

**4200 CANTERA DRIVE MINI-WAREHOUSE ZONING RELIEF**

December 19, 2024

**Project No.**

SUP 2024-0008

**Applicant**

Berman-Lapetina Enterprises, LLC

**Property Owner**

Park Place Enterprises, LLC  
 209 East Liberty  
 Wheaton, IL 60187

**Subject Property Location & Info.**

4200 Cantera Drive

At the southwest corner of Ferry Road and Mill Street

PIN: 07-01-103-025  
 Approximate Parcel Size: 4 Acres

**Existing Zoning**

S-D Special Development  
 Light Industrial Use Area

**Existing Land Use**

Vacant

**Comprehensive Plan Designation**

Office/Research

**Approvals Sought**

- Site-Specific Amendment from the Cantera Development Control Regulations to:
  - Permit a mini-warehouse use at the Subject Property;
  - Reduce the required foundational landscaping from 2,838 square feet to approximately 2,250 square feet
  - Reduce the rear yard setback from 20' to approximately 9' 1.5"; and
- Preliminary and Final PUD plan approval



LOCATION MAP

**PROJECT DESCRIPTION**

James Lapetina of Berman-Lapetina Enterprises, LLC, “the Applicant,” is seeking approval of preliminary and final planned unit development (PUD) plans and site-specific amendments for a mini-warehouse development at 4200 Cantera Drive, “the Subject Property.” A list of submitted documents is attached as Attachment A and are available on the *City Private Development Projects* webpage at:

<https://www.warrenville.il.us/940/Cantera-Drive-Mini-Warehouse-Proposal>

The public hearing for this request began at the September 19, 2024, meeting, was continued to the October 24, 2024, meeting, and continued again to the December 19, 2024, meeting. It is important to note that this staff report does not reflect any public input that may be received during the December 19, 2024, public hearing, and therefore should be reviewed with this in mind. Any additional information concerning the application that may be provided up to and at the public hearing will need to be reviewed and taken into consideration.

The Plan Commission is responsible for making recommendations to the City Council for PUD plan approval and site-specific amendment requests.

**BACKGROUND**

Located in Cantera Subarea F, the Subject Property was originally slated for two phases of development.

**Attachments**

- Attachment A – List of Submitted Documents
- Attachment B – Narrative
- Attachment C – General Application
- Attachment D – Major Amendment Application
- Attachment E – ALTA/NSPS Survey
- Attachment F – Architectural Plans, Elevations, and Renderings
- Attachment G – Landscape Plan
- Attachment H – Final Engineering Plans
- Attachment I – Engineering/Public Works Review Memo

The first phase includes the existing two-story office condominium and related improvements located south of the Subject Property.

A second office building was planned for the Subject Property. Aside from an existing foundation, the office building was never completed. To ready the property for development, the City approved a plat of subdivision and site-specific amendments in late 2023.

To receive feedback on the proposed development, the Applicant completed a Courtesy Review at the March 7, 2024, Plan Commission Meeting.

The Applicant requested continuation of the hearing to the December 19 meeting to complete final engineering and landscape plans.

**ANALYSIS**

The Applicant is seeking approval preliminary and final PUD plans and the following site-specific amendments to:

- Permit a mini-warehouse use at the Subject Property;
- Reduce the required foundational landscaping from

2,838 square feet to approximately 2,250 square feet

- Reduce the rear yard setback from 20’ to approximately 9’ 1.5”

If approved, the above zoning entitlements would permit the development of a three story, 104,166 square foot mini-warehouse building (see Attachment F). The building will have approximately 728 climate controlled units, accessible from 8 a.m. to 8 p.m. Up to two employees will be on-site during business hours. The facility will be secured with cameras inside and outside the building. Key codes are required to access the building. Ten parking spaces and a fire access lane will serve the site. Downward directed lighting affixed to the building will illuminate the parking lot. All elevations, except the south elevation, show overhead doors leading directly into storage units (Attachment F). Green, gray, and charcoal Kingspan insulated metal panels will make up most of the façade. Windows are included on all facades with an emphasis on the main entrance. The building will modulate in both depth and height. A two yard-dumpster will be located inside the drive-in loading area for management use. Tenants will be responsible for their own garbage.

**I. MAJOR PLANNED UNIT DEVELOPMENT AMENDMENTS**

In recommending approval or conditional approval of a major amendment with site specific amendments to previously approved final PUD plans, the Zoning Ordinance and Cantera Development Control Regulations require the Plan Commission to transmit to the City Council written findings of fact that the application meets all of the criteria below or will meet them when the Commission’s conditions are fulfilled. The City Council shall, in granting approval or conditional approval, also find that all of the following criteria are met or will be met when the conditions to which the approval is made subject are fulfilled (PLEASE NOTE: Community Development Department staff findings are reflected in *italic* font):

### 1. SUPERIOR DESIGN

The PUD represents a more creative approach to the unified planning of development and incorporates a higher standard of integrated design and amenity than could be achieved under otherwise applicable zoning district and subdivision regulations, and solely on this basis modifications to the use and design standards established by such regulations are warranted.

*Staff believes the proposed site layout, elevations, and landscaping provide a final product consistent with the design standards of the Cantera Development and of those expected of a planned unit development.*

### 2. MEETS PUD REQUIREMENTS

The PUD meets the requirements for Planned Unit Developments set forth in this Ordinance, and no modifications to the use and design standards otherwise applicable are allowed other than those permitted herein.

*All developments in Cantera require planned unit development approval. The requested site-specific amendments to permit the mini-warehouse use, foundational landscape relief, and setback relief are enumerated in this staff report.*

### 3. CONSISTENT WITH CITY PLAN

The PUD is generally consistent with the objectives of the City Comprehensive Plan as viewed in light of any changed conditions since its adoption.

*Staff believes the proposed PUD is generally consistent with the adopted comprehensive plan and the development of surrounding context. The building will be well-screened by existing berms and new landscaping, utilize quality materials, and occupy a site that has access limitations that have limited its marketability for an office user.*

### 4. PUBLIC WELFARE

The PUD will not be detrimental to the public health, safety, morals, or general welfare.

*Staff does not believe the proposed PUD will be detrimental to the health, safety, morals, or general welfare of properties in the general area. The proposed use will likely serve many Warrenville residents.*

### 5. COMPATIBLE WITH ENVIRONS

Neither the PUD nor any portion thereof will be injurious to the use and enjoyment of other properties in its vicinity, seriously impair property values or environmental quality in the neighborhood, nor impede the orderly development of surrounding property.

*Staff does not believe the proposed PUD will be injurious to the use and enjoyment of properties in the vicinity nor seriously impair property values or environmental quality in the neighborhood, nor impede the orderly development of surrounding property. It is staff's understanding that this use generates little automobile traffic. Staff believes the applicant proposes sufficient landscape to provide both screening and amenity.*

### 6. NATURAL FEATURES

The design of the PUD is as consistent as practical with the preservation of natural features of the site such as flood plains, steep slopes, natural drainage ways, or other areas of sensitive or valuable environmental character.

*Staff believes the proposed PUD plans are consistent with the existing natural features on site, mainly the existing path, landscaping, and open green space on site. Compared to other uses, the proposed mini-warehouse use requires few off street parking spaces which allows the Applicant to maintain greenspace for aesthetic and drainage purposes.*

### 7. CIRCULATION

Streets, sidewalks, off-street driveways, and off-street loading as appropriate to the planned land uses are provided. They are adequate in location, size capacity, and design to ensure safe efficient circulation of automobiles, trucks, garbage trucks, and snowplows as appropriate without blocking traffic, creating unnecessary pedestrian-vehicular conflict, creating unnecessary through traffic within the PUD, or unduly interfering with the safety or capacity of adjacent streets.

*Staff believes the proposed circulation, sidewalks, loading, and parking are adequate in size, location, and capacity for the proposed use.*

#### 8. OPEN SPACES AND LANDSCAPING

The quality and quantity of public and common open spaces and landscaping provided are consistent with the higher standards of design and amenity required of a PUD. The size, shape, and location of a substantial portion of the total public and common open space provided in residential areas render it useable for recreation purposes.

*Staff believes the proposed landscaping and open space on the property are consistent with the higher design standard and amenity found in the rest of the Cantera development.*

#### 9. COVENANTS

Where individual parcels are to be later sold, adequate provision has been made in the form of deed restrictions, homeowners or condominium associations, or the like for:

- a. The preservation and maintenance of any open spaces, thoroughfares, utilities, water retention or detention areas, and other common elements not to be dedicated to the City or another public body.
- b. Such control of the use and exterior design of individual structures, if any, as is necessary for continuing conformance to the PUD Plan, such provision to be binding on all future ownership.

*Staff believes all of the required access and utility easements are enumerated in the existing condominium declarations that govern the property (County Doc. R2007-059617).*

#### 10. PUBLIC SERVICES

The land use and improvements are consistent with the anticipated ability of the City to support police and fire protection, water supply, sewage disposal, and other public facilities and services without placing undue burden on existing residents and businesses.

*Staff believes existing City services will adequately serve the proposed development. Staff's understanding is that modern, climate controlled mini-warehouse facilities take advantage of many sustainable systems such as motion sensor lights and only conditioning spaces when in use.*

#### 11. PHASING

Each development phase of the PUD can, together with any phases that preceded it, exist as an independent unit that meets all of the foregoing criteria and all other applicable regulations herein even if no subsequent phase should ever be completed. The provision and improvement of public or common area improvements, open spaces, and amenities—or the provision of financial sureties guaranteeing their improvement—is phased generally proportionate to the phasing of the number of dwelling units or amount of non-residential floor area.

*Any future phase of development, expansion, or alteration to the approved planned unit development plans will meet all the foregoing criteria.*

## **II. CITY STAFF REVIEW COMMENTS**

### ***Planning and Zoning***

- The Plat of Subdivision approved by the City via O2023-46 must be recorded prior to final action by the City Council on this PUD request.

- Staff believes the required zoning relief is reasonable and unlikely to have an adverse impact on the character of the area. The site has access and visibility limitations unique to the parcel. These factors have impacted the site marketability compared to other nearby parcels.
- Awnings should be provided over main entrance, principal storefront, and other pedestrian service doors. Awnings of an imperial brace style would complement the overall design.
- The current labels for the south and west lot lines shall be switched so that the south setback is the rear setback, and the west setback is the interior side yard setback.

***Engineering and Public Works Review:***

Engineering and Public Works staff created a review memo indicating conditional approval of the proposed project (see Attachment I). Two noteworthy comments include adding an additional light pole along the driveway entrance and installing “No Parking” signs to prohibit vehicle storage or overnight parking.

***Fire Protection District:***

The Fire Protection District does not have comments at this time.

**CONCLUSION.**

***Based on the findings outlined in this report, staff recommends the Plan Commission recommend City Council approval of the following in accordance with the City Staff Review Comments listed in this December 19, Community Development Department Staff Report:***

- 1. A site-specific amendment to the Cantera Development Control Regulations to permit “mini-warehouses” at the subject property;***
- 2. Preliminary and Final Planned Unit Development plan approval for the proposed mini-warehouse development; and***
- 3. Site-specific amendments to the Cantera Development Control Regulations to:***
  - a. Reduce the required foundational landscaping from 2,838 square feet to approximately 2,250 square feet; and***
  - b. Reduce the rear yard setback from 20’ to approximately 9’ 1.5”.***

**Attachment A – List of Submitted Documents**

**Attachment B – Narrative**

**Attachment C – General Application**

**Attachment D – Major Amendment Application**

**Attachment E – ALTA/NSPS Survey**

**Attachment F – Architectural Plans, Elevations, and Renderings**

**Attachment G – Landscape Plan**

**Attachment H – Final Engineering Plans**

**Attachment I – Engineering/Public Works Review Memo**

**ATTACHMENT A**

**List of Submitted Documents**

1. General Application, five pages, prepared by James Lapetina, dated 7/26/2024
2. Major Amendment Application, five pages, prepared by James Lapetina, dated 7/26/2024
3. Narrative, two pages, submitted by James Lapetina, dated 7/26/2024
4. ALTA/NSPS Land Title Survey and Topographic Survey; prepared by Vanderstappen Land Surveying, Inc., dated 5/21/2024
5. Architectural Plans, Elevations, and Renderings, eight pages, prepared by Architects' Studio, LLC., dated 12/6/2024
6. Landscape Plan, four pages, prepared by Dickson Design Studio, revised 11/22/24
7. Stormwater Report, 29 pages, prepared by Northwestern Engineering Consultants, P.C., dated 12/5/2024
8. Letter Response to Public Works/Engineering Memo #1, three pages, prepared by Northwestern Engineering Consultants, P.C., dated 12/6/2024
9. Plat of Easement, one page, prepared by Northwestern Engineering Consultants, P.C., dated 12/5/2024
10. Final Engineering Plans, nine pages, prepared by Northwestern Engineering Consultants, P.C., dated 12/5/2024
11. Photometric Plan, six pages, prepared by RAB Lighting, dated 11/21/2024
12. DuPage County Stormwater Management Certification Application, two pages, prepared by James Lapetina, dated 7/22/2024
13. Owner Authorization, one page, prepared by David Sveen of Park Place Enterprises, LLC, dated 2/24/2024

# Attachment B



July 26, 2024

## Warrenville Self-Storage Facility 4100 Cantera Drive Warrenville, IL

### PROJECT DESCRIPTION:

This project consists of developing a roughly 110,000 SF Climate controlled Self-Storage facility on the recently subdivided 4.009-acre site located at the South-west corner of Mill Street and Ferry Road commonly referred to as 4100 Cantera. Access to the site will be off Cantera Drive. The site is currently undeveloped. This project does not propose or ask for any outside storage.

### SITE OPERATION DETAILS:

This facility will be operated by a nationally known operator. There will be an employee onsite during normal business hours. All tenants will sign a lease that restricts the hours of access to the interior of the building using an electronic access system that is programmed with the hours of business. Additionally, the lease prohibits the operating of a business out of a storage unit and prohibits the storage or use of any combustible materials within the facility.

Some facts about Climate Controlled Self-Storage Facilities:

- This type of self-storage facility (climate controlled with interior load-in/load-out) are extremely desirable to the market for both local residential and local commercial storage.
- It is a benign use that, unlike other commercial uses, does not create noise, smells or vibration. Other "Of Right" commercial users can have 20-30 employees (20-30 employee vehicles daily) numerous customer visits and numerous large truck deliveries.
- This facility will typically have 1 – 2 employees onsite at a time.
- On a busy day, this facility will have 8-10 customer trips.
- The facility is a very secure, quiet, and well-lit neighbor.

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- This facility maintains normal business hours, typically 8AM to 8PM. Hours may be adjusted slightly based on local customer needs. Doors are locked and access is gained by tenants with a key code. After hours visits to the interior of the building are restricted unless prior arrangements are made in case of an emergency.
- This facility will have security cameras both inside and outside the building.
- This facility will have one two-yard dumpster located inside the drive-in loading area for management use. Tenants are responsible for removing their own garbage.
- This facility will be built to meet all current building codes.
- Storm water management will meet all required codes.
- While we understand that solar panels are not required by code, we are looking into various options for installing them.



