

CITY OF WARRENVILLE
DUPAGE COUNTY, ILLINOIS

ORDINANCE NO. 2050

**APPROVING REVISED PRELIMINARY PUD PLANS,
FINAL PLAT OF RESUBDIVISION,
REVISED OFFICE PARK USE and
COMMERCIAL CENTER USE DESIGNATIONS,
SITE SPECIFIC AMENDMENTS, EXCEPTIONS and DETERMINATIONS
ALL IN SUBAREA I OF THE CANTERA DEVELOPMENT**

WHEREAS, Dodge Cantera, LLC and Ryan Companies US, Inc. (hereinafter referred to as the "Applicant") have petitioned the City of Warrenville for approval of revised Preliminary Planned Unit Development (PUD) Plans, a Final Plat of Resubdivision, revised Office Park and Commercial Center Use Area Designations, and various Site Specific Amendments, Exceptions and Determinations for Subarea I in the Cantera Development in order to allow the development of multiple retail, restaurant, and office buildings in Cantera Subarea I as illustrated in the revised Preliminary PUD Site Plan attached hereto and made a part hereof as Exhibit 1; and

WHEREAS, in December of 2000 the City of Warrenville passed Ordinance No. 1884, the ordinance that previously approved Preliminary Planned Unit Development Plans, a Preliminary Plat of Subdivision, Commercial Center and Office Park Use Area Designations and Site Specific Amendments and Determinations for Cantera Subarea I; and

WHEREAS, in October 21, 2002 the City of Warrenville passed Ordinance No. 2026, an ordinance approving revised Preliminary Planned Unit Development Plans, revised Preliminary Plat of Resubdivision, revised Office Park and Commercial Center Use Area Designations, Site Specific Amendments, Exceptions and Determinations all in Subarea I of the Cantera Development; and

WHEREAS, Subarea I of the Cantera Development is the property located south of Diehl Road, north of Commons Road and the Cress Creek Commons and Century Farms Subdivisions (in the City of Naperville), west of Cantera Subarea J, and east of the West Branch of the DuPage River, and legally described on Exhibit 2 attached hereto and made a part hereof (hereinafter referred to as the "Subject Property"); and

WHEREAS, the Warrenville Plan Commission reviewed said petitions and on March 27, 2003 recommended special use permit approval of the revised Preliminary PUD Plans, the Final Plat of Subdivision, certain Final PUD infrastructure plans and transitional yard/detention pond landscaping plans, redesignation of the Office Park and Commercial Center Use Areas, Site Specific Amendments, Exceptions and Determinations all subject to certain conditions; and

WHEREAS, the Mayor and City Council find and hereby declare that it is in the best interests of the City and its residents to accept the recommendation of the Plan Commission and approve the application as set forth herein below;

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

SECTION ONE: The foregoing recitals shall be, and they are hereby, incorporated as findings of fact as if fully set forth herein in Section One.

SECTION TWO: The documents listed on the Table of Contents attached hereto and made a part hereof as Exhibit 3 shall be and are hereby approved as the revised Preliminary Planned Unit and Final Planned Unit Development Infrastructure and Detention Pond Outlot/Transitional Yard Landscape Plans for the overall area of Cantera Subarea I, subject to the conditions and requirements set forth in Section Seven herein below.

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SECTION THREE: The Final Plat of Resubdivision of Cantera Subarea I prepared by V3 Consultants, Ltd., dated 1/31/03, revised 3/14/03, and listed as Exhibit E on attached Exhibit 3 shall be, and is hereby approved as the Final Plat of Resubdivision for Cantera Subarea I, subject to the conditions and requirements set forth in Section Seven herein below.

SECTION FOUR: Pursuant to the Cantera Development Control Regulations approved by the City and as illustrated on the Site Plan for Cantera Subarea I, Exhibit D on attached Exhibit 3, approximately 37.44 acres in the eastern portion of the Subject property (Lots 2,3,4,5,6,7,8 and Outlot C) shall be and is hereby designated as a Commercial Center Use Area subject to the conditions and requirements set forth in Section Seven herein below.

SECTION FIVE: Pursuant to the Cantera Development Control Regulations approved by the City and as illustrated on the Site Plan for Cantera Subarea I, Exhibit D on attached Exhibit 3, approximately 27.05 acres in the eastern portion of the Subject property (Lots 1 and outlots A and B) shall be and are hereby designated as an Office Park Use Area subject to the conditions and requirements set forth in Section Seven herein below.

SECTION SIX: Site Specific Amendments, Exceptions and Determinations to the Cantera Development Control Regulations, the Cantera General Site Plan Street Lighting and Pedestrian Path Plan (General Site Plan Exhibit H), the Warrenville Zoning Ordinance, the Warrenville Sign Ordinance, Preliminary PUD Ordinance #1884 and Preliminary PUD Ordinance #2026 shall be and are hereby granted as follows subject to the conditions and requirements set forth in Section Seven herein below:

1. **Lot Lines in Entrance and Shared Access Drives:** Site Specific Amendments from the Perimeter Landscape Area (DCR VI(C)(3)(b)) and Minimum Parking Setback Along Any Property Line requirements (DCR V (B)(6)(d) & V (D)(6)(d)) to allow for lot lines to cross paved areas in the entrance drives from Diehl Road and the internal shared access drives.
2. **Diehl Road Landscaping:** A Site Specific Amendment from Front Yard Landscaping Along Principal Arterial Streets (DCR VI(C)(5)(a)) and Perimeter Parking Lot Landscaping requirements (DCR VI (C)(3)(b)) in order to allow the Diehl Road frontage of Cantera Subarea I to be landscaped in a manner that allows for visibility of single story retail facilities, subject to the required quantity of landscaping being provided elsewhere within the Commercial Center Use Area substantially as shown on the Landscape Plan prepared by Daniel Weinbach & Partners, Ltd., dated January 31, 2003, revised March 14, 2003 (the "Landscape Plan") and identified as Exhibit J on attached or the "Target at Cantera Alternate Landscape Plan - ALT. Exhibit P" prepared by Daniel Weinbach & Partners, Ltd. and dated March 16, 2003.
3. **Restaurant and Restaurant Outdoor Seating Area Parking Requirements:** A Site Specific Amendment from the requirements of Appendix F of the Cantera Development Control Regulations to allow restaurants in Subarea I, including those with drive-through facilities, to provide parking at not less than 15 spaces per 1,000 square feet of Net Floor Area (using the Net Floor Area definition included in the Warrenville Zoning Ordinance) provided such restaurants are located on mixed-use lots or lots which share parking with an adjoining lot by an easement or other sharing arrangement approved by the City Attorney and Community Development Director. Only 33% of the outdoor seating area square footage shall be included in the calculation of Net Floor Area.
4. **Wall Signage:** Site Specific Amendments and Exceptions to sign size, height, number, location and area calculation requirements of the Warrenville Sign Ordinance and the Cantera Development Control Regulations to allow and require all wall signage, credit card, safety symbols, store hour and address building mounted signage for single and multi-tenant retail, retail service, restaurant and bank buildings to

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comply with all provisions outlined in the Signage Criteria prepared by Otis, Koglin Wilson Architects, last revised March 20, 2003 attached hereto and made a part hereof as Exhibit 6 (hereinafter referred to as the "Signage Criteria"). As part of its final PUD plan review, the City may approve exceptions to the Signage Criteria for individual developments as a minor amendment so long as such exceptions would not otherwise constitute a site specific amendment or exception to the applicable Development Control Regulations, Sign Ordinance or other applicable City Ordinances.

5. Monument Signage: Site Specific Amendments and Exceptions to sign size, height, number, location and area calculation requirements of the Warrenville Sign Ordinance and Cantera Development Control Regulations to allow for the construction of the Subarea I monument signs as illustrated on the sign plans for Signs A and D prepared by Poblicki & Son, dated March 20, 2003 and for Signs B and C along with the overall locational plan for Signs A,B,C,and D prepared by Poblicki & Son, dated April 10, 2003 and as identified as Exhibit M on attached Exhibit 3.
6. Bank Drive Thru Stacking Spaces: A Site Specific Amendment to DCR Appendix F footnote (g) to allow a bank to contain less than 5 stacking spaces per drive-thru lane provided that in no event will the bank have fewer than 3 stacking spaces per drive-thru lane. This relief applies only to one lot in Subarea I having a bank and currently applies to Lot 3.
7. 95' Front Yard along a Principal Arterial Street Parking Setback: A 95 foot parking setback for retail goods and service uses is hereby approved for the Diehl Road frontage of the Commercial Center Use Area of Cantera Subarea I per DCR section V (D)(6)(a). This relief currently applies to lots 2-4 and lot 8.
8. Lots not abutting a Public Street: A Determination under Article 1(E) 1 of the Zoning Ordinance to approve lots not abutting a public street for all lots not fronting on Diehl Road. This approval currently applies to lots 1 and 5-7.
9. Irrigation Water Supply: Approval for any lot that does not have frontage on a detention pond to use City water for irrigation purposes. This relief currently applies to Lots 2-5.
10. Private Drive Entrance Depth: A Determination that would approve the depths and configuration of the main entrance road, secondary right-in right-out entrance road, and location of the private drive access points to the individual lots illustrated on attached Exhibit 1 as satisfying the design criteria related to the minimum distance required between the pavement edge of major streets and driveways or interior roadways included on the Roadway Component (Exhibit C) of the Approved General Site Plan Documents for the overall Cantera Development. This relief currently applies to Lots 3/4 and 6/7.
11. Pedestrian Sidewalk: A Determination that the sidewalk provided on the south side of Lot 4 and in the pedestrian spine feature in the Super Target parking lot satisfies the intent of the Pedestrian Path component of the General Site Plan in lieu of the six foot asphalt path previously shown to be provided in the north portion of Outlot C.
12. Lot 4 Drive-thru: Approval of a Major Amendment to the revised Preliminary PUD Plans approved in Ordinance #2026 to accommodate the construction of an additional drive-thru facility on the eastern building on Lot 4 as illustrated in the Revised Preliminary PUD Site Plan attached hereto and made a part hereof as Exhibit 1. This approval is granted pursuant to Condition 1 of Section Four of Ordinance #2026.

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13. Detention Pond Outlots: A determination that the existing and proposed landscaping, including the natural grass pond edge plantings, illustrated on the April 16, 2003 Landscape Plan prepared by Daniel Weinbach & Partners, Ltd. for the South Berm and Pond (sheets L-1 through L-4), shall satisfy the DCR and City of Warrenton Zoning Ordinance detention pond outlot landscaping requirements.

SECTION SEVEN: The approvals set forth in Sections Two, Three, Four, Five, and Six, herein above are granted subject to the following conditions and stipulations:

1. Drive-thru Facilities: Drive-thru facilities in addition to those set-forth on the site plan approved herewith shall require the City's approval of a major amendment to the approved revised Preliminary PUD Plans.
2. Office Developments in the Commercial Center Use Area: Developments that are principally for office use shall be subject to the Office Park Use Area DCR regulations in lieu of the Commercial Center Use Area DCR Regulations that would otherwise apply as described in Exhibit 4.
3. Location of Bank Drive-thru windows: Any bank drive-thru facility/window constructed on Lot 3 shall be located on the west side of the building except as approved by minor amendment.
4. Architectural Guidelines: Development in the Commercial Center Use Area shall be subject to the Architectural Guidelines attached hereto as Exhibit 5. As part of its final plan review, the City may approve exceptions to the Architectural Guidelines as a minor amendment so long as such exceptions would not otherwise constitute a site specific amendment or other relief requiring a public hearing from the Cantera Development Control Regulations, or other applicable City Ordinances.
5. Applicability of Commercial Center Use Area Regulations: Except as otherwise amended in this Ordinance, the lots in the Commercial Center Use Area shall be subject to the regulations which normally would apply in the Commercial Center Use Area.
6. Fees, Deposits, LOC: The Applicant shall pay/submit all outstanding review and inspection fees/deposits and the required subdivision security (LOC, Cash Deposit, or Cash Escrow) prior to the recording of the Final Plat for Subarea I.
7. Signage-General: Unless otherwise approved by the City of Warrenton, all signage in the applicable portions of Cantera Subarea I covered by the Signage Criteria shall comply with the Signage Criteria in lieu of the applicable provisions of the Cantera Development Control Regulations and the applicable provisions of the Warrenton Sign Ordinance to the extent such Signage Criteria is inconsistent therewith. Exceptions to the Signage Criteria that are not otherwise Amendments or Exceptions to the applicable provisions of the Cantera Development Control Regulations, the Warrenton Sign Ordinance, or other City Ordinance may be approved by the Plan Commission as Minor Amendments.
8. Monument Signs: The final size and design of the "Warrenton" lettering on the two main entrance monument signs shall be reviewed and approved by the City of Warrenton Plan Commission prior to the construction of said monument sign structures.
9. Applicability of Ordinances #1884 and #2026: All applicable conditions, requirements and restrictions included in Ordinances #1884 and #2026 are hereby reaffirmed so long as they do not conflict with or are inconsistent with the approvals and restrictions incorporated into this Ordinance.

