

4200 CANTERA DRIVE MINI-WAREHOUSE MINOR PUD

July 24, 2025

Project No.

PZ2025-0020

Applicant

James Lapetina
117 Otsego Court
Bloomington, IL 60108

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

- Minor Planned Unit Development Amendment for an approximately 13,096 square foot three-story addition to the mini-warehouse building approved by O2025-01

Attachments

- Attachment A – Survey
- Attachment B – Civil Plans
- Attachment C – Architectural Plans
- Attachment D – Landscape Plans
- Attachment E – Comment Response Letter
- Attachment F – Engineering and Public Works Review Memo
- Attachment G – O2025-01



LOCATION MAP

PROJECT DESCRIPTION

James Lapetina, LLC, “the Applicant,” is seeking approval of Minor Planned Unit Development (PUD) Amendment for an addition to approved mini-warehouse PUD plans 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 Plan Commission is responsible for taking final action for Minor Planned Unit Development Amendment.

BACKGROUND

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

In January, 2025, the City approved Preliminary/Final Planned Unit Development Plans for a 3-story, 104,166 square foot mini warehouse building (see Attachment G).

The Applicant has stated that since the plans approved via O2025-01 were not economically viable due to insufficient rentable space. After reviewing alternatives and vetting options with City Staff, including an approach rejected by staff that would have included siting several outdoor storage units on the property, the Applicant proposes a three-story, 13,096 square foot addition. The Applicant submitted updated civil engineering, updated landscape plan, and updated site plan and elevations for review.

ANALYSIS

The Applicant is seeking approval of a Minor Planned Unit Development Amendment for a three-story, 13,096 square foot addition (see Attachment B, C, and D).

If approved, the above zoning entitlements would permit the addition and alterations to the civil engineering, landscape, site, and elevation plans to reflect the proposed changes. The addition will reverse the previous building modulation from an indentation to a bump out, still respecting the original comments from the Plan Commission directed at breaking up the mass of the outerwalls to provide visual relief and interest. Other than the modulation change, the elevations will remain the same. Landscape plan updates include information on the naturalized stormwater management basin landscaping, maintenance calendar, and three additional trees along the east side of the building.

I. CITY STAFF REVIEW COMMENTS

Planning and Zoning

Planning and Zoning staff is supportive of the proposed Minor Planned Unit Development Amendment for the three-story addition.

- Note that the City has not assigned an address for the Subject Property.
- A Private Property Traffic Enforcement Agreement (in a form acceptable to the City) shall be executed by the Property Owner and recorded by the City prior to any Building Permit issuance for this project.

Engineering and Public Works Review:

Engineering and Public Works staff created a review memo indicating conditional approval of the proposed project (see Attachment F). 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 approve the requested Minor Planned Unit Development Amendment for the three-story, mini-warehouse addition, in accordance with I. City Staff Review Comments.

Attachment A – Survey

Attachment B – Civil Plans

Attachment C – Architectural Plans

Attachment D – Landscape Plans

Attachment E – Comment Response Letter

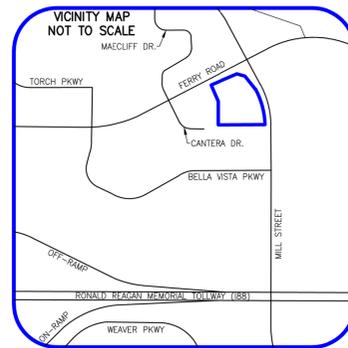
Attachment F – Engineering and Public Works Review Memo

Attachment G – O2025-01



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 second 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)
COUNTY OF McHENRY) S.S.

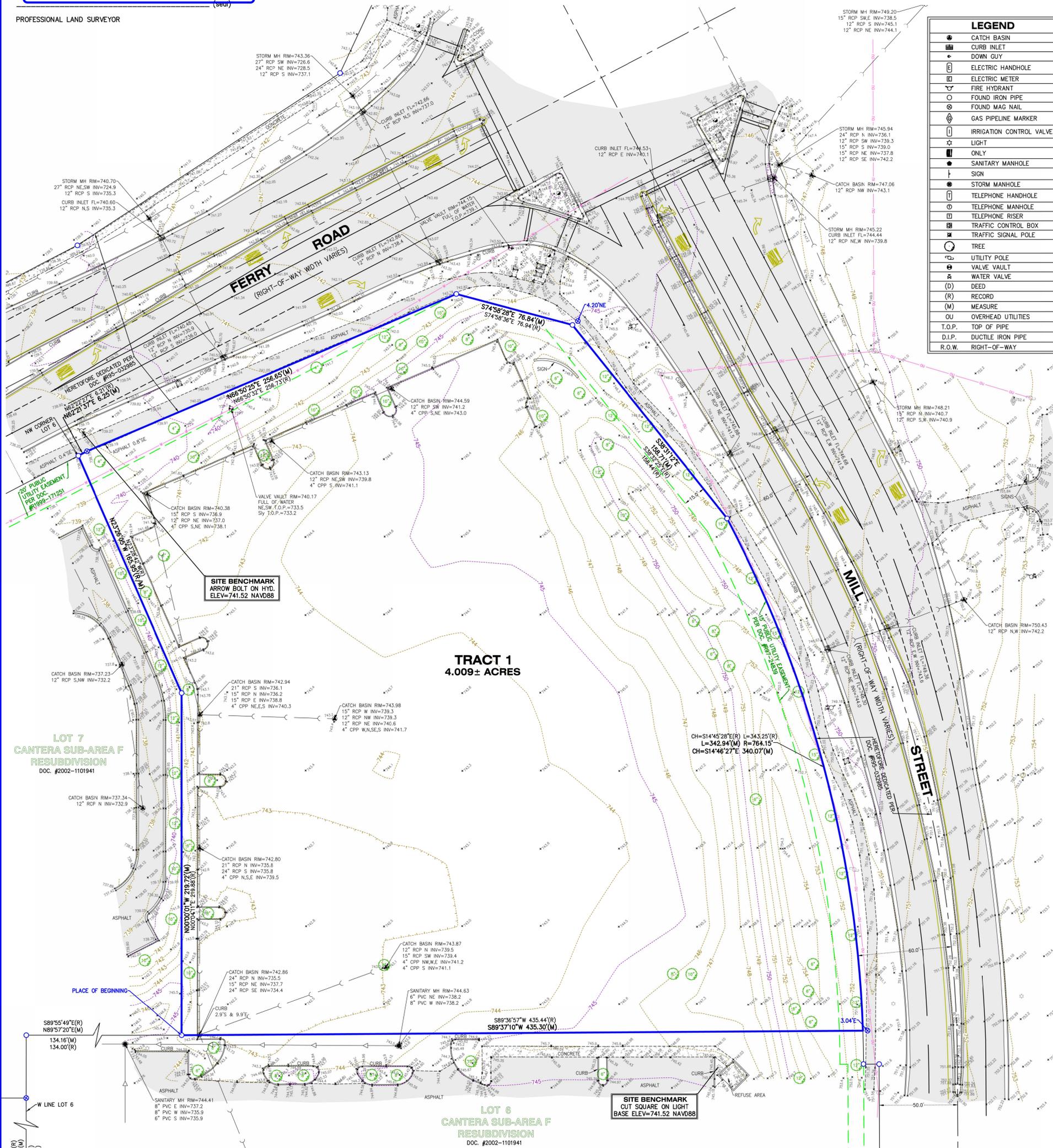
Certified to: 1) Chicago Title Insurance Company
2) Park Place Enterprises L.L.C.

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
	(D) DEED
	(R) RECORD
	(M) MEASURE
	OU OVERHEAD UTILITIES
	T.O.P. TOP OF PIPE
	D.I.P. DUCTILE IRON PIPE
	R.O.W. RIGHT-OF-WAY

SITE BENCHMARK
ARROW BOLT ON HYD.
ELEV=741.52 NAVD88

SITE BENCHMARK
CUT SQUARE ON LIGHT
BASE ELEV=741.52 NAVD88

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 bearings 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.

30' 0' 30' 60'
SCALE: 1" = 30'

SELF-STORAGE FACILITY

4100 CANTERA DRIVE WARRENVILLE, ILLINOIS

OPERATES 24 HOURS 365 DAYS
CALL JULIE 1-800-81
WITH THE FOLLOWING:
COUNTY
CITY-TOWNSHIP
SEC. & 1/4 SEC. NO. N 1
48 HOURS BEFORE EXCLUDING SAT., SUN. & HOLIDAYS



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 (IDOT gradation CA-6).
- 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 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 (IDOT 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.
- "Band 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 above 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 S1, except for concrete pavement which shall be Class PV.
- All work shall comply with the IEPA "Standard Specifications 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, bituminous, sandstone 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:
 - 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.
 - Remove an entire section of pipe (breaking only the top of one bell) and replace with a wye or tee branch section.
 - With pipe cutter, neatly and accurately cut out desired length of pipe for insertion of proper fitting, using "Band-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 in any litigation concerned with the construction 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 local governing authority's 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, including, but not limited 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 DCSSFO.

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
1	6-24-25	REVISED PER SITE PLAN CHANGES

EXISTING	LEGEND	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
633	CONTOUR	633
=====	CONC. CURB TO BE REMOVED	
-----	RETAINING WALL	
-----	SANITARY SEWER	
-----	STORM SEWER	
W 12"	WATERMAIN	W 2"
-X-X-X-X-	METAL FENCE	-X-X-X-X-
-----	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 "C"
 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 REMOVING 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, FLAGMENS, ETC. REQUIRED FOR TRAFFIC CONTROL SHALL BE FURNISHED BY THE CONTRACTOR. ANY WORK IN THE FERRY ROAD OR MILL STREET RIGHTS OF 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	1.54 AC.
IMPERVIOUS AREA FOR WHICH PCBMP IS PROVIDED ON SELF STORAGE FACILITY PROJECT	1.54 AC.
PROPOSED AREA OF DISTURBANCE	3.16 AC.
PROPOSED PERCENTAGE OF IMPERVIOUS AREA	38%
* STORM WATER DETENTION FOR THIS SITE IS PROVIDED IN AN EXISTING DOWNSTREAM DETENTION BASIN	



David M. Haviv
 6-24-25
 LIC. EXP. 11-30-25

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

PREPARED BY
NORTHWESTERN ENGINEERING CONSULTANTS, P.C.
 ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184
 LICENSE EXPIRES APRIL 30, 2027
 675 N. NORTH COURT
 PALATINE, ILLINOIS 60067
 (847) 520-8410
 DECEMBER 5, 2024

- UTILITY NOTES**
- REMOVE PLUG AND MAKE CONNECTION TO EXISTING 8" WATER STUB.
 - 8" WATER MAIN 45° BEND.
 - 8"x8"x6" WATER MAIN TEE.
 - 125 LF 8" PVC AWWA C-900 CLASS 150 (DR-18) WATER MAIN.
 - 4 LF 6" PVC AWWA C-900 CLASS 150 (DR-18) WATER MAIN.
 - FIRE HYDRANT #1. GRADE RING=746.25
 - 123 LF 1 1/2" TYPE K COPPER WATER SERVICE LINE W/B-BOX.
 - CORE DRILL AND MAKE WATERTIGHT CONNECTION TO EXISTING SANITARY MANHOLE USING KOR-N-TEE PIPE TO MANHOLE CONNECTOR. REWORK EXISTING CONCRETE BENCH AS REQUIRED, AND PLUG EXISTING PIPE TO NORTHEAST WITH CONCRETE. PROPOSED INV(N)=738.50.
 - 130 LF 6" PVC SANITARY SEWER SDR 26 S=1.00%
 - 55 LF 6" PVC SANITARY SEWER SDR 26 S=1.00%
 - 66 LF 18" PVC SDR 26 STORM SEWER S=1.00%
 - 68 LF 18" PVC SDR 26 STORM SEWER S=0.40%
 - 60 LF 15" PVC SDR 26 STORM SEWER S=0.50%
 - 58 LF 12" PVC SDR 26 STORM SEWER S=0.40%
 - 32 LF 12" PVC SDR 26 STORM SEWER S=3.75%
 - 6 LF 18" PVC SDR 26 STORM SEWER S=2.50%
 - MAKE WATERTIGHT CONNECTION TO EXISTING CATCH BASIN. PROP. INV.(E)=736.20
 - 138 LF 21" PVC SDR 26 STORM SEWER S=0.40%
 - 54 LF 21" PVC SDR 26 STORM SEWER S=0.45%
 - 95 LF 21" PVC SDR 26 STORM SEWER S=0.50%
 - 30 LF 21" PVC SDR 26 STORM SEWER S=0.70%
 - 21" RCP END SECTION INV=740.03
 - 81 LF 12" PVC SDR 26 STORM SEWER S=2.26%
 - CONTRACTOR TO LOCATE EXISTING BURIED CATCHBASIN. EXISTING CATCH BASIN SHOWN PER AS BUILT PLAN. MAKE WATERTIGHT CONNECTION TO EXISTING CATCH BASIN. PROP. INV.(N)=740.67. EXISTING CATCH BASIN TO BE ADJUSTED IF REQUIRED. RIM=745.50. CONTRACTOR TO VERIFY!
 - INV. 12" STORM=739.30, TOP 8" WM=737.00
 - INSTALL AN 8" CHECK VALVE IN A VALVE VAULT IN ACCORDANCE WITH CITY REQUIREMENTS.
 - INV. 21" STORM=741.12, TOP 8" WM=739.50
 - INV. 21" STORM=741.16, TOP 1 1/2" WM=739.50
 - TOP 6" SAN=739.37, INV 18" STORM=741.00
 - ELECTRIC SERVICE SIZED AND ROUTED BY COMED.
 - GAS SERVICE SIZED AND ROUTED BY NICOR.
 - 12" RCP END SECTION INV=740.00
 - 38 LF 10" PVC SDR 26 STORM SEWER S=2.00%
 - 22 LF 10" PVC SDR 26 STORM SEWER S=2.00%
 - 117 LF 6" PERFORATED PVC SDR 26 STORM SEWER IN VOLUME CONTROL BIOTRETENTION FACILITY S=0.00%
 - MAKE 1 1/2" WATER SERVICE CONNECTION TO EXISTING 16" WATER MAIN IN ACCORDANCE WITH CITY OF WARRENVILLE REQUIREMENTS.
 - INV. 12" STORM=740.05, TOP 1 1/2" WM=738.25
 - PVC EXTERIOR CLEANOUT (OBSERVATION WELL). SEE DETAIL, SHEET C-6.
 - INSTALL 40 S.F. OF 8"-12" COBBLESTONE RIP RAP, 24" THICK, IN BASIN AT END OF PIPE.
 - 62 LF 6" PERFORATED PVC SDR 26 STORM SEWER IN VOLUME CONTROL BIOTRETENTION FACILITY S=0.00%
 - 37 LF 18" PVC SDR 26 STORM SEWER S=1.76%
 - INSTALL NEW OIL/DEBRIS HOOD BMP, INC. MODEL 30R SNOUT OR EQUAL IN OUTLET PIPE OF NEW CATCH BASIN. MOUNT SNOUT USING BMP, INC. CONCRETE STRUCTURE INSTALLATION KIT FOR 30R SNOUT. CATCH BASIN TO HAVE 60" DEEP SUMP. SEE DETAIL, SHEET C-6.
 - EXISTING STORM SEWER TO REMAIN.
 - WATER SERVICE LINE SHALL BE INSTALLED IN A STEEL OR PVC (SDR-26 OR LESS) CASING PIPE FOR A MINIMUM DISTANCE OF 20' CENTERED ON THE SEWER CROSSING.
 - PROPOSED FRENCH DRAIN. SEE DETAIL, THIS SHEET.

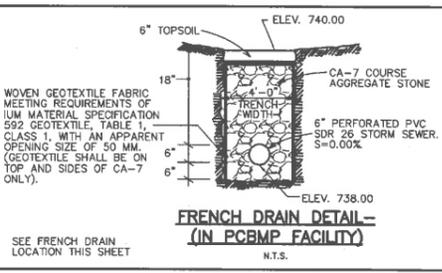
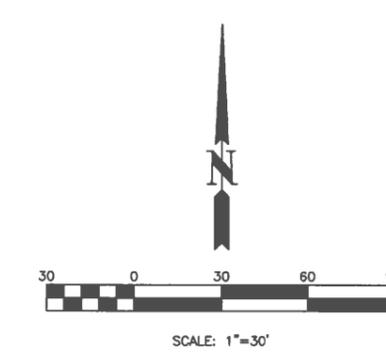
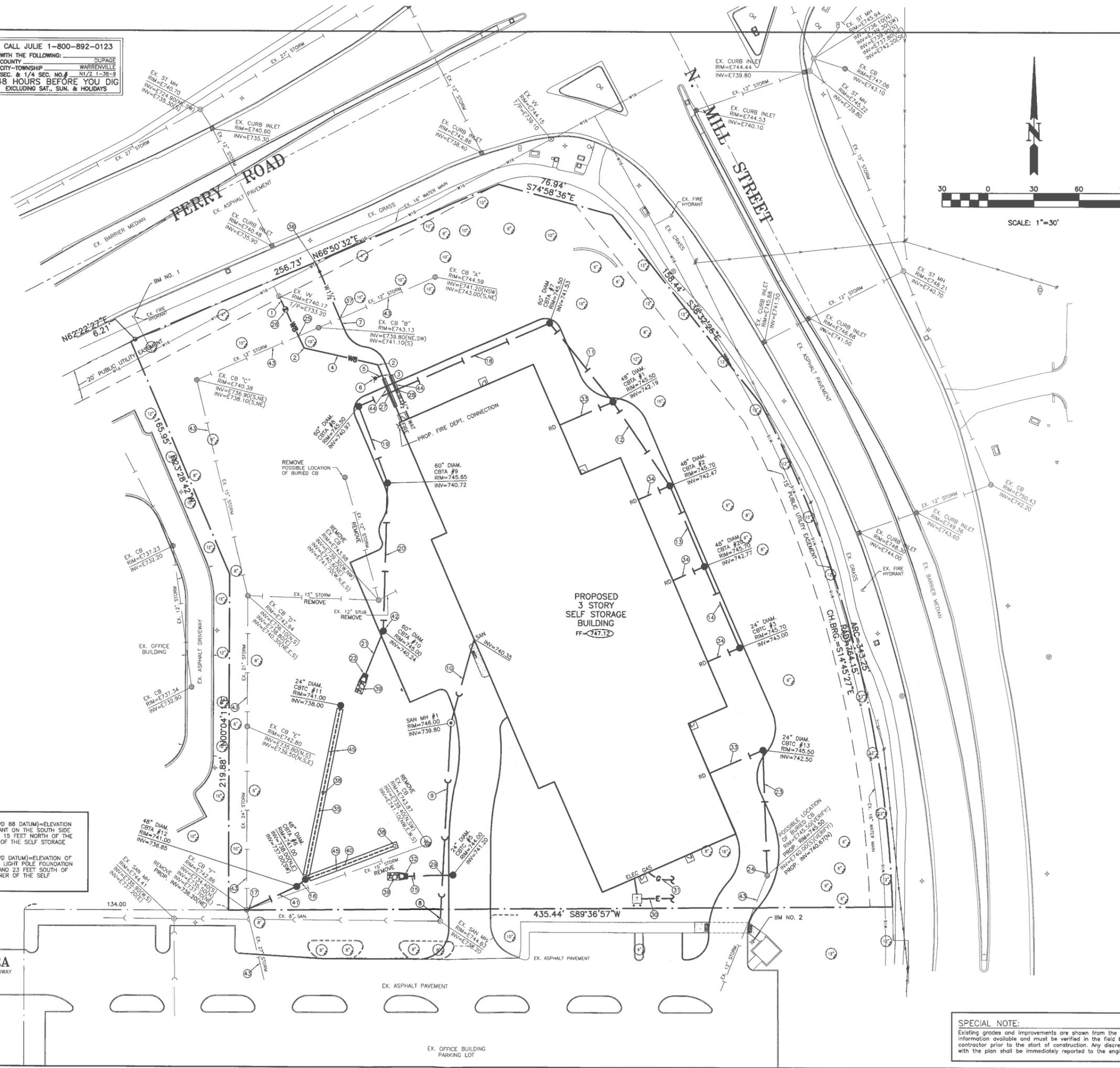
OPERATES 24 HOURS 365 DAYS

CALL JULIE 1-800-892-0123

WITH THE FOLLOWING:

DUPAGE COUNTY WARRENVILLE CITY-TOWNSHIP SEC. & 1/4 SEC. NO. N1/2 1-38-9

48 HOURS BEFORE YOU DIG EXCLUDING SAT., SUN. & HOLIDAYS



SEE CITY OF WARRENVILLE STANDARD SPECIFICATIONS—WATER MAIN, SANITARY SEWER AND STORM SEWER ON SHEET C-9.

