

ORDINANCE NO. O2019-46

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A FINAL PLAT OF SUBDIVISION (VANGUARD CANTERA APARTMENTS – 28248 AND 28250 DIEHL ROAD)**

WHEREAS, Cantera 30 Theatre, LP ("**Owner**"), a Delaware limited partnership, is the owner of record of that certain real property consisting of approximately 26.9 acres in lot G-10 in Cantera Subarea G ("**Owner's Property**"), commonly known as 28248 and 28250 Diehl Road, Warrenville, Illinois, and legally described in **Exhibit A**; and

WHEREAS, on January 25, 1991, the City approved Ordinance No. 1136, which approved a planned unit development for approximately 650 acres of real property bounded by Warrenville Road on the north, Mill Street and West Street on the east, Commons Road and the McDowell Grove Forest Preserve on the south, and the West Branch of the DuPage River on the west, which is now commonly known as Cantera ("**Cantera PUD**"), and Owner's Property is located within Cantera and subject to the Cantera PUD; and

WHEREAS, on February 22, 1994, the City approved Ordinance No. 1295 ("**Cantera Development Regulations Ordinance**"), which approved the Cantera Development Control Regulations ("**Development Control Regulations**") and Cantera General Site Plan Documents ("**General Site Plan Documents**"), establishing the design and development standards for specific application to Cantera, including the standards and procedures for the approval of preliminary and final planned unit development plans; and

WHEREAS, on February 4, 1997, the City approved Ordinance No. 1564 ("**Ordinance No. 1564**"), which granted final approval of planned unit development plans and a final plat of subdivision for Cantera Subarea G ("**Approved PUD**"); and

WHEREAS, on August 19, 1997, the City approved Ordinance No. 1604 ("**Ordinance No. 1604**"), which approved a minor amendment to the final plat of subdivision of Cantera Subarea G and certain site specific amendments to the Development Control Regulations and other determinations related to Cantera Subarea G; and

WHEREAS, Covington Realty Partners, LLC ("**Applicant**"), a Delaware limited liability company, desires, with the consent of the Owner, to subdivide Owner's Property into two lots of record ("**Subdivision**") as follows: (i) a 5.425-acre lot, legally described in Exhibit A ("**Lot 12**" or the "**Property**"); and (ii) a 21.475-acre lot ("**Lot 13**"); and

WHEREAS, Applicant also desires to develop the Property as a residential planned unit development consisting of a (i) single 242-unit, four-story apartment building with interior fitness center, club house, and bike storage ("**Apartment Building**"); (ii) a 366-space interior parking garage ("**Parking Garage**"); (iii) a swimming pool and outdoor seating areas; (iv) a 109-space surface parking lot; and (v) related landscape improvements (collectively, (i) through (v) are the "**Proposed Development**"); and

WHEREAS, Applicant also proposes to construct the following offsite improvements: (i) a six-foot-wide concrete sidewalk along the southeast side of the secondary right-in/right-out Diehl Road access drive to Cantera Subarea G located between the property commonly known as 28258 Diehl Road, Warrenville, Illinois and the property commonly known as 28260 Diehl Road, Warrenville, Illinois ("**Off-Site Sidewalk Improvements**"); and (ii) the replacement of the grass

path around the north and western edge of the existing detention pond located at the west edge of Cantera Subarea G with a six-foot-wide concrete or bituminous path with a seating area and access provided to the north-west corner of the Proposed Development ("**Nature Trail Upgrade**"); and

WHEREAS, on June 18, 2018, the City Council adopted Ordinance No. O2018-22 ("**Preliminary PUD Ordinance**"), approving: (i) a revised preliminary planned unit development plan for the Property; (ii) a preliminary plat of subdivision for the Owner's Property; (iii) conditional amendments to the Cantera Development Control Regulations and Cantera General Site Plan Documents; (iv) conditional re-designation of land uses on Cantera Subarea G; and (v) conditional approvals of site specific amendments to the Cantera Development Control Regulations; and

WHEREAS, in order to construct the Proposed Development on the Property, pursuant to the applicable sections of the Cantera Development Control Regulations, the Zoning Ordinance and the Subdivision Control Ordinance, the Applicant, with the consent of the Owner, filed an application with the City for approval of: (i) a special use permit for a planned unit development plan for the Property ("**Special Use Permit**"); (ii) a final planned unit development plan for the Property ("**Final PUD Plan**"); and (iii) a final plat of subdivision for the Owner's Property ("**Final Plat of Subdivision**") (collectively, (i) through (iii) are the "**Requested Approvals**"); and

WHEREAS, on August 8, 2019, the Plan Commission, at its regularly scheduled meeting, considered the Requested Approvals and heard public comments; and

WHEREAS, on August 8, 2019, the Plan Commission adopted Findings of Fact, Project Number 2017-0885, unanimously recommending that the Mayor and the City Council approve the Requested Approvals; and

WHEREAS, the Mayor and the City Council have determined that, subject to and contingent upon the conditions, restrictions, and provisions of this Ordinance: (i) the Special Use Permit complies with the required standards for planned unit developments and special use permits as set forth in Sections 7 and 8 of the Zoning Ordinance; (ii) the Final PUD Plan complies with the standards for planned unit developments as set forth in Section 8 of the Zoning Ordinance and Section III of the Development Control Regulations; and (iii) the Final Plat of Subdivision complies with the required standards for subdivisions as set forth in Article 6 of the Subdivision Control Ordinance; and

WHEREAS, consistent with the Plan Commission recommendation, and pursuant to the City's powers under applicable law, including its home rule powers under the Illinois Constitution of 1970, the Mayor and the City Council have determined that it is in the best interest of the City and the public to approve the Requested Approvals, in accordance with, and subject to and contingent upon, the conditions, restrictions, and provisions of this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF WARRENVILLE, DUPAGE COUNTY, ILLINOIS, AS FOLLOWS:

**SECTION 1: Recitals.** The recitals listed above are incorporated in this Ordinance as if fully set forth in this Ordinance.

**SECTION 2: Approval of Special Use Permit.** In accordance with Sections 7 and 8 of the Zoning Ordinance and Section III of the Development Control Regulations, and subject to and contingent upon the conditions, restrictions, limitations and provisions set forth in this Ordinance,

including specifically, but without limitation, Sections 5 and 6 of this Ordinance, the City Council approves a Special Use Permit to allow the Proposed Development on the Property.

**SECTION 3: Approval of the Final PUD Plan.** In accordance with Section 8 of the Zoning Ordinance, and subject to, and contingent upon, the conditions, restrictions, and provisions set forth in this Ordinance, including specifically, but without limitation, Sections 5 and 6 of this Ordinance, the City Council approves the Final PUD Plan for the Proposed Development on the Property, which consists of: (i) the Site Layout Plan, consisting of one sheet, prepared by VE Design Management, and with a latest revision date of February 27, 2019, attached to this Ordinance as ***Exhibit B*** ("***Final PUD Site Plan***"); and (ii) the plans and documents referred to collectively as the "***Final PUD Documents***" and listed on ***Exhibit C*** attached to this Ordinance (collectively, the Final PUD Site Plan and the Final PUD Documents are the "***Final PUD Plan***"). The Final PUD Site Plan, the Final PUD Documents, and Exhibit C are, by this reference, made a part of this Ordinance.

**SECTION 4: Approval, Execution, and Recordation of the Final Plat of Subdivision.**

A. **Approval of the Final Plat of Subdivision.** In accordance with Section 6 of the Subdivision Control Ordinance, and subject to, and contingent upon, the conditions, restrictions, and provisions set forth in this Ordinance, including specifically, but without limitation, Sections 5 and 6 of this Ordinance, the City Council approves the Final Plat of Subdivision, titled "Final Plat of Resubdivision of Lot 10 in the Resubdivision of Lot 6 in the Resubdivision of Lot 1 in Cantera Subarea 'G'", consisting of two sheets, prepared by Woolpert, Inc., and with a latest revision date of July 9, 2019, attached to and, by this reference, made a part of this Ordinance as ***Exhibit D***, which contemplates the Subdivision of the Owner's Property into two lots of record.

B. **Execution of the Final Plat of Subdivision.** The City Council hereby authorizes and directs the Mayor, the City Clerk, the Chairman and Secretary of the Plan Commission, the City Collector and the City Engineer to execute, on behalf of the City, the Final Plat of Subdivision following its execution and delivery to the City Clerk by the Owner and all other required parties.