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10. Engineering: Comply with or otherwise address to the satisfaction of the City Engineer minor outstanding review comments noted in April 15, 2003 "Mass Grading and Infrastructure Improvements Cantera Subarea I" and "Diehl Road & Winfield Road Improvements Cantera Subarea I" final engineering memorandums prepared by Ada H. Banasik, Project Engineer, of James J. Benes and Associates.
11. Lot I-7 Perimeter Landscaping: At the discretion of the City of Warrenville, the Final PUD development Plans for the south edge of Lot I-7 shall provide for the installation of deciduous and evergreen trees in a similar manner and planting ratio as the area located directly south of the proposed Target building located on Lot I-8 when Lot I-7 develops. If parking spaces are provided along the south property line of lot I-7, the developer of lot 8 shall also plant shrubs at a ratio of 1 shrub per every 5 feet of parking lot perimeter.
12. Shrub Height: All shrubs shall be planted at a height of 30" unless the Landscape Architect provides a statement verifying that the specific shrub species are either "dwarf" species or are not commonly available in a 30" nursery stock height.
13. Chain Link Fence and Detention Pond Outlot Maintenance Responsibilities: Prior to the recording of the Final Plat of Subdivision for Cantera Subarea I, the Applicant shall provide a letter from the Cantera Owners Association confirming their maintenance responsibilities for the detention pond outlots in Subarea I and the existing chain link fence along the southern property line of Subarea I.
14. Private Property Traffic Enforcement Agreement: Each lot owner in Cantera Subarea I shall enter into a private property traffic enforcement agreement with the City of Warrenville prior to the issuance of a building permit on each specific lot.
15. Cross Access Easement Documentation: Prior to the recording of the Final Plat of Subdivision for Subarea I, the Applicant shall submit a cross access easement documents for City Attorney and Community Development Director review and approval. Said documents, once approved by the City Attorney and Community Development Director, shall be recorded concurrently with the Final Plat of Subdivision.
16. Pedestrian Easement: The Final Plat for Subarea I shall be revised to incorporate additional pedestrian easement area for the relocation of a portion of the existing Diehl Road 10' path onto lot I-2.

SECTION EIGHT: This Ordinance shall be in full force and effect from and after its passage, approval and publication in the manner provided by law.

PASSED this 21st day of April, 2003

AYES: Ald. Spicer, Schultz, Stull, Reader, McGuire and Lamberg

NAYS: Ald. Goodman

ABSENT: Ald. Brummel

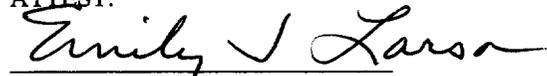
ADOPTED this 25th day of April, 2003.

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Vivian M. Lund, Mayor

ATTEST:

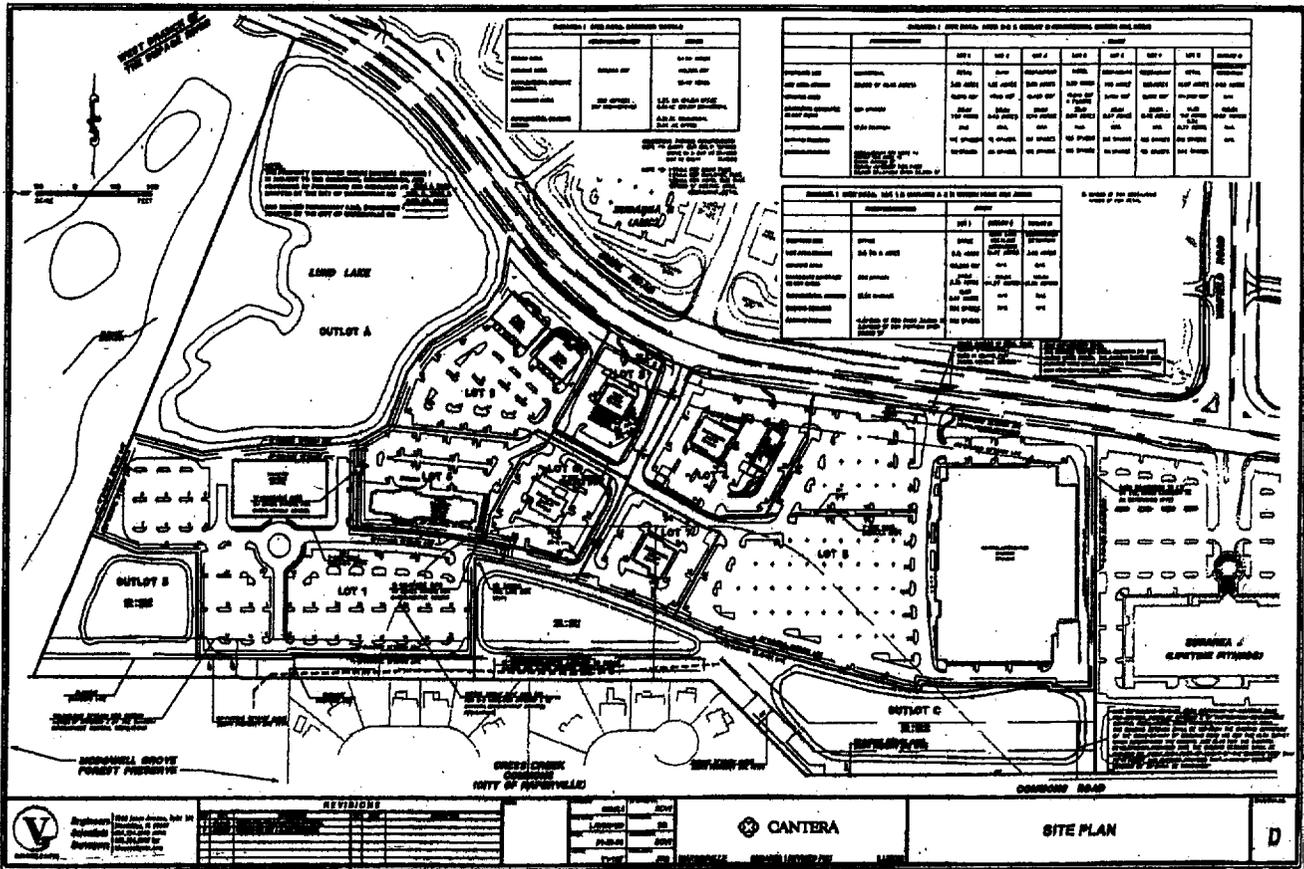


Emily Larson, City Clerk

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EXHIBIT 1

PRELIMINARY PUD SUBAREA I SITE PLAN, EXHIBIT D



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EXHIBIT 2

LEGAL DESCRIPTION

LOT 1 IN CANTERA SUBAREA "T", BEING A SUBDIVISION OF PARTS OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 6, 1995, AS DOCUMENT NUMBER R95-155521, DUPAGE COUNTY, ILLINOIS, TOGETHER WITH:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS: THAT PART OF SAID SOUTHEAST QUARTER OF SECTION 2, FALLING SOUTH OF THE SOUTH RIGHT OF WAY LINE OF DIEHL ROAD HERETOFORE DEDICATED PER DOCUMENT NUMBER R95-71621, WEST OF THE WEST LINE OF CANTERA SUBAREA "J", BEING A SUBDIVISION OF PART OF SAID SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 2000, AS DOCUMENT NUMBER R2000-27668, EAST OF THE EAST LINE OF CANTERA SUBAREA "T", 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 NOVEMBER 6, 1995, AS DOCUMENT NUMBER R95-155521, AND NORTHERLY OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID SUBAREA "T" SUBDIVISION. TOGETHER WITH:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1 IN CANTERA SUBAREA "T"; THENCE SOUTH 89 DEGREES 35 MINUTES 08 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 1 IN CANTERA SUBAREA "T", 659.28 FEET; THENCE SOUTH 00 DEGREES 25 MINUTES 22 SECONDS WEST, 50.00 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 08 SECONDS WEST, 678.99 FEET TO THE WESTERLY LINE OF SAID LOT 1 IN CANTERA SUBAREA "T" EXTENDED; THENCE NORTH 21 DEGREES 56 MINUTES 35 SECONDS EAST, 53.75 FEET TO THE POINT OF BEGINNING.

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EXHIBIT 3

SPECIAL USE APPROVED PUD DOCUMENTS

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**APPLICATION FOR REVISED PRELIMINARY PLAN, FINAL PLAT AND
FINAL PLAN APPROVALS FOR SUBAREA I**

APPLICATION MATERIALS

- Exhibit A Appendix A—Required Contents of Application Filings, dated January 31, 2003.
- Exhibit B Appendix B—Required Contents of Site Plans, dated January 31, 2003.
- Exhibit C Legal Notice and List of Property Owners to Whom Notice Was Given.

REVISED PRELIMINARY PLAN AND FINAL PLAT FOR SUBAREA I

- Exhibit D Site Plan for Overall Subarea I Development prepared by V3 Consultants, last revised March 14, 2003.
- Exhibit E Final Plat of Resubdivision for Subarea I prepared by V3 Consultants, last revised March 14, 2003.
- Exhibit F Wastewater Collection and Water Distribution Plan prepared by V3 Consultants, Ltd., last revised March 14, 2003.
- Exhibit G Stormwater Management Plan prepared by V3 Consultants, Ltd., last revised March 14, 2003.
- Exhibit H Grading, Street Lighting and Pedestrian Path Plan prepared by V3 Consultants, Ltd., last revised March 14, 2003.
- Exhibit I Off-Site Roadway Improvements Plan prepared by V3 Consultants, Ltd., last revised March 14, 2003.
- Exhibit J Landscape Plan prepared by Daniel Weinbach & Partners, Ltd., last revised April 16, 2003.

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- Exhibit K Traffic Impact Analysis for Cantera Subarea I Development prepared by Metro Transportation Group, Inc., dated April 9, 2003.
- Exhibit L Statement from V3 Consultants, Ltd., on ability of water and sewer facilities to service the development, dated January 31, 2003.
- Exhibit M Diehl Road Monument Signage Plans
- Signage Plan Prepared by Poblocki & Son, dated April 10, 2003 for the location and design of Subarea I Monument Signs A, B, C, and D
 - Signage Plan Prepared by Poblocki & Son, dated March 20, 2003 for the Subarea I Monument Sign A
 - Signage Plan Prepared by Poblocki & Son, dated March 20, 2003 for Subarea I Monument Sign D
 - Signage Plan Prepared by Poblocki & Son, dated April 10, 2003 for Subarea I Monument Sign B
 - Signage Plan Prepared by Poblocki & Son, dated April 10, 2003 for Subarea I Monument Sign C
 - Signage Plan and Landscape Section Prepared by Daniel Weinbach & Partners, Ltd., dated January 31, 2003, revised March 20, 2003 for Overall Subarea I Development

SUBAREA I ROADWAY AND INFRASTRUCTURE IMPROVEMENTS

- 1) Cantera Subarea I Roadway and Infrastructure Improvement Plans Prepared by V3 Consultants, Ltd., last revised March 14, 2003.
- 2) Construction Specifications for Subarea I Roadway and Infrastructure Improvements, dated January 31, 2003.
- 3) Engineer's Opinion of Probable Construction Cost for Subarea I Roadway and Infrastructure Improvements, last revised March 14, 2003.
- 4) IEPA Sanitary Sewer and Water Main Permit Applications.
- 5) DuPage County Stormwater Management Permit Application.

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- 6) Storm Sewer Sizing Calculations.
- 7) Landscape Drawings prepared by Daniel Weinbach & Partners, Ltd. and dated April 16, 2003.
 - L1 South Berm and Pond Landscape Plan A
 - L2 South Berm and Pond Landscape Plan B
 - L3 South Berm and Pond Landscape Plan C
 - L4 Plant List and Details

SUBAREA I OFF-SITE ROADWAY IMPROVEMENTS

- 1) Construction Specifications for Subarea I Off-Site Roadway Improvements, dated January 31, 2003.
- 2) Off-Site Roadway Improvements Plans prepared by V3 Consultants, Ltd., last revised February 24, 2003.
- 1) Engineer's Opinion of Probable Construction Costs for Subarea I Off-Site Roadway Improvements, dated January 31, 2003.

