

[REDACTED]

ORDINANCE NO. O2021-15

**AN ORDINANCE APPROVING A FINAL PLAN OF PLANNED UNIT DEVELOPMENT
AND A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT
FOR PHASE II, RIVERVIEW WEST TOWNHOMES PROJECT, AND
A REVISED FINAL PLAT OF SUBDIVISION FOR
THE RIVERVIEW WEST MIXED-USE DEVELOPMENT AT 28301 FERRY ROAD**

WHEREAS, Cantera Apartments, LLC, an Illinois limited liability company, was the owner of that certain real property consisting of approximately 32.48 acres on lot C-2 in Cantera Subarea C (“**Lot C-2**”), commonly known as 28301 Ferry Road, Warrenville, Illinois, and legally described in **Exhibit A (“Owner’s Property”)**; and

WHEREAS, Cantera Owners Association (“**Association**”), an Illinois not-for-profit corporation, is the owner of that certain real property consisting of 3.95 acres known as Outlot A in Cantera Subarea C, and legally described in Exhibit A (“**Outlot A**”) (collectively, the Owner’s Property and Outlot A are referred to as the “**Property**”); 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, which is now commonly known as Cantera (“**Approved PUD**”), and the Property is located within Cantera and subject to the Approved 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, in October, 1995, the City approved Ordinance No. 1439, which granted preliminary approval of planned unit development plans and a preliminary plat of subdivision for Cantera Subarea C, which approvals have subsequently expired; and

WHEREAS, in 2017, Cantera Apartments, LLC filed an application with the City to develop the Property as a mixed-use planned development consisting of five commercial buildings containing a total of approximately 35,550 square feet of floor area (“**Commercial Buildings**”), a 364-unit apartment building with interior parking garage (“**Apartment Building**”), and 60 three-story townhomes with 240 garage and driveway parking spaces (“**Townhomes**”) (collectively, the Commercial Buildings, the Apartment Building, and the Townhomes are the “**Proposed Development**”); and

WHEREAS, on January 15, 2018, the City Council adopted Ordinance No. O2018-01 (“**Preliminary PUD Ordinance**”), which approved a preliminary plat of subdivision (“**Preliminary Plat of Subdivision**”) that contemplated the subdivision of Property as follows: (i) the Owner’s Property into three proposed lots of record: an approximately 4.4-acre commercial area (“**Lot 1**”), an approximately 17.7-acre Apartment Building lot (“**Lot 2**”), and an approximately 3.36-acre Townhomes lot (“**Lot 3**”); (ii) the approximately 3.95-acre stormwater management area (“**Outlot A**”); and (iii) the dedication of a 60-foot-wide public right-of-way connecting the existing Torch Parkway to Ferry Road (“**Torch Parkway Dedication**”); and

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WHEREAS, the Preliminary PUD Ordinance also approved: (i) a revised preliminary planned unit development plan for the Proposed Development on the Property; (ii) certain text amendments to the Development Control Regulations and the General Site Plan Documents; (iii) land use redesignations pursuant to Section IV.C of the Development Control Regulations; (iv) major amendments to the Approved PUD to include the Revised Preliminary PUD Plan and associated documents; (v) the use of a private street to provide access to the Apartment Building; (vi) a variation from the Subdivision Control Ordinance; and (vii) various site specific amendments from the Development Control Regulations; and

WHEREAS, Cantera Development Holdings, LLC, an Illinois limited liability company and successor to Cantera Apartments, LLC, (**“Owner”**) is the owner of Lot 1, Lot 2, and 3; and

WHEREAS, on May 20, 2019, the City Council adopted Ordinance No. O2019-21, which approved the development of the Proposed Development in phases as follows: (i) the construction of the proposed public and private roadways, internal drives and pedestrian connections, stormwater management ponds, the Apartment Building, parking lots, and landscaping (**“Phase I”**); (ii) the construction of the Townhomes and the installation of sidewalk along the entire Townhomes frontage along Torch Parkway (**“Phase II”**); and (iii) the construction of the Commercial Area (**“Phase III”**), all in accordance with the Construction Phasing Plan Sheet A-2 of the Architectural Plan Sheets A1-A29, listed on Exhibit C to Ordinance No. O2019-21; and

WHEREAS, Ordinance O2019-21 also approved: (i) a final planned unit development plan for the entire 32.48-acre Property (**“Final Riverview West PUD Plan”**); (ii) a special use permit for a planned unit development plan for the entire 32.48-acre Property; (iii) a final planned unit development plan for Phase I; (iv) a special use permit for a planned unit development for Phase I; and (v) a final plat of subdivision for the Property (**“Final Plat of Subdivision”**); and

WHEREAS, Phase I is currently under construction, and the Owner now desires to construct Phase II on Lot 3; and

WHEREAS, in order to construct Phase II of the Proposed Development, the Owner filed an application (**“Application”**) with the City for approval of: (i) a revised Final Plat of Subdivision (**“Revised Final Plat of Subdivision”**); (ii) a final planned unit development plan for Phase II (**“Final Phase II PUD Plan”**); and (iii) a special use permit for a planned unit development for Phase II (**“Phase II Special Use Permit”**) (collectively, the Revised Final Plat of Subdivision, the Final Phase II PUD Plan, and the Phase II Special Use Permit are the **“Requested Approvals”**); and

WHEREAS, the Application also requested approval of minor amendments to the Final Riverview West PUD Plan to: (i) reduce the required setback for the Townhomes from the normal water level of the adjacent detention pond; and (ii) revise the approved building elevations and floor plans including, without limitation, to eliminate the first-floor master suite and include balconies (collectively, the **“Minor PUD Amendments”**); and

WHEREAS, on April 22, 2021, the Plan Commission held a public meeting to consider the Minor PUD Amendments and the Requested Approvals; and

WHEREAS, on April 22, 2021, the Plan Commission adopted Findings of Fact, Project Number 2021-0097, unanimously approving the Minor PUD Amendments and recommending that the Mayor and the City Council approve the Requested Approvals; and

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

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

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

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

SECTION 2: Approval of Final Phase II 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 5, 6, and 7 of this Ordinance, the City Council approves the Final Phase II PUD Plan for the Property, which consists of: (i) the Phase II Site Plan, consisting of eight sheets, prepared by A Studio Architects, and dated April 7, 2021 ("**Phase II Site Plan**") attached to and made a part of this Ordinance as **Exhibit B**; and (ii) the documents referred to collectively as the "**Final Phase II PUD Documents**" and listed on **Exhibit C** attached to this Ordinance. The Final Phase II PUD Documents and Exhibit C are, by this reference, made a part of this Ordinance.

SECTION 3: Approval of Phase II Special Use Permit. In accordance with Sections 7 and 8 of the Zoning Ordinance and Section III of the Development Control Regulations, and subject to and contingent upon the conditions, restrictions, limitations and provisions set forth in this Ordinance, including specifically, but without limitation, Sections 5, 6, and 7 of this Ordinance, the City Council approves the Phase II Special Use Permit to allow the construction of Phase II of the Proposed Development on the Property.

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

A. **Approval of the Revised Final Plat of Subdivision.** Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in this Ordinance, including specifically, but without limitation, Sections 5, 6, and 7 of this Ordinance and in accordance with Article 6 of the Subdivision Control Ordinance, the Revised Final Plat of Subdivision, titled "Cantera Subarea "C", Lot 2 Subdivision", consisting of four sheets, prepared by United Survey Service, and with a latest revision date of April 10, 2021, attached to and, by this reference, made a part of this Ordinance as **Exhibit D**, which contemplates the subdivision of the Property as follows: (i) the Owner's Property into three lots of record: an approximately 4.4-acre commercial area ("**Lot 1**"), an approximately 17.6-acre Apartment Building lot ("**Lot 2**"), and an approximately 3.5-acre

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Townhomes lot (“**Lot 3**”); (ii) the approximately 3.95-acre stormwater management area (“**Outlot A**”); and (iii) the dedication of a 60-foot-wide public right-of-way connecting the existing Torch Parkway to Ferry Road (“**Torch Parkway Dedication**”) is hereby approved.

B. Execution of the Final Plat of Subdivision. The City Council hereby authorizes and directs the Mayor, the City Clerk, the Chairman and Secretary of the Plan Commission, and the City Engineer to execute, on behalf of the City, the final Revised Final Plat of Subdivision following its revision pursuant to Section 5 of this Ordinance, execution, and delivery to the City Clerk by the Owner, the Association, and all other required parties.

C. Recordation of Final Plat of Subdivision. The City Council directs the City Clerk to record the executed Revised Final Plat of Subdivision with the DuPage County Recorder of Deeds upon satisfactory completion of all administrative details relating thereto.

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

A. Standard Conditions.

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

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

B. Other Conditions.

1. Civil Engineer Review. The Owner shall comply with the review comments and recommendations outlined in the Civil Engineering Review Memo, consisting of four pages, prepared by Senior Civil Engineer Kristine Hocking, and dated April 14, 2021, attached to and, by this reference, made a part of this Ordinance as **Exhibit E** (“**Engineering Review Memo**”).

2. Revised Final Plat of Subdivision. Prior to the execution of and recordation of the Revised Final Plat of Subdivision, the Owner shall revise the Revised Final Plat of Subdivision to address the following review comments, which are also set forth on the mark-up of the Revised Final Plat of Subdivision attached to the Engineering Review Memo:

a. All Sheets: Revise plat title to read: “Plat of Resubdivision of Cantera Sub-Area “C2”, Lots 1, 2 and 3”;

b. All Sheets: Update the plat issue date to current date. Remove all previous revision dates, as they do not relate to the Revised Final Plat of Subdivision;

c. All Sheets: Revise "Permanent" to "Property" and update the Property Index Numbers (PIN);

d. All Sheets: Outlot A, Lot 1, Lot 2, Lot 3 should not be bolded to show existing lots. Only lots Lot 1, Lot 2 and Lot 3 shall be outlined in bold to illustrate that these lots are included in the resubdivision proposed on the Revised Final Plat of Subdivision;

e. Sheets 1 & 2: Replace the old Plat of Resubdivision R2010-007747 callouts with the R2019-086481 callout. Remove the Outlot "A", Recorded R95-020336 callout and replace with R2019-086481 callout;

f. Show new school boundary line or remove school boundary line;

g. Sheet 2: Any easements that were not dedicated as part of R2019-086481 should be shown without a recording number. Adjust portion of easement to be vacated;

h. Sheet 2: Darken line table text that is greyed out so that it is easier to see on recorded copies of the plat;

i. Sheet 3: Owners certification should be for Lot 1, Lot 2, Lot 3. Remove the owners certification block for Outlot A since no revisions are occurring to that boundary or to those easements; and

j. Sheet 3: Adjust the School District Boundary statement to remove the reference to "...and partially located within the Naperville Community Unit School District No. 203".

3. Building Materials. The exterior building materials used for the Townhomes must be consistent with those illustrated on Elevations Sheet A300-A306 of the Architectural Plans listed on Exhibit C to this Ordinance and must include brick, Hardie siding and architectural shingles.

4. Exterior Trim Boards. The minimum width of exterior trim boards must be consistent with the Architectural Plans listed on Exhibit C to this Ordinance, except that the width of specific trim boards shall be increased in with to comply with the Staff recommended widths highlighted on the Exterior Trim Board Exhibit attached to and made a part of this Ordinance as **Exhibit F ("Exterior Trim Board Exhibit")**.

5. Window Headers. A five-inch stone header must be provided over the first-floor windows proposed on the side building elevations of the Townhomes.

6. Metal Roofing. Metal roofing must be installed on the small shed roofs proposed over the front and side entrances to each unit in lieu of asphalt shingles.



7. Solar Ready Construction. The Townhome buildings must be constructed to be “Solar Ready”, which, at a minimum, must include: (i) providing a conduit between the electrical service panel and the attic space; and (ii) locating roof penetrations in a manner that maximizes the amount of roof area available for future solar panel installation.

8. Electric Vehicle Charging Ready. The Townhome buildings must have a dedicated electrical box installed in each garage that is connected by conduit to the electrical panel and capable of providing 220 V electrical service for a future electric vehicle charger.

9. Driveway Material. Individual unit driveways shall be constructed and maintained with concrete.

10. Automatic Underground Irrigation System.

a. Prior to the issuance of the Certificate of Occupancy permit for the first Townhome unit in Phase II, the Owner must submit for City review and approval an automatic underground irrigation plan for the following landscaped areas as depicted on the Phase II Site Plan: (i) between the front façade of the Townhome buildings and Torch Parkway, the south side of building A and the Torch Parkway/private driveway intersection; (ii) the east side of Building A and the Torch Parkway private driveway intersection; and (iii) the west side of Building L and the adjacent private drive.

b. The underground irrigation system must use the adjacent pond as the source of irrigation water.

c. The underground irrigation system must be installed and consistently operated and maintained in a manner that appropriately irrigates the landscape areas described in Subsection 5.B.10.a during the growing season.

11. Additional Street Trees along Torch Parkway. The Owner must add at least one additional street tree than what is currently depicted on the Landscape Plan listed on Exhibit C to this Ordinance at each of the following locations along Torch Parkway: (i) in front of the northwest corner of Building L; (ii) the northeast corner of Building E; and (iii) the northeast corner of Building J.

12. Large Deciduous Tree Planting Detail. The Owner must replace the existing large deciduous tree planting detail set forth on the Landscape Plan listed on Exhibit C to this Ordinance with the Standard City Tree Planting Detail attached to and made a part of this Ordinance as **Exhibit G (“Tree Planting Detail”)**.

13. Refuse Container Storage. The refuse containers used by each Townhome must be stored inside of the Townhome garages. This requirement must be included in the individual leases for the Townhome units.

14. Refuse Service. The Townhomes must use the City-wide exclusive residential waste collection contractor for refuse collection.



15. Use of Arden Apartment Complex Amenities. Unless otherwise approved by the City as a minor amendment to the Final Phase II PUD Plan, the occupants of the Townhome units must have the right to access and use the amenities, including without limitation, the pool and fitness rooms, in the adjacent Arden Apartment Building, constructed as Phase I of the Proposed Development, at no additional cost so long as the majority of the Townhome units are managed and operated as rental property units.

16. Warrenville Fire Protection District Review. The Owner shall address and comply with City Code-supported comments outlined in the Warrenville Fire Protection District's Review Memo, consisting of three sheets, prepared by Fire Marshal Lee Westrom, and dated April 15, 2021.

17. Landscape Covenant Agreement. A Landscape Covenant Agreement satisfying the requirements of Section 11.B.4 of the Zoning Ordinance shall be prepared, executed and recorded with the DuPage County Recorder of Deeds before the City issues the first Certificate of Occupancy for Phase II. The Landscape Plan which includes the Long-Term Maintenance Plan, listed on Exhibit C to this Ordinance, must be referenced in, and become part of, the Landscape Covenant Agreement.

18. Deed Restriction. The Owner must record a restrictive covenant in a form and substance approved by the City Attorney against the title for Lot 3 that prohibits the sale of individual townhome buildings or units, or any portion of Lot 3 less than the entire lot, to different owners unless and until all of the following occur:

a. The Owner submits and receives City approval of a plat of resubdivision that creates individual lots for each Townhome building or unit as may be applicable.

b. The City Council approves a minor amendment to the Final Phase II PUD Plan that permits the Townhomes to be sold as individual units or buildings.

c. The Owner establishes a homeowner's association for the Townhomes in a form and substance acceptable to the City for Phase II.

d. The recordation of a comprehensive set of homeowner's association covenants, conditions, and restrictions for Phase II prepared by the Owner and reviewed and approved by the City.

19. School, Park and Library Contributions. The Owner must pay all required school, park and library contributions for Phase II at prior to the issuance of the building permit for each Townhome unit.

20. Fees and Security Guaranteeing Completion of Public Improvements. The Owner shall pay/submit all applicable review and inspection fees and the required security guaranteeing completion of all Phase II public improvements, including the sidewalk improvements, street trees, and erosion control, prior to the recording of this Ordinance.

21. DuPage County Traffic Impact Fee. The DuPage County Traffic Impact Fee must be paid prior to the City's issuance of a building permit for any part of Phase II.



SECTION 6. Binding Effect. This Ordinance and the privileges, obligations, and provisions contained herein run with the Property and inure to the benefit of, and are binding upon, the Owner and its successors, and assigns, including, without limitation, subsequent purchasers of all or a portion of Lot 3.

SECTION 7: Invalidation of Approvals. Upon the failure or refusal of the Owner, or its successors or assigns, to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, in addition to all other remedies available to the City, the approvals granted in Sections 2, 3, and 4 of this Ordinance ("**Approvals**") may, at the sole discretion of the City Council, by ordinance duly adopted, be revoked and become null and void; provided, however, that the City Council may not so revoke the Approvals unless it first provides the Owner, or its successors or assigns, with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the City Council. In the event of such revocation, the City Administrator and City Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances. The Owner acknowledges that public notices and hearings have been held with respect to the adoption of this Ordinance, have considered the possibility of the revocation provided for in this Section, and agree not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the notice to the Owner, or its successors or assigns, successors required by this Section is given.

SECTION 8: 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 9: Effective Date.

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

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

B. In the event that the Owners do not file with the City Clerk a fully executed copy of the unconditional agreement and consent referenced in Paragraph 9.A.3 of this Ordinance within 90 days after the date of passage of this Ordinance by the Mayor and City Council, the corporate authorities shall have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

[Voting Record and Signature Page Follows]



PASSED THIS 3rd day of May, 2021.

AYES: Aids.: Davolos, Aschauer, Krischel, Weidner, Wilson, Barry, Goodman, and Anderson

NAYS: None

ABSENT: None

ABSTAIN: None

APPROVED THIS 3rd day of May, 2021.

MAYOR

ATTEST:

CITY CLERK

#67655234_v4



EXHIBITS

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

Exhibit B – Phase II Site Plan

Exhibit C – Final Phase II PUD Documents

Exhibit D – Revised Final Plat of Subdivision

Exhibit E – Engineering Review Memo

Exhibit F – Exterior Trim Board Exhibit

Exhibit G – Tree Planting Detail

Exhibit H – Unconditional Agreement and Consent

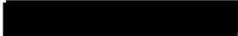


EXHIBIT A

LEGAL DESCRIPTION OF OWNER'S PROPERTY

LOTS 1, 2, 3, AND OUTLOT "A" IN FINAL PLAT OF SUBDIVISION CANTERA SUB-AREA "C," LOT 2 SUBDIVISION OF PART OF THE NORTHEAST ¼ OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, AND THEN RECORDED IN DUPAGE COUNTY AS DOCUMENT NUMBER R2019-086481 ON SEPTEMBER 26, 2019.

PINS:

LOT 1 07-02-201-020

LOT 2 07-02-201-019

LOT 3 07-02-201-018

OUTLOT A 07-02-201-017

Commonly known as: 28301 Ferry Road, Warrenville, Illinois 60555

LEGAL DESCRIPTION OF OUTLOT A

OUTLOT "A" IN FINAL PLAT OF SUBDIVISION CANTERA SUB-AREA "C," LOT 2 SUBDIVISION OF PART OF THE NORTHEAST ¼ OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, AND THEN RECORDED IN DUPAGE COUNTY AS DOCUMENT NUMBER R2019-086481 ON SEPTEMBER 26, 2019.

Permanent Index Number: 07-02-201-017



EXHIBIT B
PHASE II SITE PLAN

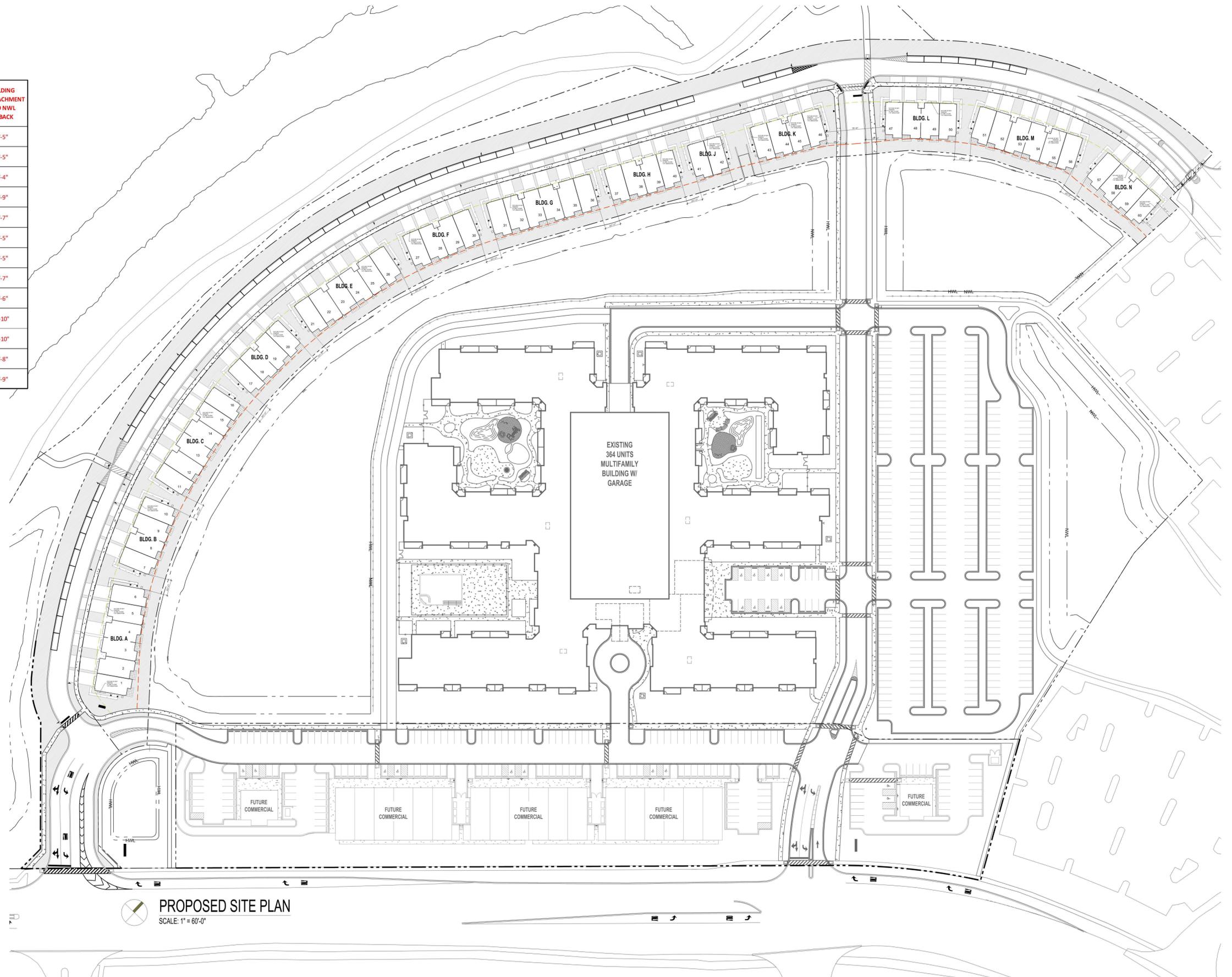
YARD SETBACKS

- FRONT YARD SETBACK ... 20 FT
- REAR YARD SETBACK 15 FT

BUILDING	FRONT YARD SETBACK (FT)	REAR YARD SETBACK (FT)	SPACE BETWEEN TOWNHOMES (FT)	HWL SETBACK (FT)	NWL SETBACK (FT)	BUILDING ENCRoACHMENT INTO NWL SETBACK
A (UNITS 1-6)	20	15	20	15	45	4'-5"
B (UNITS 7-10)	20	15	20	15	45	2'-5"
C (UNITS 11-16)	20	15	20	15	45	3'-4"
D (UNITS 17-20)	20	15	20	15	45	3'-9"
E (UNITS 21-26)	20	15	20	15	45	4'-7"
F (UNITS 27-30)	20	15	20	15	45	4'-5"
G (UNITS 31-36)	20	15	20	15	45	5'-5"
H (UNITS 37-40)	20	15	20	15	45	4'-7"
J (UNITS 41-42)	20	15	20	15	45	3'-6"
K (UNITS 43-46)	20	15	20	15	45	3'-10"
L (UNITS 47-50)	20	15	20	15	45	5'-10"
M (UNITS 51-56)	20	15	20	15	45	7'-8"
N (UNITS 57-60)	20	15	20	15	45	4'-9"