7. Legal Description of the Subject Property:  
See Attached

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*If additional space is required, the complete legal description may be attached to this application.*

8. Name, mailing address, phone number, fax number and e-mail address of Property Owner if different from Applicant/Developer:

Park Place Enterprises L.L.C., an Illinois limited liability company

Address 209 E. Liberty

Wheaton, IL 60187

Phone 630-148-4573 Fax N/A

E-mail Address David.Sveen@Cedarstone.us

9. Name(s), mailing address(es), phone number(s), fax number(s) and e-mail address(es) of Developer, Site Engineer, Attorney and other Consultants involved in the project (*attach addendum if necessary*):

See Attached

Address \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_

E-mail Address \_\_\_\_\_

10. Description of Present and Proposed Use of Property:

Currently the property is vacant and recently subdivided off of the office parcel to the south. The subject site will be developed to include a roughly 121,000 square foot climate controlled self-storage facility.

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11. Present Zoning of Subject Property: SD - Light Industrial

**REQUESTS:** (Check all Proposed/Requested action(s) that apply)

- Zoning Ordinance Variation (Submit Application Form A)
- Special Use (Submit Application Form B)
- Rezoning/Map Amendment (Submit Application Form C)
- Landscape Relief
- Subdivision Control Ordinance Variation
- Land Division
- Plat of Subdivision/Resubdivision
- Preliminary Planned Unit Development (Submit Application Form D)
- Final Planned Unit Development (Submit Application Form D)
- Planned Unit Development Exceptions (Submit Application Form D)
- Minor Amendment to Approved Final PUD Plans (Submit Minor PUD Amendment Form)
- Major Amendment to Approved Final PUD Plans (Submit Major PUD Amendment Form)
- Annexation (Submit Annexation Petition)
- Conditional Use for Outdoor Display or Community Garden

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I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I HAVE THOROUGHLY REVIEWED THE FILING PROCEDURES AND REQUIREMENTS OUTLINED IN CHAPTER 2 OF THE CITY OF WARRENVILLE ZONING ORDINANCE.



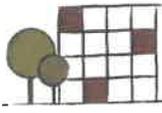
Signature of Applicant/Agent

James LAPETINA

(Print Name)

7/26/24

Date



June 12, 2024

## 4100 Cantera Drive – Formal Application Legal Description

TRACT 1 OF ASSESSMENT PLAT OF CANTERA SUB-AREA F LOT 6 - NORTH ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 6, 2024 DOCUMENT R2024-006487 ALSO DESCRIBED AS THAT PART OF LOT 6 IN CANTERA SUBAREA F RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 23, 2002 AS DOCUMENT NUMBER R2002-110194, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 6; THENCE THE FOLLOWING TWO COURSES ALONG THE WEST LINE OF SAID LOT 6; (1) THENCE NORTH 00 DEGREES 04 MINUTES 11 SECONDS EAST 385.20 FEET; (2) THENCE SOUTH 89 DEGREES 55 MINUTES 49 SECONDS EAST 134.00 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE THE FOLLOWING TWO COURSES; (1) THENCE NORTH 00 DEGREES 04 MINUTES 11 SECONDS EAST 219.88 FEET; (2) THENCE NORTH 23 DEGREES 28 MINUTES 42 SECONDS WEST 165.95 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 6 THE FOLLOWING THREE COURSES; (1) THENCE NORTH 62 DEGREES 22 MINUTES 27 SECONDS EAST 6.21 FEET; (2) THENCE NORTH 66 DEGREES 50 MINUTES 32 SECONDS EAST 256.73 FEET; (3) THENCE SOUTH 74 DEGREES 58 MINUTES 36 SECONDS EAST 76.94 FEET TO A POINT ON A CURVE IN THE EASTERLY LINE OF SAID LOT 6; THENCE SOUTHERLY ALONG SAID EASTERLY LINE THE FOLLOWING TWO COURSES; (1) THENCE SOUTH 38 DEGREES 32 MINUTES 25 SECONDS EAST 158.44 FEET TO A POINT ON A CURVE; (2) THENCE SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 764.15 FEET, A CHORD BEARING OF SOUTH 14 DEGREES 45 MINUTES 28 SECONDS EAST, 343.25 FEET; THENCE SOUTH 89 DEGREES 36 MINUTES 57 SECONDS WEST 435.44 FEET TO THE PLACE A BEGINNING.

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## 4100 Cantera Drive – Formal Application Consultant List

- Developer:** Berman-Lapetina, LLC  
2121 W. Walton St.  
Chicago, IL 60622  
847-417-4554  
[LapetinaJim@yahoo.com](mailto:LapetinaJim@yahoo.com)
- Attorney:** Jeffrey Friedman  
Taft Law  
111 W. Wacker Drive, Suite 280  
Chicago, IL 60601  
312-836-4113  
[JFriedman@taftlaw.com](mailto:JFriedman@taftlaw.com)
- Architect:** Architects' Studio, LLC  
257 N. West Ave., Suite 100  
Elmhurst, IL 60126  
630-617-5990  
Jeff Budgell, Architect  
[Jbudgell@ArchitectsStudioLLC.com](mailto:Jbudgell@ArchitectsStudioLLC.com)
- Civil Engineer:** Northwest Engineering Consultants  
Dan Havlir, Civil Engineer,  
Palatine, IL  
847-520-8410  
[DanHavlir@gmail.com](mailto:DanHavlir@gmail.com)
- Surveyor:** Vanderstappen Land Surveying, INC.  
1316 N. Madison Street  
Woodstock, IL  
815-337-8310  
Arthur Gritmacker, PLS  
[artg@vandersinc.com](mailto:artg@vandersinc.com)
- Landscape Architect:**  
Dickson Design Studio  
Sharon Dickson  
224-241-8181  
[Sdickson@DiscksonDesignStudio.com](mailto:Sdickson@DiscksonDesignStudio.com)

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# Attachment D

## CITY OF WARRENVILLE

3S258 MANNING AVENUE • WARRENVILLE, IL 60555 • PH: (630) 393-9050 • FAX (630) 393-1531



### APPLICATION FOR MAJOR AMENDMENT IN SPECIAL DEVELOPMENT DISTRICT - CANTERA

*(For office use only)*

\_\_\_\_\_  
Name of Development or Project

\_\_\_\_\_  
Sub-Area

\_\_\_\_\_  
Use Area Classification

#### Instructions:

- Before submitting the following application, a copy of the Warrenville Zoning Ordinance and PUD Special Development Control Regulations should be obtained and reviewed for procedure.
- Please print or type. Application(s) must be complete before filing with the City of Warrenville.
- Filing Fees/Deposits must accompany application(s). Please check the Planning and Zoning Application and Review Fees sheet.
- Proof of ownership, disclosure of beneficial interest, and authorization to represent owner must be attached to this application as provided in Zoning Ordinance No. 1018, page 2-4.
- Fifteen (15) paper copies and an electronic copy of this application, other related application forms and any additional application information required by law and/or in Chapter 2 of the Warrenville Zoning Ordinance shall be submitted simultaneously with this application. The application will not be forwarded to the Plan Commission/Zoning Board of Appeals for consideration until all required information and supporting documentation is submitted.

1. Berman-Lapetina Enterprises, LLC 847-417-4550  
Name of Applicant Phone Number

2121 W.Walton Street, Chicago, IL 60622 LapetinaJim@Yahoo.com  
Address Email Address

2. Legal Descriptions and Permanent Parcel Number(s) of the Subject Property as a whole and each phase thereof.  
See Attached  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Major Amendment Application

3. Park Place Enterprises L.L.C. 630-248-4573  
Name of Owner Phone Number  
209 E. Liberty, Wheaton, IL 60187 David.Sveen@CedarStone.US  
Address Email Address

4. Name(s), address(es), phone number(s) of developer(s), site planner or engineer involved in the project plans.  
See Attached

_____	_____
_____	_____
_____	_____
_____	_____

5. Amendment requested is to approved: (please check one)

A.  General Site Plan

_____	_____	_____
Drawn by	Date	Latest Revision Date

B.  A component Document of the General Site Plan

\_\_\_\_\_

Title of Document

C.  Development Control Regulations

D.  PUD Preliminary Plan

_____	_____	_____
Drawn by	Date	Latest Revision Date

E.  PUD Final Plan

_____	_____	_____
Drawn by	Date	Latest Revision Date

6. List the type of change being petitioned for. (Please refer to Development Control Regulations, Appendix D and/or the Warrenville Zoning Ordinance, Subsection 8.F.4.)  
Major Amendment to allow Mini warehousing at this location.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Major Amendment Application

7. List specific requirement(s) of the document for which an amendment is sought.  
Amendment to approve change to Preliminary Planned Unit Development Plan to allow Mini Warehousing use at this location.

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8. Describe amendment(s) requested.  
Amendment to approve change to Preliminary Planned Unit Development to allow Mini Warehousing use at this location

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9. Give statement of reasons for petitioning for amendment(s).  
Mini-warhousing is currently not allowed at this location. The amendment is required for this project to be developed.

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10. List plans and/or other approved documents that would be effected by the requested amendment(s).

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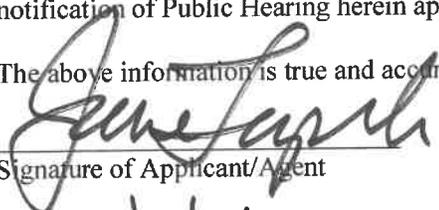
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11. Submit a revised drawing depicting the amendment requested (if applicable). List submitted drawings. N/A

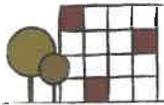
12. Supply a typewritten list of all property owners to which Public Notice requirements for written notification of Public Hearing herein apply.

The above information is true and accurate to the best of my knowledge and belief.

  
Signature of Applicant/Agent

JAMES CAPETINA  
(Print Name)

7/26/24  
Date



June 12, 2024

## **4100 Cantera Drive – Formal Application Legal Description**

TRACT 1 OF ASSESSMENT PLAT OF CANTERA SUB-AREA F LOT 6 - NORTH ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 6, 2024 DOCUMENT R2024-006487 ALSO DESCRIBED AS THAT PART OF LOT 6 IN CANTERA SUBAREA F RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 23, 2002 AS DOCUMENT NUMBER R2002-110194, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 6; THENCE THE FOLLOWING TWO COURSES ALONG THE WEST LINE OF SAID LOT 6; (1) THENCE NORTH 00 DEGREES 04 MINUTES 11 SECONDS EAST 385.20 FEET; (2) THENCE SOUTH 89 DEGREES 55 MINUTES 49 SECONDS EAST 134.00 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE THE FOLLOWING TWO COURSES; (1) THENCE NORTH 00 DEGREES 04 MINUTES 11 SECONDS EAST 219.88 FEET; (2) THENCE NORTH 23 DEGREES 28 MINUTES 42 SECONDS WEST 165.95 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 6 THE FOLLOWING THREE COURSES; (1) THENCE NORTH 62 DEGREES 22 MINUTES 27 SECONDS EAST 6.21 FEET; (2) THENCE NORTH 66 DEGREES 50 MINUTES 32 SECONDS EAST 256.73 FEET; (3) THENCE SOUTH 74 DEGREES 58 MINUTES 36 SECONDS EAST 76.94 FEET TO A POINT ON A CURVE IN THE EASTERLY LINE OF SAID LOT 6; THENCE SOUTHERLY ALONG SAID EASTERLY LINE THE FOLLOWING TWO COURSES; (1) THENCE SOUTH 38 DEGREES 32 MINUTES 25 SECONDS EAST 158.44 FEET TO A POINT ON A CURVE; (2) THENCE SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 764.15 FEET, A CHORD BEARING OF SOUTH 14 DEGREES 45 MINUTES 28 SECONDS EAST, 343.25 FEET; THENCE SOUTH 89 DEGREES 36 MINUTES 57 SECONDS WEST 435.44 FEET TO THE PLACE A BEGINNING.

An Illinois Licensed Professional Design Firm #184.002314

## 4100 Cantera Drive – Formal Application Consultant List

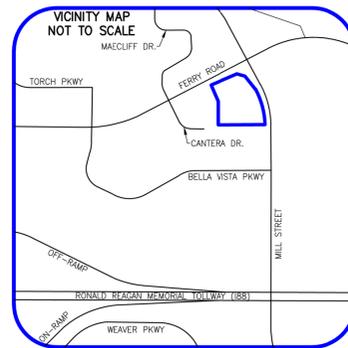
- Developer:** Berman-Lapetina, LLC  
2121 W. Walton St.  
Chicago, IL 60622  
847-417-4554  
[LapetinaJim@Yahoo.com](mailto:LapetinaJim@Yahoo.com)
- Attorney:** Jeffrey Friedman  
Taft Law  
111 W. Wacker Drive, Suite 280  
Chicago, IL 60601  
312-836-4113  
[JFriedman@taftlaw.com](mailto:JFriedman@taftlaw.com)
- Architect:** Architects' Studio, LLC  
257 N. West Ave., Suite 100  
Elmhurst, IL 60126  
630-617-5990  
Jeff Budgell, Architect  
[Jbudgell@ArchitectsStudioLLC.com](mailto:Jbudgell@ArchitectsStudioLLC.com)
- Civil Engineer:** Northwest Engineering Consultants  
Dan Havlir, Civil Engineer  
Palatine, IL  
847-520-8410  
[DanHavlir@gmail.com](mailto:DanHavlir@gmail.com)
- Surveyor:** Vanderstappen Land Surveying, INC.  
1316 N. Madison Street  
Woodstock, IL  
815-337-8310  
Arthur Gritmacker, PLS  
[artg@vandersinc.com](mailto:artg@vandersinc.com)
- Landscape Architect:**  
Dickson Design Studio  
Sharon Dickson  
224-241-8181  
[Sdickson@DiscksonDesignStudio.com](mailto:Sdickson@DiscksonDesignStudio.com)

An Illinois Licensed Professional Design Firm #184.002314



# ALTA/NSPS LAND TITLE SURVEY AND TOPOGRAPHIC SURVEY

Tract 1 of Assessment Plat of Cantera Sub-Area F Lot 6 North according to the Plat thereof recorded February 8, 2024 Document No. R2024-006487 also described as: That part of Lot 6 in Cantera Sub Area F Re-subdivision, being a Subdivision of part of the North Half of Section 1, Township 38 North, Range 9 East of the Third Principal Meridian according to the Plat thereof recorded April 23, 2002 as Document No. R2002-110194, in DuPage County, Illinois, described as follows: Beginning at the Southwest corner of said Lot 6; thence the following two courses along the West line of said Lot 6; thence North 00 degree 04 minutes 11 seconds East 385.20 feet; thence South 89 degree 55 minutes 49 seconds East 134.00 feet to the Place of Beginning; thence continuing along said West line the following two courses: thence North 00 degree 04 minutes 11 seconds East 219.88 feet; thence North 23 degree 28 minutes 42 seconds West 165.95 feet to the Northwest corner of said Lot 6; thence Easterly along the Northerly line of said Lot 6 the following three courses: thence North 62 degree 22 minutes 27 seconds East 6.21 feet; thence North 66 degree 50 minutes 32 said East 256.73 feet; thence South 74 degree 58 minutes 36 seconds East 76.94 feet to a point on a curve in the Easterly line of said Lot 6; thence Southerly along said Easterly line the following two courses; thence South 38 degree 32 minutes 25 seconds East 158.44 feet to a point on a curve; thence Southerly along the arc of a curve concave Westerly, having a radius of 764.15 feet, a chord bearing South 14 degree 45 minutes 28 seconds East, 343.25 feet; thence South 89 degree 36 minutes 57 seconds West 435.44 feet to the Place of Beginning.



