

ORDINANCE NO. O2025-46

**AN ORDINANCE APPROVING A REVISED PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN FOR PHASE III AND A PRELIMINARY PLAT OF SUBDIVISION, AND CONDITIONALLY APPROVING CERTAIN SITE SPECIFIC AMENDMENTS AND MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT FOR THE RIVERVIEW WEST 55+ APARTMENTS IN THE RIVERVIEW WEST MIXED-USE DEVELOPMENT, CANTERA SUBAREA C-2**

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

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

WHEREAS, in October, 1995, the City approved Ordinance No. 1439, which granted preliminary approval of planned unit development plans and a preliminary plat of subdivision for Cantera Subarea C, which approvals have subsequently expired; and

WHEREAS, in 2017, Cantera Apartments, LLC filed an application with the City to develop the real property consisting of approximately 32.48 acres on lot C-2 in Cantera Subarea C (“**Lot C-2**”), commonly known as 28301 Ferry Road, Warrenville, Illinois, and legally described in **Exhibit A (“Riverview West Property”)** with a mixed-use planned development consisting of five commercial buildings (“**Commercial Buildings**”), an apartment building with interior parking garage (“**Apartment Building**”), and a townhome development (“**Townhomes**”) (collectively, the Commercial Buildings, the Apartment Building, and the Townhomes are the “**Riverview West Development**”); and

WHEREAS, on January 15, 2018, the City Council adopted Ordinance No. O2018-01, which approved a preliminary plat of subdivision that contemplated the subdivision of the Riverview West Property as follows: (i) the Riverview West Property into three proposed lots of record: a commercial area (“**Lot 1**”), an Apartment Building lot (“**Lot 2**”), and a Townhomes lot (“**Lot 3**”); (ii) the stormwater management area; and (iii) the dedication of a 60-foot-wide public right-of-way connecting the existing Torch Parkway to Ferry Road; and

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

WHEREAS, on May 20, 2019, the City Council adopted Ordinance No. O2019-21, which approved the development of the Proposed Development in phases as follows: (i) the construction

of the proposed public and private roadways, internal drives and pedestrian connections, stormwater management ponds, the Apartment Building, parking lots, including a 275-spaces surface parking lot ("**Apartment Parking Lot**"), and landscaping (collectively, "**Phase I**"); (ii) the construction of the Townhomes and the installation of sidewalk along the entire Townhomes frontage along Torch Parkway ("**Phase II**"); and (iii) the construction of the Commercial Area ("**Phase III**"); and

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

WHEREAS, on May 3, 2021, the City Council adopted Ordinance O2021-15, which approved (i) a final planned unit development plan for Phase II; (ii) a special use permit for a planned unit development for Phase II; and (iii) a revised final plat of subdivision for the Property ("**Final Plat of Subdivision**"); and

WHEREAS, to date, a final planned unit development plan for Phase III has not yet been submitted or approved; and

WHEREAS, Cydelex Trust ("**Owner**") is the owner of Lot 1 and Cantera Development Holdings LLC ("**Lot 2 Owner**") is the owner of Lot 2, commonly known as 28294 Ferry Road, Warrenville, Illinois, as each are legally described on Exhibit A; and

WHEREAS, AZ Development, LLC ("**Developer**") desires to redevelop the portion of Lot 2 currently improved with the Apartment Parking Lot with a six-story apartment building ("**Proposed Building**") consisting of 150 age-restricted dwelling units, five amenity spaces, amenity deck, parking garage, and lobby space, and a 85-space off-street parking area (collectively, the "**Proposed 55+ Apartments**"); and

WHEREAS, in order provide off-street parking for the Apartment Building to off-set the parking displaced by the Proposed 55+ Apartments, the Owner proposes to reduce the number of commercial buildings contemplated on Lot 1 from five to two and construct a 215-parking space off-street parking lot on Lot 1 ("**Proposed Parking Improvements**") (collectively, the Proposed 55+ Apartments and Proposed Parking Improvements are the "**Proposed Development**"); and

WHEREAS, in order to construct the Proposed Development, the Developer and Owner have applied to the City for approval of a preliminary plat of subdivision ("**Preliminary Plat of Subdivision**") to re-subdivide Lot 1 and Lot 2 into five lots of record as follows: (i) Proposed Lot 1, which will be improved with the Apartment Building and the Parking Improvements; (ii) Proposed Lot 2, to be developed at a future date with a commercial building as part of Phase III; (iii) Proposed Lot 4, to be developed at a future date with a commercial building as part of Phase III; and (iv) Proposed Lot 5, which will be improved with the Proposed 55+ Apartments as part of Phase III; and

WHEREAS, Owner and Lot 2 Owner have entered into a land swap agreement pursuant to which Owner will own Proposed Lot 5, Proposed Lot 2, and Proposed Lot 4 and Lot 2 Owner will own Proposed Lot 1; and

WHEREAS, pursuant to Sections 7 and 8 and Table 2A of the City of Warrenville Zoning Ordinance ("**Zoning Ordinance**") and Section III.C of the Development Control Regulations the

Owner and the Developer, with the consent of the Developer and the Lot 2 Owner, have also requested approval of a revised preliminary planned unit development plan for Phase III (“**Revised Phase III Preliminary PUD Plan**”) so that Phase III will include the Proposed Development, and two commercial buildings (one on each of Lot 2 and Lot 4) rather than five commercial buildings as originally approved; and

WHEREAS, the Owner has further requested conditional approval of: (i) a major amendment to the Final Riverview West PUD Plan to include the Revised Phase III Preliminary PUD Plan and associated documents (“**Major PUD Amendment**”); and (iv) various site specific amendments (collectively, “**Site Specific Amendments**”) (collectively, the Major PUD Amendments, and the Site Specific Amendments are the “**Requested Conditional Relief**”); and