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EXHIBIT 4

**OFFICE PARK USE AREA
 CANTERA DEVELOPMENT CONTROL REGULATIONS**

APPLICABLE OFFICE PARK STANDARDS

The designation of Lots 2, 3, 4, 5, 6, 7, 8 and Outlot C as a Commercial Center Use Area is subject to the following condition. Any lot improved with a building which is principally for office use shall be subject to the following Office Park Use Area DCR regulations in lieu of the Commercial Center Use Area DCR regulations which would otherwise apply:

<u>Applicable</u>	<u>Not Applicable</u>
V(B)(2) (Lot Area)	V(D)(2)
V(B)(3)(Lot Width)	V(D)(3)
V(B)(6)(e)(Internal Setback from Buildings)	V(D)(6)(e)
V(B)(7)(Building Height)	V(D)(7)
V(B)(10)(Landscape Coverage)	V(D)(10)
VI(C)(4)(b)(1)(Building Perimeter Landscaping)	VI(C)(4)(b)(3)
VI(D)(4)(b)(Wall Signs)	VI(D)(4)(c)
App. F - Office Building Parking	App. F - Office Business and Professional Non-Medical/Dentist Use in Commercial Areas Parking

All other uses of Lots 2, 3, 4, 5, 6, 7, 8, and Outlot C shall be subject to the regulations which normally would apply in the Commercial Center Use Area, except as amended in this request for relief

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EXHIBIT 5

SUBAREA I ARCHITECTURAL GUIDELINES FOR COMMERCIAL BUILDINGS (revised September 19, 2002)

This criteria is intended as a guideline for the architectural design of buildings in the Commercial Center Use Area of Cantera Subarea I. These guidelines apply to all buildings developed for commercial uses, which shall mean retail goods and services, restaurants, banks and similar uses. Hotel and office uses are not commercial uses to which these guidelines apply, but such uses and the commercial uses covered by these guidelines shall remain subject to the City of Warrentville's Development Control Regulations and the covenants and restrictions (including architectural review requirements) set forth in the Cantera Declaration of Protective Covenants recorded as Document R2002-092405.

These guidelines have been approved by the City of Warrentville and will be applied by the City in its preliminary or final plan reviews of commercial buildings in the Subarea I Commercial Center Use Area. Failure to comply with these guidelines shall be a basis for the City to withhold preliminary or final plan approval. It is recognized that certain users, such as restaurants, may have an architectural identity that is part of their "theme" or "brand" which may not be consistent with these guidelines. Users with prototype designs are encouraged to adapt their prototype to these guidelines as much as possible. However, the City will consider exceptions to these guidelines on a case by case basis giving due consideration to other architectural expressions which still represent the level of quality inherent in these guidelines. The goal is to allow the creation of quality buildings with individual identity while working in harmony with the other buildings in the development and minimize the negative aesthetic impacts commonly associated with drive-through facilities and generic prototypical designs of large national retail goods and service and restaurant users.

Building Scale:

Although the subarea I Commercial Center Use Area is a suburban center, the buildings shall be designed with a human/pedestrian scale in mind. Building openings and fenestrations shall be incorporated into the building to break up monolithic wall plains. Monumentally scaled building shall be avoided. Architectural elements shall be employed to break up and diminish the impact of tall flat walls.

Building Design:

Since these buildings will be visible from all sides, they must be designed with the similar material and detailing on all sides. The "service" side of the building must be of a quality level compatible with the primary elevation of the building. In general building facades and roof lines in excess of 100 feet shall have a major architectural feature incorporated into the façade, creating articulation and interest to the building. The combination of flat walls and flat roofs shall be prohibited. Buildings shall include some relief from plain facades by incorporating such items as punched windows, storefront, engaged pliers, alcoves, masonry detailing and projections.

Brick masonry, architectural pre-cast concrete, stone or other similar materials are required as primary exterior building materials. Other materials may be used as accent or secondary materials, but the amount of such materials shall be subject to the City's approval at the time of final plan review.

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EXHIBIT 5 continued

Details shall create three-dimensional relief from the plane of the wall. Examples of such detail may include, but is not limited to engaged piers or columns, arches, corbels, medallions, rowlock and soldier courses.

Wall mounted signage shall not be mounted to an EIFS background unless the owner of the building enters into an agreement with the City in which the owner agrees to be responsible for any restoration and restaining of the EIFS necessary as a result of any removal or alteration of the sign.

Prominent entrances:

Entrances shall be identified by prominent architectural elements and/or features. Examples of some elements are entrance towers, special roof features, and the use of columns or canopies/awnings.

Rooflines/Roofing:

Flat rooflines are prohibited. The tops of the buildings shall include some kind of roof feature such as a sloping roof, broken or interrupted coping and eave lines, towers, dormer windows, significant variations in parapet heights, et cetera. Residential-style asphalt fiberglass shingles are not allowed. Roof materials shall be reviewed for conformance with the quality standard expressed herein. Metal, slate, tile, cedar, or similar imitation products are encouraged for roofing materials.

Canopies/Awnings:

The use of canopies and awnings are encouraged over entranceways and windows. These may be constructed of solid canopies structurally supported from the building or fabric awnings. Bright, vibrant, "electric", glow-in-the -dark, and shocking colors are prohibited. Unless otherwise approved by the City, canopies and awnings on a multi-tenant building shall be of a consistent design and color.

Entrance Walkways:

Storefront entries of a multi-tenant facility shall be covered in some fashion by a canopy, awning, roof line, or other means. Trees/landscape planters and/or special pavement and/or other special treatment shall be required to break up large expanses of concrete between the façade of a multi-tenant building and the parking lot.

Outdoor seating:

Outdoor seating is encouraged for restaurants and other similar uses. Decorative concrete or brick pavers shall be incorporated into the design to define these areas. Decorative wrought iron or similar aluminum fencing shall be required around all outdoor eating areas where alcohol may be consumed. No outdoor sound systems or outdoor entertainment shall be permitted unless allowed by the City at Final PUD or otherwise approved by the City.

Roof top equipment:

All roof top equipment must be fully screened. Top of parapet walls must be at least as high as all roof top equipment, including but limited to HVAC units, antennas, satellite dishes, and roof exhausts. Screens must be consistent with the architecture of the building.

Ground Mounted Equipment:

Ground mounted equipment such as transformers, HVAC units, electrical and gas meters shall be fully screened from public view. Acceptable screening materials shall include evergreen landscaping and/or architectural elements such as fences constructed of the same material as building.

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EXHIBIT 5 continued

Screened trash enclosures:

Trash areas must be fully screen by a solid wall composed of the same material as the building. These walls must be a minimum of six feet in height. A solid gate shall be added to the entrance of the enclosure to fully screen the interior.

Material restriction:

Concrete Masonry Units (CMU):

Smooth CMU is prohibited as an exterior building material except on the interior side of trash enclosures.

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EXHIBIT 6

**SIGNAGE CRITERIA
FOR THE
CANTERA SUB AREA I
DEVELOPMENT
WARRENVILLE, ILLINOIS
INDEX**

Section I

Signage Criteria for the Diehl Road
Monument Signs

Section II

Wall Signage Criteria for
Single Tenant Retail Buildings

Section III

Wall Signage Criteria for
Multi-Tenant Retail Buildings

Section IV

Signage Criteria for Office Lots
Abutting a Private Road

Prepared for
Dodge Cantera, LLC
Prepared by
Otis Koglin Wilson Architects, Inc.
Dated
March 20, 2003

EXHIBIT 6 Cont.

I. Signage Criteria For Sub Area I Diehl Road Monument Signs

This criterion is intended as a guideline for the monument signage for the Cantera Sub Area I Development. The intention of the Cantera Sub Area I Diehl Road Monument Signs is to identify major tenants within Sub-Area I relative to access points. The monument sign structure shall be consistent with the over lying architecture of the development as outlined in the Dodge Cantera Architecture Guidelines.

A. Monument Sign Locations:

There shall be a total of four monument signs along Diehl Road. Attachment I identifies the approximate location for each sign. Monument signs shall be set back a minimum of 12'-6" from the property line. The sign shall be located outside the vision triangle so as not to interfere with visibility of drivers entering or leaving the site. The sign locations shall be coordinated with new and existing landscaping as described in the Landscape Plan submitted by Daniel Weinbach & Associates, last revised 4/16/03 (Exhibit J).

B. Monument Sign Structure:

The design of the monument sign structure shall be consistent for all four signs. The signs shall rectangular shaped and consistent with Monument Sign Exhibit prepared by Poblocki & Sons, LLC attached as Attachments II A,B,C, and D to this Exhibit. The exact dimensions of each sign are described in this attachment. Each sign shall be double sided with copy on both sides. The grade surrounding the sign shall not be artificially raised and the top of the foundation of the sign shall not extend more than 6" above grade. The sign structure shall consist of a stone or masonry base to reflect the materials used in the Super Target building. The front and side elevation sign backgrounds shall be constructed with stone, masonry or painted metal panels to provide a uniform background for the signage. This material shall also be similar to materials used in the buildings. EIFS shall not be a permitted background material. The sign background in all cases for all four monument signs shall be constructed of the same materials.

C. Retail Services Sign Background Field: Refer to Attachments II A-D for allowable sign area dimensions and placement.

D. Permitted Signage on Monument Signs:

Retail Services Signage: Signage permitted for retail, retail services, bank restaurant and hotel uses shall be limited to retail tenants name and/or logo. Office uses can include building address (es). Signage shall be backlit (silhouette lit) opaque individual letters. Refer to Attachments II

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A-D for allowable sign area dimensions and placement. The tenant panel areas shall not be divided or split to accommodate additional smaller tenant panel signage. Sign boxes are prohibited. The background field dedicated to tenant signage shall limit the maximum letter size. "CANTERA COMMONS/WARRENVILLE" will be permitted on the base of Sign B and Sign C. The lettering for CANTERA COMMONS/WARRENVILLE" will be pin mounted with no background lighting.

E. Signage Requirements:

1. **Signage General Requirements:**

- All signage is to be of the highest quality construction. Shop fabrication and painting is required. All sign must be of new construction, reused, renovated and remodeled signs will not be permitted. All attachments, labels, fasteners, mounting brackets, wiring, clips, transformers, lamps and other mechanisms required for signage will be concealed from view. Sign manufacturers nametags shall not permitted to be displayed.
- Disconnect switches shall be remotely located.
- All conduit/electrical feed to exit the back of letters.
- All mounting material shall have rust resistant painting.
- All letters to meet U.L. electrical requirements for electrical components and wiring.
- All signs shall of a consistent type and material. All signage shall be backlit (silhouette lit) opaque individual channels letters of the same metal and finish.

2. **Signs not permitted:**

- Exposed neon signs.
- Moving signs.
- Blinking or flashing signs.
- Signs that emit smells.
- Signs that emit sounds.
- Box signs.
- Canopy signs.

F. Approval

Tenant shall submit one set of reproducible drawings and three sets of bond drawings of the sign shop drawings for review and approval by the Landlord. Fabrication or installation of the Tenant's signage shall not commence before the Landlord's approval of the sign shop drawings. Approval of the Tenant's design or working drawings by the Landlord shall not constitute review

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and approval of the tenant's signage by the city for the sign permit. The tenant is responsible to obtain sign and electrical permits as may be required by local jurisdiction. Shop drawings must also be submitted to the City of Warrenville and the Cantera Owners Association for review and approval.

G. Sign Shop Drawings:

Sign shop drawings submitted by the Tenant shall provide complete information for the Landlord to understand the signage design, installation and appearance. Sign shop drawings shall 1) provide an elevation, in scale, of the monument sign illustrating each sign's location and size; 2) provide a section or sections through the sign; 3) identify the materials and construction; 4) provide complete information on installation.

II. Wall Signage Criteria for Single Tenant Retail Buildings On Lots 2-7 of Cantera Sub Area I

This criterion is intended as a guideline for wall signage for single tenant retail, retail service, bank, or restaurant buildings on Lots 2-7- of Sub-Area I Commercial Center Use Area. The tenant's sign shall be limited to the Tenant's approved name as stated in the Lease. The use of a corporate logo or other established corporate insignia is permitted only if specifically approved in writing by the Landlord. Taglines or identification of specific products or services are not permitted.

Two (2) primary signs are permitted for tenants occupying an entire building.

Primary signs are not permitted on the south façade of the building and neither primary or secondary signs facing south are permitted on Lot 6 and Lot 7.

Separate review and approval shall be required for uses other than retail, retail service, bank or restaurant uses, such as hotel.

A. Signage Requirements

1. Primary Signage:

- In all cases, the Tenant's signage shall be proportional to the scale of the overall building façade. Overall sign lengths shall not be greater than 25% of the building length on which it is being mounted or 20'-0" whichever is less. The maximum total area of the sign/logo shall be no more than 1.5 square feet per lineal foot of building façade. All signs shall be measured as shown on the Dodge Cantera Mixed Development,

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Warrenville, Illinois, Signage Exhibit, prepared by Otis Koglin Wilson Architects, dated March 24, 2003, and attached as Attachment III A and B to this Exhibit.