STATE OF ILLINOIS )  
 ) S.S.  
 COUNTY OF McHENRY)

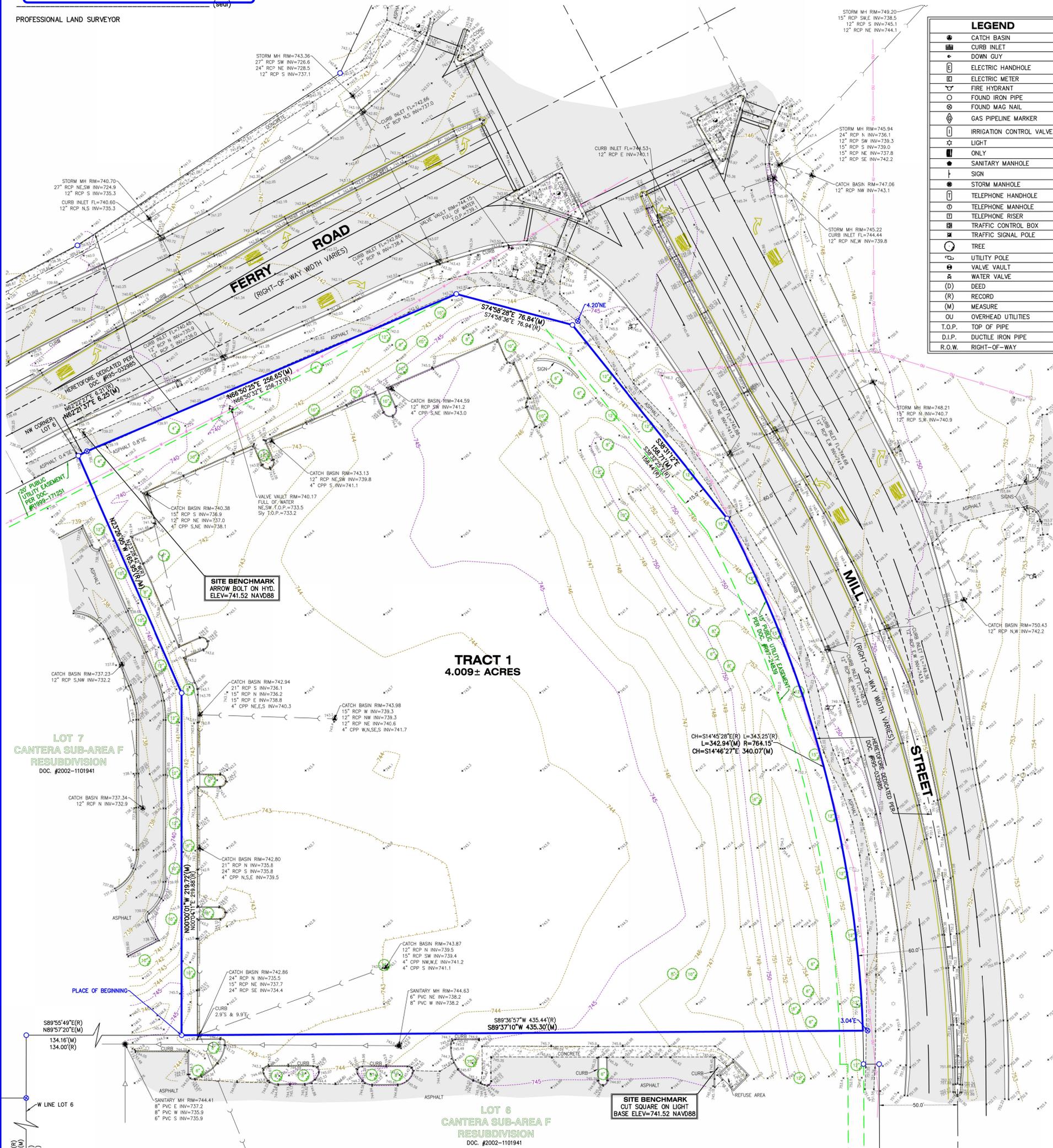
Certified to: 1) Chicago Title Insurance Company  
 2) Park Place Enterprises L.L.C.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 8, 11a, 16, & 19 of Table A thereof. The field work was completed on May 1st, 2024.

Dated this 13th day of May, A.D., 2024.

VANDERSTAPPEN LAND SURVEYING, INC.  
 Design Firm No. 184-002792  
**PRELIMINARY**  
 DATE: 05/21/2024

PROFESSIONAL LAND SURVEYOR



LEGEND	
	CATCH BASIN
	CURB INLET
	DOWN GULLY
	ELECTRIC HANDHOLE
	ELECTRIC METER
	FIRE HYDRANT
	FOUND IRON PIPE
	FOUND MAG NAIL
	GAS PIPELINE MARKER
	IRRIGATION CONTROL VALVE
	LIGHT
	ONLY
	SANITARY MANHOLE
	SIGN
	STORM MANHOLE
	TELEPHONE HANDHOLE
	TELEPHONE MANHOLE
	TELEPHONE RISER
	TRAFFIC CONTROL BOX
	TRAFFIC SIGNAL POLE
	TREE
	UTILITY POLE
	VALVE VAULT
	WATER VALVE
	DEED
	RECORD
	MEASURE
	OVERHEAD UTILITIES
	T.O.P. OF PIPE
	D.I.P. DUCTILE IRON PIPE
	R.O.W. RIGHT-OF-WAY

- SURVEYOR'S NOTES:**
- The legal description and utility easements shown hereon have been provided by Chicago Title Insurance Company, Commitment policy #230077640V dated January 30, 2023. The title information shown hereon is exclusively that provided to the Surveyor by the Title Insurer or the client. The Surveyor does not warrant the exact location of the Utility Easements shown hereon, but does state that they are located as accurately as possible from the information provided.
  - Based on Flood Insurance Rate Map, Panel No. 17043C0141J, dated August 01, 2019, the subject property lies within Zone "X", areas determined to be outside the 0.2% annual chance floodplain. (Pertains to Table A, Item 3).
  - Distances are marked in feet and decimal places thereof, no dimensions shall be assumed by scale measurement hereon. Distances and/or bearings shown with a "D" in parenthesis (D) are record or deed values, not field measured.
  - Compare this plat, legal description and all survey monuments before building, and immediately report any discrepancies to the surveyor.
  - The location of the property lines shown on the face of this plat are based on the legal description contained in the title commitment and shown hereon. This information has been furnished by the client and compared to record deeds to check for gaps and/or overlaps. However, this survey may not reflect historical matters of title and ownership that have not been disclosed by the title commitment.
  - Only the improvements which were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. Lawn sprinkler systems, if any, are not shown on this survey.
  - Manholes, inlets and other utility rims or grates shown hereon are from field location of such, and only represent such utility improvements which are visible from above ground survey at the time of survey, through a normal search and walk through of the site. The labeling of these manholes (sanitary, water, etc) are based solely on the "stamped" markings on the rim. No underground observations have been made to verify the actual use or existence of underground utilities.
  - Surface indications of utilities on the surveyed parcel have been shown. Underground and offsite observations have not been made to determine the extent of utilities serving or existing on the property, public and/or private records have not been searched to provide additional information. Overhead wires and poles (if any) have been shown, however their function and dimensions have not been shown.
  - This survey may not reflect all utilities or improvements, if such items are hidden by landscaping, or are covered with such items as dumpsters or trailers or when the site was covered with snow. At the time of survey, the site was not covered by snow.
  - This survey makes no statement regarding the actual presence or absence of any service or utility line. Controlled underground exploratory effort together with "JULIE" markings is recommended to determine the full extent of underground service and utility lines. Contact J.U.L.I.E. at 1-800-892-0123.
  - Restrictions that may be found in local buildings and/or zoning codes have not been shown. Height and bulk restrictions (if any) have not been shown. Only those setback restrictions shown on the recorded subdivision plat or in the title commitment have been shown.
  - Site address: No site address provided or posted at time of survey. (Pertains to Table A, item 2).
  - There was no observable evidence of earth moving work, building construction or building additions at time of fieldwork. (Pertains to Table A, item 16).

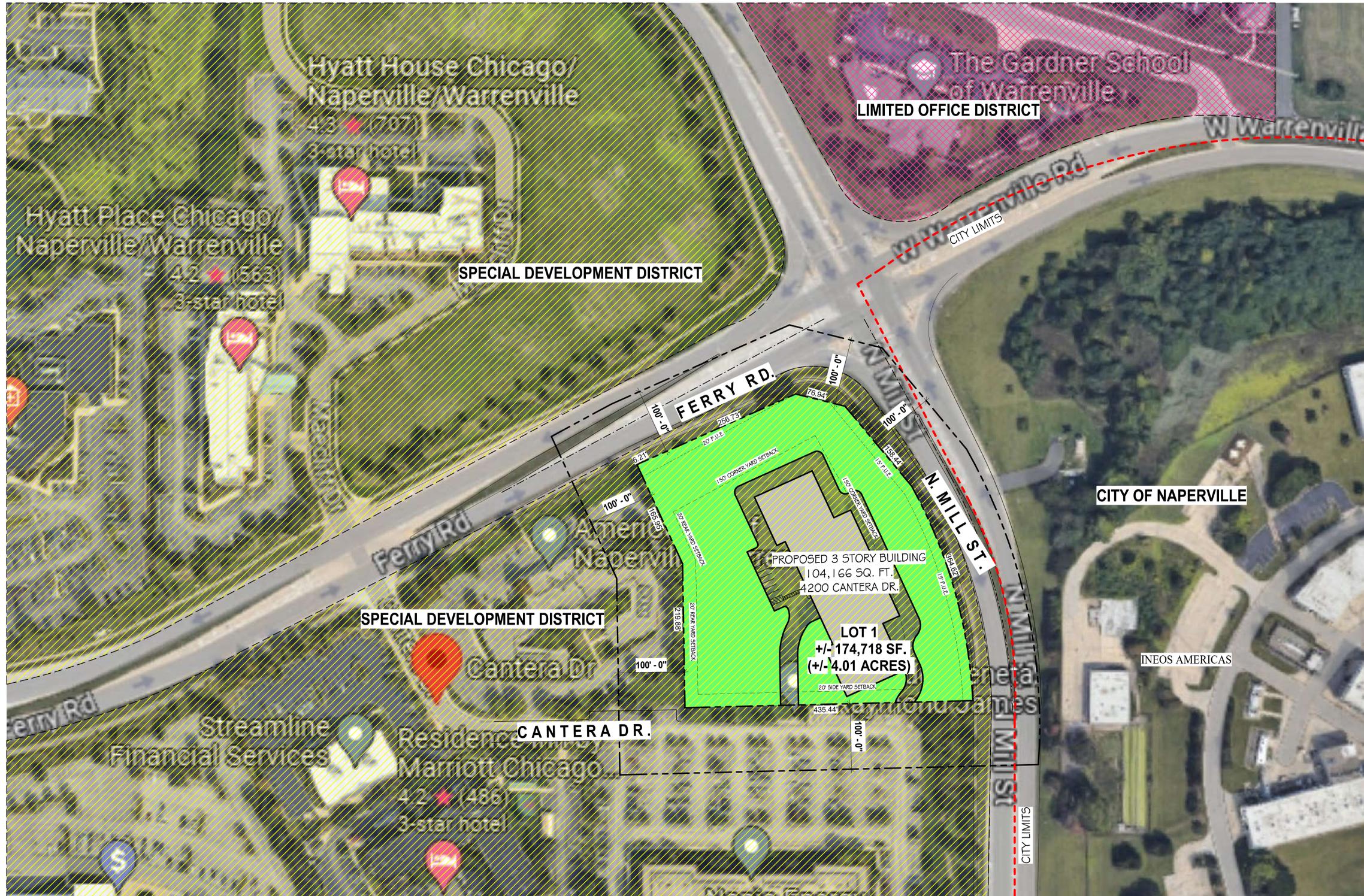
- SCHEDULE B, PART II EXCEPTIONS:**
- Exceptions: 1, 4, 5, 6, 7, AH8, T9, B10, AD13, AE14, E15, G16, Y17, Z18 are not survey related.
  - Exceptions: 2, 3 are blanket in nature.
  - Exception AG22 is plated hereon.
  - Exceptions: C11, D12, H19, I20, J21, K23, L24, M25, N26, O27, R28, W29, X30, AA31 documents not provided to surveyor for review.

**PROJECT BENCHMARK**  
 NATIONAL GEODETIC CONTROL STATION  
 "0168-RESE1"  
 ELEV=698.78 NAVD88

**CLIENT:** BERMAN-LAPENTINA ENTERPRISES  
**DRAWN BY:** SES **CHECKED BY:** APG  
**SCALE:** 1"=30' **SEC.** 01 **T.** 38 **R.** 09 **E.**  
**BASIS OF BEARING:** IL EAST ZONE NAD83 (2011)  
**P.I.N.:** 07-01-109-008  
**JOB NO.:** 240272 **I.D.** ALT  
**FIELDWORK COMP.:** 05/01/24 **BK.** PG.

ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F.



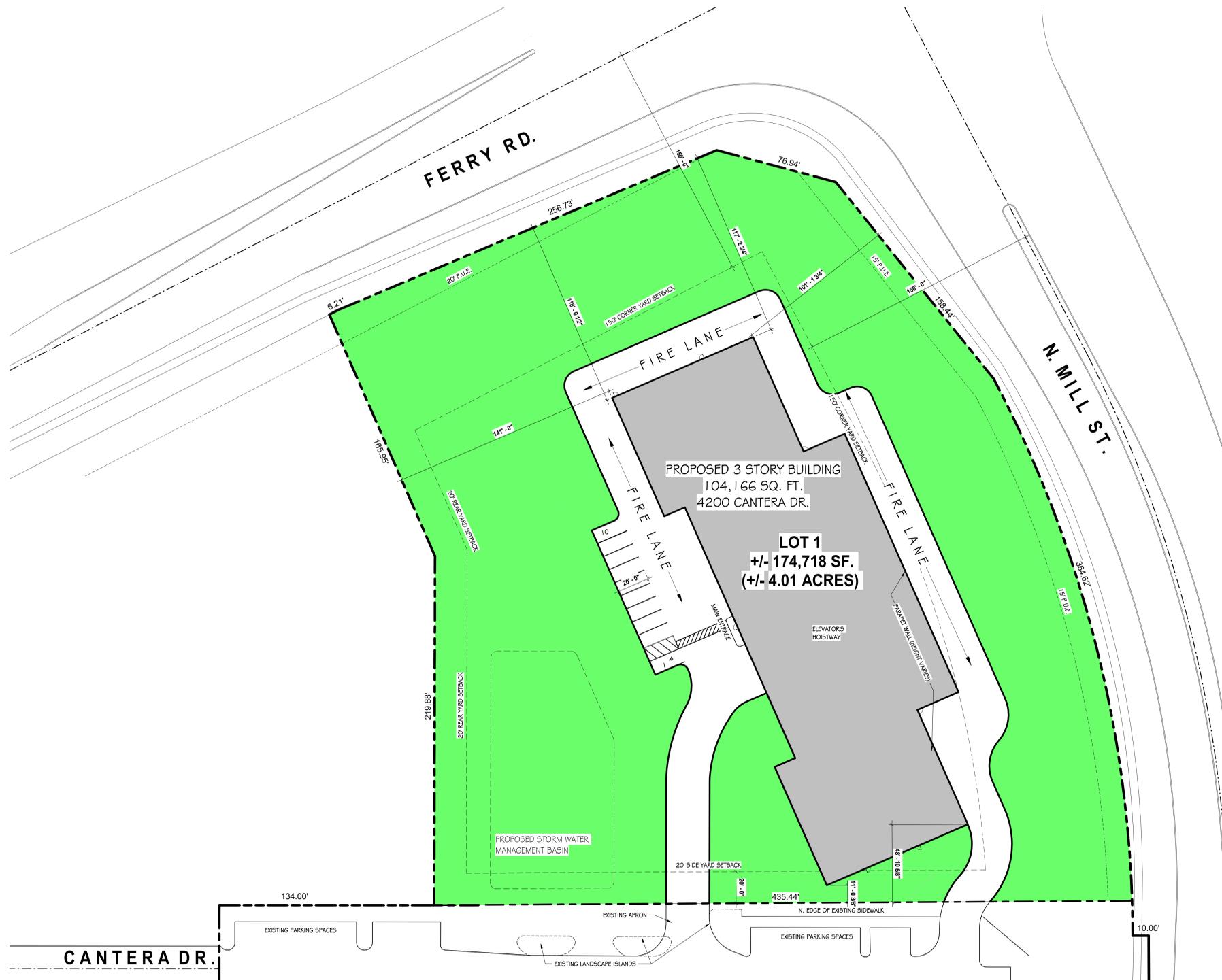


ZONING DISTRICTS



**PRELIMINARY**  
NOT FOR CONSTRUCTION

 257 WEST AVENUE SUITE 100 ELMHURST, IL 60126 T. 630.412.5990							
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<table border="1"> <tr> <th>REV.</th> <th>DATE</th> <th>REVISION/ISSUE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	REV.	DATE	REVISION/ISSUE				<p><b>FOR REVIEW</b></p>
REV.	DATE	REVISION/ISSUE					
WARRENVILLE STORAGE 4200 CANTERA DR WARRENVILLE, IL 60555							
CLIENT: CANTON ENTERPRISES, LLC 2118 WALTON ST. CHICAGO, IL 60622							
DRAWING TITLE: <b>ZONING DISTRICTS</b>	CHECKED BY: JB						
SCALE: AS NOTED	DRAWN BY: EFAC						
DATE: 12/06/24 ISSUED FOR: <b>REVIEW</b>	DRAWING #: <b>A-0.1</b> <small>OF 8</small>						



PRELIMINARY ARCHITECTURAL SITE PLAN  
 SCALE: 1" = 30'-0"



LAYOUT IS PRELIMINARY. ALL DIMENSIONS TO BE VERIFIED.

