacing windows, signs, landscaping, and upgrading the existing gravel parking areas. Isaac's is seeking economic assistance from the CITY in order to begin site improvements that are vital to the continued success of the business now and are key to continued investment in the future.

E. The "Redevelopment Project," will consist of the replacement of an existing gravel parking areas into a new asphalt parking lot with ADA vehicular and walkway improvements; restoration of the City parkway adjacent to Simpson Street and new drainage improvements. Isaac's has demonstrated that without the economic assistance from the CITY, the Redevelopment Project, as contemplated, would not be economically viable to complete. The parkway and parking lot improvements will remedy a non-conforming existing condition. Additional improvements may be completed incrementally at the discretion of Isaac's after completion of the parking improvements when funds become available, the business environment has stabilized, and Isaac's can complete such work, as determined by Isaac's.

F. The CITY is working with the Illinois Department of Transportation (IDOT) to plan and complete certain East State Street streetscape and roadway improvements. To facilitate such IDOT improvements, Isaac's acknowledges that a thin strip of land (ROW) along the entire East State Street frontage may require a temporary construction easement to IDOT to complete THAT planned improvements as depicted in **Exhibit B**. With the recognition that any compensation for a temporary construction easement will likely be paid by the City of Geneva and that economic assistance received

from the City to complete this Project will reduce funds available in the future for that purpose, Isaac's has agreed to transfer the needed ROW at the minimum allowable amount, as determined by IDOT.

G. The CITY finds that it is in the CITY's best interest to have the Subject Property developed and operated in accordance with the Redevelopment Project in order to service the needs of the CITY and its residents; that the Redevelopment Project will remedy site improvements that are below minimum code standards, increase employment opportunities in the City, serve to enhance the commercial economic conditions in the City, stimulate commercial growth and enhance the tax base of the City.

H. Accordingly, the CITY commits to certain defined incentives under the terms and conditions hereinafter set forth to induce and assist in the Redevelopment Project, and represents there are sufficient funds in the Redevelopment Project (as defined below).

NOW, THEREFORE, in consideration of the foregoing Introductory Statements and Findings, and of the mutual covenants and agreements herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties do hereby agree as follows:

I. RECITALS PART OF AGREEMENT

Incorporation of Recitals. The representations, covenants, and recitations set forth in the foregoing recitals are material to this Agreement and are hereby incorporated into and made a part of this Agreement as though they were fully set forth in this Article I.

II. AUTHORITY

Authority for the parties to enter into this Agreement is hereinafter set forth:

A. The CITY adopted the East State Street Tax Increment Financing Redevelopment Project and Plan under Ordinance Nos. 2000-12 and 2000-13 on February 22, 2000 and authorized the establishment of tax increment financing district on February 22, 2000, under Ordinance No. 2000-14 pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq., as amended (the "Act"),

B. Under the Act, the City is authorized to pay redevelopment project costs as defined in the Act and as set forth in the Plan and Redevelopment Project within the Area pursuant to the Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Area by taxing districts and tax rates determined in the manner provided in Section 11-74.4-9(c) of the Act.

C. That portion, if any, of such taxes that is attributable to the increase in the current equalized assessed valuation of each lot, block, tract, or parcel of real property in the Area shall be allocated to and when collected shall be paid to the Treasurer of the City of Geneva, who shall deposit said taxes into a special fund, hereby created, and designated the “Geneva East State Street Redevelopment Project Area Special Tax Allocation Fund” of the City. Such taxes shall be used for paying redevelopment project costs incurred and obligations incurred in the payment thereof.

D. The City hereby represents and warrants to Isaac’s that the City has full constitutional and lawful right, power, and authority under currently applicable law to execute, deliver, and perform the terms and obligations of this Agreement, and all of the covenants have been or will be duly and validly authorized and approved by any necessary City proceedings, findings, and actions. Accordingly, this Agreement constitutes the legal, valid, and binding obligation of the City, is enforceable in accordance with its terms and provisions, and does not require the consent of any other governmental authority. Concurrently, Flourish Enterprise LLC doing business as Isaac’s Upholstery and Furniture hereby represent and warrant that they are a duly organized, validly existing limited liability companies under the laws of the State of Illinois and that they have the right, power, and authority to execute, deliver, and perform the terms and obligations of this Agreement. This Agreement constitutes the legal, valid, and binding obligation of Isaac’s, enforceable in accordance with its terms and provisions.

E. Whenever under the provisions of this Agreement and other related documents and instruments or any supplemental agreements, any request, demand, approval, notice, or consent of the City or Isaac’s is required, or the City or Isaac’s is required to agree or to take some action at the request of the other, such request, demand, approval, notice, consent, or agreement shall be given for the City, unless otherwise provided herein, by the Mayor or designee and for Isaac’s by any officer of Isaac’s so authorized

(and, in any event, the officers executing this Agreement are so authorized). Any Party shall be authorized to act on any such request, demand, approval, notice, consent, or agreement.