C. **Recordation of Final Plat of Subdivision.** The City Council hereby directs the City Clerk to record, or to authorize her designee to record, the executed Final Plat of Subdivision with the DuPage County Recorder of Deeds upon satisfactory completion of all administrative details relating thereto.

**SECTION 5: Conditions.** Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Warrenville City Code ("***City Code***"), the Development Control Regulations, the Zoning Ordinance, or the Subdivision Control Ordinance or any other rights the Applicant or Owner may have, the approvals granted in Sections 2, 3, and 4 of this Ordinance are hereby expressly subject to and contingent upon the conditions, concepts, restrictions, limitations, and provisions set forth in this Section (collectively, the "***Conditions***").

A. **Standard Conditions.**

1. **Compliance with Regulations.** The redevelopment, use, operation, and maintenance of the Property shall comply with all applicable City codes and ordinances as the same have been or may be amended from time to time, except to the extent specifically provided otherwise in this Ordinance.

2. Compliance with Plans. The redevelopment, use, and maintenance of the Property must be in strict accordance with the Final PUD Plan and the Final Plat of Subdivision, as each is revised to address the conditions set forth in Subsection B of this Section and except for minor changes and site work approved in accordance with all applicable City ordinances and standards.

B. Other Conditions.

1. Civil Engineer Review. The Applicant shall comply with the review comments and recommendations outlined in the Civil Engineering Review Memo, consisting of six pages, prepared by Senior Civil Engineer Kristine Hocking and James J. Benes and Associates, Inc., and dated July 29, 2019, attached to and, by this reference, made a part of this Ordinance as **Exhibit E (“Engineering Review Memo”)**.

2. Final Plat of Subdivision. The Applicant shall revise the Final Plat of Subdivision as follows:

a. Update the Surveyor’s Certificate to read, “...MAP NUMBER 17043C0141J...WITH AN EFFECTIVE DATE OF AUGUST 1, 2019, WHICH IS...”

b. Include the current address of the Owner’s Property being subdivided (Lot 10) as “28250 and 28248 Diehl Road, Warrenville IL 60555”.

c. Update the current zoning of Lot 13 to read as “S-D Special Development, Commercial Land Use Area.”

3. Electric Vehicle (EV) Charging Stations. The Applicant shall incorporate electrical infrastructure for electric vehicle (EV) charging stations into the construction of levels two through four of the Parking Garage. The locations of these future EV charging stations shall be identified on the building permit plans.

4. Exterior Building Lights. All exterior building lights must have full horizontal cutoff optics with flat lenses so that no portion of the lens protrudes below the housing.

5. Roof Top Equipment. All roof top equipment must be fully screened. The top of parapet walls or roof screens shall be at least as high as all roof top equipment. Roof top screens must be consistent with the architecture and color scheme of the Apartment Building. Details illustrating the location of roof top equipment, the equipment height, and screening design shall be provided for staff review and approval prior to the issuance of the full building permit for the Proposed Development.

6. Building Materials.

a. Exterior building materials shall be consistent with those illustrated on Elevation Sheets A5.1 through A5.4 of the Site Improvement Plans, listed on Exhibit C to this Ordinance.

b. Full-size brick shall be used where “brick” is specified in the Site Improvement Plans, listed on Exhibit C to this Ordinance, for the exterior walls of the Apartment Building.

7. Irrigation. The Applicant shall provide a detailed irrigation plan for the Property for City staff review and approval prior to installation ("***Irrigation Plan***"). The Irrigation Plan must note how the adjacent detention pond will provide the water source for the irrigation system.

8. Warrenville Fire Protection District Review. The Applicant shall address and comply with City Code-supported comments outlined in the Warrenville Fire Protection District's Review Memo, consisting of three sheets, prepared by Fire Marshal Lee Westrom, and dated July 23, 2019.

9. Path Connections. The Applicant shall coordinate with the Owner and secure Owner's permission for construction of the Off-Site Sidewalk Improvements and Nature Trail Upgrade as illustrated on the Final PUD Plan.

10. Landscape Maintenance Plan. The Applicant shall prepare and submit for City staff review and approval a detailed landscape maintenance plan and maintenance calendar for the proposed landscape design in accordance with the requirements of the Zoning Ordinance.

11. Landscape Covenant Agreement. The Applicant or the Owner shall prepare and submit a properly executed Landscape Covenant Agreement satisfying the requirements of Section 11.B.4 of the Zoning Ordinance and in a form acceptable to the City, which shall be recorded with the DuPage County Recorder of Deeds prior to the issuance of the first Certificate of Occupancy for Proposed Development. The approved Final Landscape Plan, listed on Exhibit C to this Ordinance, shall be referenced in, and become part of, the Landscape Covenant Agreement.

12. Subdivision Public Improvements Agreement. The Applicant shall submit a signed "Subdivision Public Improvements Agreement" in a form acceptable to the City prior to the recording of the Final Plat of Subdivision and this Ordinance at the DuPage County Recorder of Deeds.

13. Apartment Ownership/Management. The Apartment Building, Parking Garage, and related improvements shown on the Final PUD Site Plan on Lot 12, as illustrated on the Final Plat of Subdivision, shall remain under a single ownership or under such unified ownership or control as to ensure that the Apartment Building, Parking Garage and related structures are developed, operated, and maintained as a unified whole, and managed/operated by a single, experienced multi-family management company.

14. Wall Signs. Unless otherwise approved by the City Council, all wall signage for the Proposed Development shall comply with the parameters set forth in Preliminary PUD Ordinance.

15. School, Park and Library Contributions. Unless otherwise approved by the City Council, the Applicant shall pay all required school, park and library contributions for the Apartment Building at the time the building permit is issued.

16. Fees and Security Guaranteeing Completion of Public Improvements. The Applicant shall pay/submit all applicable review and inspection fees and the required

security guaranteeing completion of the required public improvements prior to the recording of the Final Plat of Subdivision and this Ordinance at the DuPage County Recorder of Deeds.

17. Traffic Enforcement Agreement. The Applicant shall submit a request, in a form acceptable to the City, for the enforcement of traffic and parking on private property located within the Proposed Development prior to the issuance of the building permit for the Proposed Development.

18. Subarea G Outstanding Issues.

a. Sanitary Sewer Capacity Fee. The Applicant and/or Owner shall purchase additional wastewater treatment capacity from the City of Naperville for the proposed full buildout of Cantera Subarea G as set forth in the Engineering Review Memo. The cost of this purchase set forth in the Engineering Review Memo. The purchase of the required additional treatment capacity shall occur prior to the City's submittal of an IEPA sanitary sewer permit application for the extension of City sanitary sewer main to serve the Proposed Development and prior to City execution and recording of the Final Plat of Subdivision and this Ordinance at the DuPage County Recorder of Deeds.

b. Monument and Wayfinding Signage Program.

1. The Applicant and/or the Owner shall submit detailed plans and construction/funding commitments for the implementation of a comprehensive, coordinated, high-quality, updated entrance monument and site wayfinding signage program for Cantera Subarea G ("**Monument and Wayfinding Signage Program**") for City staff review prior the issuance of the building permit issuance for the Proposed Development. The entrance monument signage should effectively identify existing and proposed businesses/land uses located in Cantera Subarea G to motorists traveling on the public roadways that border the north, east, and south edges of Cantera Subarea G. Internal site wayfinding signage should facilitate efficient and safe on-site navigation of vehicular and pedestrian traffic to all businesses/land uses on the Property, including the Proposed Development.