WHEREAS, pursuant to Section 8.F.4 of the Zoning Ordinance and Appendix D of the Development Control Regulations, the Revised Phase III Preliminary PUD Plan constitutes a “major amendment” to the Final Riverview West PUD Plan (“**Major Amendments**”); and

WHEREAS, a public hearing by the Plan Commission to consider the Revised Phase III Preliminary PUD Plan, Preliminary Plat of Subdivision, and Requested Conditional Relief (collectively, the “**Requested Relief**”) was duly published in the *Daily Herald* on May 21, 2025 was convened on June 5, 2025 and continued to July 24, 2025 and September 4, 2025, during which hearing evidence and testimony was received by the Plan Commission; and

WHEREAS, on September 4, 2025, the Plan Commission adopted Findings of Fact Project Number VAR-2024-0009, recommending that the Mayor and the City Council approve the Requested Relief; and

WHEREAS, the Mayor and the City Council have determined that, subject to and contingent upon, the conditions, restrictions, and provisions of this Ordinance, the Revised Phase III Preliminary PUD Plan complies with the required standards for planned developments as set forth in Section 8 of the Zoning Ordinance and Section III of the Development Control Regulations and the Preliminary Plat of Subdivision complies with the required standards for subdivisions as set forth in Article 6 of the Subdivision Control Ordinance; and

WHEREAS, consistent with the Plan Commission recommendation, and pursuant to the City’s powers under applicable law, including its home rule powers under the Illinois Constitution of 1970, the Mayor and the City Council have determined that it is in the best interest of the City and the public to approve the Requested Relief, 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 the Preliminary Plat of Subdivision.** Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in this Ordinance, and in accordance with Article 6 of the Subdivision Control Ordinance, the Preliminary Plat of Subdivision, titled “Preliminary Plat of Subdivision of Lots 1 & 2 in Cantera Sub. Area C Lot 2 Sub,” consisting of two sheets, prepared by United Survey Service, LLC, and with a latest revision

date of September 24, 2025, attached to and, by this reference, made a part of this Ordinance as **Exhibit B**, is hereby approved.

**SECTION 3: Approval of Revised Phase III Preliminary 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 Revised Phase III Preliminary PUD Plan consisting of Phasing Plan, consisting of one sheet, prepared by Developer, and with a latest revision date of August 8, 2025 (“**Preliminary Phase III Site Plan**”), attached as **Exhibit C** to this Ordinance, and the documents listed on **Exhibit D** attached to this Ordinance, which are collectively referred to as the “**Revised Preliminary PUD Documents**” are hereby approved. The Revised Preliminary PUD Documents and Exhibits C and D, are, by this reference, made a part of this Ordinance.

**SECTION 4: Acknowledgement of Request for Major PUD Amendments.** In accordance with Section III of the Development Control Regulations and Section 8 of the Zoning Ordinance, and subject to and contingent upon the conditions and restrictions set forth in this Ordinance, the City Council acknowledges that the Owner and Developer have requested, the Proposed Development contemplates, and the Plan Commission has recommended the approval of the Major PUD Amendments to revise the Final Riverview West PUD Plan upon the approval of the final planned unit development plan for Phase III.

**SECTION 5: Conditional Approval of Certain Site Specific Amendments.** In accordance with Section 8.C.5 of the Zoning Ordinance, Section III.B of the Development Control Regulations, and subject to the conditions, restrictions, and provisions of this Ordinance, the following Site Specific Amendments are hereby conditionally approved:

A. Site Specific Amendments to the Design Standards within the Multi-Family Use Area:

1. **Minimum Development Lot Size.** Reduce the minimum development lot size for multi-family, as set forth in Section V.I.2 of the Development Control Regulations, from five acres to approximately 2.3 acres.

2. **Minimum Studio Size.** Reduce the minimum size of certain studio apartments, as set forth in Section V.I.2 of the Development Control Regulations, from 600 square feet to 555 square feet.

3. **Minimum Area Reserved for Streets, Sidewalks and Utilities.** Reduce the minimum area reserved for streets, sidewalks, and utilities along local streets, as set forth in Section V.I.6 of the Development Control Regulations, from 33 feet to approximately 22.5 feet along Pollard Road.

4. **Foundation Landscaping.** Reduce the required foundation landscape area around the perimeter of a multi-family building, as set forth in Section VI.C.4.b.1 of the Development Control Regulations, from 25 feet to the cumulative total of 3,676 square feet of landscaping along the north, south, and west elevations of the Proposed Building.

5. Parking Setback. Reduce the required internal parking setback of a minimum of 25 feet of landscaped area around the perimeter of a building, as set forth in Section V.I.7 of the Development Control Regulations, to approximately 5.5 feet.

6. Building Height. Increase the maximum building height, as set forth in Section V.I.8 of the Development Control Regulations, from 60 feet to 72 feet.

7. Roof, Height Modulation, and Chimney Requirements. Eliminate the hip or gable roof, building height modulation, and dormers/chimney requirements for multi-family buildings, as set forth in Section V.I.9 of the Development Control Regulations, to allow a flat roof.

8. Trim and Shutter Requirements. Eliminate the trim and shutter requirements around doors and windows in multi-family buildings, as set forth in Section V.I.9.e of the Development Control Regulations.

9. Number of Units per Floor and Building. Increase the maximum number of units per floor and building, as set forth in Section V.I.9 of the Development Control Regulations, from eight units per floor to 31 units per floor, and from 24 units per building to 150 per building.