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

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REV.	DATE	REVISION/NOTE

FOR REVIEW

WARRENVILLE STORAGE  
 4200 CANTERA DR  
 WARRENVILLE, IL 60555

DRAWING TITLE:  
**PRELIMINARY ARCHITECTURAL SITE PLAN**

DRAWN BY:  
 EFAC

CHECKED BY:  
 JB

SCALE: AS NOTED

DATE: 12/06/24  
 ISSUED FOR:

REVIEW

DRAWING #:  
**A-0.1B**







REV.	DATE	DESCRIPTION

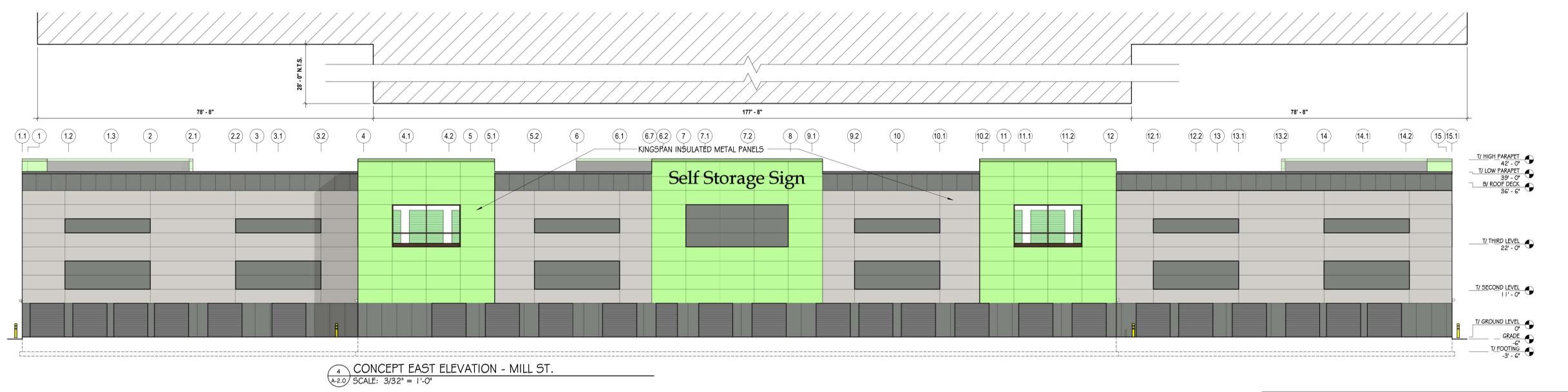
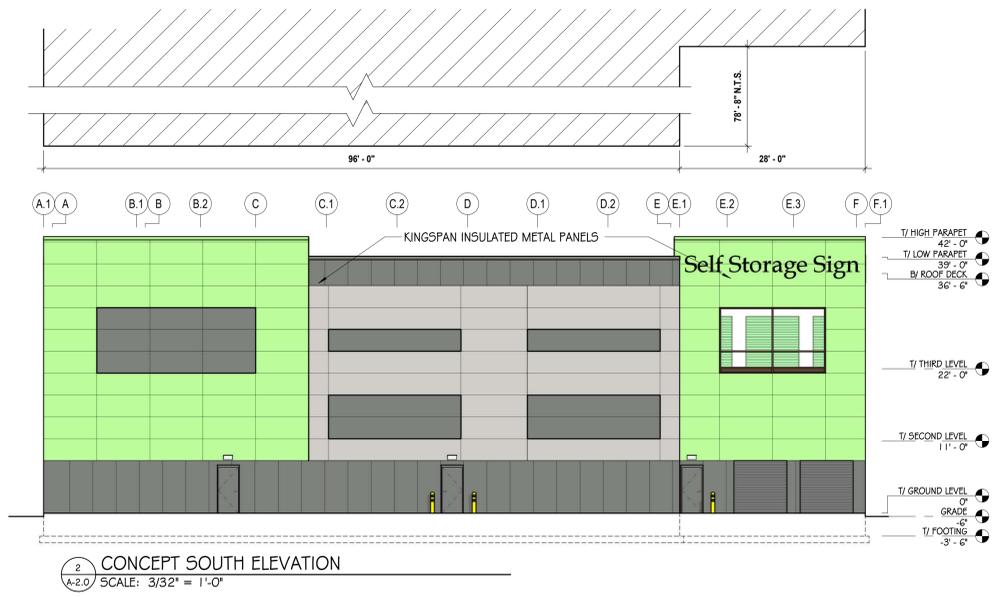
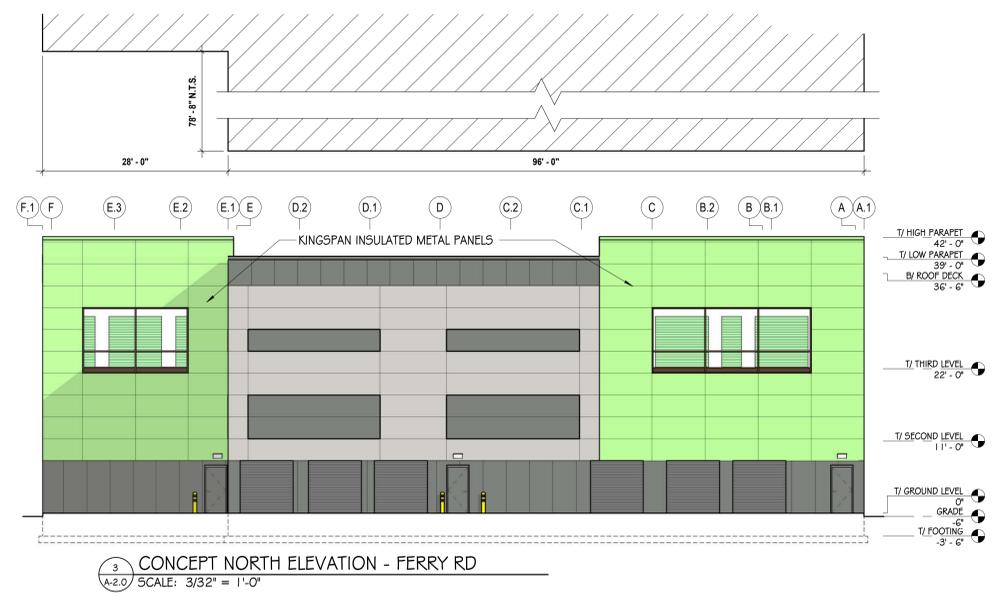
FOR REVIEW

WARRENVILLE STORAGE  
 4200 CANTERA DR  
 WARRENVILLE, IL 60555  
 CLIENT: MARTIN ENTERPRISES, LLC  
 2118 WATSON ST.  
 ELGARD, IL 60120

DRAWING TITLE: CONCEPT ELEVATIONS  
 DRAWN BY: FZAC  
 CHECKED BY: JB  
 SCALE: AS NOTED

DATE: 12/06/24  
 ISSUED FOR:  
 REVIEW

DRAWING #: A-2.0  
 OF 8



**PRELIMINARY**  
 NOT FOR CONSTRUCTION



WEST VIEW (FROM CANTERA DR.)



NORTHEAST VIEW (FROM MILL ST.)



SOUTH VIEW



AERIAL NORTHEAST VIEW



AERIAL SOUTHWEST VIEW

**PRELIMINARY**  
NOT FOR CONSTRUCTION

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ARCHITECTS' STUDIO, LLC

REV.	DATE	DESCRIPTION

FOR REVIEW

WARRENVILLE STORAGE  
4200 CANTERA DR  
WARRENVILLE, IL 60555  
CLIENT: WARTING ENTERPRISES, LLC  
2118 WATSON ST.  
CHICAGO, IL 60622

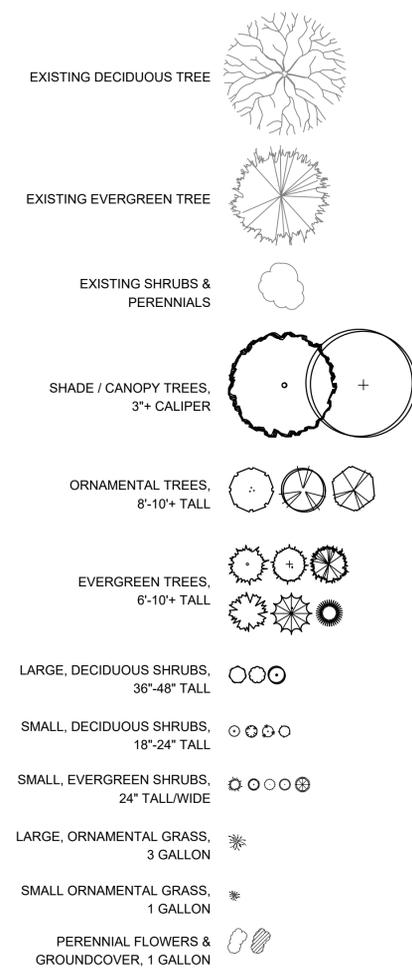
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DRAWN BY: FZAC  
CHECKED BY: JB

DATE: 12/06/24  
ISSUED FOR:  
REVIEW

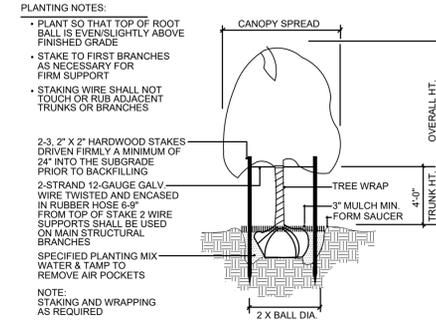
DRAWING #:  
**A-3**  
OF 8

## PLANT SYMBOLS KEY

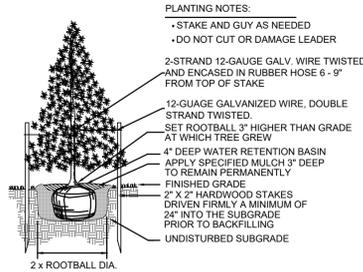
NOTE!  
NOT ALL PLANT SYMBOLS MAY BE DEPICTED ON PLANS.



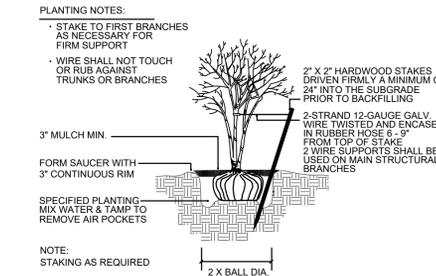
## PLANTING DETAILS



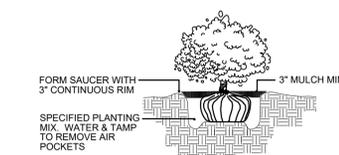
### TREE PLANTING & STAKING NOT TO SCALE



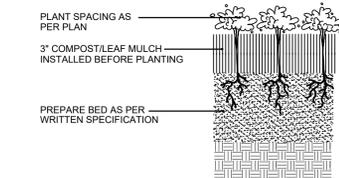
### EVERGREEN TREE PLANTING NOT TO SCALE



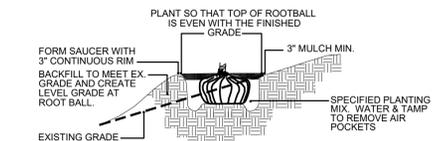
### MULTI-TRUNK TREE STAKING NOT TO SCALE