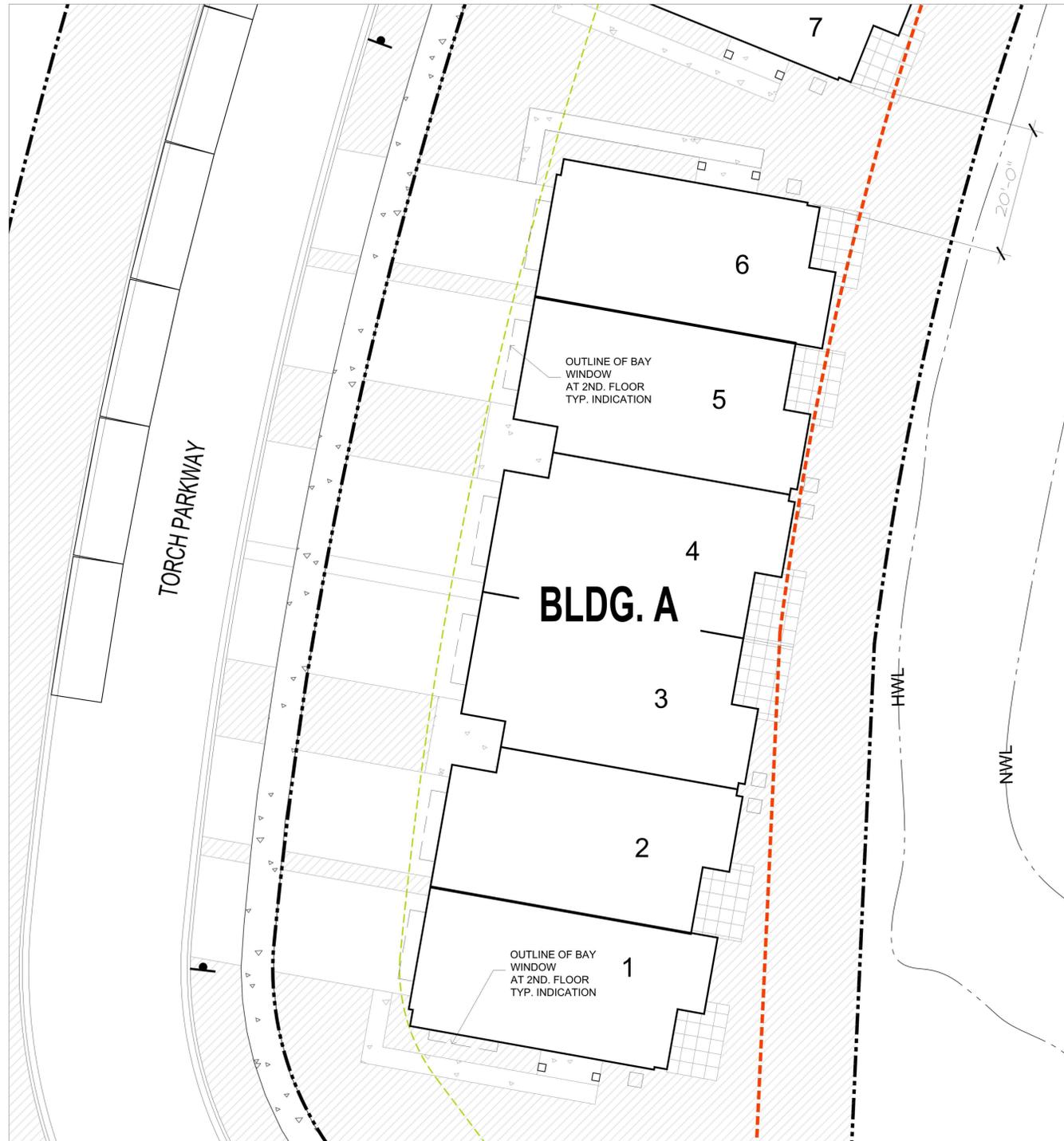
LIST OF DRAWINGS

- A000 SITE PLAN
- A001 ENLARGED SITE PLAN - BLDG. A, B
- A002 ENLARGED SITE PLAN - BLDG. C, D
- A003 ENLARGED SITE PLAN - BLDG. E, F
- A004 ENLARGED SITE PLAN - BLDG. G, H
- A005 ENLARGED SITE PLAN - BLDG. J, K
- A006 ENLARGED SITE PLAN - BLDG. L
- A007 ENLARGED SITE PLAN - BLDG. M, N
- A100 1ST, 2ND & 3RD FL. PLANS - TYP. 2 UNIT BLDG.
- A101 1ST. AND 2ND. FL. PLANS - TYP. 4 UNIT BLDG.
- A102 3RD. FL. PLAN - TYP. 4 UNIT BLDG.
- A103 1ST. AND 2ND. FL. PLANS - TYP. 6 UNIT BLDG.
- A104 3RD. FL. PLAN - TYP. 6 UNIT BLDG.
- A200 ELEVATIONS - TYP. 2 UNIT BLDG.
- A201 ELEVATIONS - TYP. 4 UNIT BLDG.
- A202 ELEVATIONS - TYP. 6 UNIT BLDG.
- A300 3D RND. FRONT - TYP. 4 UNIT BLDG. (OPT.1)
- A301 3D RND. REAR - TYP. 4 UNIT BUILDING (OPT.1)
- A302 3D RND. FRONT - TYP. 4 UNIT BLDG. (OPT.2)
- A303 3D RND. REAR - TYP. 4 UNIT BLDG. (OPT.2)
- A304 3D RND. FRONT - TYP. 6 UNIT BLDG.
- A305 3D RND. REAR - TYP. 6 UNIT BLDG.
- A400 PROJECTIONS - TYP. 2 UNIT BLDG.
- A401 PROJECTIONS - TYP. 4 UNIT BLDG.
- A402 PROJECTIONS - TYP. 6 UNIT BLDG.



PROPOSED SITE PLAN
SCALE: 1" = 60'-0"

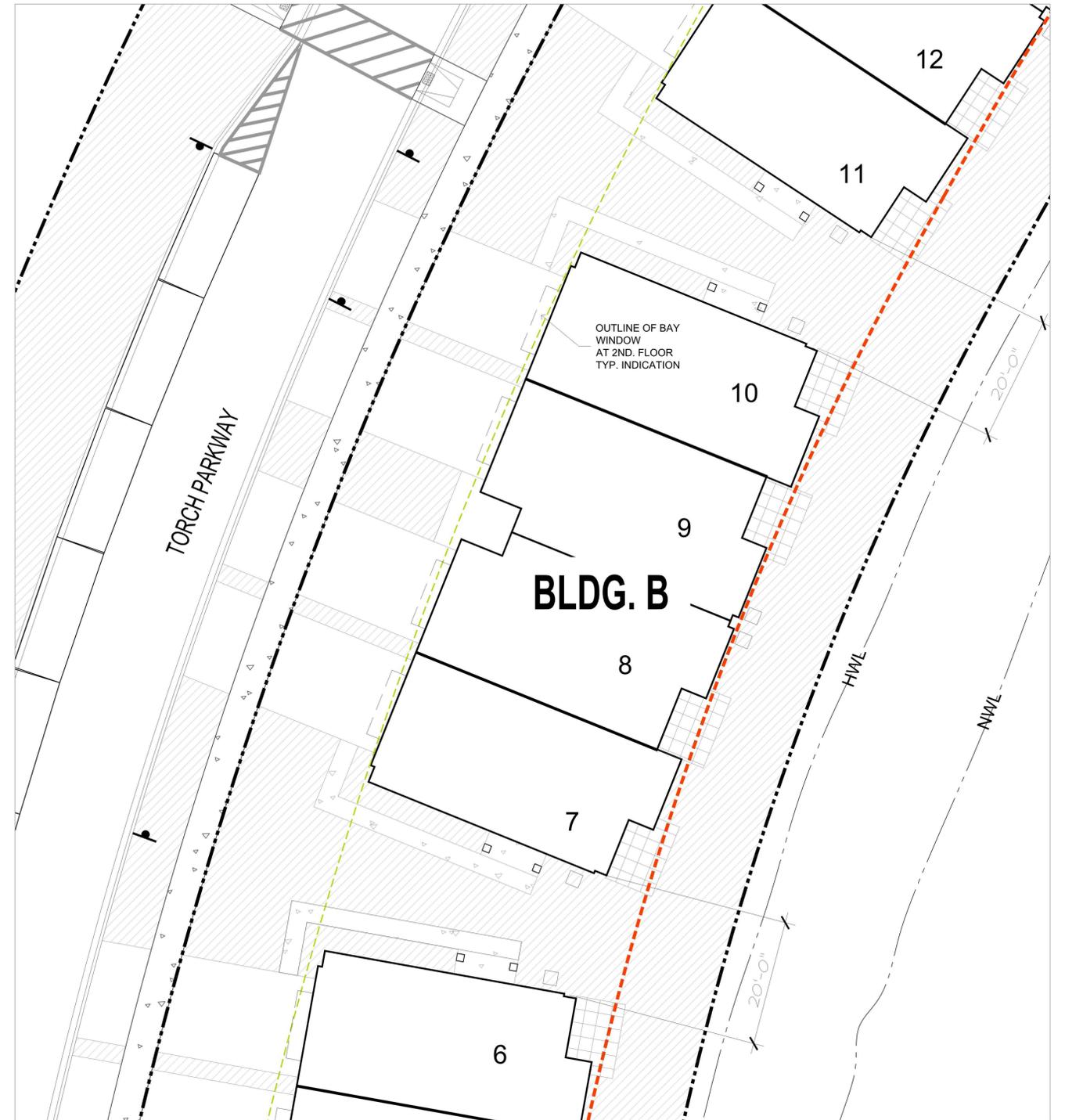
REV. #	REV. DATE	DATE	JOB NO.	DRAWN	CHKD.	SHEET
		7 APR 2021	20-101	AK/Y/K	AK	A000



 PROPOSED SITE PLAN (BLDG. A)
SCALE: 3/32" = 1'-0"

YARD SETBACKS

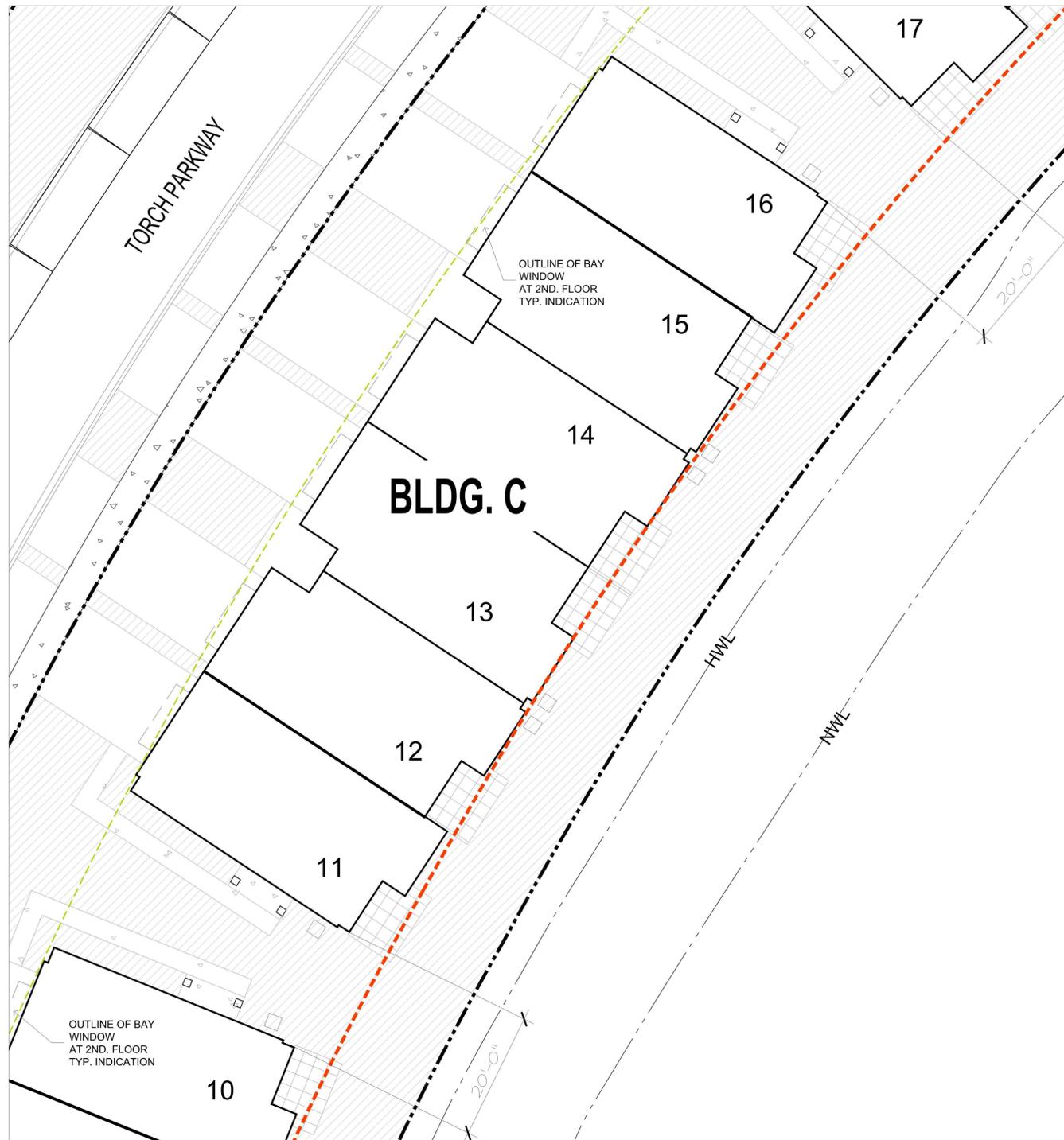
-  FRONT YARD SETBACK ... 20 FT
-  REAR YARD SETBACK 15 FT



 PROPOSED SITE PLAN (BLDG. B)
SCALE: 3/32" = 1'-0"

YARD SETBACKS

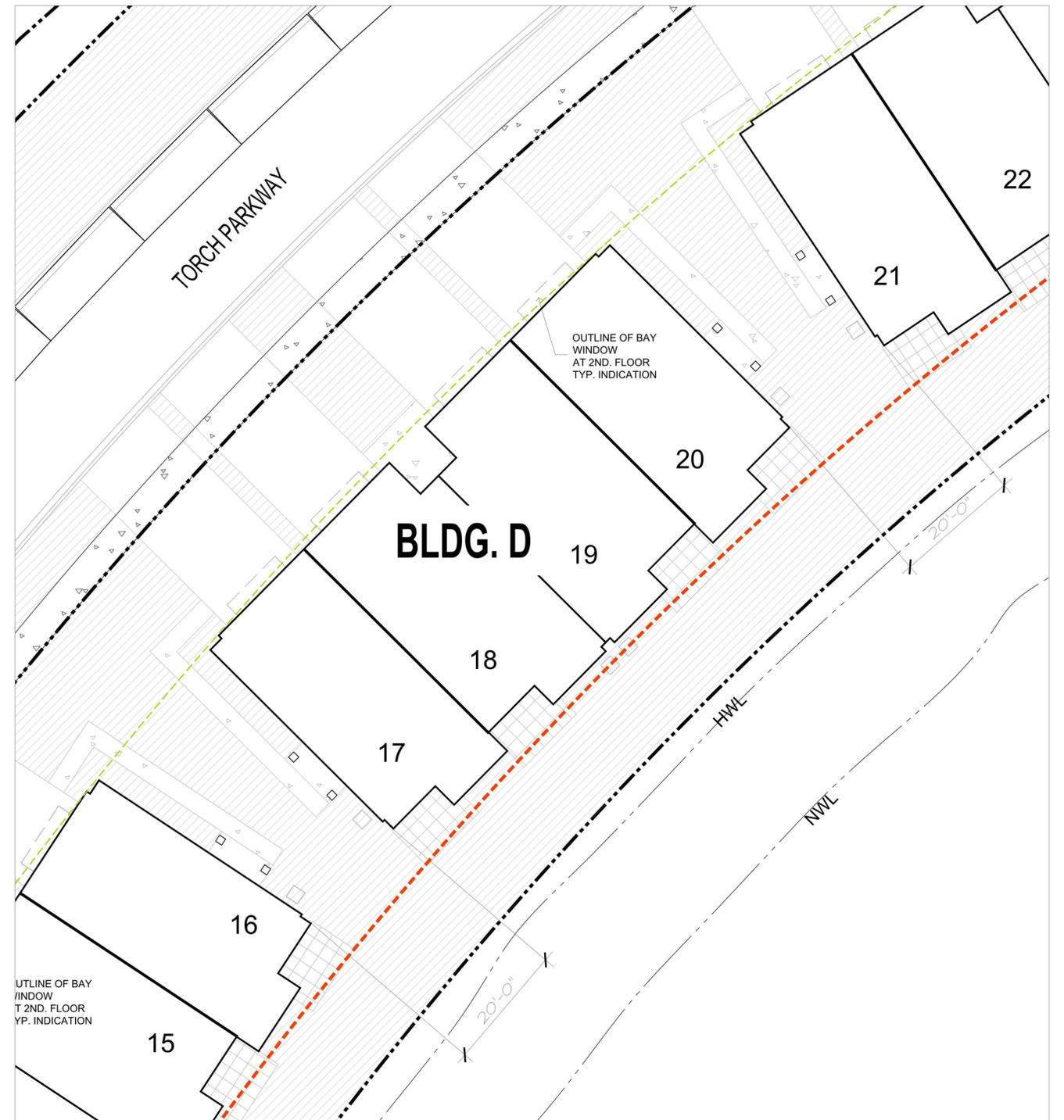
-  FRONT YARD SETBACK ... 20 FT
-  REAR YARD SETBACK 15 FT



 **PROPOSED SITE PLAN (BLDG. C)**
SCALE: 3/32" = 1'-0"

YARD SETBACKS

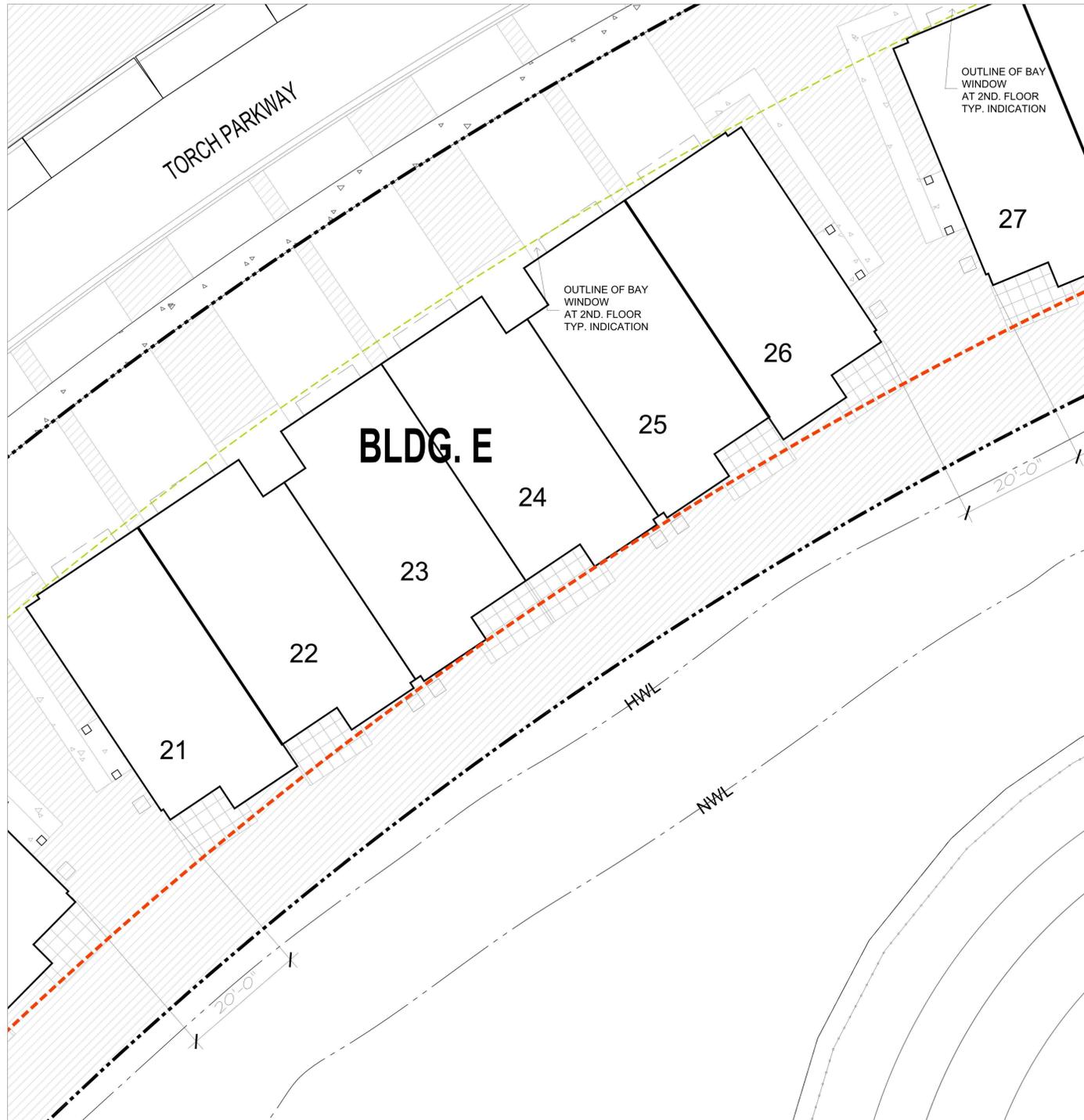
-  FRONT YARD SETBACK ... 20 FT
-  REAR YARD SETBACK 15 FT