10. Landscape Peninsula Spacing. Increase the maximum landscape peninsula spacing requirements, as set forth in Section VI.C.3.a(3) of the Development Control Regulations, from 10 parking spaces to 12 parking spaces for the parking rows with spaces marked 1-12 and 25-36, and the stretch of 11 parking spaces including shared spaces 37-46, and the age-restricted apartment space 23, all as depicted on the Preliminary Phase III Site Plan.

11. Wall Sign. Increase the number of wall signs allowed on multi-family buildings, as set forth in Section VI.D.4.b of the Development Control Regulations, from zero to one for the west façade of the Proposed Building.

12. Interior Parking Lot Landscaping. Decrease the minimum amount of interior parking lot landscaping, as set forth in Section VI.C.3.a.(1) of the Development Control Regulations, from 10 percent to approximately 9.7 percent.

B. Site Specific Amendments to the Design Standards within the Commercial Center Use Area for proposed Lot 3 and Lot 4:

1. Commercial Center Use Area Size. Reduce the minimum size of a Commercial Center Use Area from ten acres to approximately 2.03 acres across proposed Lot 2 and Lot 4 combined.

**SECTION 6: Conditions.** Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the City Code, the Zoning Ordinance, or the Subdivision Control Ordinance or any other rights the Owner and Developer may have, the approvals granted in Sections 2, 3, 4, and 5 of this Ordinance are hereby expressly subject to and contingent upon the conditions, concepts, restrictions, limitations, and provisions set forth in this Section (collectively, the "**Conditions**").

A. Standard Conditions.

1. Submission of the Phase III Final PUD Plan and Final Plat of Subdivision.

Within the applicable timeframe provided in Section 2.B.8.c(4) of the Zoning Ordinance, the Owner and Developer must work diligently to do all work necessary to apply for and present to the City a final planned unit development plan for Phase III, revised as contemplated by this Ordinance ("**Phase III Final PUD Plan**") and a final plat of subdivision ("**Final Plat of Subdivision**"), which must be in substantial conformance with the Revised Preliminary PUD Plans and the Preliminary Plat of Subdivision, respectively, and otherwise comply with the provisions of the Zoning Ordinance, Section III of the Development Control Regulations, the Subdivision Control Ordinance, and the Conditions set forth in this Section. The Phase III Final PUD Plan, and the Final Plat of Subdivision must be approved by ordinance pursuant to Section III and Appendices A, B, C, and D of the Development Control Regulations and the Subdivision Control Ordinance prior to the issuance of any demolition or building permits for any development on the Proposed Development. Once approved, the redevelopment, use, operation, and maintenance of the Riverview West Property must comply with the ordinance approving the Phase III Final PUD Plan, the Major PUD Amendments, and the Final Plat of Subdivision except for minor changes and site work approved in accordance with applicable City ordinances and standards.

2. Compliance with Regulations Prior to Final Approval.

The redevelopment, use, operation, and maintenance of the Riverview West Property prior to the approval of an ordinance approving the Phase III Final PUD Plan, the Major PUD Amendments, and the Final Plat of Subdivision shall comply with all applicable City codes and ordinances as the same have been or may be amended from time to time, including Ordinances 2019-21 and 2021-15.

**SECTION 7: Effect of Approvals.** The approvals documented in this Ordinance do not authorize the redevelopment or improvement of the Property in any manner. Unless and until the Revised Final Office/Phase 1 PUD Plan, the Final Townhome/Phase 2 PUD Plan, and the Final Plat are approved by the City, Ordinance No. 1690 remains in full force and effect.

**SECTION 8: Invalidation of Approvals.**

A. If the Applicant fails to comply with any of the terms or conditions set forth in this Ordinance or with the applicable codes and ordinances of the City, then the approvals granted in this Ordinance shall be immediately rendered null, void, and of no further force and effect.

B. If within one year after the approval of this Ordinance the Applicant has not either: (i) submitted revised preliminary planned unit development plans; or (ii) submitted the Revised Final Office/Phase 1 PUD Plan, Final Townhome/Phase 2 PUD Plan, and the Final Plat, then the approvals granted in this Ordinance shall automatically become null, void, and of no further force and effect.

**SECTION 9: 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 10: Effective Date.** This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

PASSED THIS \_\_\_\_ day of \_\_\_\_\_, 2025.

APPROVED THIS \_\_\_\_ day of \_\_\_\_\_, 2025.