### SHRUB PLANTING NOT TO SCALE



### PERENNIAL PLANTING NOT TO SCALE



### HILLSIDE PLANTING NOT TO SCALE

## NOTES - GENERAL LANDSCAPE

- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STANDARDS AND CODES.
- CALL J.U.L.I.E. UTILITY LOCATING SERVICE (TEL 800.892.0123), 48 HOURS PRIOR TO THE START OF ANY DIGGING.
- GENERAL PLANT NOTES:
  - ALL PLANT MATERIAL SHALL CONFORM IN SIZE AND GRADE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK.
  - ALL PLANT MATERIAL SHALL BE MAINTAINED ALIVE, HEALTHY, AND FREE FROM DISEASE AND PESTS.
  - ALL NEW PLANT MATERIAL SHALL BE FROM A LOCAL SOURCE WHENEVER POSSIBLE (LESS THAN 50 MILES).
  - PLANTS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORM / HABIT. PLANTS SHALL NOT BE PRUNED/HEDGED UNLESS ABSOLUTELY NECESSARY (DUE TO VISIBILITY OR HAZARD OBSTRUCTION).
  - ALL LANDSCAPED AREAS SHALL BE FREE OF WEEDS, LITTER, AND SIMILAR SIGNS OF DEFERRED MAINTENANCE.
- LOCATIONS OF PROPOSED PLANT MATERIAL MAY BE ADJUSTED AT TIME OF INSTALLATION DUE TO FINAL ENGINEERING AND FINAL LOCATION OF SITE UTILITIES.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SPREADING TOPSOIL (6"-12" DEEP), FINE GRADING, AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS. ALL SOILS SHALL BE FREE OF CONSTRUCTION DEBRIS, PRIOR TO INSTALLING ANY PLANT MATERIAL.
- PRIOR TO SPREADING TOPSOIL, THE LANDSCAPE CONTRACTOR SHALL INSPECT AND ACCEPT ALL BASE GRADES. ANY DEVIATION FROM GRADES INDICATED ON THE GRADING PLAN SHALL BE CORRECTED BEFORE PLACING ANY TOPSOIL.
- ALL SHRUB, GROUNDCOVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE PREPARED WITH A SOIL AMENDMENT MIX - 1/3 TOPSOIL, 1/3 MUSHROOM COMPOST, AND 1/3 TORPEDO SAND. MATERIAL SHALL BE ROTO-TILLED JUST PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
- ALL PLANTING ISLANDS SHALL BE MOUNDED TO PROVIDE POSITIVE DRAINAGE.
- ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL OR OTHER BORDER IS SPECIFIED.
- ALL PLANTING BED AREAS SHALL MAINTAIN A MAX. 3" DEEP LAYER OF SHREDDED HARDWOOD MULCH (COLOR: NON-DYED, BROWN).
- LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING SCHEDULE WITH LANDSCAPE MAINTENANCE CONTRACTOR, TO ENSURE PROPER WATERING OF PLANTED AND SODDED AREAS AFTER INITIAL INSTALLATION.
- LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE ANY REDO OF COMPLETED LANDSCAPE WORK AND DAMAGE TO PLANT MATERIAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN LAYOUT WORK. UPON REQUEST, LANDSCAPE ARCHITECT SHALL BE AVAILABLE TO ASSIST/APPROVE CONTRACTOR LAYOUT.
- EVERY ATTEMPT HAS BEEN MADE TO DEPICT ALL EXISTING UTILITY LINES. CONTRACTOR SHALL USE PRECAUTION WHEN DIGGING. CONTRACTOR SHALL MAKE THEMSELVES THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY DIGGING, VERIFYING LOCATIONS AND DEPTHS OF ALL UTILITIES.
- IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
- PLANT LIST QUANTITIES PROVIDED AT TIME OF FINAL PLANS ARE APPROXIMATIONS. CONTRACTORS ARE RESPONSIBLE FOR COMPLETING THEIR OWN QUANTITY TAKE-OFFS. IF A DISCREPANCY IS FOUND BETWEEN THE PLAN AND THE PLANT LIST, THEN THE PLAN SHALL PREVAIL.
- PLANT SUBSTITUTIONS ARE ALLOWED DUE TO PLANT AVAILABILITY OR PLANTING TIME OF YEAR, ONLY WITH THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT. IF SUBSTITUTIONS ARE MADE WITHOUT PRIOR CONSENT, THE LANDSCAPE ARCHITECT MAINTAINS THE RIGHT TO REJECT MATERIAL IN THE FIELD, AT THE COST TO THE CONTRACTOR.
- CONTRACTOR TO PROVIDE TEST OF EXISTING AND IMPORTED SOILS PER SPECIFICATIONS. PLANTING SOIL SHALL BE AMENDED PER SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
- ALL TURF SHALL BE KENTUCKY BLUEGRASS BLEND SOD (MINERAL, NOT PEAT), PER VILLAGE. SEED IS NOT ALLOWED.
- CONTRACTOR SHALL RESTORE LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.
- LANDSCAPE DETAILS SHOWN ARE FOR DESIGN INTENT ONLY. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY. CONTRACTOR IS RESPONSIBLE FOR ERECTING AND INSTALLING PROPERLY BUILT AMENITIES PER CODE, PER SITE CONDITIONS (FINAL GRADING & UTILITY LOCATIONS), AND PER AREA CLIMATE CONDITIONS. ALL LANDSCAPE SITE DETAILS FOR STRUCTURES AND FOOTINGS SHALL BE REVIEWED & APPROVED BY A STRUCTURAL ENGINEER.
- CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL.
- (IF APPLICABLE) CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A THREE-YEAR MONITORING AND MAINTENANCE PROGRAM ON ALL NATURALIZED DETENTION AREAS.

## PROJECT TEAM

**DEVELOPER:**  
DESIGN BUILD STORAGE, LLC  
P. O. BOX 3517  
BARRINGTON, IL 60011  
TEL (847) 417-4550

CONTACT: JIM LAPETINA

**ARCHITECT:**  
ARCHITECTS' STUDIO  
257 N. WEST AVENUE, SUITE 100  
ELMHURST, IL 60126  
TEL (630) 617-5990

CONTACT: JEFF BUDGELL

**SURVEYOR:**  
VANDERSTAPPEN LAND SURVEYING, INC.  
1316 N. MADISON STREET  
WOODSTOCK, IL 60098  
TEL (815) 502-5516

CONTACT: ARTHUR GRITMACKER

**CIVIL ENGINEER:**  
NORTHWESTERN ENGINEERING CONSULTANTS  
675 N. NORTH COURT, SUITE 160  
PALATINE, IL 60067  
TEL (847) 520-8410

CONTACT: DAN HAVLIR

**ARBORIST:**  
THE DAVEY RESOURCE GROUP  
MILWAUKEE, WI  
TEL (414) 517-1695

CONTACT: PETE SORENSEN

**LANDSCAPE ARCHITECT:**  
DICKSON DESIGN STUDIO, INC.  
9 CRYSTAL LAKE ROAD, SUITE 110  
LAKE IN THE HILLS, IL 60156  
TEL (224) 241-8181

CONTACT: SHARON DICKSON / JEFF TORRENS

## SHEET INDEX

L0.1 COVER SHEET:	
	PROJECT TEAM
	NOTES - GENERAL LANDSCAPE
	PLANTING DETAILS
	PLANT SYMBOLS KEY
L0.2 TREE PRESERVATION & REMOVALS PLAN	
L0.3 TREE PRESERVATION & REMOVALS:	TREE INVENTORY (ONSITE & OFFSITE)
	RATING SCALE, CONDITION / FORM
	NOTES - TREE PRESERVATION
	TREE PROTECTION FENCE DETAIL
L1.0 LANDSCAPE PLAN - OVERALL, PROPOSED	

# Attachment G



**dickson design**  
STUDIO  
9 CRYSTAL LAKE ROAD  
SUITE 110  
LAKE IN THE HILLS, IL 60156  
(224) 241-8181

CLIENT NAME AND ADDRESS

**DESIGN BUILD STORAGE, LLC**  
BARRINGTON, IL

PLAN DATE

**AUGUST 2, 2024**

REVISIONS

1.	11/22/24 PER ARCH & SITE PLAN
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

**SELF STORAGE FACILITY**  
4200 CANTERA DRIVE  
WARRENVILLE, IL

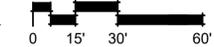
**LANDSCAPE PLAN:  
COVER SHEET**

SHEET NUMBER

**L0.1**



**TREE PRESERVATION & REMOVAL PLAN**  
 SCALE: 1" = 30'-0"



**dickson design**  
**STUDIO**  
 9 CRYSTAL LAKE ROAD  
 SUITE 110  
 LAKE IN THE HILLS, IL 60156  
 (224) 241-8181

CLIENT NAME AND ADDRESS

**DESIGN BUILD STORAGE, LLC**  
**BARRINGTON, IL**

PLAN DATE

**AUGUST 2, 2024**

REVISIONS

1.	11/22/24 PER ARCH & SITE PLAN
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

**SELF STORAGE FACILITY**  
**4200 CANTERA DRIVE**  
**WARRENVILLE, IL**

**LANDSCAPE PLAN:**  
**TREE PRESERVATION & REMOVALS**

SHEET NUMBER

**LO.2**

## EXISTING TREE INVENTORY - ONSITE

Tag #	Common Name	Scientific Name	DBH	Condition	Outcome
2	Siberian elm	<i>Ulmus pumila</i>	13.8	Fair	Preserve
3	Siberian elm	<i>Ulmus pumila</i>	13.2	Fair	Preserve
4	Siberian elm	<i>Ulmus pumila</i>	14.3	Fair	Preserve
5	Siberian elm	<i>Ulmus pumila</i>	13.2	Fair	Preserve
6	Siberian elm	<i>Ulmus pumila</i>	14.3	Fair	Preserve
7	Siberian elm	<i>Ulmus pumila</i>	14.5	Poor	Preserve
8	Siberian elm	<i>Ulmus pumila</i>	15.2	Fair	Preserve
9	Siberian elm	<i>Ulmus pumila</i>	13.4	Poor	Preserve
10	Siberian elm	<i>Ulmus pumila</i>	15.2	Fair	Preserve
11	Siberian elm	<i>Ulmus pumila</i>	14.9	Fair	Preserve
12	Siberian elm	<i>Ulmus pumila</i>	12.5	Poor	Preserve
13	Siberian elm	<i>Ulmus pumila</i>	11.7	Poor	Preserve
14	Siberian elm	<i>Ulmus pumila</i>	12.0	Poor	Preserve
15	crabapple	<i>Malus spp.</i>	6.6	Good	Preserve
16	crabapple	<i>Malus spp.</i>	5.4	Poor	Preserve
17	Freeman maple	<i>Acer x freemanii</i>	10.3	Fair	Preserve
18	Austrian pine	<i>Pinus Nigra</i>	6.5	Dead	Remove
19	Austrian pine	<i>Pinus Nigra</i>	10.2	Good	Preserve
20	Northern hackberry	<i>Celtis occidentalis</i>	10.4	Good	Preserve
21	Eastern white pine	<i>Pinus strobus</i>	4.4	Fair	Preserve
22	Eastern white pine	<i>Pinus strobus</i>	6.3	Fair	Preserve
23	Eastern white pine	<i>Pinus strobus</i>	4.1	Dead	Remove
24	Eastern white pine	<i>Pinus strobus</i>	7.6	Fair	Preserve
25	Northern hackberry	<i>Celtis occidentalis</i>	7.0	Fair	Preserve
26	Northern hackberry	<i>Celtis occidentalis</i>	5.6	Good	Preserve
27	hawthorn	<i>Crategus spp.</i>	6.0	Fair	Preserve
28	hawthorn	<i>Crategus spp.</i>	4.0	Dead	Remove
29	hawthorn	<i>Crategus spp.</i>	5.6	Fair	Preserve
31	Eastern cottonwood	<i>Populus deltoides</i>	9.5	Fair	Remove
32	Eastern cottonwood	<i>Populus deltoides</i>	6.7	Poor	Remove
37	White ash	<i>Fraxinus americana</i>	6.0	Fair	Remove
42	Freeman maple	<i>Acer x freemanii</i>	10.9	Good	Preserve
45	Littleleaf linden	<i>Tilia cordata</i>	8.1	Good	Preserve
50	Littleleaf linden	<i>Tilia cordata</i>	7.7	Fair	Preserve
52	Freeman maple	<i>Acer x freemanii</i>	7.0	Fair	Preserve
56	Siberian elm	<i>Ulmus pumila</i>	12.1	Fair	Remove
59	Norway maple	<i>Acer plantanoides</i>	3.7	Good	Preserve
60	Freeman maple	<i>Acer x freemanii</i>	2.9	Good	Preserve
61	Littleleaf linden	<i>Tilia cordata</i>	9.5	Good	Preserve
62	Littleleaf linden	<i>Tilia cordata</i>	9.5	Good	Preserve
63	Littleleaf linden	<i>Tilia cordata</i>	10.3	Good	Preserve
64	Freeman maple	<i>Acer x freemanii</i>	5.5	Good	Preserve
65	Littleleaf linden	<i>Tilia cordata</i>	8.0	Fair	Preserve
66	Honeylocust	<i>Gleditsia triacanthos</i>	9.6	Fair	Preserve
67	Freeman maple	<i>Acer x freemanii</i>	11.4	Good	Preserve
68	Austrian pine	<i>Pinus Nigra</i>	10.3	Fair	Preserve
69	Austrian pine	<i>Pinus Nigra</i>	5.5	Poor	Preserve
70	Freeman maple	<i>Acer x freemanii</i>	11.0	Good	Preserve
71	Freeman maple	<i>Acer x freemanii</i>	10.7	Good	Preserve
72	crabapple	<i>Malus spp.</i>	7.4	Poor	Preserve
73	Honeylocust	<i>Gleditsia triacanthos</i>	11.6	Good	Preserve

## EXISTING TREE INVENTORY - OFFSITE

Tag #	Common Name	Scientific Name	DBH	Condition	Outcome
1	Siberian elm	<i>Ulmus pumila</i>	14.0	Poor	Preserve
30	hawthorn	<i>Crategus spp.</i>	13.9	Poor	Preserve
31	Eastern cottonwood	<i>Populus deltoides</i>	9.5	Fair	Preserve
32	Eastern cottonwood	<i>Populus deltoides</i>	6.7	Poor	Preserve
33	Norway maple	<i>Acer plantanoides</i>	5.7	Fair	Preserve
34	Norway maple	<i>Acer plantanoides</i>	9.4	Fair	Preserve
35	Callery pear	<i>Pyrus calleryana</i>	8.7	Good	Remove
36	Callery pear	<i>Pyrus calleryana</i>	8.1	Good	Preserve
37	White ash	<i>Fraxinus americana</i>	6.0	Fair	Preserve
38	Callery pear	<i>Pyrus calleryana</i>	9.3	Fair	Preserve
39	Callery pear	<i>Pyrus calleryana</i>	8.3	Good	Preserve
40	Norway maple	<i>Acer plantanoides</i>	6.1	Good	Preserve
41	Norway maple	<i>Acer plantanoides</i>	9.0	Good	Preserve
43	White spruce	<i>Picea glauca</i>	9.8	Excellent	Preserve
44	White spruce	<i>Picea glauca</i>	8.9	Excellent	Preserve
46	Miyabe maple	<i>Acer miyabei</i>	11.1	Fair	Preserve
47	Freeman maple	<i>Acer x freemanii</i>	6.7	Fair	Preserve
48	Miyabe maple	Miyabe maple	12.3	Good	Preserve
49	Miyabe maple	<i>Acer miyabei</i>	12.5	Fair	Preserve
51	Miyabe maple	Miyabe maple	13.3	Good	Preserve
53	Miyabe maple	<i>Acer miyabei</i>	13.4	Fair	Preserve
54	Miyabe maple	<i>Acer miyabei</i>	11.8	Fair	Preserve
57	Miyabe maple	<i>Acer miyabei</i>	12.1	Good	Preserve
58	Miyabe maple	<i>Acer miyabei</i>	14.1	Good	Preserve

## RATING SCALE, CONDITION / FORM:

### Excellent

The tree is typical of the species, has less than 10% deadwood in the crown that is attributable to normal clauses, has no other observed problems, and required no remedial action.

### Good

The tree is typical of the species and/or has less than 20% deadwood in the crown, only one or two minor problems that are easily corrected with normal care.

### Fair

The tree is typical of the species and/or has less than 30% deadwood in the crown, one or two minor problems that are not eminently lethal to the tree, and no significant decay or structural problems, but the tree must have remedial care above normal care in order to minimize the impact of future stress and to insure continued health.

### Poor

The tree is not typical of the species and/or has significant problems such as 30-50% deadwood in the crown, serious decay or structural defect, insects, disease or other problems that can be eminently lethal to the tree or create a hazardous tree if not corrected in a short period of time or if the tree is subjected to additional stress.

### Critical

The tree is not typical of the species and/or has over 50% deadwood in the crown, major decay or structural problems, is hazardous or is severely infested with insects, disease, or other problems that even if aggressively corrected would not result in the long term survival of the tree.

### Dead

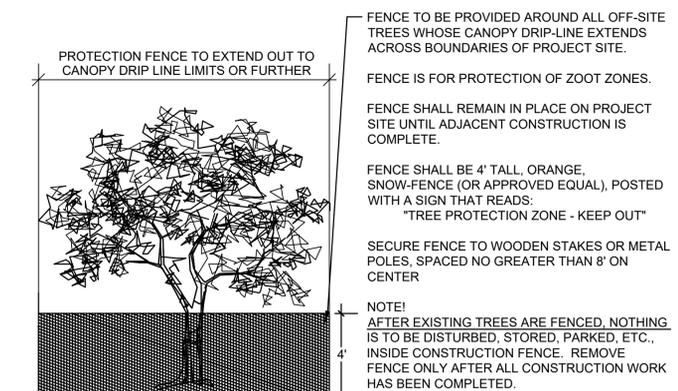
Less than 10% of the tree shows signs of life.