 **PROPOSED SITE PLAN (BLDG. D)**
SCALE: 3/32" = 1'-0"

YARD SETBACKS

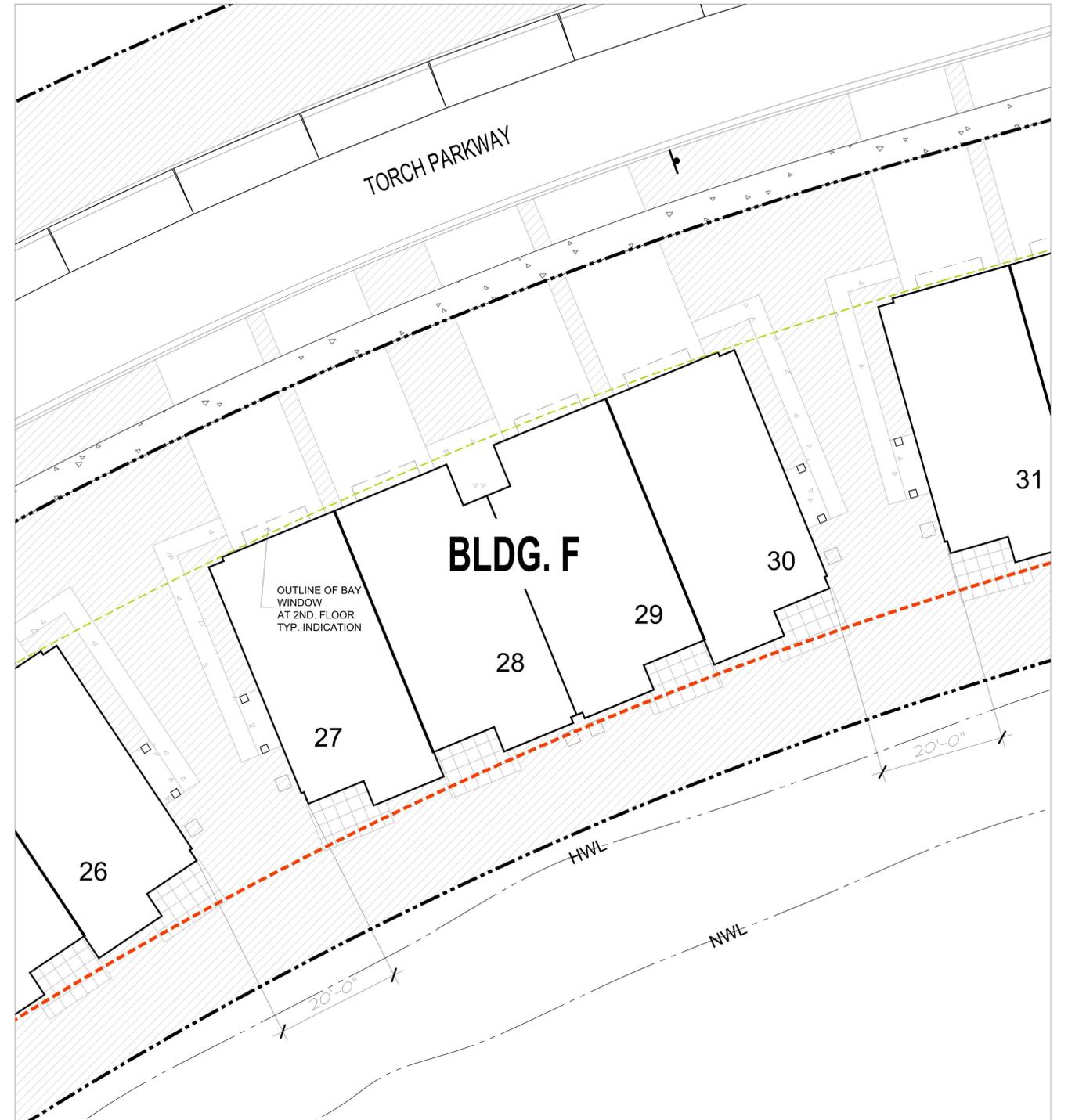
-  FRONT YARD SETBACK ... 20 FT
-  REAR YARD SETBACK 15 FT



 PROPOSED SITE PLAN (BLDG. E)
SCALE: 3/32" = 1'-0"

YARD SETBACKS

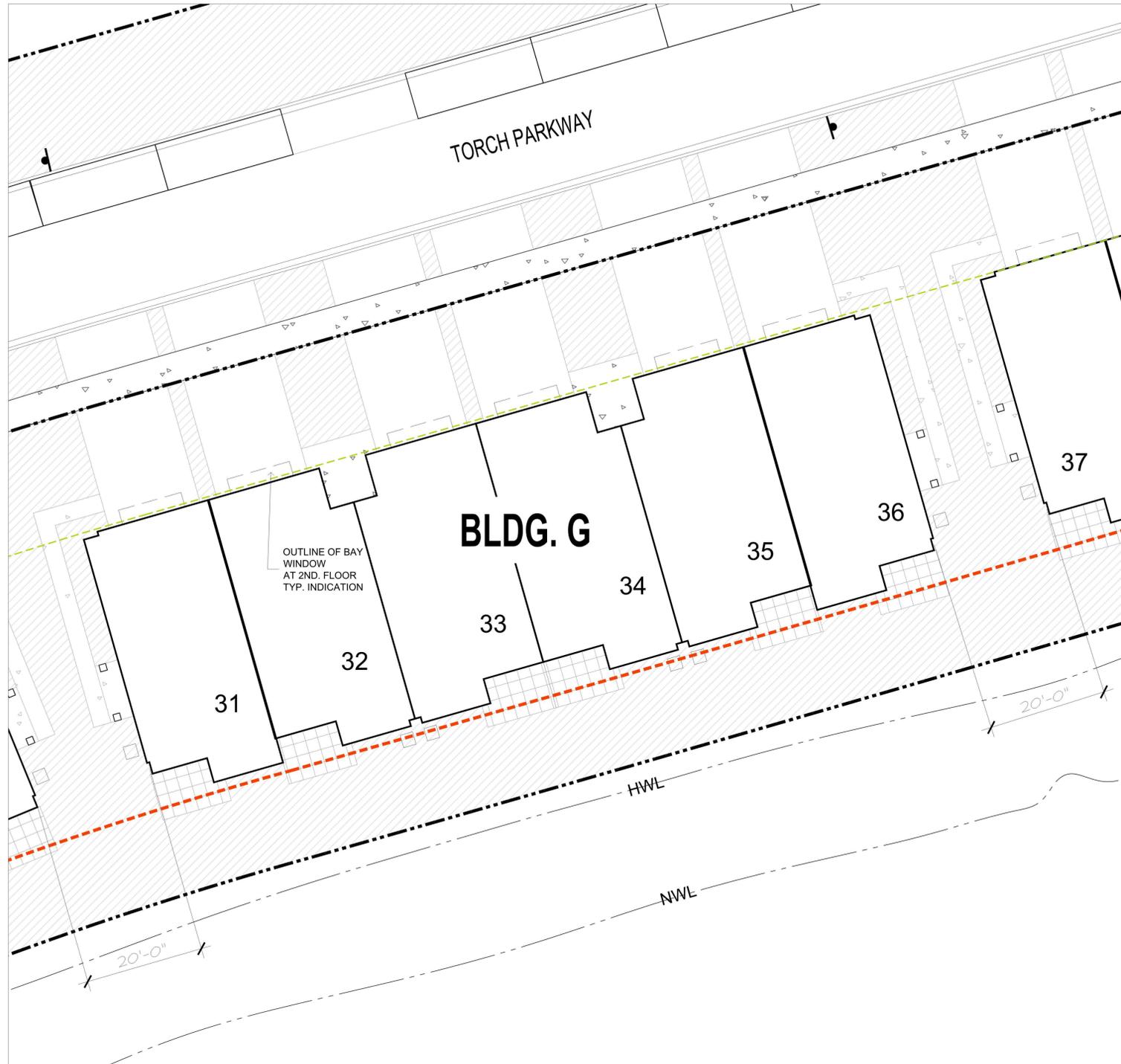
-  FRONT YARD SETBACK ... 20 FT
-  REAR YARD SETBACK 15 FT



 PROPOSED SITE PLAN (BLDG. F)
SCALE: 3/32" = 1'-0"

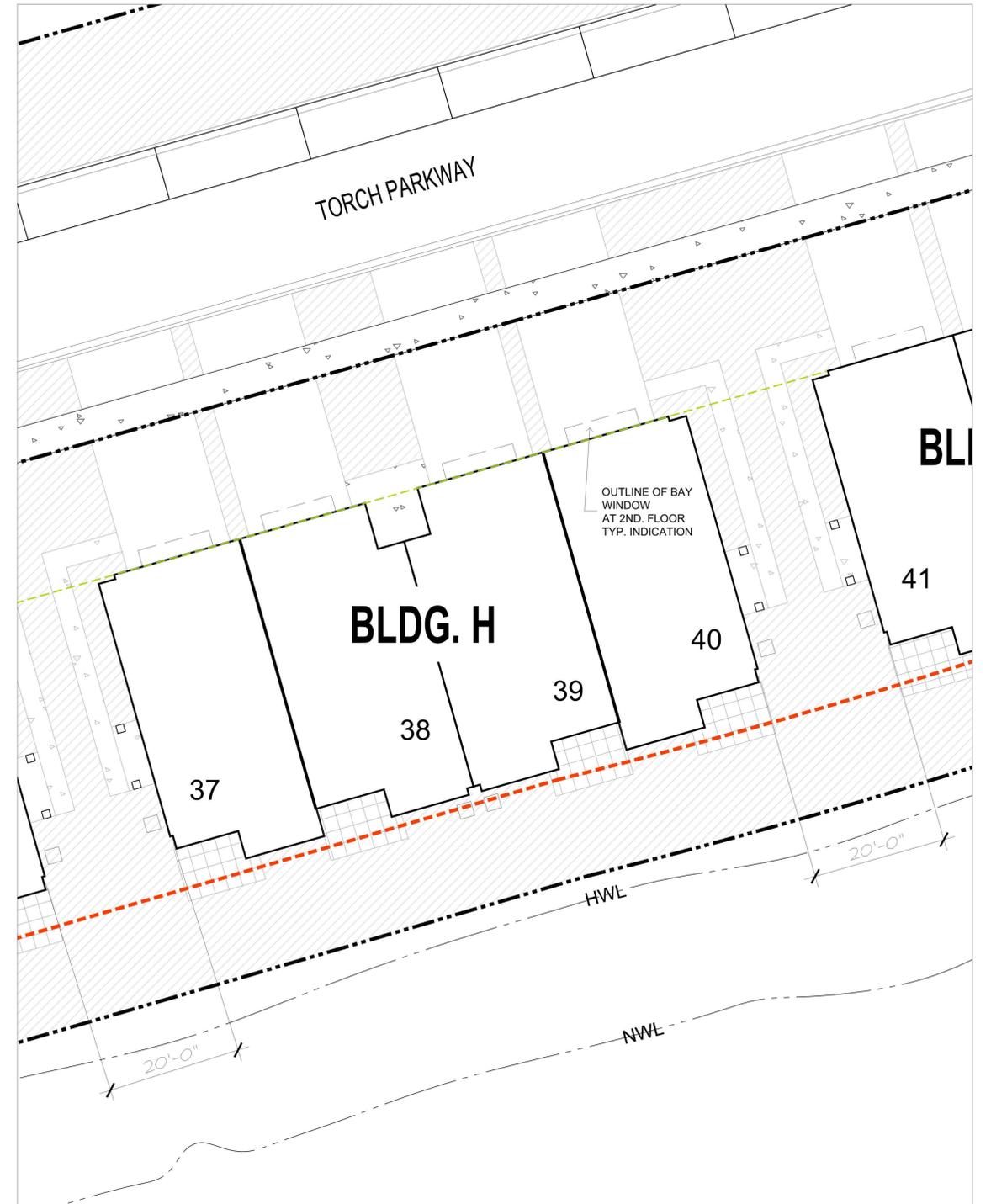
YARD SETBACKS

-  FRONT YARD SETBACK ... 20 FT
-  REAR YARD SETBACK 15 FT



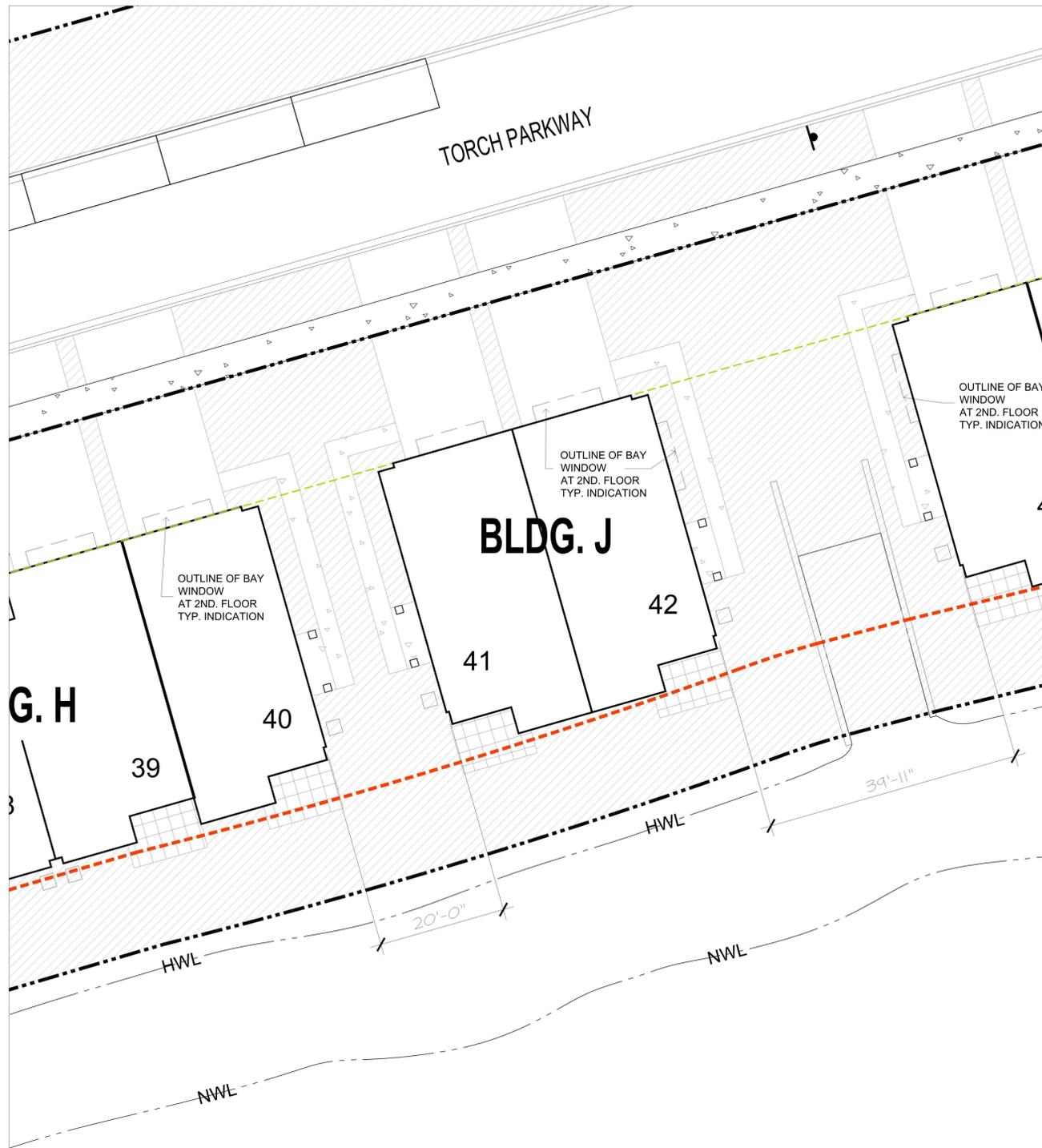
 PROPOSED SITE PLAN (BLDG. G)
SCALE: 3/32" = 1'-0"

YARD SETBACKS
 --- FRONT YARD SETBACK 20 FT
 --- REAR YARD SETBACK 15 FT



 PROPOSED SITE PLAN (BLDG. H)
SCALE: 3/32" = 1'-0"

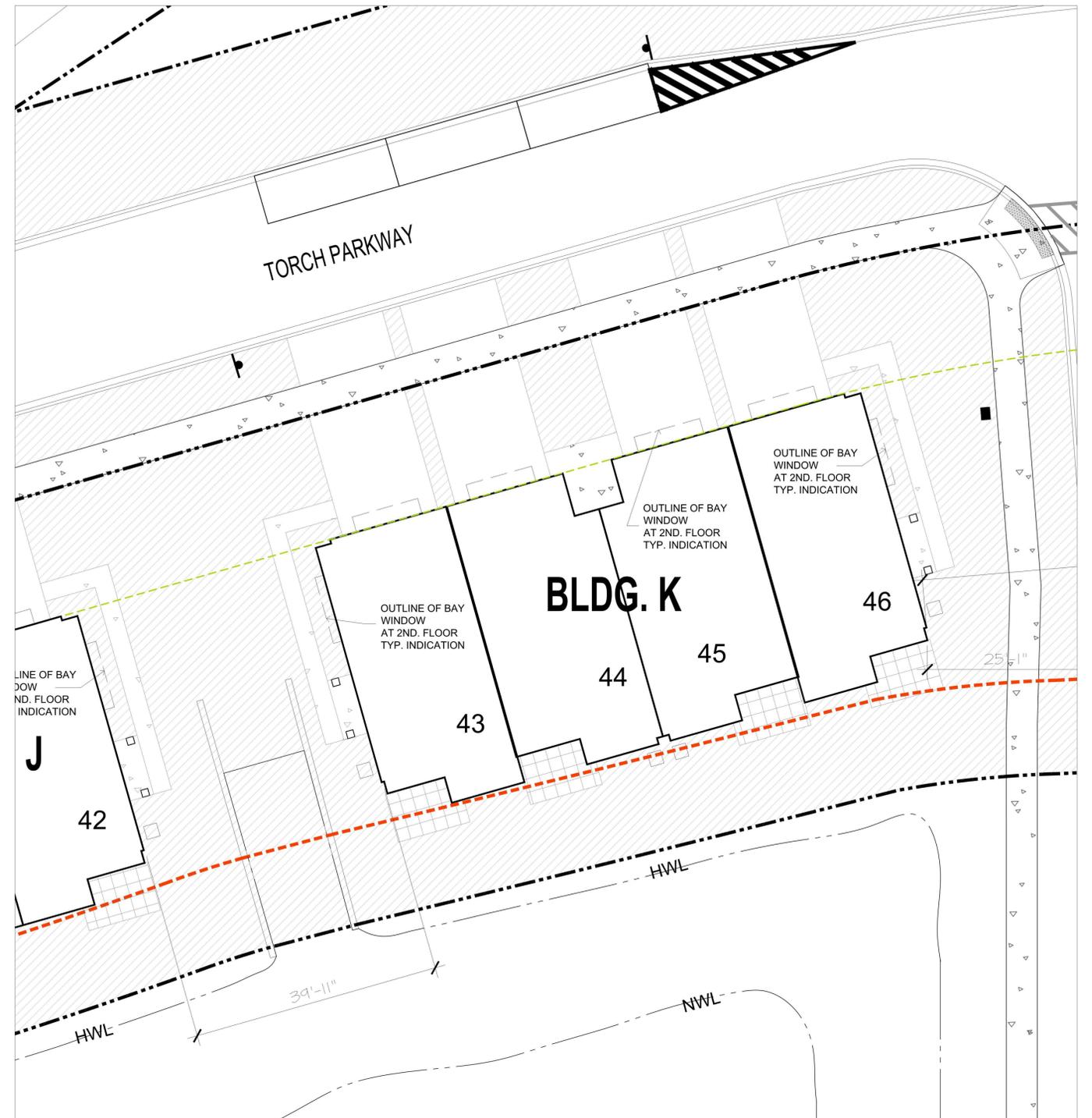
YARD SETBACKS
 --- FRONT YARD SETBACK 20 FT
 --- REAR YARD SETBACK 15 FT



 **PROPOSED SITE PLAN (BLDG. J)**
SCALE: 3/32" = 1'-0"

YARD SETBACKS

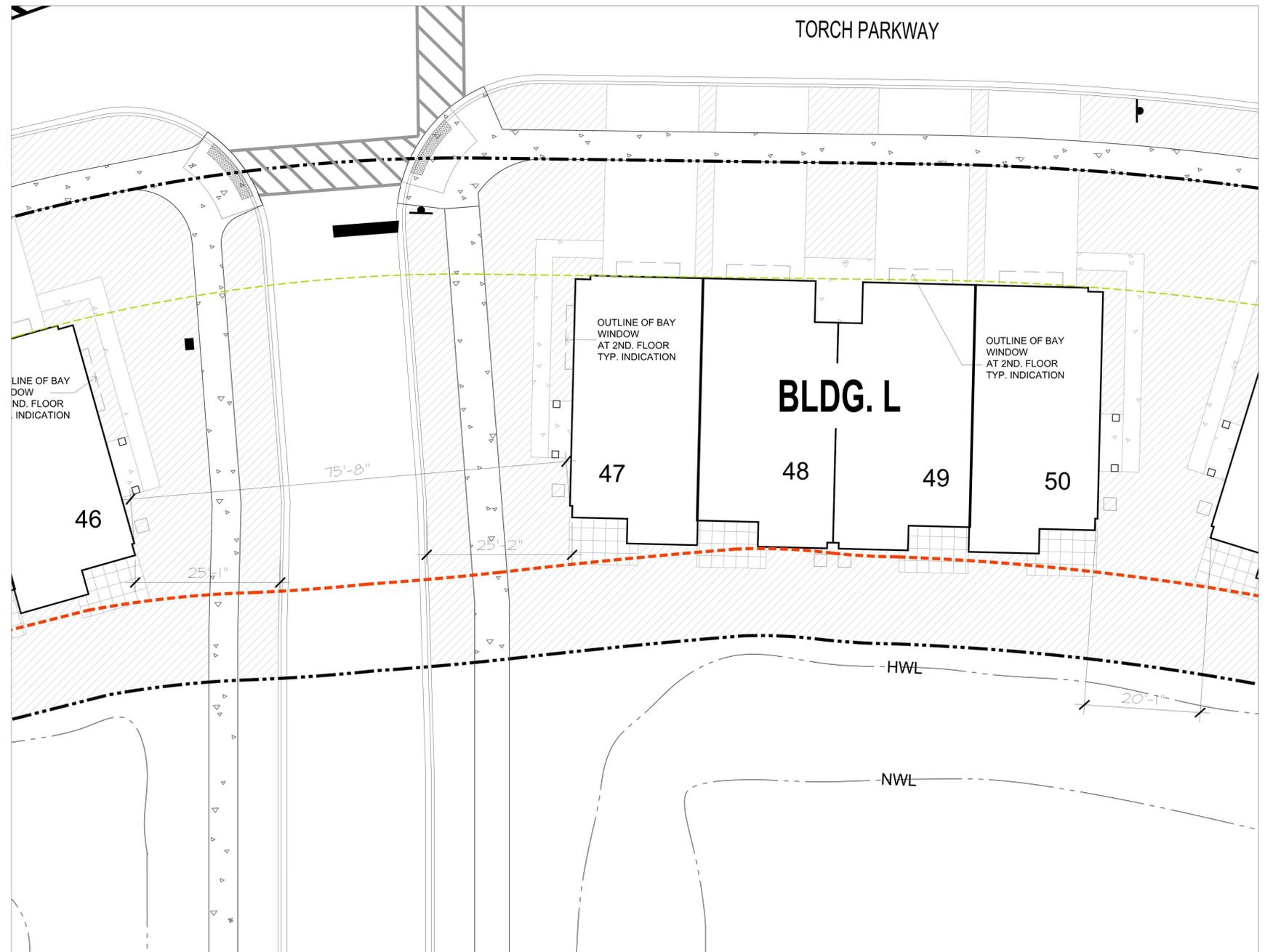
-  FRONT YARD SETBACK ... 20 FT
-  REAR YARD SETBACK 15 FT