NOTE:
CONTRACTOR SHALL CLEAN AND INSPECT ALL EXISTING STORM SEWERS AND STORM STRUCTURES ON THE SELF STORAGE PROPERTY THAT ARE DESIGNATED TO REMAIN TO ENSURE THAT THEY ARE IN OPERABLE CONDITION.

NOTE:
Prior to the start of construction, the contractor shall expose any utilities or other obstructions to be crossed by the proposed sewer, and shall notify the engineer immediately if there are any conflicts with the proposed sewer grade.

BENCHMARKS:
BENCHMARK NO. 1=741.52 (NAVD 88 DATUM)=ELEVATION OF ARROW BOLT ON FIRE HYDRANT ON THE NORTH 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.

GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EACH BUILDING UTILITY SERVICE LINE FROM THE PLUMBING AND/OR MECHANICAL DRAWINGS AND SHALL COORDINATE UTILITY SERVICE LINE LOCATION WITH SAME.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH UTILITY COMPANIES (SEWER, WATER, ELECTRIC, GAS, TELEPHONE, ETC.).
- ANY EXISTING SEWER, WATER OR OTHER UTILITY LINES OR STRUCTURES (MANHOLES, ETC.) UNDER OR WITHIN 5' OF THE PROPOSED BUILDING OR TRASH ENCLOSURE SHALL BE REMOVED. PLUG ENDS OF REMAINING UTILITY LINES. BACKFILL TRENCHES WITH SELECTED GRANULAR BACKFILL COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY IN 8" LIFTS.

SPECIAL NOTE

The locations of existing underground utilities, such as water mains, sewers, gas lines, electric lines, etc., as shown on the plans have been determined from the best available information and is given for the convenience of the contractor. However, the engineer and owner do not assume responsibility for the accuracy of the locations shown. It shall be the contractor's responsibility to contact all utility companies and their facilities shall be located prior to any work.

SPECIAL NOTE:

Existing grades and improvements are shown from the best information available and must be verified in the field by the contractor prior to the start of construction. Any discrepancy with the plan shall be immediately reported to the engineer.

THE SEWERAGE AND SANITATION DISTRICT OF WARRENVILLE, ILLINOIS, HAS REVIEWED THIS PLAN AND APPROVES THE SAME AS SHOWN. THE DISTRICT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE DISTRICT DOES NOT ASSUME RESPONSIBILITY FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE DISTRICT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE DISTRICT DOES NOT ASSUME RESPONSIBILITY FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE DISTRICT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE DISTRICT DOES NOT ASSUME RESPONSIBILITY FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.

STORM WATER POLLUTION PREVENTION PLAN GENERAL NOTES

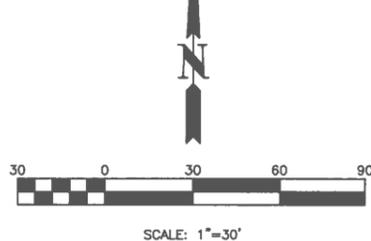
This Storm Water Pollution Prevention Plan has been prepared in compliance with the requirements of the County of DuPage and the State of Illinois. The work to be done is stripping, stockpiling and grading of the project site shown in detail on the contract drawings. The following notes and requirements shall apply to work performed on this project:

- Soil Erosion and sediment control features shall be constructed prior to the commencement of upland disturbance.
- Hauling will not be allowed when the work site is too wet to maintain acceptable conditions on adjacent streets.
- Adjacent streets will be manually or mechanically swept periodically as may be required, minimum at end of each working day or as directed by City Inspector. City streets are to be kept free from mud and debris.
- Each catch basin will be installed with a sump as indicated on the drawings. The rims will be set at final grade. A temporary 1 foot deep sump shall be excavated in a 10 foot diameter area around the structure to act as a silt trap. Both sumps will be inspected after each rain and cleaned as required.
- Soil stockpile areas shall be designated and surrounded by a geotextile fabric silt fence to intercept sediment-laden runoff from the stockpile. The fence shall be continuously maintained and sediment shall be removed to restore planned capacity as required.
- If the stockpiles will not be used for construction activity for a period of more than 14 days, they shall be protected with temporary vegetative cover.
- No material from construction site shall be discharged to the storm sewer.
- The contractor shall take whatever other steps are deemed necessary by the City Inspector to prevent erosion from taking place during the course of the construction project.
- The contractor shall comply with all requirements of this plan and shall include the cost of such compliance in the total price bid for this contract.
- All temporary and permanent erosion control measures must be maintained and repaired as needed. Erosion control features shall be inspected every 7 days or after 1/2" of rainfall. The general contractor will be responsible for inspection and repair during construction. The owner will be responsible if erosion control is required after the contractor has completed the project.
- All work shall conform to NRCS Standards as described in the current edition of the Illinois Urban Manual.
- Install filter fabric erosion control filtration system (filter basket) in the new and existing impacted storm structures to prevent eroded material from entering the storm sewer system during the construction project. See detail, this sheet.
- Watering shall be used as required to control dust on the project. A water truck shall be kept on the site at all times during mass earthwork construction, if required by the City.
- The name, address and telephone number of the individual in responsible charge of erosion control measures during the construction project shall be given to the City Public Works Department prior to the start of construction.
- Disturbed areas shall be protected with seeding according to the "Typical Soil Protection Chart" on this sheet.
- All erosion control measures and inspections shall be documented on site in the site superintendent's log book.
- A copy of the approved Storm Water Pollution Prevention Plan shall be maintained on the site at all times.
- All wash water (concrete trucks, vehicle cleaning, equipment cleaning, etc.) shall be detained and properly treated or disposed of.
- Rubbish, trash, garbage, litter or other such materials shall be deposited into sealed containers. Materials shall be prevented from leaving the premises through the action of wind or stormwater discharge into drainage ditches or waters of the State.
- All Contractors and Subcontractors involved with storm water pollution prevention shall obtain a copy of the storm water pollution prevention plan and the State of Illinois National Pollution Discharge Elimination Permit (NPDES Permit) and become familiar with their contents.
- The Contractor shall implement best management practices as required by the SWPPP. Additional best management practices shall be implemented as dictated by conditions of no additional cost to the owner throughout all phases of construction.
- Best management practices (BMPs) and controls shall conform to federal, state, or local requirements or manual of practice. As applicable Contractor shall implement additional controls as directed by permitting agency or owner.
- All temporary erosion and sediment control items are to be removed within thirty (30) days of the site's final stabilization by the contractor.
- All construction activities within the boundaries of the project as well as all construction activities involved in making any connections to utilities outside the boundaries of the project shall comply with the requirements of this plan. This Storm Water Pollution Prevention Plan shall cover all such activities.
- Refer to the Landscape Plan for locations and specifications of sodding, seeding and other permanent ground cover.

OPERATES 24 HOURS 365 DAYS

CALL JULIE 1-800-892-0123

WITH THE FOLLOWING:
 COUNTY: DUPAGE
 CITY-TOWNSHIP: WARRENVILLE
 SEC. & 1/4 SEC. NO.: N1/2 1-38-9
48 HOURS BEFORE YOU DIG
 EXCLUDING SAT., SUN. & HOLIDAYS



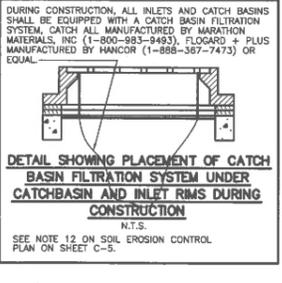
TYPICAL SOIL PROTECTION CHART

Stabilization Type:	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Permanent Seeding A						XXX						
Domant Seeding B												
Temporary Seeding C							XXX	XXX	XXX			
Sodding E-XXX												
Mulching F												

A= Kentucky Bluegrass @ 90 lbs/ac. Mixed with Perennial Ryegrass @ 30 lbs/ac.
 B= Kentucky Bluegrass @ 135 lbs/ac. Mixed with Perennial Ryegrass @ 45 lbs/ac.
 C= Spring Oats @ 100lbs/ac.
 D= Wheat or Cereal Rye @150 lbs/ac.
 E= Sod
 F= Erosion control blanket made with biodegradable netting.
 XXX= irrigation needed.

Irrigation should be provided as necessary to thoroughly establish growth.

SEE SHEET C-9 FOR STANDARD CITY OF WARRENVILLE EROSION CONTROL NOTES



- INSPECTIONS AND MAINTENANCE**
- ALL EROSION CONTROL DEVICES AND MEASURES SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION AS REQUIRED UNTIL THE SITE OR SECTIONS OF THE SITE ARE STABILIZED. ALL EROSION CONTROL DEVICES AND MEASURES SHALL BE INSPECTED BY A REPRESENTATIVE OF THE GENERAL CONTRACTOR ONCE PER WEEK AND WITHIN 24 HOURS OF ANY STORM EVENT EXCEEDING 0.5" RAIN. WRITTEN INSPECTION REPORTS SHALL BE MAINTAINED ON SITE AND SHALL BE PRODUCED UPON REQUEST OF ANY LOCAL, STATE OR FEDERAL OFFICIAL. THE FOLLOWING SHALL BE THE MINIMUM MAINTENANCE REQUIREMENTS:
- ANY INLET OR PIPE PROTECTION OR PERIMETER EROSION BARRIER THAT SHOWS SIGNS OF DETERIORATION OR UNDERMINING SHALL BE REPLACED OR REPAIRED AS REQUIRED.
 - CATCH BASINS SHALL BE INSPECTED AND CLEANED PERIODICALLY.
 - ANY SEEDED AREAS THAT SHOW SIGNS OF GULLIES OR EROSION SHALL BE REGRADED, RESEDED, WATERED AND FERTILIZED AS REQUIRED TO MAINTAIN A COVER THAT IS ADEQUATE TO PREVENT EROSION.
 - SEDIMENT SHALL BE REMOVED FROM PERIMETER EROSION BARRIER WHEN SILT REACHES ONE HALF THE HEIGHT OF THE FENCE.
 - THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED TO PREVENT TRACKING OF MUD ONTO THE RIGHT OF WAY OR PUBLIC PARKING LOTS. TOP DRESSING SHALL BE INSTALLED AS REQUIRED ON THE CONSTRUCTION ENTRANCE AT NO ADDITIONAL COST TO THE OWNER.
 - ANY MUD OR DEBRIS TRACKED ONTO A PUBLIC ROAD OR PARKING LOT SHALL BE REMOVED BY THE CONTRACTOR TO THE SATISFACTION OF THE JURISDICTIONAL BODY CONTROLLING THE ROAD OR PARKING LOT. THIS WORK SHALL BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER.

- CONSTRUCTION SEQUENCE**
- INSTALL SILT FENCE AT LOCATIONS AS INDICATED ON THE PLANS.
 - INSTALL STABILIZED CONSTRUCTION ENTRANCE.
 - PERFORM SITE DEMOLITION AS NOTED ON DEMOLITION PLAN (IF ANY).
 - CUT AND FILL SITE TO PLAN SUB-GRADE. CONSTRUCT PCBMP BASIN.
 - BEGIN BUILDING CONSTRUCTION.
 - CONSTRUCT UNDERGROUND IMPROVEMENTS, I.E. GAS MAIN, WATERMAIN AND STORM SEWER, ETC.
 - CONSTRUCT PAVEMENT IMPROVEMENTS PER PLAN.
 - COMPLETE CONSTRUCTION OF SITE WITH PERMANENT STABILIZATION.
 - REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.
 - INSTALL INLET PROTECTION FOR DRAINAGE STRUCTURES WHEN CONSTRUCTED.

INCIDENCE OF NON-COMPLIANCE REPORTING REQUIREMENTS

INCIDENCE OF NON-COMPLIANCE (ION) SHALL BE REPORTED TO THE EPA ON THE ION FORMS AVAILABLE ON THE EPA WEB SITE, WWW.EPA.ETAR.US AND MAILED TO: ILLINOIS EPA DIVISION OF WATER POLLUTION CONTROL COMPLIANCE ASSURANCE SECTION #19 P.O. BOX 19276 SPRINGFIELD, IL 62794-9276

SITE DEWATERING REQUIREMENTS

WHERE THERE IS LOW, INTERMITTENT AMOUNTS OF DEWATERING, PUMPS WITH FILTRATION BAGS SHALL BE USED. FILTRATION BAGS SHALL BE SURROUNDED WITH A SECONDARY CONTAINMENT OR ON A STABILIZED AREA. FILTER BAGS SHALL NOT BE PLACED, WHOLE OR PARTIALLY, WITHIN AQUATIC AREAS (WETLANDS, STREAMS, ETC.). THE MATERIAL FOR THE FILTRATION BAG SHALL MEET THE RECOMMENDED MATERIAL SPECIFICATION S92 GEOTEXTILES, TABLE 3, CLASS 1 WITH A MINIMUM TENSILE STRENGTH OF 200 LBS. THE FILTRATION BAG SHALL BE SIZED PER MANUFACTURER RECOMMENDATIONS AND BASED ON THE SIZE OF THE PUMP. THE LARGEST SIZE PUMP TO BE USED WITH A FILTRATION BAG SHALL BE 4" DIAMETER. FILTRATION BAGS SHALL BE CLEANED AS NEEDED, BUT AT LEAST DAILY.

THE TEMPORARY DEWATERING AREAS SHALL BE REMOVED AFTER THEY HAVE SERVED THEIR PURPOSE. THE DEWATERING AREAS SHALL BE GRADED AND STABILIZED WITH APPROPRIATE EROSION CONTROL PRACTICES. THE DEWATERING SITES AFTER REMOVAL SHALL NOT CREATE ANY OBSTRUCTION OF THE FLOW OF WATER OR ANY OTHER INTERFERENCE WITH THE OPERATION OF OR ACCESS TO THE PERMANENT WORKS.

Contractor Certification Statement: I certify under penalty of law that I understand the terms and conditions of the general National Pollutant Discharge Elimination System (NPDES) General Permit No. ILR-10 that authorizes the storm water discharges associated with activity from the construction site identified as part of this certification.

Contractor

Owner Certification Statement: I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

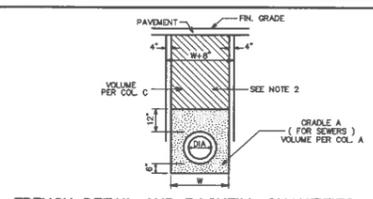
Owner

CANTERA DRIVE
 EX. ASPHALT ROADWAY

12'X12'X2' DEEP SILTATION BASIN DURING CONSTRUCTION. CONTRACTOR SHALL INSPECT AND CLEAN SILTATION BASIN WEEKLY, OR AFTER EVERY RAIN. CONTRACTOR SHALL REMOVE SILTATION BASIN AT THE COMPLETION OF CONSTRUCTION.

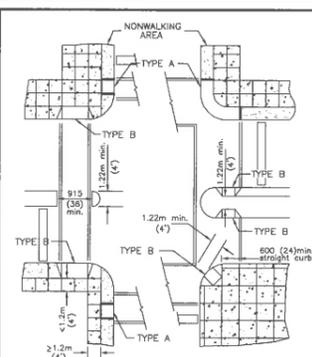
EX. OFFICE BUILDING PARKING LOT

SPECIAL NOTE:
 Existing grades and improvements are shown from the best information available and must be verified in the field by the contractor prior to the start of construction. Any discrepancy with the plan shall be immediately reported to the engineer.

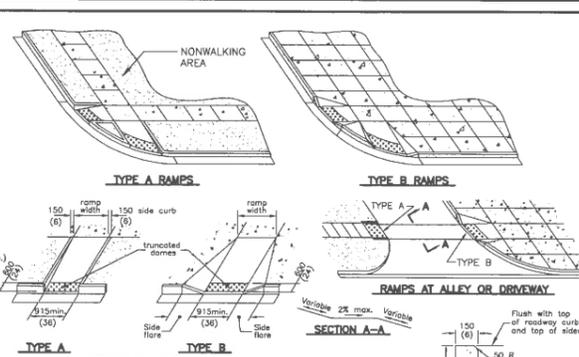


TRENCH DETAIL AND BACKFILL QUANTITIES
N.T.S.

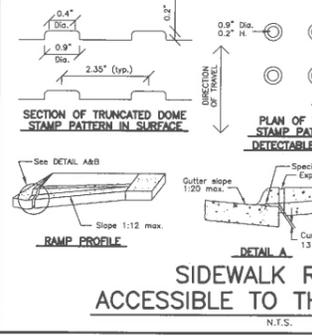
NOTES:
 1. ALL SEWER CONSTRUCTION REQUIRES STONE BEDDING 1/4" TO 1" IN SIZE. THIS BEDDING SHALL BE INSTALLED ACCORDING TO THE GRADE DIMENSIONS SHOWN ABOVE (FOOT GRADATION CA-11 OR CA-13).
 2. SELECTED GRANULAR BACKFILL SHALL BE USED WHENEVER A TRENCH CROSSES ANOTHER UTILITY, OR UNDER, OR WITHIN, OF EXISTING OR PROPOSED PAVEMENT. MATERIAL FOR THE S.C.B. SHALL BE GRAVEL SAND OR CRUSHED STONE. GRADATION CA-4 AS SPECIFIED IN STATE OF ILLINOIS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 3. S.C.B. SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" LATEST EDITION.



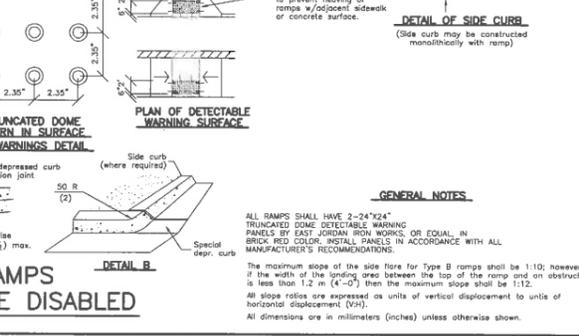
RECOMMENDED LOCATION OF RAMPS
N.T.S.