VOTES: AYES \_\_\_\_\_ NAYS \_\_\_\_\_ ABSENT \_\_\_\_\_ ABSTAIN \_\_\_\_\_

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

#67655234\_v4

## **EXHIBITS**

**Exhibit A – Legal Description of the Riverview West Property, Lot 1 and Lot 2**

**Exhibit B – Preliminary Plat of Subdivision**

**Exhibit C – Preliminary Phase III Site Plan**

**Exhibit D – Preliminary PUD Documents**

**EXHIBIT A**

**LEGAL DESCRIPTION OF RIVERVIEW WEST PROPERTY**

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

**PINS:**

LOT 1 07-02-201-020

LOT 2 07-02-201-019

LOT 3 07-02-201-018

OUTLOT A 07-02-201-017

**LEGAL DESCRIPTION OF LOT 1**

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

PIN: 07-02-201-020

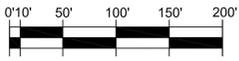
**LEGAL DESCRIPTION OF LOT 2**

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

PIN: 07-02-201-019

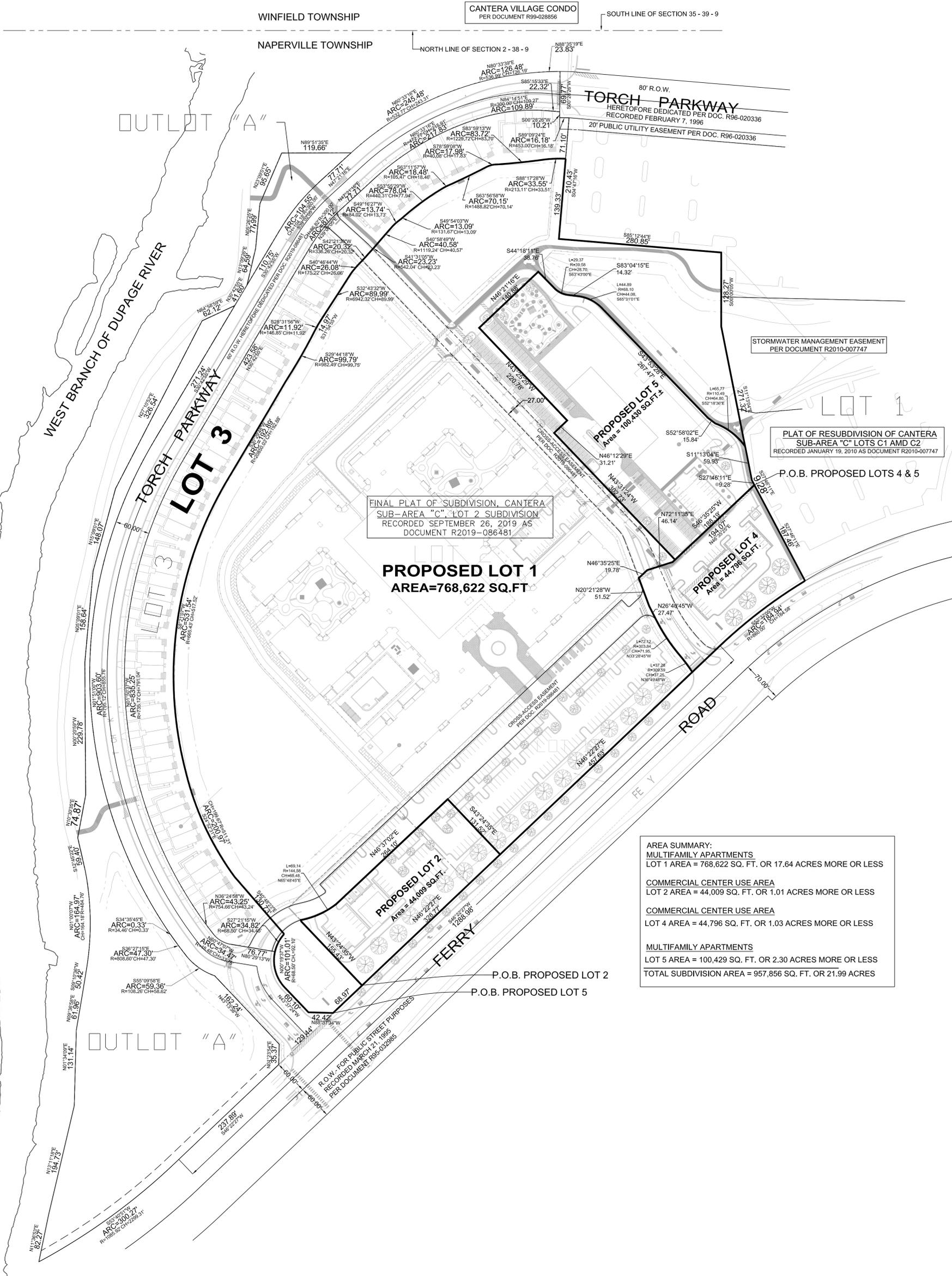
**EXHIBIT B**

**PRELIMINARY PLAT OF SUBDIVISION**



# PRELIMINARY PLAT OF SUBDIVISION OF LOTS 1 & 2 IN CANTERA SUB. AREA C LOT 2 SUB.

EXISTING PROPERTY INDEX NUMBERS:  
07 - 02 - 201 - 020 (AFFECTS LOT 1)  
07 - 02 - 201 - 019 (AFFECTS LOT 2)



<b>AREA SUMMARY:</b>	
<b>MULTIFAMILY APARTMENTS</b>	
LOT 1 AREA = 768,622 SQ. FT. OR 17.64 ACRES MORE OR LESS	
<b>COMMERCIAL CENTER USE AREA</b>	
LOT 2 AREA = 44,009 SQ. FT. OR 1.01 ACRES MORE OR LESS	
<b>COMMERCIAL CENTER USE AREA</b>	
LOT 4 AREA = 44,796 SQ. FT. OR 1.03 ACRES MORE OR LESS	
<b>MULTIFAMILY APARTMENTS</b>	
LOT 5 AREA = 100,429 SQ. FT. OR 2.30 ACRES MORE OR LESS	
<b>TOTAL SUBDIVISION AREA = 957,856 SQ. FT. OR 21.99 ACRES</b>	

ORDERED BY: INTERFORUM HOLDINGS		
SCALE : 1" = 80'	9/24/25	UPDATED
DATE : APRIL 10, 2025	5/1/25	REVISED
FILE No.:	4/14/25	REVISED
2020 - 24719	DATE	REVISION

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

# PRELIMINARY PLAT OF SUBDIVISION OF LOTS 1 & 2 IN CANTERA SUB. AREA C LOT 2 SUB.

EXISTING PROPERTY INDEX NUMBERS:  
07 - 02 - 201 - 020 (AFFECTS LOT 1)  
07 - 02 - 201 - 019 (AFFECTS LOT 2)