III. REQUIRED APPROVALS

A. Planning and Zoning Approval. The Parties acknowledge that the Project will require municipal review and approvals by the City's Planning and Zoning Commission and City Council. Isaac's will pursue this consideration as soon as possible after the approval of this Redevelopment Agreement.

B. Plan Approval. Isaac's shall submit to the City a complete permit application with all required documentation (the "Plans") for the Redevelopment Project to be constructed. The City shall review this application in accordance with all applicable ordinances, codes, and regulations and, within twenty (20) days after receipt of the Plans, shall either approve the application and Plans or provide a written description of the reasons that the application and/or the Plans have not been approved.

C. Construction Approval. Prior to commencing any work on the Redevelopment Project, Isaac's shall obtain or cause its contractors, to obtain all requisite governmental permits and approvals for such work and at such times as are required in accordance with City ordinances and codes. Isaac's shall expeditiously construct or cause to be constructed the Redevelopment Project in a good and workmanlike manner in accordance with all applicable federal, state, and local laws, ordinances, and regulations. Isaac's shall not cause or permit any deviation from City-approved engineering and construction plans and specifications without the City's prior consent.

IV. DEVELOPMENT INCENTIVE REIMBURSEMENT

The CITY acknowledges that the Redevelopment Project proposed by Isaac's is desirable to the CITY and to the East State Street Tax Increment Financing District and Redevelopment Project Area (hereinafter sometimes the "Area") since the development, as proposed, shall provide economic revenue to the CITY and other taxing bodies and create employment opportunities. The CITY further acknowledges that Isaac's would not proceed with the Redevelopment Project unless the City provides incentives to it pursuant to the authority cited above. As such, the incentives to be granted to Isaac's shall

be applied as hereinafter set forth:

A. Restoration of Parkway: The CITY will undertake improvements to complete the restoration of the Simpson Street parkway adjacent to the subject property. Restoration is estimated to cost \$ 15,910.00 based on City Engineer estimates as enumerated at **Exhibit C**. The total cost of the project will be dependent on the contract costs per the City's acceptance of bid for the 2022 Street Improvement Program. Restoration work will eliminate non-conforming on-street parking spaces and will include installation at new sidewalk, curb, sod and parkway trees. Such improvements will be funded wholly through the TIF 2 Special Allocation Fund.

B. Property Improvement Grant: The CITY shall provide a defined sum grant award not to exceed \$52,918.50 (the "Maximum Reimbursement Amount"), to assist with the Parking Lot Improvements as enumerated in the Engineer's Estimate at **Exhibit D** and shown in the Engineer's Draft Plans at **Exhibit E**. This grant shall be: (i) issued upon satisfactory proof of payment of the Completed Improvement by Isaac's; or, (ii) at the election of Isaac's deposited in a construction escrow with Chicago Title Insurance Company and the CITY shall authorize distributions directly to the contractors in the manner set forth in paragraph V (B) below Isaac's and the CITY agree to cooperate in the establishment of such construction escrow.

C. Sources of Funds to Pay Reimbursable Improvement Costs: Any funds committed by the CITY herein are to be derived from property tax increment generated by the Redevelopment Project Area. Such reimbursement shall, however, be paid only from funds paid into the Special Tax Allocation Fund pursuant to the Act and from no other source. **THE CITY SHALL NOT BE OBLIGATED TO MAKE ANY PAYMENTS OTHER THAN FROM THE FUND, AND THE REIMBURSEMENT SHALL NOT BE DEEMED A GENERAL OBLIGATION OF THE MUNICIPALITY.**

V. REIMBURSEMENT PROCEDURES

A. Property Tax Increment: Isaac's shall be responsible for payment of real property taxes in a timely manner and shall not object to the assessment as determined by the Kane County Assessor, during the term of TIF District.

B. Reimbursement of Eligible Costs: For those eligible costs that are construction costs, Isaac's shall be reimbursed in the manner set forth above, after submitting the following documentation to the City in accordance with Section 8.8 below:

(1) a sworn statement from Isaac's setting forth a description of all contracts entered into by Isaac's in connection with the construction of the Redevelopment Project, the nature and scope of the work covered thereby, and the aggregate amounts paid to each contractor thereunder and further stating that such contracts embrace all of the work done or to be done and all of the material used or to be used in the completion of the Redevelopment Project;

(2) a sworn statement from Isaac's setting forth all amounts paid to contractors or subcontractors and that Isaac's has approved all work and materials for which payment has been made; and

(3) a lien waiver from each of the parties who received payment under the aforesaid sworn statements that are the subject of the Redevelopment Project.