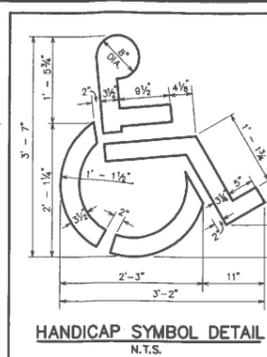
TYPE A RAMPS, TYPE B RAMPS, RAMPS AT ALLEY OR DRIVEWAY
N.T.S.



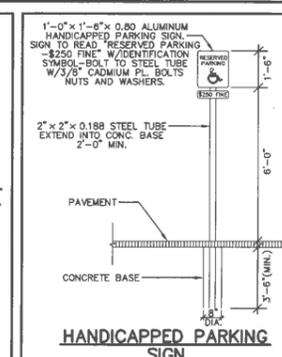
SECTION OF TRUNCATED DOME STAMP PATTERN IN SURFACE
N.T.S.



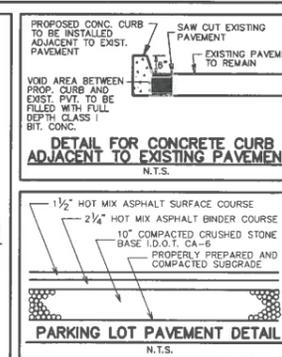
DETAILS OF RAMPS, DETAIL OF SIDE CURB, PLAN OF TRUNCATED DOME STAMP PATTERN IN SURFACE
N.T.S.



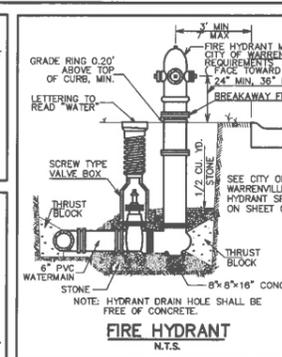
HANDICAP SYMBOL DETAIL
N.T.S.



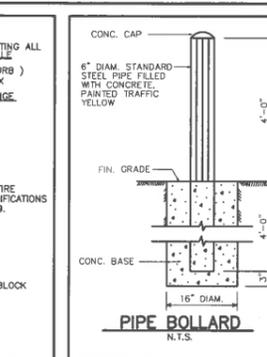
HANDICAPPED PARKING SIGN
N.T.S.



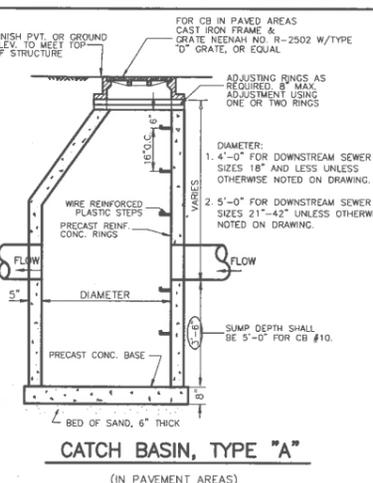
DETAIL FOR CONCRETE CURB ADJACENT TO EXISTING PAVEMENT
N.T.S.



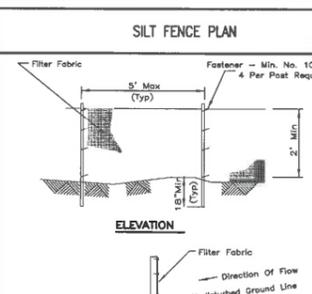
FIRE HYDRANT
N.T.S.



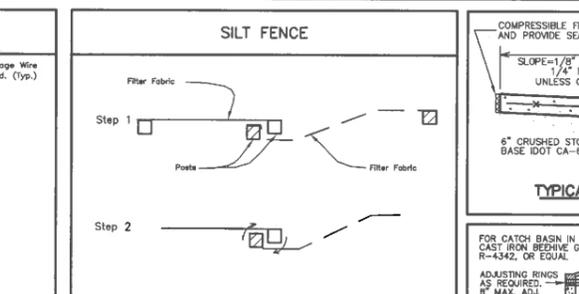
PIPE BOLLARD
N.T.S.



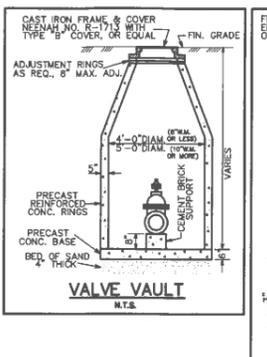
CATCH BASIN, TYPE 'A'
(IN PAVEMENT AREAS)
N.T.S.



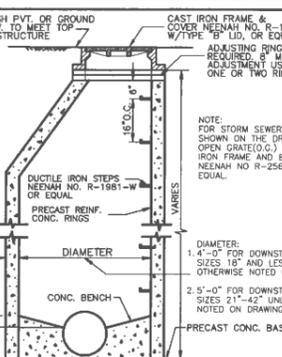
SIDEWALK RAMPS ACCESSIBLE TO THE DISABLED
N.T.S.



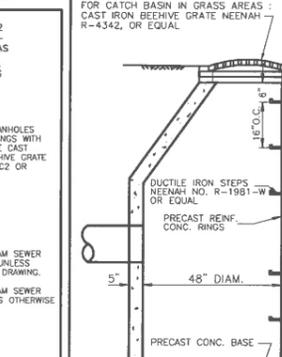
SILT FENCE PLAN, SILT FENCE ELEVATION, ATTACHING TWO SILT FENCES
N.T.S.



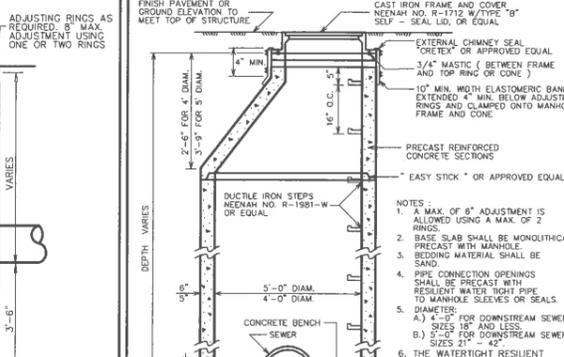
VALVE VAULT
N.T.S.



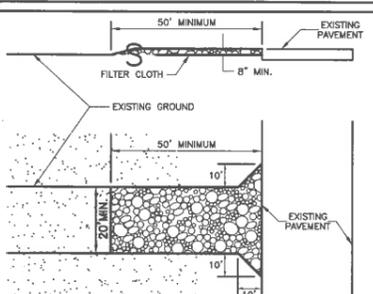
STORM MANHOLE
N.T.S.



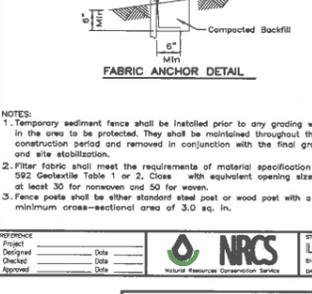
CATCH BASIN, TYPE 'A'
(IN GRASS AREAS)
N.T.S.



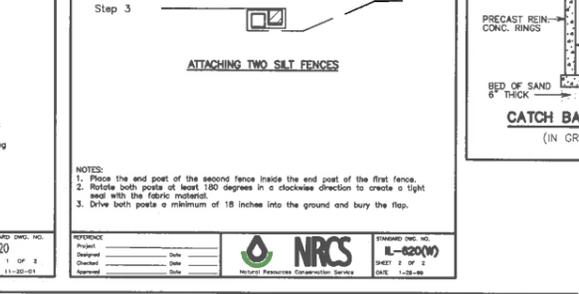
SANITARY MANHOLE
N.T.S.



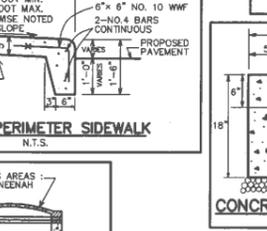
STABILIZED CONSTRUCTION ENTRANCE
(TEMPORARY)
N.T.S.



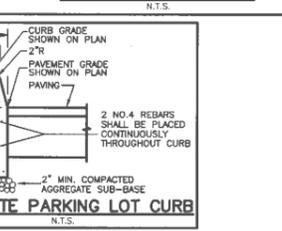
FABRIC ANCHOR DETAIL
N.T.S.



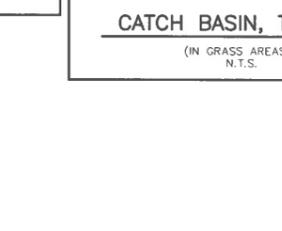
TYPICAL PERIMETER SIDEWALK
N.T.S.



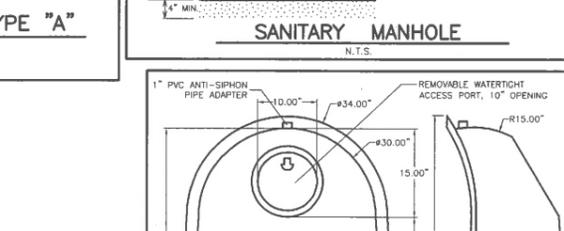
CATCH BASIN, TYPE 'C'
(IN GRASS AREAS)
N.T.S.



CONCRETE PARKING LOT CURB
N.T.S.



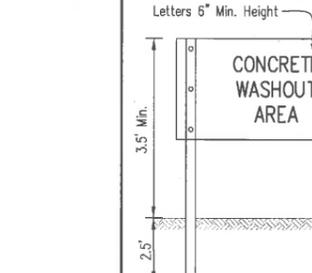
SNOUT OIL-WATER DEBRIS SEPARATOR
N.T.S.



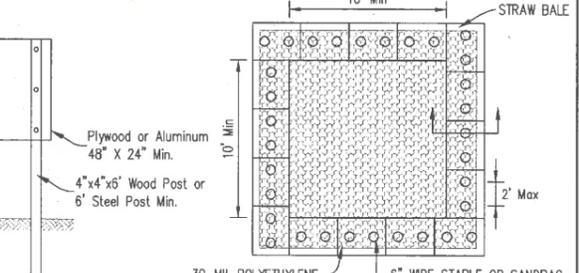
HOOD SPECIFICATION FOR CATCH BASINS AND WATER QUALITY STRUCTURES
N.T.S.



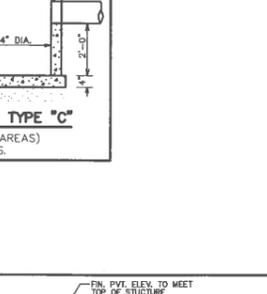
CONSTRUCTION ENTRANCE SPECIFICATIONS
N.T.S.



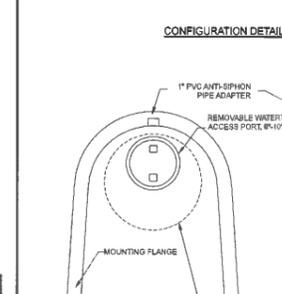
TEMPORARY CONCRETE WASHOUT FACILITY - STRAW BALE
N.T.S.



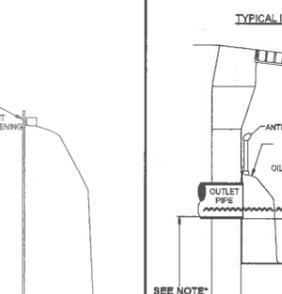
SIGN DETAIL, PLAN VIEW
N.T.S.



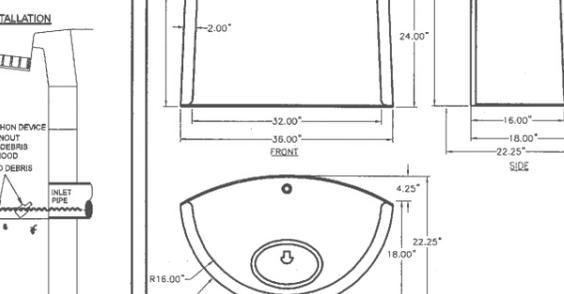
CATCH BASIN, TYPE 'C'
(IN PAVEMENT AREAS)
N.T.S.



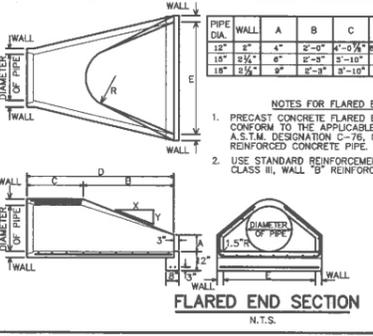
CONFIGURATION DETAIL, TYPICAL INSTALLATION
N.T.S.



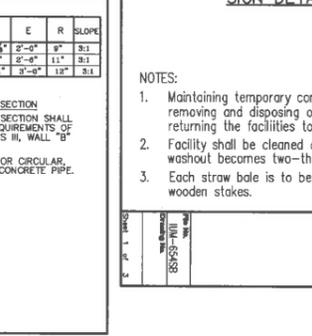
INSTALLATION DETAIL
N.T.S.



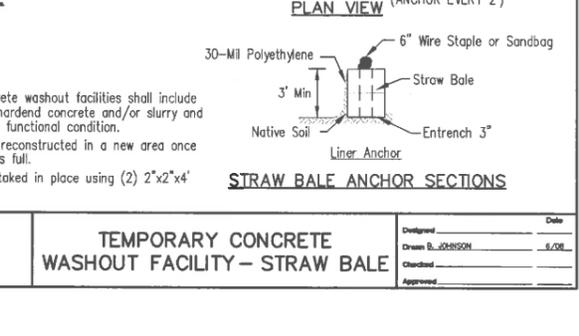
DETAIL A, DETAIL B
N.T.S.



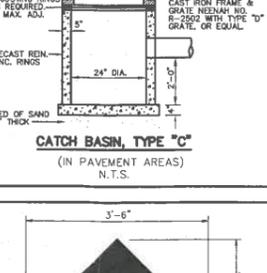
FLARED END SECTION
N.T.S.



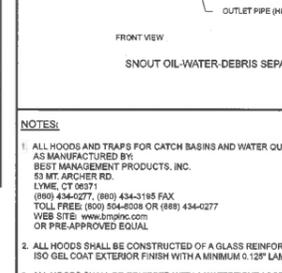
TEMPORARY CONCRETE WASHOUT FACILITY - STRAW BALE SIGN DETAIL
N.T.S.



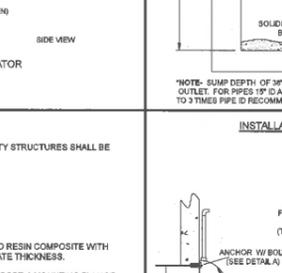
TEMPORARY CONCRETE WASHOUT FACILITY - STRAW BALE PLAN VIEW
N.T.S.



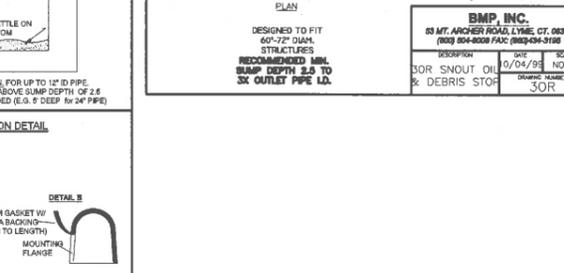
PAVEMENT ARROW DETAIL
N.T.S.



SNOUT OIL-WATER DEBRIS SEPARATOR FRONT VIEW, SIDE VIEW
N.T.S.



HOOD SPECIFICATION FOR CATCH BASINS AND WATER QUALITY STRUCTURES
N.T.S.



DETAIL A, DETAIL B
N.T.S.

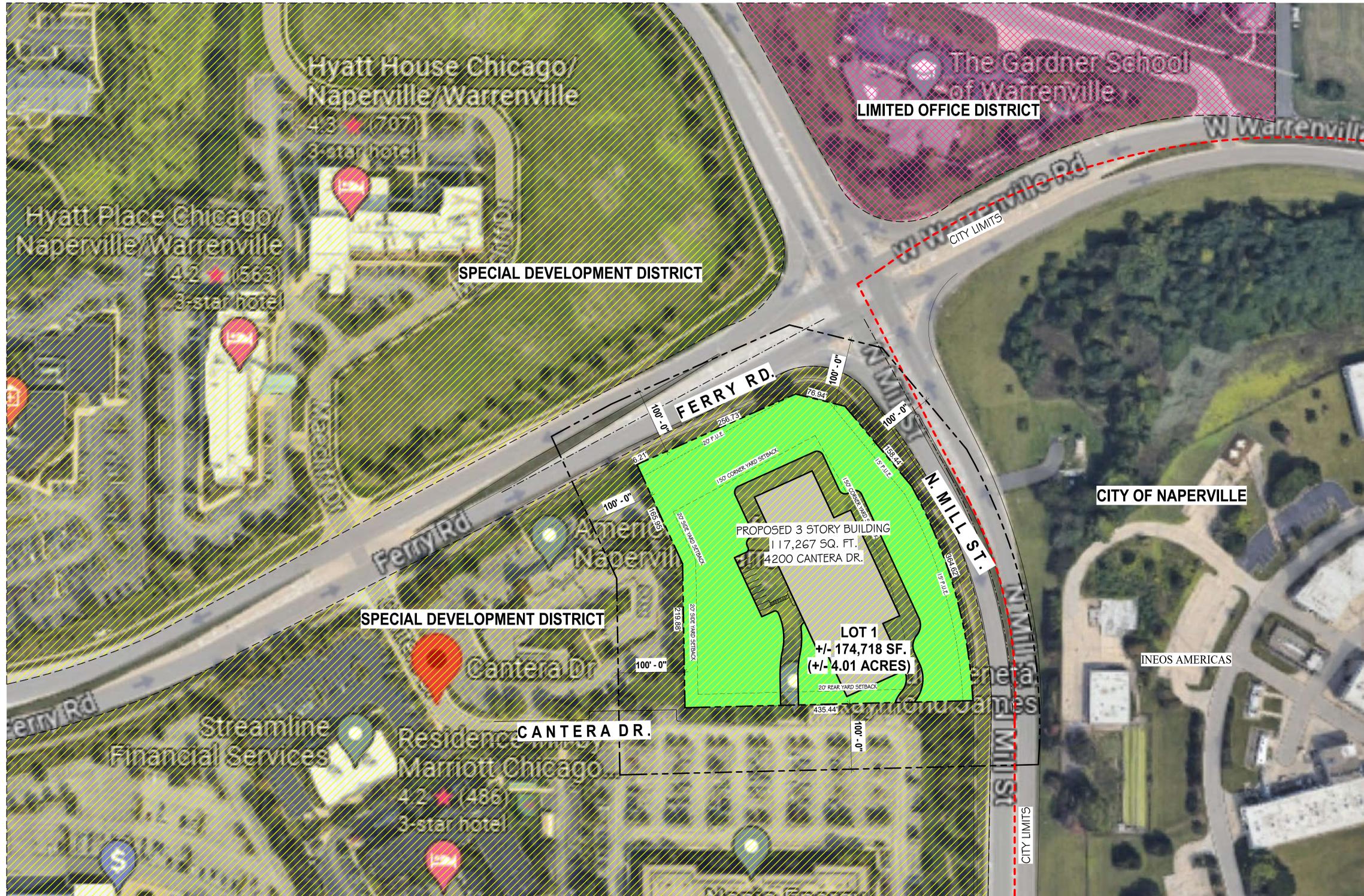
NOTES:
 1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY: BEST MANUFACTURED PRODUCTS, INC. 53 MET ARCHER RD. LYME, CT 06371 (860) 434-0277, (860) 434-5185 FAX TOLL FREE: (800) 504-8008 OR (860) 434-0277 WEB SITE: www.bmpinc.com OR PRE-APPROVED EQUAL.
 2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH 150 GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
 3. ALL HOODS SHALL BE EQUIPPED WITH A WATER-TIGHT ACCESS PORT A MOUNTING FLANGE AND AN ANTI-SIPHON VENT PIPE AND ELBOW AS DRAWN. (SEE CONFIGURATION DETAIL).
 4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION (SNOUT SIZE ALWAYS LARGER THAN PIPE SIZE).
 5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A MINIMUM DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 8" FOR PIPES < 12" I.D.
 6. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 4" AND A MAXIMUM OF 12" ACCORDING TO STRUCTURE CONFIGURATION.
 7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL AND PIPE SHALL BE FINISHED FLUSH TO WALL.
 8. ALL STRUCTURE JOINTS SHALL BE WATER-TIGHT.
 9. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL).
 10. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT. INSTALLATION KIT SHALL INCLUDE:
 A. INSTALLATION INSTRUCTIONS
 B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
 C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
 D. 3/8" STAINLESS STEEL BOLTS
 E. ANCHOR SHIELDS

DESIGNED TO FIT
 60"-72" DIAM.
 STRUCTURES
 RECOMMENDED MIN. SLUMP DEPTH 2.5 TO 3X OUTLET PIPE I.D.