 **PROPOSED SITE PLAN (BLDG. K)**
SCALE: 3/32" = 1'-0"

YARD SETBACKS

-  FRONT YARD SETBACK ... 20 FT
-  REAR YARD SETBACK 15 FT



 **PROPOSED SITE PLAN (BLDG. L)**
SCALE: 3/32" = 1'-0"

YARD SETBACKS

- FRONT YARD SETBACK ... 20 FT
- REAR YARD SETBACK 15 FT

A STUDIO ARCHITECTS

1790 SAVANNAH CIR., MUNDELEIN, IL 60060
TEL. 847-219-3939

CANTERA DEVELOPMENT HOLDINGS, LLC
DEVELOPER

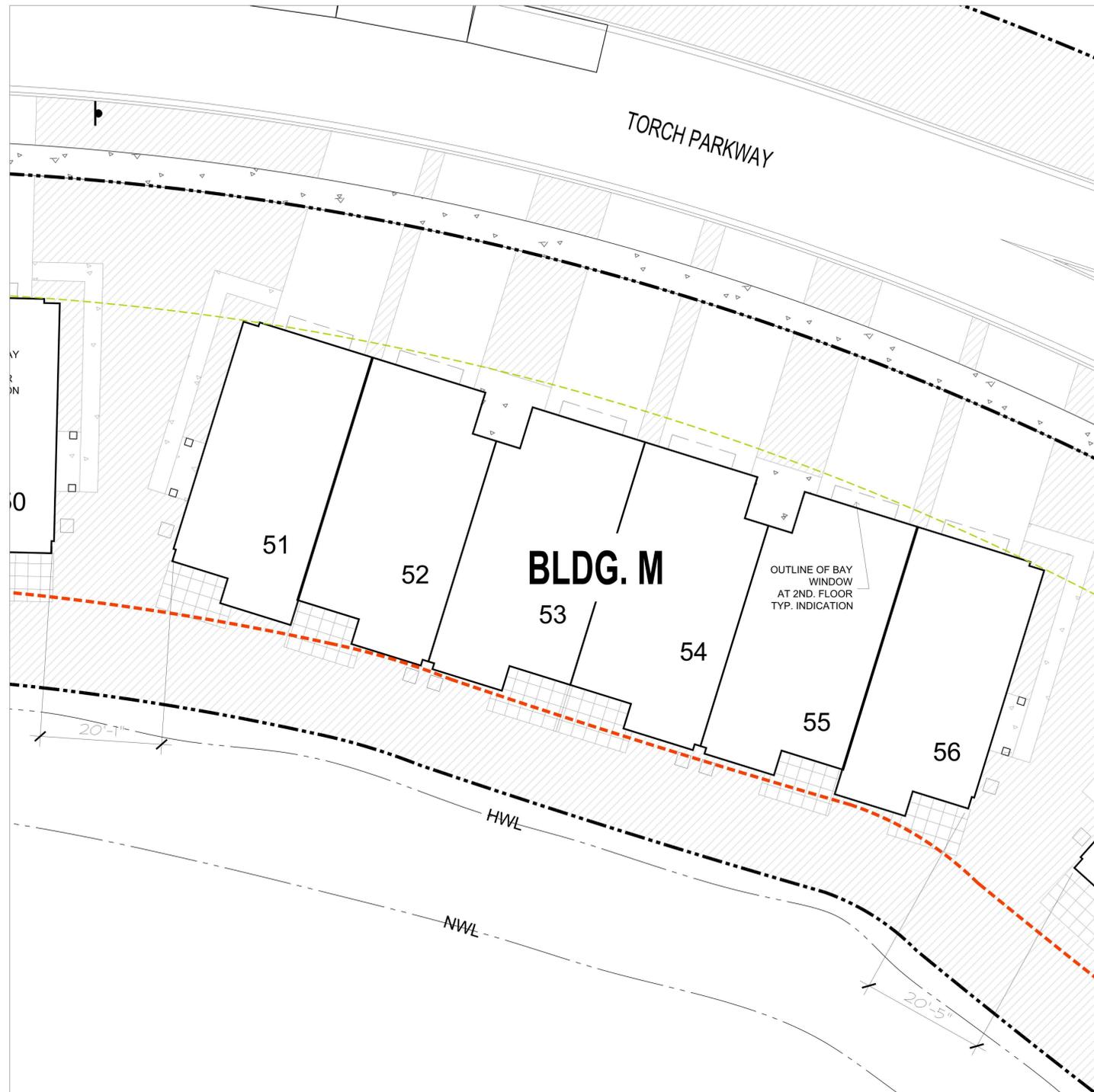
TWO NORTHFIELD PLAZA, SUITE #320 NORTHFIELD, IL 60093

TOWNHOMES AT RIVER VIEW WES
SITE PLAN

WARRENVILLE, ILLINOIS

REV. #	REV. DATE	DATE	JOB NO.	DRAWN	CHKD.	SHEET
		7 APR 2021	20-01	AK/Y/K	AK	

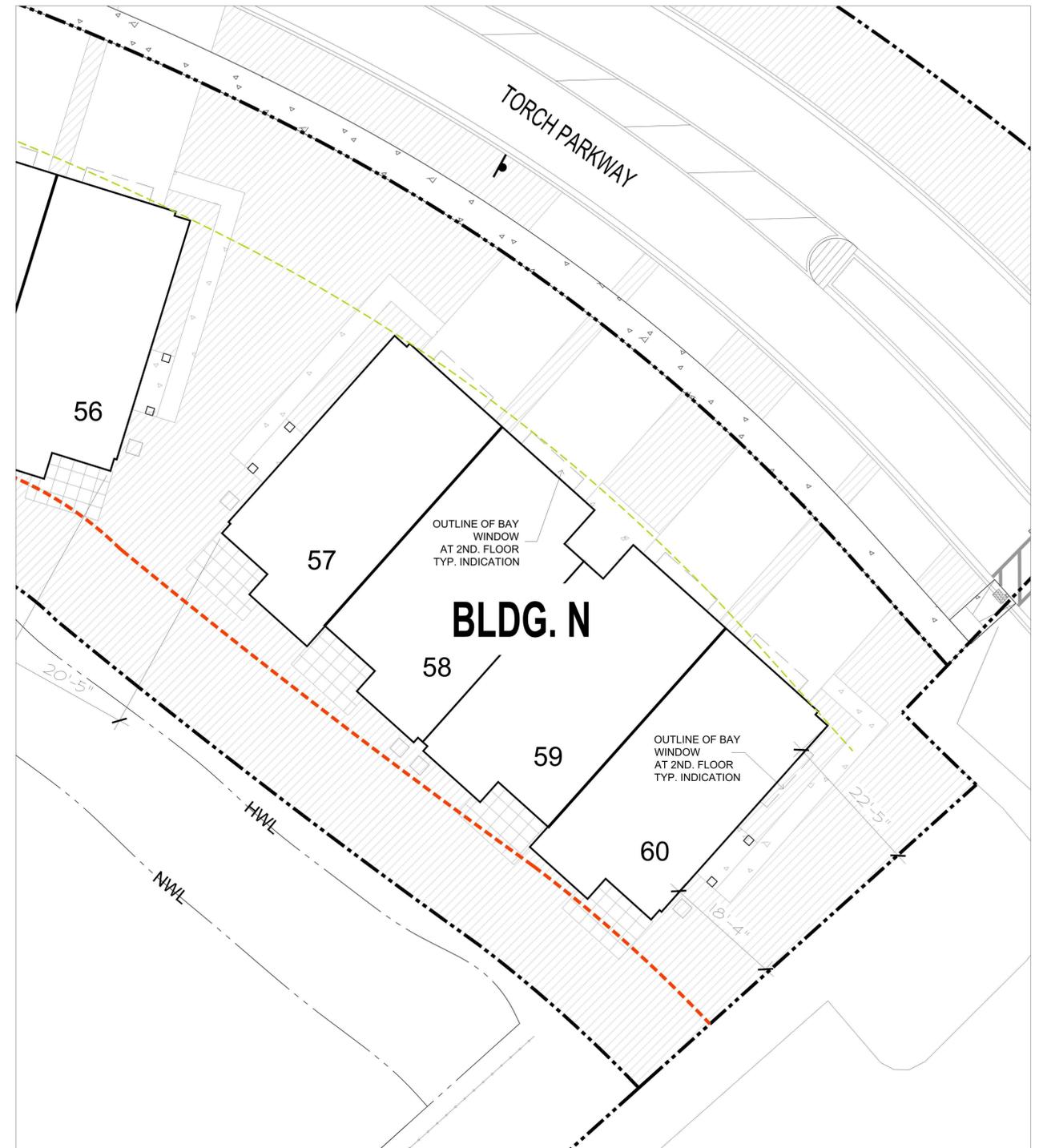
A006



 **PROPOSED SITE PLAN (BLDG. M)**
SCALE: 3/32" = 1'-0"

YARD SETBACKS

-  FRONT YARD SETBACK 20 FT
-  REAR YARD SETBACK 15 FT



 **PROPOSED SITE PLAN (BLDG. N)**
SCALE: 3/32" = 1'-0"

YARD SETBACKS

-  FRONT YARD SETBACK ... 20 FT
-  REAR YARD SETBACK 15 FT



EXHIBIT C

FINAL PHASE II PUD DOCUMENTS

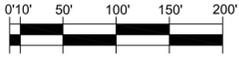
1. **Phase II Site Plan** (see Exhibit B).
2. **Revised Final Plat of Subdivision** (See Exhibit D).
3. **Architectural Plans**, consisting of 17 sheets, prepared by A Studio Architects, and dated April 7, 2021.
4. **Site Improvement Plans**, consisting of 17 sheets, prepared by Bollinger, Lach & Associates, and dated April 7, 2021.
5. **Consulting Civil Engineer Memo**, consisting of nine pages, prepared by BLA, Inc., and dated April 14, 2021.
6. **Landscape Plans**, consisting of three sheets, prepared by Lannert Group, and dated April 7, 2021.
7. **Electric Light Fixture Exhibit**, consisting of one page, prepared by Access Lighting, and submitted to the City on April 12, 2021.
8. **Deck Brochure, Composite Decking and Handrail System Brochure**, consisting of 27 pages, prepared by UltraDeck, and submitted to the City on April 12, 2021.
9. **Color Chart**, consisting of three pages, and submitted to the City on April 12, 2021.
10. **Townhome Projections**, consisting of three sheets, prepared by A Studio Architects, and dated April 7, 2021.
11. **Master Declaration of Covenants**, consisting of 29 pages, prepared by Nazar Kashuba, and submitted to the City on April 12, 2021.
12. **General Application**, consisting of four pages, prepared by John Schiess, and dated January 5, 2021.
13. **Application Form D**, consisting of five pages, prepared by John Schiess, and dated February 24, 2021.
14. **Responses to Staff Comments**, consisting of three pages, prepared by BLA, Inc., dated April 2, 2021.
15. **Responses to Staff Comments**, consisting of 14 pages, prepared by Developer and consultant, and dated April 12, 2021.
16. **Responses to Staff Comments**, consisting of two pages, prepared by The Lannert Group, and dated March 26, 2021.

- 
17. ***Response to Amendment to Preliminary Approvals for Phase II***, consisting of two pages, and dated April 9, 2021.

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



EXHIBIT D
REVISED FINAL PLAT OF SUBDIVISION



CANTERA SUB-AREA "C", LOT 2 SUBDIVISION

OF PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS:
07 - 02 - 206 - 006 (AFFECTS LOT 2)
07 - 02 - 201 - 016 (AFFECTS OUTLOT "A")

BASIS OF BEARINGS:
ASSUMED THE NORTH LINE OF FERRY ROAD
TO BE S46°22'27"W

CANTERA VILLAGE CONDO
PER DOCUMENT R99-028856

AREA SUMMARY:
COMMERCIAL CENTER USE AREA
LOT 1 AREA = 191,688 SQ. FT. OR 4.401 ACRES

MULTIFAMILY - APARTMENTS
LOT 2 AREA = 766,170 SQ. FT. OR 17.588 ACRES

MULTIFAMILY - TOWNHOMES
OUTLOT "A" AREA = 172,254 SQ. FT. OR 3.954 ACRES
AREA IN TORCH PARKWAY R.O.W. = 132,897 SQ. FT. OR 3.051 ACRES
LOT 3 AREA = 151,800 SQ. FT. OR 3.484 ACRES

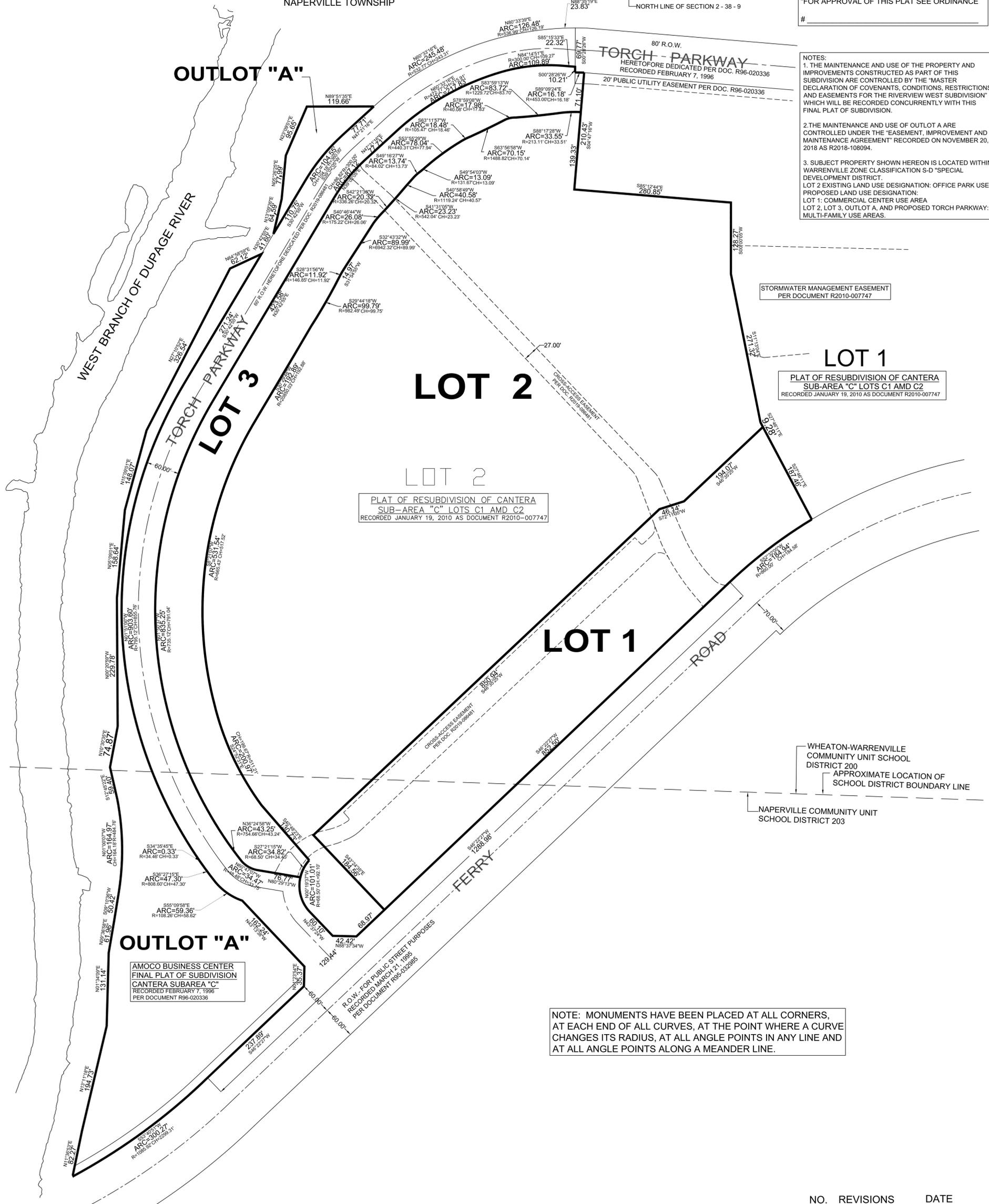
TOTAL SUBDIVISION AREA = 1,414,815 SQ. FT. OR 32.480 ACRES

WINFIELD TOWNSHIP
NAPERVILLE TOWNSHIP

SOUTH LINE OF SECTION 35 - 39 - 9
NORTH LINE OF SECTION 2 - 38 - 9

"FOR APPROVAL OF THIS PLAT SEE ORDINANCE

NOTES:
1. THE MAINTENANCE AND USE OF THE PROPERTY AND IMPROVEMENTS CONSTRUCTED AS PART OF THIS SUBDIVISION ARE CONTROLLED BY THE "MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE RIVERVIEW WEST SUBDIVISION" WHICH WILL BE RECORDED CONCURRENTLY WITH THIS FINAL PLAT OF SUBDIVISION.
2. THE MAINTENANCE AND USE OF OUTLOT A ARE CONTROLLED UNDER THE "EASEMENT, IMPROVEMENT AND MAINTENANCE AGREEMENT" RECORDED ON NOVEMBER 20, 2018 AS R2018-108094.
3. SUBJECT PROPERTY SHOWN HEREON IS LOCATED WITHIN WARRENVILLE ZONE CLASSIFICATION S-D "SPECIAL DEVELOPMENT DISTRICT."
LOT 2 EXISTING LAND USE DESIGNATION: OFFICE PARK USE
PROPOSED LAND USE DESIGNATION:
LOT 1: COMMERCIAL CENTER USE AREA
LOT 2, LOT 3, OUTLOT A, AND PROPOSED TORCH PARKWAY: MULTI-FAMILY USE AREAS.



PLAT OF RESUBDIVISION OF CANTERA
SUB-AREA "C" LOTS C1 AND C2
RECORDED JANUARY 19, 2010 AS DOCUMENT R2010-007747

PLAT OF RESUBDIVISION OF CANTERA
SUB-AREA "C" LOTS C1 AND C2
RECORDED JANUARY 19, 2010 AS DOCUMENT R2010-007747

AMOCO BUSINESS CENTER
FINAL PLAT OF SUBDIVISION
CANTERA SUBAREA "C"
RECORDED FEBRUARY 7, 1996
PER DOCUMENT R96-020336

NOTE: MONUMENTS HAVE BEEN PLACED AT ALL CORNERS,
AT EACH END OF ALL CURVES, AT THE POINT WHERE A CURVE
CHANGES ITS RADIUS, AT ALL ANGLE POINTS IN ANY LINE AND
AT ALL ANGLE POINTS ALONG A MEANDER LINE.

PROJECT No.:
2017-24719-1
ISSUE DATE:
5/21/18
SCALE: 1"=80'
SHEET NUMBER
1 OF 4

PETITIONER:
CANTERA DEVELOPMENT
HOLDINGS LLC
TWO NORTHFIELD PLAZA,
SUITE # 320
NORTHFIELD, IL 60093

PLAT PREPARED BY:
UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

NO.	REVISIONS	DATE
1	REVISED	06/22/18
2	REVISED PER COMMENTS	1/22/19
3	REVISED	02/12/19
4	REVISED PER COMMENTS	04/17/19
5	ADDED EASEMENT	06/03/19
6	REVISED PER COMMENTS	07/02/19
7	REVISED PER COMMENTS	07/10/19
8	REVISED PER COMMENTS	07/17/19
9	REVISED SURVEYOR'S CERTIFICATE	08/23/19
10	ADDED EASEMENT	11/27/19
11	REVISED	12/18/20
12	REVISED	04/10/21

CANTERA SUB-AREA "C", LOT 2 SUBDIVISION

OF PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE
9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

OWNER'S CERTIFICATE (LOT 2):

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE LEGAL OWNER (S) OF THE LAND DESCRIBED AS LOT 2 IN CANTERA SUB-AREA "C" LOTS C1 AND C2, BEING A RESUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CANTERA SUB-AREA "C" LOTS C1 AND C2 RECORDED JANUARY 19, 2010 AS DOCUMENT R2010-007747, IN DUPAGE COUNTY, ILLINOIS, SHOWN HERON 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 _____, A.D., 20_____.

SIGNATURE _____
PLEASE TYPE/PRINT THE AUTHORIZED INDIVIDUAL'S NAME, TITLE

CORPORATION/COMPANY NAME, AND ADDRESS:
CANTERA DEVELOPMENT HOLDINGS LLC
TWO NORTHFIELD PLAZA, SUITE # 320
NORTHFIELD, IL 60093

AFFIX CORPORATE SEAL IF APPROPRIATE

NOTARY CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATOR OF THE OWNER'S CERTIFICATE IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THAT SAID INDIVIDUAL APPEARED AND DELIVERED SAID INSTRUMENT AS A FREE AND VOLUNTARY ACT OF THE CORPORATION AND THAT SAID INDIVIDUAL DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE OR SHE IS A CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION AND DID AFFIX SAID SEAL OF SAID CORPORATION TO SAID INSTRUMENT AS HIS OR HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, AS OWNER, FOR THE USES AND PURPOSES THEREIN SET FORTH IN THE AFORESAID INSTRUMENT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20_____.

BY: _____
NOTARY PUBLIC

COMMISSION EXPIRES _____

SCHOOL DISTRICT BOUNDARY STATEMENT

THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS: THAT CANTERA DEVELOPMENT HOLDINGS LLC 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 OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION IS PARTIALLY LOCATED WITHIN THE BOUNDARIES OF THE WHEATON-WARRENVILLE COMMUNITY UNIT SCHOOL DISTRICT NO. 200, AND PARTIALLY LOCATED WITHIN THE NAPERVILLE COMMUNITY UNIT SCHOOL DISTRICT NO. 203.