- Overall tenant signage shall be limited to 40 inches from the bottom of the lowest letter to the top of the highest letter when the sign is text (tenant name) only.
- Overall tenant signage shall be limited to 48 inches from the bottom of the lowest letter/logo to the top of the highest letter/logo when the sign incorporates a corporate logo with tenant's name (text).
- If the signage is primarily (50% of letters or greater) or entirely composed of upper case letters the maximum height of all letters shall be 34 inches.
- If the sign is composed of one upper case letter per word, with the remainder of the letters being lower case then the size of the letters shall be as follows:
 - Upper case letters shall be a maximum of 34 inches tall.
 - The lower case letters "f", "g", "j", "p", "q" and "y" shall extend a maximum of 6 inches lower than any other letter. This includes signs written in script.

2. Logo Wall Signs:

- Permitted Stand Alone Tenant/Corporate Logos shall be a maximum of 48 inches high and 48 inches wide. Logo size shall be calculated into the total allowable length and area of signage. Box signs are not permitted for logo presentation. Logo signage construction must follow the outline of tenant/corporate logo.

3. Signage General Requirements:

- All signage is to be of the highest quality construction. Shop fabrication and painting is required. All sign must be of new construction, reused, renovated and remodeled signs will not be permitted. All attachments, labels, fasteners, mounting brackets, wiring, clips, transformers, lamps and other mechanisms required for signage will be concealed from view. Light leaks are not permitted. Weep holes are permitted only on exterior signs. All signs must be composed of individually illuminated letters. Letters face to be colored translucent Plexiglas or equal. Letter return and trim shall be of a contrasting color from the letter face. Returns and trim are to be prefinished aluminum. Exterior signs shall be watertight and comply with all governing code requirements regarding wiring and appropriate illumination equipment. Sign manufacturers names are not permitted to be displayed.
- Disconnect switches shall be painted to match background on which they are being mounted.
- All joints are to be sealed with caulk.
- All conduit/electrical feed to exit the back of letters.
- All mounting material shall have rust resistant painting.
- All letters to meet U.L. electrical requirements for electrical components and wiring.

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- Seal all light leaks and drain holes with baffles.

4. Mounting:

- All signs must be mounted to prefinished raceway system provided by the tenants sign company. Raceway color shall match the field material color on which it is being mounted. A color sample must be attached to shop drawings for review and approval.

5. Signs not permitted:

- Exposed neon signs.
- Moving signs.
- Blinking or flashing signs.
- Signs that emit smells.
- Signs that emit sounds.
- Box signs.

B. Window Signage

The use of illuminated and non-illuminated window signage is prohibited. Sales, special offer information, services signage and advertisement must be a minimum of 3 feet from the inside face of the storefront measured in a perpendicular line from inside face of the glass.

C. Menu Board/Directional Signage

Menu Board/Directional Signage with commercial advertising shall be subject to the review and approval of the Warrenville Plan Commission.

D. Repetitive Safety Symbols

Repetitive safety symbols (graphically designed) or logo lettering groups shall be applied to the storefront glass as necessary for identifying transparent storefront surfaces for customer safety purposes. Symbols are limited to one symbols or one-three logo lettering group per tenant. Also permitted is a combination of one symbol and logo lettering group. Logo lettering groups must reflect the name of the tenant i.e. Andy's Music Store may be permitted to use AMS. Logo lettering groups and symbols shall be a maximum of 3 inches in height and 3 inches in width. Repetitive safety symbols shall be vinyl applied or professionally painted to the inside face of the storefront glass. No more than two symbols, two logo letter groups, or one symbol and one logo lettering group shall be permitted for each storefront window as defined by mullions. Symbols and logo lettering groups may be black and white or color.

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Examples:



3" x 3" Symbol

A.M.S.
Logo letter group.

E. Credit Card Logos

Credit card logos are not permitted to be applied to either the storefront or the building facades.

F. Store Hour Signage

The overall store hour signage may be a maximum of 14 inches high and 10 inches wide. Letters and numbers shall be a maximum of 1 inch high. The use of advertising logos other than the tenant's name shall not be permitted. Letters shall be vinyl applied or professionally painted to the inside face of the storefront glass.

G. Addresses

One street address is permitted for each entry or exit door. Address shall be limited to street number only. Street names are not permitted. All addresses shall be white vinyl die cut numbers or painted numbers. All addresses shall be a minimum of 3 inches in height and a maximum of 4 inches in height. Addresses shall be applied to the interior face of glazing above main entry doors. Addresses on rear service doors must be mounted at a height of 5'-0" above finish floor.

H. Approval

Approval of the Tenant's design or working drawings by the Landlord shall not constitute review and approval of the tenant's signage. Tenant shall submit one set of reproducible drawings and three sets of bond drawings of the sign shop drawings for review and approval by the Landlord. Fabrication or installation of the Tenant's signage shall not commence before the Landlord's approval of the sign shop drawings. The tenant is responsible to obtain sign and electrical permits as may be required by local jurisdiction. Shop drawings must also be submitted to the City of Warrenville and the Cantera Owners Association for review and approval.

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I. Sign Shop Drawings

Sign shop drawings submitted by the Tenant shall provide complete information for the Landlord to understand the signage design, installation and appearance. Sign shop drawings shall 1) provide an elevation, in scale, of the storefront façade illustrating each sign's location and size; 2) provide a section or sections through the sign; 3) identify the materials and construction; 4) provide complete information on installation.

III. Wall Signage Criteria for the Multi-Tenant Retail Buildings On Lots 2-7 of Cantera Sub Area I

This criterion is intended as a guideline for wall signage for multiple tenant retail, retail service, and bank and restaurant buildings on Lots 2-7 of Cantera's Sub-Area I Commercial Center Use Area. The tenant's sign shall be limited to the Tenant's approved name as stated in the Lease. The use of a corporate logo or other established corporate insignia is permitted only if specifically approved in writing by the Landlord. Taglines or identification of specific products or services are not permitted.

All tenants shall be permitted two (2) primary signs or one (1) primary sign and one (1) secondary sign. The primary sign must be located in the designated sign area above the tenant's main entrance; the second sign (primary or secondary) must be located on the opposite side of the building as the sign located above the main entry. This second sign must be located in proximity to the tenant's leasehold and as directed by landlord.

With regard to the Lot 2 multi-tenant buildings, corner tenants in Retail Building 'A' (the western building) shall be permitted two (2) primary signs and one (1) secondary sign. The primary sign must be located in the designated sign area above the tenant's main entrance; the second sign (primary only) must be located on the opposite side of the building as the sign located above the main entry. This second sign must be located in proximity to the tenant's leasehold and as directed by landlord. The secondary sign shall be located on the "side" wall. Location of secondary sign shall be determined by the Landlord.

Other than Lot 2, primary signs are not permitted on the south façade of the building and neither primary or secondary signs facing south are permitted on Lot 6 and Lot 7.

Signage Requirements:

1. Primary Signage:

- The maximum sign area, including logo, shall be calculated as 1.5 square feet per lineal foot of storefront measured as shown on Attachment III A and B. Corner tenants shall measure the length of the store front from the centerline of the demising wall where abuts the façade to the outside face of the exterior corner. Non-corner tenants shall measure this length from the centerline of demising wall to centerline of demising wall where in abuts the façade of the building.
- Overall sign lengths (including logo) shall be a maximum of 16'-0".
- The maximum size of Primary Signage for tenants located at a corner leasehold shall be determined by calculated the overall length of the storefront fronting the main parking field.
- Tenant primary signs must be located over tenant's storefront.
- Overall tenant signage shall be limited to 40 inches from the bottom of the lowest letter to the top of the highest letter when the sign is text (tenant name) only. See lower case exception below.
- Overall tenant signage shall be limited to 48 inches from the bottom of the lowest letter/logo to the top of the highest letter/logo when the sign incorporates a corporate logo with tenant's name (text).
- If the signage is primarily (50% of letters or greater) or entirely composed of upper case letters the maximum height of all letters shall be 34 inches.
- If the sign is composed of one upper case letter per word, with the remainder of the letters being lower case then the size of the letters shall be as follows:
 - Upper case letters shall be a maximum of 34 inches tall..
- The lower case letters "f", "g", "j", "p", "q" and "y" shall extend a maximum of 6 inches lower than any other letter. This includes signs written in script.
- Permitted Tenant/Corporate Logos shall be a maximum of 48 inches high and 42 inches wide. Logo size shall be calculated into the total allowable area and length of signage. Box signs are not permitted for logo presentation. Logo signage construction must follow the outline of tenant/corporate logo.
- Permitted Stand Alone Tenant/Corporate Logos shall be a maximum of 48 inches high and 48 inches wide. Logo size shall be calculated into the total allowable length and area of signage. Box signs are not permitted for logo presentation. Logo signage construction must follow the outline of tenant/corporate logo.

2. Secondary Rear Wall Signs:

- For the Lot 2 development, one secondary wall sign shall be permitted for each tenant as defined above. Secondary signage is intended to be located on the side walls of building 'A'. Secondary signs must be constructed of individual non-illuminated letters. Signs shall be a maximum of 24 inches tall. Sign length shall be a maximum of 50% of Primary Signs. The Secondary sign shall be mounted per the direction of the landlord.

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Secondary wall signs shall not be permitted on the same façade as the Primary Sign.

3. Signage General Requirements:

- All signage is to be of the highest quality construction. Shop fabrication and painting is required. All sign must be of new construction, reused, renovated and remodeled signs will not be permitted. All attachments, labels, fasteners, mounting brackets, wiring, clips, transformers, lamps and other mechanisms required for signage will be concealed from view. Light leaks are not permitted. Weep holes are permitted only on exterior signs. All signs must be composed of individually illuminated letters. Letters face to be colored translucent Plexiglas or equal. Letter return and trim shall be of a contrasting color from the letter face. Returns and trim are to be prefinished aluminum. Exterior signs shall be watertight and comply with all governing code requirements regarding wiring and appropriate illumination equipment. Sign manufacturers names are not permitted to be displayed.
- Disconnect switches shall be painted to match background on which they are being mounted.
- All joints are to be sealed with caulk.
- All conduit/electrical feed to exit the back of letters.
- All mounting material shall have rust resistant painting.
- All letters to meet U.L. electrical requirements for electrical components and wiring.
- Seal all light leaks and drain holes with baffles.

4. Mounting:

- All signs must be mounted to prefinished raceway system provided by the tenants sign company. Raceway color shall match the field material color on which it is being mounted. A color sample must be attached to shop drawings for review and approval.

5. Signs not permitted:

- Exposed neon signs.
- Moving signs.
- Blinking or flashing signs.
- Signs that emit smells.
- Signs that emit sounds.
- Box signs.
- Canopy Signs

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A. Window Signage

The use of illuminated and non-illuminated window signage is prohibited. Sales, special offer information, services signage and advertisement must be a minimum of 3 feet from the inside face of the storefront measured in a perpendicular line from inside face of the glass.

B. Menu Board/Directional Signage:

Menu Board/Directional Signage with commercial advertising shall be subject to the review and approval of the Warrenville Plan Commission.

C. Repetitive Safety Symbols:

Repetitive safety symbols (graphically designed) or logo lettering groups shall be applied to the storefront glass as necessary for identifying transparent storefront surfaces for customer safety purposes. Symbols are limited to one symbols or one-three logo lettering group per tenant. Also permitted is a combination of one symbol and logo lettering group. Logo lettering groups must reflect the name of the tenant i.e. Andy's Music Store may be permitted to use AMS. Logo lettering groups and symbols shall be a maximum of 3 inches in height and 3 inches in width. Repetitive safety symbols shall be vinyl applied or professionally painted to the inside face of the storefront glass. No more than two symbols, two logo letter groups, or one symbol and one logo lettering group shall be permitted for each storefront window as defined by mullions. Symbols and logo lettering groups may be black and white or color.

Examples:



3" x 3" Symbol

A.M.S.

Logo letter group.

D. Credit Card Logos

Credit card logos are not permitted to be applied to either the storefront or the building facades.

E. Store Hour Signage

The overall store hour signage may be a maximum of 14 inches high and 10 inches wide. Letters and numbers shall be a maximum of 1 inch high. The use of advertising logos other than the

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tenant's name shall not be permitted. Letters shall be vinyl applied or professionally painted to the inside face of the storefront glass.

F. Addresses

One street address is permitted for each entry or exit door. Address shall be limited to street number only. Street names are not permitted. All addresses shall be white vinyl die cut numbers or painted numbers. All addresses shall be a minimum of 3 inches in height and a maximum of 4 inches in height. Addresses shall be applied to the interior face of glazing above main entry doors. Addresses on rear service doors must be mounted at a height of 5'-0" above finish floor.