DESIGNER: B.M.P. INC.
 53 MT. ARCHER ROAD, LYME, CT, 06371
 (860) 434-0277 FAX: (860) 434-5185
 TOLL FREE: (800) 504-8008 OR (860) 434-0277
 WEB SITE: www.bmpinc.com
 OR PRE-APPROVED EQUAL

DATE: 09/08/15
SCALE: NONE
DRAWING NUMBER: SP-SN

US Patent # 6126817, 7951294, 7857968, 8512556
 Canada Patent # 2285148, 2890156, 2890156 others pending



ZONING DISTRICTS



TRUE NORTH

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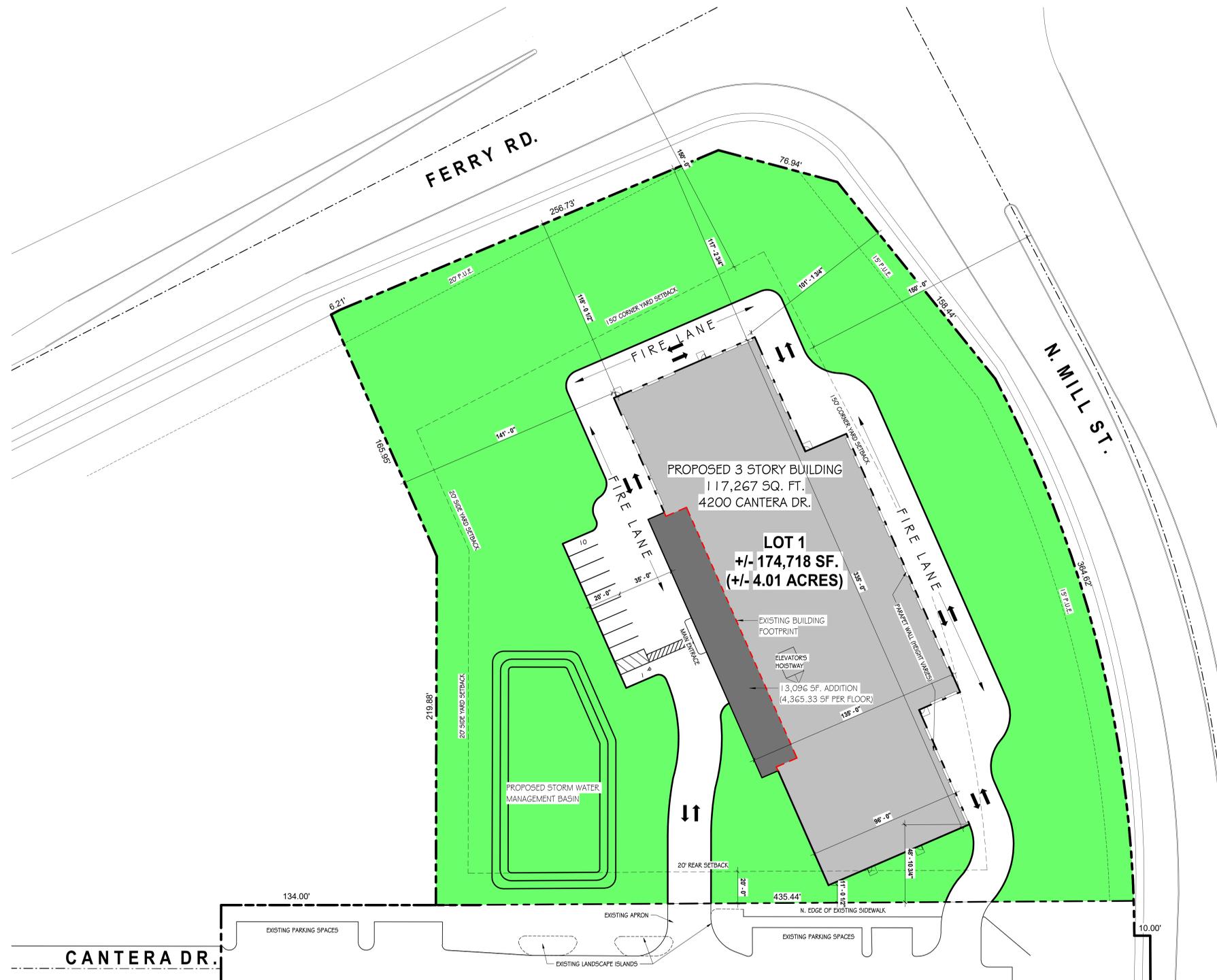
REV.	DATE	REVISION/NOTE

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

DRAWING TITLE: ZONING DISTRICTS
 DATE: 06/05/25
 ISSUED FOR: REVIEW
 SCALE: AS NOTED
 DRAWN BY: FZAC
 CHECKED BY: JB

DRAWING #:
A-0.1

PRELIMINARY
 NOT FOR CONSTRUCTION



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



LAYOUT IS PRELIMINARY. ALL DIMENSIONS TO BE VERIFIED.

PRELIMINARY
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REV.	DATE	DESCRIPTION

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: 06/05/25
ISSUED FOR:

REVIEW

DRAWING #:
A-0.1B

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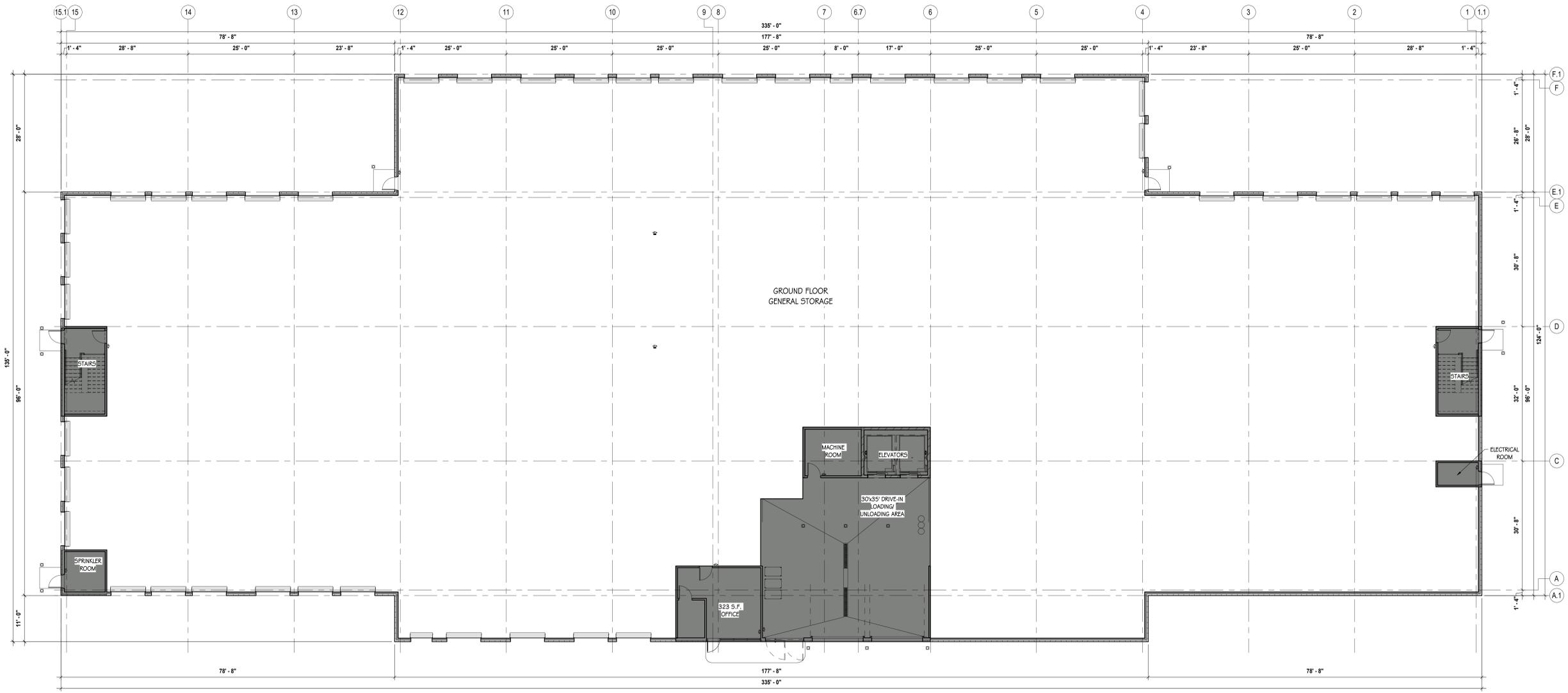
NO.	DATE	REVISION/ISSUE

WARRENVILLE STORAGE
 4200 CANTERA DR
 WARRENVILLE, IL 60555
 CLIENT: EASTERN ENTERPRISES, LLC
 2116 WATSON ST.
 ELHART, IN 46121

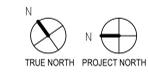
DRAWING TITLE: **CONCEPT GROUND FLOOR**
 SCALE: AS NOTED
 DRAWN BY: FZAC
 CHECKED BY: JB

DATE: 06/05/25
 ISSUED FOR:
REVIEW

DRAWING #:
A-1.0
 OF 8



1
 A-1.0 CONCEPT GROUND LEVEL FLOOR PLAN
 SCALE: 3/32" = 1'-0"



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REV.	DATE	DESCRIPTION

FOR REVIEW

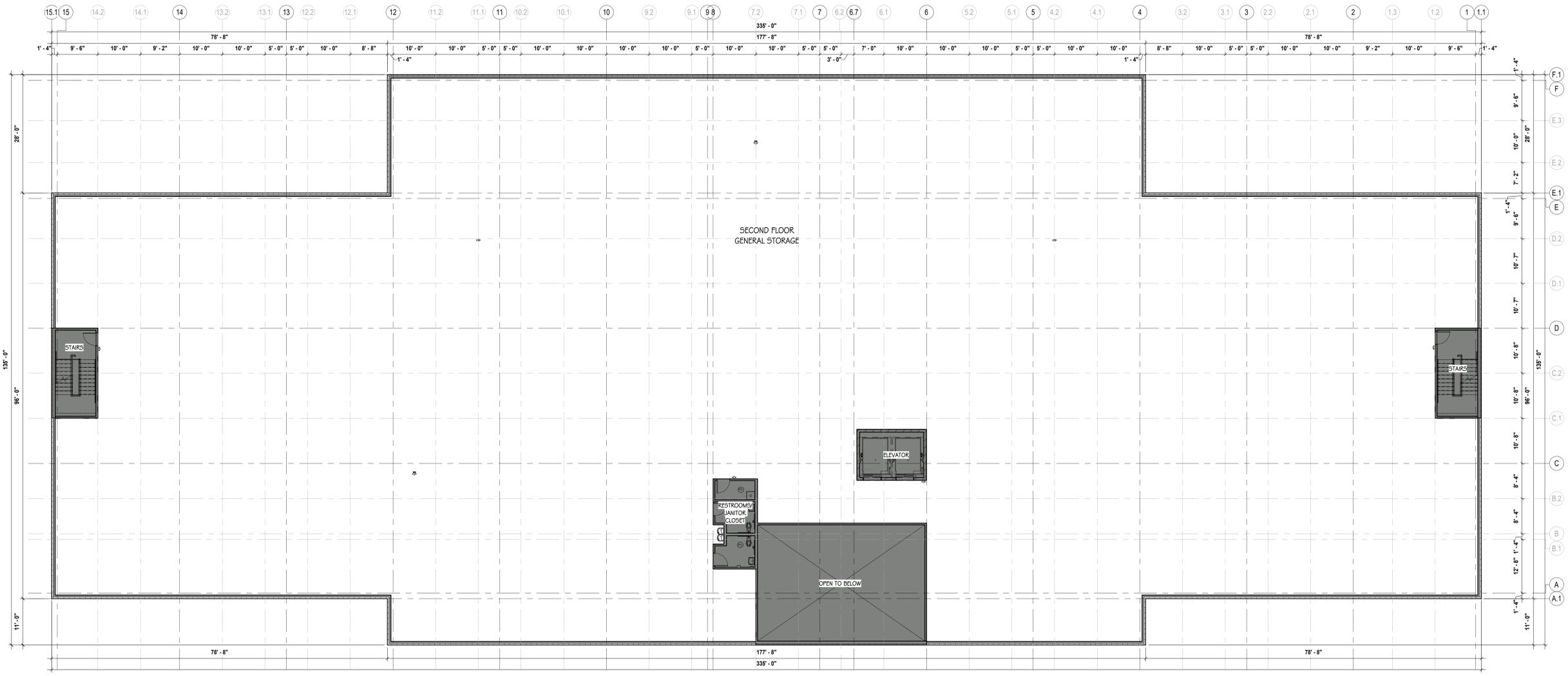
WARRENVILLE STORAGE
 4200 CANTERA DR
 WARRENVILLE, IL 60555
 CLIENT: CANTERA ENTERPRISES, LLC
 2116 WATSON ST.
 ELICINGHAM, IL 60120

DRAWN BY: FZAC
 CHECKED BY: JB
 SCALE: AS NOTED

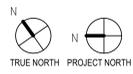
DRAWING TITLE: CONCEPT SECOND LEVEL
 DATE: 06/05/25
 ISSUED FOR: REVIEW

DRAWING #: A-1.1
 OF 8

PRELIMINARY
 NOT FOR CONSTRUCTION



1 CONCEPT SECOND LEVEL FLOOR PLAN
 SCALE: 3/32" = 1'-0"



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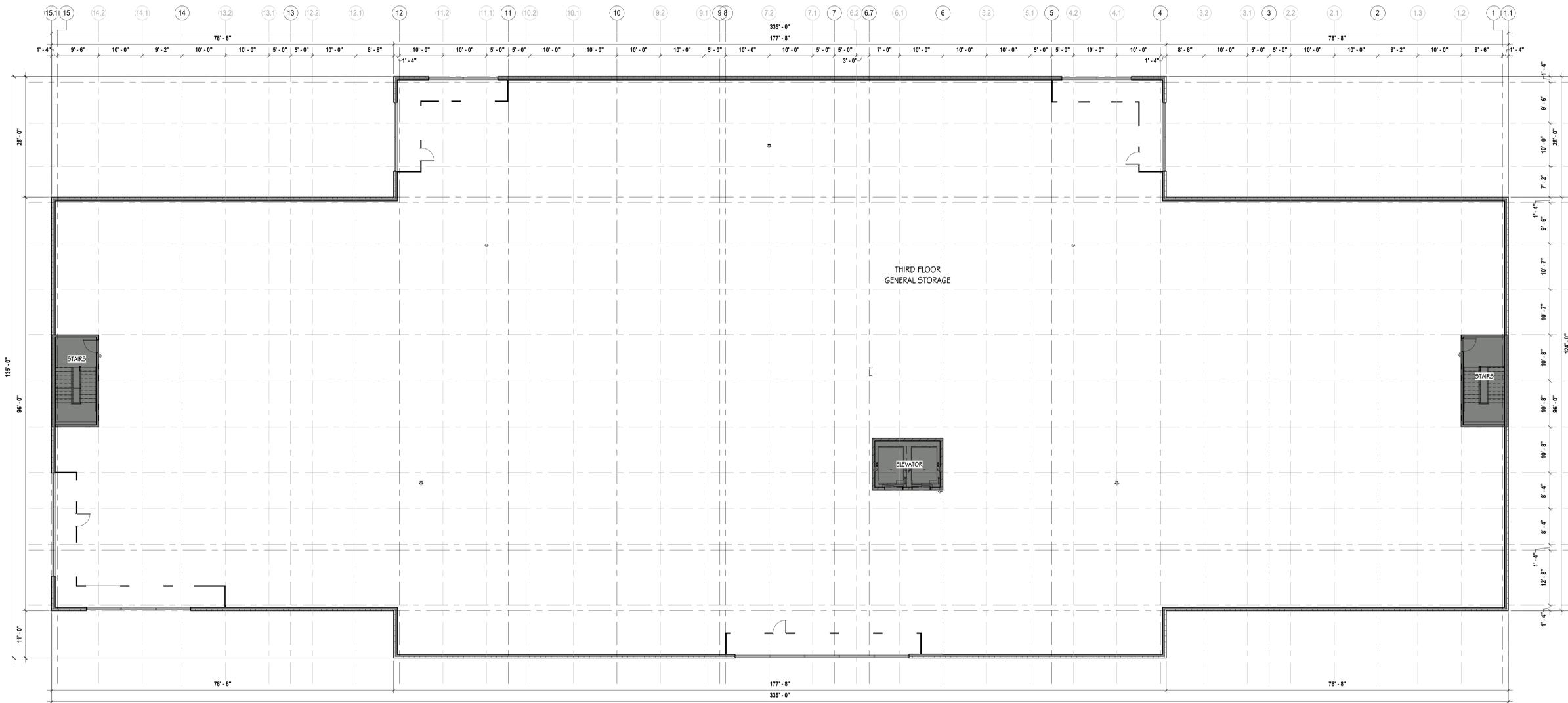
REV.	DATE	DESCRIPTION

FOR REVIEW

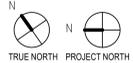
WARRENVILLE STORAGE
 4200 CANTERA DR
 WARRENVILLE, IL 60555
 CLIENT: CANTERA ENTERPRISES, LLC
 2116 WATSON ST.
 ELHURST, IL 60120

