

## ORDINANCE NO. O2018-22

**AN ORDINANCE APPROVING A REVISED PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN AND A PRELIMINARY PLAT OF SUBDIVISION; CONDITIONAL AMENDMENTS TO THE CANTERA DEVELOPMENT CONTROL REGULATIONS AND CANTERA GENERAL SITE PLAN DOCUMENTS; CONDITIONAL RE-DESIGNATION OF LAND USES ON CANTERA SUBAREA G; AND CONDITIONAL APPROVALS OF SITE SPECIFIC AMENDMENTS TO THE CANTERA DEVELOPMENT CONTROL REGULATIONS, AND OTHER RELIEF (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 2848 and 2850 Diehl Road, Warrenville, Illinois, and legally described in **Exhibit A**; and

WHEREAS, on January 25, 1991, the City approved Ordinance No. 1136 (“**PUD Ordinance**”), 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, Cantera Subarea G is subject to two declarations establishing certain obligations and restrictions on Cantera Subarea G and its development, use, operation, and improvement, including that certain Declaration of Protective Covenants, Conditions, Restrictions and Easements dated April 24, 1997 and recorded with the Office of the DuPage County Recorder as Document No. R97-057644 on April 25, 1997 (“**Declaration One**”), and that certain Declaration of Easements, Covenants and Restrictions dated April 24, 1997 and recorded with the Office of the DuPage County Recorder as Document No. R97-057647 on April 25, 1997, as amended by that certain First Amendment to Declaration of Easements, Covenants and Restrictions dated April 1, 1998 and recorded with the Office of the DuPage County Recorder as Document No. R98-061045 on April 2, 1998 (“**Declaration Two**”); and

WHEREAS, Owner’s Property is currently improved with a 17-screen movie theater and event center and associated surface parking lots (“**Theater Complex**”); 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 ("**Lot G-12**" or the "**Property**"); and (ii) a 21.475-acre lot ("**Lot G-13**"); and

WHEREAS, Applicant also desires to develop the Property as a residential planned unit development consisting of a single 242-unit, four-story apartment building ("**Apartment Building**") with a 366-space interior parking garage and a 107-space surface parking lot ("**Proposed Development**"); and

WHEREAS, pursuant to Sections 7 and 8 and Table 2A of the Zoning Ordinance and Section III.C of the Development Control Regulations, and with the consent of the Owner, Applicant has requested approval of a revised preliminary planned unit development plan for the Proposed Development on the Property ("**Revised Preliminary PUD Plan**"); and

WHEREAS, pursuant to Article 6 of the Subdivision Control Ordinance for the City of Warrenville ("**Subdivision Control Ordinance**"), and with the consent of the Owner, Applicant has also requested approval of a preliminary plat of subdivision for the Subdivision ("**Preliminary Plat of Subdivision**"); and

WHEREAS, Applicant has also requested conditional approval of (i) text amendments to the Development Control Regulations and the General Site Plan Documents to add "Multi-Family Use Area" to the list of uses permitted within Cantera Subarea G ("**Text Amendments**"); (ii) a land use redesignation pursuant to Section IV.C of the Development Control Regulations to redesignate Lot G-12 as a Multi-Family Use Area ("**Land Use Re-Designation**"); (iii) major amendments to the Approved PUD to include the Revised Preliminary PUD Plan and associated documents ("**Major PUD Amendments**"); and (iv) various site specific amendments from the Use Area Design Standards set forth in Section V of the Development Control Regulations and the Additional Standards for Uses and Structures set forth in Section VI of the Development Control Regulations ("**Site Specific Amendments**") (collectively, the Text Amendments, the Land Use Re-Designation, the Major PUD Amendments, and the Site Specific Amendments are the "**Requested Conditional Relief**"); and

WHEREAS, pursuant to Section 8.F.4 of the Zoning Ordinance and Appendix D of the Development Control Regulations, the Text Amendments, Land Use Re-Designation, and Revised Preliminary PUD Plan constitute "major amendments" to the Approved PUD ("**Major Amendments**"); and

WHEREAS, a public hearing by the Plan Commission to consider an initial version of the Requested Conditional Relief was duly published in the *Daily Herald* on January 24, 2018 and was convened on February 8, 2018 and continued to March 22, 2018 and April 5, 2018, during which hearing evidence and testimony was received by the Plan Commission; and

WHEREAS, following the public hearing on February 8, 2018, the Applicant and Owner revised the application to address comments received at the public hearing and submitted a revised application requesting the Requested Conditional Relief; and

WHEREAS, on April 5, 2018, the Plan Commission adopted Findings of Fact, Project Number 2017-0885, recommending that the Mayor and the City Council approve the Requested Conditional Relief; and

WHEREAS, the Mayor and the City Council have determined that, subject to and contingent upon the conditions, restrictions, and provisions of this Ordinance, the Revised Preliminary PUD Plan complies with the required standards for planned unit developments as set forth in Section 8 of the Zoning Ordinance and Section III of the Development Control Regulations, and the Preliminary 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 Conditional Relief, 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 Revised Preliminary PUD Plan.** In accordance with Section 8 of the Zoning Ordinance and Section III of the Development Control Regulations, and subject to, and contingent upon, the conditions, restrictions, and provisions set forth in this Ordinance, including specifically, but without limitation, Sections 7, 8, and 9 of this Ordinance, the Revised Preliminary PUD Plan for the Property, consisting of the following Exhibits B through F (referred to as the "**Revised Preliminary PUD Documents**"), is hereby approved; provided, however, that any signage depicted on the Revised Preliminary PUD Documents is not approved unless a site-specific amendment for the sign is granted in accordance with the Development Control Regulations:

A. The **Preliminary Engineering Plans**, prepared by Haeger Engineering, with a latest revision date of March 6, 2018, consisting of six (6) sheets, a copy of which is attached as **Exhibit B**, and by this reference, made a part of this Ordinance ("**Preliminary Engineering Plans**").

B. The **Site Photometric Plan**, prepared by Timberlake Engineering, with a latest revision date of March 28, 2018, consisting of one (1) sheet, a copy of which is attached as **Exhibit C** and, by this reference, made a part of this Ordinance.

C. The **Preliminary Plat of Subdivision**, prepared by Woolpert, Inc., with a latest revision date of March 1, 2018, consisting of two (2) sheets, a copy of which is attached as **Exhibit D** and, by this reference, made a part of this Ordinance ("**Preliminary Plat**").

D. The following documents prepared by VE Design Management, each with a latest revision date of March 20, 2018, copies of which are attached as **Group Exhibit E** and, by this reference, made a part of this Ordinance:

1. The **Building Perspectives**, consisting of two (2) sheets, labeled COVER and REND-1;
2. The **Site Layout**, consisting of one (1) sheet, labeled G0.2;
2. The **Floor Plans**, consisting of four (4) sheets, labeled A0.1 to A0.4;

3. The **Roof Plan**, consisting of one (1) sheet, labeled A0.5;
4. The **Building Elevations**, consisting of three (3) sheets, labeled A5.1 to A5.3;
5. The **Color Scheme**, consisting of one (1) sheet, labeled A5.4; and.
6. The **Building Section**, consisting of one (1) sheet, labeled AS1.1.

F. The **Concept Landscape Plan**, prepared by DeLong Landscape Associates, with a latest revision date of March 7, 2018, consisting of one (1) sheet, labeled L-1 a copy of which is attached as **Exhibit F** and, by this reference, made a part of this Ordinance (collectively, Exhibits B through F are the "**Revised Preliminary PUD Documents**").

**SECTION 3: Approval of the Preliminary Plat of Subdivision.** Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in this Ordinance, including specifically, but without limitation, Sections 7, 8, and 9 of this Ordinance, the Preliminary Plat of Subdivision for the Property, titled "Preliminary Plat of Subdivision of Lot 10 in the Resubdivision of Lot 6 in the Resubdivision of Lot 1 in Cantera Subarea 'G'," prepared by Woolpert, Inc., with a latest revision date of March 1, 2018, and consisting of two (2) sheets, a copy of which is attached as Exhibit D ("**Preliminary Plat**"), which contemplates the subdivision of Owner's Property into two lots of record: (i) a 5.425-acre lot ("**Lot G-12**" or the "**Property**"); and (ii) a 21.475-acre lot ("**Lot G-13**"), shall be, and is hereby, approved.

**SECTION 4: Conditional Approval of Text Amendments to the Development Control Regulations.** At the request of Applicant, and as part of the preliminary approval process for the Revised Preliminary PUD Plan, the City has considered, on a conditional and preliminary basis, certain text amendments to Subsection C, titled "Controls Over the Location And Size of Areas," of Section IV, titled "Use Area Regulations," of the Development Control Regulations and Exhibit A of the General Site Plan Documents of the Development Control Regulations to include "Multi-Family Use Area" as a permitted use within Subarea G ("**Text Amendments**"). Subject to and contingent upon the conditions and restrictions set forth in Sections 7, 8, and 9 of this Ordinance, and in accordance with Section III.C of the Development Control Regulations and Section 7.B of the Zoning Ordinance, the Text Amendments are hereby conditionally approved.

**SECTION 5: Conditional Approval of Land Use Re-Designation.** At the request of Applicant, and pursuant to Section IV.C of the Development Control Regulations, the City has considered, on a conditional and preliminary basis, a land use re-designation to designate the Property as a Multi-Family Use Area ("**Land Use Re-Designation**"). Subject to and contingent upon the conditions and restrictions set forth in Sections 7, 8, and 9 of this Ordinance, the Land Use Re-Designation is hereby conditionally approved.

**SECTION 6: Conditional Approval of Certain Site Specific Amendments to the Standards Set Forth in the Development Control Regulations.** At the request of Applicant, and as part of the preliminary approval process for the Revised Preliminary PUD Plan, the City has considered, on a conditional and preliminary basis, certain Site Specific Amendments to the standards set forth in the Development Control Regulations. In accordance with and pursuant to Section 8.C.5 of the Zoning Ordinance, Section III.B of the Cantera Development Control Regulations, and subject to the conditions and restrictions set forth in Sections 7, 8, and 9 of this Ordinance, the following Site Specific Amendments are conditionally approved: standards set forth in the Development Control Regulations.

Area: A. Site Specific Amendments to the Design Standards within the Multi-Family Use

1. Minimum Size of Multi-Family Use Area. Reduce the minimum size of a multi-family use area, as set forth in Section V.I.1 of the Development Control Regulations, from 20 acres to 5.425 acres.

2. Allowed Density of Dwelling Units Per Acre. Increase the maximum allowed density of multi-family units, as set forth in Section V.I.2 of the Development Control Regulations, from 15 dwelling units per acre to 45 dwelling units per acre.

3. Minimum Size of Studio Apartment. Reduce the minimum size of studio apartment dwelling units, as set forth in Section V.I.3.d of the Development Control Regulations, from 600 square feet to 500 square feet.

4. Perimeter Building Setback. Reduce the minimum perimeter building setback requirement, as set forth in Section V.I.4.b of the Development Control Regulations, from 30 feet to 10.4 feet from the east property line.

5. Parking within Perimeter Building Setback. Allow parking within the required perimeter building setback, when such parking is prohibited by Section V.I.7.a of the Development Control Regulations, as follows:

- a. East property line: allow parking up to the property line;
- b. North property line: allow parking to encroach up to 19.5 feet into the 30-foot perimeter building setback;
- c. South property line: allow parking to encroach up to 18 feet into the 30-foot perimeter building setback; and
- d. West property line: allow parking to encroach up to 20.7 feet into the 30-foot perimeter building setback.

6. Space Required Between Multi-Family Buildings and Parking Areas. Reduce the minimum parking setback required between parking areas and multi-family buildings, as set forth in Section V.I.7.b(1) of the Development Control Regulations, from 25 feet to:

- a. 15.2 feet for the south building façade;
- b. 16.1 feet for the east building façade;
- c. 13.6 feet for the north building façade; and
- d. 24.3 feet for the west building façade.

7. Number of Dwelling Units Permitted Per Floor and Per Building. Increase the maximum number of dwelling units allowed per floor in a multi-family building, as set forth in Section V.I.9.a of the Development Control Regulations, from eight to 65 and the total maximum number of dwelling units allowed in a multi-family building, as set forth in Section V.I.9.a of the Development Control Regulations, from 24 to 242.

8. Hip and Gable Roof Design, Height Modulation, and Dormer and Chimney Requirements – Multi-Family Building. Eliminate requirements for multi-family buildings to have hip and gable roof design, height modulation, and dormers and chimneys, as set forth in Sections V.I.9.b, V.I.9.e, and V.I.9.i of the Development Control Regulations.

9. Trim or Shutter Requirement – Multi-Family Buildings. Reduce the requirement that trim or shutters be used around doors and windows, as set forth in

Section V.I.9.e of the Development Control Regulations, subject to final approval of the City.

10. Minimum Landscape Coverage. Reduce the minimum landscape coverage requirement, as set forth in Section V.I.11 of the Development Control Regulations, from 40 percent to approximately 29.82 percent.

C. Site Specific Amendments to the Additional Standards for Uses and Structures:

1. Parking Requirements for Multi-Family Buildings. Reduce the parking requirements for multi-family dwelling units, as set forth in Section VI.B.1 of the Development Control Regulations, from two spaces for one-bedroom and studio units, three spaces for two-bedroom units, and four spaces for three-bedroom units to 1.954 spaces per unit (any size) or 1.37 spaces per bedroom.