G. Approval

Tenant shall submit one set of reproducible drawings and three sets of bond drawings of the sign shop drawings for review and approval by the Landlord. Fabrication or installation of the Tenant's signage shall not commence before the Landlord's approval of the sign shop drawings. Approval of the Tenant's design or working drawings by the Landlord shall not constitute review and approval of the tenant's signage by the city for permit. The tenant is responsible to obtain sign and electrical permits as may be required by local jurisdiction. Sign shop drawings must also be submitted to the City of Warrenton and the Cantera Owners Association for review and approval.

H. Sign Shop Drawings:

Sign shop drawings submitted by the Tenant shall provide complete information for the Landlord to understand the signage design, installation and appearance. Sign shop drawings shall 1) provide an elevation, in scale, of the storefront façade illustrating each sign's location and size; 2) provide a section or sections through the sign; 3) identify the materials and construction; 4) provide complete information on installation.

IV. Signage Criteria for the Office Lots Abutting a Private Road

This criterion is intended as a guideline for the office monument signage for the Dodge Cantera Development. The intention of the Office Lot Monument Signs is to identify building address (es) and major tenants within the Cantera Subarea I Development.

A. Monument Sign Locations:

There shall be one monument sign allowed for each Office Lot abutting a private road. Monument signs shall be set back a minimum of 12'-6" from the private roadway curbing and/or property line, as applicable. The sign shall be located outside the vision triangle so as not to interfere with visibility of drivers entering or leaving the site or the visibility of pedestrians. The sign location shall be coordinated with new and existing landscaping.

B. Monument Sign Structure:

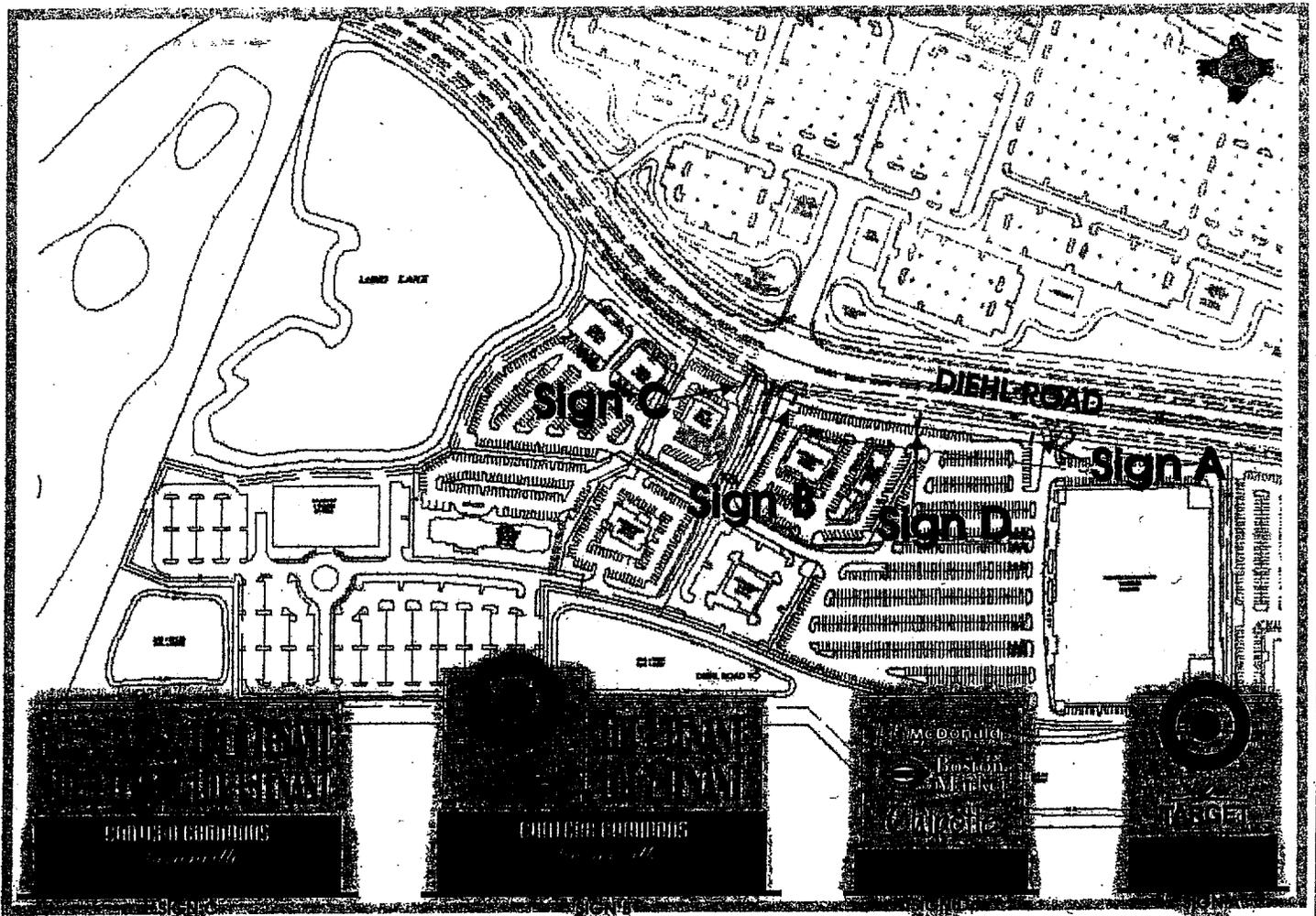
The size and shape of the monument sign structures shall be consistent for all Office Lots. The overall dimensions of the monument sign structure shall not exceed 5'-0" in height and 7'-0" in width. The sign shall be no greater than 2'-0" deep from sign background face to the rear of the sign. Lettering will be allowed on both faces of the two faced sign. The signs can either face or be parallel with the abutting private road. The sign structures shall consist of a stone or masonry base to reflect the materials used in the buildings. The front and side elevation sign backgrounds shall be constructed with stone, masonry or prefinished metal panels to provide a uniform background for the signage. EIFS shall not be a permitted background material. The sign background in all cases shall be constructed of the same materials. Signage shall be either backlit opaque individual letters or non-illuminated individual letters lit by ground-mounted floodlights located in front of the signage.

Except as modified above, the City of Warrenville's Cantera Development Control Regulations and other applicable regulations shall govern signage for offices uses in the Sub Area I development.

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EXHIBIT 6 CONT.
ATTACHMENT I – MONUMENT SIGN LOCATIONS



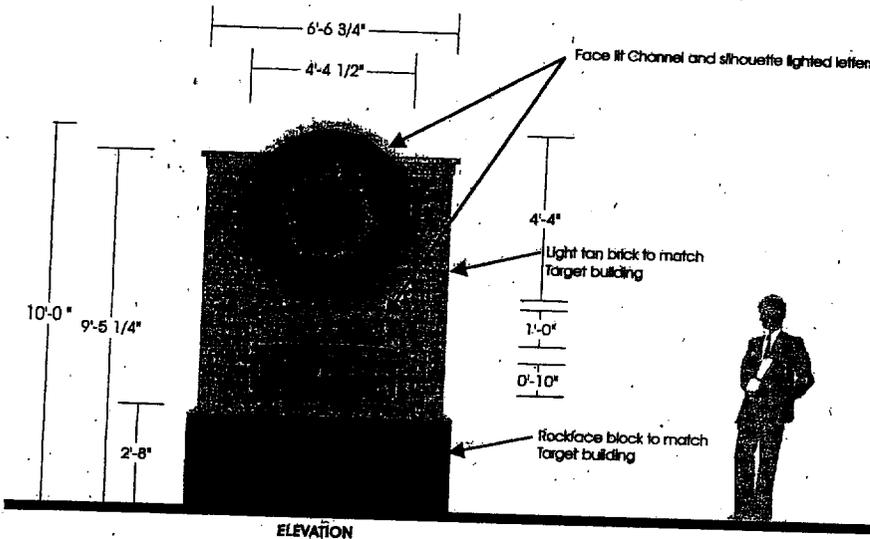
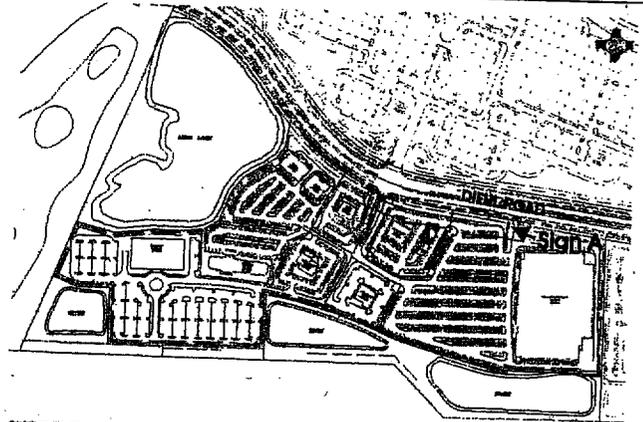
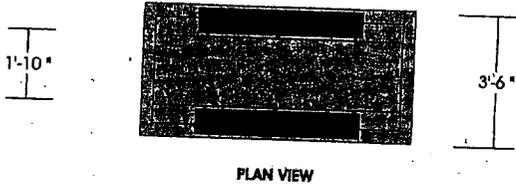
	Pohlacki & Sons COMMERCIAL SIGNAGE 1000 W. BOSTON ST. SUITE 100 MADISON, WI 53713 TEL: 414-483-3010 FAX: 414-483-3010
DATE: 04/10/2005	SCALE: 1/8" = 1'-0"
DRAWN BY: HJD	CHECKED BY:
DESIGNED BY:	APPROVED BY:
PROJECT: WARRENVILLE, IL	
CLIENT:	
DATE:	
DESCRIPTION: Richard Marzella	
DATE: April 10, 2005	
SCALE: HJD	
DRAWING NO.:	

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EXHIBIT 6 CONT. ATTACHMENT IIA – MONUMENT SIGN A

Warrenville, Illinois
 March 20, 2003
 ONE (1) D/F Masonry
 Monument Sign

SIGN A



SPECIFICATIONS:

TARGET LETTERS

All letters to be fabricated of aluminum. 8" +/- deep aluminum returns painted to match 3/16" acrylic face. Letters to have 3/16" clear lexan backs. All letters to be silhouette lighted with 6500 white neon pumped argon. Bullseye and TARGET letters to be lighted with clear red neon and Super 8 underscore to be lighted with green neon. All letters stooled off background panel 1 1/2" using stainless steel or aluminum studs.

DATE	3/10/03
BY	Richard Nestla
FOR	Richard Nestla
PROJECT	March 20, 2003
SCALE	3/16" = 1'-0"
DRAWING NO.	
PROJECT NO.	
CLIENT	WARRENVILLE, IL
DESIGNER	

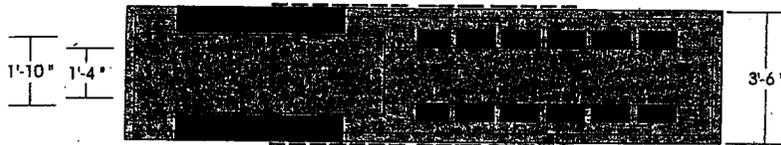
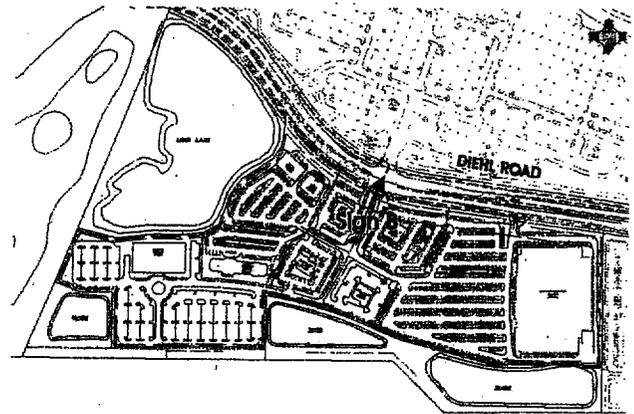
Pohlack & Sons
 ARCHITECTURAL SIGNAGE
 882 South 70th Street
 Milwaukee, WI 53214
 TEL: 414-453-4010
 FAX: 414-453-5070