DRAWING TITLE: CONCEPT THIRD LEVEL
 SCALE: AS NOTED
 DRAWN BY: FZAC
 CHECKED BY: JB
 DATE: 06/05/25

ISSUED FOR:
 REVIEW
 DRAWING #:
 A-1.2
 OF 8



1 CONCEPT THIRD LEVEL FLOOR PLAN
 A-1.2 SCALE: 3/32" = 1'-0"



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REV.	DATE	DESCRIPTION

FOR REVIEW

WARRENVILLE STORAGE
 4200 CANTERA DR
 WARRENVILLE, IL 60555

CLIENT: MARTIN ENTERPRISES, LLC
 211 WATSON ST.
 ELMWOOD, IL 60120

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

DATE: 06/05/25
 ISSUED FOR: **REVIEW**

DRAWING #: **A-2.0**
 OF 8



1 CONCEPT WEST ELEVATION (FRONT)
 A-2.0 SCALE: 3/32" = 1'-0"



3 CONCEPT NORTH ELEVATION - FERRY RD
 A-2.0 SCALE: 3/32" = 1'-0"



2 CONCEPT SOUTH ELEVATION
 A-2.0 SCALE: 3/32" = 1'-0"



4 CONCEPT EAST ELEVATION - MILL ST.
 A-2.0 SCALE: 3/32" = 1'-0"

PRELIMINARY
 NOT FOR CONSTRUCTION



SOUTHWEST VIEW



WEST VIEW



NORTHEAST VIEW

PRELIMINARY
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REV.	DATE	REVISION/NOTE

FOR REVIEW

WARRENVILLE STORAGE
4200 CANTERA DR
WARRENVILLE, IL 60555

DRAWING TITLE: CONCEPT PERSPECTIVES
SCALE: AS NOTED

CHECKED BY: JB
DRAWN BY: FZAC

DATE: 06/05/25
ISSUED FOR: REVIEW

DRAWING #: A-2.4
OF 8

Attachment D

SELF STORAGE FACILITY

4200 CANTERRA DRIVE | WARRENVILLE, ILLINOIS

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

L0.2

PLANT SYMBOLS KEY

PLANTING DETAILS

NOTES - GENERAL LANDSCAPE

NOTES - MAINTENANCE PLAN

L1.1

TREE PRESERVATION & REMOVALS PLAN

L1.2

TREE PRESERVATION & REMOVALS:

TREE INVENTORY (ONSITE & OFFSITE)

RATING SCALE, CONDITION / FORM

NOTES - TREE PRESERVATION

TREE PROTECTION FENCE DETAIL

L2.0

LANDSCAPE PLAN - OVERALL, PROPOSED

L2.1

STORMWATER MANAGEMENT AREA
(DETENTION BASIN)

SCHEDULE: PLANT & MATERIALS

EROSION CONTROL BLANKET

MATERIAL SOURCES

L2.2

STORMWATER MANAGEMENT AREA
(DETENTION BASIN)

NOTES - INSTALLATION

NOTES - MANAGEMENT

PERFORMANCE STANDARDS



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

NO.	DATE	DESCRIPTION
1.	11/22/24	PER ARCH & SITE PLAN
2.	11/27/24	ADD MAINTENANCE PLAN
3.	6/27/25	PER STAFF COMMENTS
4.		
5.		
6.		
7.		
8.		
9.		
10.		

PROJECT NAME AND SHEET TITLE

SELF STORAGE FACILITY
4200 CANTERA DRIVE
WARRENVILLE, IL

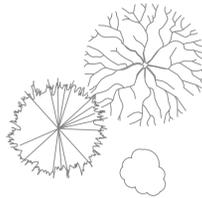
**PRELIMINARY LANDSCAPE PLAN:
COVER SHEET**

SHEET NUMBER

L0.1

PLANT SYMBOLS KEY & PLANT MIX MATRIX

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



EXISTING DECIDUOUS TREE

EXISTING EVERGREEN TREE

EXISTING SHRUBS & PERENNIALS

SHADE / CANOPY TREES, 2.5"+ CALIPER:

- ACER VARIETIES / MAPLE VAR.
- FAGUS VARIETIES / BEECH VAR.
- CELTIS OCCIDENTALIS / COMMON HACKBERRY
- GINKGO BILOBA / GINKGO
- GLEDITSIA TRIACANTHOS VAR. INERMIS / THORNLESS HONEYLOCUST
- GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE
- LIQUIDAMBAR STYRACIFLUA / AMERICAN SWEETGUM
- LIRIODENDRON TULIPIFERA / TULIP TREE
- METASEQUOIA GLYPTOSTROBILIDES / DAWN REDWOOD
- PLATANUS ACERIFOLIA 'MORTON CIRCLE' / LONDON PLANETREE
- QUERCUS ALBA / WHITE OAK
- QUERCUS BICOLOR / SWAMP WHITE OAK
- QUERCUS MACROCARPA / BUR OAK
- QUERCUS PALUSTRIS / PIN OAK
- QUERCUS RUBRA / RED OAK
- TILIA TOMENTOSA 'STERLING SILVER' / STERLING SILVER LINDEN
- ULMUS CARPINIFOLIA 'ACCOLADE' / ACCOLADE ELM

ORNAMENTAL TREES, 8" TALL/2" CALIPER+:

- AMELANCHIER VARIETIES / SERVICEBERRY VAR.
- BETULA NIGRA / RIVER BIRCH
- CORNUS MAS / CORNELIAN CHERRY
- CRATAEGUS VARIETIES / HAWTHORN VAR.
- HAMAMELIS VARIETIES / WITCHHAZEL VAR.
- MAGNOLIA VARIETIES / MAGNOLIA VAR.
- MALUS VARIETIES / FLOWERING CRABAPPLE VAR.
- SYRINGA RETICULATA / JAPANESE TREE LILAC

EVERGREEN TREES, 6"+ TALL:

- ABIES CONCOLOR / WHITE FIR
- JUNIPERUS CHINENSIS 'FAIRVIEW' / FAIRVIEW JUNIPER
- PICEA ABIES / NORWAY SPRUCE
- PICEA GLAUCA 'DENSATA' / BLACK HILLS SPRUCE
- PINUS STROBUS / EASTERN WHITE PINE
- PSEUDOTSUGA MENZIESII / DOUGLAS FIR
- THUJA VARIETIES / ARBORVITAE VAR.
- TSUGA CANADENSIS / CANADIAN HEMLOCK

LARGE, DECIDUOUS SHRUBS, 36"+ TALL:

- AESCULUS PARVIFLORA / BOTTLEBRUSH BUCKEYE
- ARONIA VARIETIES / CHOKEBERRY VAR.
- CORNUS VARIETIES / DOGWOOD VAR.
- FORSYTHIA 'MEADOWLARK' / MEADOWLARK FORSYTHIA
- FOTHERGILLA GARDENII / DWARF FOTHERGILLA
- HYDRANGEA VARIETIES / HYDRANGEA VAR.
- SYRINGA VARIETIES / LILAC VAR.
- VIBURNUM VARIETIES / VIBURNUM VAR.

SMALL, DECIDUOUS SHRUBS, 18"-24" TALL:

- ARONIA VARIETIES / CHOKEBERRY VAR.
- HYPERICUM KALMIANUM / ST. JOHNSWORT
- RHUS AROMATICA 'GRO-LOW' / GRO LOW SUMAC
- SPIRAEA VARIETIES / SPIRAEA VAR.

SMALL, EVERGREEN SHRUBS, 24" TALL / WIDE:

- BUXUS VARIETIES / BOXWOOD VAR.
- JUNIPERUS VARIETIES / JUNIPER VAR.
- TAXUS VARIETIES / YEW VAR.

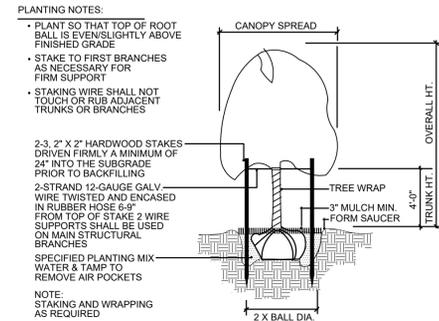
LARGE, ORNAMENTAL GRASS, 3 GALLON & SMALL, ORNAMENTAL GRASS, 1 GALLON:

- CALAMAGROSTIS VARIETIES / REED GRASS VAR.
- PANICUM VARIETIES / SWITCH GRASS VAR.
- PENNISETUM VARIETIES / FOUNTAIN GRASS VAR.
- SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM
- SESLERIA AUTUMNALIS / MOOR GRASS
- SPOROBOLUS HETEROLEPSIS / PRAIRIE DROPSEED

PERENNIAL FLOWERS & GROUNDCOVER, 1 GALLON:

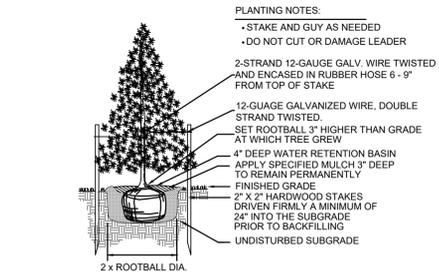
- MISC. VAR.

PLANTING DETAILS



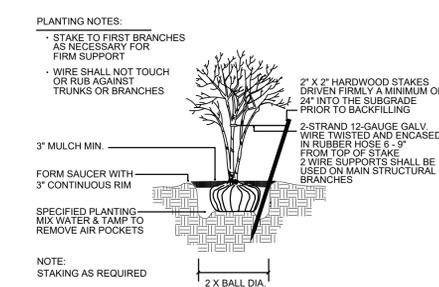
TREE PLANTING & STAKING

NOT TO SCALE



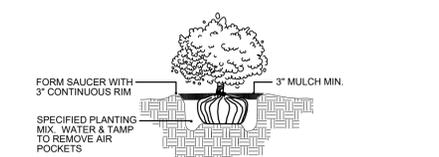
EVERGREEN TREE PLANTING

NOT TO SCALE



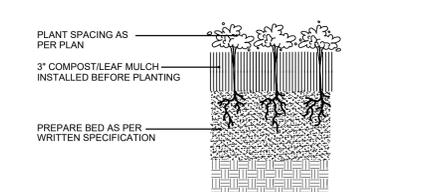
MULTI-TRUNK TREE STAKING

NOT TO SCALE



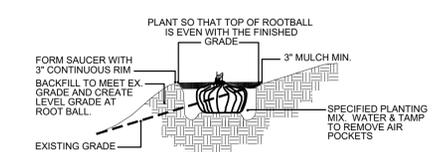
SHRUB PLANTING

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 (PER CODE: MIN. 6" DEEP FOR ALL TURF AREAS & MIN. 9" DEEP FOR ALL PLANTING AREAS), 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.

NOTES - MAINTENANCE PLAN

- THIS LANDSCAPE MAINTENANCE PLAN IS TO PRESENT A LANDSCAPE WHICH PRESERVES THE DESIGN INTENT BY THE LANDSCAPE ARCHITECT.
- ITS GOAL IS TO ACHIEVE A STANDARD OF OPTIMUM HEALTH, INCLUDING CONTINUED GROWTH AND FLOURISHING OF ALL PLANTS, PLANT COMMUNITIES, AND TURF.
- PREVENTION IS THE MOST EFFECTIVE PRACTICE; PROBLEMS SHOULD BE IDENTIFIED, DIAGNOSED, AND REMEDIATED BEFORE THEY BECOME DETRIMENTAL.
- TO SATISFY THESE OBJECTIVES, THE GUIDELINES WHICH FOLLOW, DESCRIBE THE GENERAL CRITERIA AND SPECIFIC REQUIREMENTS WHICH, IF STRICTLY ADHERED TO AND USED COLLECTIVELY, WILL MAINTAIN THE SITE LANDSCAPE IN ITS OPTIMUM CONDITION OVER THE LONG TERM. THESE GUIDELINES WERE MEANT TO BE BOTH SPECIFIC AND GENERAL.
- HOWEVER, THIS PLAN COULD NEVER ANTICIPATE EVERY PROBLEM WHICH MAY OCCUR OR DEVELOP OVER TIME. THE LANDSCAPE MAINTENANCE CONTRACTOR SHALL USE PROFESSIONAL JUDGEMENT REGARDING MAINTENANCE PRACTICES FOR THIS SITE.
- All work shall be performed in accordance with accepted horticultural practices. Chemicals shall be applied in accordance with applicable laws and regulations and by licensed personnel.
 - Materials shall be applied in accordance with manufacturers' directions. Landscape maintenance staff shall be properly trained and equipped to permit the timely completion of all operations.
 - TREES:
 - Encourage plants to attain mature height and full spread.
 - Maintain to encourage abundant foliage.
 - Any messy, unsightly fruit drop must be cleaned up regularly.
 - Encourage profuse blooming in all flowering trees.
 - Cultivated and edged tree ring shall be maintained at the base of all lawn trees, twice per season.
 - In areas of heavy pedestrian or vehicular use, limbs shall be kept high enough (clear zone of 6'+ high) to prevent a hazard.
 - Vehicular, pedestrian, and storm damage must be responded to promptly.
 - Remove dead or broken branches promptly and do so via professional horticultural practices.
 - If warranted, dormant pruning shall be completed.
 - A yearly soil injection of fertilizer is encouraged for optimum plant performance.
 - SHRUBS:
 - Maintain to be kept full and green while in leaf and provide abundant color when in flower.
 - Maintain at a reasonable size for safety, security, spacing, and design effect. Only enlist proper pruning techniques when warranted.
 - Remove dead or broken branches promptly and do so via professional horticultural practices.
 - If warranted, dormant pruning shall be completed.
 - A yearly soil injection of fertilizer is encouraged for optimum plant performance.
 - ORNAMENTAL GRASSES, PERENNIALS, & GROUNDCOVERS:
 - For groundcover, encourage neat, weed-free, dense mats, lush with foliage, to cover the soil surface. A dense area of groundcover requires no mulching.
 - For perennials, encourage plants to bloom profusely.
 - For ornamental grasses, encourage plants to thrive in foliage and in flower. Divide plants as needed.
 - Remove spent blooms as needed throughout the growing season.
 - Remove spent foliage in late winter, prior to new, spring growth.
 - TURF AREAS:
 - Must be kept neatly mown and trimmed, weeded, and fed to stimulate a blanket of dense green, devoid of pressure from weeds.
 - Cut to a height of 3"-4" as conditions dictate. Mowing shall be done frequently enough so that no more than one-third (1/3) of the grass blade is removed per cutting. Mowing equipment and patterns shall be employed to permit recycling of clippings where possible and present a neat appearance. Excess clippings shall be removed and blades on all equipment shall be sharp to prevent tearing of the grass blades.
 - Trim around all vertical surfaces ensuring a neat appearance and consistent height with the remainder of the lawn areas.
 - Turf adjacent to walks and curbs shall be edged once per month during the growing season.
 - Pre-emergent crabgrass control shall be applied to all turf areas in the spring to deter crabgrass seeds from germinating.
 - Quality turf fertilizer shall be applied to all turf areas three times per growing season, at conducive times, to promote green color and root growth. Timing, frequency, and rate of application shall be adjusted to meet horticultural conditions.
 - Grub preventative shall be applied to all turf areas one time per season.
 - Broadleaf weed control post-emergent shall be applied to all turf areas three times per season.
 - Fall clean-up operations shall be performed in late fall to remove leaves from all turf. All debris shall be removed off-site.
 - PLANTING BED CARE:
 - Weeds shall be removed, at the root, by hand-pulling. Use, especially excess use, of all chemical herbicides shall be avoided if possible.
 - For optimum growth and plant performance, granular slow-release fertilizer applied to all existing beds once per season is encouraged.
 - Beds shall be edged and cultivated two times each growing season.
 - Fall clean-up operations shall be performed in late fall to remove leaves from all bed areas. All debris shall be removed off-site.
 - Mulch (non dyed, non colored) shall be applied yearly or bi-yearly, so that a 3" of depth of mulch (no more) is maintained across all planting beds at all times.
 - GENERAL:
 - Spring clean-up operations will be performed during the month of April, to remove leaves and debris that have accumulated over the winter, and to remove the spent foliage from the previous growing season.
 - All paved areas shall be kept clean of lawn clippings, leaves, soil, etc. - swept weekly during the growing season.
 - Application of herbicides, pesticides, fungicides, and fertilizers (if these materials are applied) shall be applied utilizing best management practices and applied by professional / licensed personnel.
 - Unforeseen and unpredictable items such as storm damage and certain insect and disease problems may occur, they shall be responded to promptly and appropriately.



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

NO.	REVISION
1.	11/22/24 PER ARCH & SITE PLAN
2.	11/27/24 ADD MAINTENANCE PLAN
3.	6/27/25 PER STAFF COMMENTS
4.	
5.	
6.	
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

SELF STORAGE FACILITY
4200 CANTERA DRIVE
WARRENVILLE, IL

**PRELIMINARY LANDSCAPE PLAN:
NOTES & DETAILS**

SHEET NUMBER

LO.2

EXISTING TREE INVENTORY - ONSITE

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

EXISTING TREE INVENTORY - OFFSITE

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

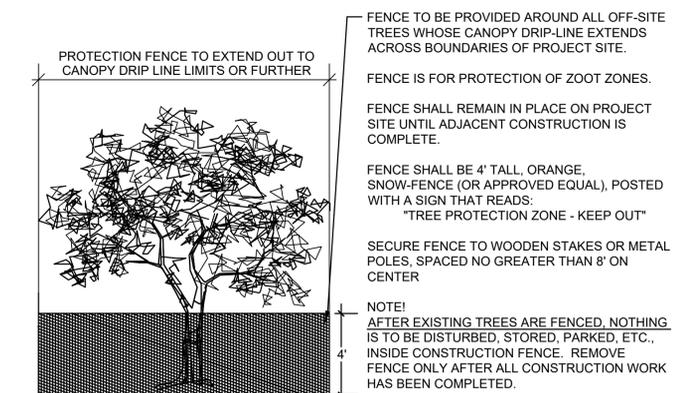
Less than 10% of the tree shows signs of life.