**LEGAL DESCRIPTION OF PROPOSED LOT 1**

THAT PART OF LOTS 1 AND 2 IN CANTERA SUB-AREA "C", LOT 2 SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED SEPTEMBER 26, 2019 AS DOCUMENT NO. R2019-086481, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE MOST SOUTHWESTERLY CORNER OF SAID LOT 2 THENCE NORTH 88 DEGREES 37 MINUTES 34 SECONDS WEST A DISTANCE OF 42.42 FEET; THENCE NORTH 43 DEGREES 37 MINUTES 24 SECONDS WEST A DISTANCE OF 60.10 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 68.50 FEET, AN ARC LENGTH OF 101.01 FEET, AND WHOSE LONG CHORD BEARS NORTH 0 DEGREES 19 MINUTES 37 SECONDS WEST A DISTANCE OF 92.10 FEET; THENCE NORTH 40 DEGREES 48 MINUTES 23 SECONDS WEST A DISTANCE OF 130.73 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 665.43 FEET, AN ARC LENGTH OF 511.21 FEET, AND WHOSE LONG CHORD BEARS NORTH 24 DEGREES 52 MINUTES 31 SECONDS WEST A DISTANCE OF 199.67 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 685.43 FEET, AN ARC LENGTH OF 511.21 FEET, AND WHOSE LONG CHORD BEARS NORTH 8 DEGREES 21 MINUTES 7 SECONDS EAST A DISTANCE OF 517.52 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 20850.03 FEET, AN ARC LENGTH OF 192.89 FEET AND WHOSE LONG CHORD BEARS NORTH 30 DEGREES 29 MINUTES 48 SECONDS EAST A DISTANCE OF 192.88 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 982.49 FEET, AN ARC LENGTH OF 99.79 FEET, AND WHOSE LONG CHORD BEARS NORTH 29 DEGREES 44 MINUTES 18 SECONDS EAST A DISTANCE OF 99.75 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 146.85 FEET, AN ARC LENGTH OF 11.92 FEET, AND WHOSE LONG CHORD BEARS NORTH 28 DEGREES 31 MINUTES 56 SECONDS EAST A DISTANCE OF 11.92 FEET; THENCE NORTH 31 DEGREES 54 MINUTES 55 SECONDS EAST A DISTANCE OF 14.97 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 6942.32 FEET, AN ARC LENGTH OF 89.99 FEET, AND WHOSE LONG CHORD BEARS NORTH 32 DEGREES 43 MINUTES 32 SECONDS EAST A DISTANCE OF 89.99 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 175.22 FEET, AN ARC LENGTH OF 26.06 FEET, AND WHOSE LONG CHORD BEARS NORTH 40 DEGREES 46 MINUTES 44 SECONDS EAST A DISTANCE OF 26.06 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 336.26 FEET, AN ARC LENGTH OF 20.32 FEET, AND WHOSE LONG CHORD BEARS NORTH 42 DEGREES 21 MINUTES 30 SECONDS EAST A DISTANCE OF 20.32 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 542.04 FEET, AN ARC LENGTH OF 23.23 FEET, AND WHOSE LONG CHORD BEARS NORTH 41 DEGREES 31 MINUTES 5 SECONDS EAST A DISTANCE OF 23.23 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1119.24 FEET, AN ARC LENGTH OF 40.58 FEET, AND WHOSE LONG CHORD BEARS NORTH 40 DEGREES 58 MINUTES 49 SECONDS EAST A DISTANCE OF 40.57 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 84.02 FEET, AN ARC LENGTH OF 11.58 FEET, AND WHOSE LONG CHORD BEARS NORTH 48 DEGREES 32 MINUTES 5 SECONDS EAST A DISTANCE OF 11.57 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 131.67 FEET, AN ARC LENGTH OF 15.26 FEET, AND WHOSE LONG CHORD BEARS NORTH 50 DEGREES 22 MINUTES 22 SECONDS EAST A DISTANCE OF 15.25 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 440.31 FEET, AN ARC LENGTH OF 78.04 FEET, AND WHOSE LONG CHORD BEARS NORTH 53 DEGREES 55 MINUTES 29 SECONDS EAST A DISTANCE OF 77.94 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 105.47 FEET, AN ARC LENGTH OF 18.48 FEET, AND WHOSE LONG CHORD BEARS NORTH 63 DEGREES 11 MINUTES 57 SECONDS EAST A DISTANCE OF 18.46 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1488.82 FEET, AN ARC LENGTH OF 70.15 FEET, AND WHOSE LONG CHORD BEARS NORTH 63 DEGREES 56 MINUTES 58 SECONDS EAST A DISTANCE OF 70.14 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 40.08 FEET, AN ARC LENGTH OF 17.98 FEET, AND WHOSE LONG CHORD BEARS NORTH 78 DEGREES 59 MINUTES 8 SECONDS EAST A DISTANCE OF 17.83 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1229.72 FEET, AN ARC LENGTH OF 83.72 FEET, AND WHOSE LONG CHORD BEARS NORTH 83 DEGREES 59 MINUTES 13 SECONDS EAST A DISTANCE OF 83.70 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 213.11 FEET, AN ARC LENGTH OF 33.55 FEET, AND WHOSE LONG CHORD BEARS NORTH 88 DEGREES 17 MINUTES 28 SECONDS EAST A DISTANCE OF 33.51 FEET; THENCE SOUTH 4 DEGREES 47 MINUTES 16 SECONDS WEST A DISTANCE OF 139.33 FEET; THENCE SOUTH 85 DEGREES 12 MINUTES 44 SECONDS EAST A DISTANCE OF 280.85 FEET; THENCE SOUTH 0 DEGREES 0 MINUTES 5 SECONDS WEST A DISTANCE OF 128.27 FEET; THENCE SOUTH 11 DEGREES 13 MINUTES 4 SECONDS EAST A DISTANCE OF 211.39 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 110.49 FEET, AN ARC LENGTH OF 65.77 FEET, AND WHOSE LONG CHORD BEARS NORTH 52 DEGREES 18 MINUTES 36 SECONDS WEST A DISTANCE OF 64.80 FEET; THENCE NORTH 52 DEGREES 58 MINUTES 2 SECONDS WEST A DISTANCE OF 15.84 FEET; THENCE NORTH 43 DEGREES 53 MINUTES 28 SECONDS WEST A DISTANCE OF 267.47 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 68.10 FEET, AN ARC LENGTH OF 44.89 FEET, AND WHOSE LONG CHORD BEARS NORTH 65 DEGREES 31 MINUTES 0 SECONDS WEST A DISTANCE OF 44.08 FEET; THENCE NORTH 83 DEGREES 4 MINUTES 15 SECONDS WEST A DISTANCE OF 14.32 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 39.58 FEET, AN ARC LENGTH OF 29.37 FEET, AND WHOSE LONG CHORD BEARS NORTH 63 DEGREES 43 MINUTES 0 SECONDS WEST A DISTANCE OF 28.70 FEET; THENCE NORTH 44 DEGREES 18 MINUTES 11 SECONDS WEST A DISTANCE OF 38.76 FEET; THENCE SOUTH 46 DEGREES 21 MINUTES 16 SECONDS WEST A DISTANCE OF 140.88 FEET; THENCE SOUTH 43 DEGREES 25 MINUTES 29 SECONDS EAST A DISTANCE OF 220.78 FEET; THENCE SOUTH 46 DEGREES 12 MINUTES 29 SECONDS WEST A DISTANCE OF 31.21 FEET; THENCE SOUTH 43 DEGREES 31 MINUTES 24 SECONDS EAST A DISTANCE OF 302.72 FEET; THENCE SOUTH 46 DEGREES 35 MINUTES 25 SECONDS WEST A DISTANCE OF 5.88 FEET; THENCE SOUTH 72 DEGREES 11 MINUTES 35 SECONDS WEST A DISTANCE OF 46.14 FEET; THENCE SOUTH 46 DEGREES 35 MINUTES 25 SECONDS WEST A DISTANCE OF 19.78 FEET; THENCE SOUTH 20 DEGREES 21 MINUTES 28 SECONDS EAST A DISTANCE OF 51.52 FEET; THENCE SOUTH 26 DEGREES 40 MINUTES 45 SECONDS EAST A DISTANCE OF 27.47 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 303.84 FEET, AN ARC LENGTH OF 72.12 FEET, AND WHOSE LONG CHORD BEARS SOUTH 33 DEGREES 28 MINUTES 45 SECONDS EAST A DISTANCE OF 71.95 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 309.59 FEET, AN ARC LENGTH OF 37.28 FEET, AND WHOSE LONG CHORD BEARS SOUTH 36 DEGREES 49 MINUTES 44 SECONDS EAST A DISTANCE OF 37.26 FEET; THENCE SOUTH 46 DEGREES 22 MINUTES 27 SECONDS WEST A DISTANCE OF 457.63 FEET; THENCE NORTH 43 DEGREES 24 MINUTES 35 SECONDS WEST A DISTANCE OF 131.52 FEET; THENCE SOUTH 46 DEGREES 37 MINUTES 2 SECONDS WEST A DISTANCE OF 264.10 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 144.58 FEET, AN ARC LENGTH OF 69.14 FEET, AND WHOSE LONG CHORD BEARS SOUTH 65 DEGREES 48 MINUTES 45 SECONDS WEST A DISTANCE OF 68.48 FEET; THENCE SOUTH 43 DEGREES 24 MINUTES 35 SECONDS EAST A DISTANCE OF 155.43 FEET; THENCE SOUTH 46 DEGREES 22 MINUTES 27 SECONDS WEST A DISTANCE OF 68.97 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