(4) proof of completion of all required inspections resulting in the closure of the building permit by the City's Building Commissioner or City Engineer for the Reimbursable Expenses relating to the Redevelopment Project.

The City shall make payments from the Fund in the manner as indicated upon compliance with conditions (1), (2), (3) and (4).

VI. ADDITIONAL COVENANTS

A. Time: Time is of the essence unless otherwise stated in this Agreement and all time limits set forth are mandatory and cannot be waived except by a lawfully authorized and executed written waiver by the party excusing such timely performance.

B. Binding Effect: This Agreement shall inure to the benefit of and shall be binding upon the CITY and Isaac is their respective successors and assigns. Isaac's may freely assign its duties, obligations and benefits to any entity by transfer, conveyance or sale, and CITY shall direct such reimbursement payments in accordance with any assignment notice to be provided to CITY within thirty (30) days of such assignment.

C. Law Governing: This Agreement shall be construed and enforced in accordance with the laws of the State of Illinois.

D. Severability: If any provision of this Agreement is held invalid by a court of competent jurisdiction or in the event such a court shall determine that the CITY does not have the power to perform any such provision, such provision shall be deemed to be excised here from and the invalidity thereof shall not affect any of the other provisions continued herein.

E. Term of Agreement. The term of this Agreement shall commence on the date first above written and shall continue until the completion of the Redevelopment Project and the reimbursement of all costs due to the Isaac's of eligible Redevelopment Project Costs, provided that the City shall not be required to make any payments hereunder past December 15, 2024. Notwithstanding the foregoing to the contrary, the covenants agreed to by Isaac's contained in Paragraph C of RECITALS/INTRODUCTORY STATEMENTS/FINDINGS herein shall survive the term of this Agreement and shall constitute an ongoing condition and obligation of Isaac's, its successors and assigns.

F. Interpretations. This Agreement has been jointly negotiated by the Parties and shall not be construed against a Party because that Party may have primarily assumed responsibility for the drafting of this Agreement.

G. Exhibits. All exhibits attached hereto are declared a part of this Agreement and are incorporated herein by this reference.

H. Notices: All notices and requests required pursuant to this Agreement shall be sent by certified mail as follows:

To DEVELOPER: Flourish Enterprise LLC
d/b/a Isaac's Upholstery and Furniture
830 E. State Street
Geneva, IL 60118

With copies to: Griffin Williams McMahon & Walsh, LLP
21 N. Fourth St.
Geneva, IL 60134

To the CITY: City Administrator
22 South First Street
Geneva, IL 60134

With copies to: City Attorney
22 South First Street
Geneva, Illinois 60134

I. Authority to Execute: The signatories of the parties hereto warrant that they have been lawfully authorized by the City Council of the CITY and the Managers of Isaac's to execute this Agreement on their behalf.

J. Assignment: Prior to the substantial completion of the construction of the Redevelopment Project, as evidenced by the delivery and approval of the occupancy certificate, Isaac's agrees that it shall not sell, assign, or otherwise transfer its rights and obligations under this Agreement other than to an entity having common ownership with Isaac's. After substantial completion of the Redevelopment Project, Isaac's shall have the right to assign its rights and delegate its duties under this Agreement without the consent of the City, provided, however, that the City shall not be required to pay any sums or send any notices to the assignee until the City shall have received written notice of such assignment from the assignor and the assignee.

K. Successors and Assigns: The agreements, undertakings, rights, benefits, and privileges set forth in this Agreement shall be binding on and inure to the benefit of the parties and their respective successors, assigns, and legal representatives (including successor Corporate Authorities).

L. Consent or Approval: Except as otherwise provided in this Agreement, whenever consent or approval of either party is required, such consent or approval shall not be unreasonably withheld, delayed, or conditioned.

M. Interpretations: This Agreement has been jointly negotiated by the Parties and shall not be construed against a Party because that Party may have primarily assumed responsibility for the drafting of this Agreement.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, this Agreement is entered into at Geneva, Illinois, as of the date and year shown above.

APPROVED BY the City of Geneva, Kane County, Illinois, by Resolution No. 2022-____, on the ____ day of _____, 2022.