2. Perimeter Landscaping. Reduce the 30-foot perimeter landscape area required around a multi-family development parcel, as set forth in Section VI.C.5.b of the Development Control Regulations, to the following:

- a. East property line: 0 feet;
- b. North property line: 10.5 feet;
- c. South property line: 0 feet; and
- d. West property line: 9.3 feet.

3. Wall Signs. Allow a wall sign not to exceed six-feet-eight-inches high by 12 feet wide that reads "V Vanguard" or otherwise identifies the name of the Proposed Development as may be approved from time to time by the City Director of Community and Economic Development, to be installed on the each of the north, east, west, and south facades of the Building, when wall signs are prohibited in multi-family use areas pursuant to Section VI.D.4 of the Development Control Regulations.

**SECTION 7: Conditions.** Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Development Control Regulations, the City Code, the Zoning Ordinance, or the Subdivision Control Ordinance or any other rights the Applicant may have, the approvals granted in Sections 2, 3, 4, 5, and 6 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, including the Development Control Regulations, as the same have been or may be amended from time to time, except to the extent specifically provided otherwise in this Ordinance.

2. Submission of the Final Development Plan and the Final Plat. Within the applicable timeframe provided in Section 2.B.8.c(4) of the Zoning Ordinance, the Applicant shall work diligently and do all work necessary to apply for and present to the City a final planned development plan for the Proposed Development on the Property ("**Final PUD Plan**") and a final plat of subdivision ("**Final Plat**"), which shall be in substantial conformance with the Revised Preliminary PUD Plan and the Preliminary Plat, respectively, and otherwise comply with the provisions of the Zoning Ordinance, Section

III of the Development Control Regulations, the Subdivision Control Ordinance, and the Conditions set forth in this Section. The Final PUD Plan and the Final Plat must be approved by ordinance pursuant to Section III of the Development Control Regulations and Appendices A, B, C, and D to the Development Control Regulations and the Subdivision Control Ordinance prior to issuance of any demolition or building permits for any development on the Property. The redevelopment, use, operation, and maintenance of the Property shall comply with the ordinance approving the Final PUD Plan and the Final Plat except for minor changes and site work approved in accordance with all applicable City ordinances and standards.

B. Conditions Related to Outstanding Subarea G Issues. In conjunction with the Final PUD Plan application, review, and approval process for the Proposed Development, the Applicant and Owner shall submit detailed plans and a financial guarantee acceptable to the City that together will ensure the following outstanding Subarea G deficiencies are rectified in a timely and high-quality manner:

1. Sanitary Sewer Capacity. The Applicant and/or Owner shall purchase additional wastewater treatment capacity from Naperville for the proposed full buildout of Cantera Subarea G. The final amount of additional wastewater treatment capacity shall be determined by the City of Warrenville in conjunction with the review and approval of the Final PUD Plan for the Proposed Development. 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.

2. Monument and Wayfinding Signage. The Applicant shall provide as part of the Final PUD Plan detailed plans and construction/funding commitments for the implementation of a comprehensive and high-quality entrance monument and site wayfinding signage program for Cantera Subarea G. The entrance monument signage should effectively identify existing and proposed businesses/land uses located within Subarea G to motorists traveling on the public roadways that border the north, east, and south edges of the Subarea G. Internal site wayfinding signage should facilitate efficient and safe on-site navigation of vehicular and pedestrian traffic to all businesses/land uses in the Theater Complex, including the proposed Apartment Building.

3. Parking Lot Pavement. A detailed parking lot pavement assessment and rehabilitation plan shall be prepared and provided for City review and approval prior to or in conjunction with the Final PUD Plan and Final Plat applications for the Proposed Development. Said pavement rehabilitation plan should include scope of work, responsible party, and schedule for the necessary pavement improvements.

4. Detention Pond(s) Landscaping. A detailed plan for the rehabilitation of the native plantings on the side slopes of the Subarea G detention ponds shall be submitted for City review and approval prior to or in conjunction with the Final PUD Plan and Final Plat applications for the Proposed Development. Said plan should identify the scope of work, responsible party, and schedule of potential improvements throughout Cantera Subarea G.

5. Landscaping/Ash Trees. All dead/dying parkway Ash trees along Winfield and Diehl Road frontages of Subarea G must be replaced with City-approved tree species. A detailed replacement plan and schedule for the dead and dying parkway Ash trees along the Winfield and Diehl Road frontages of Subarea G shall be provided to the City prior to

or in conjunction with Final PUD Plan and Final Plat applications for the Proposed Development.

6. Pedestrian System Improvements. The Applicant and Owner shall coordinate on the preparation of a detailed pedestrian system assessment and improvement plan for Cantera Subarea G, which plan must be provided to the City prior to or in conjunction with Final PUD Plan and Final Plat applications for the Proposed Development. Said plan shall identify where additional signage, pavement markings and sidewalk connections are appropriate, who will be responsible for implementing system improvements, and schedule for implementing same.

7. Amendments of Declaration One and Declaration Two Regarding Parking Sharing and Other Use Restrictions and Limitations. Amendments to Declaration One and Declaration Two to avoid any conflict with the Conditional Requested Relief for the Proposed Development of Lot G-12 shall be submitted for City review and approval in conjunction with the Final PUD Plan application for the Proposed Development. Such amendments shall include, without limitation, modification of any easements, covenants and restrictions governing the shared use of parking within Cantera Subarea G, use of roads for ingress and egress, limitations on residential uses, limitations on common area lighting, and other provisions as necessary.

8. Nature Trail Upgrade. Unless prohibited by the United States Army Corps of Engineers, the "Nature Trail" noted in the Preliminary Engineering Plan along the north and west sides of the existing detention facility adjacent to the west edge of the Proposed Development shall be replaced with a six-foot wide asphalt path in conjunction with the development of the Proposed Development. A park quality, weather resistant seating bench shall be installed along this path improvement project. Said work shall be illustrated on the Final PUD Plan the Proposed Development.

C. Compliance with Preliminary Engineering Plan Review Memo. The Final PUD Plan and the Final Plat shall comply with and address the review comments and requests contained in the Preliminary Engineering Plan Review Memo prepared by James J. Benes and Associates, Inc. and dated February 12, 2018.

D. Existing Surface Parking Lots. All existing surface parking lot pavement that will remain as part of the Proposed Development shall be resurfaced in conjunction with the construction of the Proposed Development.

E. Irrigation Plans. Detailed irrigation plans for the Property shall be submitted with the Final PUD Plan and application for the Proposed Development. Unless otherwise approved as part of the Final PUD process, said plans shall show how the adjacent detention ponds will be used to provide the water source for the irrigation system.

F. Electric Vehicle Charging Stations. A minimum of two electric vehicle charging stations shall be provided in Final PUD Plan and constructed as part of the Proposed Development.

G. Snow Chute. A snow chute or roof shall be incorporated into the final design of the parking garage in the Final PUD Plan for the Proposed Development.

H. Photometric Plans. Detailed site and parking garage lighting and photometric plans shall be prepared and submitted with the Final PUD Plan and application for Proposed

Development. Said plans shall reflect that all new exterior parking lot fixtures will coordinate with the design and light color of other existing parking lot fixtures in Subarea G, including the new Chuy's restaurant project.

I. Back-Up Generator. Detailed cut sheets for the proposed back-up generator shall be submitted with the Final PUD Plan and application for the Proposed Development.

J. Wall Sign. The project-identification wall signs conditionally approved in Paragraph 6.C.3 of this Ordinance shall either be non-illuminated or have backlit solid letters.

K. Fire Code Compliance. The Final PUD Plan must comply with City Code supported comments and requests outlined in the Warrenville Fire Protection District Review Memorandum dated April 4, 2018.

L. Responsible Parties. Applicant must identify, as part of the Final PUD Plan, the legal owner, developer, and any other applicable entities that will be responsible for the ownership, development, and operation of the Proposed Development, each of which must be registered and in good standing with the Illinois Secretary of State.

**SECTION 8: Effect of Approvals**. The approvals documented in this Ordinance do not authorize the development or improvement of the Property in any manner.

**SECTION 9: Invalidation of Approvals**.

A. If the Applicant fails to comply with any of the terms or conditions set forth in this Ordinance or with the applicable codes and ordinances of the City, then the approvals granted in this Ordinance shall be immediately rendered null, void and of no further force or effect.

B. If a Revised Preliminary PUD Plan or a Final PUD for the Proposed Development is not approved by the City Council within seven years after the approval of this Ordinance, then the approvals in this Ordinance shall automatically become null and void and of no force or effect.

**SECTION 10: 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 11: Effective Date**. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

*[Voting record and signature page follows]*

PASSED THIS \_\_\_\_ day of \_\_\_\_\_, 2018.

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED THIS \_\_\_\_ day of \_\_\_\_\_, 2018.

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MAYOR

ATTEST:

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CITY CLERK

#56571298\_v4

LIST OF EXHIBITS

EXHIBIT A	LEGAL DESCRIPTION OF THE OWNER'S PROPERTY
EXHIBIT B	PRELIMINARY ENGINEERING PLANS
EXHIBIT C	SITE PHOTOMETRIC PLAN
EXHIBIT D	PRELIMINARY PLAT OF SUBDIVISION
EXHIBIT E	BUILDING PERSPECTIVES, SITE LAYOUT, FLOOR PLANS, ROOF PLAN, BUILDING ELEVATIONS, COLOR SCHEME, AND BUILDING SECTION
EXHIBIT F	CONCEPT LANDSCAPE PLAN

**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.

# CANTERA SUBAREA G MULTI-FAMILY DEVELOPMENT PRELIMINARY ENGINEERING PLANS

SECTION 2 TOWNSHIP 38 NORTH RANGE 9 EAST  
WARRENVILLE, ILLINOIS  
DuPAGE COUNTY

**CITY OF WARRENVILLE**  
Public Works  
3S346 Mignin Drive  
Warrenville, IL 60555  
Tel: 630-393-9050

**CITY OF WARRENVILLE**  
Community Development  
3S258 Manning Avenue  
Warrenville, IL 60555  
Tel: 630-393-9050

**OWNER / DEVELOPER:**  
Covington Realty Partners  
135 N. Meramec Avenue, Suite 500  
Clayton, MO 63105  
Tel: 314-727-2424  
Fax: 314-727-2434

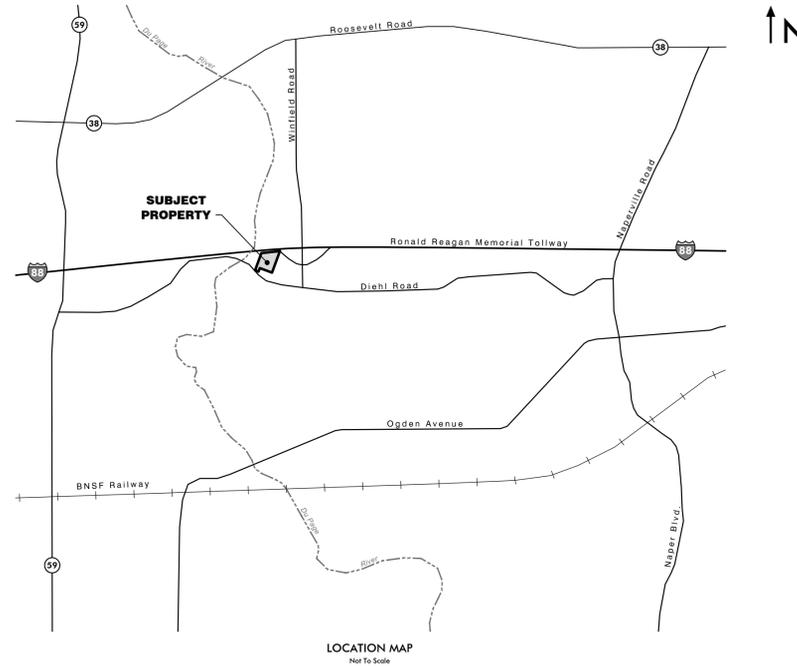
**PREPARED BY:**  
Haeger Engineering LLC  
Illinois Prof. Design Firm #184-003152  
1304 N. Plum Grove Road  
Schaumburg, IL 60173  
Tel: 847-394-6600  
Fax: 847-394-6608  
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**ARCHITECT**  
VE Design Group  
520 E Jackson St, Suite 2  
Willard, MO 65781  
Tel: 417-612-2913

**LANDSCAPE ARCHITECT**  
DeLong Landscape Associates  
7620 West Bruno Ave  
St. Louis, MO 63117  
Tel: 314-346-4856

**BENCHMARKS:**

**Site Benchmark:**  
CP # 100 (See Sheet C2.0)  
Description: Cross Notch  
Elevation: 703.33 NAVD 88 (Geoid 12A)



INDEX TO SHEETS	
NO.	DESCRIPTION
C1.0	TITLE SHEET
C2.0	EXISTING CONDITIONS
C3.0	PRELIMINARY SITE PLAN - OVERALL
C3.1	PRELIMINARY SITE PLAN - ENLARGED
C4.0	PRELIMINARY UTILITY PLAN
C5.0	PRELIMINARY GRADING PLAN

Existing Symbol	DESCRIPTION	Proposed Symbol
	Storm Sewer Manhole	
	Catch Basin	
	Inlet	
	Flared End Section	
	Headwall	
	Area Drain	
	Sanitary Sewer Manhole	
	Clean Out	
	Storm Sewer	
	Storm Sewer Service	
	Perforated Underdrain	
	Sanitary Sewer	
	Sanitary Sewer Service	
	Combined Sewer	
	Force Main	
	Water Main	
	Water Main Service	
	Fire Hydrant	
	Valve Vault	
	Valve Box	
	B-Box	
	Well Head	
	Light Pole	
	Light Pole With Mast Arm	
	Traffic Signal	
	Traffic Signal With Mast Arm	
	Hand Hole	
	Fence	
	Guardrail	
	Pipe Bollard	
	Sign	
	Gas Valve	
	Gas Line	
	Electric Line	
	Overhead Utility Line	
	Fiber Optic Line	
	Electrical Pedestal	
	Electric Manhole	
	Guy Wire	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Telephone Line	
	Cable TV Line	
	Cable TV Pedestal	
	Flagpole	
	Mailbox	
	Handicapped Parking Stall	
	Number of Parking Stalls	
	Curb & Gutter	
	Reverse Pitch Curb & Gutter	
	Depressed Curb	
	Retaining Wall	
	Curb Elevation and Gutter/Pavement Elevation	
	Pavement Elevation	
	Sidewalk Elevation	
	Ground Elevation	
	Top of Wall Elevation	
	Bottom of Wall Elevation	
	Open Lid Frame & Grate	
	Closed Lid Frame & Lid	
	Swale	
	Hardscape Flow	
	Softscape Flow	
	Contour Line	
	Wetland	
	Wetland Buffer	
	Normal Water Level	
	High Water Level	
	Flood Plain	
	Flood Way	
	Deciduous Tree	
	Coniferous Tree	
	Bush	
	Brushline	
	Soil Boring	
	Over Land Flow Route	
	Recommended Garage Hand With Driveway Slope	



Know what's below.  
Call before you dig.