**LEGAL DESCRIPTION OF PROPOSED LOT 2**

THAT PART OF LOT 1 IN CANTERA SUB-AREA "C", LOT 2 SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED SEPTEMBER 26, 2019 AS DOCUMENT NO. R2019-086481, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, THENCE NORTH 43 DEGREES 24 MINUTES 35 SECONDS WEST, A DISTANCE OF 155.43 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 144.58 FEET, AN ARC LENGTH OF 69.14 FEET AND WHOSE LONG CHORD BEARS NORTH 65 DEGREES 48 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 68.48 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, NORTH 46 DEGREES 37 MINUTES 02 SECONDS EAST, FOR A DISTANCE OF 264.10 FEET TO A POINT ON A LINE; THENCE, SOUTH 43 DEGREES 24 MINUTES 35 SECONDS EAST, FOR A DISTANCE OF 131.52 FEET TO A POINT ON A LINE; THENCE, SOUTH 46 DEGREES 22 MINUTES 27 SECONDS WEST, FOR A DISTANCE OF 328.77 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

**LEGAL DESCRIPTION OF PROPOSED LOT 4**

THAT PART OF LOT 1 IN CANTERA SUB-AREA "C", LOT 2 SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED SEPTEMBER 26, 2019 AS DOCUMENT NO. R2019-086481, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1 THENCE, SOUTH 27 DEGREES 46 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 187.46 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 860.00 FEET, AN ARC LENGTH OF 184.94 AND WHOSE LONG CHORD BEARS SOUTH 52 DEGREES 32 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 184.58 FEET; THENCE, SOUTH 46 DEGREES 22 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 66.09 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 309.59 FEET, AN ARC LENGTH OF 37.28 FEET AND WHOSE LONG CHORD BEARS NORTH 36 DEGREES 49 MINUTES 46 SECONDS WEST FOR A DISTANCE OF 37.25 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; SAID CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 303.84 FEET, AN ARC LENGTH OF 72.12 FEET, AND WHOSE LONG CHORD BEARS NORTH 33 DEGREES 28 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 71.95 FEET; THENCE, NORTH 26 DEGREES 40 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 27.47 FEET; THENCE, NORTH 20 DEGREES 21 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 51.52 FEET; THENCE, NORTH 46 DEGREES 35 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 19.78 FEET; THENCE, NORTH 72 DEGREES 11 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 46.14 FEET; THENCE NORTH 46 DEGREES 35 MINUTES 25 SECONDS EAST, A DISTANCE OF 194.07 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