## NOTES - TREE PRESERVATION

### 1. TREE PRESERVATION:

- ALL WORK MUST BE PERFORMED ACCORDING TO THE APPROVED TREE PRESERVATION PLAN. IT IS STRONGLY RECOMMENDED TO DOCUMENT GOOD STEWARDSHIP PRACTICES DURING CONSTRUCTION. IF REQUIRED, PRIOR TO COMMENCING ANY DEMOLITION / CONSTRUCTION ACTIVITY, NOTIFY MUNICIPAL FORESTRY DEPARTMENT (NOTIFY AT LEAST 48 HOURS IN ADVANCE OF WORK).**
- AN APPROVED TREE PRESERVATION PLAN MUST BE AVAILABLE AT THE BUILDING SITE.
- PRIOR TO ANY DEMOLITION / CONSTRUCTION ACTIVITY, INSTALL TREE PRESERVATION FENCE AND PERFORM ROOT PRUNING FOR ALL PROTECTED TREES.
- FENCE THE CRITICAL ROOT ZONE (CRZ) / CANOPY DRIP-LINE, OF THE ENTIRE EXISTING TREE TO BE PRESERVED, WITH TREE PROTECTION FENCE. FENCE TO PREVENT WOUNDS TO THE TREE & SOIL COMPACTION. POST THE FENCE WITH A SIGN STATING, "TREE PROTECTION ZONE - KEEP OUT".
- ALL REQUIRED TREE PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL THE TIME OF FINISH GRADING AND LANDSCAPING.
- NO TRENCHING SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES FOR ANY CONSTRUCTION ACTIVITY, UNLESS PRE-APPROVED BY PROJECT ARBORIST &/OR PROJECT LANDSCAPE ARCHITECT.
- NO GRADE CHANGES SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES OF TREES FOR ANY CONSTRUCTION ACTIVITY.
- SHOULD IT BE NECESSARY TO TRENCH WITHIN THE CRZ FOR UTILITIES, INCLUDING DISCONNECTION OR CAPPING OF EXISTING UTILITIES, ALL TRENCHES SHALL BE HAND DUG. NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS NO OTHER ALTERNATIVE IS FEASIBLE. ALL SMALLER ROOTS THAT REQUIRE CUTTING, SHALL BE CUT WITH A SHARP PRUNING SAW. CUTS SHALL BE MADE FLUSH WITH THE SIDE OF THE TRENCH. IF AT ANY TIME, TWENTY-FIVE PERCENT (25%) OF THE AREA WITHIN THE CRZ IS BEING SEPARATED FROM THE TREE BY A TRENCH, THEN THE LINE SHALL BE EITHER RELOCATED OR INSTALLED USING TRENCH-LESS METHODS.
- LOCATE THE PROPOSED WATER AND SEWER LINES OUTSIDE OF THE TREE PROTECTION ZONE OR INSTALL THE SEWER AND WATER UTILITIES USING TRENCH-LESS METHODS. AUGER THROUGH THE ENTIRE TREE PROTECTION ZONE, LOCATE PITS OUTSIDE OF THE TREE PROTECTION ZONE.
- THE PROPOSED WATER SERVICE LINE VALVES (B-BOXES), ARE TO BE TEN FEET (10') FROM PRESERVED TREES. IF FUTURE UTILITY EXCAVATIONS NEED TO OCCUR, THIS REDUCES THE CHANCES OF EXTENSIVE STEM OR ROOT DAMAGE, WHICH COULD LEAD TO TREE DECLINE.
- AT NO TIME SHALL ANY EQUIPMENT, MATERIALS, SUPPLIES OR FILL SOIL BE ALLOWED IN THE TREE PROTECTION ZONE(S). DO NOT STORE EXCAVATED SOIL OR THE DUMPSTER WITHIN THE DRIP-LINE (CRZ) OF THE PRESERVED TREE(S).
- REMOVAL OF ANY HARDSCAPE WITHIN THE TREE PROTECTION ZONES WILL BE DONE BY HAND.** NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS THERE IS NO ALTERNATIVE FEASIBLE. CUTS WILL BE MADE WITH A SHARP PRUNING SAW TO AVOID TEARING AND WILL BE FLUSH WITH THE TREE SIDE OF THE TRENCH.
- THE TREE PROTECTION ZONE MAY BE MULCHED TO IMPROVE THE GROWING CONDITIONS FOR TREE ROOTS AND TO MINIMIZE MAINTENANCE OF THE LAWN.
- ALL OFF-SITE TREES SHALL BE PRESERVED.
- EXISTING TREES SHOWN TO REMAIN SHALL BE PRESERVED TO THE BEST EXTENT POSSIBLE, PENDING FINAL SITE PLAN, FINAL CIVIL ENGINEERING, AND/OR ANY UNFORESEEN ISSUES.

## TREE PROTECTION FENCE DETAIL



dickson design  
STUDIO

9 CRYSTAL LAKE ROAD  
SUITE 110  
LAKE IN THE HILLS, IL 60156  
(224) 241-8181

CLIENT NAME AND ADDRESS

**DESIGN BUILD  
STORAGE, LLC**  
BARRINGTON, IL

PLAN DATE

**AUGUST 2, 2024**

REVISIONS

1.	11/22/24 PER ARCH & SITE PLAN
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

**SELF STORAGE FACILITY**  
4200 CANTERA DRIVE  
WARRENVILLE, IL

**LANDSCAPE PLAN:  
TREE INVENTORY & NOTES**

SHEET NUMBER

**L0.3**



OPERATES 24 HOURS 365 DAYS  
 CALL JULIE 1-800-892-0123  
 WITH THE FOLLOWING: DUPAGE COUNTY, ILLINOIS  
 CITY-TOWNSHIP WARRENVILLE  
 SEC. & 1/4 SEC. NO.# N 1/2 1-38-9  
 48 HOURS BEFORE YOU DIG EXCLUDING SAT., SUN. & HOLIDAYS

# SELF-STORAGE FACILITY

## 4100 CANTERA DRIVE WARRENVILLE, ILLINOIS



INDEX OF DRAWINGS

- C-1 TITLE SHEET
- C-2 SITE PLAN
- C-3 GRADING AND DRAINAGE PLAN
- C-4 UTILITY PLAN
- C-5 SOIL EROSION CONTROL PLAN
- C-6 DETAILS
- C-7 DEMOLITION PLAN
- C-8 IDOT HIGHWAY STANDARDS
- C-9 CITY OF WARRENVILLE NOTES AND SPECIFICATIONS

### GENERAL NOTES AND SPECIFICATIONS

- All roadway and pavement construction shall comply with the requirements of the Illinois Department of Transportation "Standard Specifications for Road and Bridge Construction", latest edition, except as may be modified by the project plans and specifications.
- All underground construction shall comply with the requirements of the "Standard Specifications for Water and Sewer Main Construction in Illinois", Illinois Municipal League, latest edition, except as may be modified by project plans and specifications.
- Water mains shall be protected in accordance with the requirements of the Illinois EPA. Where a sewer crosses a water main, a minimum vertical separation of 18" shall be provided between the top of the sewer pipe and the bottom of the water main pipe. Where this 18" vertical separation is not provided or when the water main crosses below the sewer, the sewer shall be constructed to water main standards for a minimum of 10 feet on each side of the water main unless otherwise noted on the drawings. If the water main crosses beneath the sewer, 18" vertical separation shall be provided in all cases. Minimum water main cover is 5.5 feet. Minimum horizontal separation of 10' between sewer and water main is required.
- All sewer and water main trenches under or within 2 feet of existing or proposed curbs, sidewalk, or pavement shall be backfilled with compacted porous granular backfill (DOT gradation CA-5).
- Commonwealth Edison, Ameritech Telephone, Nicor Gas and other utility company facilities are not necessarily shown on the drawings and must be located in the field prior to construction. Call J.U.L.I.E. (1-800-892-0123) at least 48 hours prior to the start of construction.
- Any pavement or other improvements disturbed by contractor's operations shall be replaced in kind at no additional cost.
- Valve vault, catch basin, and storm manhole covers and rings shall be set in workmanlike manner in mastic bed.
- All elevations shown are to NAVD 88 datum.
- The City of Warrenville Building, Engineering and Public Works Departments shall be notified at least two working days prior to start of construction.
- All structures shall be clean at time of final acceptance by the City at no additional cost.
- All work to meet all State and local codes and requirements.
- Water and sewer locations are shown on the drawing from the best available information and must be located in the field by the contractor prior to construction. Any discrepancy that the contractor may find with the plan shall be immediately reported to the engineer and the City for resolution prior to proceeding with construction.
- Valve vault lids shall be stamped "Water", storm manhole covers shall be stamped "Storm", and sanitary manhole covers shall be stamped "Sanitary Sewer", and shall meet all City of Warrenville standards and requirements.
- PVC sanitary sewer pipe to be PVC SDR 26 pressure pipe meeting the requirements of ASTM D 2241 with flexible elastomeric joints per ASTM D3139, unless otherwise noted on the drawings.
- D.I. sewer pipe to be cement-lined ductile iron Class 52 conforming to ANSI specifications A21.50 or A21.51 with push-on rubber gasket joints, ANSI A21.11. All D.I. sewer pipe shall be polyethylene wrapped, 8 mil thick per ANSI 221.5-1972 and AWWA C-105-72.
- Stone bedding 1/4" to 1" in size, with a minimum of 12" above pipe and 6" below pipe shall be provided for all water and sewer construction (DOT gradation CA-11 or CA-13).
- All floor drains shall be connected to the sanitary sewer system. All down spouts and footing drains shall discharge into the storm sewer system.
- "Bond Seal" or similar flexible type couplings shall be used in the connection of sewer pipe of dissimilar materials.
- Concrete thrust blocks to prevent movement of water main under pressure shall be placed at all tees, valves, and bends of 11 1/4" and greater.
- Reinforced concrete storm sewer pipe to be ASTM C-76 with rubber gasket joints (ASTM C-443), except as noted.
- Water main pipe 6" diameter and smaller shall be PVC pressure pipe per AWWA specification C-900, Class 150 (DR-18). The pipe and fittings shall be furnished with elastomeric joints conforming to ASTM F477. Sterilization and pressure testing in accordance with the local governing authority's requirements is included. Any ductile iron water main shall be polyethylene wrapped, 8 mil thick per AWWA C-105-72. See "City of Warrenville Water Main Specifications" for additional water main requirements (Sheet C-9).
- The contractor(s) shall indemnify the owner, the engineer, and the municipality, their agents, etc. from all liability involved with the construction, installation and testing of the work on this project.
- All concrete used shall be I.D.O.T. Class SL, except for concrete pavement which shall be Class PV.
- All work shall comply with the local governing authority's requirements for Soil Erosion and Sediment Control current edition. The contractor shall take whatever steps are necessary to control erosion on the site. Erosion control features shall be constructed prior to any other work on the site. The contractor shall take sufficient precautions to prevent pollution of streams, lakes and reservoirs with fuels, oils, bitumens, calcium chloride or other harmful materials. He shall conduct and schedule his operations so as to avoid or minimize siltation of streams, lakes and reservoirs. Hauling will not be allowed when the work site is too wet to maintain acceptable conditions on adjacent streets. Adjacent streets and driveways shall be manually or mechanically swept periodically as may be required to maintain clean conditions.
- When connecting to an existing sewer main by means other than an existing wye, tee, or an existing manhole, the following method shall be used:
  - A. Circular saw-cut of sewer main by proper tools ("Sewer-Tap" machine or similar) and proper installation of hub-wye saddle or hub-tee saddle.
  - B. Remove an entire section of pipe (breaking only the top of one bell) and replace with a wye or tee branch section.
  - C. With pipe cutter, neatly and accurately cut out desired length of pipe for insertion of proper fitting, using "Bond-Seal" or similar couplings to hold it firmly in place.
- All existing field drainage tile encountered or damaged during construction are to be repaired and routed back to their original integrity and function. The contractor shall keep a record of all locations of field drainage tile encountered, and shall notify the City Engineer whenever encountering a drainage tile. A copy of the drain tile records shall be delivered to the City upon the completion of construction.
- The contractor is responsible for maintaining a clean construction area and shall remove debris resulting from his operations. Open trenches or other construction hazards shall be protected with barricades at the end of each day's operations.
- The contractor shall be responsible for compliance with all of the requirements of the Occupational Safety and Health Act including those requirements for open cut trenches and sheeting and bracing as required. At no time will the engineer or any of his employees be held liable, either directly or as third party participants to any litigation concerned with this project.
- All existing buildings, foundations, utilities, landscaping, fences, and other improvements on adjacent properties shall be protected at all times during construction. The contractor is responsible to provide and install any materials, equipment, and/or manpower necessary to accomplish this.
- In order to prevent damage due to settlement, structural support shall be provided for the upper pipe at all water main/sewer crossings in accordance with standard drawings 19, 20, 21, 22, and/or 23 (whichever is applicable to the particular situation) as shown in the "Standard Specifications for Water and Sewer Main Construction in Illinois", latest edition.
- The sanitary sewer shall be air and mandrel tested in accordance with the Illinois EPA requirements, as described in Section 31-1 of the Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition. All sanitary sewer shall be televised.
- The contractor is advised that soils borings and a soils report have been obtained by the owner for this project. If the soils report is not received with the bid set, it is the bidder's responsibility to obtain and review the soils report prior to submitting final bid. Prior to placing any new fill material, pavement, foundations or structures, all topsoil and other unsuitable materials shall be removed according to the recommendations in the soils report. All subgrade preparation including topsoil stripping and deleterious material removal shall comply with the recommendations in the soils report. Any structural fill used shall be approved by the soils engineer and compacted under his supervision to a minimum of 95% of modified proctor density as determined in accordance with ASTM D 1557. Testing and certification as to required subgrade compaction will be required.
- All excess excavated material shall become the property of the contractor and shall be removed from the site and legally disposed of by him. The contractor shall comply with all the current requirements of the State of Illinois EPA Clean Construction and Demolition Debris (CCDD) requirements.
- All water service lines must be pressure tested, chlorinated and bacteriologically tested per City standards.
- Water service lines 2" and smaller shall be copper water tube, type K, soft temper for underground service conforming to ASTM B-88 and B251 and also conforming to all City of Warrenville requirements.
- The contractor and its employees are responsible to comply with all the requirements of the IDOT "Confined Space Entry Policy" as published by IDOT, current edition, insofar as it relates to entry into manholes, sewers, pipes, lift stations, vaults, wet wells, tanks, and other confined spaces that may be involved with this project.
- All construction and traffic control within the highway right-of-way shall comply with all Illinois Department of Transportation, DuPage County Division of Transportation and City requirements. Pavement, curb, concrete walk or any other improvements disturbed by contractor's operations shall be replaced in kind.
- No ground water will be allowed to enter the sanitary sewer during or after construction.
- All streetlighting material and construction shall comply with the State of Illinois "Standard Specifications for Road and Bridge Construction" current edition, "American Standard Practice for Roadway Lighting" current edition, the National Electric Code, current edition, and the current City of Warrenville standards.
- Drainage from upstream properties shall not be blocked at any time in any manner by any of the proposed construction work shown on these drawings.
- The design engineer shall not be responsible for the means, methods, procedures, techniques, or sequences of construction not specified herein, nor for the safety on the job site, nor shall the design engineer be responsible for the contractor's failure to carry out the work in accordance with the contract documents.
- All work shall conform to NRCS Standards as described in the current edition of the Illinois Urban Manual.
- All sanitary manholes shall be tested for leakage in accordance with ASTM C-969 or vacuum tested in accordance with ASTM C-1244.
- The contractor is advised that the site contains trees, scrub trees, and brush. The contractor shall make his own investigation and shall include the cost of tree and brush removal as required for this construction project in his total price bid. Any trees whose trunk is located on both sides of any Storage Facility property line shall remain and be protected, unless written permission is obtained from the adjoining property owner to remove said trees. Contractor shall verify the exact scope of landscape material removal/preservation with the landscape drawings.
- PVC storm sewer pipe to be PVC 26 with pipes and fittings meeting ASTM D-3034.
- Where there is a conflict between the "General Notes and Specifications" and the City of Warrenville Standard Specifications, the City of Warrenville Standard Specifications shall govern.
- A record drawing signed and sealed by a registered Professional Engineer or Land Surveyor is required for the drainage system and PCBMP in accordance with Section 15-74.B of the DCSPFO.