DATED THIS _____ DAY OF _____, A.D., 20_____.

OWNER _____

OWNER'S CERTIFICATE (OUTLOT "A"):

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE LEGAL OWNER (S) OF THE LAND DESCRIBED AS OUTLOT "A" IN AMOCO BUSINESS CENTER FINAL PLAT OF SUBDIVISION CANTERA SUBAREA "C", BEING A SUBDIVISION OF PART OF LOT 2 IN CANTERA SERVICE STATION NUMBER 1, TOGETHER WITH PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED FEBRUARY 7, 1996 AS DOCUMENT R96-020336, IN DUPAGE COUNTY, ILLINOIS, SHOWN HERON 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 _____, A.D., 20_____.

SIGNATURE _____
PLEASE TYPE/PRINT THE AUTHORIZED INDIVIDUAL'S NAME, TITLE

CORPORATION/COMPANY NAME, AND ADDRESS:
CANTERA OWNERS ASSOCIATION
4201 WINFIELD ROAD
WARRENVILLE, IL 60555

AFFIX CORPORATE SEAL IF APPROPRIATE

NOTARY CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATOR OF THE OWNER'S CERTIFICATE IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THAT SAID INDIVIDUAL APPEARED AND DELIVERED SAID INSTRUMENT AS A FREE AND VOLUNTARY ACT OF THE CORPORATION AND THAT SAID INDIVIDUAL DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE OR SHE IS A CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION AND DID AFFIX SAID SEAL OF SAID CORPORATION TO SAID INSTRUMENT AS HIS OR HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, AS OWNER, FOR THE USES AND PURPOSES THEREIN SET FORTH IN THE AFORESAID INSTRUMENT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20_____.

BY: _____
NOTARY PUBLIC

COMMISSION EXPIRES _____

SCHOOL DISTRICT BOUNDARY STATEMENT

THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS: THAT CANTERA OWNERS ASSOCIATION 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 OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION IS PARTIALLY LOCATED WITHIN THE BOUNDARIES OF THE WHEATON-WARRENVILLE COMMUNITY UNIT SCHOOL DISTRICT NO. 200, AND PARTIALLY LOCATED WITHIN THE NAPERVILLE COMMUNITY UNIT SCHOOL DISTRICT NO. 203.

DATED THIS _____ DAY OF _____, A.D., 20_____.

OWNER _____

OWNER'S SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

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.

NAME & TITLE (IF ANY) _____

ADDRESS _____

DATED THIS _____ DAY OF _____, 20_____.

SURVEYOR'S AUTHORIZATION CERTIFICATION:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, ROY G. LAWNICZAK, A REGISTERED PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 35-2290, DO HEREBY AUTHORIZE THE CITY OF WARRENVILLE OR THEIR AGENT TO FILE WITH THE DU PAGE COUNTY RECORDER'S OFFICE THE PLAT KNOWN AS CANTERA SUB-AREA "C" LOT 2 SUBDIVISION.

BY: _____
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2020
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2019

ENGINEER'S SURFACE WATER DRAINAGE CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

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 _____, A.D. 20_____.

PROJECT No.:	2017-24719-1
ISSUE DATE:	5/21/18
SCALE:	1"=80'
SHEET NUMBER	3 OF 4

PETITIONER:
CANTERA DEVELOPMENT HOLDINGS LLC
TWO NORTHFIELD PLAZA,
SUITE # 320
NORTHFIELD, IL 60093

PLAT PREPARED BY:
UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

NO.	REVISIONS	DATE
1	REVISED	06/22/18
2	REVISED PER COMMENTS	1/22/19
3	REVISED	02/12/19
4	REVISED PER COMMENTS	04/17/19
5	ADDED EASEMENT	06/03/19
6	REVISED PER COMMENTS	07/02/19
7	REVISED PER COMMENTS	07/10/19
8	REVISED PER COMMENTS	07/17/19
9	REVISED SURVEYOR'S CERTIFICATE	08/23/19
10	ADDED EASEMENT	11/27/19
11	REVISED	12/18/20
12	REVISED	04/10/21

CANTERA SUB-AREA "C", LOT 2 SUBDIVISION

MAIL PLAT TO:
CITY OF WARRENVILLE
28W701 STAFFORD PLACE
WARRENVILLE, IL 60555

OF PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

UTILITY AND DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE RESERVED FOR AND GRANTED TO THE CITY OF WARRENVILLE AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE CITY, INCLUDING BUT NOT LIMITED TO, COMMONWEALTH EDISON COMPANY, NICOR GAS COMPANY, AT&T, COMCAST, AND THEIR SUCCESSORS AND ASSIGNS, OVER ALL THE AREAS MARKED "UTILITY & DRAINAGE EASEMENT ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS TRANSMISSION AND DISTRIBUTION SYSTEMS, AND INCLUDING STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT. EASEMENTS ARE HEREBY RESERVED AND GRANTED TO THE CITY AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY, OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS, AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE.

STORMWATER MANAGEMENT EASEMENT PROVISIONS

THE OWNERS, ON BEHALF OF ITSELF, ITS SUCCESSORS AND ASSIGNS, AND ALL FUTURE HOLDERS OF TITLE TO THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAT (COLLECTIVELY, THE "OWNER"), HEREBY COVENANTS AND AGREES WITH THE CITY OF WARRENVILLE (THE "CITY") AS FOLLOWS:
THE OWNER SHALL MAINTAIN, OPERATE AND REPAIR THE PORTIONS OF THE PROPERTY IDENTIFIED ON THIS PLAT AS "STORMWATER MANAGEMENT EASEMENT ALL TIMES IN A MANNER CONSISTENT WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE CITY (AND UPON REQUEST, FURNISH PROOF OF COMPLIANCE THEREWITH). NO PERMANENT BUILDING, OR UTILITY FACILITIES SHALL BE CONSTRUCTED ON THE STORMWATER MANAGEMENT EASEMENT AREAS BY THE OWNER, OR THE OWNER'S SUCCESSORS IN INTEREST, BUT SAID STORMWATER MANAGEMENT EASEMENT MAY BE USED FOR OTHER PURPOSES THAT DO NOT NOW OR LATER INTERFERE OR CONFLICT WITH THE AFORESAID USES OR RIGHTS OR IN ANYWAY AFFECT OR IMPEDE THE STORAGE OR FREE FLOW OF STORMWATER ON AND OVER SAID STORMWATER MANAGEMENT EASEMENT. THE OWNER GRANTS TO THE CITY AND ITS DESIGNEES THE RIGHT OF ACCESS UPON, OVER AND ACROSS THE PROPERTY TO INSPECT THE STORMWATER MANAGEMENT EASEMENT AREA AND TO PERFORM ANY MAINTENANCE OF SAID AREAS (AND TO STORE EQUIPMENT NECESSARY THEREFORE) WHICH THE OWNER HAS FAILED TO PERFORM, IF SUCH FAILURE CONTINUES FOR THIRTY (30) DAYS AFTER WRITTEN NOTICE FROM THE CITY OF SUCH FAILURE. THE CITY MAY ENTER UPON THE PROPERTY AND PERFORM SUCH WORK AS SHOULD HAVE BEEN UNDERTAKEN BY THE OWNER, WITHOUT NOTICE TO THE OWNER, IN AN EMERGENCY (E.G. WHERE PERSONAL INJURY OR MATERIAL DAMAGE TO PROPERTY MAY BE IMMINENT). THE OWNER SHALL BE LIABLE FOR THE COST OF ANY MAINTENANCE SO PERFORMED BY THE CITY AND SHALL PROMPTLY REIMBURSE THE CITY FOR SUCH COSTS, WITH INTEREST AT A STATUTORY PRE-JUDGMENT RATE CALCULATED FROM THE DATE OF EXPENDITURE. UPON RECORDATION BY THE CITY OF A CLAIM FOR REIMBURSEMENT, THE CITY SHALL HAVE A FORECLOSABLE LIEN UPON THE PROPERTY TO SECURE REIMBURSEMENT. IN ADDITION TO OTHER REMEDIES PROVIDED FOR ABOVE, UPON THE OWNER'S FAILURE TO MAINTAIN THE STORMWATER MANAGEMENT EASEMENT AREAS (AFTER NOTICE WHERE REQUIRED AS AFORESAID), THE CITY SHALL BE ENTITLED TO ALL REMEDIES AT LAW OR EQUITY TO ENFORCE THIS AGREEMENT, INCLUDING ALL REMEDIES FOR THE ABATEMENT OF A NUISANCE, WHICH REMEDIES SHALL BE CUMULATIVE AND NOT EXCLUSIVE. IF A JUDGMENT IS ENTERED AGAINST THE OWNER, THE OWNER SHALL PAY ALL REASONABLE ATTORNEY'S FEES AND COSTS OF THE CITY. THE CITY SHALL NOT BE LIABLE TO THE OWNER OR ANY PARTY CLAIMING THROUGH THE OWNER FOR ANY DAMAGE CAUSED BY IT IN THE PERFORMANCE OF ANY MAINTENANCE UNDERTAKEN PURSUANT TO THIS AGREEMENT, UNLESS SUCH DAMAGE IS CAUSED BY WANTON OR WILLFUL CONDUCT. FAILURE TO ENFORCE A RIGHT GRANTED HEREUNDER SHALL NOT BE DEEMED A WAIVER OF SUCH RIGHT OR ANY OTHER RIGHTS HEREUNDER. NO PARTY SHALL BE LIABLE FOR FAILURE TO ENFORCE THE PROVISIONS HEREOF. THE OWNER RESERVES UNTO ITSELF ALL RIGHTS NOT MATERIALLY INCONSISTENT WITH THESE PROVISIONS, INCLUDING THE RIGHT TO IMPROVE THE PROPERTY AND TO GRANT EASEMENTS AND OTHER RIGHTS AND INTERESTS IN AND TO SAID PROPERTY. THE OWNER'S OBLIGATIONS UNDER THESE PROVISIONS MAY BE ASSUMED BY AN OWNER'S ASSOCIATION. UPON WRITTEN NOTICE OF SUCH ASSUMPTION, ANY NOTICE BY THE CITY OF NON-PERFORMANCE SHALL BE GIVEN TO SUCH OWNER'S ASSOCIATION. HOWEVER, EACH OWNER (IF THERE IS THEN MORE THAN ONE) IS AND SHALL REMAIN INDIVIDUALLY AND COLLECTIVELY LIABLE FOR ALL OF THE OBLIGATIONS OF THE OWNER HEREUNDER IF THE ASSOCIATION FAILS TO PERFORM SUCH OBLIGATIONS. IF TITLE TO ALL OR ANY PART OF THE PROPERTY IS VESTED IN A LAND TRUST, ANY BENEFICIARIES THEREOF SHALL BE PERSONALLY LIABLE FOR ALL OBLIGATIONS IMPOSED HEREBY ON THE OWNER OF SUCH PROPERTY OR PORTION THEREOF SO OWNED.

CITY EASEMENT PROVISIONS

A PERMANENT EXCLUSIVE EASEMENT IS HEREBY EXCLUSIVELY RESERVED FOR AND GRANTED TO THE CITY OF WARRENVILLE, ILLINOIS, AND ITS SUCCESSORS AND ASSIGNS (COLLECTIVELY "GRANTED") IN, UPON, ACROSS, UNDER AND THROUGH THE AREAS LABELED "CITY EASEMENT" ON THIS PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING THE STORM SEWER, SANITARY SEWER, WATER MAIN AND APPURTENANCES ("UTILITIES") TO EACH AND SUCH OTHER INSTALLATIONS AND SERVICE CONNECTIONS AS MAY BE REQUIRED TO FURNISH SERVICES TO SUCH PROPERTY AND ADJACENT AREAS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREOF FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE WORK. ALL SUCH UTILITY LINES SHALL BE UNDERGROUND ONLY. OTHER UTILITIES MAY INSTALL THEIR FACILITIES ACROSS THE CITY EASEMENT AREA, PERPENDICULAR, BUT NOT PARALLEL TO THE CITY'S UNDERGROUND UTILITY LINES. NO PERMANENT BUILDINGS, ACCESSORY STRUCTURES, FENCES OR ANY OTHER STRUCTURE THAT WOULD IMPEDE ACCESS TO THE UTILITIES OR FUNCTION OF THE SWALE SHALL BE PLACED ON THE EASEMENT, BUT THE PREMISES MAY BE USED FOR PAVED AREAS, DRIVEWAYS AND SIDEWALKS. TREES WITHIN THE EASEMENT SHALL BE PLANTED A MINIMUM OF FIVE FEET (5') FROM THE CENTERLINE OF THE TREE TO THE CENTERLINE OF THE CITY UTILITY PIPE. THE CITY OF WARRENVILLE RESTORATION OBLIGATIONS SHALL BE LIMITED TO TOPSOIL AND SEED FOR TURF GRASS. THE OWNER SHALL BE RESPONSIBLE FOR THE REPAIR OF ALL PAVEMENT, SIDEWALK, CURB, AND ANY OTHER HARD SURFACE. THE OWNER SHALL BE RESPONSIBLE FOR THE REPLACEMENT OBLIGATIONS WITH RESPECT TO TREES AND SHRUBS AND OTHER LANDSCAPING REFLECTING ON THE ORIGINAL LANDSCAPE PLAN APPROVED BY THE CITY OF WARRENVILLE FOR SUCH LOCATIONS.

CROSS ACCESS EASEMENT PROVISION:

AN EASEMENT IS HEREBY GRANTED TO THE OWNERS OF LOTS 1, LOT 2, AND LOT 3 AND THEIR SUCCESSORS AND ASSIGNS, AND ALL FUTURE HOLDERS OF TITLE TO THE PROPERTY, FOR PERPETUAL, NON-EXCLUSIVE, MUTUAL CROSS ACCESS FOR THE PURPOSES OF PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS ON, OVER, UPON, AND ACROSS THE AREAS DEFINED AS "CROSS ACCESS EASEMENT".

SURVEYOR'S CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

THIS IS TO CERTIFY THAT I, UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 2 IN CANTERA SUB-AREA "C" LOTS C1 AND C2, BEING A RESUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CANTERA SUB-AREA "C" LOTS C1 AND C2 RECORDED JANUARY 19, 2010 AS DOCUMENT R2010-007747, IN DUPAGE COUNTY, ILLINOIS.

AND

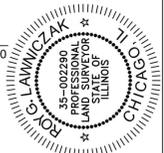
OUTLOT "A" IN AMOCO BUSINESS CENTER FINAL PLAT OF SUBDIVISION CANTERA SUBAREA "C" BEING A SUBDIVISION OF PART OF LOT 2 IN CANTERA SERVICE STATION NUMBER 1, TOGETHER WITH PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED FEBRUARY 7, 1996 AS DOCUMENT R96-020336, IN DUPAGE COUNTY, ILLINOIS.

THE PLAT HEREOF DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND ACCURATELY DEPICTS SAID PROPERTY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREOF DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF A MUNICIPALITY WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE.

I FURTHER CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ON FLOOD INSURANCE RATE MAP 17043C0141J DATED AUGUST 1, 2019, IN DUPAGE COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

GIVEN UNDER MY HAND AND SEAL THIS 10TH DAY OF APRIL, 2021 AT RIVER FOREST, ILLINOIS.

BY: ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2022
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2021



CITY COLLECTOR CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____ COLLECTOR OF THE CITY OF WARRENVILLE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT. DUE AGAINST THE LAND INCLUDED IN THE PLAN HEREOF DRAWN.

DATED AT WARRENVILLE, DUPAGE COUNTY, ILLINOIS
THIS _____ DAY OF _____, A.D., 20____.

BY: _____
CITY COLLECTOR

PLAN COMMISSION CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT 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 _____, A.D., 20____.

BY: _____
CHAIRMAN

ATTEST: _____
SECRETARY

CITY COUNCIL CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

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

DATED AT WARRENVILLE, DUPAGE COUNTY, ILLINOIS
THIS _____ DAY OF _____, A.D., 20____.

BY: _____
MAYOR

ATTEST: _____
CITY CLERK

COUNTY CLERK'S CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, THE UNDERSIGNED, AS COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID OR FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND DEPICTED HEREOF.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT DEPICTED HEREOF.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____.

BY: _____
COUNTY CLERK

CITY ENGINEER'S CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

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

DATED AT WARRENVILLE, DUPAGE COUNTY, ILLINOIS
THIS _____ DAY OF _____, A.D., 20____.

BY: _____
CITY ENGINEER

COUNTY ENGINEER'S CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

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 WARRENVILLE, DUPAGE COUNTY, ILLINOIS
THIS _____ DAY OF _____, A.D., 20____.

BY: _____
COUNTY ENGINEER

CITY CLERK'S CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____ CITY CLERK OF THE CITY OF WARRENVILLE, ILLINOIS HEREBY CERTIFY THAT THE PLAT WAS PRESENTED TO AND BY ORDINANCE 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____.

BY: _____
CITY CLERK

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) S S
COUNTY OF DUPAGE)

I, THE UNDERSIGNED, AS THE RECORDER OF DEEDS FOR DUPAGE COUNTY DO HEREBY CERTIFY THAT INSTRUMENT NUMBER _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF _____ COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D., 20____ AT _____ O'CLOCK _____ M.

BY: _____
RECORDER OF DEEDS

**CERTIFICATE OF DUPAGE COUNTY DIVISION
TRANSPORTATION ENGINEER:**

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS PLAT HAS BEEN APPROVED BY THE DUPAGE COUNTY DIVISION OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS TO COUNTY HIGHWAY # 3 (FERRY ROAD) PURSUANT TO 785 ILCS 205/2; HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED OF THE OWNER OF THE PROPERTY PRIOR TO CONSTRUCTION WITHIN THE COUNTY'S RIGHTS-OF-WAY.

DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____
DUPAGE COUNTY DIVISION TRANSPORTATION ENGINEER

NO.	REVISIONS	DATE
1	REVISED	06/22/18
2	REVISED PER COMMENTS	1/22/19
3	REVISED	02/12/19
4	REVISED PER COMMENTS	04/17/19
5	ADDED EASEMENT	06/03/19
6	REVISED PER COMMENTS	07/02/19
7	REVISED PER COMMENTS	07/10/19
8	REVISED PER COMMENTS	07/17/19
9	REVISED SURVEYOR'S CERTIFICATE	08/23/19
10	ADDED EASEMENT	11/27/19
11	REVISED	12/18/20
12	REVISED	04/10/21

PROJECT No.: 2017-24719-1	PETITIONER: CANTERA DEVELOPMENT HOLDINGS LLC TWO NORTHFIELD PLAZA, SUITE # 320 NORTHFIELD, IL 60093
ISSUE DATE: 5/21/18	
SCALE: 1"=80'	
SHEET NUMBER 4 OF 4	

PLAT PREPARED BY:
UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM



EXHIBIT E
ENGINEERING REVIEW MEMO



City of Warrenville
3S258 Manning Avenue
Warrenville, IL 60555

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

MEMORANDUM

Date: April 14, 2021

To: Cantera Development Holdings, LLC

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

Re: Cantera Subarea C / Lot 3 / Riverview West Development
Townhome Final Engineering/PUD Plan Review

We have completed our first review of final engineering for the proposed Riverview West townhomes portion of the overall Riverview West subdivision development with regards to the DuPage County Stormwater and Flood Plain Ordinance, as well as Warrenville's Subdivision Control Ordinance.

We have reviewed the following final documents:

1. Proposed Site Improvement Plans for Riverview West Townhomes prepared by Bollinger, Lach and Associates, Inc. of Itasca, Illinois and dated April 7, 2021.
2. Site Plan, prepared by A Studio Architects of Mundelein, Illinois and dated April 7, 2021.
3. Final Plat of Subdivision, Cantera Sub-Area "C", Lot 2 Subdivision prepared by United Survey Service, LLC and dated April 10, 2021.
4. Architectural Plans for Townhomes – Riverview West prepared by A Studio Architects of Mundelein, Illinois and dated April 7, 2021
5. Torch Parkway and Townhouse Landscape Plans for Riverview West prepared by Lannert Group of Geneva, Illinois and dated April 7, 2021
6. Memo, prepared by Bollinger, Lach and Associates, Inc. of Itasca, Illinois and dated April 9, 2021.

ENGINEERING SUMMARY

ACCESS AND PARKING: The site is located north of Ferry Road and west of Winfield Road. Access is provided to the townhomes via Torch Parkway from Ferry Road or Winfield Road. Sidewalk is proposed on the east side of Torch Parkway and there are two connections into the West Branch DuPage River trail system. Parking is allowed on the north/west side of Torch Parkway.

PERMITS: The proposed disturbed area will be more than 5,000 square feet, so a City of Warrenville Stormwater and Flood Plain Certification is required for erosion control. City of Warrenville Building Permits will be required as each building and building unit is constructed. A Notice of Intent (NOI) must be submitted to the Illinois Environmental Protection Agency (IEPA) before the start of construction and a copy should be provided to the City for our records.

STORMWATER DETENTION: Stormwater detention has been provided in the existing detention ponds constructed with the overall site improvements. The impervious area is slightly more than was assumed during the Riverview West Preliminary PUD, however, it does not change the high water level of the ponds.

EROSION CONTROL: The project site is greater than one acre in size, so a National Pollutant Discharge Elimination System (NPDES) permit is required for the discharge of storm water during construction. The Owner will have to implement the Storm Water Pollution Prevention Plan (SWPPP) to effectively manage the discharge of pollutants from the site.

BEST MANAGEMENT PRACTICES: Post Construction Best Management Practices (PCBMPs) for Water Quality were provided for and constructed in the overall Riverview West development. Any increase in volume of PCBMPs has been accounted for.

SPECIAL MANAGEMENT AREAS: There are no special management areas within the townhome parcel area. However, the development's detention basins drain to the West Branch DuPage River which has floodplain, floodway, and wetlands.

SEWER AND WATER: The Applicant is proposing to connect to the existing watermain and sanitary sewer constructed with the overall Riverview West development.

SITE LIGHTING: Roadway lighting has been installed on the north/west sides of Torch Parkway.

REVIEW COMMENTS

Proposed Site Improvement Plans The Proposed Site Improvement Plans for Riverview West Development has been stamped “**APPROVED WITH CONDITIONS**”. The following comments should be addressed prior to Site Development permit issuance.

1. Driveways shall be concrete. Update detail “Proposed Typical Section Torch Parkway” and label the driveway pavement as concrete. Add concrete driveway detail (7” concrete on 2” aggregate minimum).
2. Add a flares to all driveways aprons on site improvement plans and landscaping plans.
3. Building landscaping should extend around patio retaining walls.
4. Submit more detail regarding the retaining walls around patios with the individual building permit submittals.
5. Some parkway trees and building landscaping are located in areas that conflict with existing sanitary or storm sewers. Adjust the locations to avoid conflicts. No trees should be placed in the narrow 3’ wide parkway.
6. Downspouts adjacent to concrete and patios shall be extended under the surface with a bubble up structure to drain the water away from the buildings and walks/patios. Details of this shall be include with each building permit submittal.
7. All bboxes should not be installed within the driveways. For interior units, assuming the sanitary sewer service pipe is watermain quality, you may install the water services in the wider space between driveways. For the end units, place the bboxes on the outside area of the driveways.
8. Cleanouts should be relocated outside of the driveways (if possible). If cleanouts need to remain in the driveways due to conflicts with the water service, they shall be East Jordan Iron Works V-8502 Cleanout Frame & Cover.
9. Submit a Stormwater Management Certificate application with the Site Development permit for erosion control measures.