**LEGAL DESCRIPTION OF PROPOSED LOT 5**

THAT PART OF LOT 2 IN CANTERA SUB-AREA "C", LOT 2 SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED SEPTEMBER 26, 2019 AS DOCUMENT NO. R2019-086481, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE MOST SOUTHEASTERLY POINT OF SAID LOT 2; THENCE, SOUTH 46 DEGREES 35 MINUTES 25 SECONDS WEST FOR A DISTANCE OF 188.19 FEET; THENCE, NORTH 43 DEGREES 31 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 302.73 FEET; THENCE, NORTH 46 DEGREES 12 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 31.21 FEET; THENCE, NORTH 43 DEGREES 25 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 220.78 FEET; THENCE, NORTH 46 DEGREES 21 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 140.88 FEET; THENCE, SOUTH 44 DEGREES 18 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 38.76 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT AND HAVING A RADIUS OF 39.58 FEET, AND WHOSE LONG CHORD BEARS SOUTH 63 DEGREES 43 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 28.70 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, SOUTH 83 DEGREES 04 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 14.32 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT AND HAVING A RADIUS OF 68.10 FEET, AND WHOSE LONG CHORD BEARS SOUTH 65 DEGREES 31 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 44.08 FEET; THENCE, SOUTH 43 DEGREES 53 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 267.47 FEET TO A POINT ON A LINE. THENCE, SOUTH 52 DEGREES 58 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 15.84 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT AND HAVING A RADIUS OF 110.49 FEET, AND WHOSE LONG CHORD BEARS SOUTH 52 DEGREES 18 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 64.80 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, SOUTH 11 DEGREES 13 MINUTES 04 SECONDS EAST FOR A DISTANCE OF 59.93 FEET; THENCE, SOUTH 27 DEGREES 46 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 9.28 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

ORDERED BY: INTERFORUM HOLDINGS		
SCALE : 1" = 80'	9/24/25	UPDATED
DATE : APRIL 10, 2025	5/1/25	REVISED
FILE No.:	4/14/25	REVISED
<b>2020 - 24719</b>	DATE	REVISION

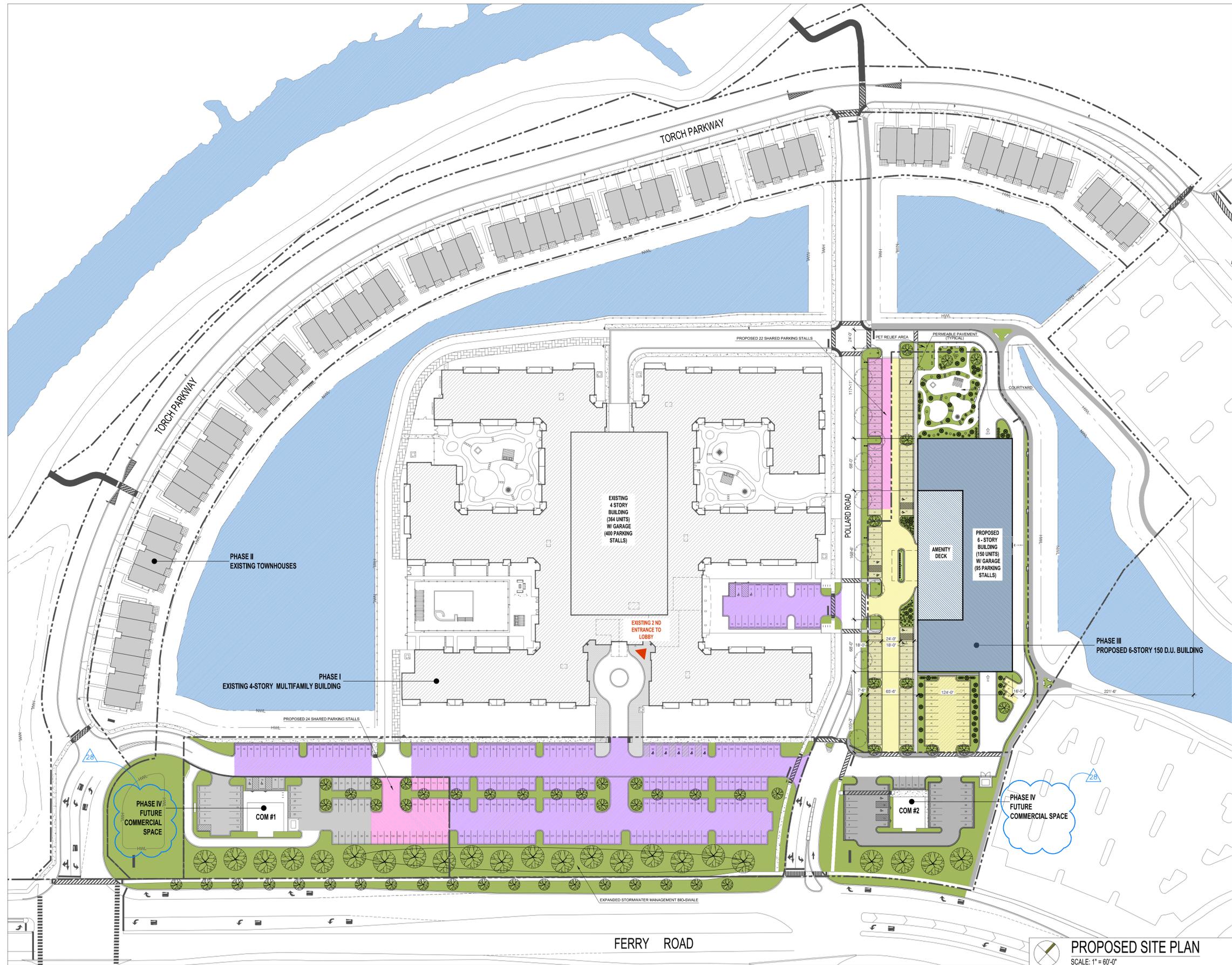
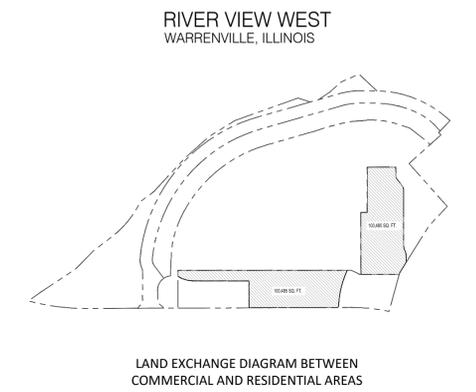
PREPARED BY:  
**UNITED SURVEY SERVICE, LLC**  
CONSTRUCTION AND LAND SURVEYORS  
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305  
TEL.: (847) 299 - 1010 FAX: (847) 299 - 5887  
E-MAIL: USURVEY@USANDCS.COM