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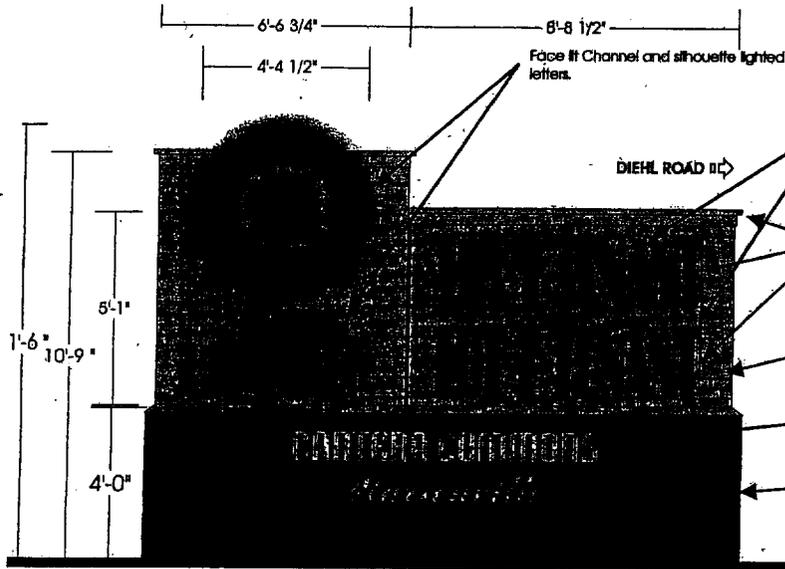
EXHIBIT 6 CONT.
ATTACHMENT II – MONUMENT SIGN B

Warrenville, Illinois
 April 10, 2003
 ONE (1) D/F Masonry
 Monument Sign

SIGN B



PLAN VIEW



ELEVATION

- Face #1 Channel and silhouette lighted letters.
- Diehl Road #1
- Silhouette #1 Channel letters mounted to aluminum panel. Aluminum panel painted to match brick structure. Aluminum panel mounted flush with face of brick and is mounted to recessed raceway. 1'-8" x 6'-10" area allowed for letters
- Aluminum caps and background panels painted to match brick
- Light tan brick to match Target building
- 10" high 3/16" thick letters pin-mounted and stooled off of block 1". Letters painted to match tan brick above
- Rockface block to match Target building
- 9" Uppercase and 4 1/2" lower case 3/8" thick letters pin-mounted and stooled off of block 1". Letters painted to match tan brick above

- SPECIFICATIONS:**
- TARGET LETTERS**
 Silhouette #1 Channel letters
 All letters to be fabricated of aluminum. 5" deep returns painted to match aluminum face. Letters to have 3/16" clear lexan backs. All letters to be lighted with 6500 white neon pumped argon. All letters stooled off background panel 1 1/2" using stainless steel or aluminum studs.
- TARGET LETTERS**
 All letters to be fabricated of aluminum. 8" +/- deep aluminum returns painted to match 3/16" acrylic face. Letters to have 3/16" clear lexan backs. All letters to be silhouette lighted with 6500 white neon pumped argon. Bulseye and TARGET letters to be lighted with clear red neon and Super 8 undercore to be lighted with green neon. All letters stooled off background panel 1 1/2" using stainless steel or aluminum studs.

APPROVED:	WARRENVILLE, ILL.
DATE:	APR 10, 2003
BY:	ROLAND MATHIA
FOR:	WARRENVILLE

Pohlack & Sons
 ARCHITECTURAL, INC.

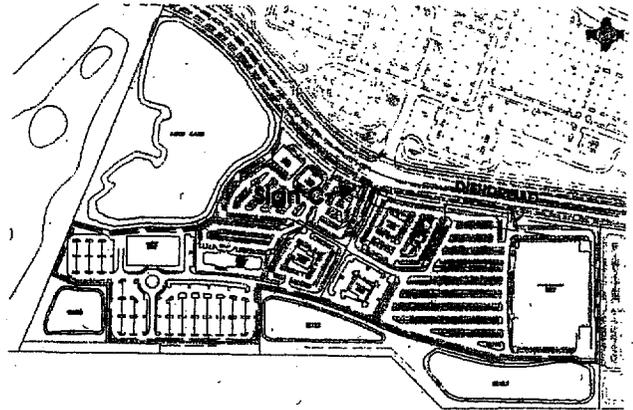
908 SOUTH 70TH STREET
 WARRENVILLE, ILL. 60089
 TEL: 630-398-2214
 FAX: 630-398-3070

Ordinance No. 2050

Approving Revised Preliminary PUD Plans, Revised Preliminary Plat of Resubdivision,
 Revised Office Park and Commercial Center Use Area Designations, Site Specific
 Amendments Exceptions and Determinations, Cantera Subarea I

EXHIBIT 6 CONT.
ATTACHMENT II – MONUMENT SIGN C

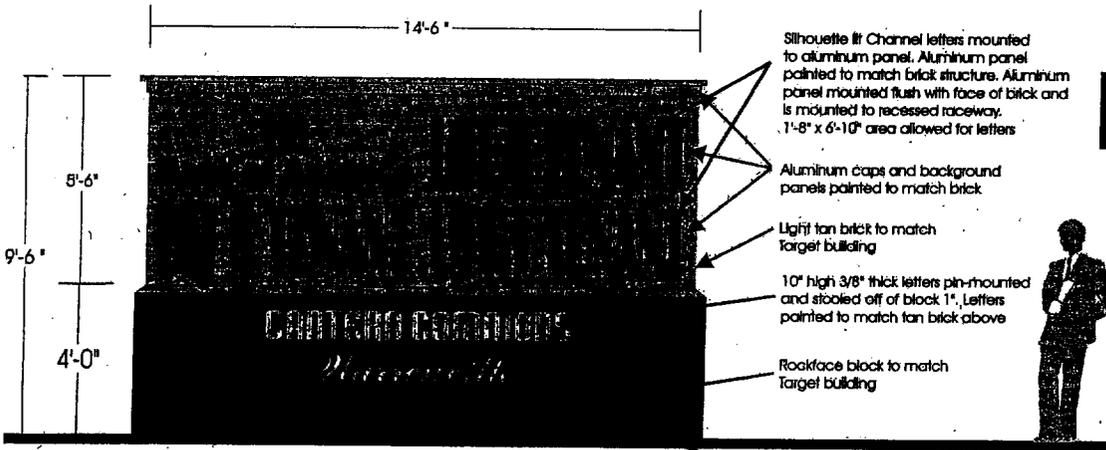
Warrenville, Illinois
 April 10, 2003
 ONE (1) D/F Masonry
 Monument Sign



SIGN C



PLAN VIEW

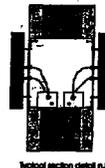


ELEVATION

SPECIFICATIONS:

TENANT LETTERS

Silhouette III Channel letters
 All letters to be fabricated of aluminum. 5" deep returns painted to match aluminum face. Letters to have 3/16" clear lexan backs. All letters to be lighted with 6500 white neon pumped argon. All letters stooped-off background panel 1 1/2" using stainless steel or aluminum studs.



Typical section detail n.l.s.



9" Uppercase and 4 1/2" lower case
 3/8" thick letters pin-mounted
 and stooped off of block 1". Letters
 painted to match tan brick above

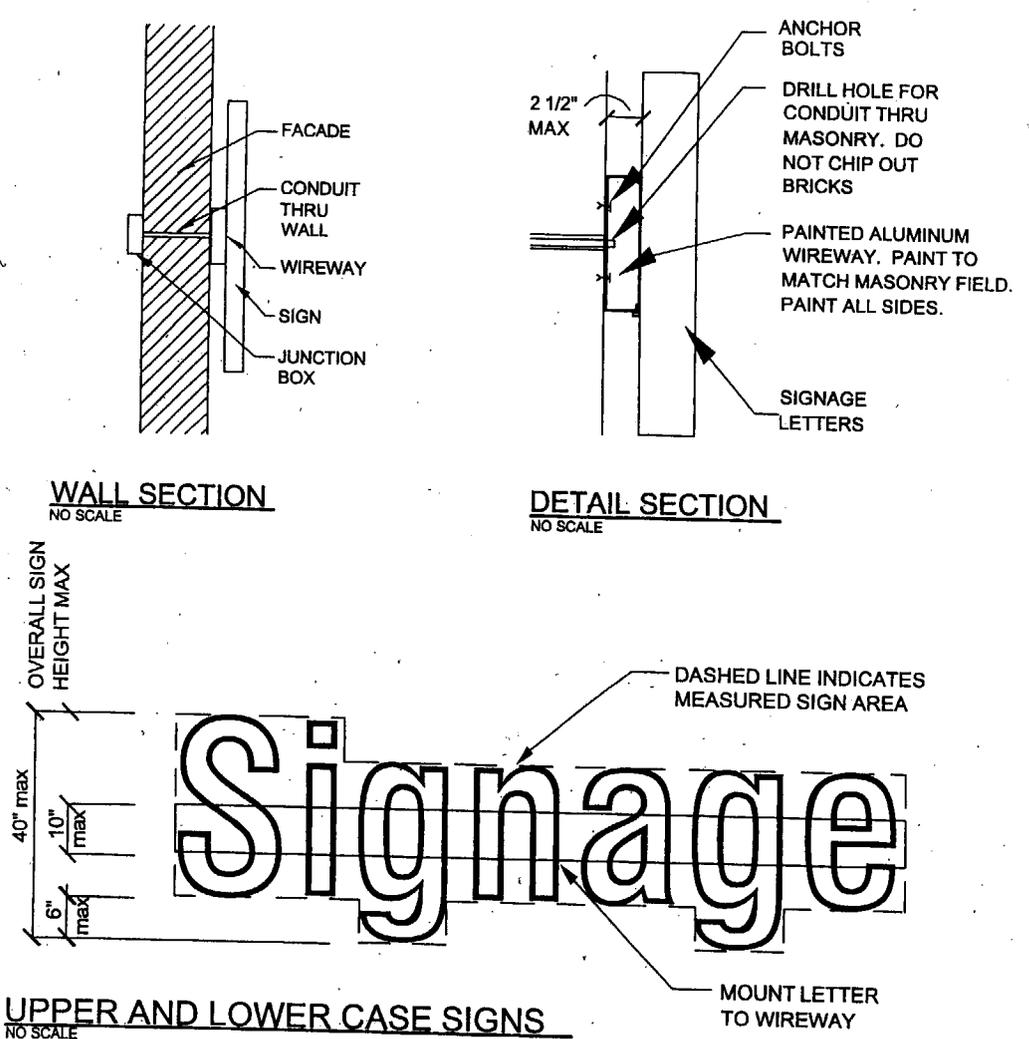
PROJECT	WARRENVILLE, ILL.
DATE	APRIL 10, 2003
SCALE	3/8" = 1'-0"
DRAWING NO.	
DESIGNED BY	Richard Nestle
CHECKED BY	Richard Nestle
DATE	APRIL 10, 2003
SCALE	3/8" = 1'-0"
DRAWING NO.	

Pohlock & Sons
 ARCHITECTURAL SIGNAGE
 400 South 70th Street
 Milwaukee, WI 53214
 TEL: 414-483-4010
 FAX: 414-483-8070



Ordinance No. 2050
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 Revised Office Park and Commercial Center Use Area Designations, Site Specific
 Amendments Exceptions and Determinations, Cantera Subarea I