NOTES - TREE PRESERVATION

1. TREE PRESERVATION:

- A. **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).**
- B. AN APPROVED TREE PRESERVATION PLAN MUST BE AVAILABLE AT THE BUILDING SITE.
- C. PRIOR TO ANY DEMOLITION / CONSTRUCTION ACTIVITY, INSTALL TREE PRESERVATION FENCE AND PERFORM ROOT PRUNING FOR ALL PROTECTED TREES.
- D. 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".
- E. ALL REQUIRED TREE PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL THE TIME OF FINISH GRADING AND LANDSCAPING.
- F. NO TRENCHING SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES FOR ANY CONSTRUCTION ACTIVITY, UNLESS PRE-APPROVED BY PROJECT ARBORIST &/OR PROJECT LANDSCAPE ARCHITECT.
- G. NO GRADE CHANGES SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES OF TREES FOR ANY CONSTRUCTION ACTIVITY.
- H. 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.
- I. 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.
- J. 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.
- K. 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).
- L. **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.
- M. THE TREE PROTECTION ZONE MAY BE MULCHED TO IMPROVE THE GROWING CONDITIONS FOR TREE ROOTS AND TO MINIMIZE MAINTENANCE OF THE LAWN.
- N. ALL OFF-SITE TREES SHALL BE PRESERVED.
- O. 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.	11/27/24 ADD MAINTENANCE PLAN
3.	6/27/25 PER STAFF COMMENTS
4.	
5.	
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PROJECT NAME AND SHEET TITLE

SELF STORAGE FACILITY
4200 CANTERA DRIVE
WARRENVILLE, IL

PRELIMINARY LANDSCAPE PLAN:
TREE INVENTORY & NOTES

SHEET NUMBER

L1.2

FERRY ROAD PARKWAY, ±263 LF

REQUIRED:
 - 1 TREE / 40 LF
TOTAL REQUIRED, TREES: = 7

PROVIDED:
 - EXISTING PARKWAY TREES = 5
 - NEW PARKWAY TREES = 2
TOTAL PROVIDED, TREES: = 7

PERIMETER (FRONT YARD ALONG PRINCIPAL ARTERIAL STREET), ±263 LF

REQUIRED:
 - 1, 3" CALIPER (9'H) MIN. SHADE TREE / 20 LF;
 AND 1 SHRUB PER 5 LF
TOTAL REQUIRED: (14) TREES & (53) SHRUBS

PROVIDED:
 - EXISTING TREES = 8
 - NEW 3" CALIPER SHADE TREES = 6
TOTAL PROVIDED, TREES: = 14

- EXISTING SHRUBS = 33
 - NEW SHRUBS = 20
TOTAL PROVIDED, SHRUBS: = 53

PARKING LOT INTERIOR, 10 SPACES

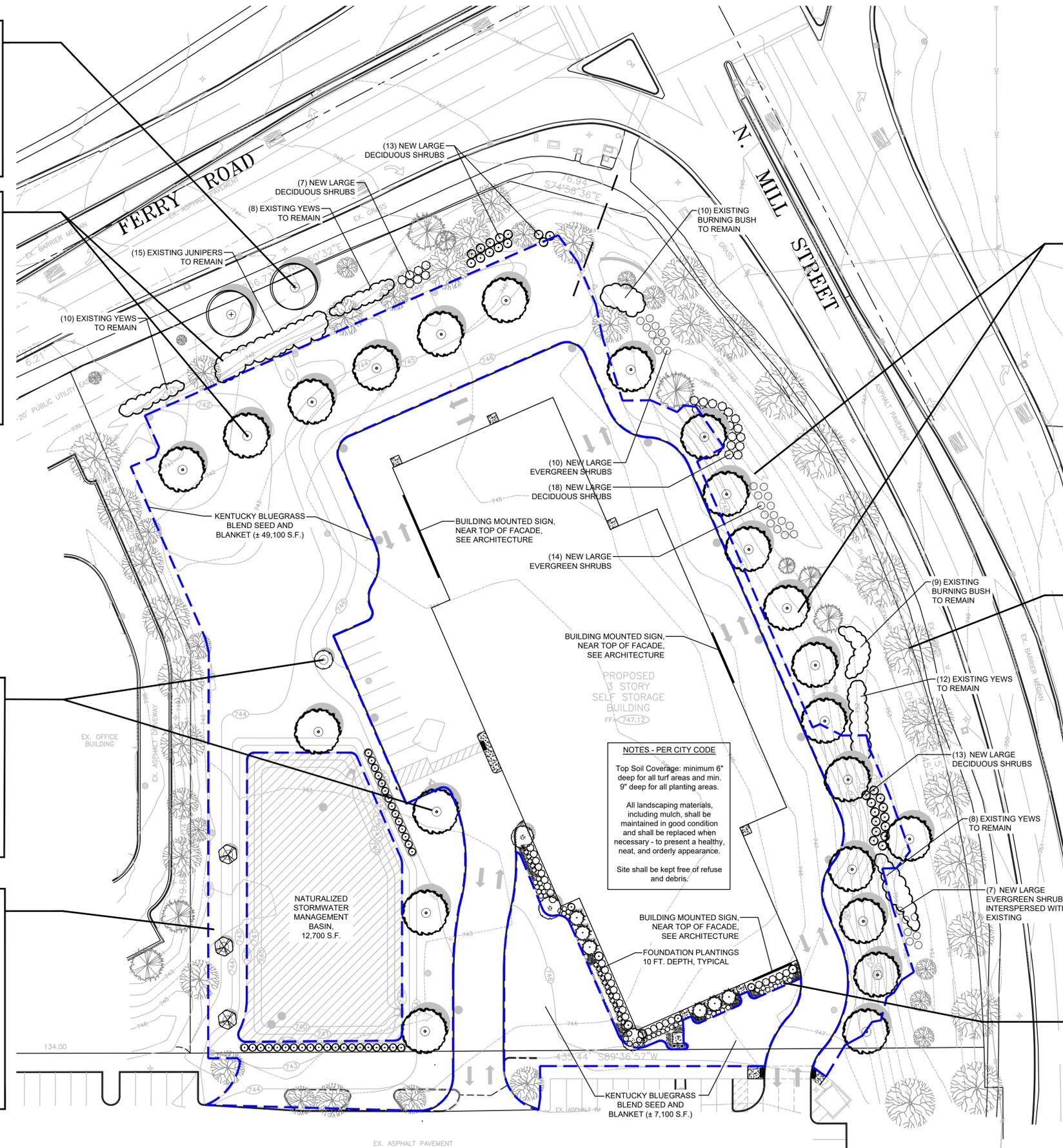
REQUIRED:
 - 1 SHADE TREE PER 120 SF LANDSCAPED AREA
 - 1 SHADE TREE PER 20 SPACES
TOTAL REQUIRED, TREES: = 2

PROVIDED:
 - 1 SHADE TREE
 - 1 ORNAMENTAL TREE (TO MAINTAIN VISIBILITY TO PROPOSED BUILDING SIGNAGE)
TOTAL PROVIDED, TREES: = 2

BASIN PERIMETER, ±465 LF @ HWL

REQUIRED PER 50 LF:
 - 1 SHADE TREE, OR;
 - 3 ORNAMENTAL TREES, OR;
 - 125 SF PLANTING BED WITH DECIDUOUS OR EVERGREEN SHRUBS AND / OR PERENNIALS
TOTAL REQUIRED, TREES / EQUIVALENT: = 9.3

PROVIDED:
 - 3 SHADE TREES
 - 3 ORNAMENTAL TREES
 - 750 S.F. OF PLANTING BED (34 SHRUBS)
TOTAL PROVIDED, TREES / EQUIVALENT: = 10



NOTES - PER CITY CODE

Top Soil Coverage: minimum 6" deep for all turf areas and min. 9" deep for all planting areas.

All landscaping materials, including mulch, shall be maintained in good condition and shall be replaced when necessary - to present a healthy, neat, and orderly appearance.

Site shall be kept free of refuse and debris.

PERIMETER (FRONT YARD ALONG PRINCIPAL ARTERIAL STREET), ±502 LF

REQUIRED:
 - 1, 3" CALIPER (9'H) MIN. SHADE TREE / 20 LF;
 AND 1 SHRUB PER 5 LF
TOTAL REQUIRED: (25) TREES & (101) SHRUBS

PROVIDED:
 - EXISTING TREES = 12
 - NEW 3" CALIPER SHADE TREES = 13
TOTAL PROVIDED, SHADE TREES: = 25

- EXISTING SHRUBS = 39
 - NEW SHRUBS = 62
TOTAL PROVIDED, SHRUBS: = 101

MILL STREET PARKWAY, ±502 LF

REQUIRED:
 - 1 TREE / 40 LF
TOTAL REQUIRED, TREES: = 13

PROVIDED:
 - (13) EXISTING TREES
TOTAL PROVIDED, TREES: = 13

FOUNDATION PLANTINGS.
 BUILDING PERIMETER = 940 LF TOTAL, INCLUDING PEDESTRIAN AND VEHICULAR INGRESS/EGRESS

REQUIRED:
 - 10 FT. DEPTH
 - 50% MINIMUM COVERAGE = 470 FT.
TOTAL REQUIRED: 10' DEPTH @ 50% COVERAGE

PROVIDED:
 - 10 FT. DEPTH
 - ±25% COVERAGE = 235 L.F.*
TOTAL PROVIDED: 10' DEPTH @ 25% COVERAGE

*VARIATION REQUESTED

NOTE!

ALL TURF AREAS TO RECEIVE KENTUCKY BLUEGRASS BLEND SEED AND GREEN SINGLE NET SEED GERMINATION BLANKET.



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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.	11/27/24 ADD MAINTENANCE PLAN
3.	6/27/25 PER STAFF COMMENTS
4.	
5.	
6.	
7.	
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10.	

PROJECT NAME AND SHEET TITLE
SELF STORAGE FACILITY
 4200 CANTERA DRIVE
 WARRENVILLE, IL

**PRELIMINARY LANDSCAPE PLAN:
 PROPOSED, OVERALL**

SHEET NUMBER
L2.0

STORMWATER MANAGEMENT AREA (DETENTION BASIN)

SCHEDULE: PLANT & MATERIALS (STORMWATER MANAGEMENT BASIN)

BASIN BOTTOM: NATIVE PLUG MATRIX

Botanical Name	Common Name	Size	% of Total Quantity	Spacing
Grasses, Sedges, and Rushes				
<i>Juncus tenuis</i>	Path rush	2" wide x 5" deep plug	5%	36" O.C.
<i>Panicum virgatum</i>	Switchgrass	2" wide x 5" deep plug	10%	36" O.C.
<i>Sporobolus heterolepis</i>	Prairie dropseed	2" wide x 5" deep plug	10%	36" O.C.
Forbs				
<i>Eryngium yuccifolium</i>	Rattlesnake master	2" wide x 5" deep plug	10%	36" O.C.
<i>Physostegia virginiana</i>	Obedient plant	2" wide x 5" deep plug	6%	36" O.C.
<i>Pycnanthemum tenuifolium</i>	Sender mountain mint	2" wide x 5" deep plug	10%	36" O.C.
<i>Rudbeckia subtomentosa</i>	Sweet coneflower	2" wide x 5" deep plug	10%	36" O.C.
<i>Scutellaria incana</i>	Downy skullcap	2" wide x 5" deep plug	10%	36" O.C.
<i>Siphium laciniatum</i>	Compass plant	2" wide x 5" deep plug	3%	36" O.C.
<i>Siphium perfoliatum</i>	Cup plant	2" wide x 5" deep plug	3%	36" O.C.
<i>Siphium terebinthinaceum</i>	Prairie dock	2" wide x 5" deep plug	3%	36" O.C.
<i>Tradescantia ohioensis</i>	Ohio spiderwort	2" wide x 5" deep plug	10%	36" O.C.
<i>Vernonia fasciculata</i>	Ironweed	2" wide x 5" deep plug	10%	36" O.C.
Total			100%	

BASIN BOTTOM & SIDE SLOPES: NATIVE SEED MATRIX

Botanical Name	Common Name	Oz/ Acre	Lbs/ Acre
Grasses, Sedges, and Rushes			
<i>Andropogon gerardii</i>	Big bluestem	40.0	
<i>Bouteloua curtipendula</i>	Sideoats grama	24.0	
<i>Carex breviar</i>	Shortbeak sedge	8.0	
<i>Chasmanthium latifolium</i>	Northern sea oats	80.0	
<i>Panicum virgatum</i>	Switchgrass	16.0	
<i>Sorghastrum nutans</i>	Indian grass	16.0	
Total Grasses and Sedges		184.0	11.50
Forbs			
<i>Asclepias syriaca</i>	Common milkweed	16.0	
<i>Eryngium yuccifolium</i>	Rattlesnake master	8.0	
<i>Helianthus annuus</i>	Ox-eye sunflower	12.0	
<i>Monarda fistulosa</i>	Wild bergamot	2.0	
<i>Oenothera macrocarpa</i>	Missouri primrose	12.0	
<i>Oligoneuron riddellii</i>	Riddell's goldenrod	1.0	
<i>Oligoneuron rigidum</i>	Stiff goldenrod	2.0	
<i>Penstemon digitalis</i>	Foxglove beard tongue	1.0	
<i>Physostegia virginiana</i>	Obedient plant	2.0	
<i>Pycnanthemum tenuifolium</i>	Sender mountain mint	0.5	
<i>Rudbeckia hirta</i>	Black-eyed Susan	2.0	
<i>Rudbeckia subtomentosa</i>	Sweet coneflower	2.0	
<i>Symphoricarpos novae-angliae</i>	New England aster	2.0	
<i>Tradescantia ohioensis</i>	Ohio spiderwort	12.0	
<i>Vernonia fasciculata</i>	Ironweed	2.0	
<i>Veronicastrum virginicum</i>	Culver's root	0.5	
<i>Zizia aurea</i>	Golden alexanders	8.0	
Total Forbs		85.0	5.31
TOTAL Grasses, Sedges, and Forbs		269.0	16.81
Temporary Cover Crop			
<i>Elymus canadensis</i>	Canada wild rye	40.0	2.5
<i>Avena sativa</i>	Common oats	320.0	20

EROSION CONTROL BLANKET

NORTH AMERICAN GREEN, BIONET S75 BN (OR APPROVED EQUAL)

NOTE!

ALL AREAS RECEIVING NATIVE SEED SHALL BE INSTALLED WITH AN EROSION CONTROL BLANKET.

MATERIAL SOURCES

NATIVE PLANTS

STANTEC (OR APPROVED EQUAL)
TEL (574) 586-2412
NURSERYSALES@STANTEC.COM
WWW.STANTEC.COM/NURSERY

EROSION CONTROL BLANKET

NORTH AMERICAN GREEN (OR APPROVED EQUAL)
TEL (800) 772-2040
WWW.NAGREEN.COM

NOTES - INSTALLATION OF NATIVE PLANTINGS

CONTRACTOR QUALIFICATIONS:

ALL WORK SHALL BE PERFORMED BY A NATURAL AREAS CONTRACTOR WITH AT LEAST SEVEN (7) YEARS OF DOCUMENTED EXPERIENCE IN PLANTING OF NATIVE SPECIES, NATURAL AREAS MANAGEMENT, MONITORING, AND REPORTING FOR THE PURPOSES OF ECOLOGICAL RESTORATION.

SITE PREPARATION:

SOIL - PRIOR TO PLANTING, SPREAD A MINIMUM OF EIGHT INCHES (8") / UP TO TWELVE INCHES (12") DEPTH OF QUALITY TOPSOIL WITHIN THE BOTTOM OF EACH BASIN AND FOR ALL BASIN SIDE SLOPES. TOPSOIL SHALL CONTAIN A MINIMUM OF 4% ORGANIC MATERIAL AS DOCUMENTED BY RECENT SOIL TESTING RESULTS. SOIL TESTING TO BE PROVIDED BY THE CONTRACTOR. ENSURE ALL GRADES AFTER SOIL PLACEMENT ARE PER THE ENGINEERING PLANS. NO ROCKS, SOD, CLODS, OR OTHER DEBRIS IN EXCESS OF TWO INCHES (2") IN ANY DIMENSION SHALL BE ALLOWED.

WATER LEVEL - ENSURE THAT ALL RESTRICTORS, FILTERS, OR OTHER TEMPORARY STORMWATER SYSTEM MODIFICATIONS IMPLEMENTED DURING CONSTRUCTION HAVE BEEN REMOVED AND THAT WATER LEVELS ARE ESTABLISHED AT THEIR PERMANENT HEIGHTS PRIOR TO SEEDING/PLANTING. CONTRACTOR IS RESPONSIBLE FOR DEWATERING AS NEEDED PRIOR TO SEEDING/PLANTING.

HERBACEOUS CLEARING - IF ANY VEGETATION HAS BECOME ESTABLISHED IN THE BASIN PRIOR TO SEEDING/PLANTING, APPLY A NON-SELECTIVE SYSTEMIC HERBICIDE WITH LOW RESIDUAL PROPERTIES APPROXIMATELY TWO (2) WEEKS BEFORE SEED/PLANT INSTALLATION. HERBICIDE APPLICATIONS IN OR ADJACENT TO SHORELINES OR OPEN WATER SHALL UTILIZE AN HERBICIDE APPROVED FOR AQUATIC USE. REMOVE ANY BIOMASS, LITTER, AND DEBRIS FROM THE SITE PRIOR TO SEED INSTALLATION. SCARIFY SOIL TO ENSURE GOOD SEED-TO-SOIL CONTACT.

SEEDING & PLANTING:

MATERIALS - NATIVE SEED MATERIAL SHALL BE PURCHASED FROM SOURCES SPECIALIZING IN NATIVE SPECIES AND LOCATED WITHIN 200 MILES OF THE PROJECT SITE.

SEED - ALL NATIVE SEED SHALL BE PROVIDED ON A PURE LIVE SEED (PLS) BASIS. ACTUAL SEED AMOUNTS USED ON THE PROJECT WILL VARY WITH THE ACTUAL PERCENT OF PLS IN THE SEED LOT. SEED CONTAINING NOXIOUS WEEDS IS NOT ACCEPTABLE. SEED CONTAINING WEED SEED IN EXCESS OF 0.5% IS NOT ACCEPTABLE. "BEARDED" FORB SPECIES (EX. ASTER, SOLIDAGO, LIATRIS, ETC.) SHALL BE PROVIDED AS DE-HULLED SEED. ALL SEED SHALL BE FURNISHED IN SEALED CONTAINERS; SEED THAT HAS BECOME WET (UNLESS AS A RESULT OF STRATIFICATION), MOLDY, OR OTHERWISE DAMAGED IN TRANSIT OR STORAGE IS NOT ACCEPTABLE. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IMMEDIATELY UPON SEEDING COMPLETION.

TIMING & MAINTENANCE - SEEDING: (SPRING) MARCH 1ST - JUNE 15TH AND (FALL) SEPTEMBER 15TH - OCTOBER 31ST. BEGIN MAINTENANCE AND MONITORING ACTIVITIES IMMEDIATELY AFTER SEEDING AND CONTINUE FOR THREE (3) FULL GROWING SEASONS.



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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.	11/27/24 ADD MAINTENANCE PLAN
3.	6/27/25 PER STAFF COMMENTS
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PROJECT NAME AND SHEET TITLE

SELF STORAGE FACILITY
4200 CANTERA DRIVE
WARRENVILLE, IL

**PRELIMINARY LANDSCAPE PLAN:
BASIN PLANTINGS & NOTES**

SHEET NUMBER

L2.1

Prepared by:



www.indigoecologicaldesign.com

STORMWATER MANAGEMENT AREA (DETENTION BASIN)

NOTES - MANAGEMENT OF NATIVE PLANTINGS

PART 1. GENERAL

1.1 DESCRIPTION

A. THIS SECTION INCLUDES THE PREFERRED MANAGEMENT SCHEDULE AND PERFORMANCE STANDARDS FOR ALL NATIVE PLANT COMMUNITIES FOR THREE YEARS FOLLOWING INITIAL INSTALLATION (EVEN THOUGH THE NATIVE AREAS SHALL BE MAINTAINED IN PERPETUITY).

