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KATHLEEN V. CARRIER, RECORDER
DUPAGE COUNTY ILLINOIS
08/12/2021 03:51 PM

DOCUMENT # R2021-121999

**CERTIFICATION OF
LANDSCAPE LICENSE
COVENANT AGREEMENT**

STATE OF ILLINOIS)
) SS:
COUNTY OF DUPAGE)

I, Julie Clark, City Clerk of Warrenville, a municipal corporation in said County and State as aforesaid, do hereby certify that the foregoing is a full, true, complete and correct copy of:

**CITY OF WARRENVILLE
LANDSCAPE LICENSE AND COVENANT AGREEMENT**

Property Address: 28301 Ferry Road, Warrenville, IL 60555

**P.I.N. No.: Lot 1 07-02-201-020
 Lot 2 07-02-201-019
 Lot 3 07-02-201-018
 Outlot A 07-02-201-017**

Applicant: Cantera Apartments LLC (Townhomes)

As it appears from the records in my office.

Given under my hand and corporate seal of said City this 12th day of August, 2021.



Julie Clark
Julie Clark
City Clerk

CHARGE TO ACCOUNT NO. 125

PREPARED BY/RETURN TO:

**Marie Lupo
City of Warrenville
3S258 Manning Avenue
Warrenville, IL 60555**

5/3

THIS DOCUMENT PREPARED BY:

City of Warrenville
28W701 Stafford Place
Warrenville, IL 60555

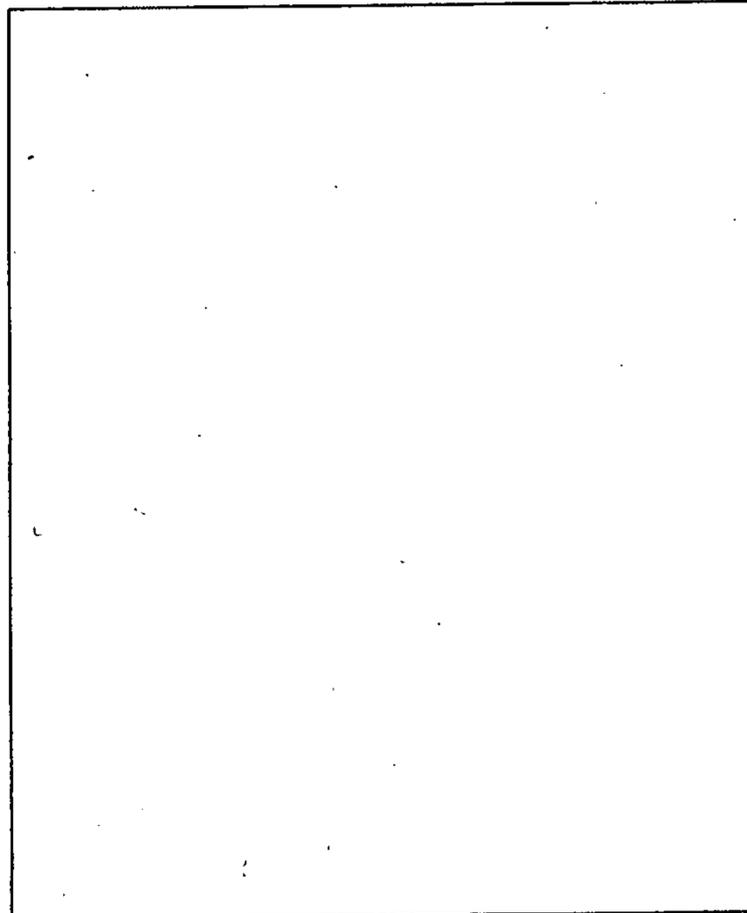
AFTER RECORDING RETURN TO:

City of Warrenville
3S258 Manning Avenue
Warrenville, Illinois 60555

Property Address:
28301 Ferry Road
Warrenville, Illinois 60555

P.I.N.s:

LOT 1 07-02-201-020
LOT 2 07-02-201-019
LOT 3 07-02-201-018
OUTLOT A 07-02-201-017



**DECLARATION OF LANDSCAPE
MAINTENANCE AGREEMENT AND COVENANT**

THIS LANDSCAPE MAINTENANCE AGREEMENT AND COVENANT (the "Agreement") is made and entered into by and between the legal title owner Cantera Apartments, LLC, owner of the property legally described below as "Owner's Property", Cantera Owners Association, owner of the property legally described below as "Outlot A Owner" (the "Owner") and the City of Warrenville (the "City") pursuant to Section 11-B.4. of the City of Warrenville Zoning Ordinance (the "Ordinance").