**BENCHMARKS:**  
 BENCHMARK NO. 1=741.52 (NAVD 88 DATUM)=ELEVATION OF ARROW BOLT ON FIRE HYDRANT ON THE SOUTH SIDE OF FERRY ROAD APPROXIMATELY 15 FEET NORTH OF THE NORTHWEST PROPERTY CORNER OF THE SELF STORAGE PARCEL.  
 BENCHMARK NO. 2=747.31 (NAVD DATUM)=ELEVATION OF THE SQUARE CUT ON CONCRETE LIGHT POLE FOUNDATION APPROXIMATELY 93 FEET WEST AND 23 FEET SOUTH OF THE SOUTHEAST PROPERTY CORNER OF THE SELF STORAGE PARCEL.

**SPECIAL NOTE**  
 The contractor is advised that access to the construction site is through an existing office building parking lot. Prior to the commencement of construction, the contractor shall meet with the construction representative of the self-storage facility and a representative of the office building to discuss the construction schedule for the project. The existing office building shall remain in full operation and open to employees and customers at all times during the course of this project. Work shall be scheduled and performed so as not to interrupt the operation of the facility. The contractor shall provide and maintain barricades, warning devices, flag men, etc. as required to insure safe passage for vehicular and pedestrian traffic to and from the facility. The contractor shall so conduct and stage his work such that there is always an adequate parking area available. The existing parking areas and walkways shall remain free from mud, dirt, debris and contractor's stored materials at all times during construction, except for those areas shown on the plans as being removed and replaced. Saw cutting, removal and replacement of pavement shall be conducted so as to minimize inconvenience to vehicles and pedestrians, and shall allow safe access to entrances at all times. The contractor shall use only rubber tired equipment on and over those areas of existing pavement to remain, and shall remove and replace in kind any sections of existing pavement shown to remain that are damaged by his operations at no additional cost.

**GENERAL DEVELOPMENT NOTES**

- All work shall be performed in a manner so as not to unreasonably impair or interfere with the use, occupancy or enjoyment of, or with any business conducted on, any adjacent property.
- At all times during the performance of any Work all areas other than the construction site proper and the staging area shall be kept free from any loose dirt, debris, equipment or construction materials relating to the work.
- Upon completion of the Work, Constructing Party shall promptly restore the area to as good or better condition than existed before the use of the area commenced. Restoration shall include, without limitation, clearing the areas of all loose dirt, debris, equipment and construction materials, the repair or replacement of paving, striping and landscaping, and the repair or replacement of any and all damaged areas or improvements.

REVISIONS

NO.	DATE	DESCRIPTION

**ARCHITECT**  
 MR. JEFF BUDGELL  
 ARCHITECTS' STUDIO  
 257 N. WEST AVENUE  
 ELMHURST, IL 60126  
 630-617-5990

**DEVELOPER**  
 MR. JIM LAPETINA  
 BERMAN LAPETINA ENTERPRISES  
 2121 W. WALTON STREET  
 CHICAGO, IL 60622  
 847-417-4550

LEGEND

EXISTING	PROPOSED	
+749.21	WALK GRADE	W=631.75
+746.54	CURB GRADE	C=630.62
+746.22	GUTTER GRADE	G=630.39
+746.88	PAVEMENT GRADE	P=631.25
+744.1	GRADE	632.51
6639	CONTOUR	639
=====	CONCRETE CURB	
=====	CONC. CURB TO BE REMOVED	
-----	RETAINING WALL	
-----	SANITARY SEWER	
-----	STORM SEWER	
W12"	WATERMAIN	W2"
-----	METAL FENCE	XX-XX-XX-XX
-----	GUARD RAIL	
-----	DITCH FLOWLINE	
⊙	MANHOLE	⊙
⊙	CATCH BASIN	⊙
⊙	INLET BASIN	⊙
⊙	VALVE VAULT	⊙
⊙	VALVE BOX	⊙
⊙	LIGHT POLE	⊙
⊙	WOOD POLE	⊙
⊙	FIRE HYDRANT	⊙
→	DIRECTION OF DRAINAGE	
-----	CONCRETE WALK/PAVEMENT	
-----	ASPHALT PAVEMENT	
-----	SILT FENCE	S
⊙	TREE	
-----	PROPERTY LINE	
E	UNDERGROUND ELECTRIC	E
G	GAS MAIN	G
T	UNDERGROUND TELEPHONE	
FO	UNDERGROUND FIBER OPTIC	
-----	OVERLAND FLOW ROUTE	
-----	WOOD FENCE	

**NOTE**  
 IT IS BROUGHT TO THE CONTRACTOR'S ATTENTION THAT THE PROPOSED CONSTRUCTION WORK SHOWN WILL REQUIRE WORK IN THE VICINITY OF EXISTING OVERHEAD POWER LINES. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING COMMONWEALTH EDISON AND ALL OTHER UTILITY COMPANIES WITH WIRES ON POLES AND REVIEWING THIS SITUATION WITH THEM PRIOR TO ANY WORK ON THE SITE. COMMONWEALTH EDISON AND OTHER UTILITY COMPANIES WITH LINES ON THE POLES SHALL TAKE ANY APPROPRIATE STEPS NECESSARY (RELOCATING OR RAISING THE WIRES) TO ENSURE THAT THERE IS NO POSSIBLE CONFLICT BETWEEN ANY POSSIBLE FUTURE OPERATIONS AND THE OVERHEAD WIRES. PRIOR TO PLACING ANY FILL IN THE VICINITY OF THESE WIRES, THE CONTRACTOR SHALL VERIFY THAT ALL REQUIRED UTILITY RELOCATIONS HAVE BEEN PERFORMED BY COMMONWEALTH EDISON AND THE OTHER UTILITY COMPANIES, AND THE POSSIBILITY OF ANY CONFLICTS HAS BEEN TOTALLY ELIMINATED. THE CONTRACTOR SHALL USE EXTREME CAUTION OPERATING EQUIPMENT UNDER OR NEAR THE OVERHEAD WIRES, AND SHALL BE SOLELY RESPONSIBLE FOR THE SAFETY OF WORKERS AND EQUIPMENT WORKING UNDER OR NEAR THE OVERHEAD WIRES.

**SPECIAL NOTE:**  
 THE CONTRACTOR SHALL AT ALL TIMES CONDUCT HIS WORK IN A MANNER AS TO MINIMIZE HAZARDS TO VEHICULAR AND PEDESTRIAN TRAFFIC. TRAFFIC CONTROLS AND WORK SITE PROTECTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 6 (TRAFFIC CONTROLS FOR HIGHWAY CONSTRUCTION AND MAINTENANCE OPERATIONS) OF THE ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS. ALL SIGNS, BARRICADES, FLAGGERS, ETC. REQUIRED FOR TRAFFIC CONTROL SHALL BE FURNISHED BY THE CONTRACTOR. ANY WORK IN THE FERRY ROAD OR MILL STREET RIGHTS OF WAY WAY SHALL COMPLY WITH ALL IDOT AND CITY ENGINEERING DEPARTMENT STANDARDS AND REQUIREMENTS. ALL WORK SHALL COMPLY WITH ALL CITY OF WARRENVILLE MUNICIPAL CODES AND SPECIFICATIONS.

**IMPERVIOUS AREA SUMMARY**

TOTAL AREA OF SITE	4.01 AC.
EXISTING IMPERVIOUS AREA ON THE SITE	0.0 AC.
* PREVIOUS 2006 DESIGN FOR IMPERVIOUS AREA ON THE SITE	2.34 AC.
CURRENT DESIGN IMPERVIOUS AREA FOR SELF STORAGE FACILITY	1.46 AC.
IMPERVIOUS AREA FOR WHICH PCBMP IS PROVIDED ON SELF STORAGE FACILITY PROJECT	1.46 AC.
PROPOSED AREA OF DISTURBANCE	3.14 AC.
PROPOSED PERCENTAGE OF IMPERVIOUS AREA	36%
* STORM WATER DETENTION FOR THIS SITE IS PROVIDED IN AN EXISTING DOWNSTREAM DETENTION BASIN	

**DANIEL M. HULL, JR.**  
 LICENSED PROFESSIONAL ENGINEER OF ILLINOIS  
 Daniel M. Hull  
 12-5-24  
 LIC. EXP. 11-30-25

**PREPARED BY**  
**NORTHWESTERN ENGINEERING CONSULTANTS, P.C.**  
 ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002695  
 LICENSE EXPIRES APRIL 30, 2025  
 675 N. NORTH COURT  
 PALATINE, ILLINOIS 60067  
 (847) 520-8410  
 DECEMBER 5, 2024



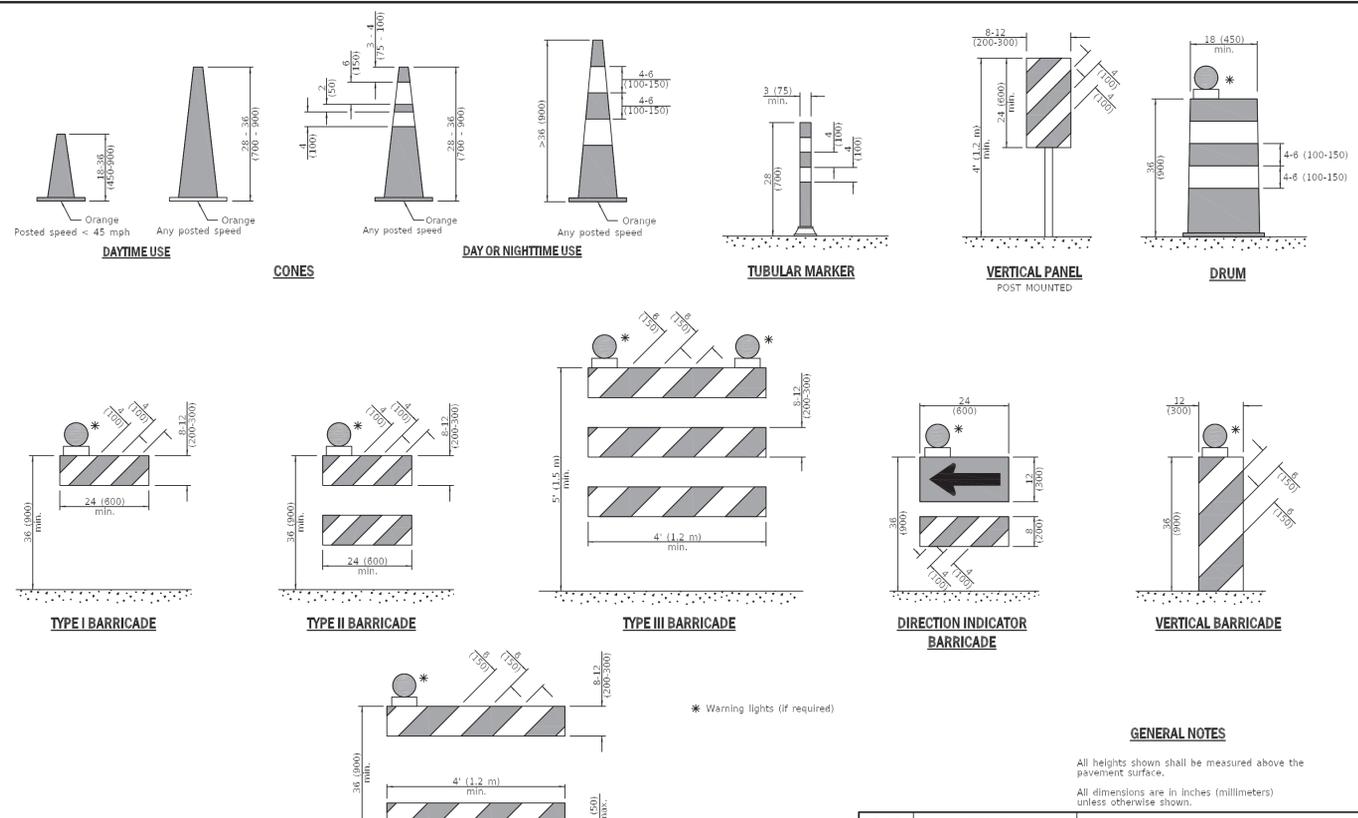












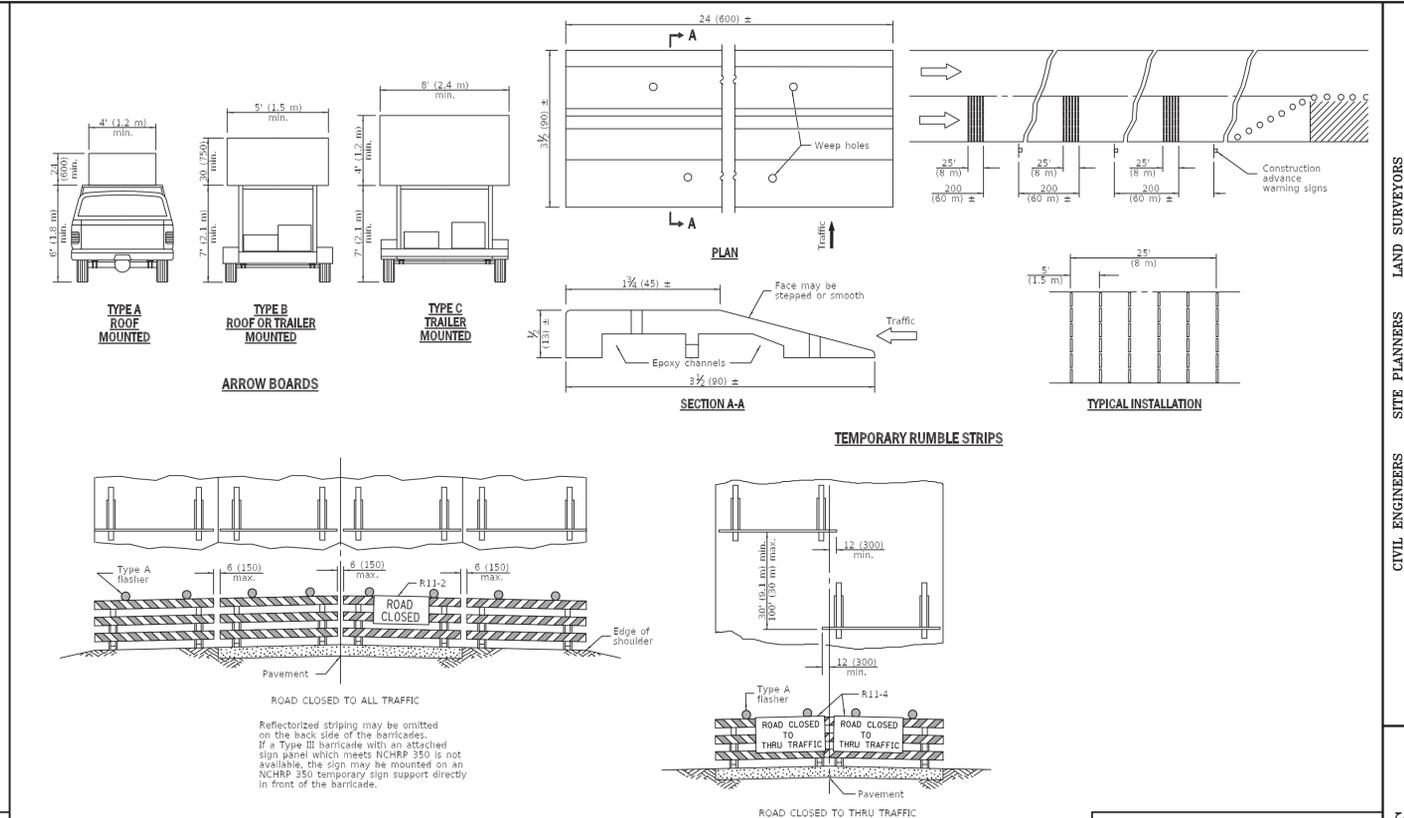
Illinois Department of Transportation  
 APPROVED January 1, 2019  
 ENGINEER OF SAFETY FACILITY AND ENGINEERING  
 APPROVED January 1, 2019  
 ENGINEER OF DESIGN AND ENVIRONMENT

**DETECTABLE PEDESTRIAN CHANNELIZING BARRICADE**

DATE	REVISIONS
1-1-19	Revised cone usage and added cones >39" (900 mm) height.
1-1-18	Revised END WORK ZONE SPEED LIMIT sign from orange to white background.