1.2 RELATED SECTIONS

A. NATIVE SEEDING, NATIVE HERBACEOUS PERENNIAL PLANTING

1.3 QUALITY ASSURANCE

A. QUALIFICATIONS OF WORKERS: PROVIDE AT LEAST ONE PERSON WHO SHALL BE PRESENT AT ALL TIMES DURING EXECUTION OF THIS PORTION OF THE WORK, WHO SHALL BE THOROUGHLY FAMILIAR WITH THE TYPE AND OPERATION OF EQUIPMENT BEING USED. SAID PERSON SHALL DIRECT ALL WORK PERFORMED UNDER THIS SECTION.
 B. STANDARDS: ALL MATERIALS AND METHODS USED DURING THIS PORTION OF THE WORK SHALL MEET OR EXCEED APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL LAWS AND REGULATIONS. THE USE OF ANY HERBICIDE SHALL FOLLOW DIRECTIONS GIVEN ON THE HERBICIDE LABEL. IN THE CASE OF A DISCREPANCY BETWEEN THESE SPECIFICATIONS AND THE HERBICIDE LABEL, THE LABEL SHALL PREVAIL.

1.4 SUBMITTALS

A. MATERIALS: THE CONTRACTOR SHALL SUBMIT TO THE OWNER FOR APPROVAL A COMPLETE LIST OF ALL MATERIALS TO BE USED DURING THIS PORTION OF THE WORK PRIOR TO DELIVERY OF ANY MATERIALS TO THE SITE. INCLUDE COMPLETE DATA ON SOURCE, AMOUNT AND QUALITY. THIS SUBMITTAL SHALL IN NO WAY BE CONSTRUED AS PERMITTING SUBSTITUTION FOR SPECIFIC ITEMS DESCRIBED ON THE PLANS OR IN THESE SPECIFICATIONS UNLESS APPROVED IN WRITING BY THE OWNER.
 B. LICENSES: PRIOR TO ANY HERBICIDE USE, THE CONTRACTOR SHALL SUBMIT TO THE OWNER A CURRENT COPY OF THE STATE OF ILLINOIS COMMERCIAL PESTICIDE APPLICATOR/OPERATOR'S LICENSE, WITH CERTIFICATION IN THE APPROPRIATE CATEGORIES. FOR EACH PERSON WHO WILL BE APPLYING HERBICIDE AT THE PROJECT SITE, A COPY OF EACH COMMERCIAL PESTICIDE APPLICATOR/OPERATOR'S LICENSE MUST BE AVAILABLE AT ALL TIMES DURING COMPLETION OF THE WORK.
 C. EQUIPMENT: THE CONTRACTOR SHALL PROVIDE A LIST OF EQUIPMENT AND A DESCRIPTION AND LOCATION OF ITS INTENDED USE, AND A LIST OF SAID PERSONS PERFORMING THE WORK AND THEIR QUALIFICATIONS FOR OPERATING AND MAINTAINING THE LISTED EQUIPMENT.
 D. PERMITS: PRIOR TO THE COMMENCEMENT OF ANY CONTROLLED BURNING, THE OWNER SHALL SECURE APPLICABLE PERMITS.
 E. AFTER THE WORK IS COMPLETED, SUBMIT TO THE OWNER AN ANNUAL REPORT SUMMARIZING MANAGEMENT ACTIVITIES/PERFORMANCE STANDARD ASSESSMENTS COMPLETED DURING THE PAST CALENDAR YEAR BY THE CONTRACTOR.

PART 2. PRODUCTS

2.1 MATERIALS

A. CONTRACTOR TO FURNISH APPROPRIATE HERBICIDES FOR VARIOUS APPLICATION NEEDS (FOLIAR, BASAL, GRASS-SPECIFIC, AREAS IN SATURATED SOILS, AND/OR AQUATIC) TO CONTROL UNWANTED VEGETATION FOLLOWING ALL LABEL APPLICATION PROCEDURES.

PART 3. EXECUTION

3.1 MAINTENANCE WATERING

A. SCHEDULE WATERING TO PREVENT WILTING, PUDDLING, EROSION, AND DISPLACEMENT OF PERENNIAL PLANTS OR MULCH.
 B. WATER ALL HERBACEOUS PERENNIAL PLANTS TWICE A WEEK WITH FINE SPRAY AT A MINIMUM RATE OF 1 INCH PER WEEK AFTER PLANTING UNLESS RAINFALL PRECIPITATION IS ADEQUATE UNTIL PLANT ESTABLISHMENT, LIKELY THE ENTIRE FIRST GROWING SEASON.
 C. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WATERING UNTIL FINAL ACCEPTANCE.

3.2 METHOD - HERBICIDE APPLICATION

A. CONTRACTOR SHALL ERADICATE INVASIVE HERBACEOUS SPECIES PER SECTION: SEEDING TO MEET THE GUARANTEE IN THE PERFORMANCE STANDARDS.
 B. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT NATIVE SPECIES AND AREAS OUTSIDE OF THE PROJECT AREA DURING EXECUTION OF THE WORK DESCRIBED IN THIS SECTION. THE CONTRACTOR SHALL RESTORE ALL AREAS AFFECTED OR DISTURBED BY THE WORK ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS AT NO ADDITIONAL COST TO THE OWNER.
 C. A SUPPLY OF CHEMICAL ABSORBENT SHALL BE MAINTAINED AT THE PROJECT SITE. ANY CHEMICAL SPILLS SHALL BE PROPERLY CLEANED UP AND REPORTED TO THE OWNER WITHIN 24 HOURS.
 D. THE CONTRACTOR SHALL MAINTAIN COPIES AT THE PROJECT SITE OF ALL CURRENT PESTICIDE APPLICATOR'S LICENSES, HERBICIDE LABELS, AND MSDS'S (MATERIAL SAFETY DATA SHEETS) FOR ALL CHEMICALS UTILIZED DURING COMPLETION OF THE WORK.
 E. HERBICIDE SHALL BE MIXED AND PLACED IN CONTAINERS AWAY FROM ANY NATURAL AREA, TREES, SHRUBS, HERBACEOUS OR WOODY GROWTH, OR BODY OF WATER. HERBICIDES SHALL NOT BE TRANSPORTED TO THE WORK AREA IN ANY CONTAINER OTHER THAN THAT USED FOR APPLICATION.

3.3 METHOD - MOWING

A. THE CONTRACTOR SHALL MOW NATIVE PLANT COMMUNITIES TO A HEIGHT OF 6" AFTER VEGETATION OF SAID AREAS REACHES A HEIGHT OF 18-24" AND BEFORE NON-NATIVE SPECIES GO TO SEED AT LEAST TWO TIMES DURING FIRST GROWING SEASON. ADDITIONAL SPOT MOWING MAY BE NEEDED IN THE SECOND AND/OR THIRD GROWING SEASON AS DETERMINED BY THE OWNER'S CONSULTING ECOLOGIST.
 B. MOWING SHOULD BE DONE WITH A ROTARY BUSH HOG STYLE MOWER TO ENSURE CLIPPINGS ARE DISPERSED RATHER THAN DEPOSITED IN DENSE MATS, WHICH SMOTHER VEGETATION, OR THE CLIPPINGS/BRANCHES SHOULD BE REMOVED FROM THE MOWED AREA.

3.4 METHOD - PRESCRIBED BURNING

A. PRESCRIBED BURNING SHALL BE THE PRIMARY METHOD FOR LONG-TERM ECOLOGICAL MANAGEMENT AND WEED CONTROL ON THE SITE. BURNINGS SHALL BE CONDUCTED IN THE FALL (NOVEMBER-DECEMBER) OF THE THIRD YEAR FOLLOWING INITIAL PLANTING OR SPRING (MID MARCH-APRIL) OF THE FOURTH YEAR FOLLOWING PLANTING. BURNING SHOULD BE CONDUCTED BY AN ENTITY EXPERIENCED IN BURN PLANNING AND PERMIT APPLICATION, AS WELL AS, PRESCRIBED BURN MANAGEMENT.
 B. PRIOR TO THE COMMENCEMENT OF PRESCRIBED BURNING:

1. THE OWNER OR CONTRACTOR SHALL COMPILE A BURN PLAN THAT OUTLINES A PLAN OF ACTION, IDENTIFIES CONTINGENCIES, AND LISTS THE NAMES AND PHONE NUMBERS OF EMERGENCY AGENCIES (FIRE DEPARTMENT, POLICE DEPARTMENT, ETC.). PROPER NOTICE OF INTENT TO BURN SHALL BE GIVEN.
2. CONTRACTOR TO PROVIDE RESIDENT NOTIFICATIONS AS DIRECTED BY THE OWNER OF THE APPROXIMATE TIME AND DATE OF THE BURN. THE METHOD OF NOTIFICATION (CONTACT BY PHONE, IN PERSON, OR DELIVERY OF A BROCHURE OR WRITTEN NOTICE VIA MAIL OR EMAIL) SHALL BE DOCUMENTED ON THE PRESCRIBED BURN PLAN.

C. THE OWNER SHALL APPLY FOR AND RECEIVE ALL REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF PRESCRIBED BURNING.

D. ALL MEMBERS OF PRESCRIBED BURN CREW SHALL HAVE THE FOLLOWING CERTIFICATIONS:

1. NWCG S130 AND S190, OR EQUIVALENT.

E. ILLINOIS CERTIFIED PRESCRIBED BURN MANAGER TO BE ON SITE DURING ALL BURNING ACTIVITIES.

3.5 CLEAN-UP, REMOVAL AND REPAIR

A. CLEAN UP: THE WORK AREA SHALL BE KEPT FREE OF DEBRIS BY THE CONTRACTOR. AT NO TIME SHALL EMPTY HERBICIDE CONTAINERS, TRASH, OR OTHER MATERIAL BE ALLOWED TO ACCUMULATE AT THE PROJECT SITE. ALL CLEANING OF HERBICIDE CONTAINERS SHALL BE DONE AWAY FROM THE OWNER'S PROPERTY OR ANY SURROUNDING AREA. ALL TOOLS SHALL BE KEPT IN APPROPRIATE CARRYING CASES, TOOLBOXES, ETC. PARKING AREAS, ROADS, SIDEWALKS, PATHS AND PAVED AREAS SHALL BE KEPT FREE OF MUD AND DIRT.
 B. REMOVAL: AFTER WORK HAS BEEN COMPLETED REMOVE TOOLS, EMPTY CONTAINERS, AND ALL OTHER DEBRIS GENERATED BY THE CONTRACTOR.
 C. REPAIR: REPAIR ANY DAMAGES CAUSED BY THE CONTRACTOR DURING COMPLETION OF THE WORK DESCRIBED IN THIS SECTION. SAID DAMAGES MAY INCLUDE, BUT ARE NOT LIMITED TO, TIRE RUTS IN THE GROUND, DAMAGE TO PLANTED AREAS, DAMAGE TO TRAILS, SMOKE AND/OR FIRE DAMAGE TO TREES, ETC. THE CONTRACTOR SHALL BE LIABLE FOR REMEDYING DAMAGES TO PLANT MATERIALS AND PROPERTY AT NO COST TO THE OWNER CAUSED BY CONTRACTOR NEGLIGENCE DURING COMPLETION OF THE WORK.
 D. REPLANTING: AREAS OF PLANTING FAILURE WILL NEED TO BE REPLANTED. CONTRACTOR SHALL IDENTIFY THE AREAS OF FAILURE WITH THE OWNER AND DETERMINE THE REASON FOR FAILURE. REPLANTING (IF NOT DUE TO VANDALISM OR REASONS NOT IDENTIFIED IN THE SITE WORK PLANTING SPECIFICATIONS) SHALL BE DONE BY THE CONTRACTOR AS PART OF THE SITE WORK TASKS. OTHER PLANTING FAILURE AREAS WILL BE REPLANTED BY CONTRACTOR AS EXTRA WORK AUTHORIZED IN WRITING BY THE OWNER PRIOR TO COMMENCEMENT OF THE CONSTRUCTION.

3.6 INSPECTION

A. AT THE REQUEST OF THE OWNER, THE CONTRACTOR SHALL SCHEDULE AN INSPECTION WITH THE OWNER TO REVIEW THE WORK COMPLETED BY THE CONTRACTOR PURSUANT TO THIS SECTION.

3.7 ACCEPTANCE AND GUARANTEES (PERFORMANCE STANDARDS)

A. FINAL ACCEPTANCE: MANAGEMENT SHALL BE CONSIDERED 100% COMPLETE AFTER THE CONTRACTOR HAS COMPLIED WITH ALL PARTS OF THIS SECTION AND MEETS ALL GUARANTEES (PERFORMANCE STANDARDS) FOR SECTION: NATIVE SEEDING AND NATIVE HERBACEOUS PERENNIAL PLANTING.

B. **PERFORMANCE STANDARDS** SHALL BE ASSESSED AND REPORTED ON FOR THREE GROWING SEASONS FOLLOWING PROTOCOL BELOW:

MONITORING

1. TWICE ANNUAL MONITORING OF ALL PLANT COMMUNITIES SHALL BE CONDUCTED FOR THREE FULL GROWING SEASONS FOLLOWING INITIAL IMPLEMENTATION.
2. THE ANNUAL SITE VISIT EACH YEAR SHALL BE CONDUCTED BETWEEN MAY 1 AND SEPTEMBER 30.
3. EACH VISIT SHALL BE CONDUCTED BY A QUALIFIED PROFESSIONAL WITH ADEQUATE PLANT IDENTIFICATION SKILLS AND WHO IS ALSO ABLE TO MAKE RECOMMENDATIONS REGARDING MANAGEMENT OF NATIVE PLANT COMMUNITIES MAINTENANCE. THE SITE INSPECTOR SHALL COLLABORATE OVER THE NEEDED MAINTENANCE REQUIREMENTS FOR A GIVEN YEAR WITH THE OWNER AND/OR MAINTENANCE CONTRACTOR.
4. THE VEGETATION MONITORING SHALL BE CONDUCTED USING THE "MEANDER SEARCH" METHOD TO IDENTIFY:
 - a. DOMINANT VEGETATION (NATIVE VS. NON-NATIVE) WITHIN EACH PLANT COMMUNITY.
 - b. THE APPROXIMATE PERCENT VEGETATIVE COVERAGE BY NATIVE AND NON-NATIVE SPECIES WITHIN EACH PLANT COMMUNITY.
 - c. A SPECIES LIST FOR EACH PLANT COMMUNITY THAT CAN BE COMPARED TO INSTALLED PLANT LISTS, AND
 - d. TO MAKE RECOMMENDATIONS RELATED TO SITE MANAGEMENT TO MEET PERFORMANCE STANDARDS.
5. REPRESENTATIVE PHOTOGRAPHS OF THE RESTORED NATIVE PLANT COMMUNITIES SHALL BE TAKEN TO DOCUMENT THE SITE CONDITIONS THROUGH TIME.

REPORTING

6. A BRIEF MEMO REPORT SHALL BE PREPARED AND SUBMITTED TO THE OWNER AFTER EACH SITE INSPECTION.
7. THE REPORT SHALL IDENTIFY MANAGEMENT RECOMMENDATIONS AND SERVICES THAT HAVE BEEN CONDUCTED THROUGHOUT THE GROWING SEASON AND OUTLINE FUTURE MANAGEMENT RECOMMENDATIONS.
8. THE SECOND REPORT OF THE YEAR SHALL INCLUDE A SECTION THAT ADDRESSES THE REQUIRED PERFORMANCE STANDARDS INCLUDED IN THE PLAN/SPECIFICATIONS.
9. SITE PHOTOGRAPHS SHALL BE INCLUDED IN THE REPORT TO DOCUMENT THE SITE CONDITIONS.

PERFORMANCE STANDARDS

PER DUPAGE COUNTY STORMWATER ORDINANCE (APPENDIX B) ADOPTED BY THE CITY OF WARRENVILLE

APPENDIX B – PERFORMANCE STANDARDS

TABLE 1. BUFFERS, WETLAND ENHANCEMENT, STREAMBANK STABILIZATION AND NATIVE PLANTED PCBMPs (See Footnote 1)

Monitoring and Management Period as Required by Certification	Temporary Vegetative Cover/ Permanent Soil Stabilization*	Percent Cover Native Vegetation*	Floristic Quality Index (FQI)***	Coefficient of Conservatism (C)***	None of Three Most Dominant Species are Non-native or Invasive**	Survival Rate for Trees and Shrubs****
Year 1	Must meet NPDES standards	10%	—	—	Cover crop acceptable	100%
Year 2	No unvegetated areas >1m ²	25%	—	—	Required	100%
Year 3	No unvegetated areas >1m ²	75%	20	3.5	Required	100%

TABLE 2. WETLAND CREATION

Monitoring and Management Period as Required by Certification	Temporary Vegetative Cover/ Permanent Soil Stabilization *	Percent Cover Native Vegetation*	Percent Cover of Species as Listed on Approved Plant Mixes *	Floristic Quality Index (FQI)	Coefficient of Conservatism (C)	None of Three Most Dominant Species are non-native or invasive**	Survival Rate for Trees and Shrubs****
Year 1	Must meet NPDES standards	10%	10%	—	—	Cover crop acceptable	100%
Year 2	No unvegetated areas >1m ²	25%	25%	—	—	Required	100%
Year 3	No unvegetated areas >1m ²	50%	50%	15	3.0	Required	100%
Year 4	No unvegetated areas >1m ²	60%	60%	—	—	Required	100%
Year 5	No unvegetated areas >1m ²	80%	75%	20	3.5	Required	100%

* As measured by aerial coverage, excluding the emergent zone. The emergent zone must achieve a minimum of 50% vegetative cover.

** Species include, but are not limited to: *Typha angustifolia*, *Typha X glauca*, *Phragmites australis*, *Lythrum salicaria*, *Salix interior*, *Phalaris arundinacea*, *Cirsium arvense*, *Melilotus sp.*, *Poa pratensis*, *Dipasacus sp.*

*** FQI and/or (C) can be adjusted downward when taking the context of the location into consideration. PCBMPs are not required to meet FQI or (C).

**** Percentage can be adjusted downward based on quantities planted and when taking the context of the location into consideration.

Note: 1) Performance standards shall be applied to and achieved in each separate plant community zone and do not apply to designated open water areas.

2) Upon final acceptance, it is the expectation that the PCBMP will continue to be maintained as specified in the Stormwater Management Certification in perpetuity or until modified by a subsequent Stormwater Management Certification.

Footnote 1: BMP standards are only for BMPs with a tributary area greater than 1 acre. There are no performance standards for BMPs with tributary areas areas of less than 1 acre.



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

NO.	REVISION
1.	11/22/24 PER ARCH & SITE PLAN
2.	11/27/24 ADD MAINTENANCE PLAN
3.	6/27/25 PER STAFF COMMENTS
4.	
5.	
6.	
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

SELF STORAGE FACILITY
4200 CANTERA DRIVE
WARRENVILLE, IL

**PRELIMINARY LANDSCAPE PLAN:
BASIN MANAGEMENT**

SHEET NUMBER

L2.2

Prepared by:



www.indigoecologicaldesign.com

Attachment E



MEMORANDUM

Date: June 27, 2025

To: Ms. Kristine Hocking, Senior Civil Engineer | *City of Warrenville*
3S258 Manning Avenue, Warrenville, IL 60555

From: Sharon Dickson, PLA | *Dickson Design Studio*
Email: sdickson@dicksondesignstudio.com

RE: Responses to Municipal Comments
Engineering/SWM/Public Works Review #1
(Warrenville Self-Storage)

Ms. Hocking –

For your review, the revised *Preliminary Landscape Plan* is now dated with a revision of 6/27/25 (*enclosed*). The following are responses to comments from your review memorandum, dated September 9, 2024:

LANDSCAPE PLAN:

1. Comment: Provide the proposed native planting list and quantities for all plantings within the basin and around the basin buffer.