WITNESSETH:

1. The Property, which is subject to the terms, conditions and provisions of this Agreement, is legally described as follows:

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

Legal Description of Outlot A Owner:

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.

2. The Owner or the authorized representative of the Owner has applied for Site Plan Approval ("Approval") for the Property as required by the Ordinance. With the application for that Approval, the Owner has submitted certain landscape-related plans as required by the Ordinance.

3. For the purposes of this Agreement, "Landscaping Improvements" shall mean the plants, screening, and related landscaping improvements as identified on the approved final landscape plan, including the landscape maintenance calendar for the Property (jointly referred to herein as the "Landscaping-Related Plans"), which are attached hereto and made a part hereof.

4. The Owner covenants, warrants and represents that the Landscaping Improvements have been, or will be, constructed in a good and workmanlike manner in accordance with the Landscaping-Related Plans. The Owner understands and agrees that the Owner is fully responsible for the management and continued maintenance of any and all of the Landscaping Improvements in accordance with this Agreement, the Ordinance and the Landscaping-Related Plans.

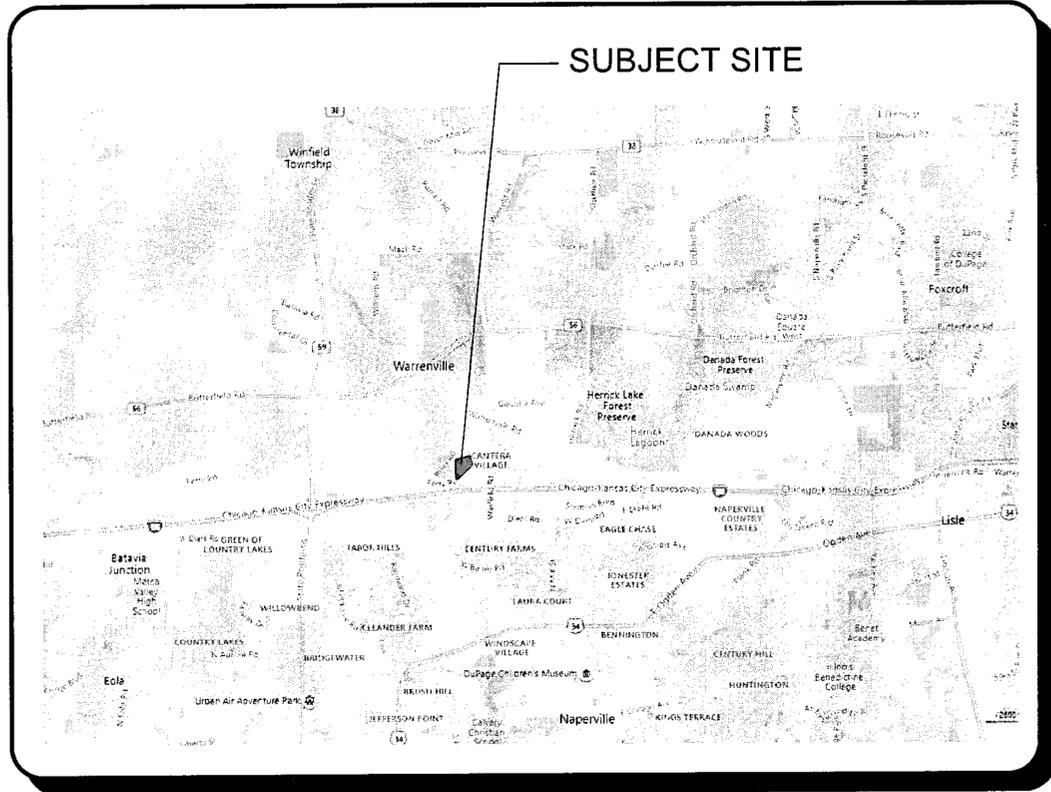
5. Nothing in this Agreement shall be construed to constitute a dedication of any portion of the Landscaping Improvements to, or an acceptance thereof by, the City.

