



F-6

8301 Maryland Avenue
Suite 350
St. Louis, MO 63105
314-727-2424

November 20, 2019

Honorable Mayor and City Council
City of Warrenville
35258 Manning Avenue
Warrenville, IL 60555

RE: Enforcement of No Parking/Fire Lane Restrictions
Vanguard Warrenville Apartments, Cantera Subarea G, 28262 Diehl Road

Dear Mayor Brummel and City Council,

On August 19, 2019, the City approved ordinance O2019-46 that authorized our proposed 242-unit apartment complex in the northwest portion of Cantera Subarea G along Diehl Road and west of Winfield Road. As you know, the entire Subarea is privately-owned and our project lies completely within the subarea. As such, there are no public roads or points of access within our property limits. In addition, under our agreement with the surrounding private property owners, we are obligated to provide and maintain all of our own parking and internal circulation.

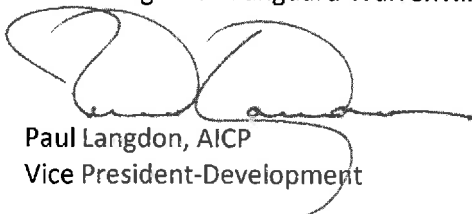
With the aforementioned circumstances in mind, Section 5.B.17, Traffic Enforcement Agreement, of Ordinance O2019-46 requires that we request, from the City, the enforcement of the traffic and parking regulations within our private property. Please accept this letter and the attachments as that request.

As shown on the attached plan, fire lane/no parking and speed restrictions will be posted along the perimeter lane around the building to maintain open access to all sides of the building at all times. Also, there are two designated drop-off and loading areas for resident use on the east side and in the northwest corner of the building proximate to elevators; non-loading related parking of vehicles must not occur in those spaces. It is our understanding that a similar agreement is already in place for the existing Subarea G developments and, as such, it would be a minimal additional burden on the City to include our development with the normal surveillance and emergency response already provide to the adjacent properties.

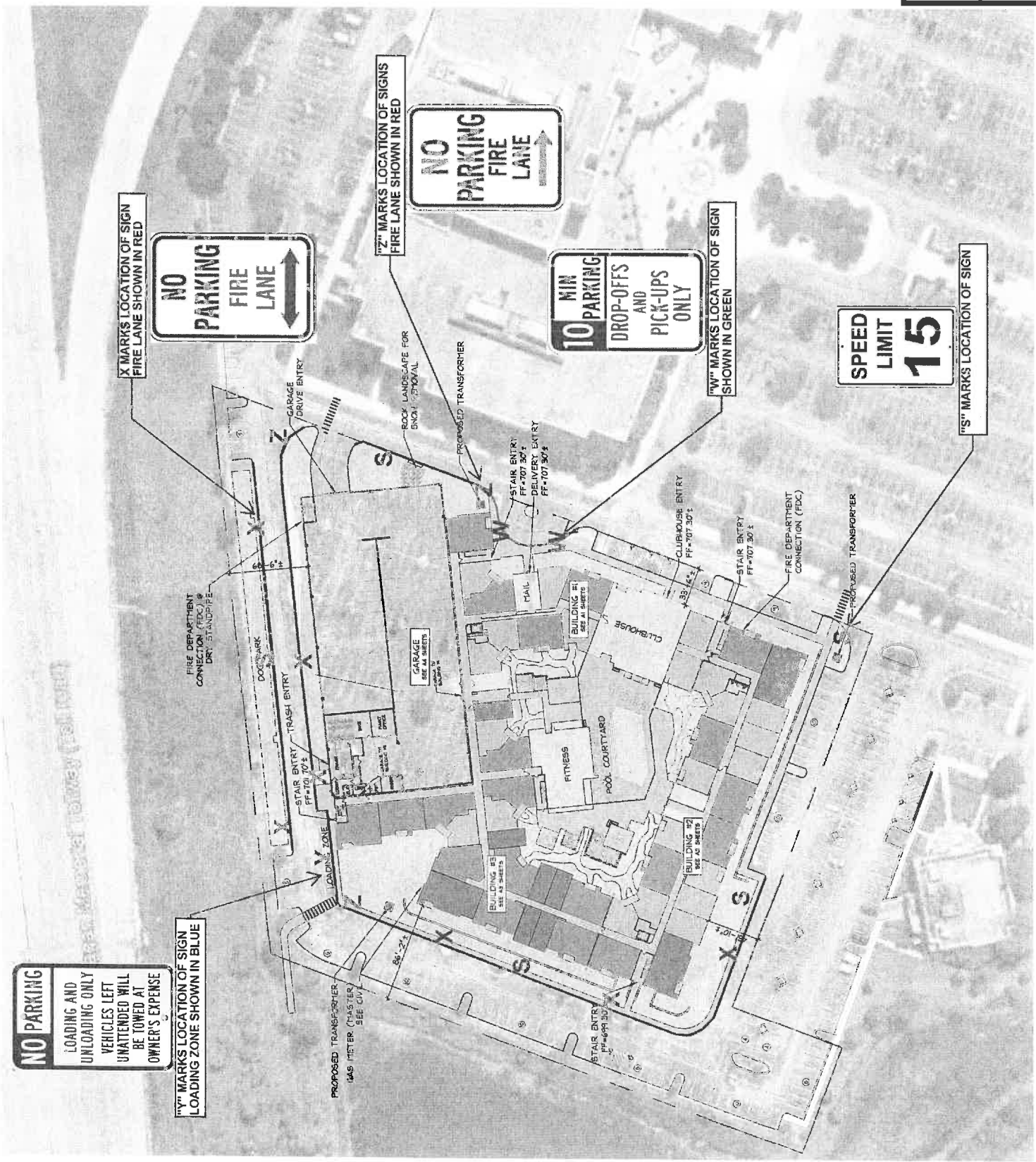
It should be noted that all signs, paint markings or other necessary traffic control devices shown on the attached plan will be installed by us in the course of constructing the project and all subsequent maintenance of those devices will be performed by our property management team as needed.

I will be in attendance during your public review of this request to answer any questions and, in the meantime, I am happy to provide any additional materials needed to facilitate the process.

Sincerely,
Covington Realty Partners
Manager for Vanguard Warrenville Apartments



Paul Langdon, AICP
Vice President-Development



NO PARKING
 UNLOADING ONLY
 VEHICLES LEFT
 UNATTENDED WILL
 BE TOWED AT
 OWNER'S EXPENSE

"Y" MARKS LOCATION OF SIGN
 UNLOADING ZONE SHOWN IN BLUE

"X" MARKS LOCATION OF SIGN
 FIRE LANE SHOWN IN RED

NO PARKING
 FIRE LANE

"Z" MARKS LOCATION OF SIGNS
 FIRE LANE SHOWN IN RED

NO PARKING
 FIRE LANE

10 MIN
PARKING
DROP-OFFS
AND
PICK-UPS
ONLY

"W" MARKS LOCATION OF SIGN
 SHOWN IN GREEN

SPEED
LIMIT
15

"S" MARKS LOCATION OF SIGN