Note:  
Call 811 at least 48 hours, excluding weekends and holidays, before you dig.

Revised per City Comments  
2018.03.06  
2018.01.18

Date  
2018.03.06

No.  
2

Revision  
1

Revised per City Comments

Project Manager: J D T

Engineer: J D T

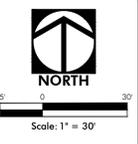
Date: 2017-12-12

Project No. 15 - 186

Sheet C1.0 / C5

**HAEGER ENGINEERING**  
consulting engineers • land surveyors  
100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608  
Illinois Professional Design Firm License No. 184-003152  
www.haegerengineering.com

**TITLE SHEET**  
**CANTERA SUBAREA G**  
**MULTI-FAMILY DEVELOPMENT**  
WARRENVILLE, ILLINOIS



Existing Site Coverage Summary

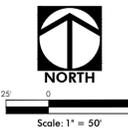
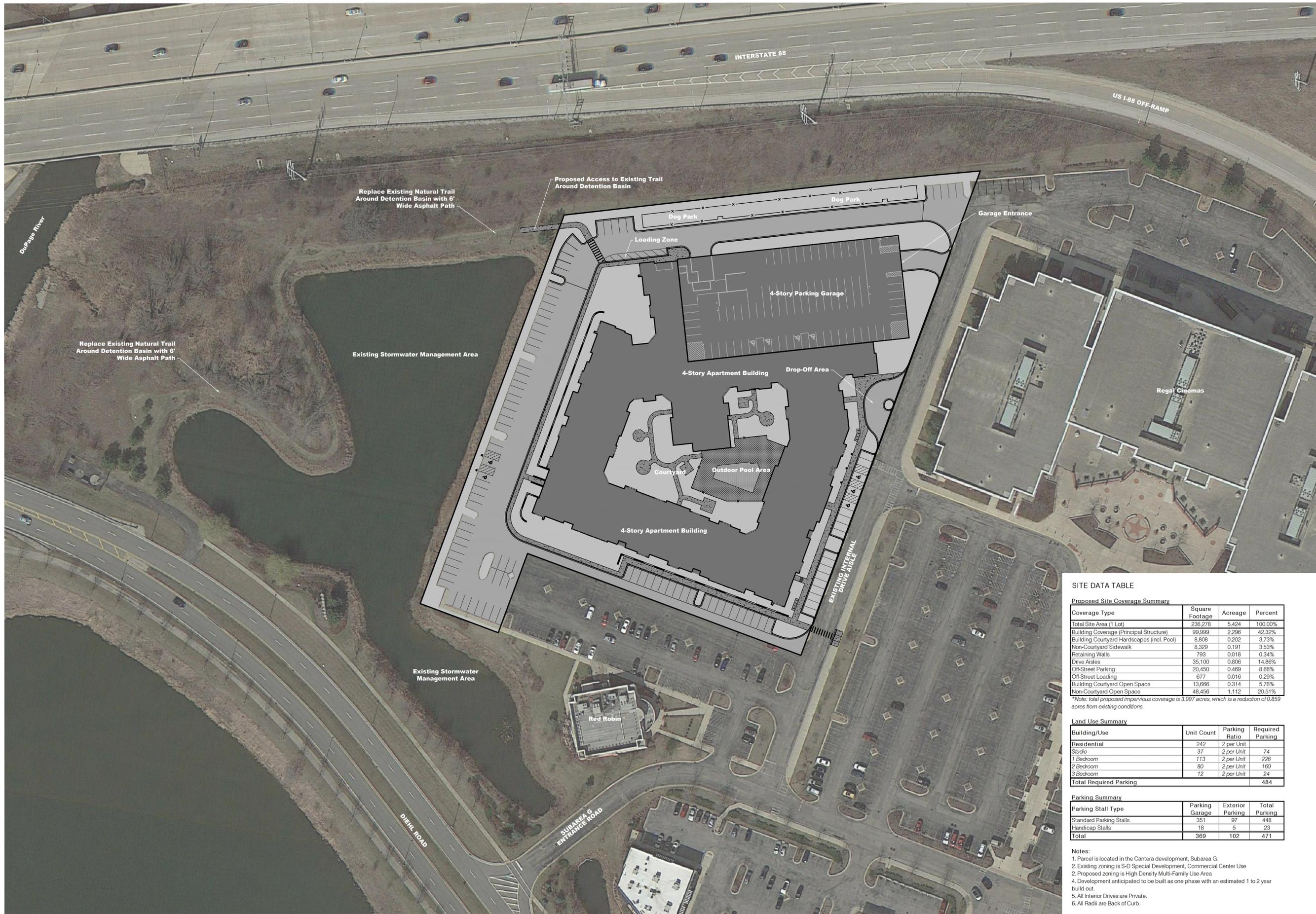
Coverage Type	Square Footage	Acreage	Percent
Total Site Area (1 Lot)	236,278	5.424	100.00%
Impervious Coverage (pvt, sidewalk, etc.)	211,590	4.857	89.55%
PerVIOUS Coverage (grass, landscaping, etc.)	24,688	0.567	10.45%

Date	Revision
2018-03-06	Revised per City Comments
2018-01-18	Revised per City Comments

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**EXISTING CONDITIONS**  
**CANTERA SUBAREA G**  
**MULTI-FAMILY DEVELOPMENT**  
 WARRENVILLE, ILLINOIS

Project Manager: J D T  
 Engineer: J D T  
 Date: 2017-12-12  
 Project No. 15 - 186  
 Sheet **C2.0** / C5



No.	Date	Revision
2	2018-03-06	Revised per City Comments
1	2018-01-18	Revised per City Comments

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 Illinois Professional Design Firm License No. 184-003132  
 www.haegerengineering.com

**PRELIMINARY**  
**SITE PLAN - OVERALL**  
**CANTERA SUBAREA G**  
**MULTI-FAMILY DEVELOPMENT**  
 WARRENVILLE, ILLINOIS

Project Manager: J D T  
 Engineer: J D T  
 Date: 2017-12-12  
 Project No. 15 - 186  
 Sheet **C3.0** / C5

**SITE DATA TABLE**

**Proposed Site Coverage Summary**

Coverage Type	Square Footage	Acreage	Percent
Total Site Area (1 Lot)	236,278	5.424	100.00%
Building Coverage (Principal Structure)	99,999	2.296	42.32%
Building Courtyard Hardscapes (incl. Pool)	8,806	0.202	3.73%
Non-Courtyard Sidewalk	8,329	0.191	3.53%
Retaining Walls	793	0.018	0.34%
Drive Aisles	35,100	0.806	14.86%
Off-Street Parking	20,450	0.469	8.66%
Off-Street Loading	677	0.016	0.29%
Building Courtyard Open Space	13,666	0.314	5.78%
Non-Courtyard Open Space	48,456	1.112	20.51%

\*Note: total proposed impervious coverage is 3.997 acres, which is a reduction of 0.859 acres from existing conditions.

**Land Use Summary**

Building/Use	Unit Count	Parking Ratio	Required Parking
Residential	242	2 per Unit	
Studio	37	2 per Unit	74
1 Bedroom	113	2 per Unit	226
2 Bedroom	80	2 per Unit	160
3 Bedroom	12	2 per Unit	24
<b>Total Required Parking</b>			<b>484</b>

**Parking Summary**

Parking Stall Type	Parking Garage	Exterior Parking	Total Parking
Standard Parking Stalls	351	97	448
Handicap Stalls	18	5	23
<b>Total</b>	<b>369</b>	<b>102</b>	<b>471</b>

- Notes:**
- Parcel is located in the Cantera development, Subarea G.
  - Existing zoning is S-D Special Development, Commercial Center Use.
  - Proposed zoning is High Density Multi-Family Use Area.
  - Development anticipated to be built as one phase with an estimated 1 to 2 year build out.
  - All Interior Drives are Private.
  - All Radii are Back of Curb.



**PAVING LEGEND**

- Standard Bituminous Pavement (New)
- Existing Pavement\*
- Grind & Resurface
- Concrete Sidewalk
- Pool Area
- Pool

\*Note: Existing pavement is either to remain or to be rehabilitated as needed (remove & replace, grind & resurface, or overlay) pending a detailed grading analysis, to be completed during final engineering.

**SITE DATA TABLE**  
Proposed Site Coverage Summary

Coverage Type	Square Footage	Acreage	Percent
Total Site Area (1 Lot)	235,278	5.424	100.00%
Building Coverage (Principal Structure)	99,999	2.295	42.32%
Building Courtyard Hardscapes (incl. Pool)	8,908	0.202	3.73%
Non-Courtyard Sidewalk	8,329	0.191	3.53%
Retaining Walls	793	0.018	0.34%
Drive Aisles	35,100	0.806	14.86%
Off-Street Parking	20,450	0.469	8.66%
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<b>Total</b>	<b>369</b>	<b>102</b>	<b>471</b>

- Notes:**
- Parcel is located in the Cantera development, Subarea G.
  - Existing zoning is S-D Special Development, Commercial Center Use.
  - Proposed zoning is High Density Multi-Family Use Area.
  - Development anticipated to be built as one phase with an estimated 1 to 2 year build out.
  - All Interior Drives are Private.
  - All Radii are Back of Curb.