2. The Applicant and/or the Owner shall apply for the City approvals necessary to install the Monument and Wayfinding Signage Program and submit a surety bond equal to 100% of the estimated construction cost of the Monument and Wayfinding Signage Program prior to the City's issuance of the full building permit for the Proposed Development. The form of the surety bond shall be consistent with the provisions of the Warrenville Subdivision Control Ordinance. The scope and form of the surety bond shall be reviewed and approved by Community Development Department staff.

c. Parking Lot Pavement. The Applicant and/or the Owner shall implement Phase I and Phase II of the Parking Lot Pavement Rehabilitation Plan, listed on Exhibit C to this Ordinance, in conjunction with the Proposed Development. The Applicant and/or the Owner shall submit a surety bond equal to

100% of the estimated construction cost of implementing the Parking Lot Pavement Rehabilitation Plan prior to the City's issuance of the full building permit for the Proposed Development. The form of the surety bond shall be consistent with the provisions of the Warrenville Subdivision Control Ordinance. The scope and form of the surety bond shall be reviewed and approved by Community Development Department staff.

d. Detention Pond(s) Landscaping. The Applicant and/or the Owner shall rehabilitate the native plantings on the side slopes of all of the detention ponds located in Cantera Subarea G detention ponds consistent with the Service Contract listed on Exhibit C to this Ordinance. The Applicant and/or the Owner shall submit a surety bond equal to 100% of the contract cost of the detention pond native planting rehabilitation plan prior to the City's issuance of the full building permit for the Proposed Development. The form of the surety bond shall be consistent with the provisions of the Warrenville Subdivision Control Ordinance. The scope and form of the surety bond shall be reviewed and approved by Community Development Department staff.

e. Parkway Tree Replacement. The Owner must replace all dead or dying parkway Ash trees along Winfield Road and Diehl Road frontages of Cantera Subarea G in accordance with the Tree Replacement Plan and Schedule and the Tree Replacement Project Memo, each listed on Exhibit C to this Ordinance. The Applicant and/or the Owner shall submit a surety bond equal to 100% of the estimated cost to implement the Tree Replacement Plan and Schedule, listed on Exhibit C to this Ordinance, prior to the City's issuance of the full building permit for the Proposed Development. The form of the surety bond shall be consistent with the provisions of the Warrenville Subdivision Control Ordinance. The scope and form of the surety bond shall be reviewed and approved by Community Development Department staff.

f. Pedestrian System Improvements. The Off-Site Sidewalk Improvements and the various cross walk connections, as illustrated on the Final PUD Plan, shall be constructed in conjunction with the Proposed Development and shall be completed prior to issuance of the Certificate of Occupancy for the Apartment Building.

g. Nature Trail Upgrade. The Applicant shall complete the construction of the Nature Trail Upgrade in accordance with the Nature Path Plan, labeled Sheet C8.0 of the Site Improvement Plans listed on Exhibit C to this Ordinance, prior to the issuance of the Certificate of Occupancy for the Apartment Building.

**SECTION 6: Invalidation of Approvals.** Upon the failure or refusal of the Applicant or the Owner to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, in addition to all other remedies available to the City, the approvals granted in Sections 2, 3, and 4 of this Ordinance ("**Approvals**") may, at the sole discretion of the City Council, by ordinance duly adopted, be revoked and become null and void; provided, however, that the City Council may not so revoke the Approvals unless it first provides the Applicant and the Owner with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the City Council. In the event of such revocation, the City Administrator and City Attorney are hereby authorized and directed to bring such zoning enforcement action as may

be appropriate under the circumstances. The Applicant and the Owner acknowledge that public notices and hearings have been held with respect to the adoption of this Ordinance, have considered the possibility of the revocation provided for in this Section, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the notice to the Applicant and the Owner or their respective successors required by this Section is given.

**SECTION 7: Amendments.** Any amendment to any provision of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Ordinance, the Development Control Regulations, and the Subdivision Control Ordinance, as applicable to the affected items of relief.

**SECTION 8: Effective Date.**

A. This Ordinance will be effective only upon the occurrence of all of the following events:

1. Passage by the City Council by a majority vote and approval in the manner required by law;
2. Publication in pamphlet form in the manner required by law;
3. The filing by the Applicant and the Owner with the City Clerk of an Unconditional Agreement and Consent, in the form of **Exhibit F** attached to and, by this reference, made a part of this Ordinance, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the City for any claims that may arise in connection with the approval of this Ordinance;
4. Recordation of this Ordinance, together with such exhibits as the City Clerk deems appropriate for recordation, with the office of the DuPage County Recorder of Deeds.

B. In the event that the Applicant and the Owner do not file with the City Clerk a fully executed copy of the unconditional agreement and consent referenced in Paragraph 8.A.3 of this Ordinance within 90 days after the date of passage of this Ordinance by the Mayor and City Council, the corporate authorities shall have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

*[Voting Record and Signature Page on Following Page]*

PASSED THIS 19th day of August, 2019.

AYES: Ald. Davolos, Krischel, Weidner, Wilson, Goodmand, and Bevier

NAYS: None

ABSENT: Ald. Aschauer and Barry

ABSTAIN: None

APPROVED THIS 19th day of August, 2019.

  
\_\_\_\_\_  
MAYOR

ATTEST:

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

#69729837\_v2

## **EXHIBITS**

**Exhibit A – Legal Description of the Owner’s Property and the Property**

**Exhibit B – Final PUD Site Plan**

**Exhibit C – Final PUD Documents**

**Exhibit D – Final Plat of Subdivision**

**Exhibit E – Engineering Review Memo**

**Exhibit F – Unconditional Agreement and Consent**

## EXHIBIT A

### LEGAL DESCRIPTION OF THE OWNER'S PROPERTY

That part of Lot 10 in the resubdivision of Lot 6 in the resubdivision of Lot 1 in Cantera Subarea "G," in the southeast quarter of Section 2, Township 38 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded December 21, 2016 as Document Number R2016-141570, in DuPage County, Illinois.

**Common address:** 28250 Diehl Road

**PIN:** 07-02-400-036

LOT 6, PLAT OF RESUBDIVISION OF LOT 1 IN CANTERA SUBAREA "G", CITY OF WARRENVILLE, DUPAGE COUNTY, ILLINOIS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY MOST CORNER OF SAID LOT 6; THENCE N20 DEGREES 20'45"E, 493.27 FEET; THEN N83 DEGREES 33'17"E, 225.60 FEET; THEN 522.59 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 11,251.66 FEET AND A LONG CHORD SUBTENDED BEARING N84 DEGREES 53'07"E, 522.54 FEET; THENCE 58.24 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 778.51 FEET AND A LONG CHORD SUBTENDED BEARING S65 DEGREES 38'36"E, 58.23 FEET; THENCE S50 DEGREES 50'58"E, 96.31 FEET; THENCE S45 DEGREES 18'52"E, 409.40 FEET; THENCE S54 DEGREES 35'32"E, 183.35 FEET; THENCE 313.64 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS 878.51 FEET AND A LONG CHORD SUBTENDED BEARING S64 DEGREES 49'02"E, 311.98 FEET; THENCE S65 DEGREES 53'04"E, 129.97 FEET; THENCE S00 DEGREES 00'13"E, 687.07 FEET; THENCE S89 DEGREES 59'47"W, 25.00 FEET; THENCE N00 DEGREES 00'13"W, 159.61 FEET; THENCE N69 DEGREES 35'15"W, 209.92 FEET; THENCE N20 DEGREES 20'45"E, 15.00 FEET; THENCE N69 DEGREES 39'15"W, 641.11 FEET; THENCE 47.12 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET AND A LONG CHORD SUBTENDED BEARING S65 DEGREES 20'56"W, 42.42 FEET; THENCE S20 DEGREES

**Common address:** 28248 Diehl Road

**PIN:** 07-02-400-024

**LEGAL DESCRIPTION OF THE PROPERTY**

THAT PART OF LOT 10 IN THE RESUBDIVISION OF LOT 6 IN THE RESUBDIVISION OF LOT 1 IN CANTERA SUBAREA "G", IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 21, 2016 AS DOCUMENT NUMBER R2016-141570, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 10; THENCE ALONG THE WEST AND NORTH LINES OF SAID LOT 10, THE FOLLOWING THREE (3) COURSES: 1) NORTH 20 DEGREES 24 MINUTES 03 SECONDS EAST, A DISTANCE OF 493.42 FEET TO A POINT ON THE SOUTHERLY LINE OF LAND CONVEYED TO THE NORTHERN ILLINOIS GAS COMPANY PER DOCUMENT NO. 927636; 2) NORTH 83 DEGREES 35 MINUTES 40 SECONDS EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 224.45 FEET; 3) EASTERLY, 275.74 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, BEING AN ARC TO THE RIGHT AND HAVING A RADIUS OF 11251.66 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 84 DEGREES 17 MINUTES 47 SECONDS EAST AND A LENGTH OF 275.73 FEET; THENCE SOUTH 20 DEGREES 23 MINUTES 44 SECONDS WEST, A DISTANCE OF 615.10 FEET TO THE MOST EASTERLY CORNER OF LOT 1 IN THE RESUBDIVISION OF LOT 1 IN CANTERA SUBAREA "G" PER THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER R97-150129, SAID EASTERLY CORNER BEING ALSO A CORNER OF THE AFORESAID LOT 10; THENCE ALONG THE COMMON LINE OF AFORESAID LOT 1 AND AFORESAID LOT 10, THE FOLLOWING TWO (2) COURSES: 1) NORTH 69 DEGREES 38 MINUTES 04 SECONDS WEST, A DISTANCE OF 348.50 FEET; 2) SOUTH 20 DEGREES 21 MINUTES 56 SECONDS WEST, A DISTANCE OF 100.50 FEET; THENCE NORTH 69 DEGREES 41 MINUTES 05 SECONDS WEST, ALONG A SOUTHERLY LINE OF AFORESAID LOT 10, A DISTANCE OF 99.56 FEET TO THE POINT OF BEGINNING.