CITY OF GENEVA
An Illinois Municipal Corporation

Flourish Enterprise LLC
d/b/a Isaac’s Upholstery and Furniture

Kevin R. Burns
Mayor

BY: _____
Name:
Manager

ATTEST:

City Clerk

EXHIBIT A
Legal Description

THAT PART OF THE SOUTHEAST ¼ OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF SIMPSON STREET AND THE CENTER LINE OF STATE STREET; THENCE SOUTH 0 DEGREES 23 MINUTES EAST ALONG THE CENTER LINE OF SIMPSON STREET 281.48 FEET; THENCE NORTH 89 DEGREES 37 MINUTES EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 33.00 FEET TO THE EASTERLY LINE OF SIMPSON STREET, AFORESAID; THENCE NORTH 0 DEGREES 23 MINUTES WEST ALONG SAID EASTERLY LINE, 77.30 FEET FOR A POINT OF BEGINNING; THENCE NORTH 0 DEGREES 23 MINUTES WEST ALONG SAID EASTERLY LINE, 180.72 FEET TO THE SOUTHERLY LINE OF STATE STREET, BEING 33.00 FEET NORTH NORMALLY DISTANT SOUTHERLY FROM THE CENTER LINE THEREOF; THENCE NORTH 70 DEGREES 26 MINUTES EAST ALONG SAID SOUTHERLY LINE 122.01 