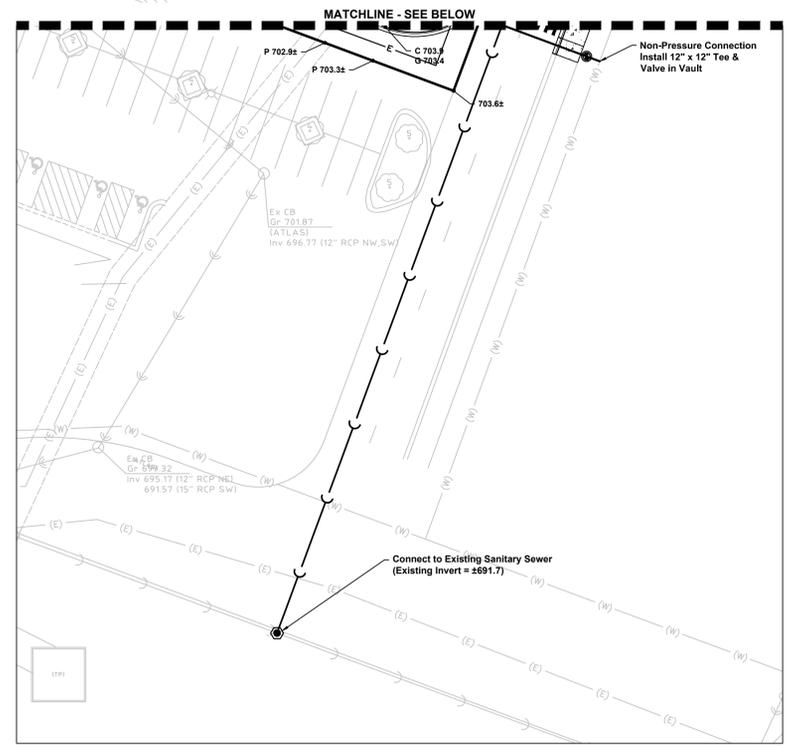
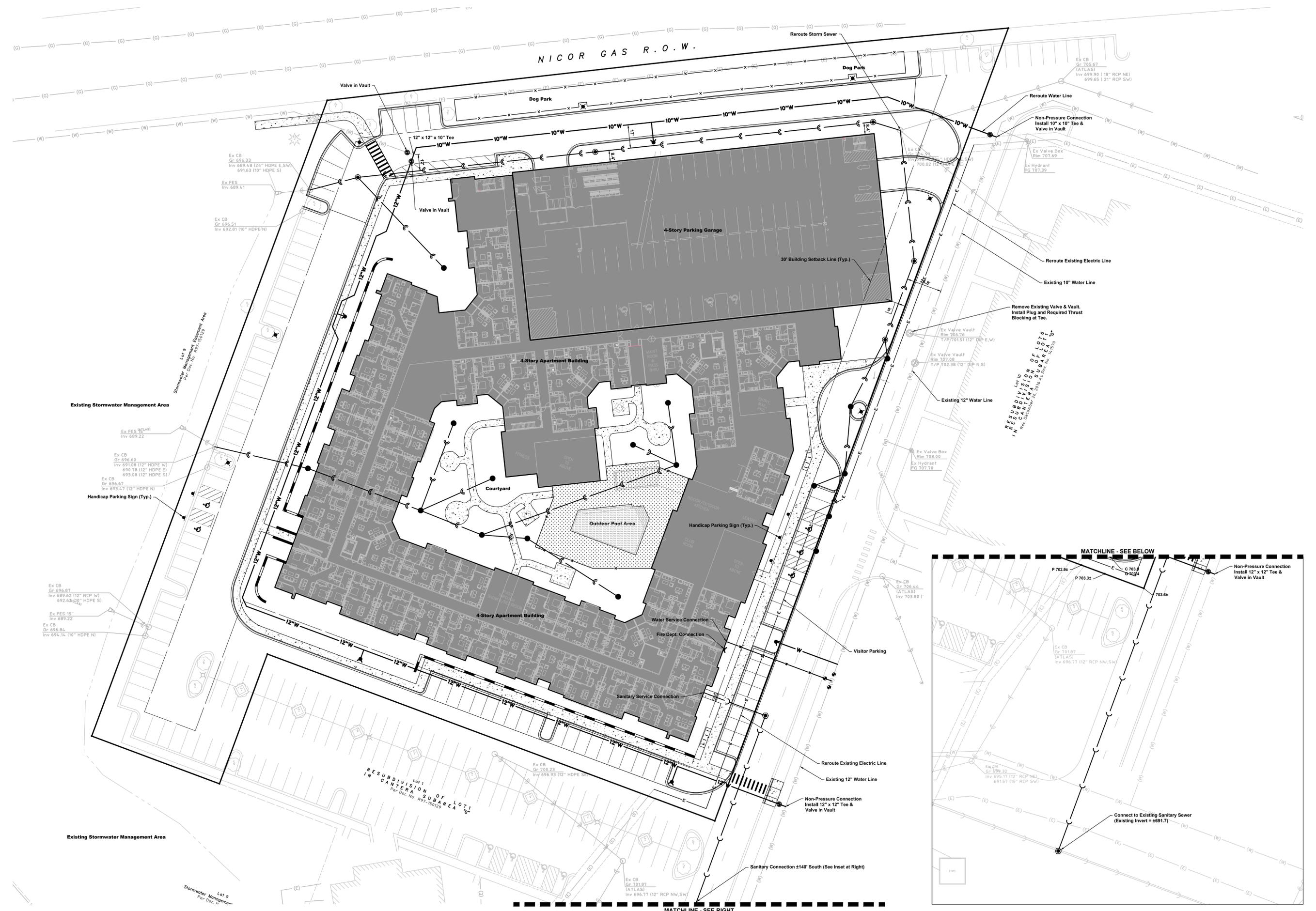
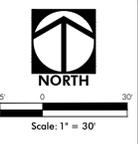
- Notes:**
- Dimensions are to back of curb unless otherwise noted.
  - Proposed signage shall be in accordance with the Cantera Declaration of Easements, Covenants, and Restrictions.
  - Curb & pavement removal & replacement areas shown are approximate. Exact limits of perimeter curb replacement, pavement replacement, and pavement rehabilitation (grind & overlay) will be determined during final engineering.
  - Any additional existing perimeter curb that is determined to be replaced shall be removed & replaced in its same location.

No.	Date	Revision
1	2018.03.06	Revised per City Comments
2	2018.01.18	Revised per City Comments

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Illinois Professional Design Firm License No. 184-003142  
www.haegerengineering.com

**PRELIMINARY**  
**SITE PLAN - ENLARGED**  
**CANTERA SUBAREA G**  
**MULTI-FAMILY DEVELOPMENT**  
WARRENVILLE, ILLINOIS

Project Manager: J D T  
Engineer: J D T  
Date: 2017-12-12  
Project No. 15 - 186  
Sheet **C3.1** / C5



No.	Date	Revision
2	2018.03.06	Revised per City Comments
1	2018.01.18	Revised per City Comments

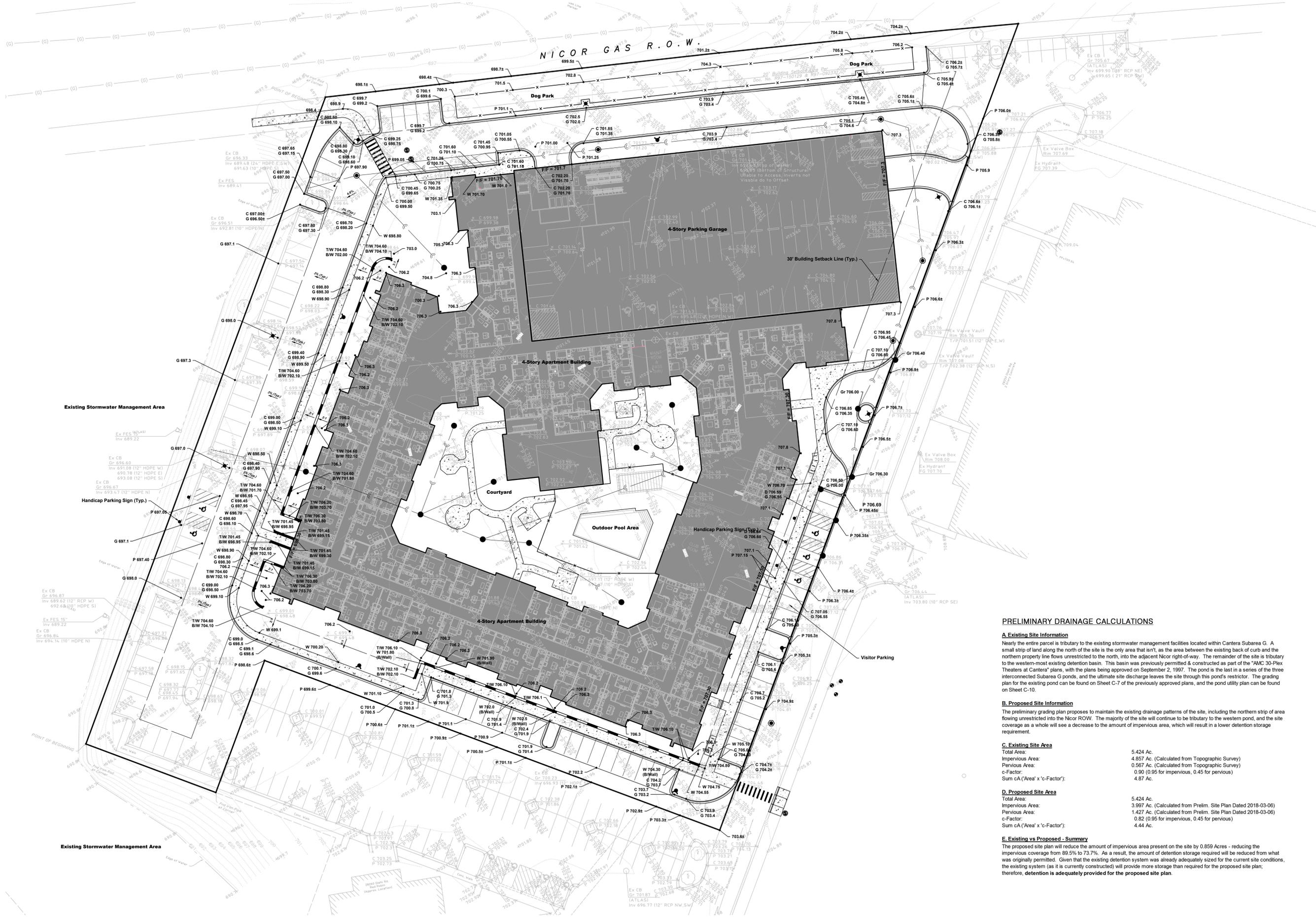
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 www.haegerengineering.com

**PRELIMINARY UTILITY PLAN**  
**CANTERA SUBAREA G**  
**MULTI-FAMILY DEVELOPMENT**  
 WARRENVILLE, ILLINOIS

Project Manager: J D T  
 Engineer: J D T  
 Date: 2017-12-12  
 Project No: 15 - 186  
 Sheet **C4.0** of C5



Scale: 1" = 30'



**PRELIMINARY DRAINAGE CALCULATIONS**

**A. Existing Site Information**  
Nearly the entire parcel is tributary to the existing stormwater management facilities located within Carnera Subarea G. A small strip of land along the north of the site is the only area that isn't, as the area between the existing back of curb and the northern property line flows unrestricted to the north, into the adjacent Nicor right-of-way. The remainder of the site is tributary to the western-most existing detention basin. This basin was previously permitted & constructed as part of the "AMC 30-Plus Theaters at Carnera" plans, with the plans being approved on September 2, 1997. The pond is the last in a series of the three interconnected Subarea G ponds, and the ultimate site discharge leaves the site through this pond's restrictor. The grading plan for the existing pond can be found on Sheet C-7 of the previously approved plans, and the pond utility plan can be found on Sheet C-10.

**B. Proposed Site Information**  
The preliminary grading plan proposes to maintain the existing drainage patterns of the site, including the northern strip of area flowing unrestricted into the Nicor ROW. The majority of the site will continue to be tributary to the western pond, and the site coverage as a whole will see a decrease to the amount of impervious area, which will result in a lower detention storage requirement.

C. Existing Site Area	
Total Area:	5.424 Ac.
Impervious Area:	4.857 Ac. (Calculated from Topographic Survey)
Pervious Area:	0.567 Ac. (Calculated from Topographic Survey)
c-Factor:	0.90 (0.95 for impervious, 0.45 for pervious)
Sum cA (Area' x c-Factor):	4.87 Ac.

D. Proposed Site Area	
Total Area:	5.424 Ac.
Impervious Area:	3.997 Ac. (Calculated from Prelim. Site Plan Dated 2018-03-06)
Pervious Area:	1.427 Ac. (Calculated from Prelim. Site Plan Dated 2018-03-06)
c-Factor:	0.82 (0.95 for impervious, 0.45 for pervious)
Sum cA (Area' x c-Factor):	4.44 Ac.

**E. Existing vs Proposed - Summary**  
The proposed site plan will reduce the amount of impervious area present on the site by 0.859 Acres - reducing the impervious coverage from 89.5% to 73.7%. As a result, the amount of detention storage required will be reduced from what was originally permitted. Given that the existing detention system was already adequately sized for the current site conditions, the existing system (as it is currently constructed) will provide more storage than required for the proposed site plan, therefore, detention is adequately provided for the proposed site plan.

No.	Date	Revision
1	2018-03-06	Revised per City Comments
2	2018-01-18	Revised per City Comments

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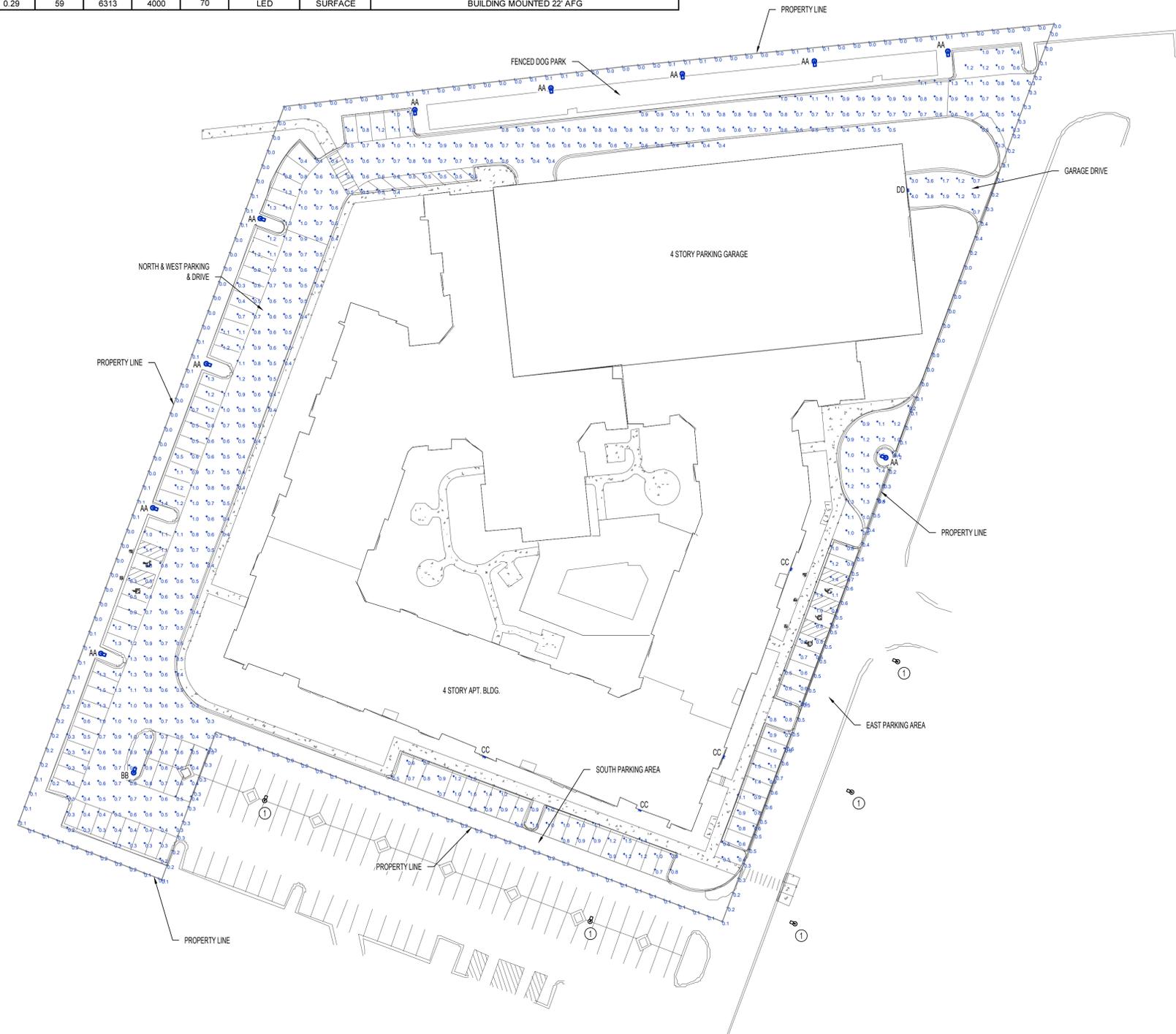
**PRELIMINARY GRADING PLAN**  
**CANTERA SUBAREA G**  
**MULTI-FAMILY DEVELOPMENT**  
WARRENVILLE, ILLINOIS