**Common address:** 28250 Diehl Road

**PINs:** 07-02-400-036

**AFTER RECORDING OF THE FINAL PLAT OF SUBDIVISION, THE PROPERTY WILL BE LEGALLY DESCRIBED AS:**

LOT 10 IN THE RESUBDIVISION OF LOT 6 IN THE RESUBDIVISION OF LOT 1 IN CANTERA SUBAREA "G" IN THE SOUTHEAST ¼ OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS.

**EXHIBIT B**  
**FINAL PUD SITE PLAN**

Ronald Reagan Memorial Tollway (Toll road)



CODE COMPLIANCE	
BUILDING CODES:	2015 IBC WITH WARRENVILLE, IL AMENDMENTS 2015 IECC WITH ILLINOIS AMENDMENTS ILLINOIS STATE PLUMBING CODE
USE GROUPS:	R-2, A-3, S-2
BUILDING HEIGHTS & AREAS:	REFER TO SHEETS G1 SHEETS (TO FOLLOW WITH CONST. DOCS)
TYPE OF CONSTRUCTION:	TYPE VA @ APARTMENTS, TYPE II-B @ GARAGE
FIRE RATED ASSEMBLIES:	REFER TO G2 SHEETS (TO FOLLOW WITH CONST. DOCS)
SPRINKLER SYSTEM:	BLDG 1,2,3: SPRINKLED (NFPA 13) GARAGE LOWER LEVEL: PARTIALLY ENCLOSED WITH NFPA 13 GARAGE UPPER LEVELS: OPEN AIR & UNSPRINKLED
MEANS OF EGRESS:	REFER TO G3 SHEETS (TO FOLLOW WITH CONST. DOCS)
ACCESSIBILITY:	ILLINOIS ACCESSIBILITY CODE REFER TO SHEETS G4 SHEETS (TO FOLLOW WITH CONST. DOCS)

WARRENVILLE, IL - PROJECT SUMMARY										
DESCRIPTION	RESIDENTIAL UNIT COUNT					HEATED UNIT SF	TOTAL UNIT SF	TOTAL BLDG SF		
	1st	2nd	3rd	4th	Total					
S1	4	7	7	7	25	500	12,500			
S1-1	-	1	1	1	3	506	1,518			
S1-2	2	2	2	2	8	500	4,000			
A1	4	6	6	6	22	715	15,730			
A1-1	2	2	2	2	8	713	5,704			
A2	4	5	5	5	19	748	14,212			
A2-1	-	-	-	1	2	748	1,496			
A2-2	-	1	1	1	3	748	2,244			
A2-3	-	-	-	1	2	748	1,496			
A2-4	-	2	4	4	10	748	7,480			
A3	10	10	10	10	40	711	28,440			
A4	1	1	1	1	4	848	3,392			
A5	1	1	1	1	4	776	3,104			
B1	12	12	12	12	48	1,109	53,232			
B2	1	1	1	1	4	1,184	4,736			
B3	4	4	4	4	16	998	15,968			
B4	1	1	1	1	4	1,208	4,832			
B5	1	1	1	1	4	1,146	4,584			
B6	1	1	1	1	4	1,209	4,836			
C1	3	3	3	3	12	1,448	17,376			
	-	-	-	-	-	-	-			
COVERED DECKS & PATIOS							2.86%		7,708	
AMENITY/OFFICE AREA							3.51%		9,452	
COMMON AREA							16.82%		45,311	
TOTAL APARTMENTS	51	61	65	65	242				206,880	
TOTAL (4 LEVELS)										269,351

	PARKING SPACES	SQUARE FOOTAGE	UNIT MIX
GARAGE - LEVEL 1	94	32,588	36 STUDIO 14.9%
GARAGE - LEVEL 2	105	32,588	114 1 BEDROOM 47.1%
GARAGE - LEVEL 3	105	32,588	80 2 BEDROOM 33.1%
GARAGE - LEVEL 4	62	21,699	12 3 BEDROOM 5.0%
SURFACE PARKING	107	-	- - -
TOTAL	473	119,463	- - -

**SITE LAYOUT**  
Scale: 1" = 50'-0"

**VE**  
**DESIGN MANAGEMENT**  
520 E JACKSON ST. SUITE 2  
WILLARD, MO 65781  
PHONE: 417.612.2913 DESIGN@VEDESIGNGROUP.COM

**NEW MULTI-FAMILY DEVELOPMENT**  
WARRENVILLE, IL

NO	REVISIONS	DATE
1	REVISION 1	10/17/18
2	REVISION 2	02/27/19

PROJECT #	712	DRAWING NUMBER	G0.2
DATE	03/20/18		ZONING SUBMITTAL

**EXHIBIT B**

## EXHIBIT C

### FINAL PUD DOCUMENTS

1. ***Final PUD Site Plan*** (See Exhibit B)
2. ***Final Plat of Subdivision*** (See Exhibit D).
3. ***Site Improvement Plans***, consisting of 24 sheets, prepared by Haeger Engineering LLC, and dated July 9, 2019.
4. ***Architectural and Zoning Plans***, consisting of 16 sheets, prepared by VE Design Management, and dated February 27, 2019.
5. ***Fire, Garbage, Delivery, Ambulance Truck Turning Exhibits***, consisting of five sheets, prepared by Haeger Engineering, and dated March 11, 2019.
6. ***IEPA Drinking Water Application for Construction***, consisting of three pages, prepared by Haeger Engineering, and submitted to the City on March 22, 2019.
7. ***Population Equivalent Calculations***, consisting of three pages, prepared by Haeger Engineering, and dated January 10, 2019.
8. ***Response to Village Comments***, consisting of six pages, prepared by Haeger Engineering, and dated March 22, 2019.
9. ***IEPA Schedule A-B Sewer Service***, consisting of ten pages, prepared by Haeger Engineering, and submitted to the City on March 22, 2019.
10. ***IEPA Schedule A Engineers Cost Estimate***, consisting of one page, prepared by Haeger Engineering, and submitted to the City on March 22, 2019.
11. ***IEPA Schedule B Water Supplies***, consisting of two pages, prepared by Haeger Engineering, and submitted to the City on March 22, 2019.
12. ***IEPA Application for Permit or Construction Approval***, consisting of six pages, prepared by Haeger Engineering, and submitted to the City on March 22, 2019.
13. ***Flexible Pavement Structural Number Calculations***, consisting of one page, prepared by Haeger Engineering, and dated January 9, 2019.
14. ***Response to City Staff Comments***, consisting of four pages, prepared by Covington Realty Partners, and dated March 21, 2019.
15. ***Plumbing Fixture Unit Calculations Pipe Sizing***, consisting of one page, prepared by Haeger Engineering, and submitted March 22, 2019.
16. ***Tab 4 and Tab 5 Wetland and Buffer Impact Submittal***, consisting of 50 pages prepared by V3, and dated June 5, 2019.