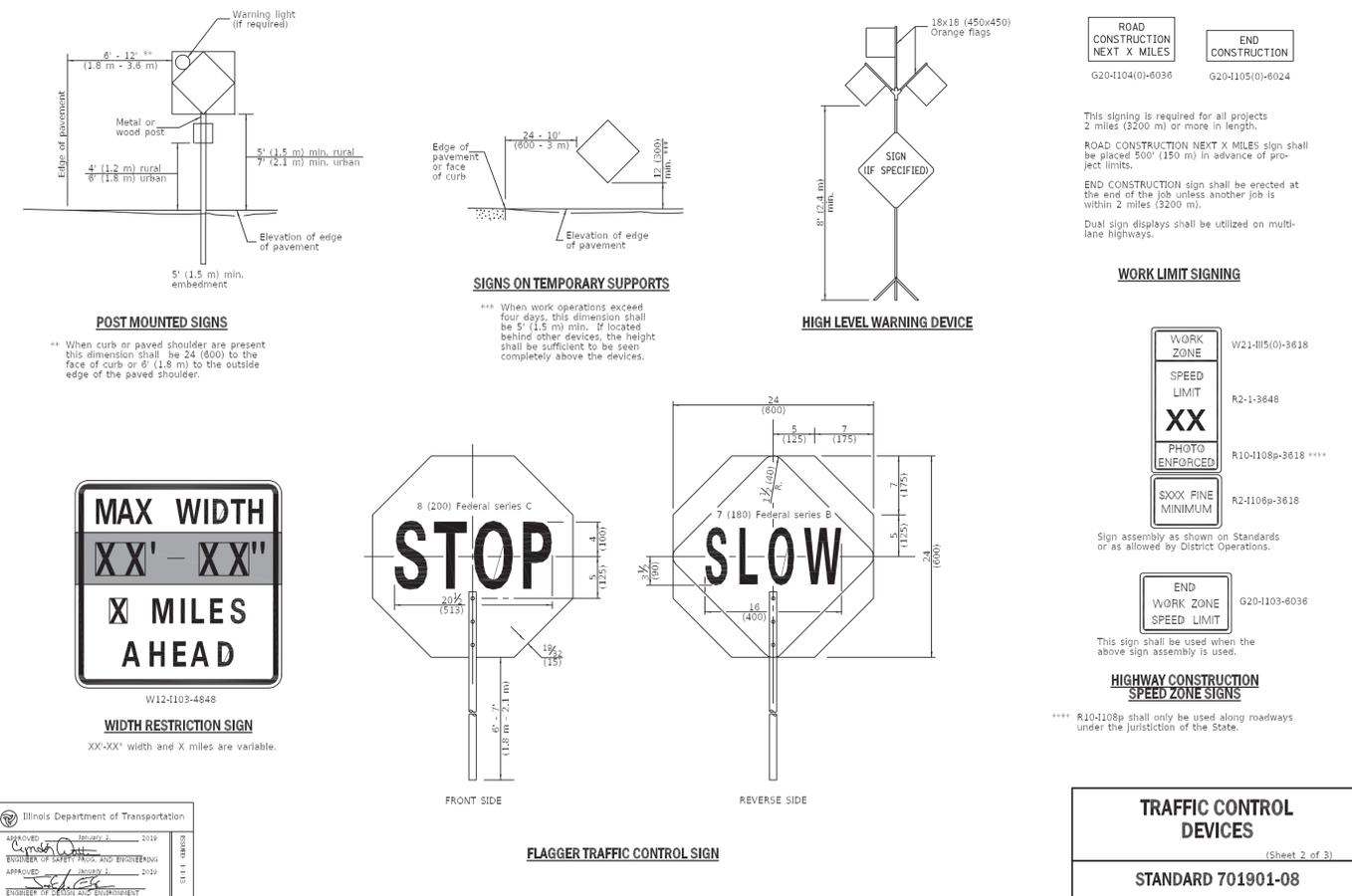
**TRAFFIC CONTROL DEVICES**  
 (Sheet 1 of 3)  
**STANDARD 701901-08**

**GENERAL NOTES**  
 All heights shown shall be measured above the pavement surface.  
 All dimensions are in inches (millimeters) unless otherwise shown.



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 APPROVED January 1, 2019  
 ENGINEER OF SAFETY FACILITY AND ENGINEERING  
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 ENGINEER OF DESIGN AND ENVIRONMENT

**TRAFFIC CONTROL DEVICES**  
 (Sheet 3 of 3)  
**STANDARD 701901-08**



Illinois Department of Transportation  
 APPROVED January 1, 2019  
 ENGINEER OF SAFETY FACILITY AND ENGINEERING  
 APPROVED January 1, 2019  
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**TRAFFIC CONTROL DEVICES**  
 (Sheet 2 of 3)  
**STANDARD 701901-08**

Illinois Department of Transportation  
 PASSED April 1, 2018  
 ENGINEER OF SAFETY FACILITY AND ENGINEERING  
 APPROVED April 1, 2018  
 ENGINEER OF DESIGN AND ENVIRONMENT

**SYMBOLS**  
 Work area  
 Sign  
 Cone, drum or barricade

DATE	REVISIONS
4-1-16	Corrected typo in title.
1-1-14	Revised workers sign number to agree with current MUTCD.

**OFF-RD OPERATIONS, MULTILANE, 15' (4.5 m) TO 24" (600 mm) FROM PAVEMENT EDGE**  
**STANDARD 701101-05**

THE DESIGN OF ALL TRAFFIC CONTROL DEVICES, INCLUDING SIGNS, IS THE RESPONSIBILITY OF THE USER. THE ENGINEER MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, REGARDING THE ACCURACY OF THE DATA PROVIDED IN THIS STANDARD. THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY DATA TO USE THIS STANDARD. THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY DATA TO USE THIS STANDARD. THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY DATA TO USE THIS STANDARD.





# Attachment I

City of Warrenville  
3S258 Manning Avenue  
Warrenville, IL 60555

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

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## MEMORANDUM

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Date: December 9, 2024  
To: Berman-Lapetina Enterprises, LLC  
From: Kristine Hocking, P.E., CFM  
Senior Civil Engineer  
City of Warrenville  
Re: Warrenville Self-Storage  
Engineering/SWM/Public Works Review #2 – **APPROVED WITH CONDITIONS**

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We have completed our 2<sup>nd</sup> review of the engineering plans for the Warrenville Self-Storage Facility with regards to the DuPage County Stormwater and Flood Plain Ordinance, Warrenville's Subdivision Control Ordinance, and Public Works requirements. We have reviewed the following documents related to this project:

1. ALTA/NSPS Land Title Survey, prepared by Vanderstappen Land Surveying, Inc., dated May 21, 2024.
2. Final Civil Engineering Plans, prepared by Northwestern Engineering Consultants, P.C., dated December 5, 2024.
3. Stormwater Report and Permit Calculations/Exhibits, prepared by Northwestern Engineering Consultants, P.C., dated December 5, 2024.
4. Landscape Plan, prepared by Dickson Design Studio, dated November 22, 2024.
5. Photometric Plan, prepared by RAB, dated November 21, 2024.
6. Plat of Easement, prepared by Northwestern Engineering Consultants, P.C., dated December 5, 2024.

### **ENGINEERING SUMMARY**

**ACCESS:** Existing access to the parcel containing both tract 1 and lot 6, as depicted in the ALTA survey reviewed, is provided via the private road called Cantera Drive. A proposed driveway will provide access to tract 1 from lot 6. Cross easements allowing access to both tract 1 and lot 6 are stipulated in the Declaration recorded as R2007-059617.

**STORMWATER DETENTION:** Article 15-72.A.1 of the DuPage County Stormwater and Flood Plain Ordinance (DCSFPO) states that stormwater detention is required if the impervious area is being increased by at least 25,000 sf. The Mill Street Office Condominiums were approved for the site in 2006 with 2.27 acres of new impervious area. The design included stormwater detention volume provided in the existing retention ponds in Subarea F and Subarea D. The proposed development includes 1.46 acres of new impervious area which is less than the approved 2006 plan. No additional stormwater detention is required.

**BEST MANAGEMENT PRACTICES:** Section 15-63 of the DCSFPO states that on-site Post Construction Best Management Practices (PCBMPs) and Volume Control Best Management Practices (VCBMPs) are required to treat stormwater runoff for pollutants and reduce runoff volume for all developments with 2,500 sf or more net new impervious area since April 23, 2013.

The development proposes 1.46 acres or 63,455 square feet of net new impervious area. PCBMPs are required. The required PCBMP volume is:

$$63,455 \text{ sf} \times 1.25''/12'' = 6,610 \text{ cf}$$

One shallow PCBMP basin is proposed at the southwest corner of the site of 10,048 cubic feet or 0.23 ac-ft of PCBMP volume is proposed.

**FLOODPLAIN:** The site includes no regulatory floodplain as shown on FEMA FIRM Map 17043C0141J dated August 1, 2019. Compensatory storage will not be required.

**WETLANDS AND BUFFERS:** No Wetlands or Buffers are on the development site.

**SEWER & WATER:** The existing sanitary sewer service to tract 1 begins from the public sanitary manhole (located near the southwest corner of tract 1) and runs eastward approximately 173 feet until it terminates at a private sanitary manhole. The plans are proposing to plug the existing 6 inch stub at this manhole and extend a new 225 foot, 6 inch private sanitary service, to the building.

A 385 foot, 8 inch water service will be installed and connect at the existing valve vault located near the northwest corner of the property.

**EROSION CONTROL:** The construction area (disturbed area) is approximately 3.1 acres which exceeds 1 acre, so a National Pollutant Discharge Elimination System (NPDES) permit is required for discharge of storm water. In addition, erosion control measures must meet all of the requirements listed in Sections 15-58 through 15-60 of the DCSFPO.

**PERMITS:** A sanitary sewer permit with the IEPA will be required. 70 PE has been allocated for this property. If the proposed PE is more than 70, than sanitary capacity will need to be purchased. A City of Warrenville Stormwater and Flood Plain Certification is required; the developer submitted a certification application for review. A City of Warrenville Site Development Permit will be required for site improvements. A City of Warrenville Building Permit will be required for the construction of the building.

**SITE LIGHTING:** The average illumination level for the parking and drive aisle is 1.60 f/c with an average to minimum ration of 4 and max to min ratio of 13.75. The color temperature is 4000K. Fixtures will be mounted to the building and are horizontal cutoffs. The site lighting complies with the Zoning Ordinance requirements. **Staff suggests adding a light pole and fixture at the entrance drive.**

### REVIEW COMMENTS

The Civil Engineering Plans and Stormwater Report have been stamped “**APPROVED WITH CONDITIONS**”. The following comments should be addressed *after a Plan Commission recommendation*.

**General Comments:**

1. A Notice of Intent (NOI) must be submitted to the Illinois Environmental Protection Agency (IEPA) at least 30 days before the start of construction. A signed copy of the SWPPP and a copy of the NOI must be provided to the IEPA and to the City, and a third signed copy must be kept on the construction site at all times until the ground cover is re-established.
2. Work is proposed offsite on adjacent property. Submit agreement/permission documentation to the City.
3. A record drawing signed and sealed by a registered Professional Engineer or Land Surveyor is required for the drainage system and PCBMP facility in accordance with Section 15-74.B of the DCSFPO.
4. Submit an EOPCC which would include costs for erosion/sediment control measures, PCBMP, storm sewer, restoration, and required landscaping.

**Engineering Plans:**

1. C-2 Site Plan:
  - a. Add “No Parking” signs around the perimeter of the asphalt drive aisle.
2. C-3 Grading and Drainage Plan:
  - a. Contours on the east side of building drive aisle are incorrect and less than 3:1. Grading should be no steeper than 3:1, preferably 4:1 (especially from back of curb to next contour line).
3. C-4 Utility Plan:
  - a. Which Catch Basin is the “French Drain Detail – PCBMP Basin” used?
  - b. Coordinate the following comments with Public Works during the permit review:
    - i. Provide justification for the size of the fire services being 8 inches in diameter.
  - c. Coordinate with the Fire District related to placement of fire hydrants.

**Stormwater Management Report:**

1. Provide a stormwater drawdown table illustrating how deep standing water in the native planted basin will be, and how long it will remain before drying out as a way to determine if the selected plant community is appropriate for this basin.
2. Provide performance criteria that will be used to determine annual success of the basin in accordance with Appendix B of the DuPage County stormwater ordinance adopted by the City of Warrenville.

**Landscape Plan (comments related to PCBMP Basin only):**

1. Provide the proposed native planting list and quantities for all plantings within the basin and around the basin buffer.
2. Provide proposed selections of trees, shrubs and ornamentals around the PCBMP Basin.

**Photometric Plan**

1. Consider adding a light pole along the private entrance drive. The illumination is lacking in that area.

**Estimated Fees – Required AFTER final zoning recommendation and PRIOR to Site Development Permit approval**

1. Submit an EOPCC which would include erosion control, storm sewer, PCBMP grading/plantings, public utilities (if any) and the required landscaping.
2. Stormwater Management Review Fee: **\$3,600 (PAID)**
3. Stormwater Inspection Fee: **\$500 + 2.5% of total EOPCC.**
4. Final Engineering Review and Inspection: **Based upon the EOPCC for Public Improvements.**
5. Development Security: **110% of the total EOPCC. This can be a cash bond, Letter of Credit, or a Performance and Payment Surety Bond.**
6. Other building permit fees will be calculated prior to building permit issuance.