FEET; THENCE DUE SOUTH 220.82 FEET TO A LINE DRAWN NORTH 89 DEGREES 37 MINUTES EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 37 MINUTES WEST ALONG SAID LINE 113.76 FEET TO THE POINT OF BEGINNING (EXCEPT THE NORTHERLY 17 FEET, AS MEASURED AT RIGHT ANGLES TO THE CENTER LINE OF STATE STREET); IN THE CITY OF GENEVA, KANE COUNTY, ILLINOIS.

EXHIBIT B
IDOT East State Street Easement Exhibit

EXHIBIT C**City Engineer's Estimate for Simpson Street ROW Improvements****Sidewalk and Curb**

Item: Sidewalk Install
Measured: 170' x 4' = 680 SF
Estimated unit cost: \$15.75/SF
Item Cost: \$10,710

Item: Curb R&R
Measured: 80 LF
Estimated unit cost: \$45/LF
Item Cost: \$3,600

Sidewalk and Curb Total: 14,310

Turf and Trees

Item: Turf \$1,000
Trees (2) \$600

Turf and Trees Total \$1,600

Grand Total \$15,910

EXHIBIT D

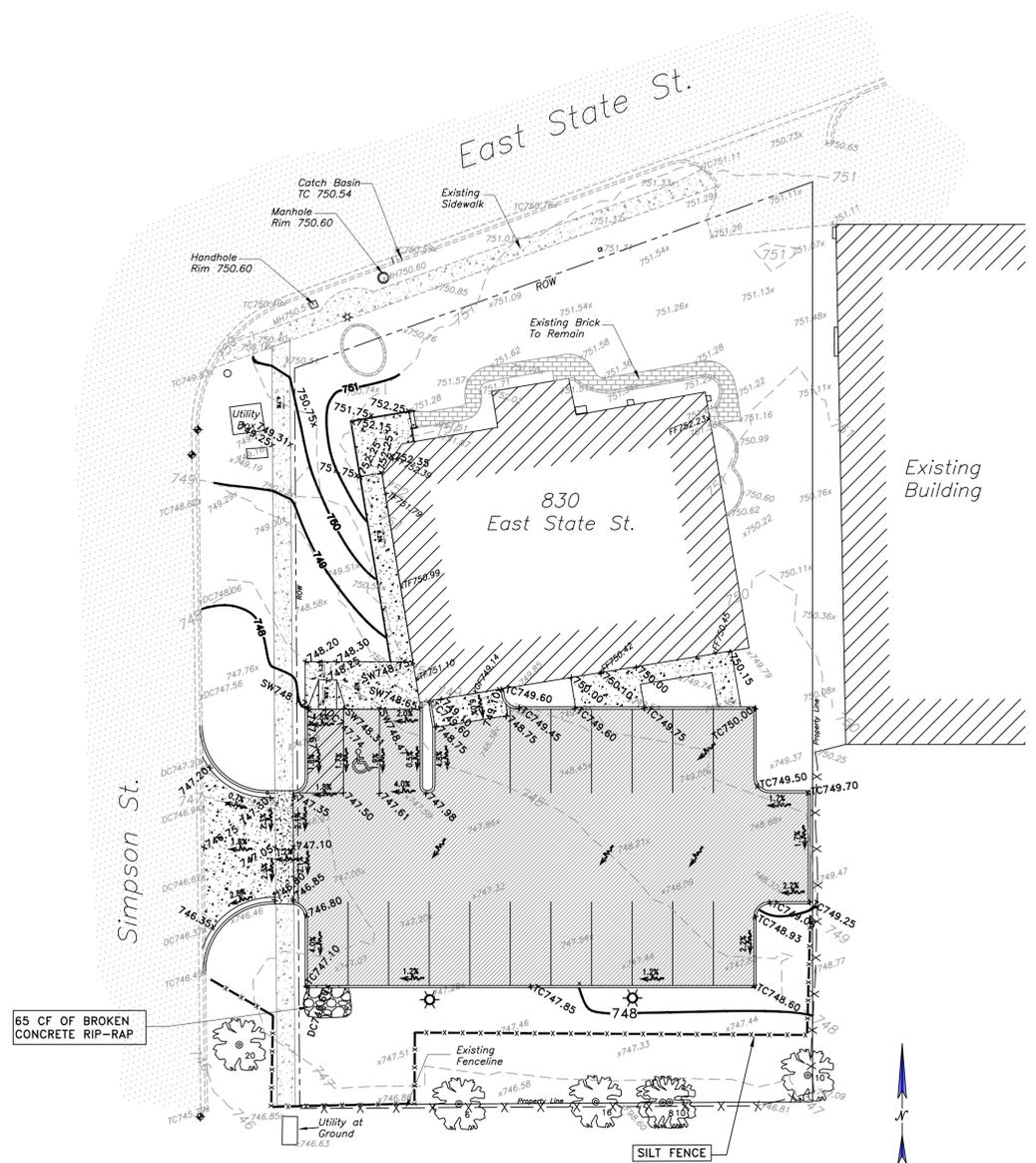
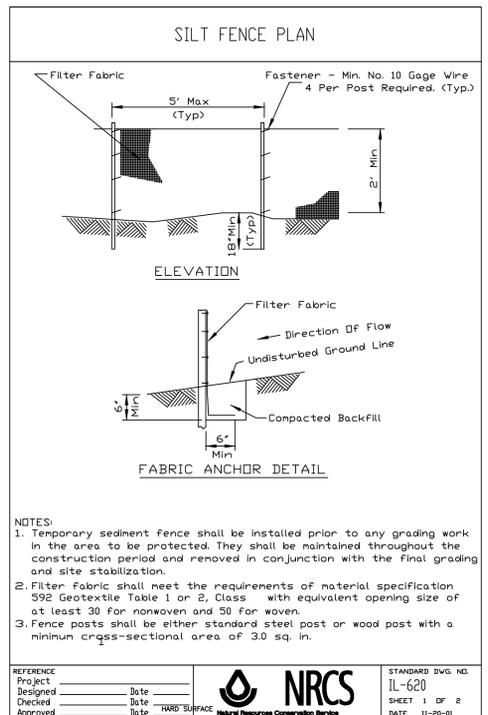
Engineer's Estimate for Parking Lot Improvements