Plat of Subdivision Cantera Sub-Area “C”, Lots 1,2,3 The Plat of Subdivision has been stamped “**APPROVED WITH CONDITIONS**”. The following comments should be addressed prior to Final Plat recording.

1. See Staff Report for comments.

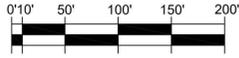
Engineer's Opinion of Probable Cost

1. Submit an EOPCC for all Public Improvements per the Subdivision Control Ordinance. Public Improvements would include: sidewalk, curb cuts, erosion control, street trees (within ROW).

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

1. Stormwater Management Review Fee: This was paid during the overall Riverview West Final PUD submittal.
2. Final Engineering Review and Inspection: **Based upon the EOPCC for Public Improvements.**
3. Stormwater Inspection Fee: **\$500 plus 2.5% of EOPCC for Public Improvements related to Stormwater** (Erosion Control).
4. Development Security: **110% of the total EOPCC for Public Improvements. This can be a cash bond, Letter of Credit, or a Performance and Payment Surety Bond.**
5. Plat Recording Fees will be billed.

- end -



CANTERA SUB-AREA "C", LOT 2 SUBDIVISION

OF PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PROPERTY
PERMANENT INDEX NUMBERS:
07 - 02 - 206 - 006 (AFFECTS LOT 2)
07 - 02 - 201 - 016 (AFFECTS OUTLOT "A")

Update PINS for Lot

BASIS OF BEARINGS:
ASSUMED THE NORTH LINE OF FERRY ROAD
TO BE S46°22'27"W

AREA SUMMARY:
COMMERCIAL CENTER USE AREA
LOT 1 AREA = 191,688 SQ. FT. OR 4.401 ACRES

MULTIFAMILY - APARTMENTS
LOT 2 AREA = 766,170 SQ. FT. OR 17.588 ACRES

MULTIFAMILY - TOWNHOMES
OUTLOT "A" AREA = 172,254 SQ. FT. OR 3.954 ACRES
AREA IN TORCH PARKWAY R.O.W. = 132,897 SQ. FT. OR 3.051 ACRES
LOT 3 AREA = 151,800 SQ. FT. OR 3.484 ACRES

TOTAL SUBDIVISION AREA = 1,414,815 SQ. FT. OR 32.480 ACRES

WINFIELD TOWNSHIP

CANTERA VILLAGE CONDO
PER DOCUMENT R99-028856

SOUTH LINE OF SECTION 35 - 39 - 9

NAPERVILLE TOWNSHIP

NORTH LINE OF SECTION 2 - 38 - 9

"FOR APPROVAL OF THIS PLAT SEE ORDINANCE
_____"

NOTES:
1. THE MAINTENANCE AND USE OF THE PROPERTY AND IMPROVEMENTS CONSTRUCTED AS PART OF THIS SUBDIVISION ARE CONTROLLED BY THE "MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE RIVERVIEW WEST SUBDIVISION" WHICH WILL BE RECORDED CONCURRENTLY WITH THIS FINAL PLAT OF SUBDIVISION.
2. THE MAINTENANCE AND USE OF OUTLOT A ARE CONTROLLED UNDER THE "EASEMENT, IMPROVEMENT AND MAINTENANCE AGREEMENT" RECORDED ON NOVEMBER 20, 2018 AS R2018-108094.
3. SUBJECT PROPERTY SHOWN HEREON IS LOCATED WITHIN WARRENVILLE ZONE CLASSIFICATION S-D "SPECIAL DEVELOPMENT DISTRICT."
LOT 2 EXISTING LAND USE DESIGNATION: OFFICE PARK USE
PROPOSED LAND USE DESIGNATION:
LOT 1: COMMERCIAL CENTER USE AREA
LOT 2, LOT 3, OUTLOT A, AND PROPOSED TORCH PARKWAY: MULTI-FAMILY USE AREAS.

Make out

Make out

Make out

WEST BRANCH OF DUPAGE RIVER

TORCH PARKWAY

LOT 3

LOT 2

LOT 2 (NON-Bo

LOT 2

PLAT OF RESUBDIVISION OF CANTERA
SUB-AREA "C" LOTS C1 AND C2
RECORDED JANUARY 19, 2010 AS DOCUMENT R2010-007747

LOT 3 (NON-Bo

Replace with "Final Plat of

LOT 1

Show new

Non- Bold

WHEATON-WARRENVILLE
COMMUNITY UNIT SCHOOL
DISTRICT 200
APPROXIMATE LOCATION OF
SCHOOL DISTRICT BOUNDARY LINE

NAPERVILLE COMMUNITY UNIT
SCHOOL DISTRICT 203

Show the text for existing Lots, 1, 2, 3, and

OUTLOT "A"

AMOCO BUSINESS CENTER
FINAL PLAT OF SUBDIVISION
CANTERA SUBAREA "C"
RECORDED FEBRUARY 7, 1996
PER DOCUMENT R96-020336

Non-Bold

NOTE: MONUMENTS HAVE BEEN PLACED AT ALL CORNERS,
AT EACH END OF ALL CURVES, AT THE POINT WHERE A CURVE
CHANGES ITS RADIUS, AT ALL ANGLE POINTS IN ANY LINE AND
AT ALL ANGLE POINTS ALONG A MEANDER LINE.

Change Issue D

This is a new plat s

PROJECT No.:
2017-24719-1
ISSUE DATE:
5/21/18
SCALE: 1"=80'
SHEET NUMBER
1 OF 4

PETITIONER:
CANTERA DEVELOPMENT
HOLDINGS LLC
TWO NORTHFIELD PLAZA,
SUITE # 320
NORTHFIELD, IL 60093

PLAT PREPARED BY:
UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

NO.	REVISIONS	DATE
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2	REVISED PER COMMENTS	1/22/19
3	REVISED	02/12/19
4	REVISED PER COMMENTS	04/17/19
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7	REVISED PER COMMENTS	07/10/19
8	REVISED PER COMMENTS	07/17/19
9	REVISED SURVEYOR'S CERTIFICATE	08/23/19
10	ADDED EASEMENT	11/27/19
11	REVISED	12/18/20
12	REVISED	04/10/21

CANTERA SUB-AREA "C", LOT 2 SUBDIVISION

OF PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE
9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

LOT 1, LOT 2, LOT 3

?????. Outlot A is not being res

OWNER'S CERTIFICATE (LOT 2):

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE LEGAL OWNER (S) OF THE LAND DESCRIBED AS LOT 2 IN CANTERA SUB-AREA "C" LOTS C1 AND C2, BEING A RESUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CANTERA SUB-AREA "C" LOTS C1 AND C2 RECORDED JANUARY 19, 2010 AS DOCUMENT R2010-007747, IN DUPAGE COUNTY, ILLINOIS, SHOWN HERON 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 _____, A.D., 20_____.

SIGNATURE
PLEASE TYPE/PRINT THE AUTHORIZED INDIVIDUAL'S NAME, TITLE

CORPORATION/COMPANY NAME, AND ADDRESS:
CANTERA DEVELOPMENT HOLDINGS LLC
TWO NORTHFIELD PLAZA, SUITE # 320
NORTHFIELD, IL 60093

AFFIX CORPORATE SEAL IF APPROPRIATE

NOTARY CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATOR OF THE OWNER'S CERTIFICATE IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THAT SAID INDIVIDUAL APPEARED AND DELIVERED SAID INSTRUMENT AS A FREE AND VOLUNTARY ACT OF THE CORPORATION AND THAT SAID INDIVIDUAL DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE OR SHE IS A CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION AND DID AFFIX SAID SEAL OF SAID CORPORATION TO SAID INSTRUMENT AS HIS OR HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, AS OWNER, FOR THE USES AND PURPOSES THEREIN SET FORTH IN THE AFORESAID INSTRUMENT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20_____.

BY: _____
NOTARY PUBLIC

COMMISSION EXPIRES _____

SCHOOL DISTRICT BOUNDARY STATEMENT

THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS: THAT CANTERA DEVELOPMENT HOLDINGS LLC 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 OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION IS PARTIALLY LOCATED WITHIN THE BOUNDARIES OF THE WHEATON-WARRENVILLE COMMUNITY UNIT SCHOOL DISTRICT NO. 200, AND PARTIALLY LOCATED WITHIN THE NAPERVILLE COMMUNITY UNIT SCHOOL DISTRICT NO. 203.

DATED THIS _____ DAY OF _____, A.D., 20_____.

OWNER _____

OWNER'S CERTIFICATE (OUTLOT "A"):

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE LEGAL OWNER (S) OF THE LAND DESCRIBED AS OUTLOT "A" IN AMOCO BUSINESS CENTER FINAL PLAT OF SUBDIVISION CANTERA SUBAREA "C", BEING A SUBDIVISION OF PART OF LOT 2 IN CANTERA SERVICE STATION NUMBER 1, TOGETHER WITH PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED FEBRUARY 7, 1996 AS DOCUMENT R96-020336, IN DUPAGE COUNTY, ILLINOIS, SHOWN HERON 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 _____, A.D., 20_____.

SIGNATURE
PLEASE TYPE/PRINT THE AUTHORIZED INDIVIDUAL'S NAME, TITLE

CORPORATION/COMPANY NAME, AND ADDRESS:
CANTERA OWNERS ASSOCIATION
4201 WINFIELD ROAD
WARRENVILLE, IL 60555

AFFIX CORPORATE SEAL IF APPROPRIATE

NOTARY CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATOR OF THE OWNER'S CERTIFICATE IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THAT SAID INDIVIDUAL APPEARED AND DELIVERED SAID INSTRUMENT AS A FREE AND VOLUNTARY ACT OF THE CORPORATION AND THAT SAID INDIVIDUAL DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE OR SHE IS A CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION AND DID AFFIX SAID SEAL OF SAID CORPORATION TO SAID INSTRUMENT AS HIS OR HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, AS OWNER, FOR THE USES AND PURPOSES THEREIN SET FORTH IN THE AFORESAID INSTRUMENT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20_____.

BY: _____
NOTARY PUBLIC

COMMISSION EXPIRES _____

SCHOOL DISTRICT BOUNDARY STATEMENT

THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS: THAT CANTERA OWNERS ASSOCIATION 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 OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION IS PARTIALLY LOCATED WITHIN THE BOUNDARIES OF THE WHEATON-WARRENVILLE COMMUNITY UNIT SCHOOL DISTRICT NO. 200, AND PARTIALLY LOCATED WITHIN THE NAPERVILLE COMMUNITY UNIT SCHOOL DISTRICT NO. 203.

DATED THIS _____ DAY OF _____, A.D., 20_____.

OWNER _____

OWNER'S SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

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.

NAME & TITLE (IF ANY) _____

ADDRESS _____

DATED THIS _____ DAY OF _____, 20_____.

SURVEYOR'S AUTHORIZATION CERTIFICATION:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, ROY G. LAWNICZAK, A REGISTERED PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 35-2290, DO HEREBY AUTHORIZE THE CITY OF WARRENVILLE OR THEIR AGENT TO FILE WITH THE DU PAGE COUNTY RECORDER'S OFFICE THE PLAT KNOWN AS CANTERA SUB-AREA "C" LOT 2 SUBDIVISION.

BY: _____
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2020
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2019

ENGINEER'S SURFACE WATER DRAINAGE CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

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 _____, A.D. 20_____.

PROJECT No.:	2017-24719-1
ISSUE DATE:	5/21/18
SCALE:	1"=80'
SHEET NUMBER	3 OF 4

PETITIONER:
CANTERA DEVELOPMENT HOLDINGS LLC
TWO NORTHFIELD PLAZA, SUITE # 320
NORTHFIELD, IL 60093

PLAT PREPARED BY:
UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

NO.	REVISIONS	DATE
1	REVISED	06/22/18
2	REVISED PER COMMENTS	1/22/19
3	REVISED	02/12/19
4	REVISED PER COMMENTS	04/17/19
5	ADDED EASEMENT	06/03/19
6	REVISED PER COMMENTS	07/02/19
7	REVISED PER COMMENTS	07/10/19
8	REVISED PER COMMENTS	07/17/19
9	REVISED SURVEYOR'S CERTIFICATE	08/23/19
10	ADDED EASEMENT	11/27/19
11	REVISED	12/18/20
12	REVISED	04/10/21

CANTERA SUB-AREA "C", LOT 2 SUBDIVISION

MAIL PLAT TO:
CITY OF WARRENVILLE
28W701 STAFFORD PLACE
WARRENVILLE, IL 60555

OF PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

UTILITY AND DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE RESERVED FOR AND GRANTED TO THE CITY OF WARRENVILLE AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE CITY, INCLUDING BUT NOT LIMITED TO, COMMONWEALTH EDISON COMPANY, NICOR GAS COMPANY, AT&T, COMCAST, AND THEIR SUCCESSORS AND ASSIGNS, OVER ALL THE AREAS MARKED "UTILITY & DRAINAGE EASEMENT ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS TRANSMISSION AND DISTRIBUTION SYSTEMS, AND INCLUDING STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT. EASEMENTS ARE HEREBY RESERVED AND GRANTED TO THE CITY AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY, OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS, AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE.

STORMWATER MANAGEMENT EASEMENT PROVISIONS

THE OWNERS, ON BEHALF OF ITSELF, ITS SUCCESSORS AND ASSIGNS, AND ALL FUTURE HOLDERS OF TITLE TO THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAT (COLLECTIVELY, THE "OWNER"), HEREBY COVENANTS AND AGREES WITH THE CITY OF WARRENVILLE (THE "CITY") AS FOLLOWS:
THE OWNER SHALL MAINTAIN, OPERATE AND REPAIR THE PORTIONS OF THE PROPERTY IDENTIFIED ON THIS PLAT AS "STORMWATER MANAGEMENT EASEMENT ALL TIMES IN A MANNER CONSISTENT WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE CITY (AND UPON REQUEST, FURNISH PROOF OF COMPLIANCE THEREWITH). NO PERMANENT BUILDING, OR UTILITY FACILITIES SHALL BE CONSTRUCTED ON THE STORMWATER MANAGEMENT EASEMENT AREAS BY THE OWNER, OR THE OWNER'S SUCCESSORS IN INTEREST, BUT SAID STORMWATER MANAGEMENT EASEMENT MAY BE USED FOR OTHER PURPOSES THAT DO NOT NOW OR LATER INTERFERE OR CONFLICT WITH THE AFORESAID USES OR RIGHTS OR IN ANYWAY AFFECT OR IMPEDE THE STORAGE OR FREE FLOW OF STORMWATER ON AND OVER SAID STORMWATER MANAGEMENT EASEMENT. THE OWNER GRANTS TO THE CITY AND ITS DESIGNEES THE RIGHT OF ACCESS UPON, OVER AND ACROSS THE PROPERTY TO INSPECT THE STORMWATER MANAGEMENT EASEMENT AREA AND TO PERFORM ANY MAINTENANCE OF SAID AREAS (AND TO STORE EQUIPMENT NECESSARY THEREFORE) WHICH THE OWNER HAS FAILED TO PERFORM, IF SUCH FAILURE CONTINUES FOR THIRTY (30) DAYS AFTER WRITTEN NOTICE FROM THE CITY OF SUCH FAILURE. THE CITY MAY ENTER UPON THE PROPERTY AND PERFORM SUCH WORK AS SHOULD HAVE BEEN UNDERTAKEN BY THE OWNER, WITHOUT NOTICE TO THE OWNER, IN AN EMERGENCY (E.G. WHERE PERSONAL INJURY OR MATERIAL DAMAGE TO PROPERTY MAY BE IMMINENT). THE OWNER SHALL BE LIABLE FOR THE COST OF ANY MAINTENANCE SO PERFORMED BY THE CITY AND SHALL PROMPTLY REIMBURSE THE CITY FOR SUCH COSTS, WITH INTEREST AT A STATUTORY PRE-JUDGMENT RATE CALCULATED FROM THE DATE OF EXPENDITURE. UPON RECORDATION BY THE CITY OF A CLAIM FOR REIMBURSEMENT, THE CITY SHALL HAVE A FORECLOSABLE LIEN UPON THE PROPERTY TO SECURE REIMBURSEMENT. IN ADDITION TO OTHER REMEDIES PROVIDED FOR ABOVE, UPON THE OWNER'S FAILURE TO MAINTAIN THE STORMWATER MANAGEMENT EASEMENT AREAS (AFTER NOTICE WHERE REQUIRED AS AFORESAID), THE CITY SHALL BE ENTITLED TO ALL REMEDIES AT LAW OR EQUITY TO ENFORCE THIS AGREEMENT, INCLUDING ALL REMEDIES FOR THE ABATEMENT OF A NUISANCE, WHICH REMEDIES SHALL BE CUMULATIVE AND NOT EXCLUSIVE. IF A JUDGMENT IS ENTERED AGAINST THE OWNER, THE OWNER SHALL PAY ALL REASONABLE ATTORNEY'S FEES AND COSTS OF THE CITY. THE CITY SHALL NOT BE LIABLE TO THE OWNER OR ANY PARTY CLAIMING THROUGH THE OWNER FOR ANY DAMAGE CAUSED BY IT IN THE PERFORMANCE OF ANY MAINTENANCE UNDERTAKEN PURSUANT TO THIS AGREEMENT, UNLESS SUCH DAMAGE IS CAUSED BY WANTON OR WILLFUL CONDUCT. FAILURE TO ENFORCE A RIGHT GRANTED HEREUNDER SHALL NOT BE DEEMED A WAIVER OF SUCH RIGHT OR ANY OTHER RIGHTS HEREUNDER. NO PARTY SHALL BE LIABLE FOR FAILURE TO ENFORCE THE PROVISIONS HEREOF. THE OWNER RESERVES UNTO ITSELF ALL RIGHTS NOT MATERIALLY INCONSISTENT WITH THESE PROVISIONS, INCLUDING THE RIGHT TO IMPROVE THE PROPERTY AND TO GRANT EASEMENTS AND OTHER RIGHTS AND INTERESTS IN AND TO SAID PROPERTY. THE OWNER'S OBLIGATIONS UNDER THESE PROVISIONS MAY BE ASSUMED BY AN OWNER'S ASSOCIATION. UPON WRITTEN NOTICE OF SUCH ASSUMPTION, ANY NOTICE BY THE CITY OF NON-PERFORMANCE SHALL BE GIVEN TO SUCH OWNER'S ASSOCIATION. HOWEVER, EACH OWNER (IF THERE IS THEN MORE THAN ONE) IS AND SHALL REMAIN INDIVIDUALLY AND COLLECTIVELY LIABLE FOR ALL OF THE OBLIGATIONS OF THE OWNER HEREUNDER IF THE ASSOCIATION FAILS TO PERFORM SUCH OBLIGATIONS. IF TITLE TO ALL OR ANY PART OF THE PROPERTY IS VESTED IN A LAND TRUST, ANY BENEFICIARIES THEREOF SHALL BE PERSONALLY LIABLE FOR ALL OBLIGATIONS IMPOSED HEREBY ON THE OWNER OF SUCH PROPERTY OR PORTION THEREOF SO OWNED.

CITY EASEMENT PROVISIONS

A PERMANENT EXCLUSIVE EASEMENT IS HEREBY EXCLUSIVELY RESERVED FOR AND GRANTED TO THE CITY OF WARRENVILLE, ILLINOIS, AND ITS SUCCESSORS AND ASSIGNS (COLLECTIVELY "GRANTED") IN, UPON, ACROSS, UNDER AND THROUGH THE AREAS LABELED "CITY EASEMENT" ON THIS PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING THE STORM SEWER, SANITARY SEWER, WATER MAIN AND APPURTENANCES ("UTILITIES") TO EACH AND SUCH OTHER INSTALLATIONS AND SERVICE CONNECTIONS AS MAY BE REQUIRED TO FURNISH SERVICES TO SUCH PROPERTY AND ADJACENT AREAS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREOF FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE WORK. ALL SUCH UTILITY LINES SHALL BE UNDERGROUND ONLY. OTHER UTILITIES MAY INSTALL THEIR FACILITIES ACROSS THE CITY EASEMENT AREA, PERPENDICULAR, BUT NOT PARALLEL TO THE CITY'S UNDERGROUND UTILITY LINES. NO PERMANENT BUILDINGS, ACCESSORY STRUCTURES, FENCES OR ANY OTHER STRUCTURE THAT WOULD IMPEDE ACCESS TO THE UTILITIES OR FUNCTION OF THE SWALE SHALL BE PLACED ON THE EASEMENT, BUT THE PREMISES MAY BE USED FOR PAVED AREAS, DRIVEWAYS AND SIDEWALKS. TREES WITHIN THE EASEMENT SHALL BE PLANTED A MINIMUM OF FIVE FEET (5') FROM THE CENTERLINE OF THE TREE TO THE CENTERLINE OF THE CITY UTILITY PIPE. THE CITY OF WARRENVILLE RESTORATION OBLIGATIONS SHALL BE LIMITED TO TOPSOIL AND SEED FOR TURF GRASS. THE OWNER SHALL BE RESPONSIBLE FOR THE REPAIR OF ALL PAVEMENT, SIDEWALK, CURB, AND ANY OTHER HARD SURFACE. THE OWNER SHALL BE RESPONSIBLE FOR THE REPLACEMENT OBLIGATIONS WITH RESPECT TO TREES AND SHRUBS AND OTHER LANDSCAPING REFLECTING ON THE ORIGINAL LANDSCAPE PLAN APPROVED BY THE CITY OF WARRENVILLE FOR SUCH LOCATIONS.

CROSS ACCESS EASEMENT PROVISIONS:

AN EASEMENT IS HEREBY GRANTED TO THE OWNERS OF LOTS 1, LOT 2, AND LOT 3 AND THEIR SUCCESSORS AND ASSIGNS, AND ALL FUTURE HOLDERS OF TITLE TO THE PROPERTY, FOR PERPETUAL, NON-EXCLUSIVE, MUTUAL CROSS ACCESS FOR THE PURPOSES OF PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS ON, OVER, UPON, AND ACROSS THE AREAS DEFINED AS "CROSS ACCESS EASEMENT".

SURVEYOR'S CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

THIS IS TO CERTIFY THAT I, UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 2 IN CANTERA SUB-AREA "C" LOTS C1 AND C2, BEING A RESUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CANTERA SUB-AREA "C" LOTS C1 AND C2 RECORDED JANUARY 19, 2010 AS DOCUMENT R2010-007747, IN DUPAGE COUNTY, ILLINOIS.