EXHIBIT 6 CONT.
ATTACHMENT IIIA - WALL SIGN MEASUREMENT DIAGRAM



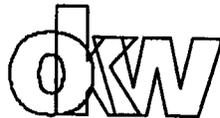
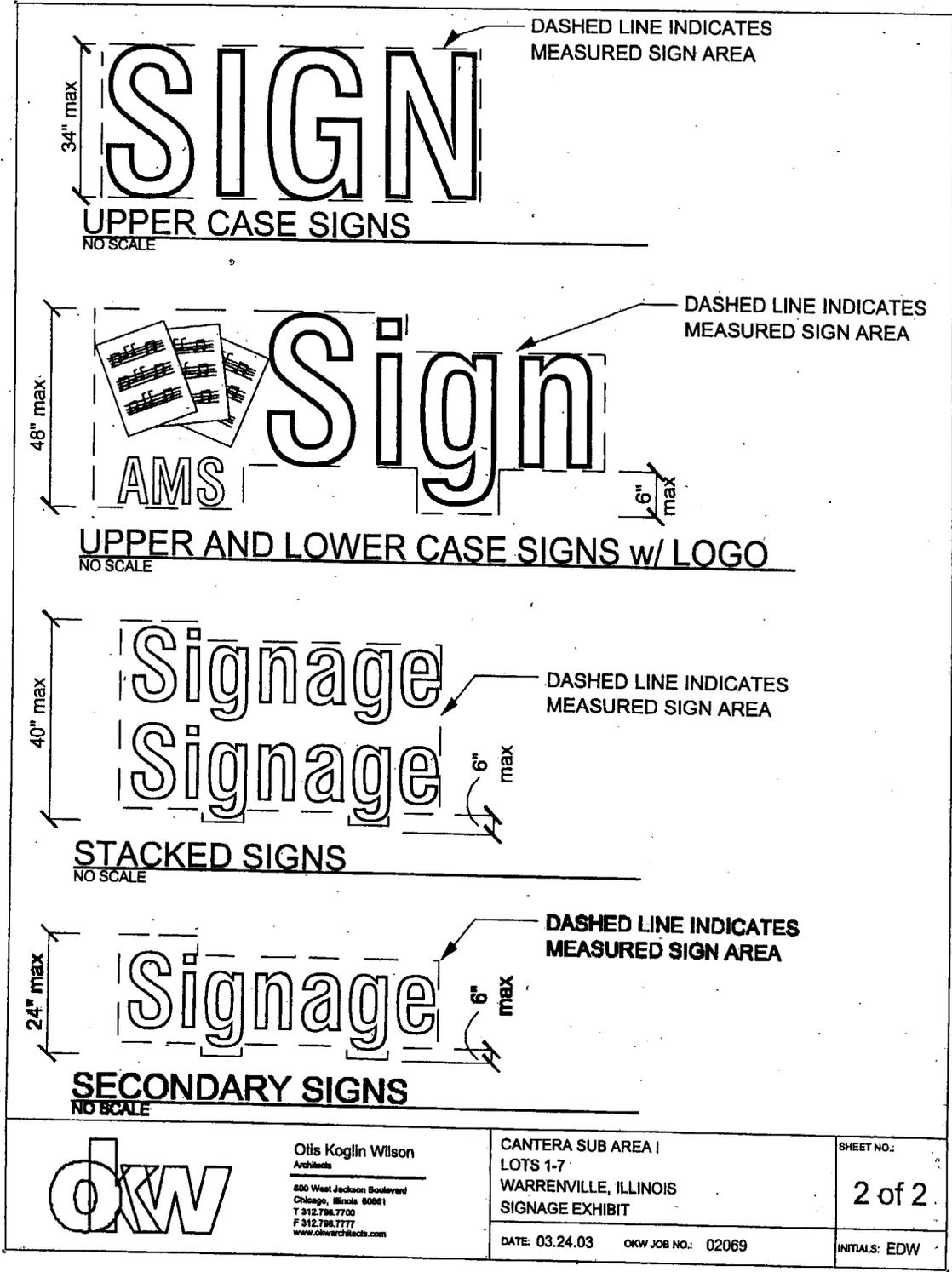
NOTE:

1. VERIFY WITH GOVERNING AUTHORITIES PERMISSIBLE SIGN HEIGHTS AND AREA.
2. SUBMIT SIGN SHOP DRAWING TO LANDLORD SHOWING ALL DIMENSIONS, COLORS, AND MATERIALS. SHOP DRAWING SHALL SHOW SIGN LOCATION ON BUILDING. SHOP DRAWINGS ARE TO BE SUBMITTED PRIOR TO FABRICATION.
3. IT IS THE SIGN CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL APPLICABLE PERMITS.
4. DIMENSIONS SHOWN ARE PER LANDLORD CRITERIA AND ARE SUBJECT TO LOCAL CODES AND ORDINANCES.

	Otis Koglin Wilson Architects 600 West Jackson Boulevard Chicago, Illinois 60611 T 312.798.7700 F 312.798.7777 www.okwarchitects.com	CANTERA SUB AREA I LOTS 1-7 WARRENVILLE, ILLINOIS SIGNAGE EXHIBIT	SHEET NO.: 1 of 2
		DATE: 03.24.03 OKW JOB NO.: 02069	INITIALS: EDW

Ordinance No. 2050
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EXHIBIT 6 CONT.
ATTACHMENT IIB - WALL SIGN MEASUREMENT DIAGRAM



Otis Koglin Wilson
 Architects
 800 West Jackson Boulevard
 Chicago, Illinois 60661
 T 312.788.7700
 F 312.788.7777
 www.okwarchitects.com

CANTERA SUB AREA I
 LOTS 1-7
 WARRENVILLE, ILLINOIS
 SIGNAGE EXHIBIT

DATE: 03.24.03 OKW JOB NO.: 02069

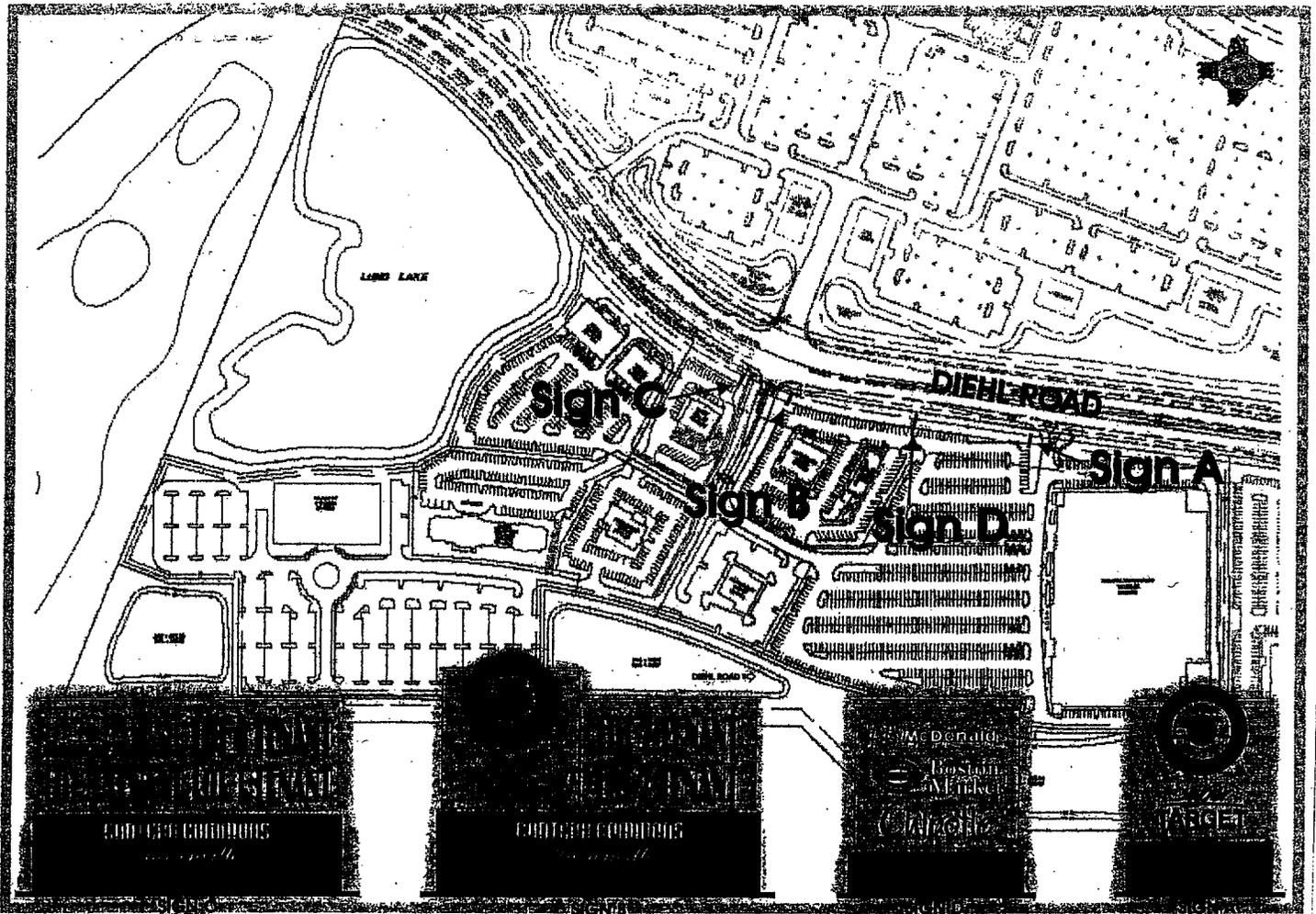
SHEET NO.:
 2 of 2

INITIALS: EDW

Ordinance No. 2050

Approving Revised Preliminary PUD Plans, Revised Preliminary Plat of Resubdivision,
Revised Office Park and Commercial Center Use Area Designations, Site Specific
Amendments Exceptions and Determinations, Cantera Subarea I

EXHIBIT 6 CONT. ATTACHMENT I – MONUMENT SIGN LOCATIONS



	Pohlocki & Sons ARCHITECTURAL SIGNAGE DESIGN • CONSTRUCTION • MAINTENANCE
925 SOUTH 7TH STREET MILWAUKEE, WI 53214 TEL: 414-483-0010 FAX: 414-483-8070	
<small>NOT TO SCALE. THIS PLAN AND ANYTHING THEREON IS THE PROPERTY OF POHLOCKI & SONS ARCHITECTURAL SIGNAGE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED THEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF POHLOCKI & SONS ARCHITECTURAL SIGNAGE.</small>	
DATE:	04/10/2009
BY:	MIB
PROJECT:	WARENVILLE, IL
SCALE:	AS SHOWN
DESIGNER:	Richard Kaprielian
DATE:	April 10, 2009
BY:	MIB
DRAWING NO.	

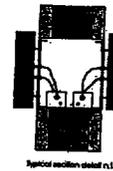
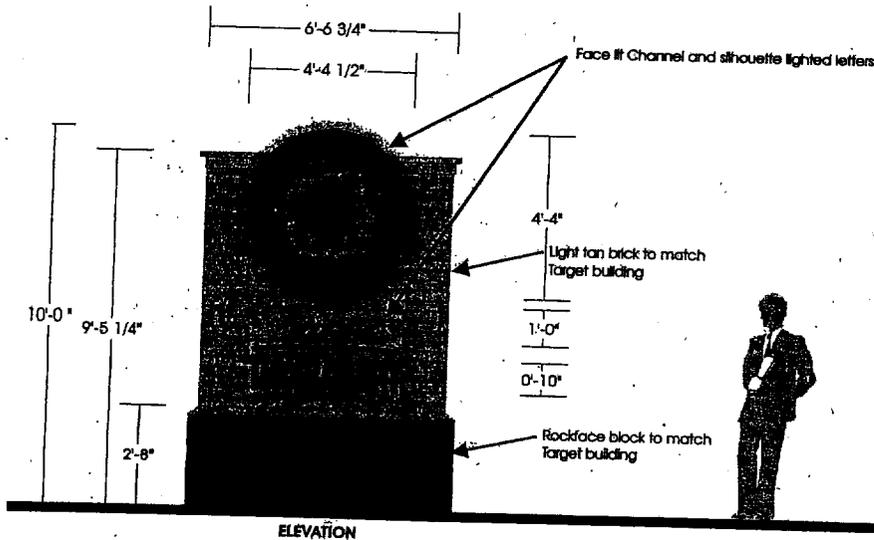
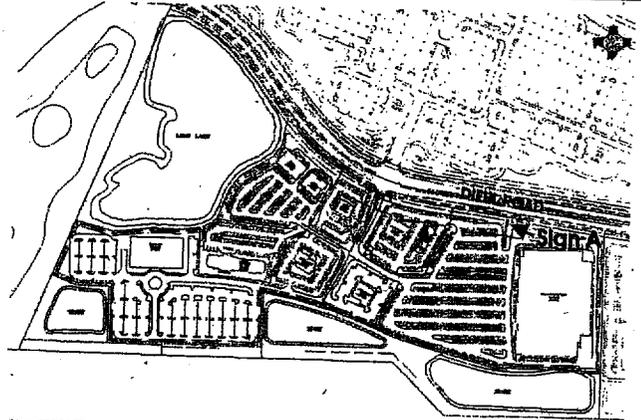
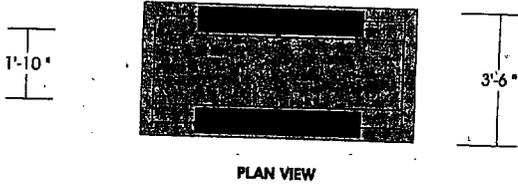
Ordinance No. 2050

Approving Revised Preliminary PUD Plans, Revised Preliminary Plat of Resubdivision,
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 Amendments Exceptions and Determinations, Cantera Subarea I

EXHIBIT 6 CONT.
ATTACHMENT IIA – MONUMENT SIGN A

Warrenville, Illinois
 March 20, 2003
 ONE (1) D/F Masonry
 Monument Sign

SIGN A



SPECIFICATIONS:

TARGET LETTERS

All letters to be fabricated of aluminum, 8" +/- deep aluminum returns painted to match 3/16" acrylic face. Letters to have 3/16" clear lexan backs. All letters to be silhouette lighted with 6600 white neon pumped argon. Bullseye and TARGET letters to be lighted with clear red neon and Super & underscore to be lighted with green neon. All letters stooled off background panel 1 3/4" using stainless steel or aluminum studs.

PROJECT	WARRENVILLE, IL
DATE	
DESIGNED BY	Richard Nestola
CHECKED BY	Richard Nestola
DATE	March 20, 2003
SCALE	3/8" = 1'-0"
DRAWING NO.	