Project Manager: J D T  
Engineer: J D T  
Date: 2017-12-12  
Project No. 15 - 186  
Sheet **C5.0** / C5

EXTERIOR LIGHTING SCHEDULE												
MARK	MANUFACTURER*	MODEL NO.*	TYPE	VOLTS	AMPS	WATTS	LUMENS	CCT (°K)	CRI	LAMPS	MOUNTING	REMARKS
AA	MCGRAW EDISON	GLEON-AF-01-LED-E1-SL4-HSS	TYPE IV POLE MOUNT	208	0.29	59	5922	4000	70	LED	POLE	ON 20' SSS POLE (20' POLE ON 2' BASE = 22' MOUNTING HEIGHT)
BB	MCGRAW EDISON	GLEON-AF-01-LED-E1-SWQ	TYPE V POLE MOUNT	208	0.29	59	6564	4000	70	LED	POLE	ON 20' SSS POLE (20' POLE ON 2' BASE = 22' MOUNTING HEIGHT)
CC	MCGRAW EDISON	GWC-AF-01-LED-E1-SL3	TYPE III WALL MOUNT	208	0.29	59	6358	4000	70	LED	POLE	BUILDING MOUNTED 22' AFG
DD	MCGRAW EDISON	GWC-AF-01-LED-E1-T4FT	TYPE IV WALL MOUNT	208	0.29	59	6313	4000	70	LED	SURFACE	BUILDING MOUNTED 22' AFG

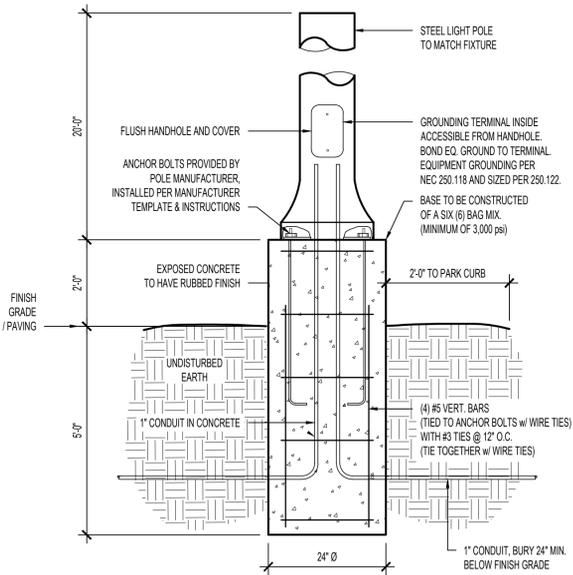
\* OR EQUAL

PHOTOMETRIC CALCULATION SUMMARY						
LABEL	UNIT	AVG	MAX	MIN	MAX/AVG	AVG/MIN
NORTH & WEST PARKING/DRIVE	FC	0.7	1.5	0.2	2.2:1	3.5:1
EAST PARKING AREA	FC	0.9	1.5	0.2	1.7:1	4.5:1
SOUTH PARKING AREA	FC	1.0	1.6	0.5	1.6:1	2.0:1
GARAGE DRIVE	FC	2.0	4.0	0.7	2.0:1	2.9:1
PROPERTY LINE	FC	0.1	0.2	0.0	2.0:1	NA
PROPERTY LINE IN DRIVE/PARKING LOT	FC	0.2	0.7	0.0	3.5:1	NA



**SITE UTILITIES / SITE LIGHTING PLAN KEY NOTES**

- 1 EXISTING POLE LIGHTS OR NEIGHBORING PROPERTY TO REMAIN. EFFECT OF THESE NEIGHBORING LIGHTS NOT FACTORED INTO THIS PHOTOMETRIC.



TYP. LIGHT POLE DETAIL

SITE PHOTOMETRIC PLAN  
SCALE: 1" = 40'



BUILDING MOUNTED LIGHT  
FITTURE TYPE 'CC' & 'DD'



POLE MOUNTED LIGHT  
FITTURE TYPE 'AA' & 'BB'

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ISSUE TITLE	DATE
ZONING REVIEW	03-28-2018

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THE REQUIREMENTS OF CHAPTER 207, RSMO.  
IN AFFIXING THIS SEAL, THE ENGINEER TAKES  
RESPONSIBILITY FOR THE WORK SHOWN  
ON THIS DRAWING ONLY, AND HEREBY DISCLAIMS  
ANY AND ALL RESPONSIBILITY FOR OTHER  
PROJECT DRAWINGS NOT DIRECTLY BEARING THIS SEAL.

**PRELIMINARY  
NOT INTENDED FOR  
CONSTRUCTION**



912 Old 63 South phone 573.875.4365  
Columbia, MO 65201 www.timberlakeengineering.com

PROJECT No. 15127 DESIGNED BY JPW  
DRAWN BY PDH CHECKED BY JPW

PROJECT  
**CANTERA SUBAREA G  
MULTI-FAMILY DEVELOPMENT**

WARRENVILLE, ILLINOIS

SHEET TITLE

SITE PHOTOMETRIC PLAN

SHEET NUMBER

**MEP3**



CALL BEFORE YOU DIG  
800-492-6123

REVISION	DATE	No.	PROJECT No.	DATE	SCALE	DES.	DR.	PK.	PER COMMENTS
			75523	12/20/17	AS SHOWN	SRK			
						SRK			2. 03/01/18 PER COMMENTS
									1. 01/25/18 PER COMMENTS

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  
**PRELIMINARY PLAT OF SUBDIVISION**

SHEET NO.

# PRELIMINARY PLAT OF SUBDIVISION

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

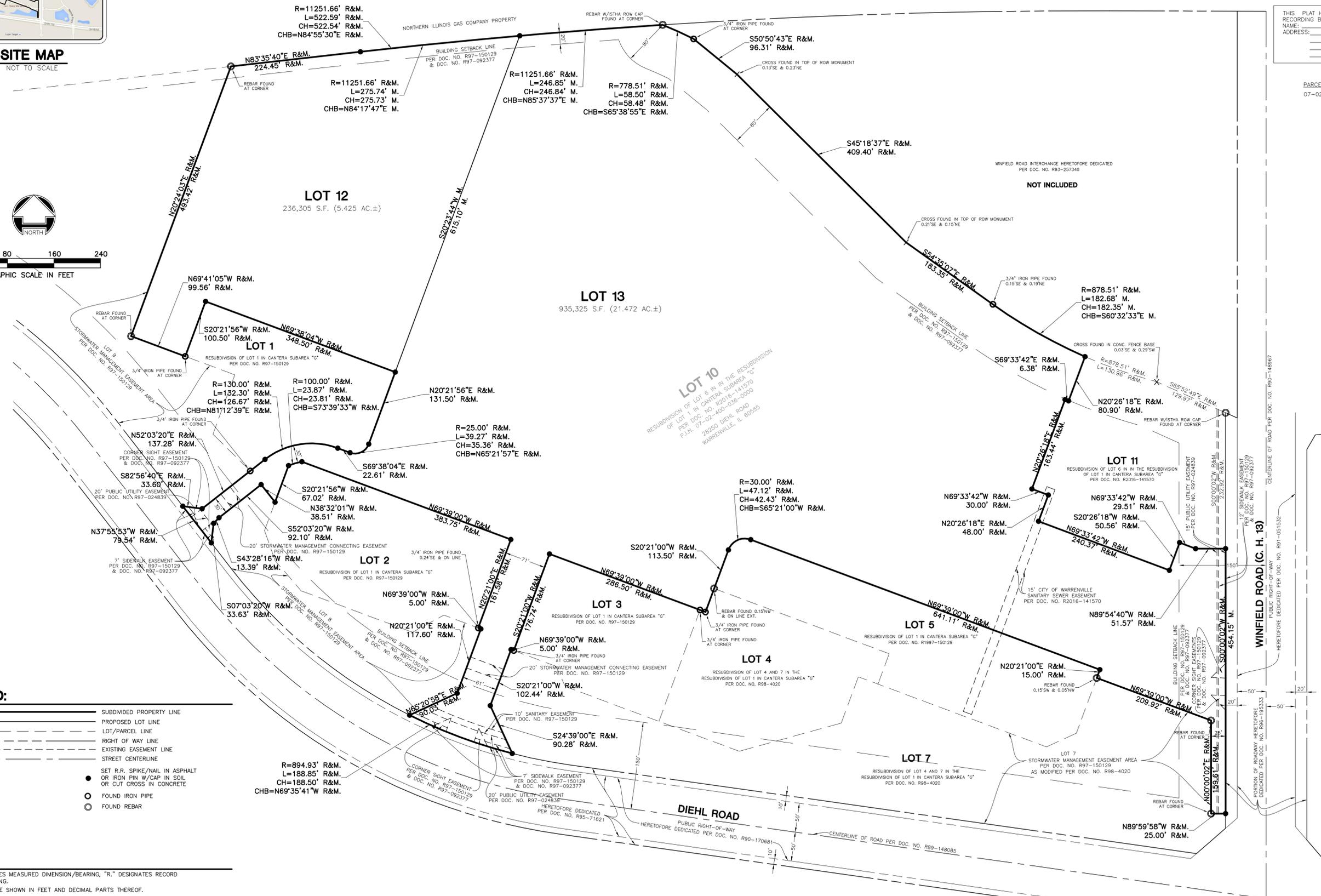
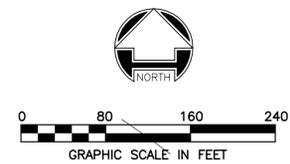
### BEING A RESUBDIVISION OF LOT 10 IN THE RESUBDIVISION OF LOT 6 IN THE RESUBDIVISION OF LOT 1 IN CANTERA SUBAREA "G" IN THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE 3RD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS.



**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

- NOTES:**
- "M." DESIGNATES MEASURED DIMENSION/BEARING, "R." DESIGNATES RECORD DIMENSION/BEARING.
  - DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
  - NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
  - THE BASIS OF MEASURED BEARINGS SHOWN HEREON IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE (NAD 83).
  - COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE.
  - REFER TO DEED OR TITLE POLICY FOR BUILDING LINES AND EASEMENTS NOT SHOWN.
  - 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>

G:\CS\Projects\Various\Drawings\75523 - ReSubPlot-R2.dwg - Plotted: Mar 01, 2018 - 9:18am

**PRELIMINARY PLAT OF SUBDIVISION  
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)

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)

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. 5TH 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: \_\_\_\_\_

**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.

NAME

ADDRESS

REGISTRATION NUMBER

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

**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 THEREFORE, 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 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

**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

**COUNTY HEALTH DEPARTMENT CERTIFICATE**

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

I, \_\_\_\_\_, DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THIS PLAT COMPLIES WITH ALL WATER AND SANITARY SEWAGE REQUIREMENTS OF THE DUPAGE COUNTY HEALTH DEPARTMENT.

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

NAME & TITLE

**COUNTY ENGINEER CERTIFICATE**

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

I, \_\_\_\_\_, COUNTY ENGINEER OF SAID COUNTY, DO HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED BY ME AND FOUND TO COMPLY WITH THE HIGHWAY REQUIREMENTS AS SET FORTH IN A REGULATION GOVERNING PLATS OF SUBDIVISION LANDS ADOPTED BY THE COUNTY BOARD OF DUPAGE COUNTY, ILLINOIS.

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

COUNTY ENGINEER

**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 1704300703H, 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, 2018



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

PROJECT No.	DATE	REVISION
75523	12/20/17	
SCALE AS SHOWN		
DES. SRK		
DR. PJK		
CKD. SRK		
		2. 03/01/18 PER COMMENTS
		1. 01/25/18 PER COMMENTS

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**  
**PRELIMINARY PLAT OF SUBDIVISION**

SHEET NO.