AND

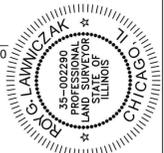
OUTLOT "A" IN AMOCO BUSINESS CENTER FINAL PLAT OF SUBDIVISION CANTERA SUBAREA "C" BEING A SUBDIVISION OF PART OF LOT 2 IN CANTERA SERVICE STATION NUMBER 1, TOGETHER WITH PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED FEBRUARY 7, 1996 AS DOCUMENT R96-020336, IN DUPAGE COUNTY, ILLINOIS.

THE PLAT HEREOF DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND ACCURATELY DEPICTS SAID PROPERTY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREOF DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF A MUNICIPALITY WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE.

I FURTHER CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ON FLOOD INSURANCE RATE MAP 17043C0141J DATED AUGUST 1, 2019, IN DUPAGE COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

GIVEN UNDER MY HAND AND SEAL THIS 10TH DAY OF APRIL, 2021 AT RIVER FOREST, ILLINOIS.

BY: ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2022
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2021



CITY COLLECTOR CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____ COLLECTOR OF THE CITY OF WARRENVILLE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT. DUE AGAINST THE LAND INCLUDED IN THE PLAN HEREOF DRAWN.

DATED AT WARRENVILLE, DUPAGE COUNTY, ILLINOIS
THIS _____ DAY OF _____, A.D., 20____.

BY: _____
CITY COLLECTOR

PLAN COMMISSION CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT 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 _____, A.D., 20____.

BY: _____
CHAIRMAN

ATTEST: _____
SECRETARY

CITY COUNCIL CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

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

DATED AT WARRENVILLE, DUPAGE COUNTY, ILLINOIS
THIS _____ DAY OF _____, A.D., 20____.

BY: _____
MAYOR

ATTEST: _____
CITY CLERK

COUNTY CLERK'S CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, THE UNDERSIGNED, AS COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID OR FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND DEPICTED HEREOF.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT DEPICTED HEREOF.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____.

BY: _____
COUNTY CLERK

CITY ENGINEER'S CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

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

DATED AT WARRENVILLE, DUPAGE COUNTY, ILLINOIS
THIS _____ DAY OF _____, A.D., 20____.

BY: _____
CITY ENGINEER

COUNTY ENGINEER'S CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

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 WARRENVILLE, DUPAGE COUNTY, ILLINOIS
THIS _____ DAY OF _____, A.D., 20____.

BY: _____
COUNTY ENGINEER

CITY CLERK'S CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____ CITY CLERK OF THE CITY OF WARRENVILLE, ILLINOIS HEREBY CERTIFY THAT THE PLAT WAS PRESENTED TO AND BY ORDINANCE 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____.

BY: _____
CITY CLERK

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) S S
COUNTY OF DUPAGE)

I, THE UNDERSIGNED, AS THE RECORDER OF DEEDS FOR DUPAGE COUNTY DO HEREBY CERTIFY THAT INSTRUMENT NUMBER _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF _____ COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D., 20____ AT _____ O'CLOCK _____ M.

BY: _____
RECORDER OF DEEDS

**CERTIFICATE OF DUPAGE COUNTY DIVISION
TRANSPORTATION ENGINEER:**

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS PLAT HAS BEEN APPROVED BY THE DUPAGE COUNTY DIVISION OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS TO COUNTY HIGHWAY # 3 (FERRY ROAD) PURSUANT TO 785 ILCS 205/2; HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED OF THE OWNER OF THE PROPERTY PRIOR TO CONSTRUCTION WITHIN THE COUNTY'S RIGHTS-OF-WAY.

DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____
DUPAGE COUNTY DIVISION TRANSPORTATION ENGINEER

NO.	REVISIONS	DATE
1	REVISED	06/22/18
2	REVISED PER COMMENTS	1/22/19
3	REVISED	02/12/19
4	REVISED PER COMMENTS	04/17/19
5	ADDED EASEMENT	06/03/19
6	REVISED PER COMMENTS	07/02/19
7	REVISED PER COMMENTS	07/10/19
8	REVISED PER COMMENTS	07/17/19
9	REVISED SURVEYOR'S CERTIFICATE	08/23/19
10	ADDED EASEMENT	11/27/19
11	REVISED	12/18/20
12	REVISED	04/10/21

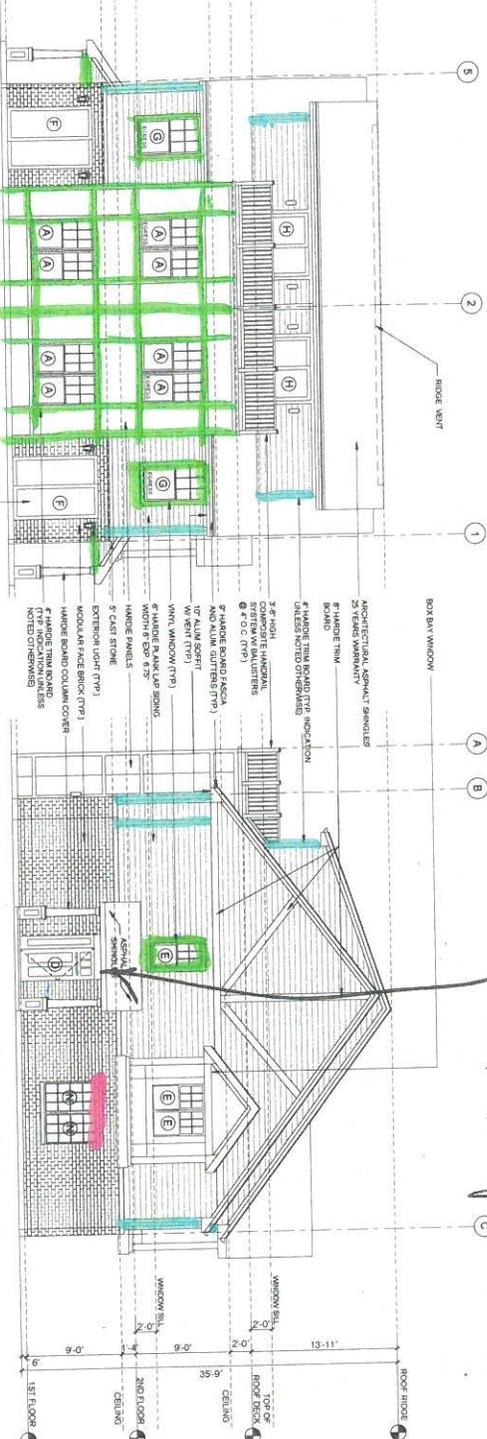
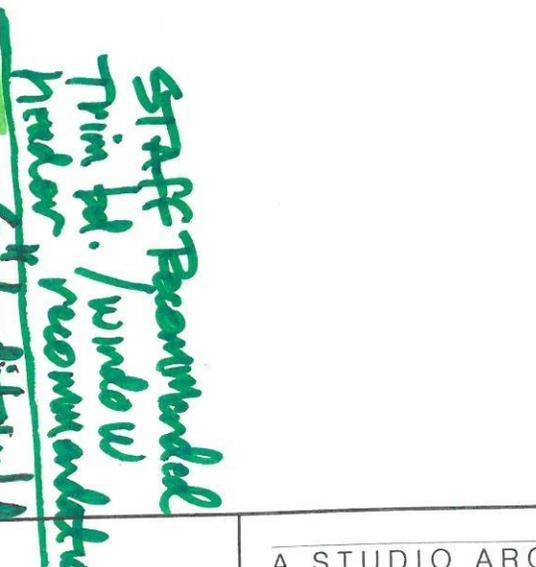
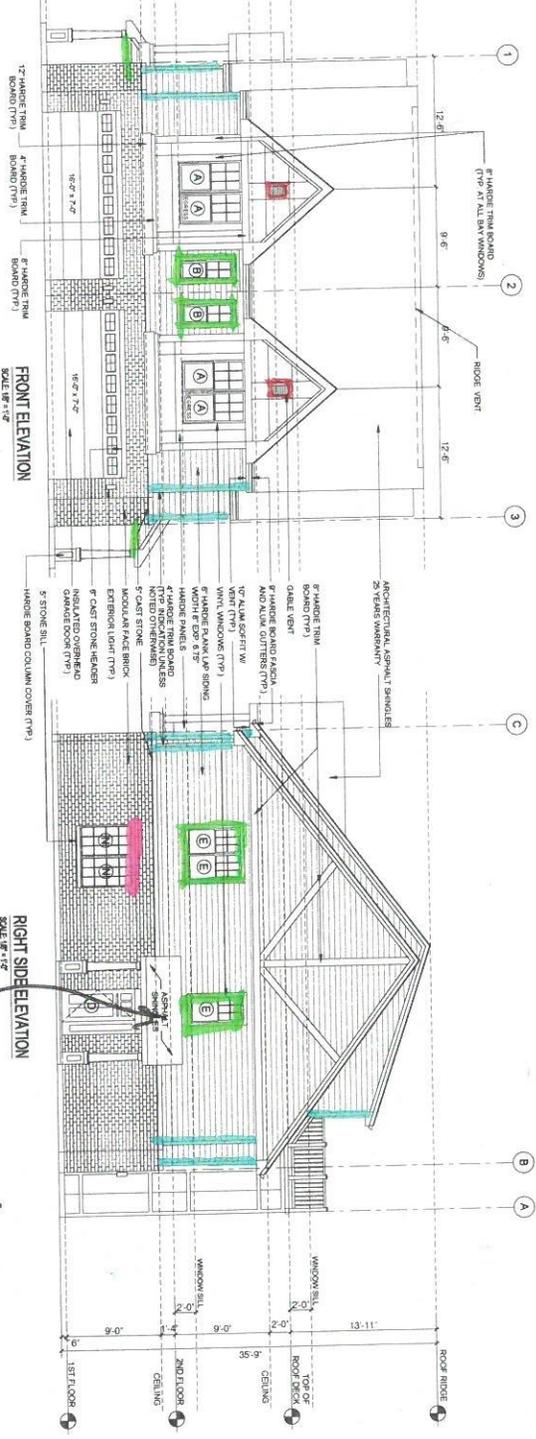
PROJECT No.: 2017-24719-1	PETITIONER: CANTERA DEVELOPMENT HOLDINGS LLC TWO NORTHFIELD PLAZA, SUITE # 320 NORTHFIELD, IL 60093
ISSUE DATE: 5/21/18	
SCALE: 1"=80'	
SHEET NUMBER 4 OF 4	

PLAT PREPARED BY:
UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM



EXHIBIT F

EXTERIOR TRIM BOARD EXHIBIT



Metal Peeping Over
 These Side entrances
 And over front entrances

STAFF RECOMMENDED
 Trim hd. / window
 header recommend the
 = 6" hardi trim hd.
 = 8" hardi trim hd.
 = 5" Stone header
 = 4" hardi trim hd.

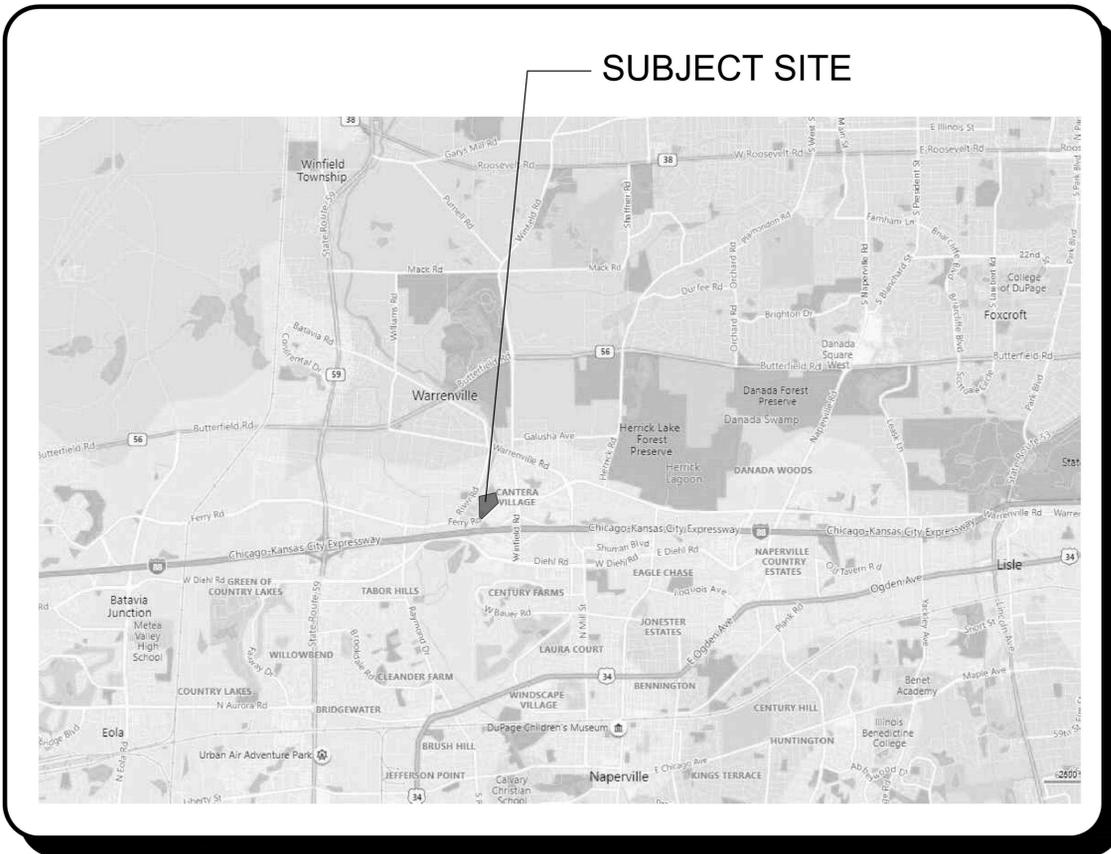


EXHIBIT G
TREE PLANTING DETAIL

TORCH PARKWAY AND TOWNHOUSE LANDSCAPE PLANS FOR RIVER VIEW WEST

SHEET INDEX

- 1 COVER SHEET
- 2 LANDSCAPE PLAN
- 3 FOUNDATION PLANTING PLANS



SUBJECT SITE

SITE LOCATION NOT TO SCALE



MAINTENANCE SCHEDULE MATRIX	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR
Remove debris caught in trees, shrubs and naturalized areas												
Refresh compost mulch in planting areas as needed to maintain a 2" depth												
Mow lawn areas to 2" when grass reaches 3"												
Weed planting beds as weeds emerge												
Bed clean-up-remove organic debris, excess mulch etc.												
Overseed bare areas of lawn or install new lawn												
Review site conditions to establish annual fertilization program												
Aerate or dethatch lawn when it is actively growing												
Prune spring flowering shrubs after they have bloomed												
Divide perennial plants & transplant as needed												
Prune blooming shrubs & hedges after bloom if appropriate												
Inspect for grubs, snails and slugs-treat lawn & planting beds if required												
Mow lawn area to 3" when grass reaches 4", edge against hardscape												
Cut back perennials that have died back for the season												
Core aerate/dethatch lawn if thatch layer exceeds 1/2 inch												
Replace missing, dead and damaged plants in beds												
Mow, mulch, shred or compost leaves as they fall												
If required in established fertilization program, apply fall fertilizer to lawn												
Prune damaged tree branches while trees are dormant												
Check all winter cover, evergreen boughs, holiday lighting etc.												
Remove all winter cover, evergreen boughs, holiday lighting etc.												
Check perennials-see if heaved by frost												
Prune established trees to thin and shape the crown												
Prune dormant shade trees except birch, maple, dogwood, oak & elm												
Prune hydrangea and spirea												
Cut ornamental grasses back to ground												
Prune winterkill from shrubs-prune back to green shoots or new growth												

LANDSCAPE MAINTENANCE:

Bed Maintenance: Dead or injured limbs shall be removed from shrubs and trees as necessary. Debris shall be removed from beds and disposed of offsite.

Fertilization: Fertilizer program shall be reviewed and adjusted annually to match site needs. Flags shall be posted throughout community following each application and removed as directed by the product label.

Mowing (Traditional): Turf shall be mowed weekly to a height of 3" from April through November, or as needed. No more than 1/3 of the grass blade is to be removed per cutting. Mowing height may be seasonally adjusted depending upon weather conditions in order to reduce stress and promote healthy mowing patterns shall be altered on a weekly basis wherever possible.

Pruning (Shrubs): Shrubs shall be shaped and thinned to allow for its natural form and habit.

Pruning (Trees): All shade and ornamental trees shall be pruned or evaluated for pruning at least once per year. Light pruning and the removal of deadwood can be done during the latter part of the growing. If more extensive pruning is necessary, winter pruning is preferred. The purpose is to maintain proper form, remove dead wood and to promote overall tree health. Pruning shall conform to standard horticultural practices and be done in such a way as to not interfere with blooming of ornamental trees. Trees over 6" in DBH will not be pruned other than removal of low branches hazardous to pedestrian traffic or any sucker growth that may occur.

Site Assessment: A site assessment consists of an on-site inspection to evaluate the condition of the vegetation, inlets, outlets, and any erosion problems. The assessment includes a brief report outlining the overall basin condition and any necessary actions (i.e. gully repair, over seeding, etc.) that may be outside of the standard maintenance program.

Tree Ring, Edging, and Mulch Maintenance: All tree rings containing soil or mulch shall be cultivated and edged three (3) times per year to maintain a fresh appearance. Mulch shall be added as necessary and kept 3" form tree trunks and shall not be mounded. Tree rings shall be kept weed and free through hand weeding and/or spot spraying. Any tree suckers or seedlings should also be removed from tree rings.

Weed Control: Annual weeds and perennial weeds can be spot sprayed as necessary as determined by annual site assessment.

LANDSCAPE STATEMENT:

The Developer is aware of the City of Warrenville Zoning Ordinance Section 11. Landscaping and Screening.

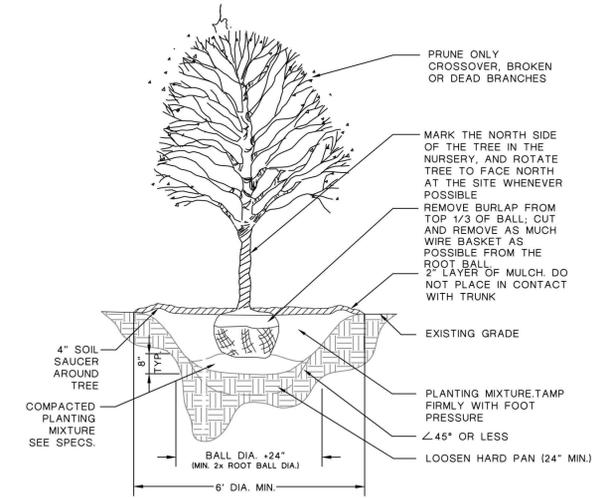
LANDSCAPE CONCEPT STATEMENT:

The concept plan for the proposed townhome community is to provide attractive landscape plantings surrounding the buildings consistent with the approved P.U.D. Ordinance 02018-01.

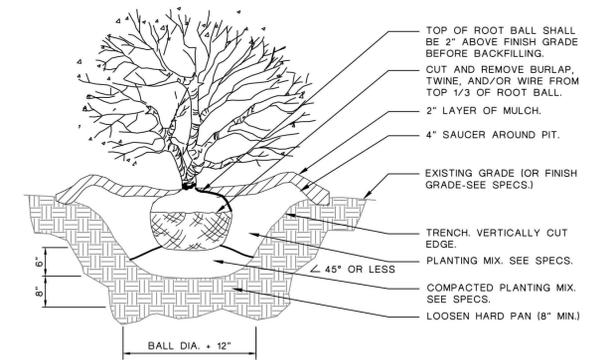
Privacy has been achieved on the rear of the units while not obscuring the vista to the pond.

To facilitate circulation and ease of maintenance, cobbles are proposed for the areas created between driveways, public walk and Torch Parkway back of curb where the areas are too small to successfully establish a parkway shade tree.

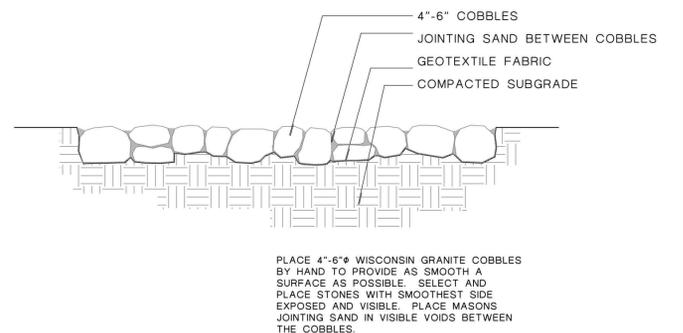
The landscape budget anticipates \$270,400 for the townhome area including the Torch Parkway parkway trees. The maintenance will be provided for the townhome area as part of the total site maintenance responsibility.