Poblock & Sons
 ARCHITECTURAL SIGNAGE
 DESIGN • CONSTRUCTION • MAINTENANCE
 908 SOUTH 70TH STREET
 SUITE 104
 WARRENVILLE, IL 60089
 TEL: 414-483-8014
 FAX: 414-483-8070



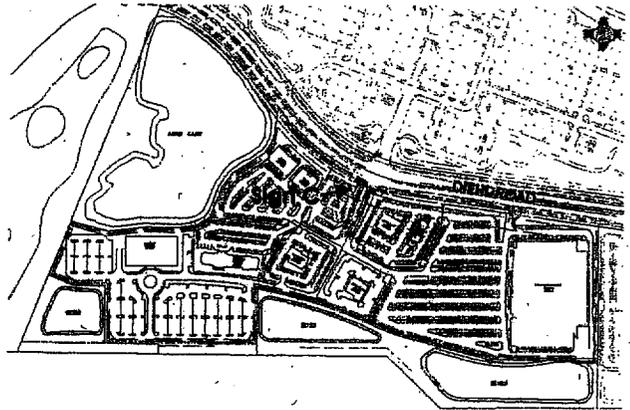
Ordinance No. 2050

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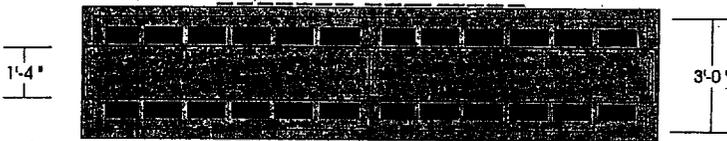
EXHIBIT 6 CONT.

ATTACHMENT II – MONUMENT SIGN C

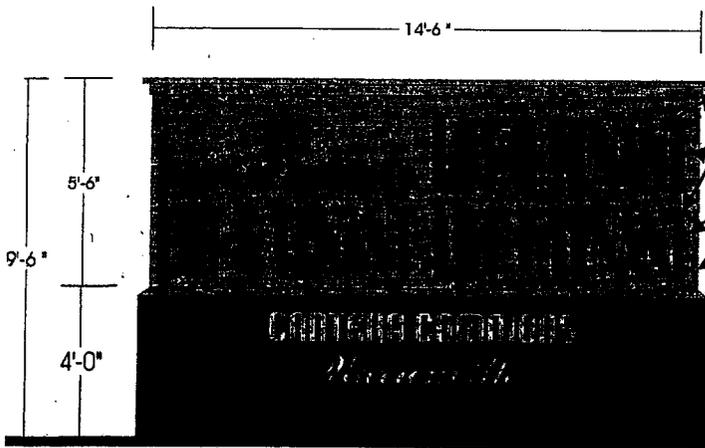
Warrenville, Illinois
 April 10, 2003
 ONE (1) D/F Masonry
 Monument Sign



SIGN C



PLAN VIEW



ELEVATION

Silhouette II Channel letters mounted to aluminum panel. Aluminum panel painted to match brick structure. Aluminum panel mounted flush with face of brick and is mounted to recessed raceway. 1'-8" x 6'-10" area allowed for letters

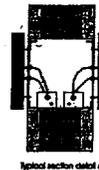
Aluminum caps and background panels painted to match brick

Light tan brick to match Target building

10" high 3/8" thick letters pin-mounted and stooped off of block 1". Letters painted to match tan brick above

Rockface block to match Target building

9" uppercase and 4 1/2" lower case 3/8" thick letters pin-mounted and stooped off of block 1". Letters painted to match tan brick above



Typical section detail r.l.s.

SPECIFICATIONS:

TENANT LETTERS

Silhouette II Channel letters
 All letters to be fabricated of aluminum. 5" deep returns painted to match aluminum face. Letters to have 3/16" clear lexan backs. All letters to be lighted with 6500 white neon pumped argon. All letters stooped off background panel 1 1/2" using stainless steel or aluminum studs.



PROJECT	WARRENVILLE, IL
DATE	APRIL 10, 2003
DRAWN BY	RICHARD NASTALA
CHECKED BY	RICHARD NASTALA
SCALE	3/8" = 1'-0"
DRAWING NO.	

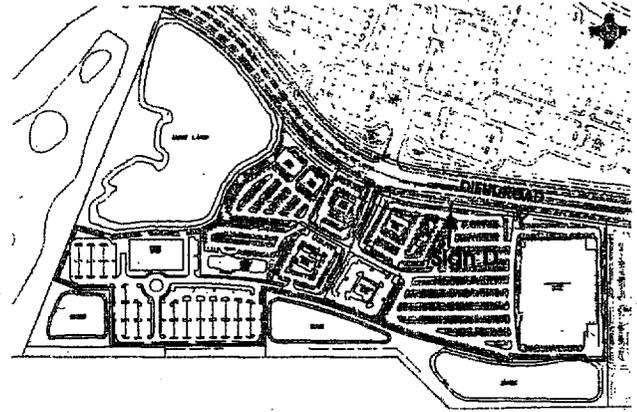
Poblocki & Sons
 ARCHITECTURAL SERVICES
 552 SOUTH 70TH STREET
 MILWAUKEE, WI 53214
 TEL: 414-483-4010
 FAX: 414-483-8010



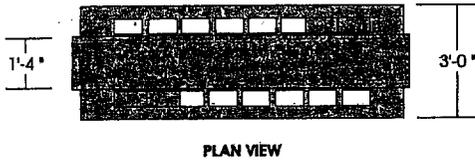
Ordinance No. 2050
 Approving Revised Preliminary PUD Plans, Revised Preliminary Plat of Resubdivision,
 Revised Office Park and Commercial Center Use Area Designations, Site Specific
 Amendments Exceptions and Determinations, Cantera Subarea I

EXHIBIT 6 CONT.
ATTACHMENT IID – MONUMENT SIGN D

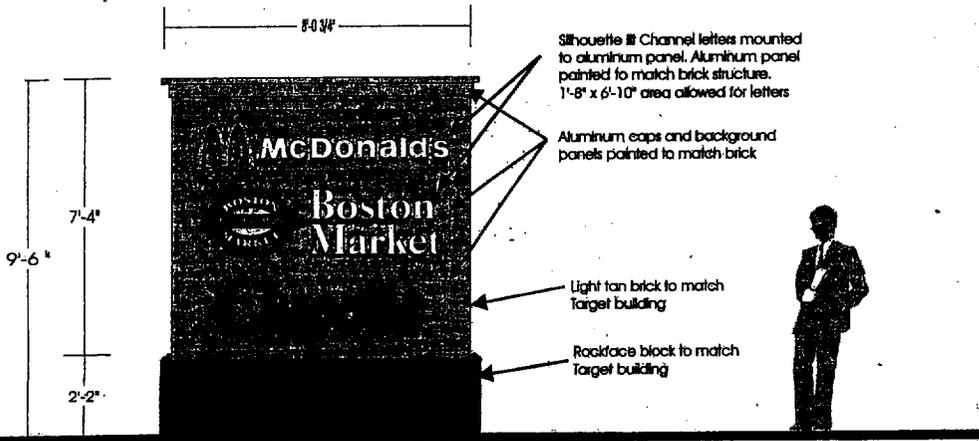
Warrenville, Illinois
 March 20, 2003
 ONE (1) D/F Masonry
 Monument Sign



SIGN D



PLAN VIEW



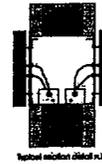
ELEVATION

Silhouette III Channel letters mounted to aluminum panel. Aluminum panel painted to match brick structure. 1'-8" x 6'-10" area allowed for letters

Aluminum caps and background panels painted to match brick

Light tan brick to match Target building

Rockface block to match Target building



SPECIFICATIONS:

TENANT LETTERS

Silhouette III Channel letters
 All letters to be fabricated of aluminum. 5" deep returns painted to match aluminum face. Letters to have 3/16" clear lexan backs. All letters to be lighted with 6500 white neon pumped argon. All letters stock off background panel 1/2" using stainless steel or aluminum studs.

PROJECT	WARRENVILLE, IL
DATE	03/20/03
DESIGNER	Richard Nestola
DATE	March 20, 2003
SCALE	3/8" = 1'-0"
DRAWING NO.	

Pohlack & Sons
 ARCHITECTURAL SIGNAGE
 802 SOUTH 70TH STREET
 WARRENVILLE, ILLINOIS 60059
 TEL: 630-463-4010
 FAX: 630-463-8070

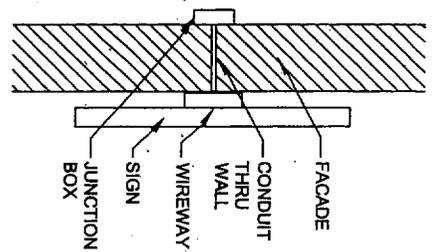


Ordinance No. 2050

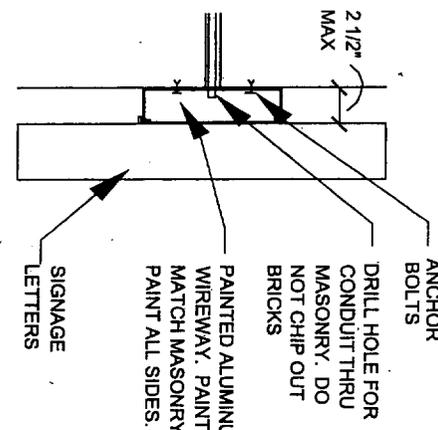
Approving Revised Preliminary PUD Plans, Revised Preliminary Plat of Resubdivision,
 Revised Office Park and Commercial Center Use Area Designations, Site Specific
 Amendments Exceptions and Determinations, Cantera Subarea I

EXHIBIT 6 CONT.

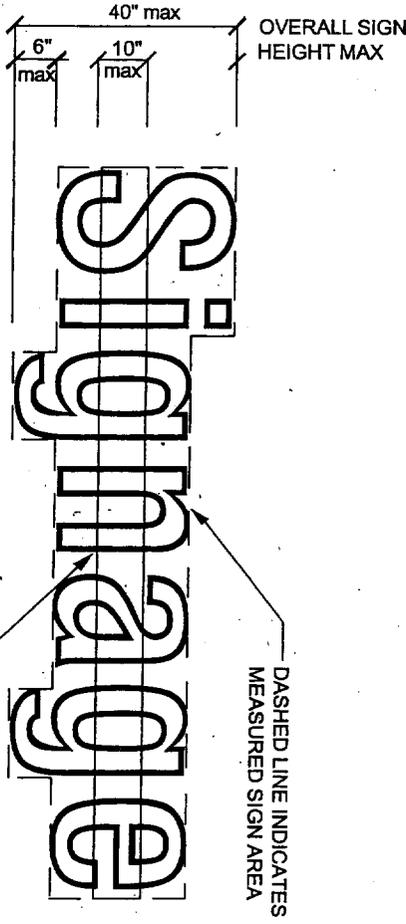
ATTACHMENT IIIA – WALL SIGN MEASUREMENT DIAGRAM



WALL SECTION
NO SCALE



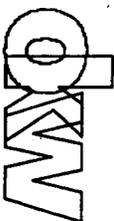
DETAIL SECTION
NO SCALE



UPPER AND LOWER CASE SIGNS
NO SCALE

NOTE:
 1. VERIFY WITH GOVERNING AUTHORITIES PERMISSIBLE SIGN HEIGHTS AND AREA.
 2. SUBMIT SIGN SHOP DRAWING TO LANDLORD SHOWING ALL DIMENSIONS, COLORS, AND MATERIALS. SHOP DRAWING SHALL SHOW SIGN LOCATION ON BUILDING. SHOP DRAWINGS ARE TO BE SUBMITTED PRIOR TO FABRICATION.

3. IT IS THE SIGN CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL APPLICABLE PERMITS.
 4. DIMENSIONS SHOWN ARE PER LANDLORD CRITERIA AND ARE SUBJECT TO LOCAL CODES AND ORDINANCES.

	Ollie Koglin Wilson Architect 600 West Jackson Boulevard Chicago, Illinois 60601 T 312.786.7777 www.dkwarchitects.com	CANTERA SUB AREA I LOTS 1-7 WARRENVILLE, ILLINOIS SIGNAGE EXHIBIT	SHEET NO.: 1 of 2
	DATE: 03.24.03 OKW JOB NO.: 02069	INITIALS: EDW	

Ordinance No. 2050
 Approving Revised Preliminary PUD Plans, Revised Preliminary Plat of Resubdivision,
 Revised Office Park and Commercial Center Use Area Designations, Site Specific
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**EXHIBIT 6 CONT.
 ATTACHMENT IIIB – WALL SIGN MEASUREMENT DIAGRAM**