6. This Agreement shall run with the Property and shall be binding upon and inure to the benefit of the Owner of the Property, the Owner's successors, assigns and grantees, and all parties claiming by through and under them. Enforcement of this Agreement may be sought by the City, by any proceeding at law or in equity against any person or persons violating or attempting to violate any provision of the Ordinance and/or this Agreement, including, without limitation, the Landscaping-Related Plans, either to restrain violation, to compel affirmative action, or to recover damages, and, in the event the City is the prevailing party, the City shall be entitled to recover its attorney's fees and costs.

TORCH PARKWAY AND TOWNHOUSE LANDSCAPE PLANS FOR RIVER VIEW WEST

SHEET INDEX

- COVER SHEET
- LANDSCAPE PLAN
- FOUNDATION PLANTING PLANS



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"												
Water planting beds as weeds emerge												
Bed cleanup/replace organic debris, excess mulch, etc.												
Overseed bare areas of lawn or install new lawn												
Review site conditions to establish annual fertilization program												
Aerate or de-thatch 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 areas to 3" when grass reaches 4", edge against hardscape												
Cut back perennials that have died back for the season												
Core aerate/de-thatch 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/evergreens heavily by foot												
Prune established trees to thin and shade the crown												
Prune dormant shade trees except birds, 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 off-site.

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

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" from 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.

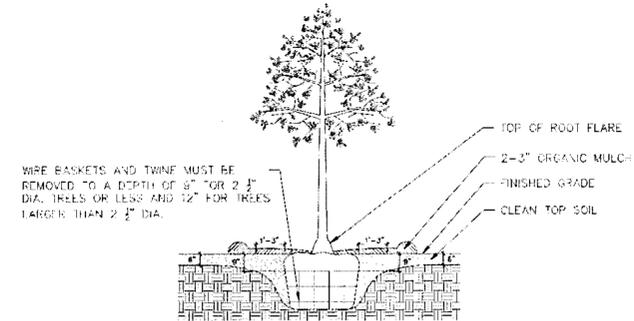
The landscape budget anticipates \$270,400 for the townhome area including the Torch Parkway parkway trees. The maintenance will be provided for the townhome area as part of the total site maintenance responsibility.



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DUPAGE COUNTY, ILLINOIS

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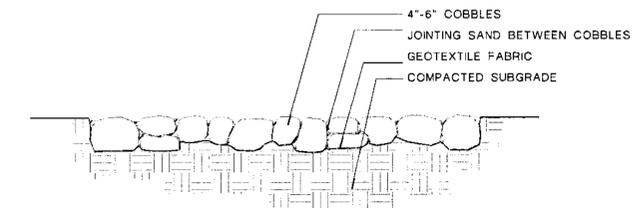
RECORDER PLAT PAGE COUNT 1 OF 3



TREE PLANTING DETAIL PER THE CITY OF WARRENVILLE PROVIDED DETAIL



SHRUB PLANTING DETAIL
NOT TO SCALE



PLACE 4"-6" WISCONSIN GRANITE COBBLES BY HAND TO PROVIDE AS SMOOTH A SURFACE AS POSSIBLE. SELECT AND PLACE STONES WITH SMOOTHEST SIDE EXPOSED AND VISIBLE. PLACE MASONS JOINTING SAND IN VISIBLE VOIDS BETWEEN THE COBBLES.

COBBLE INLAY SECTION DETAIL
NOT TO SCALE

JOB NO.:	
DATE:	02.03.21
REVISIONS:	
	02.16.21
	04.07.21
	05.18.21

DRAWN BY: KL

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

© 2018 The Lannert Group, Inc.
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Geneva, Illinois 60134

COVER & DETAIL SHEET

SHEET NUMBER
1
OF 3