**EXHIBIT C**

**PRELIMINARY PHASE III SITE PLAN**

PROPOSED SIX STORY RESIDENTIAL BUILDING	
STUDIO .....	40 UNITS (26.7%)
1 BEDROOM .....	90 UNITS (60.0%)
2 BEDROOM .....	20 UNITS (13.3%)
TOTAL .....	150 UNITS (100%)
REQUIRED PARKING (150 D.U. x 1.2 CARS).....180 CARS	
PROVIDED GARAGE.....	95 CARS
PROVIDED OUTDOOR.....	85 CARS
TOTAL PROVIDED .....	180 CARS
ACCESSIBLE SPACES PROVIDED .....	8 CARS
EXISTING FOUR STORY RESIDENTIAL BUILDING	
REQUIRED PARKING (364 D.U. x 1.54 CARS).....	561 CARS
GARAGE.....	400 CARS
PROPOSED OUTDOOR.....	205 CARS
PROPOSED SHARED.....	46 CARS
TOTAL PROVIDED .....	651 CARS
PROVIDED PARKING RATIO (651 CARS / 364 D.U.)	1.79 CARS
ACCESSIBLE SPACES PROVIDED .....	22 CARS

PARKING LEGEND	
	PROPOSED MULTIFAMILY BUILDING W/ 95 GARAGE PARKING STALLS
	OUTDOOR PARKING OF PROPOSED MULTIFAMILY BUILDING .....85 PARKING STALLS
	OUTDOOR PARKING OF EXISTING MULTIFAMILY BUILDING .....205 PARKING STALLS
	46 OUTDOOR SHARED PARKING STALLS OF EXISTING MULTIFAMILY BUILDING
	COMMERCIAL PARKING COM #1 40 PARKING STALLS COM #2 31 PARKING STALLS
	GREEN PERVIOUS AREA



DEVELOPER  
CANTERA RESIDENCES, LLC  
TWO NORTHFIELD PLAZA, SUITE #320  
NORTHFIELD, IL 60093

PROPOSED SIX-STORY BUILDING - 150 D.U. WITH GARAGE  
**RIVER VIEW WEST**  
WARRENVILLE, ILLINOIS

PHASING PLAN

REV 1:	01 SEP 2021
REV 2:	23 NOV 2021
REV 3:	06 DEC 2021
REV 4:	13 JAN 2022
REV 5:	21 MAR 2022
REV 6:	15 APR 2022
REV 7:	18 APR 2022
REV 8:	09 JUN 2022
REV 9:	09 JUN 2022
REV 11:	15 JUN 2022
REV 12:	24 JUN 2022
REV 13:	27 JUN 2022
REV 14:	20 OCT 2022
REV 14:	20 OCT 2022
REV 15:	07 JUL 2023
REV 16:	30 AUG 2023
REV 17:	24 JUN 2024
REV 18:	24 JUL 2024
REV 19:	06 AUG 2024
REV 20:	03 SEP 2024
REV 21:	15 NOV 2024
REV 22:	03 DEC 2024
REV 23:	10 DEC 2024
REV 24:	11 MAR 2025
REV 25:	20 MAR 2025
REV 26:	03 APR 2025
REV 27:	15 APR 2025
REV 28:	11 JUN 2025
REV 29:	08 AUG 2025
DATE:	28 JUNE 21
JOE NO:	23-102
DRAWN:	A.M./Y.K.
CHKD:	J.S.
SHEET:	

2025.08.08 (R29)

A100

## EXHIBIT D

### PRELIMINARY PUD DOCUMENTS

1. ***Preliminary Plat of Subdivision*** (see Exhibit B).
2. ***Preliminary Phase III Site Plan*** (see Exhibit C).
3. ***Architectural Plans***, consisting of nine sheets, prepared by Developer, and with a latest revision date of August 8, 2025.
4. ***Preliminary Engineering Plans***, consisting of 14 sheets, prepared by SMP Projects, PLLC, and with a latest revision date of August 14, 2025.

Copies of these plans and documents are available for review from the City of Warrenton City Clerk's office and Community Development Department. All documents listed in this Exhibit D (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 D are subject to such further revision as may be required to conform to the conditions stated in Section 5 of this Ordinance.