

February 5, 2026

Mr. Jack Maszka, AICP | Community Planner
CITY OF WARRENVILLE
3S258 Manning Avenue
Warrenville, IL 60555

Sent Via Email to: jmaszka@warrenville.il.us

RE: Request to Amend the PUD for the Cantera Lakes Office Condominium Association

To the Members of the Planning Commission:

We are submitting this letter to formally request an amendment to the PUD for the Cantera Lakes Office Condominium Association, located at 28365-28381 Davis Parkway, Warrenville, IL as it relates to parking requirements.

The Association is requesting this change to update the minimum parking regulations to current standards, to provide future flexibility should additional medical users wish to open in the Cantera Lakes complex. The current parking ratio limits the number of medical users allowed in the complex, preventing any additional medical users from purchasing or leasing available office condominium units at Cantera Lakes.

As the property manager of the Cantera Lakes Office Condominium Association, we have almost 20 years of experience with the complex's parking needs and can confirm that the parking lot has never reached its full capacity. The amount of available parking spaces is more than adequate for the needs of the Cantera Lakes Office Condominium complex.

Literal enforcement of the existing code would deprive the property's individual office condominium unit owners of rights commonly enjoyed by other properties in the same district, specifically the ability to allow more medical users into the complex. Therefore, on behalf of the Cantera Lakes Office Condominium Association, we request that the commission approve this amendment.

Thank you for your time and consideration.

Sincerely,

CANTERA LAKES OFFICE CONDOMINIUM ASSOCIATION

C/O SEQUOIA REALTY GROUP



Devon M. Evans

Vice President of Property Management

Cc: Cantera Lakes OCA Board of Directors