G:\CS\Projects\Various\Drawings\Warrenville\Drawings\75523 - ResubPlot-B2.dwg, Plotted By: kaczmarzyk, Plotted: Mar 01, 2018 - 9:18am

ZONING SUBMITAL

SHEET INDEX

COVER - BUILDING RENDERINGS  
 REND-1 - BUILDING RENDERINGS  
 REND-2 - BUILDING RENDERINGS

G0.2 - SITE PLAN  
 G0.3 - SOLAR / SHADE STUDY

A0.1 - OVERALL FLOOR PLAN - L1  
 A0.2 - OVERALL FLOOR PLAN - L2  
 A0.3 - OVERALL FLOOR PLAN - L3  
 A0.4 - OVERALL FLOOR PLAN - L4  
 A0.5 - OVERALL ROOF PLAN

A5.1 - BUILDING ELEVATIONS  
 A5.2 - BUILDING ELEVATIONS  
 A5.3 - BUILDING ELEVATIONS  
 A5.4 - COLOR SCHEME

AS1.1 - TYPICAL BUILDING SECTION



VIEW FROM SOUTHEAST

NEW MULTI-FAMILY DEVELOPMENT  
 WARRENVILLE, IL

**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

DRAWING TITLE  
 BUILDING PERSPECTIVES

PROJECT #	DRAWING NUMBER
712	COVER
DATE	
03/20/2018	



VIEW FROM SOUTHWEST



VIEW FROM NORTHEAST



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

**NEW MULTI-FAMILY  
DEVELOPMENT**

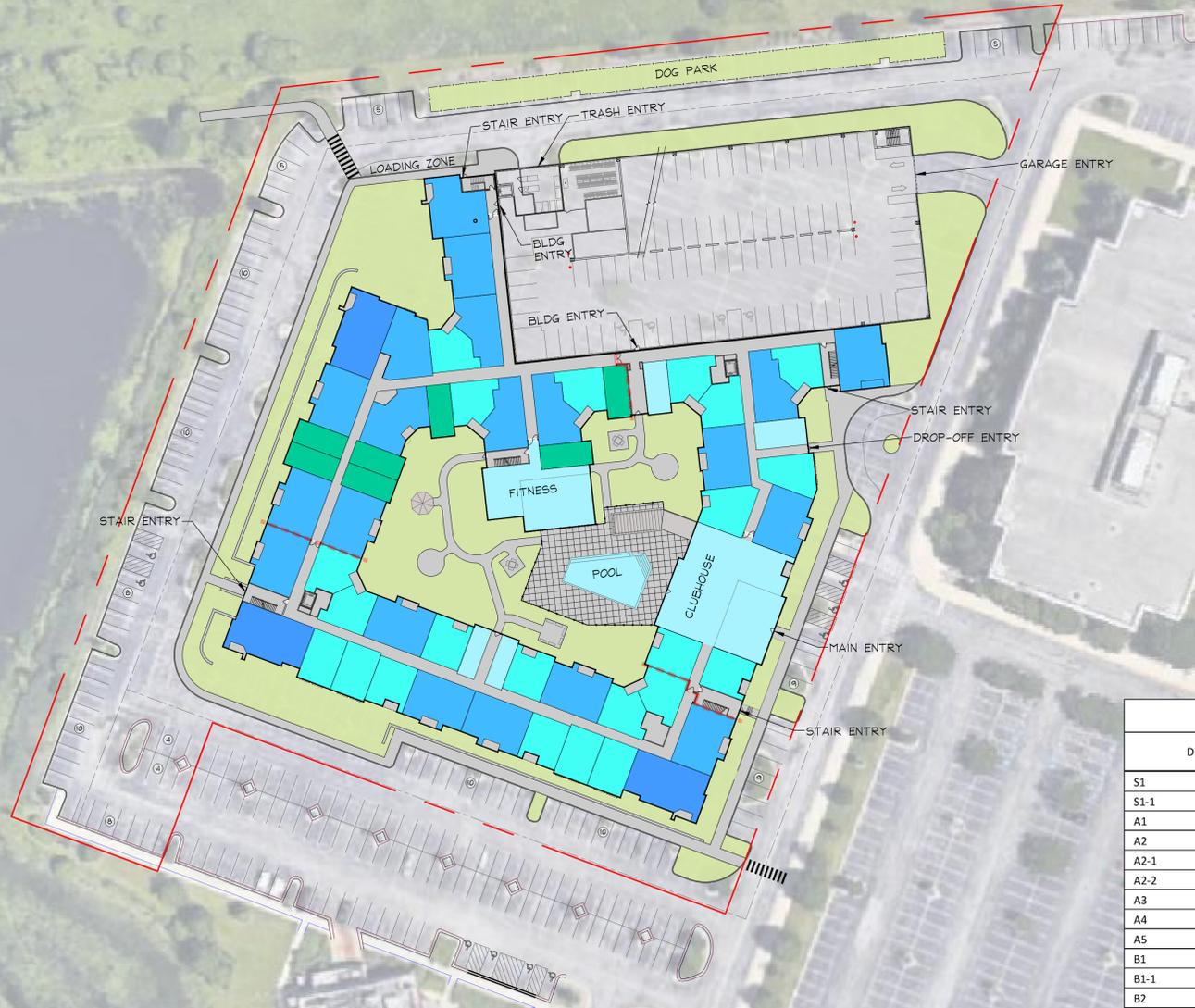
WARRENVILLE, IL

NO	REVISIONS	DATE

DRAWING TITLE  
**BUILDING PERSPECTIVES**

PROJECT # <b>712</b>	DRAWING NUMBER <b>REND-1</b>
DATE <b>03/20/2018</b>	

Ronald Reagan Memorial Tollway (Toll road)



CODE COMPLIANCE	
BUILDING CODES:	2015 IBC WITH ILLINOIS AMENDMENTS 2015 IECC WITH ILLINOIS AMENDMENTS ILLINOIS STATE PLUMBING CODE
USE GROUPS:	R-2, A.3, S-2
BUILDING HEIGHTS & AREAS:	REFER TO SHEETS G1.1 - G1.4
TYPE OF CONSTRUCTION:	TYPE IIB @ GARAGE, TYPE IIIA @ APARTMENTS
FIRE RATED ASSEMBLIES:	REFER TO SHEETS G2.1 - G2.4
SPRINKLER SYSTEM:	NFPA 13 @ APARTMENTS, UNSPRINKLED @ PARKING GARAGE
MEANS OF EGRESS:	REFER TO SHEET G3.1 - G3.4
ACCESSIBILITY:	ILLINOIS ACCESSIBILITY CODE REFER TO SHEETS G4.1 - G4.2

WARRENVILLE, IL - PROJECT SUMMARY

DESCRIPTION	RESIDENTIAL UNIT COUNT					HEATED UNIT SF	TOTAL UNIT SF	TOTAL BLDG SF
	1st	2nd	3rd	4th	Total			
S1	6	9	9	9	33	500	16,500	
S1-1	1	1	1	1	4	500	2,000	
A1	6	8	8	8	30	713	21,390	
A2	4	7	9	9	29	748	21,692	
A2-1	-	-	2	2	4	748	2,992	
A2-2	-	-	1	1	2	748	1,496	
A3	10	10	10	10	40	711	28,440	
A4	1	1	1	1	4	854	3,416	
A5	1	1	1	1	4	776	3,104	
B1	10	10	10	10	40	1,108	44,320	
B1-1	2	2	2	2	8	1,106	8,848	
B2	1	1	1	1	4	1,159	4,636	
B3	4	4	4	4	16	998	15,968	
B4	1	1	1	1	4	1,176	4,704	
B5	1	1	1	1	4	1,127	4,508	
B6	1	1	1	1	4	1,206	4,824	
C1	3	3	3	3	12	1,446	17,352	
COVERED DECKS & PATIOS							2,89%	7,788
AMENITY/OFFICE AREA							3.51%	9,452
COMMON AREA							16.98%	45,713
TOTAL APARTMENTS	52	60	65	65	242			206,190
TOTAL (4 LEVELS)								269,143

	PARKING SPACES	SQUARE FOOTAGE	UNIT MIX		
GARAGE - LEVEL 1	96	32,588	37	STUDIO	15.3%
GARAGE - LEVEL 2	104	32,588	113	1 BEDROOM	46.7%
GARAGE - LEVEL 3	104	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	-	-	-

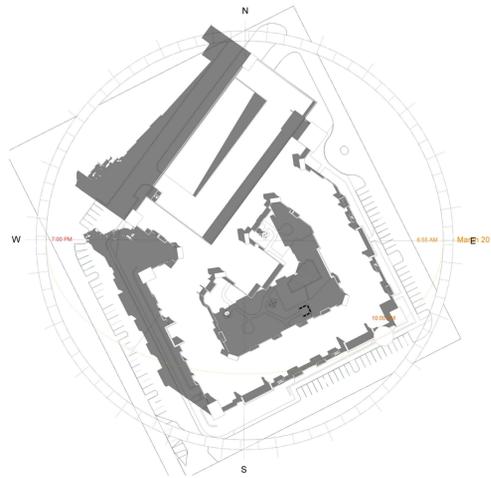
**SITE LAYOUT**  
Scale: 1" = 50'-0"



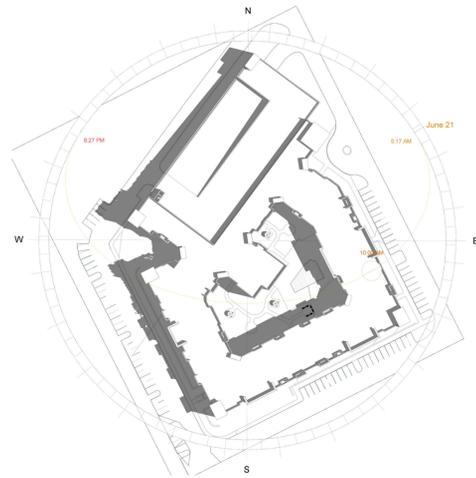
**NEW MULTI-FAMILY DEVELOPMENT**  
WARRENVILLE, IL

NO	REVISIONS	DATE

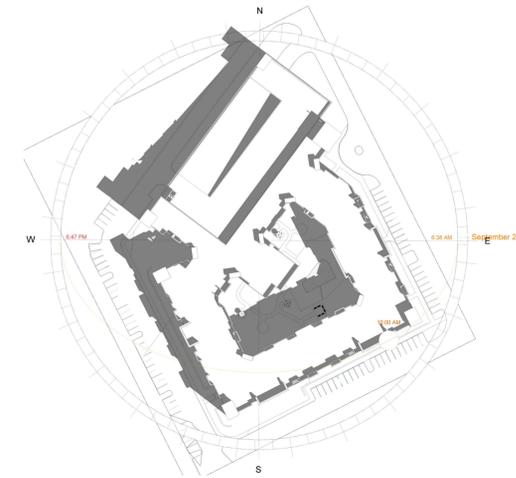
DRAWING TITLE <b>SITE LAYOUT</b>	
PROJECT # <b>712</b>	DRAWING NUMBER <b>G0.2</b>
DATE <b>03/20/2018</b>	



MARCH 20 @ 10:00 AM



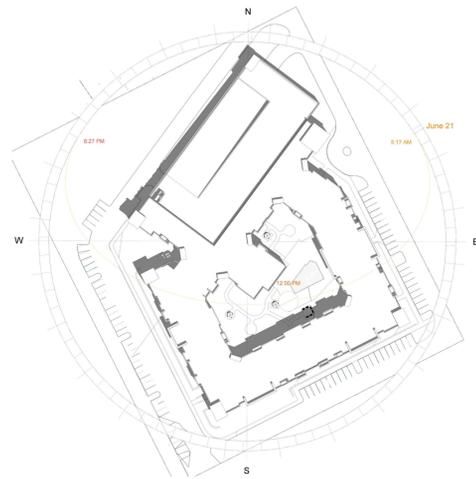
JUNE 21 @ 10:00 AM



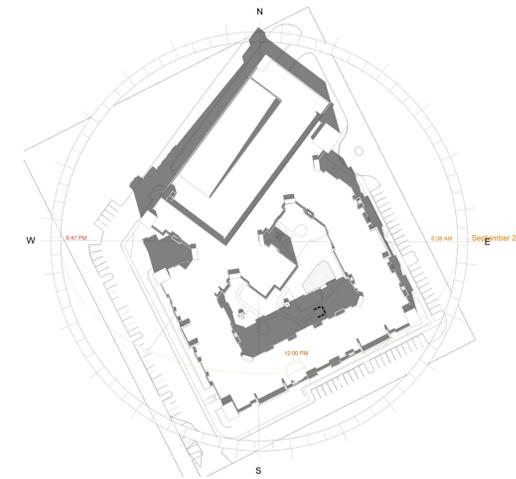
SEPTEMBER 22 @ 10:00 AM



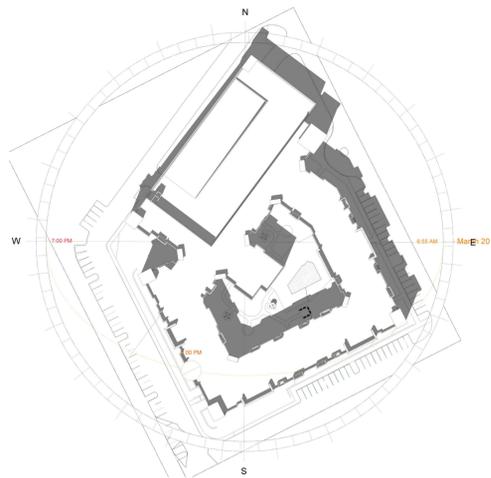
MARCH 20 @ 12:00 PM



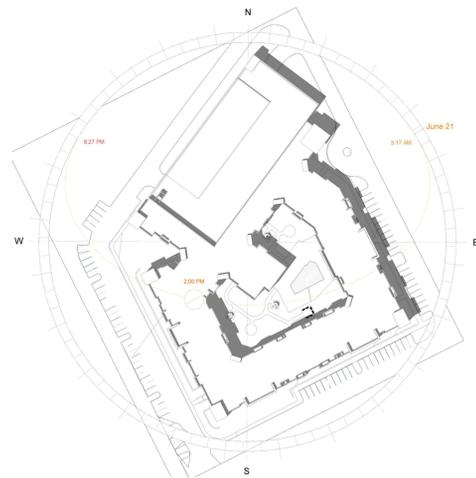
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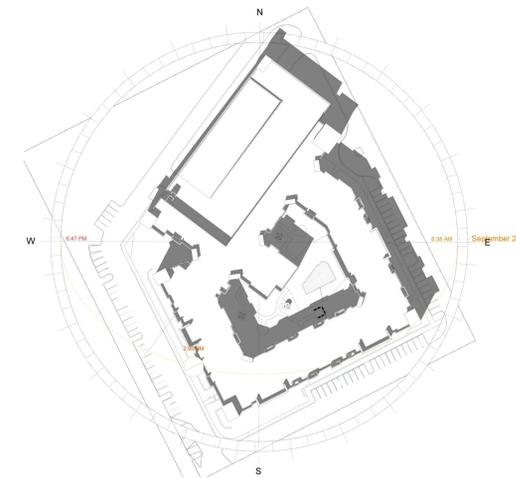
SEPTEMBER 22 @ 12:00 PM