**ENGINEERS ESTIMATE OF COST
ISAAC'S UPHOLSTERY AND FURNITURE
SOLUTIONS SITE IMPROVEMENTS
830 EAST STREET, GENEVA IL**

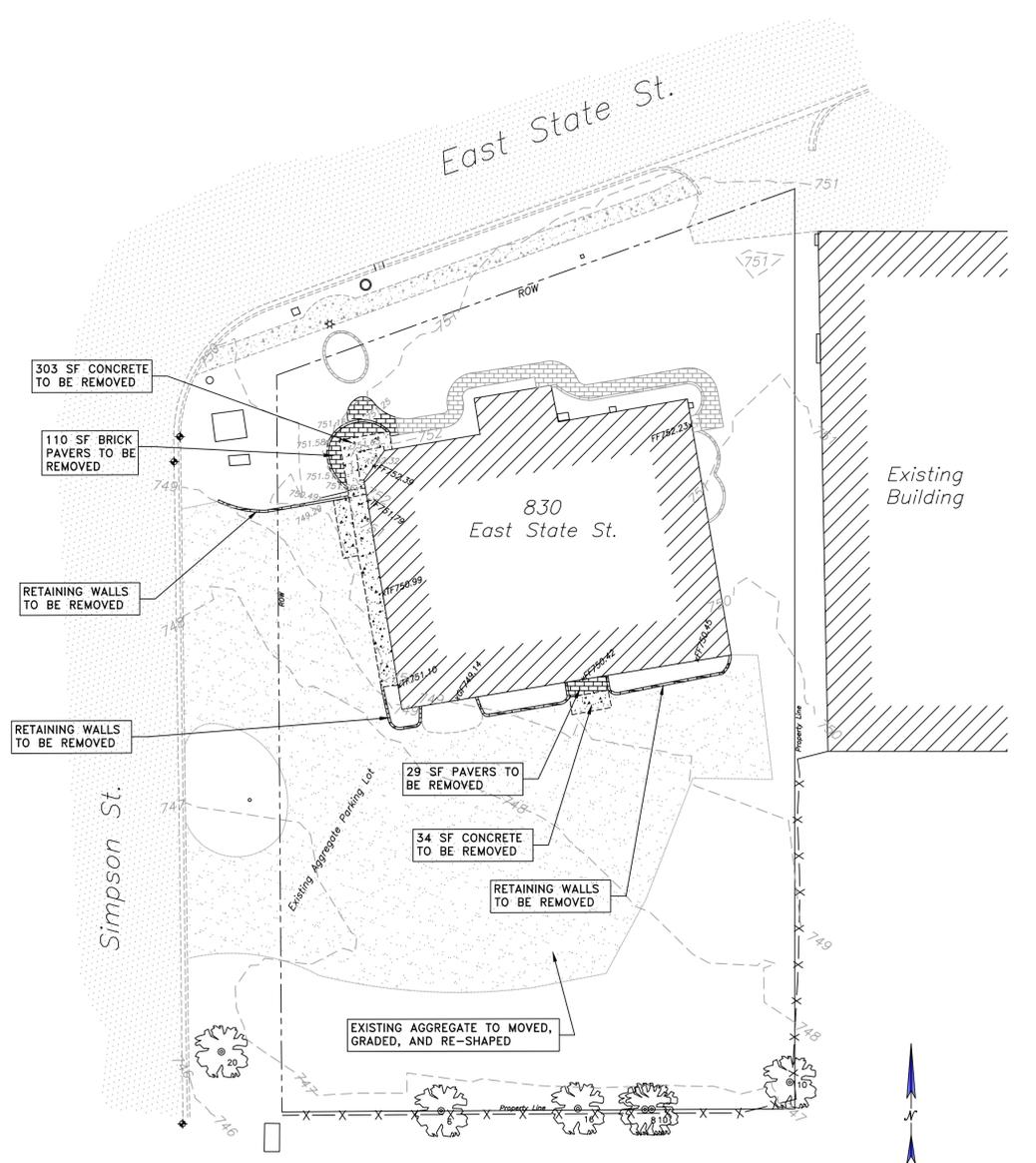
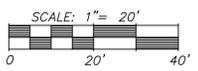
ITEM NO.	ITEM	QUANTITY		UNIT PRICE	AMOUNTS
1	Silt Fence	150	LF	3.00	\$450.00
2	Concrete Sidewalk Removal	337	SF	2.00	\$674.00
3	Brick Pavers Removal	139	SF	2.00	\$278.00
4	Retaining Wall Removal	1	L. Sum	600.00	\$600.00
5	Concrete Rip-rap	65	CF	30.00	\$1,950.00
6	Grade and Shape Pavement Area	701	SY	2.50	\$1,752.50
7	B6.12 Comb Concrete Curb and Gutter	48	LF	40.00	1,920.00
8	Concrete Curb, Type B	400	LF	40.00	\$16,000.00
9	Aggregate Base Course Type B	200	Ton	40.00	\$8,000.00
10	HMA Pavement, 3"	701	SY	30.00	\$21,030.00
11	Concrete Apron Approach, 6"	96	SF	15.00	\$1,440.00
12	PCC Sidewalk, 5"	849	SF	12.00	\$10,188.00
13	Pavement Striping	1	L. Sum	500.00	\$500.00
14	Parking Lot Lights	2	EA	2500.00	\$5,000.00
15	Concrete Driveway Pavement, 6"	480	SF	15.00	\$7,200.00
16	PCC Sidewalk, 6"	96	SF	15.00	\$1,440.00

TOTAL	\$78,422.50
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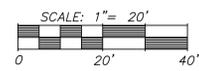
EXHIBIT E
Project Engineer's Draft Plan



GRADING PLAN



DEMOLITION PLAN



LOT INFORMATION:

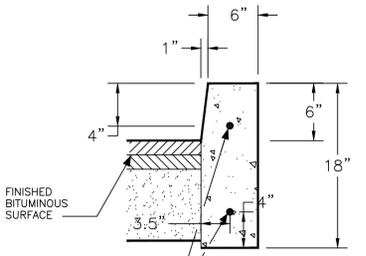
LOT AREA: 20909 SF

EXISTING IMPERVIOUS AREA

BUILDING	4340 SF
ASPHALT PAVEMENT	159 SF
AGGREGATE PAVEMENT	6361 SF
CONCRETE	337 SF
BRICK PAVERS AND WALLS	551 SF
TOTAL	11748 SF

EXISTING IMPERVIOUS TO BE REMOVED

AGGREGATE PAVEMENT TO BE INCORPORATED INTO NEW PAVEMENT	6361 SF
CONCRETE	337 SF
BRICK PAVERS AND WALL	204 SF
TOTAL	6902 SF



CONCRETE BARRIER CURB TYPE B

TWO #4 BARS SHALL BE PLACED (DOWEL BAR LOCATION IN CROSS SECTION) CONTINUOUSLY WHERE CONCRETE CURB IS CONSTRUCTED OVER FILL SECTIONS OF THE ROADWAY. ALSO TO A POINT 5 FEET BEYOND LIMITS OF SERVICE TRENCHES AND UTILITY CROSSINGS. COST OF REINFORCEMENT, DOWEL BARS AND EXPANSION JOINTS SHALL BE CONSIDERED INCIDENTAL TO THE COST PER LINEAL FOOT FOR CONCRETE CURB, TYPE B.