SHADE TREE PLANTING DETAIL NOT TO SCALE



SHRUB PLANTING DETAIL NOT TO SCALE



COBBLE INLAY SECTION DETAIL NOT TO SCALE

JOB NO.:

DATE: 02.03.21

REVISIONS:
02.16.21
04.07.21

DRAWN BY:
KL

RIVER VIEW WEST
Cantera Development Holdings, LLC
28301 Ferry Road, Warrenville, Illinois
Townhomes Landscape Development

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Lannert Group
Landscape Architecture • Planning • Community Consulting
(630) 208-8088
Fax (630) 208-8050
http://www.lannert.com
lg @ lannert.com

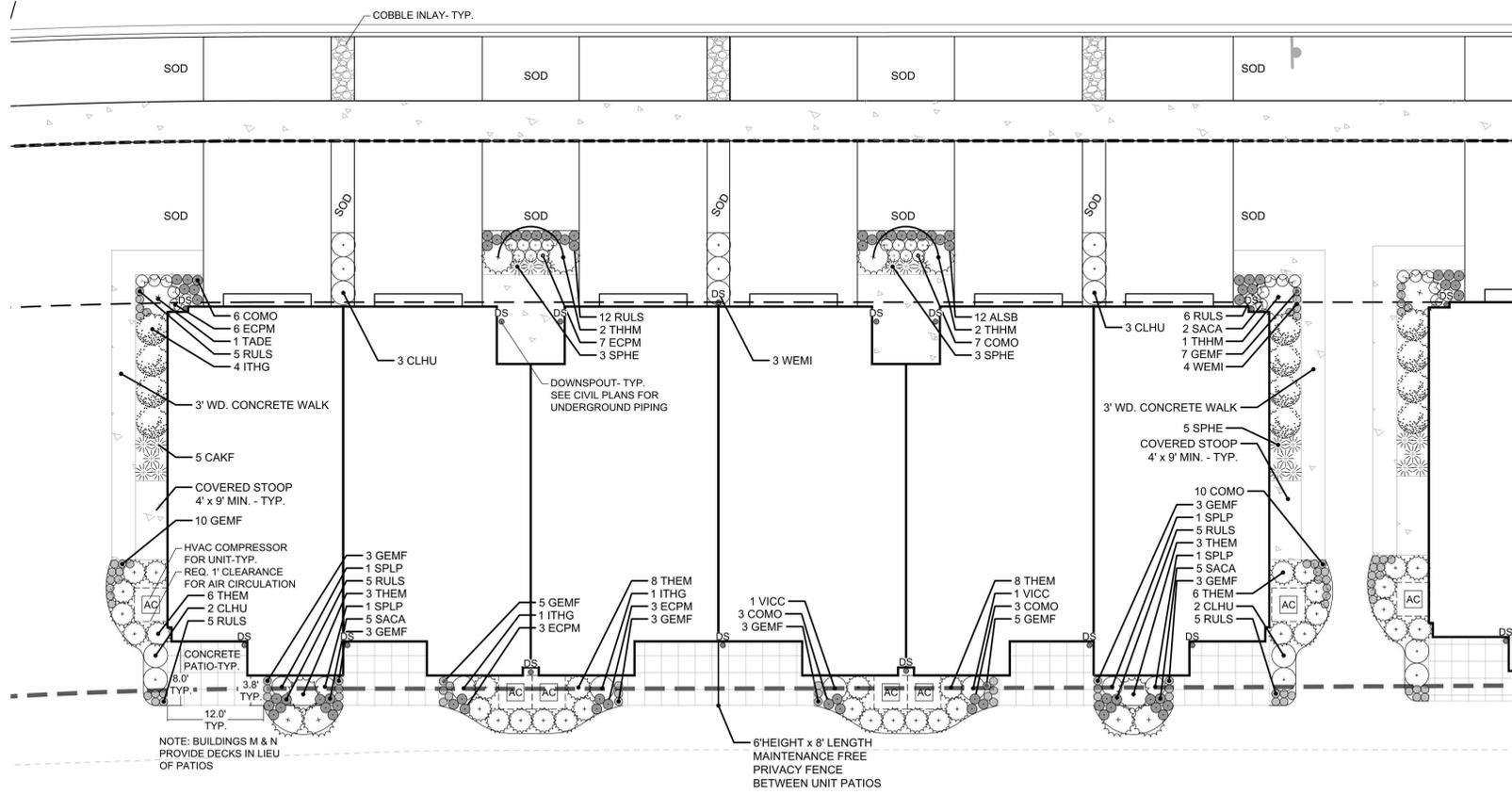
215 Fulton Street
Geneva, Illinois 60134

COVER & DETAIL SHEET

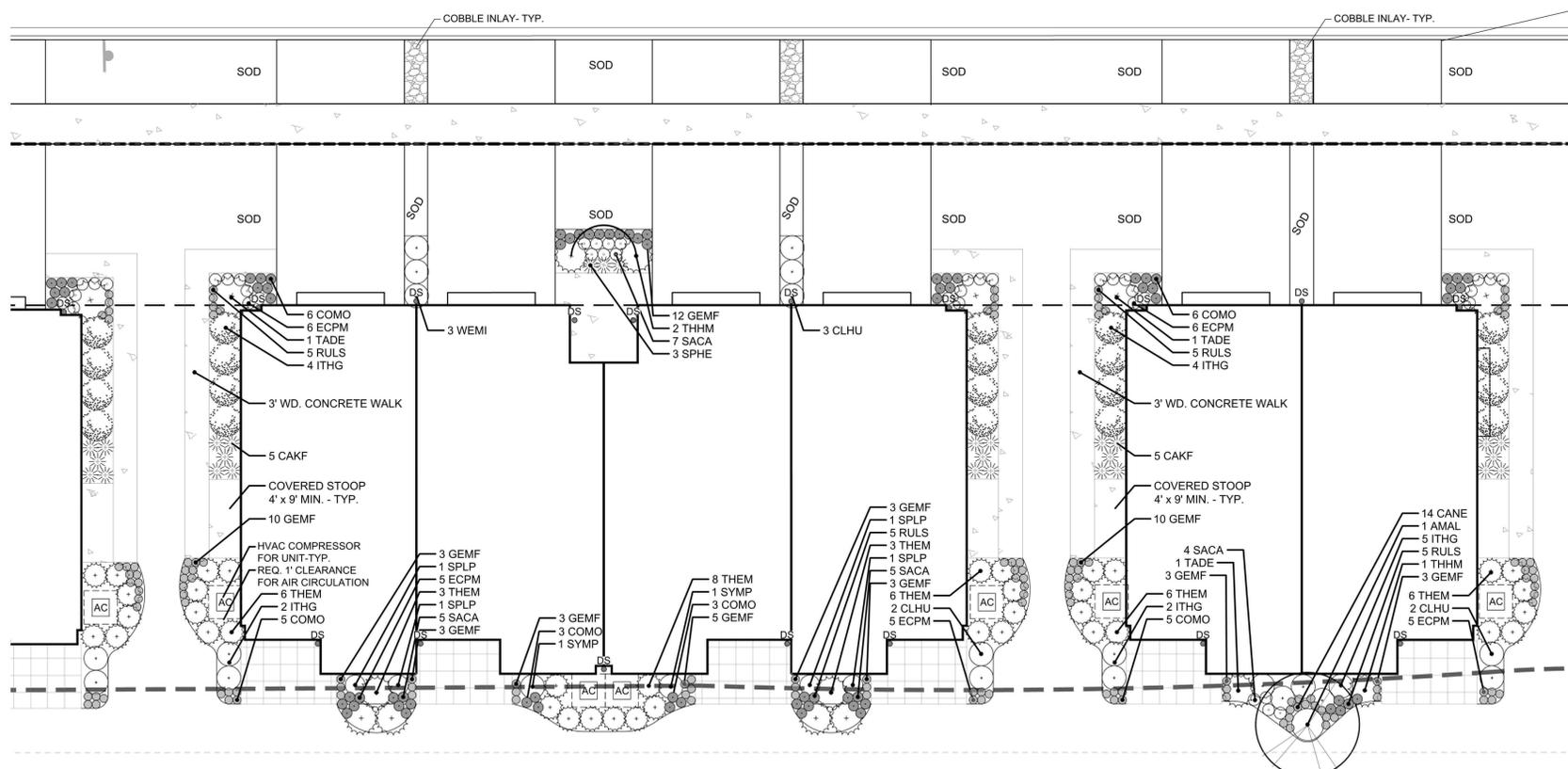
SHEET NUMBER

1
OF 3

DRAWING NAME: S:\Project Files\Active Jobs\2017 - Warrenville\Drawing Data\A-Exhibits\2021-04-02_in\1709_2021-04-02_in.dwg DATE PRINTED: Apr 07, 2021 - 4:40pm



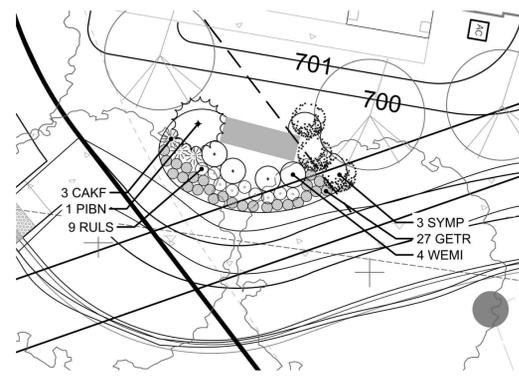
6 UNIT TOWNHOUSE FOUNDATION PLANTING PLAN



4 UNIT AND 2 UNIT TOWNHOUSE FOUNDATION PLANTING PLAN

PLANT LIST 6 UNIT BUILDING (TOTAL 5)

PER BLDG	TOTAL QTY	KEY	BOTANICAL NAME / COMMON NAME	SIZE	HEIGHT	MATURE WIDTH
Deciduous Shrubs						
10	50	CLHU	Clethera alnifolia 'Hummingbird'	3 gal.	2-4'	3-5'
6	30	ITHG	Itea virginica 'Henry's Garnet'	3 gal.	3-4'	4-6'
4	20	SPLP	Spirea japonica 'Little Princess'	3 gal.	1.5-2.5'	2-3'
2	10	VICC	Viburnum carlesii 'Compactum'	3 gal.	2.5-4'	2.5-4'
7	35	WEMI	Weigelia 'Minuet'	3 gal.	2-3'	3-4'
Evergreen Shrubs						
1	5	TADE	Taxus x media 'Densiformis'	5 gal.	3-4'	4-6'
5	25	THHM	Thuja occidentalis 'Hetz Midget'	5 gal.	3-4'	4-5'
34	170	THEM	Thuja occidentalis 'Smaragd'	6' ht.	12-14'	3-4'
Perennials, Groundcover, Ornamental Grasses & Vines						
12	60	ALSB	Alium tanguticum 'Summer Beauty'	1 gal.	12-18"	18-24"
8	40	CAKF	Calamagrostis x acutifolia 'Karl Foerster'	1 gal.	24-36"	24-36"
29	145	COMO	Coreopsis verticillata 'Moonbeam'	1 gal.	18-24"	18-24"
19	95	ECPM	Echinacea 'CBG Cone 2'	1 gal.	18-24"	18-24"
43	215	GEMF	Geranium sanguineum 'Max Frei'	1 gal.	8-12"	18-24"
43	215	RULS	Rudbeckia fulgida 'Viette's little Suzy'	1 gal.	12-18"	18-24"
16	80	SACA	Salvia nemorosa 'Caradonna'	1 gal.	18-24"	18-24"
8	40	SPHE	Sporobolus heterolepis	1 gal.	24-36"	18-24"



TOWNHOUSE MONUMENT SIGN PLANTING PLAN

PLANT LIST TOWNHOUSE MONUMENT SIGN

TOTAL QTY	KEY	BOTANICAL NAME / COMMON NAME	SIZE	HEIGHT	MATURE WIDTH
Deciduous Shrubs					
3	SYMP	Syringa meyeri 'Palibin'	5 gal.	4-5'	5-7'
4	WEIG	Weigelia 'Minuet'	3 gal.	2-3'	3-4'
Evergreen Shrubs					
1	PIBN	Picea abies 'Nidiformis'	5 gal.	4-5'	5-6'
Perennials, Groundcover, Ornamental Grasses & Vines					
3	CAKF	Calamagrostis x acutifolia 'Karl Foerster'	1 gal.	24-36"	24-36"
27	GEMF	Geranium sanguineum 'Max Frei'	1 gal.	8-12"	18-24"
9	RULS	Rudbeckia fulgida 'Viette's little Suzy'	1 gal.	12-18"	18-24"

PLANT LIST 4 UNIT BUILDING (TOTAL 7)

PER BLDG	TOTAL QTY	KEY	BOTANICAL NAME / COMMON NAME	SIZE	HEIGHT	MATURE WIDTH
Deciduous Shrubs						
5	35	CLHU	Clethera alnifolia 'Hummingbird'	3 gal.	2-4'	3-5'
6	42	ITHG	Itea virginica 'Henry's Garnet'	3 gal.	3-4'	4-6'
4	28	SPLP	Spirea japonica 'Little Princess'	3 gal.	1.5-2.5'	2-3'
2	14	SYMP	Syringa meyeri 'Palibin'	5 gal.	4-5'	5-7'
7	49	WEMI	Weigelia 'Minuet'	3 gal.	2-3'	3-4'
Evergreen Shrubs						
1	7	TADE	Taxus x media 'Densiformis'	5 gal.	3-4'	4-6'
3	21	THHM	Thuja occidentalis 'Hetz Midget'	5 gal.	3-4'	4-5'
18	126	THEM	Thuja occidentalis 'Smaragd'	6' ht.	12-14'	3-4'
Perennials, Groundcover, Ornamental Grasses & Vines						
5	35	CAKF	Calamagrostis x acutifolia 'Karl Foerster'	1 gal.	24-36"	24-36"
44	308	COMO	Coreopsis verticillata 'Moonbeam'	1 gal.	18-24"	18-24"
16	112	ECPM	Echinacea 'CBG Cone 2'	1 gal.	18-24"	18-24"
36	252	GEMF	Geranium sanguineum 'Max Frei'	1 gal.	8-12"	18-24"
16	112	RULS	Rudbeckia fulgida 'Viette's little Suzy'	1 gal.	12-18"	18-24"
23	161	SACA	Salvia nemorosa 'Caradonna'	1 gal.	18-24"	18-24"
8	56	SPHE	Sporobolus heterolepis	1 gal.	24-36"	18-24"

PLANT LIST 2 UNIT BUILDING (TOTAL 1)

TOTAL QTY	KEY	BOTANICAL NAME / COMMON NAME	SIZE	HEIGHT	MATURE WIDTH
Ornamental Trees					
1	AMAL	Amelanchier arborea	7' ht.	15-25'	15-25'
Deciduous Shrubs					
2	CLHU	Clethera alnifolia 'Hummingbird'	3 gal.	2-4'	3-5'
11	ITHG	Itea virginica 'Henry's Garnet'	3 gal.	3-4'	4-6'
4	WEIG	Weigelia 'Minuet'	3 gal.	2-3'	3-4'
Evergreen Shrubs					
3	TADE	Taxus x media 'Densiformis'	5 gal.	3-4'	4-6'
1	THHM	Thuja occidentalis 'Hetz Midget'	5 gal.	3-4'	4-5'
Perennials, Groundcover, Ornamental Grasses & Vines					
5	CAKF	Calamagrostis x acutifolia 'Karl Foerster'	1 gal.	24-36"	24-36"
14	CANE	Calamita nepeta ssp. Nepeta	1 gal.	18-24"	18-24"
16	COMO	Coreopsis verticillata 'Moonbeam'	1 gal.	18-24"	18-24"
6	ECPM	Echinacea 'CBG Cone 2'	1 gal.	18-24"	18-24"
21	GEMF	Geranium sanguineum 'Max Frei'	1 gal.	8-12"	18-24"
16	RULS	Rudbeckia fulgida 'Viette's little Suzy'	1 gal.	12-18"	18-24"
10	SACA	Salvia nemorosa 'Caradonna'	1 gal.	18-24"	18-24"
5	SPHE	Sporobolus heterolepis	1 gal.	24-36"	18-24"

JOB NO.:
DATE: 02.03.21
REVISIONS:
02.16.21
04.07.21
DRAWN BY: KL
RIVER VIEW WEST
Cantera Development Holdings, LLC
28301 Ferry Road, Warrenville, Illinois
Townhomes Landscape Development
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Lannert Group
Landscape Architecture • Planning • Community Consulting
(630) 208-8088
Fax (630) 208-8050
http://www.lannert.com
ig@lannert.com
215 Fulton Street
Geneva, Illinois 60134
FOUNDATION PLANTING PLANS
SCALE 1"=10'
SHEET NUMBER
3
OF 3

[REDACTED]

EXHIBIT H

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The City of Warrenville, Illinois ("**City**");

WHEREAS, Cantera Apartments, LLC, an Illinois limited liability company, was the owner of that certain real property consisting of approximately 32.48 acres on lot C-2 in Cantera Subarea C ("**Lot C-2**"), commonly known as 28301 Ferry Road, Warrenville, Illinois ("**Owner's Property**"); and

WHEREAS, Cantera Owners Association ("**Association**"), an Illinois not-for-profit corporation, is the owner of that certain real property consisting of 3.95 acres known as Outlot A in Cantera Subarea C ("**Outlot A**") (collectively, the Owner's Property and Outlot A are referred to as the "**Property**"); 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, which is now commonly known as Cantera ("**Approved PUD**"), and the Property is located within Cantera and subject to the Approved 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, in October, 1995, the City approved Ordinance No. 1439, which granted preliminary approval of planned unit development plans and a preliminary plat of subdivision for Cantera Subarea C, which approvals have subsequently expired; and

WHEREAS, in 2017, Cantera Apartments, LLC filed an application with the City to develop the Property as a mixed-use planned development consisting of five commercial buildings containing a total of approximately 35,550 square feet of floor area ("**Commercial Buildings**"), a 364-unit apartment building with interior parking garage ("**Apartment Building**"), and 60 three-story townhomes with 240 garage and driveway parking spaces ("**Townhomes**") (collectively, the Commercial Buildings, the Apartment Building, and the Townhomes are the "**Proposed Development**"); and

WHEREAS, on January 15, 2018, the City Council adopted Ordinance No. O2018-01 ("**Preliminary PUD Ordinance**"), which approved a preliminary plat of subdivision ("**Preliminary Plat of Subdivision**") that contemplated the subdivision of Property as follows: (i) the Owner's Property into three proposed lots of record: an approximately 4.4-acre commercial area ("**Lot 1**"), an approximately 17.7-acre Apartment Building lot ("**Lot 2**"), and an approximately 3.36-acre Townhomes lot ("**Lot 3**"); (ii) the approximately 3.95-acre stormwater management area ("**Outlot A**"); and (iii) the dedication of a 60-foot-wide public right-of-way connecting the existing Torch Parkway to Ferry Road ("**Torch Parkway Dedication**"); and

WHEREAS, the Preliminary PUD Ordinance also approved: (i) a revised preliminary planned unit development plan for the Proposed Development on the Property; (ii) certain text

amendments to the Development Control Regulations and the General Site Plan Documents; (iii) land use redesignations pursuant to Section IV.C of the Development Control Regulations; (iv) major amendments to the Approved PUD to include the Revised Preliminary PUD Plan and associated documents; (v) the use of a private street to provide access to the Apartment Building; (vi) a variation from the Subdivision Control Ordinance; and (vii) various site specific amendments from the Development Control Regulations; and

WHEREAS, Cantera Development Holdings, LLC, an Illinois limited liability company and successor to Cantera Apartments, LLC, ("**Owner**") is the owner of Lot 1, Lot 2, and 3; and

WHEREAS, on May 20, 2019, the City Council adopted Ordinance No. O2019-21, which approved the development of the Proposed Development in phases as follows: (i) the construction of the proposed public and private roadways, internal drives and pedestrian connections, stormwater management ponds, the Apartment Building, parking lots, and landscaping ("**Phase I**"); (ii) the construction of the Townhomes ("**Phase II**"); and (iii) the construction of the Commercial Area ("**Phase III**"), all in accordance with the Construction Phasing Plan Sheet A-2 of the Architectural Plan Sheets A1-A29, listed on Exhibit C to Ordinance No. O2019-21; and

WHEREAS, Ordinance O2019-21 also approved: (i) a final planned unit development plan for the entire 32.48-acre Property ("**Final Riverview West PUD Plan**"); (ii) a special use permit for a planned unit development plan for the entire 32.48-acre Property; (iii) a final planned unit development plan for Phase I; (iv) a special use permit for a planned unit development for Phase I; and (v) a final plat of subdivision for the Property ("**Final Plat of Subdivision**"); and

WHEREAS, Phase I is currently under construction, and the Owner now desires to construct Phase II on Lot 3; and

WHEREAS, in order to construct Phase II of the Proposed Development, the Owner filed an application ("**Application**") with the City for approval of: (i) a revised Final Plat of Subdivision ("**Revised Final Plat of Subdivision**"); (ii) a final planned unit development plan for Phase II ("**Final Phase II PUD Plan**"); and (iii) a special use permit for a planned unit development for Phase II ("**Phase II Special Use Permit**") (collectively, the Revised Final Plat of Subdivision, the Final Phase II PUD Plan, and the Phase II Special Use Permit are the "**Requested Approvals**"); and

WHEREAS, Ordinance No. O2021-15, adopted by the City Council on May 3, 2021 ("**Ordinance**"), approved the Requested Approvals; and

WHEREAS, Section 9 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Owner has filed, within 90 days following the passage of the Ordinance, its unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

NOW, THEREFORE, the Owner does hereby agree and covenant as follows:

1. The Owner hereby unconditionally agrees to, accept, and consent to, and will abide by, each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.

2. The Owner agrees that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation

[REDACTED]

provided for in the Ordinance, and agree not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right, provided that the notice to the Owner required by Section 7 of the Ordinance is given.

3. The Owner hereby unconditionally agrees, as required by Section 6.08 of the Subdivision Control Ordinance, that:

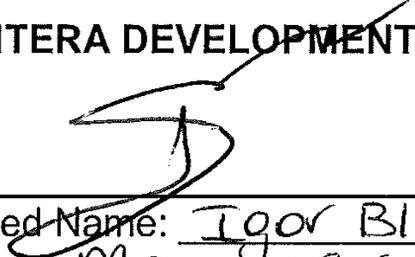
- a. The land improvements, required by this Ordinance, shall be completed by the Owner in accordance with the plans and specifications approved by the City Engineer.
- b. Four sets plus one reproducible set on Mylar of as-built plans, as required by Section 6.09 of the Subdivision Control Ordinance, shall be submitted by the Owner;
- c. If payment in-lieu-of funds are to be made on an installment basis, the Owner shall inform the Building Department in writing within five days after any such initial occupancy of a family unit and also submit any such payment concurrent therewith to the City Collector for ultimate payment to the appropriate school district;
- d. All improvements contemplated and approved by the Ordinance shall be completed within two years after approval of the Revised Final Plat of Subdivision by the City Council.
- e. No home in any block shall be occupied for longer than six months without all sidewalks, curb and gutter, and roadway base and resurfacing being completed of the entire block by the Owner, or, whenever at least seventy-five percent of a designed block has completed homes on it, then the Owner shall have completed constructing all of the sidewalks, curb, gutter, and street payment in that block;
- f. For a period of two years following final acceptance and approval by the City Council of the City of Warrenville, the Owner shall be responsible for and shall correct any deficiency or defect in any public improvement, or which occurs within any dedicated public right-of-way, ordinary wear and tear excluded. The Owner's obligation shall not extend to items of routine maintenance, such as lawn mowing, snow plowing, tree trimming, but shall include but not be limited to replacement of any indigenous or planted tree within the maintenance period determined to be diseased or dying; or any other condition found not to be in accordance with the final plans and specifications approved for the subdivision or project, ordinary wear and tear excluded; and
- g. The Owner warranties and guarantees to the City of Warrenville that all public improvements and all improvements and vegetation with the public right-of-way are and shall remain free from any and all defects of any kind, shall be in accordance with the approved plans and specifications, and shall function as intended and designed, as of the date of acceptance and for a period of two years thereafter. Only ordinary wear and tear is excluded from the scope of this warranty and guarantee.

4. The Owner acknowledges and agrees that the City is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the City's granting of

the Requested Approvals or its adoption of the Ordinance, and that the City's approvals do not, and will not, in any way, be deemed to insure, the Owner against damage or injury of any kind and at any time.

5. The Owner hereby agrees to hold harmless and indemnify the City, the City's corporate authorities, and all City elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with (a) the City's review and approval of any plans and issuance of any permits, (b) the City's adoption of the Ordinance granting the Requested Approvals, (c) the development, maintenance and use of its obligations under this Unconditional Consent and Agreement, and (d) the performance by the Owner of its obligations under this Unconditional Consent and Agreement.

CANTERA DEVELOPMENT HOLDINGS, LLC

By: 
Printed Name: Igor Blumin
Its: Manager

SUBSCRIBED and **SWORN** to
before me this 2nd day of
June, 2021


Notary Public