17. **Traffic Impact Study**, consisting of 118 pages, prepared by KLOA, and dated July 10, 2019.
18. **Engineer's Opinion of Probable Construction Cost for Public Improvements**, consisting of two pages, prepared by Haeger Engineering LLC, and dated July 9, 2019.
19. **Storm Sewer Calculations**, consisting of six pages, prepared by Haeger Engineering LLC, and dated July 9, 2019.
20. **Final Landscape Plans**, consisting of five sheets, prepared by Dermody Associates, and with a latest revision date of July 9, 2019.
21. **Exterior Building Lighting**, consisting of 12 pages, prepared by Bartco, and dated November, 2018.
22. **Response to Staff Comments**, consisting of seven pages, prepared by Covington Realty Partners, and dated July 9, 2019.
23. **SNOUT Performance**, 1 page, prepared by Best Management Products Inc., submitted 7-17-19
24. **Parking Lot Pavement Rehabilitation Plan**, consisting of five pages, prepared by Murphy Paving and Sealcoating, Inc., and dated March 2, 2019.
25. **Tree Replacement Plan and Schedule**, consisting of 18 sheets, prepared by Daniel Weinbach and Partners Ltd. dated February 19, 2019.
26. **Tree Replacement Project Memo**, consisting of two pages, prepared by Wendy Schulenberg, and dated March 13, 2019.
27. **Drainage Calculations**, consisting of three pages, prepared by Haeger Engineering, and dated March 12, 2109.
28. **Service Contract**, by and between V3 Companies of Illinois, Ltd. and EPR Properties, dated July 23, 2018.

Full-size and complete versions of the Final PUD Documents are available for review from the City of Warrenville City Clerk's office and Community Development Department. All documents listed in this Exhibit C (regardless of whether the document itself is attached to this Ordinance) shall be deemed incorporated by reference, and made a part of, this Ordinance. All documents listed in this Exhibit C are subject to such further revision as may be required to conform to the conditions stated in Section 5 of this Ordinance.

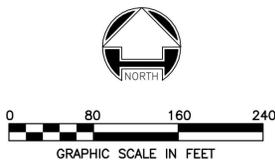
**EXHIBIT D**  
**FINAL PLAT OF SUBDIVISION**

# FINAL PLAT OF RESUBDIVISION OF LOT 10 IN THE RESUBDIVISION OF LOT 6 IN THE RESUBDIVISION OF LOT 1 IN CANTERA SUBAREA "G"

BEING A RESUBDIVISION OF LOT 10 IN THE RESUBDIVISION OF LOT 6 IN THE RESUBDIVISION OF LOT 1 IN CANTERA SUBAREA "G"  
IN THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE 3RD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS.

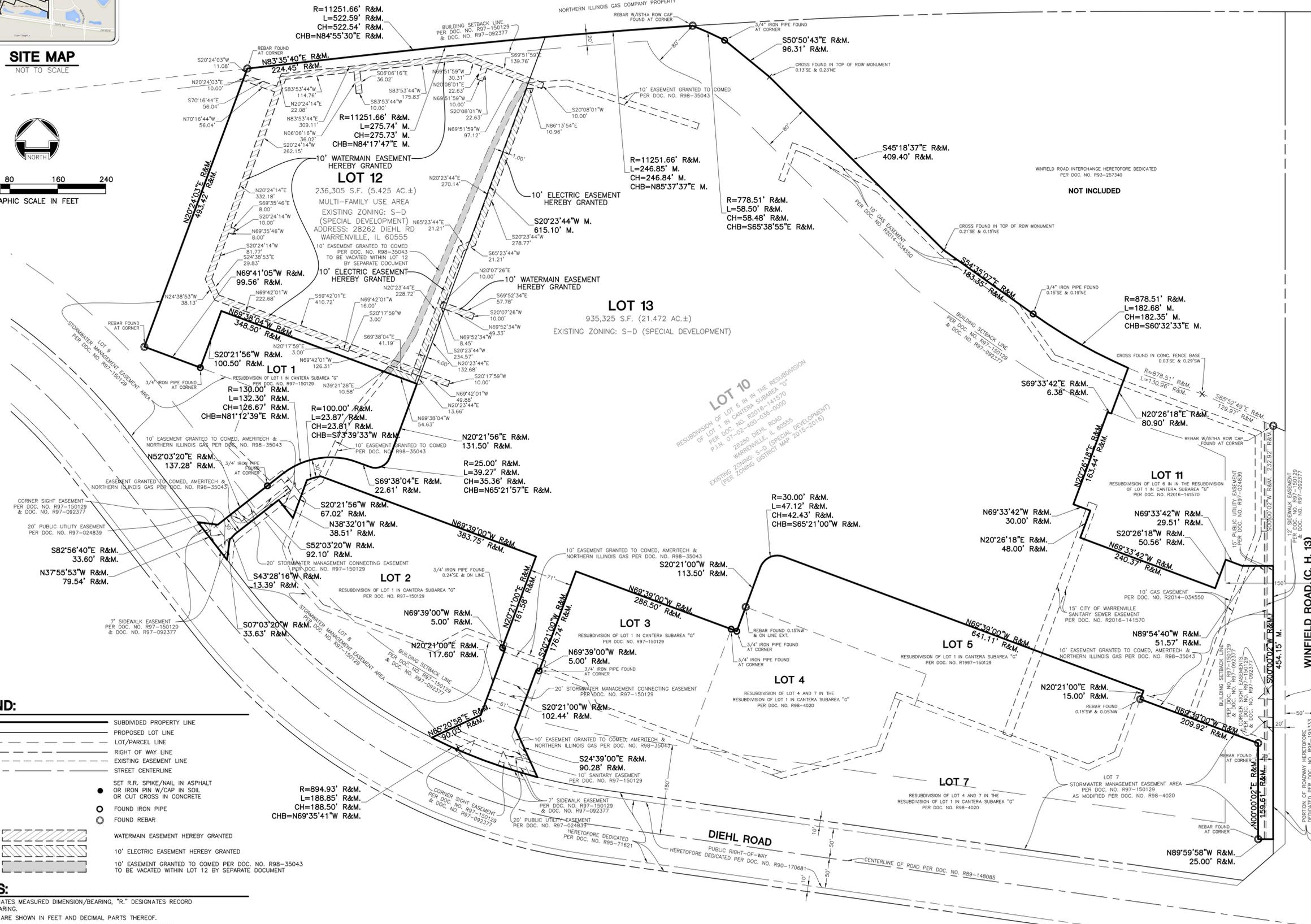


**SITE MAP**  
NOT TO SCALE



THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:  
NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

PARCEL INDEX NUMBERS:  
07-02-400-036-0000



- LEGEND:**
- SUBDIVIDED PROPERTY LINE
  - PROPOSED LOT LINE
  - LOT/PARCEL LINE
  - RIGHT OF WAY LINE
  - EXISTING EASEMENT LINE
  - STREET CENTERLINE
  - SET R.R. SPIKE/NAIL IN ASPHALT
  - OR IRON PIN W/CAP IN SOIL OR CUT CROSS IN CONCRETE
  - FOUND IRON PIPE
  - FOUND REBAR
  - WATERMAIN EASEMENT HEREBY GRANTED
  - 10' ELECTRIC EASEMENT HEREBY GRANTED
  - 10' EASEMENT GRANTED TO COMED PER DOC. NO. R98-35043 TO BE VACATED WITHIN LOT 12 BY SEPARATE DOCUMENT

- NOTES:**
1. "M." DESIGNATES MEASURED DIMENSION/BEARING, "R." DESIGNATES RECORD DIMENSION/BEARING.
  2. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
  3. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
  4. THE BASIS OF MEASURED BEARINGS SHOWN HEREON IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE (NAD 83).
  5. COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE.
  6. REFER TO DEED OR TITLE POLICY FOR BUILDING LINES AND EASEMENTS NOT SHOWN.
  7. THE SUBJECT PROPERTY IS CURRENTLY ZONED "S-D" SPECIAL DEVELOPMENT DISTRICT WITH A COMMERCIAL CENTER LAND USE DESIGNATION.

**AREA SCHEDULE:**

LOT 12:	236,305 S.F. OR 5.425 ACRES (MORE OR LESS)
LOT 13:	935,325 S.F. OR 21.472 ACRES (MORE OR LESS)
<b>TOTAL:</b>	<b>1,171,630 S.F. OR 26.897 ACRES (MORE OR LESS)</b>

**WOOLPERT, INC.**  
1815 South Meyers Road,  
Suite 950  
Oakbrook Terrace, IL 60181  
630.424.9080  
FAX: 630.495.3731

REVISION	DATE	No.	PROJECT No.	DATE	SCALE	DES.	DR.	CKD.
			75523	12/20/17	AS SHOWN	SRK	PLK	SRK
	07/09/19	5.						
	01/18/19	4.						
	08/21/18	3.						
	03/01/18	2.						
	01/25/18	1.						