WHEN SPECIFIED OR INDICATED ON THE PLANS, DOWEL BARS (18"-#4) SET IN 1" PREMOLDED EXPANSION JOINT CROSS SECTION SAME AS CURB - REQUIRED AT 50 LINEAL FOOT INTERVAL AND AT ALL POINTS OF TANGENT OF INTERSECTION RADIUS.

DRAFT

J.U.L.I.E
JOINT UTILITY LOCATION INFORMATION FOR EXCAVATION CALL 811

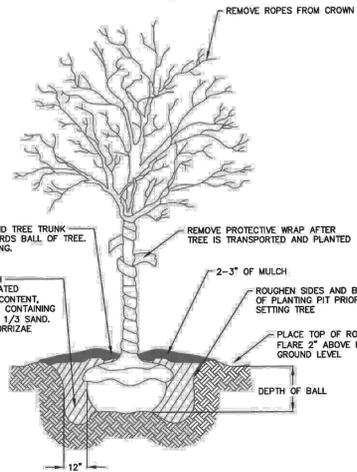
Know what's below.
Call before you dig.

#	DATE	REMARKS
1	11-26-22	PER CITY REVIEW
2	3-10-22	PER CITY REVIEW
3	3-15-22	PER OWNER
4	7-12-22	PER CITY REVIEW
5	8-15-22	PER CITY REVIEW
6	9-6-22	PER CITY REVIEW

1814 GRANDSTAND PLACE
ELGIN, ILLINOIS 60123
phone 847.697.7095
fax 847.697.7099
schefloweng.com
Firm License No. 184-001104

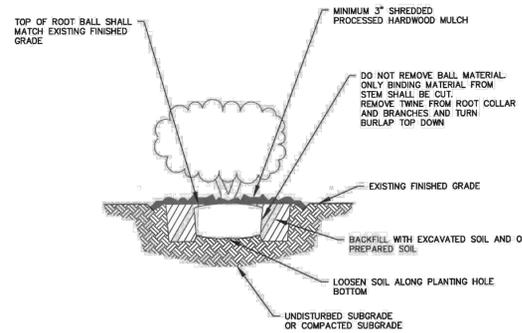
GENEVA ILLINOIS
ISAAC'S CUSTOM UPHOLSTERY AND FURNITURE
830 EAST STATE STREET
GRADING AND DEMOLITION PLAN