MARCH 20 @ 2:00 PM



JUNE 21 @ 2:00 PM



SEPTEMBER 22 @ 2:00 PM



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

**NEW MULTI-FAMILY DEVELOPMENT**

WARRENVILLE, IL

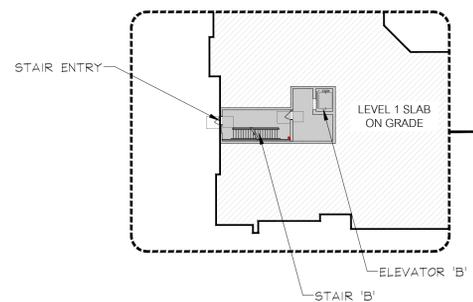
NO	REVISIONS	DATE

DRAWING TITLE  
SOLAR / SHADE STUDY

PROJECT # 712	DRAWING NUMBER G0.3
DATE 03/20/2018	

OVERALL FLOOR PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD (UNO).
2. SEE ENLARGED FLOOR PLANS FOR DETAILED INFORMATION NOT SHOWN.



OVERALL FLOOR PLAN - BASEMENT  
Scale: 1/32" = 1'-0"

OVERALL FLOOR PLAN - LEVEL 1  
Scale: 1/32" = 1'-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

DRAWING TITLE OVERALL FLOOR PLAN - LEVEL 1	
PROJECT # 712	DRAWING NUMBER A0.1
DATE 03/20/2018	

OVERALL FLOOR PLAN NOTES:  
 1. ALL DIMENSIONS ARE TO FACE OF STUD (UNO).  
 2. SEE ENLARGED FLOOR PLANS FOR DETAILED INFORMATION NOT SHOWN.



OVERALL FLOOR PLAN - LEVEL 2  
 Scale: 1/32" = 1'-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

DRAWING TITLE  
**OVERALL FLOOR PLAN - LEVEL 2**

PROJECT # 712	DRAWING NUMBER A0.2
DATE 03/20/2018	

OVERALL FLOOR PLAN NOTES:  
 1. ALL DIMENSIONS ARE TO FACE OF STUD (UNO).  
 2. SEE ENLARGED FLOOR PLANS FOR DETAILED INFORMATION NOT SHOWN.



OVERALL FLOOR PLAN - LEVEL 3  
 Scale: 1/32" = 1'-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

DRAWING TITLE  
**OVERALL FLOOR PLAN - LEVEL 3**

PROJECT # 712	DRAWING NUMBER A0.3
DATE 03/20/2018	

OVERALL FLOOR PLAN NOTES:  
 1. ALL DIMENSIONS ARE TO FACE OF STUD (UNO).  
 2. SEE ENLARGED FLOOR PLANS FOR DETAILED INFORMATION NOT SHOWN.



OVERALL FLOOR PLAN - LEVEL 4  
 Scale: 1/32" = 1'-0"

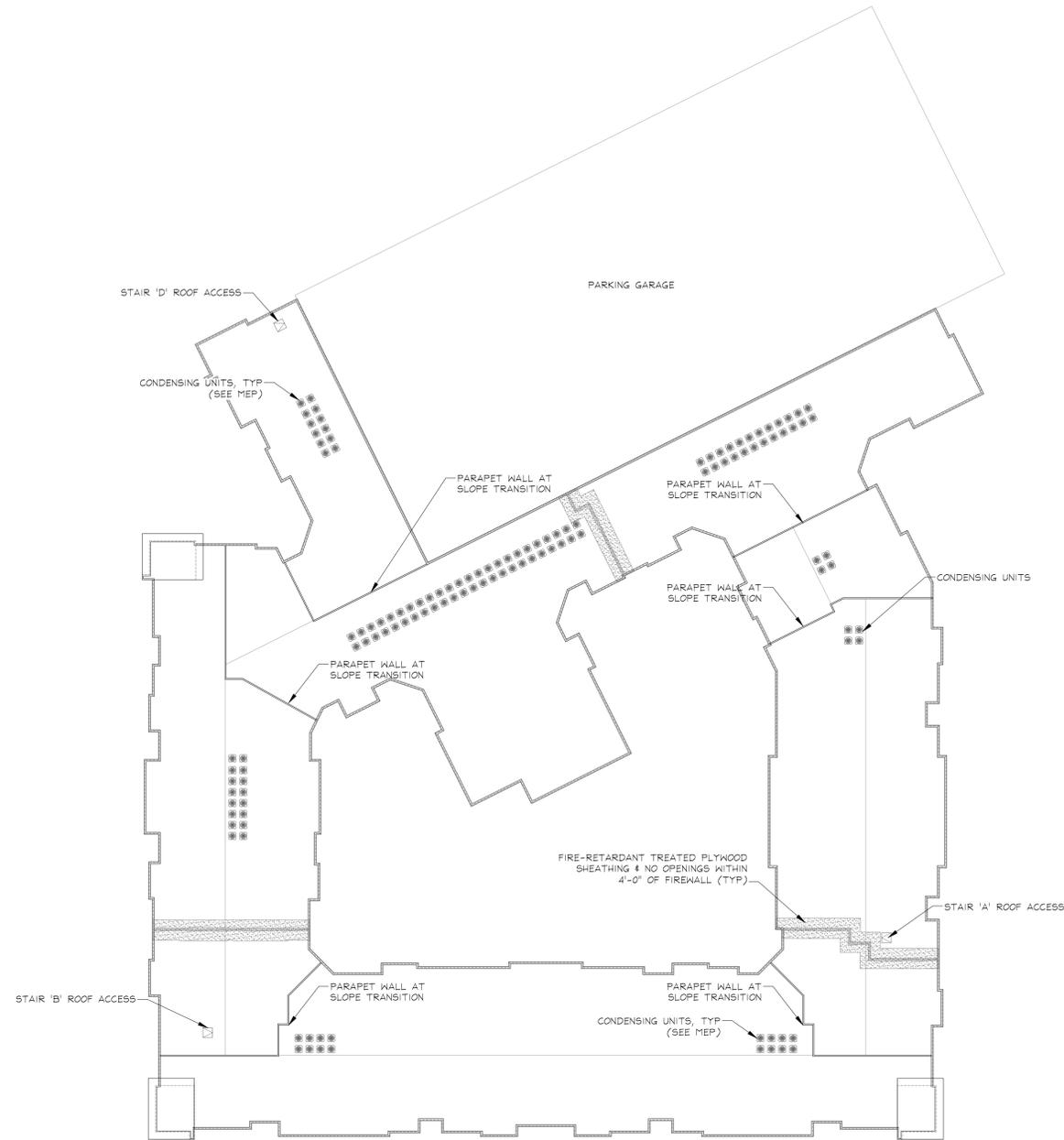
**VE**  
**DESIGN MANAGEMENT**  
 520 E JACKSON ST, SUITE 2  
 WILLARD, MO 65781  
 PHONE: 417.612.2913 DESIGN@VEDSIGNGROUP.COM

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

NO	REVISIONS	DATE

DRAWING TITLE  
**OVERALL FLOOR PLAN - LEVEL 4**

PROJECT # 712	DRAWING NUMBER A0.4
DATE 03/20/2018	



ROOF PLAN NOTES:

1. ALL ROOFING IS FULLY ADHERED EPDM ROOF SYSTEM OVER RIGID INSULATION (UNO). ALL ROOFING SHALL CARRY A MANUFACTURER'S WARRANTY OF 20 YEARS. SEE BUILDING SECTIONS FOR INSULATION REQUIREMENTS.
2. INSTALL ALL ROOFING, FLASHING, CAPS, AND SEALANTS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION REQUIREMENTS.
3. COORDINATE ALL ROOF PENETRATIONS WITH MECHANICAL, ELECTRICAL, AND PLUMBING TRADES. PROVIDE AND INSTALL ALL FLASHING, CURBS, BLOCKING, AND OTHER RELATED ITEMS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS TO ACHIEVE A WATER-TIGHT INSTALLATION.
4. PROVIDE SECONDARY DRAINS (EMERGENCY OVERFLOW) ABOVE MAIN ROOF DRAINS. SEE DETAILS 11 & 15 / AS6.5. SUBCONTRACTOR TO SUBMIT PROPOSED DETAILS TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
5. ALL MECHANICAL EQUIPMENT AND ROOF HATCH OPENINGS MUST BE PLACED 10'-0" FROM EDGE OF ROOF (MINIMUM).

KEY NOTES (ROOF PLAN):

- ① 4'-0" x 4'-0" ROOF HATCH WITH BUILT-IN OPENING PROTECTION (MINIMUM 16 SQUARE FEET PER IBC 1009.16.1, EXCEPTION)
- ② 1'-0" x 6" OPENING FOR SCUPPER TO 4" x 5" DOWNSPOUT (SEE 11 & 15 / AS6.5)
- ③ TAPERED INSULATION BOARD (CRICKETS)



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

DRAWING TITLE  
**OVERALL ROOF PLAN**

PROJECT # <b>712</b>	DRAWING NUMBER <b>A0.5</b>
DATE <b>03/20/2018</b>	

OVERALL ROOF PLAN  
 Scale: 1/32" = 1'-0"

BUILDING ELEVATION NOTES:  
 1. REFER TO SHEET A5.4 FOR COLOR SCHEME.



EAST BUILDING ELEVATION  
 (CLUBHOUSE ENTRANCE)



SOUTH BUILDING ELEVATION

**VE**  
**DESIGN MANAGEMENT**  
 520 E JACKSON ST, SUITE 2  
 WILLARD, MO 65781  
 PHONE: 417.812.2913 DESIGN@VEDESIGNGROUP.COM

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

NO	REVISIONS	DATE

DRAWING TITLE  
**BUILDING ELEVATIONS**

PROJECT # <b>712</b>	DRAWING NUMBER <b>A5.1</b>
DATE <b>03/20/2018</b>	

BUILDING ELEVATION NOTES:  
 1. REFER TO SHEET A5.4 FOR COLOR SCHEME.



WEST BUILDING ELEVATION



NORTH GARAGE ELEVATION

**VE**  
**DESIGN MANAGEMENT**  
 520 E JACKSON ST, SUITE 2  
 WILLARD, MO 65781  
 PHONE: 417.812.2913 DESIGN@VEDESIGNGROUP.COM

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

NO	REVISIONS	DATE

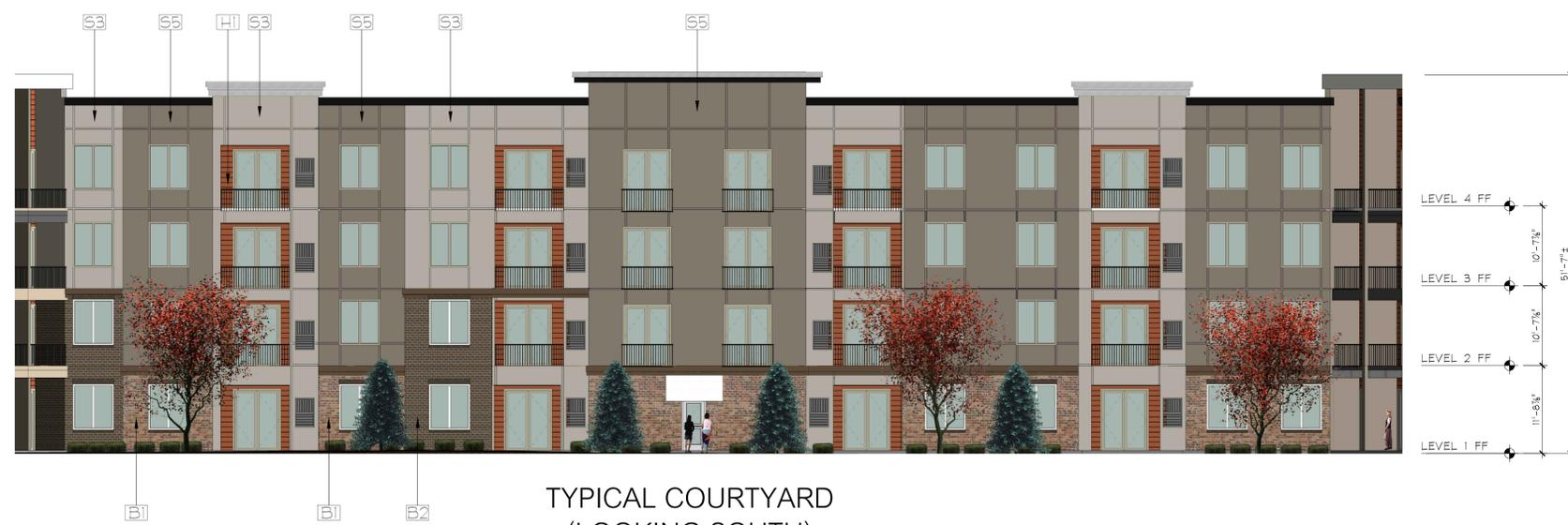
DRAWING TITLE  
**BUILDING ELEVATIONS**

PROJECT # 712	DRAWING NUMBER A5.2
DATE 03/20/2018	

BUILDING ELEVATION NOTES:  
 1. REFER TO SHEET A5.4 FOR COLOR SCHEME.