**CANTERA SUBAREA "G"**  
A PART OF THE SOUTHEAST 1/4 OF SECTION 2,  
TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE 3RD  
PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS

**FINAL PLAT OF RESUBDIVISION**

SHEET NO. **1 of 2**

**FINAL PLAT OF RESUBDIVISION  
OF  
LOT 10 IN THE RESUBDIVISION OF LOT 6 IN THE  
RESUBDIVISION OF LOT 1 IN CANTERA SUBAREA "G"  
BEING A RESUBDIVISION OF LOT 10 IN THE RESUBDIVISION OF LOT 6 IN THE RESUBDIVISION OF LOT 1 IN CANTERA SUBAREA "G"  
IN THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE 3RD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS.**

PARCEL INDEX NUMBER:  
07-02-400-036-0000



**OWNER'S CERTIFICATE**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE LEGAL OWNER(S) OF THE LAND DESCRIBED AS LOT 10 IN THE RESUBDIVISION OF LOT 6 IN THE RESUBDIVISION OF LOT 1 IN CANTERA SUBAREA "G", BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 21, 2016 PER DOCUMENT NUMBER R2016-141570 IN DUPAGE COUNTY, ILLINOIS, SHOWN HEREON AS THE PLAT OF RESUBDIVISION OF LOT 10 IN THE RESUBDIVISION OF LOT 6 IN THE RESUBDIVISION OF LOT 1 IN CANTERA SUBAREA "G" AND THAT NO OTHER PERSON HAS ANY RIGHT, TITLE, OR INTEREST IN SAID LAND, AND THAT SAID OWNERS HAS/HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND TO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE INDICATED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NAME & TITLE (IF ANY) \_\_\_\_\_  
ADDRESS \_\_\_\_\_

OWNER(S) \_\_\_\_\_  
ADDRESS \_\_\_\_\_

**OWNER'S SURFACE WATER DRAINAGE CERTIFICATE**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

THIS IS TO CERTIFY THAT OWNER(S) OF THE LAND HEREIN DESCRIBED OR DULY AUTHORIZED ATTORNEY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT, IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NAME & TITLE (IF ANY) \_\_\_\_\_  
ADDRESS \_\_\_\_\_

OWNER(S) \_\_\_\_\_  
ADDRESS \_\_\_\_\_

**SCHOOL DISTRICT BOUNDARY STATEMENT**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS:

THAT HE/SHE IS THE OWNER OF THE PROPERTY LEGALLY DESCRIBED ON A PROPOSED PLAT OF SUBDIVISION SUBMITTED TO THE CITY FOR APPROVAL, WHICH LEGAL DESCRIPTION IS ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN; AND TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICT(S) IN WHICH EACH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES IS/ARE:

NAPERVILLE COMMUNITY UNIT SCHOOL DISTRICT 203  
605 W. 6TH AVENUE, NAPERVILLE, IL 60563

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

OWNER(S) \_\_\_\_\_

**NOTARY CERTIFICATE**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_, PERSONALLY KNOWN TO ME TO BE AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/THEY SIGNED AND DELIVERED THE PLAT AS HIS/THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

NOTARY PUBLIC \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

**COUNTY CLERK CERTIFICATE**

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

I, \_\_\_\_\_, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED 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 PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, DUPAGE COUNTY, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

**ENGINEER'S SURFACE WATER DRAINAGE CERTIFICATE**

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

THIS IS TO CERTIFY THAT I, A REGISTERED PROFESSIONAL ENGINEER, CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
REGISTRATION NUMBER \_\_\_\_\_

**PLAN COMMISSION CERTIFICATE**

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

THIS IS TO CERTIFY THAT THE MEMBERS OF THE PLAN COMMISSION OF THE CITY OF WARRENVILLE, ILLINOIS HAVE REVIEWED AND APPROVED THIS PLAT.

DATED AT WARRENVILLE, DUPAGE COUNTY, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN \_\_\_\_\_  
SECRETARY \_\_\_\_\_

**CITY ENGINEER'S CERTIFICATE**

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

I, \_\_\_\_\_, CITY ENGINEER OF THE CITY OF WARRENVILLE, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE PLAT, AND THE PLANS AND SPECIFICATIONS THEREOF, MEET THE MINIMUM REQUIREMENTS OF SAID CITY AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED AT WARRENVILLE, DUPAGE COUNTY, ILLINOIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CITY ENGINEER \_\_\_\_\_  
REGISTRATION NUMBER \_\_\_\_\_

**CITY COLLECTOR CERTIFICATE**

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

I, \_\_\_\_\_, COLLECTOR FOR THE CITY OF WARRENVILLE, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT, INCLUDED IN THE PLAT.

DATED AT WARRENVILLE, DUPAGE COUNTY, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CITY COLLECTOR \_\_\_\_\_

**CITY COUNCIL CERTIFICATE**

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF WARRENVILLE, DUPAGE COUNTY, ILLINOIS, HAS REVIEWED AND APPROVED THIS PLAT.

DATED AT WARRENVILLE, DUPAGE COUNTY, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

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

**CITY CLERK CERTIFICATE**

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

I, \_\_\_\_\_, CITY CLERK OF THE CITY OF WARRENVILLE, ILLINOIS HEREBY CERTIFY THAT THE PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE CITY COUNCIL OF SAID CITY AT ITS MEETING HELD ON \_\_\_\_\_, 20\_\_\_\_, AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID CITY.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL OF THE CITY OF WARRENVILLE, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

**COUNTY RECORDER CERTIFICATE**

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AS DOCUMENT NUMBER \_\_\_\_\_.

COUNTY RECORDER \_\_\_\_\_

**WATERMAIN EASEMENT PROVISIONS**

THERE IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF WARRENVILLE, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL RIGHT AND EASEMENT IN, UPON, ALONG AND UNDER THOSE PARTS OF ALL LOTS SHOWN ON THIS PLAT WHEREIN EASEMENTS ARE INDICATED BY DASHED LINES AND SHOWN AS "WATERMAIN EASEMENT" FOR THE PURPOSE OF INSTALLING, LAYING, OPERATING, MAINTAINING, INSPECTING, REMOVING, REPAIRING, REPLACING, RELAYING, AND ADDING TO, FROM TIME TO TIME, PIPE OR PIPES, WITH NECESSARY FITTINGS, APPURTENANCES, AND ATTACHED FACILITIES, INCLUDING LATERALS AND CONNECTIONS FOR THE TRANSMISSION AND DISTRIBUTION OF WATER, TOGETHER WITH THE RIGHT TO (I) ENTER IN AND UPON THE PREMISES DESCRIBED ABOVE WITH MEN AND MACHINERY, VEHICLES AND MATERIAL AT ANY AND ALL TIMES FOR THE PURPOSE OF MAINTAINING, REPAIRING, RENEWING, OR ADDING TO THE AFORESAID WATER PIPE LINES AND APPURTENANCES; (II) REMOVE TREES, BUSHES, UNDERGROWTH, AND OTHER OBSTRUCTIONS INTERFERING WITH THE ACTIVITIES AUTHORIZED HEREIN; AND (III) FOR DOING ANYTHING NECESSARY, USEFUL, OR CONVENIENT FOR THE ENJOYMENT OF THE EASEMENT HEREIN GRANTED. THE PROPERTY WITHIN SAID EASEMENT MAY BE FREELY USED AND ENJOYED INsofar AS SUCH USE AND ENJOYMENT DOES NOT ENDANGER OR INTERFERE WITH THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF THE WATER PIPE LINES AND ATTACHED FACILITIES, EXCEPT THAT NO BUILDING, STRUCTURE, OR SIMILAR IMPROVEMENTS SHALL BE ERECTED WITHIN SAID EASEMENT, NOR SHALL THE GRADE OR GROUND COVER OVER SAID FACILITIES BE SUBSTANTIALLY ALTERED, WITHOUT THE CONSENT OF THE BENEFICIARY OF SAID EASEMENT. NOTWITHSTANDING THE FOREGOING, NO SEWER PIPES OR CONDUITS SHALL BE PLACED WITHIN TEN (10) FEET, MEASURED HORIZONTALLY, FROM SAID WATER MAINS EXCEPT PIPES CROSSINGS SAME AT RIGHT ANGLES, IN WHICH LATTER CASE, A MINIMUM DISTANCE OF TWO (2) FEET SHALL BE MAINTAINED BETWEEN THE PIPES. ALL SEWER PIPES SHALL BE LAID BELOW THE WATER MAINS. NO EXCAVATION OR BLASTING SHALL BE CARRIED ON WHICH IN ANY WAY ENDANGERS OR MIGHT ENDANGER THE WATER PIPES AND ATTACHED FACILITIES. ANY OPENING MADE IN CONNECTION WITH ANY OF THE PURPOSES OF THIS EASEMENT AND RIGHT OF WAY SHALL BE BACKFILLED AND RESURFACED TO AS NEARLY AS POSSIBLE THE SAME CONDITION AS EXISTED WHEN SAID OPENING WAS MADE EXCLUDING RESTORATION TO LANDSCAPING, OTHER THAN GRASS WHICH WAS DESTROYED UPON ENTRY.