SCALE	1"=20'	DATE	12/6/21
DRAWN BY	PCS	JOB NO.	5752
CHECKED BY	FCC	SHEET NO.	2 of 3



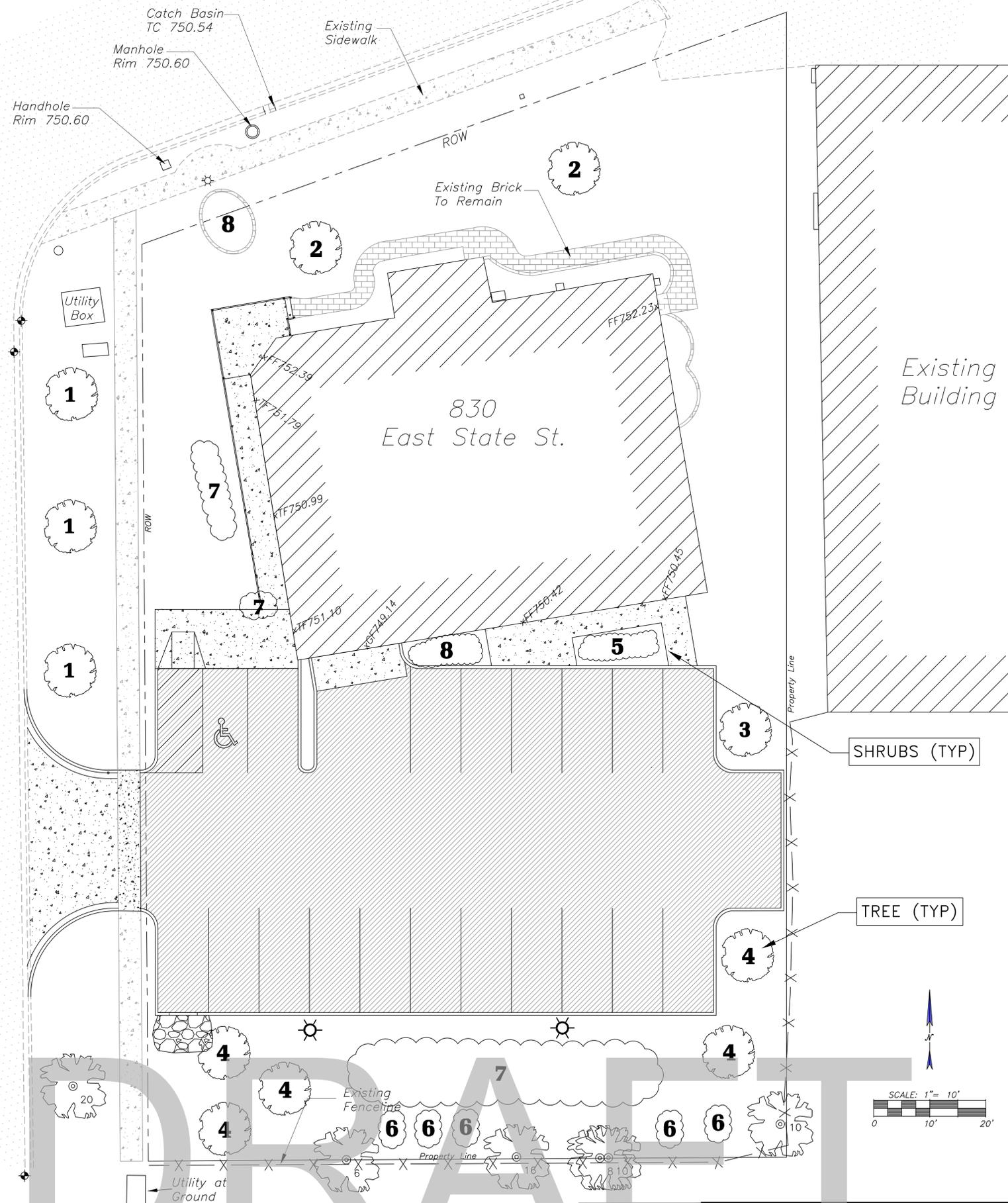
- NOTES:
1. CUT TWINE AT BASE OF TREE UPON PLANTING AND REMOVE ALL WIRES A MINIMUM OF 8" BELOW GRADE.
 2. LOW PROFILE BASKETS ARE PREFERRED.
 3. NYLON ROPE AND PLASTIC BURLAP ARE NOT PERMITTED.
 4. NOT TO BE PLANTED IN SWALES OR OVERLAND DRAINAGE ROUTES.

TREE PLANTING DETAIL



- NOTES:
1. FINAL BALL ELEVATION AND PLANTER BED GRADING AS DIRECTED BY PLAN.
 2. WHEN SOIL CONDITIONS WITH POOR DRAINAGE ARE DISCOVERED, NOTIFY VILLAGE REPRESENTATIVE.
 3. LANDSCAPE CONTRACTOR SHALL SUGGEST SOLUTION FOR DRAINAGE IMPROVEMENTS.

SHRUB PLANTING DETAIL



TREES	
1	BRADFORD PEAR
2	RED BUD
3	SUGAR MAPLE
4	SERVICE BERRY

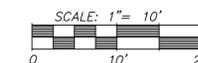
ALL TREES - 2 1/2" BALLED AND BURLAPPED

SHRUBS	
5	PERIWINKLE
6	ARBORVITAE
7	HOSTAS - VARIOUS VARIETIES
8	MULCH

PLAN PREPARED BY: GREEN THUMB BROWN BOOTS LANDSCAPE DBE - BATAVIA IL

SHRUBS (TYP)

TREE (TYP)



JULIE
JOINT UTILITY LOCATION INFORMATION FOR EXCAVATION CALL 811
Know what's below. Call before you dig.

DATE	REMARKS
2-13-22	PER CITY REVIEW
3-15-22	PER OWNER
4-7-22	PER CITY REVIEW
6-9-22	PER CITY REVIEW

SCHEFLOW
engineers
1814 GRANDSTAND PLACE
ELGIN, ILLINOIS 60123
phone 847.697.7095
fax 847.697.7099
schefloweng.com
Firm License No. 184-001104

GENEVA
ISAAC'S CUSTOM UPHOLSTERY AND FURNITURE
830 EAST STATE STREET
LANDSCAPE PLAN

ILLINOIS
SCALE: 1"=10'
DATE: 3/10/22
DRAWN BY: PCS
JOB NO.: 5752
CHECKED BY: FCC
SHEET NO.: 3 of 3