EAST GARAGE ELEVATION



TYPICAL COURTYARD  
(LOOKING SOUTH)

**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

DRAWING TITLE  
**BUILDING ELEVATIONS**

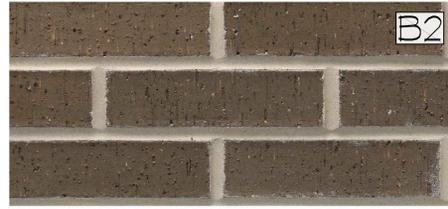
PROJECT # 712	DRAWING NUMBER A5.3
DATE 03/20/2018	

# PROPOSED MATERIALS & COLOR SCHEME

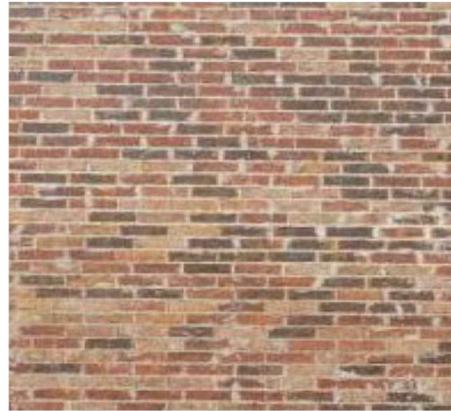
## BRICK COLORS



B1



B2



ACME KING BRICK—AUTUMN SUNSET



ACME KING BRICK—CHARCOAL GRAY



EXAMPLE OF FABRIC AWNING STYLE



SUNBRELLA FABRIC AWNING  
COLOR: WHITE



BLACK COLOR



## STUCCO COLORS



S1

WHITE COLOR—SMOOTH FINISH



S2

BROWN COLOR—SMOOTH FINISH



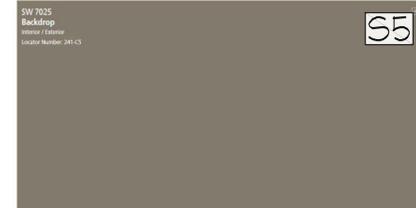
S3

ACCENT COLOR—SMOOTH FINISH



S4

ACCENT COLOR—SMOOTH FINISH



S5

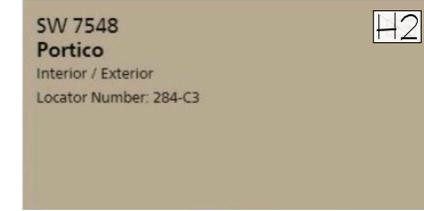
ACCENT COLOR—SMOOTH FINISH

## ACCENT COLORS



H1

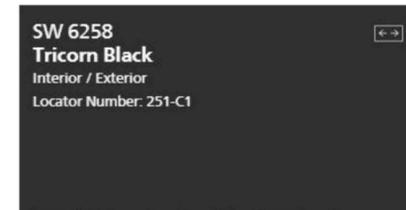
HORIZONTAL HARDIE SIDING



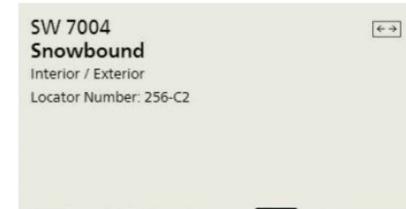
H2

HORIZONTAL HARDIE SIDING

## BUILDING PARAPET COLORS



BLACK COLOR



WHITE COLOR

## DOOR & WINDOW COLORS



STOREFRONTS COLOR—BLACK



VINYL COLOR—WHITE

**VE**  
DESIGN MANAGEMENT  
520 E. JACKSON ST., SUITE 2  
WILLARD, MO 65781  
PHONE: 417.812.2913 DESIGN@VEDESIGNGROUP.COM

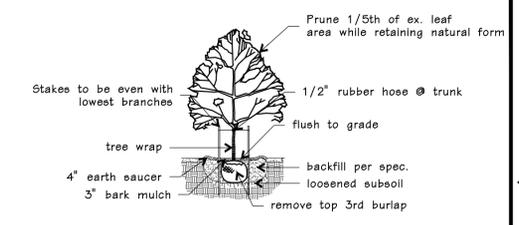
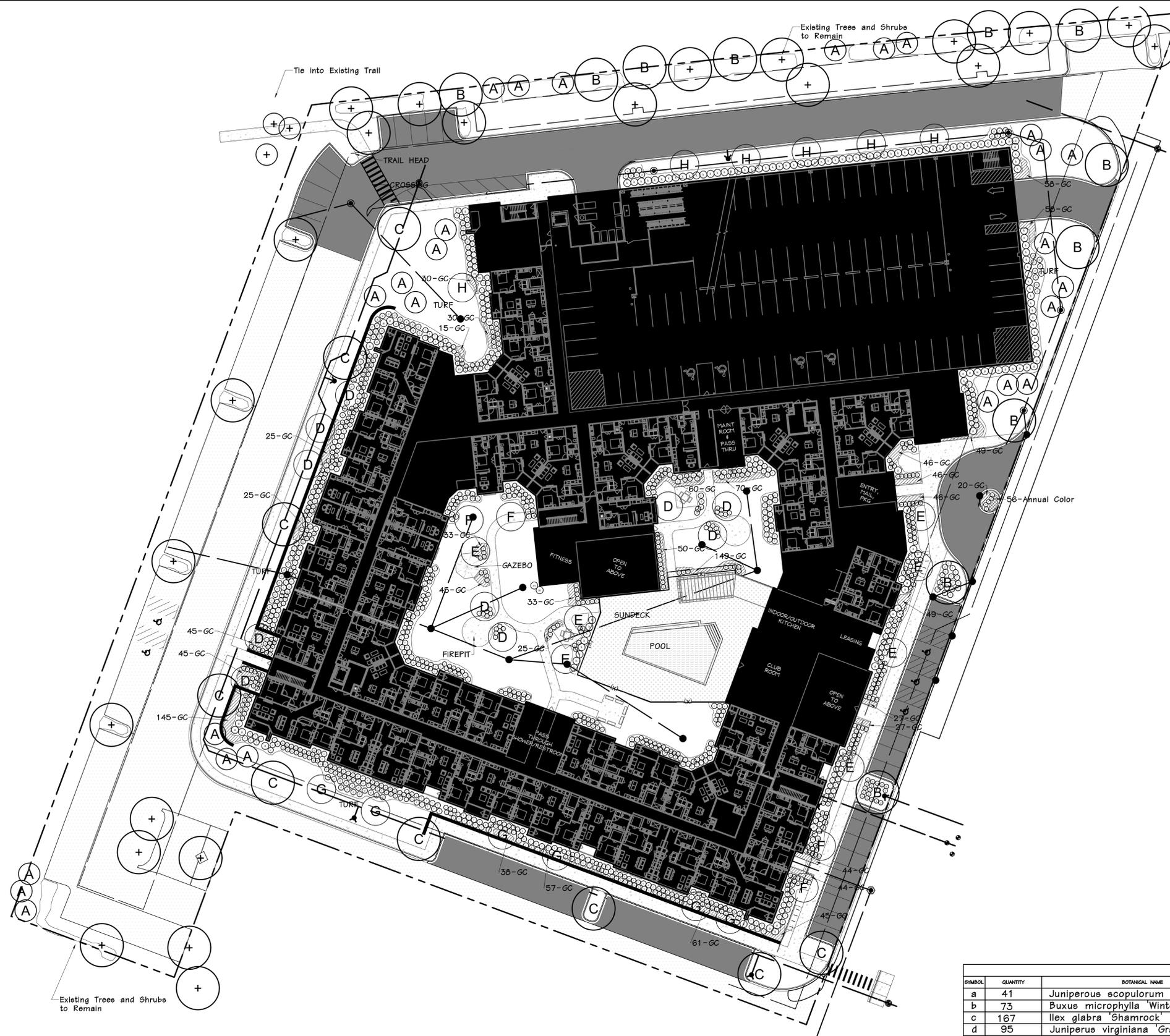
**NEW MULTI-FAMILY DEVELOPMENT**

WARRENVILLE, IL

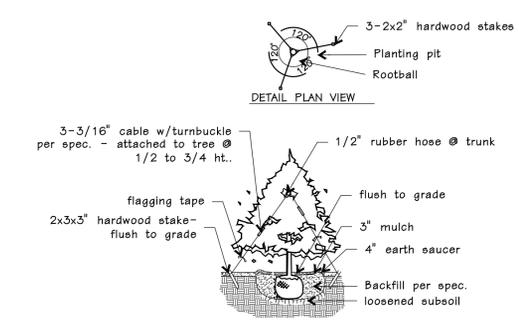
NO	REVISIONS	DATE

DRAWING TITLE COLOR SCHEME	
PROJECT # 712	DRAWING NUMBER A5.4
DATE 03/20/2018	

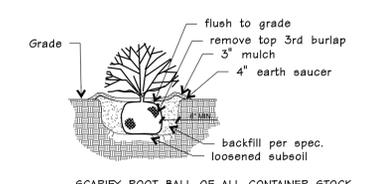




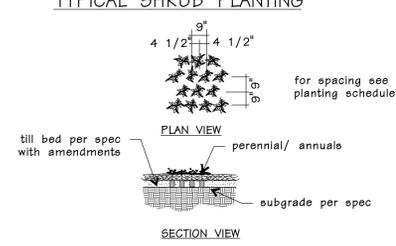
CANOPY TREE PLANTING



TYPICAL EVERGREEN PLANTING



TYPICAL SHRUB PLANTING



TYPICAL PERENNIAL PLANTING

**STREET TREE REQUIREMENT:**  
 1 tree per 40 lin ft.  
 Ronald Reagan: 499.97 ft/40=12.5  
 or 13 Street Trees  
 Existing Trees to Remain = 13

**PARKING LOT LANDSCAPE REQUIREMENT:**  
 Planting Island for every 10 parking spaces  
 1 Shade Tree Per 120 sf of Landscape Area:  
 2,018 sf Landscape area/120=16.8 trees  
 17 Trees Provided.

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
A	26	<i>Picea glauca densata</i>	Black Hills Spruce	10-12"	B&B
B	11	<i>Acer saccharum 'Green Mountain'</i>	Green Mountain Sugar Maple	2.5"	B&B
C	9	<i>Tilia americana 'Redman'</i>	Redman Linden	2.5"	B&B
D	8	<i>Syringa reticulata 'Ivory Silk'</i>	Ivory Silk Japanese Tree Lilac	2"	B&B
E	7	<i>Cercis canadensis</i>	Redbud	2"	B&B
F	4	<i>Malus 'Snowdrift'</i>	Snowdrift Flowering Crab	2"	B&B
G	6	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	Autumn Brilliance Serviceberry	2"	B&B
H	6	<i>Carpinus betulus 'Columnaris'</i>	Columnar European Hornbeam	2"	B&B

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
a	41	<i>Juniperus scopulorum 'Blue Haven'</i>	Blue Haven Juniper	6-8'	B&B
b	73	<i>Buxus microphylla 'Wintergreen'</i>	Wintergreen Boxwood	18-24"	B&B
c	167	<i>Ilex glabra 'Shamrock'</i>	Shamrock Inkberry	24-30"	B&B
d	95	<i>Juniperus virginiana 'Gray Owl'</i>	Gray Owl Juniper	18-24"	B&B
e	113	<i>Spiraea japonica 'Froebelii'</i>	Froebel Spirea	18-24"	B&B
f	187	<i>Cotoneaster apiculata</i>	Cranberry Cotoneaster	18-24"	B&B
g	101	<i>Rhus aromatica 'Gro-Low'</i>	Gro-Low Sumac	18-24"	B&B
h	161	<i>Cornus sericea 'Kelsey'</i>	Kelsey's Dogwood	18-24"	B&B
i	112	<i>Hypericum kalmianum</i>	Kalm's St. John's Wort	18-24"	B&B
k	90	<i>Euonymus alatus 'Compactus'</i>	Dwarf Burning Bush	24-30"	B&B
l	74	<i>Itea virginica 'Henry Garnet'</i>	Henry Garnet Sweetspire	18-24"	B&B
m	6	<i>Thuja occidentalis 'Emerald'</i>	Emerald Arborvitae	6-8'	B&B
	1,496	Ground Cover and Perennials	to be selected	4" pot	12" oc
	56	annuals to be selected		2" cp	9" oc

NOTE: All Lawn areas to be sodded.

Concept Landscape Plan  
 SCALE 1" = 30'-0"

Consultants:

**New Multi-Family Development  
 Warrenville, Ill**  
 Covington Realty Partners

Revisions:

Date	Description	No.
3/7/18	Site Revisions	1

Drawn: BAD  
 Checked: DAD

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Sheet Title: Concept Landscape Plan

Sheet No: **L-1**

Date: 12/12/2017  
 Job #: 123.012