**EASEMENT PROVISIONS**

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY

AT&T ILLINOIS A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEE(S).

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E.", "ELECTRIC EASEMENT" (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL, REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E.", "ELECTRIC EASEMENT" (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE(S). AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(C), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEE(S) AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

**SURVEYOR'S CERTIFICATE:**

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

I, STEPHEN R. KREGER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE LANDS SHOWN ON THE PLAT AND DESCRIBED IN THE FOLLOWING PARAGRAPH, AND THAT THE SAID PLAT, DRAWN TO A SCALE OF 80 FEET PER 1 INCH, IS A TRUE AND CORRECT REPRESENTATION OF THE SAID SURVEY AND SUBDIVISION. I DO FURTHER CERTIFY THAT I HAVE PLACED IRON STAKES AT ALL CORNERS AND AT ALL CURVE CONTROL POINTS AS PERMANENT MONUMENTS FROM WHICH FUTURE SURVEYS MAY BE MADE. ALL MEASUREMENTS ARE SHOWN IN FEET AND IN DECIMAL PARTS OF A FOOT.

LOT 10 IN THE RESUBDIVISION OF LOT 6 IN THE RESUBDIVISION OF LOT 1 IN CANTERA SUBAREA "G", BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 21, 2016 IN THE DUPAGE COUNTY RECORDER'S OFFICE AS DOCUMENT NUMBER R2016-141570 AND CORRECTED BY THE CERTIFICATE OF CORRECTION RECORDED SEPTEMBER 15, 2017 IN THE DUPAGE COUNTY RECORDER'S OFFICE AS DOCUMENT NUMBER R2017-095358, IN DUPAGE COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE ABOVE-DESCRIBED PROPERTY IS ENTIRELY WITHIN THE CORPORATE LIMITS OF THE CITY OF WARRENVILLE, ILLINOIS, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

I, FURTHER CERTIFY THAT ACCORDING TO THE FLOOD INSURANCE RATE MAP - MAP NUMBER 17043C0703H, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY WITH AN EFFECTIVE DATE OF DECEMBER 16, 2004, WHICH IS THE MOST CURRENT FLOOD INSURANCE RATE MAP AVAILABLE ON FEMA'S WEBSITE, THIS SITE IS LOCATED IN ZONE "X" (NO SHADING) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEYOR UTILIZED THE ABOVE REFERENCED FLOODPLAIN MAP FOR THIS DETERMINATION; FURTHERMORE, THE SURVEYOR DOES NOT CERTIFY THAT REVISED FLOODPLAIN INFORMATION HAS NOT BEEN PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR SOME OTHER SOURCE.

DATED AT \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

WOOLPERT, INC.

STEPHEN R. KREGER  
PROFESSIONAL LAND SURVEYOR #35-002985  
STATE OF ILLINOIS  
LICENSE EXPIRES NOVEMBER 30, 2020

WOOLPERT, INC.  
ILLINOIS PROFESSIONAL DESIGN FIRM REGISTRATION NUMBER 184-001393



REVISION	DATE	No.
5.	07/09/19	PER COMMENTS
4.	01/18/19	PER COMMENTS
3.	08/21/18	FINAL PLAT
2.	03/01/18	PER COMMENTS
1.	01/25/18	PER COMMENTS

PROJECT No:	75523
DATE	12/20/17
SCALE AS SHOWN	SRK
DES.	SRK
DR.	PTK
CKD.	SRK

WOOLPERT, INC.  
1815 South Meyers Road,  
Suite 950  
Oakbrook Terrace, IL 60181  
630.424.9080  
FAX: 630.495.3731



**CANTERA SUBAREA "G"**  
A PART OF THE SOUTHEAST 1/4 OF SECTION 2,  
TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE 3RD  
PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS  
**FINAL PLAT OF RESUBDIVISION**

G:\CS\Projects\Various\Drawings\Drawings\75523 - ReSubPlot-RS.dwg, Plotted: Jul 09, 2019 - 2:58pm

**EXHIBIT E**  
**ENGINEERING REVIEW MEMO**



City of Warrenville  
3S258 Manning Avenue  
Warrenville, IL 60555

(630) 836 3050 tel  
(630) 393 1531 fax  
www.warrenville.il.us



JAMES J. BENES AND ASSOCIATES, INC.  
950 Warrenville Road ▪ Suite 101  
Lisle, Illinois 60532  
Tel. (630) 719-7570

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## MEMORANDUM

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Date: July 29, 2019

To: Paul Langdon, AICP  
Covington Realty Partners

From: Kristine Hocking, P.E., CFM  
Senior Civil Engineer  
City of Warrenville

Lynn Kroll, P.E., CFM  
Project Engineer  
James J. Benes

Dan Schoenberg, P.E.  
Project Engineer  
James J. Benes

Valerie Jackobi, CPESC  
Senior Ecologist  
Bollinger Environmental

Re: Cantera Subarea G / Covington Multi-Family Development  
Final Engineering Plan Review  
Project No. 632.762

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The proposed improvement will be located on 5.4 acres west of Winfield Road between Interstate Route 88 and Diehl Road which is on existing Lot 10 of Subarea G of the Cantera development. The existing site consists of an asphalt parking lot. The proposed development includes a 4-story apartment building and 4-story parking garage. The existing site perimeter parking spaces will be maintained.

At your request we have reviewed the following final engineering documents:

1. Final Plat of Resubdivision prepared by Woolpert Inc. and dated July 9, 2019
2. Site Improvement Plans prepared by Haeger Engineering LLC of Schaumburg, Illinois with a revised date of July 9, 2019
3. Storm Water Pollution Prevention Plans (SWPPP) prepared by Haeger Engineering LLC and dated July 9, 2019
4. Storm sewer calculations prepared by Haeger Engineering LLC, and dated July 9, 2019
5. Site Photometric Plan prepared by Timberlake Engineering of Columbia, MO and dated July 16, 2019
6. Lighting catalog cut sheets

7. Final Landscape Plan prepared by DeLong Landscape Architecture LLC dated July 9, 2019
8. Traffic Impact Study prepared by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA) of Rosemont, Illinois and dated July 10, 2019
9. Tab 4 and Tab 5 Wetland and Buffer Impact Submittal prepared by V3 and revised June 5, 2019
10. Engineer's Opinion of Probable Cost prepared by Haeger Engineering and dated July 9, 2019
11. Prairie Buffer Planting Plan Summary and Management & Monitoring Plan prepared by V3 and dated July 3, 2019

We did not review the Architectural Plans, except as reference for the engineering review, as it is our understanding this document will be reviewed by City Staff.

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### ENGINEERING SUMMARY

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**TRAFFIC STUDY IMPACT:** In our previous review of the TIS, we found analysis methodologies to be reasonable, and generally concurred with the findings and recommendations contained in the TIS. The projected counts for the Diehl right-in-right-out and the Diehl-davis intersection were corrected. There were imperceptible differences from the earlier study. The TIS shows that there is generally minimal increase in projected delay to traffic movements at the surrounding intersections in 2023.

The turning exhibits show acceptable emergency and regular truck access.

**PARKING:** In previous Committee discussion, the proposed parking ration of 2.05 parking spaces per dwelling unit was considered to compare well with commonly accepted Institute of Transportation Engineers (ITE) Parking Generation rates. ITE data indicates the 85<sup>th</sup> percentile of the peak weekday parking demand is 1.54 spaces per dwelling unit for suburban apartment buildings up to four levels. Based on the ITE data, peak parking demand is expected to be  $1.54 \times 242 = 373$  spaces. The proposed residential parking supply of 493 spaces.