Response: The schedule for all native plantings to be installed across the bottom and side slopes of the proposed stormwater management basin (approximate size of 12,700 s.f.) can now be found on sheet L2.1 of the Preliminary Landscape Plan.

2. Comment: Provide proposed selection of trees, shrubs, and ornamentals.

Response: A representative plant list has been added to the landscape plan (refer to sheet L0.2); an itemized list correlating to individually labeled plant material will be provided at time of final plans.

3. 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.

Response: Performance criteria (used to determine annual success of the stormwater basin plantings), per the DuPage County stormwater ordinance adopted by the City of Warrenville (Appendix B), can now be found on sheet L2.2 of the Preliminary Landscape Plan.

4. Provide a stormwater drawdown table illustration 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.

Response: The project civil engineer shall provide the requested drawdown table; this table, along with related soils and basin design information, was used by our consulting project ecologist in designing the plant matrix for the stormwater basin (refer to sheet L2.1).



Attachment F

City of Warrenville
3S258 Manning Avenue
Warrenville, IL 60555

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

MEMORANDUM

Date: July 10, 2025

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 #3 – **APPROVED WITH CONDITIONS**

We have completed our 3rd 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. The plan has been revised due to an enlargement of the building to the west. 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 June 24, 2025.
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 June 27, 2025.
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 1.54 acres of net new impervious area. PCBMPs are required. The required PCBMP volume is:

$$1.54 \text{ ac} \times 43560 \text{ sf/ac} \times 1.25''/12'' = 6,990 \text{ cf}$$

One shallow PCBMP basin is proposed at the southwest corner of the site of 10,048 cubic feet or 0.23 ac-ft cf 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 *during the permitting process.*

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-4 Utility Plan:
 - a. 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.
 - b. Coordinate with the Fire District related to placement of fire hydrants.

Stormwater Management Report:

1. Update the Stormwater Management Report to include the new impervious area and PCBMP calculations.
2. 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.

Landscape Plan (comments related to PCBMP Basin only):

1. No comments related to the PCBMP Basin. See other landscaping type comments provided by the Community Planner.

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.

Attachment G

ORDINANCE NO. O2025-01

AN ORDINANCE APPROVING SITE-SPECIFIC AMENDMENTS, A FINAL PLANNED UNIT DEVELOPMENT PLAN, AND A SPECIAL USE PERMIT FOR PLANNED UNIT DEVELOPMENT FOR A MINI-WAREHOUSE DEVELOPMENT AT 4200 CANTERA DRIVE

WHEREAS, Park Place Enterprises, LLC, an Illinois limited liability company ("**Owner**"), is the owner of that certain 9.1-acre parcel of real property, referred to as lot F-6 in Cantera Subarea F, commonly known as 4200 Cantera Drive, Warrenville, Illinois, and legally described in **Exhibit A ("Lot F-6")**; and

WHEREAS, on January 25, 1991, the City approved Ordinance No. 1136 ("**PUD Ordinance**"), which approved a planned unit development for approximately 650 acres of real property, which is now commonly known as Cantera ("**Approved PUD**"), and Lot F-6 is located within Cantera and subject to the Approved PUD; and

WHEREAS, on February 22, 1994, the City approved Ordinance No. 1295 ("**Cantera Development Regulations Ordinance**"), which approved the Cantera Development Control Regulations ("**Development Control Regulations**") and Cantera General Site Plan Documents ("**General Site Plan Documents**"), establishing the design and development standards for specific application to Cantera, including the standards and procedures for the approval of preliminary and final planned unit development plans; and

WHEREAS, on December 5, 2005, the City Council adopted Ordinance No. 2255 ("**PUD Ordinance**"), which approved a (i) final plat of subdivision; and (ii) final planned unit development plan ("**Final PUD Plan**") to allow the construction of an office development on Lot F-6 in two phases, as follows: a multi-tenant, two-story office building and associated off-street parking on the southern portion of Lot F-6 as phase one ("**Existing Office Development**") and a second office development on the northern portion of Lot F-6 as phase two, which phase two was not constructed; and

WHEREAS, on November 20, 2023, the City Council adopted Ordinance No. O2023-46, approving a final plat of subdivision, which contemplates the subdivision of Lot F-6 into two lots of record as follows: (i) an approximately four-acre, 257-foot wide corner lot abutting Ferry Road and Mill Street, comprised of the northern, unimproved portion of the Property, legally described in Exhibit A ("**Property**"); and (ii) an approximately 5.1-acre lot comprised of the southern portion of Lot F-6 improved with the Existing Office Development; and

WHEREAS, pursuant to the Development Control Regulations and the General Site Plan Documents, the Property is located in the Light Industrial Park Use Area of the Approved PUD; and

WHEREAS, Berman-Lapetina Enterprises, LLC, an Illinois limited liability company ("**Applicant**"), desires to develop the Property with a self-storage mini-warehouse building ("**Building**") and associated off-street parking areas and landscaping ("**Proposed Development**"); and

WHEREAS, in order to construct the Proposed Development on the Property, pursuant to the applicable sections of the Warrenville Zoning Ordinance ("**Zoning Ordinance**"), the Development Control Regulations, and the Subdivision Control Ordinance for the City of Warrenville ("**Subdivision Control Ordinance**"), the Applicant, with the consent of the Owner,

filed an application with the City for approval of: (i) certain site specific amendments to the Development Control Regulations to allow the Proposed Development on the Property (“**Site Specific Amendments**”); (ii) a final planned unit development plan for the Property (“**Final PUD Plan**”); and (iii) a special use permit for a planned unit development plan for the Property (“**Special Use Permit**”) (collectively, the Site Specific Amendments, Final PUD Plan, and Special Use Permit are the “**Requested Approvals**”); and

WHEREAS, a public hearing by the Plan Commission to consider the Requested Approvals, notice of which was duly published in the *Daily Herald* on September 4, 2024, was convened on September 19, 2024 and continued to October 24, 2024 and December 19, 2024; and

WHEREAS, on December 19, 2024, the Plan Commission adopted Findings of Fact, Project Number SUP 2024-0008, unanimously recommending that the Mayor and the City Council approve the Requested Approvals; and

WHEREAS, the Mayor and the City Council have determined that, subject to and contingent upon the conditions, restrictions, and provisions of this Ordinance, (i) the Final PUD Plan complies with the required standards for planned unit developments as set forth in Section 8 of the Zoning Ordinance and Section III of the Development Control Regulations; (ii) the Special Use Permit complies with the required standards for planned unit developments and special use permits as set forth in Sections 7 and 8 of the Zoning Ordinance; and

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

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

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

SECTION 2: Approval of Site-Specific Amendments. In accordance with Section 8.C of the Zoning Ordinance and Section III.B of the Development Control Regulations, and subject to, and contingent upon, the conditions, restrictions, and provisions set forth in this Ordinance, the following Site-Specific Amendments to allow the Proposed Development on the Property are approved to:

A. Allow a mini-warehouse use on the Property in the Light Industrial Use Area, as provided in Section IV.D.4 of the Development Control Regulations;

B. Reduce the required foundational landscaping, as set forth in Section VI.C.4.b.2 of the Development Control Regulations, from 2,838 square feet to approximately 2,250 square feet around the Building; and

C. Reduce the rear yard setback, as set forth in Section V.C.4.c of the Development Control Regulations, from 20 feet to approximately 9 feet 1.5 inches.

SECTION 3: Approval of the Final PUD Plan. In accordance with Section 8 of the Zoning Ordinance and Section III of the Development Control Regulations, and subject to, and contingent upon, the conditions, restrictions, and provisions set forth in this Ordinance, the Final PUD Plan for the Property, consisting of (i) the Site Plan, consisting of one sheet, prepared by Northwestern Engineering Consultants, P.C., and dated December 5, 2024 (“**Final PUD Site Plan**”), attached to and, by this reference, made a part of this Ordinance as **Exhibit B**; and (ii) the plans and documents referred to collectively as the “**Final PUD Documents**” and listed on **Exhibit C** attached to this Ordinance (collectively, the “**Final PUD Plan**”), is approved. The Final PUD Site Plan, the Final PUD Documents, and Exhibit C are, by this reference, made a part of this Ordinance.

SECTION 4: Approval of Special Use Permit. In accordance with Sections 7 and 8 of the Zoning Ordinance and Section III of the Development Control Regulations, and subject to and contingent upon the conditions, restrictions, limitations and provisions set forth in this Ordinance, the City Council approves the Special Use Permit to allow the Proposed Development on the Property.

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

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

B. Compliance with Plans. The redevelopment, use, and maintenance of the Property must be in strict accordance with the Final PUD Plan, as amended, except for minor changes and site work approved in accordance with all applicable City ordinances and standards.

C. Other Conditions.

1. Awnings must be provided over main entrance, principal storefront, and other pedestrian service doors of the Building, with a preference for imperial brace style awning.

2. The Final PUD Documents must be updated and submitted with the building permit application so that the current labels for the south and west lot lines are

switched so that the south setback is the rear setback, and the west setback is the interior side yard setback.

3. The Applicant shall consider using architectural materials on corners of the Building to add to the modulation.

4. The Applicant shall submit an updated landscape plan without planting of any invasive species.

SECTION 6. Binding Effect. This Ordinance and the privileges, obligations, and provisions contained herein run with the Property and inure to the benefit of, and are binding upon, the Applicant and the Owner and their respective successors, and assigns.

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

SECTION 8: Amendments. Any amendment to any provision of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Ordinance, the Development Control Regulations, and the Subdivision Control Ordinance, as applicable to the affected items of relief.

SECTION 9: Effective Date.

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

1. Recordation of the plat of subdivision subdividing the Property from Lot F-6 with the DuPage County Recorder's Office.

2. Passage by the City Council by a majority vote and approval in the manner required by law;

3. Publication in pamphlet form in the manner required by law;

4. The filing by the Applicant and the Owner with the City Clerk of an Unconditional Agreement and Consent, in the form of **Exhibit D** attached to and, by this reference, made a part of this Ordinance, to accept and abide by each and all of the terms,

conditions, and limitations set forth in this Ordinance and to indemnify the City for any claims that may arise in connection with the approval of this Ordinance; and

5. Recordation of this Ordinance, together with such exhibits as the City Clerk deems appropriate for recordation, with DuPage County Recorder's Office.

B. In the event that the Applicant and the Owner do not file with the City Clerk a fully executed copy of the unconditional agreement and consent referenced in Paragraph 9.A.4 of this Ordinance within 90 days after the date of passage of this Ordinance by the Mayor and City Council, the corporate authorities shall have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

[Signatures and Voting Record on Following Page]

PASSED THIS 20th day of January, 2025.

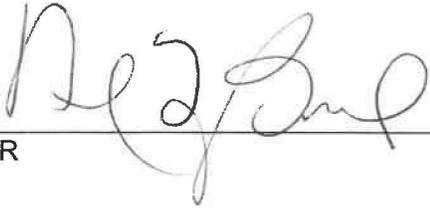
AYES: Aids: Lockett, Wilkie, Davolos, Weidner, Aschauer, Kruckenberg, Barry,
and Augustynowicz

NAYS: None

ABSENT: None

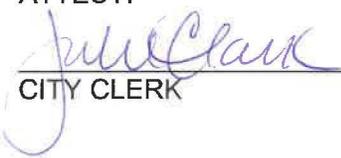
ABSTAIN: None

APPROVED THIS 20th day of January, 2025.



MAYOR

ATTEST:



CITY CLERK

EXHIBITS

Exhibit A – Legal Description of the Property

Exhibit B – Final PUD Site Plan

Exhibit C – Final PUD Documents

Exhibit D – Unconditional Agreement and Consent

EXHIBIT A

LEGAL DESCRIPTION OF LOT F-6

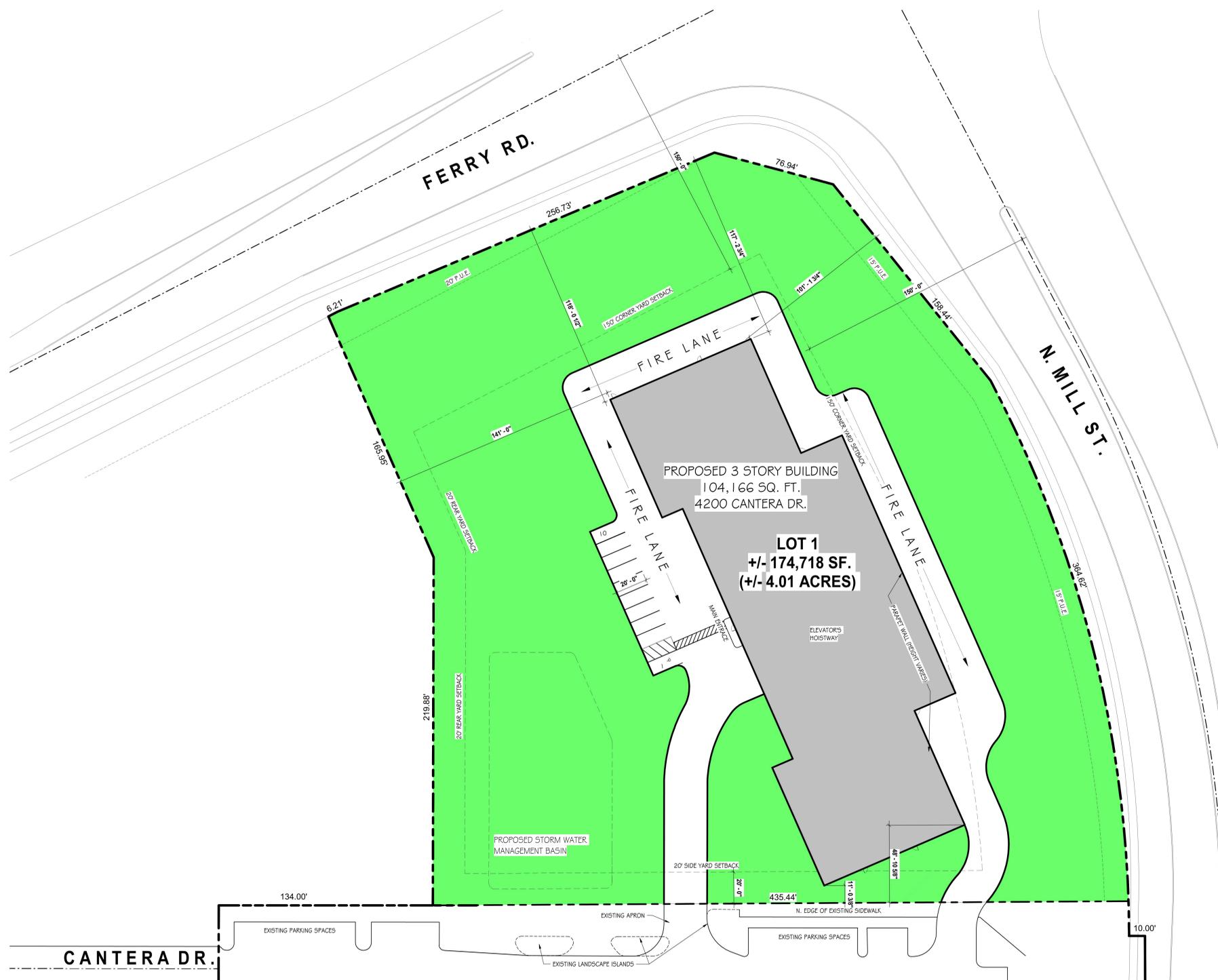
LOT 6 IN CANTERA SUBAREA F RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 23, 2002 AS DOCUMENT NUMBER R2002-110194, IN DUPAGE COUNTY, ILLINOIS

LEGAL DESCRIPTION OF THE PROPERTY

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.

EXHIBIT B

FINAL PUD SITE PLAN



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



LAYOUT IS PRELIMINARY. ALL DIMENSIONS TO BE VERIFIED.

PRELIMINARY
 NOT FOR CONSTRUCTION

The designs indicated in these drawings and specifications are the property of Architects' Studio, LLC. These drawings and specifications shall not be reproduced in any form without the expressed written permission of Architects' Studio, LLC.
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 ARCHITECTS' STUDIO, LLC

REV.	DATE	REVISION/INCH

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

EXHIBIT C

FINAL PUD DOCUMENTS

1. **Final PUD Site Plan** (See Exhibit B).
2. **Narrative**, consisting of two pages, submitted by James Lapetina, and dated July 26, 2024.
3. **Architectural Plans, Elevations, and Renderings**, consisting of eight pages, prepared by Architects' Studio, LLC, and dated December 6, 2024.
4. **Landscape Plan**, consisting of four sheets, prepared by Dickson Design Studio, with a latest revision date of November 22, 2024.
5. **Stormwater Report**, consisting of 29 pages, prepared by Northwestern Engineering Consultants, P.C., and dated December 5, 2024.
6. **Plat of Easement**, consisting of one sheet, prepared by Northwestern Engineering Consultants, P.C., and dated December 5, 2024.
7. **Final Engineering Plans**, consisting of nine pages, prepared by Northwestern Engineering Consultants, P.C., and dated December 5, 2024.
8. **Photometric Plan**, consisting of six sheets, prepared by RAB Lighting, and dated November 21, 2024.

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

EXHIBIT D

UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, Park Place Enterprises, LLC, an Illinois limited liability company ("**Owner**"), is the owner of that certain approximately four-acre, 257-foot wide corner lot abutting Ferry Road and Mill Street, comprised of the northern, unimproved Lot F-6 in Cantera Subarea F, commonly known as 4200 Cantera Drive, Warrenville, Illinois ("**Property**"); and

WHEREAS, Berman-Lapetina Enterprises, LLC, an Illinois limited liability company ("**Applicant**") desires to develop the Property with a mini-warehouse building and associated off-street parking areas and landscaping ("**Proposed Development**"); and

WHEREAS, Ordinance No. O2025-01, adopted by the City Council on January 20, 2025 ("**Ordinance**"), approved site-specific amendments, a special use permit for final planned unit development, and a final planned unit development plan for the Property (collectively, the "**Requested Approvals**") to allow the Proposed Development of the Property; and

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

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

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

2. The Applicant and the Owner agree that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, have considered the possibility of the revocation provided for in the Ordinance, and agree not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right, provided that the notice to the Applicant and the Owner required by Section 6 of the Ordinance is given.

3. The Applicant and the Owner acknowledge and agree that the City is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the City's granting of the Requested Approvals or its adoption of the Ordinance, and that the City's approvals do not, and will not, in any way, be deemed to insure, the Applicant and the Owner against damage or injury of any kind and at any time.

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

Agreement, and (d) the performance by the Applicant or the Owner of its obligations under this Unconditional Consent and Agreement.

BERMAN-LAPETINA ENTERPRISES, LLC

By: _____

Printed Name: _____

Its: _____

ATTEST:

By: _____

Printed Name: _____

Its: _____

PARK PLACE ENTERPRISES, LLC

By: _____

Printed Name: _____

Its: _____

ATTEST:

By: _____

Printed Name: _____

Its: _____