Historically, Subarea G parking has been viewed as shared parking among the nonresidential land uses. Table 9 of the TIS follows the methodology last used in the consideration of Chuy's Restaurant in 2016. By this analysis there is sufficient non-residential parking as summarized below:

Required non-residential parking:

Restaurants	829 spaces
Regal	690 spaces
Main Event	452 spaces
TOTAL REQD	1,971 spaces

Provided non-residential parking

Existing	2,806 spaces
Less	565 spaces
NET AVAILABLE	2,241 spaces

**LOADING:** Table 5C of Zoning Ordinance 1018 does not require loading spaces for multifamily residential structures. One 8.5' by 60' space is shown north of the building.

**PERMITS:** The proposed disturbed area will be 5.4 acres, so a City of Warrenville Stormwater and Flood Plain Certification is required. A City of Warrenville Building Permit will be required for site and building work (2 permits). Illinois Environmental Protection Agency (IEPA) permits are required for the proposed sanitary sewer and water main improvements for this project.

**STORMWATER DETENTION:** The proposed improvement results in a reduction of impervious area. Therefore in accordance with Section 15-72.A of the DuPage Countywide Stormwater and Floodplain Ordinance (DCSFPO), site runoff Storage (stormwater detention) is not required. Stormwater detention for the site is provided in the existing detention ponds within the Subarea.

**EROSION CONTROL:** The project site is greater than one acre in size, so a National Pollutant Discharge Elimination System (NPDES) permit is required for the discharge of storm water during construction. The Owner will have to implement the Storm Water Pollution Prevention Plan (SWPPP) to effectively manage the discharge of pollutants from the site. The Owner must submit the SWPPP and a Notice of Intent (NOI) to the Illinois EPA at least 30 days prior to the start of construction. A signed copy of the SWPPP and a signed copy of the NOI must be provided to the City prior to the start of construction. A signed copy of SWPPP and NOI must also be kept at the construction site from the start of construction until such time that ground cover is re-established.

**BEST MANAGEMENT PRACTICES (BMPs):** Proposed improvement results in a reduction of impervious area. Therefore, in accordance with Section 15-63 of the DCSFPO, Post Construction Best Management Practices (PCBMPs) for water quality are not required, however, best management practices are strongly recommended to protect the quality of water entering the naturalized detention pond and DuPage River. BMP recommendations are provided in the general comments below.

**SPECIAL MANAGEMENT AREAS:** The area of the proposed improvement is located in an unshaded Zone X (outside of the 0.2% annual chance floodplain). The existing detention pond which is west of the site is a Zone AE floodplain per the August 1, 2019 Flood Insurance Rate Map (FIRM) and has a Base Flood Elevation of 691. The existing site outlets to this pond and site storage is provided in this facility.

Wetlands within the Cantera Development are governed by an Army Corps of Engineers (ACOE) permit. All isolated wetlands within Cantera were mitigated by the construction of the Flowage Easement in the southwest corner of Subarea I, adjacent to the West Branch DuPage River. Therefore, any wetlands found in Subarea G have already been mitigated. The ACOE permit does not cover wetlands contiguous to the West Branch DuPage River. The River is regulated the ACOE and City and must be protected from sediment discharge or other iAmpact during construction.

**WATER DISTRIBUTION:** The applicant is proposing a water main loop around the site. The improvement proposes water main along the south, west and north sides of the development which connect to the existing water main on the west drive aisle. The water distribution system will require ownership by the City.

**SANITARY SEWER:** The applicant is proposing to connect one individual private sanitary service located at the southeast corner of the site to the existing sanitary mainline at the intersection of Subarea G Entrance Road and the site west Internal Drive Aisle. The preliminary sanitary sewer service is acceptable.

On August 20, 2018, the City Council approved an alternative tap-on surcharge for this project that would cover the costs associated with the City's purchase of the additional sanitary sewer capacity required for it from Naperville in lieu of the standard sanitary sewer service connection fees contained in the City Code Section 7-4B-6.D.

**According to the April 23, 2019, letter from the City of Warrenville to EPR Properties, the developer is required to pay for the City's purchase of necessary sanitary sewer capacity from the City of Naperville before the City of Warrenville and the City of Naperville will sign off on the IEPA sanitary sewer permit for the project. A payment of \$372,798.82 was due on June 1. This amount will be adjusted with a new due date. This is stated in the fee paragraph of this memo.**

**SITE LIGHTING:** In a previous review, the illumination of the outside parking areas was analyzed as three subareas: (1) north and west, (2) east and (3) south of the building. Each area has been considered as a low level of activity. Each subarea met the illumination standards of Table 9C of the Zoning Ordinance.

## REVIEW COMMENTS

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**Final Plat of Resubdivision** The Final Plat for Cantera Subarea G Multi-Family Development have been stamped "**APPROVED WITH CORRECTIONS**".

1. Update the Surveyor's Certificate to read, ".....MAP NUMBER **17043C0141J**....WITH AN EFFECTIVE DATE OF **AUGUST 1, 2019**, WHICH IS....."

**Site Improvement Plans** The Site Improvement Plans for Cantera Subarea G Multi-Family Development have been stamped “**APPROVED WITH CORRECTIONS**”. The following comments should be addressed with the final plan submittal to the City for site permit issuance:

2. Add a permit summary to the cover page including Permit, Agency, Permit #, and Approval date. For this project, the type of permits should be: City of Warrenville – Site Work, City of Warrenville SWM Certificate, IEPA NPDES, IEPA Public Water Supply, IEPA Water Pollution Control
3. Include a detail of the proposed Envirohood mechanical BMP in the plan set detail sheets.
4. Include a detail for the proposed concrete pad for the two benches along the nature path.
5. Include a catch basin or area drain in the grassed area east of the parking garage near proposed MH A7.

**Stormwater Pollution and Prevention Plan (SWPPP)** The SWPPP for Cantera Subarea G Multi-Family Development was approved in the November 9, 2018 review.

**Storm Sewer Calculations** The Storm Sewer Calculations for Cantera G Multi-Family Development have been stamped “**APPROVED**”.

**Site Photometric Plan** The Site Photometric Plan for Cantera G Multi-Family Development has been stamped “**APPROVED**”.

**Landscape Plan** The Landscape Plans for Cantera G Multi-Family Development have been stamped “**APPROVED WITH CORRECTIONS**”. The following comments should be addressed with the final plan submittal to the City for site permit issuance:

1. Incorporate the buffer M&M plan into the Landscaping Plans.
2. See Staff Report for further comments.

**Traffic Impact Study** The Traffic Impact Study for Cantera Subarea G Multi-Family Development has been stamped “**APPROVED**”.

**Prairie Buffer Planting Plan Summary and Management & Monitoring Plan** The Prairie Buffer Planting Plan Summary and M&M Plan has been stamped “**APPROVED WITH CORRECTIONS**”. The following comments should be addressed with the final plan submittal to the City for site permit issuance:

1. Update the performance criteria in the Planting, Management, and Monitoring Plan for the buffer restoration than complies with the DuPage Stormwater and

Floodplain Management Ordinance, Appendix B which includes standards for FQI and native mean C.

**Engineer's Opinion of Probable Construction Cost** The Engineer's Opinion of Probable Construction Cost for Cantera G Multi-Family Development has been stamped "**APPROVED WITH CORRECTIONS**". Include the following items in the cost estimate:

1. Oil and Sand Separator

**Fees and Security: Must be paid before the Final Plat is to be recorded**

1. Final Engineering Review and Inspection: 4.25% x EOPCC of Public Improvements: **TBD**
2. Stormwater Management Fee for Review and Issuance = **\$3,050 (PAID)**
3. Stormwater Management Inspection Fee is \$500 + 2.5% of the EOPCC (Stormwater , BMP, Erosion Control) : **TBD**
4. Development Security (A Letter of Credit, Performance and Payment Bonds, or Cash Deposit) is 110% of the total EOPCC of Public Improvements: **TBD. The City can provide a template for the Letter of Credit or Performance and Payment Bonds.**
5. Sanitary Sewer Capacity Fee: **\$372,798.82 (per April 23, 2019 letter). This amount will increase due to past due date.**
6. Plat Recording Fees will be billed: **TBD**

- end -