

PROJECT # 2013-0572  
COMMUNITY DEVELOPMENT DEPARTMENT STAFF REVIEW  
PLAN COMMISSION  
January 23, 2014

COUNTRY RIDGE OWNERS ASSOCIATION  
LOCATED NORTH OF COUNTRY RIDGE DRIVE AND EAST OF ROUTE 59  
MINOR PUD AMENDMENT  
(Emergency Access Gate)

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**INTRODUCTION:**

In this case, Greg Mitchel (the “Applicant”) representing Country Ridge Owners Association, is requesting a Minor Amendment to the previously approved Planned Unit Development (PUD) plans for the Country Ridge subdivision that would allow the Country Ridge Owners Association to install a gate at the 15-foot wide emergency access passageway between Country Ridge subdivision (the “Subject Property”) and River Oaks subdivision adjacent to the north. The proposed gate would preclude pedestrian, bicycle and non-emergency vehicular traffic between the two subdivisions and limit it to emergency traffic only.

The Subject Property is located generally north of Country Ridge Drive and east of Route 59 and is zoned R – 3 Medium Density Single Family Residential. According to Section 8.F.3 *Amendments to Approved Plans* of the Warrenville Zoning Ordinance, any material change, deletion, or addition made to any previously approved final PUD plan requires minor amendment approval by the City of Warrenville Plan Commission.

**BACKGROUND:**

The Subject Property encompasses approximately 11.29 acres and is improved with multiple apartment buildings, a stormwater management facility, and associated private driveways and parking lots. The Subject Property was developed in accordance with the PUD documents approved by the City of Warrenville Development Agreements #27 and #36 in 1979. Subsequent development plans and documents for what is now the River Oaks subdivision located to the north of the Subject Property were approved by Ordinance #756 in 1985 and Ordinance #828 in 1986.

**ANALYSIS:**

The following documents have been submitted to the Community Development Department, distributed to the Plan Commission with the agenda packets, and are the basis for the comments and recommendations in this report. Copies of any or all of these documents are available upon request, and can be reviewed at the Community Development Department office.

1. Application for Minor Amendment, signed by Greg Mitchel of the Country Ridge Owners Association, dated December 4, 2013.

2. Letter of Intent, signed by Greg Michel of the Country Ridge Owners Association, dated December 4, 2013.
3. Site Plan illustrating location of proposed improvement, undated (Exhibit A).
4. Detailed Plan of Proposed Improvements, prepared by Country Ridge Owners Association, dated October 19, 2013 (Exhibit B).
5. Fence Proposal/Contract, prepared by Complete Northern Illinois Fence, dated February 14, 2013.

As illustrated on Exhibits A and B, there is a 15-foot wide emergency access between the dedicated public right-of-way of River Oaks Drive in River Oaks subdivision and Country Ridge subdivision. According to City records, this emergency access was required by the City and provided by the developer at the time of River Oaks subdivision construction in 1986.

The purpose of this emergency access, which became dedicated City right-of-way, is to provide secondary means of access to River Oaks subdivision for emergency services, including fire protection and police. Currently, the emergency access is improved with a four-foot wide concrete walkway, as illustrated on the attached photos (Exhibit C). A six-foot tall wooden fence is installed along the east and west sides of the emergency access in the River Oaks subdivision, and a six-foot tall wooden fence is installed in the River Oaks subdivision along the entire property line bordering the Country Ridge subdivision.

As seen on Exhibits A and B, the Applicant is proposing to install a free-standing gate on the Country Ridge subdivision property, approximately six inches from the edge of the existing fence located on the River Oaks subdivision property. The proposed gate would be constructed of a six-foot tall steel frame with wooden panels. The cumulative width of the gate would be approximately 16 feet, which would block the entire width of the 15-foot emergency access. The proposed gate would preclude pedestrian and bicycle traffic, but would allow for emergency access via a Knox pad lock.

According to the Applicant, the main reason for the proposed gate installation is liability associated with pedestrians, including children (not residing in Country Ridge apartments) walking/playing on the Country Ridge private driveways and parking lot. Additionally, the Applicant cites concerns related to private property trespassing, illegal dumping of garbage, and dog walking.

Staff discussed the proposed gate installation with the Warrenville Fire Protection District and the Warrenville Police Department, and received the following input.

The Fire Protection District is not opposed to the proposed gate installation; subject to the following conditions, also documented in the attached Warrenville Fire Protection District Review Letter, prepared by Fire Marshal Tom Hackert, dated December 19, 2013 (Exhibit D):

1. The Applicant shall install a Knox pad lock on the proposed gate, which would provide access to the emergency passageway solely to the Warrenville Fire Protection District; and
2. The Applicant shall attach a drop rod or cane bolt to secure the gate into the ground to prevent it from being pushed open or the pad lock from being broken.

The Police Department's position is outlined in the attached Warrenville Police Department Review Memo, prepared by Dave Schar, dated January 7, 2014 (Exhibit E), in which staff strongly opposes to the proposed gate installation due to concerns regarding public safety and potential negative impact on the incident response time.

It is important to note that the Plan Commission is responsible for review and **approval of Minor PUD Amendment** requests.

**CONCLUSION:**

*Based on review of the submitted information and considering input from emergency service providers, staff does not support the installation of the proposed gate and recommends Plan Commission denial of the requested Minor PUD Amendment.*

**Attachments:**

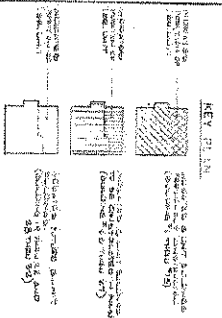
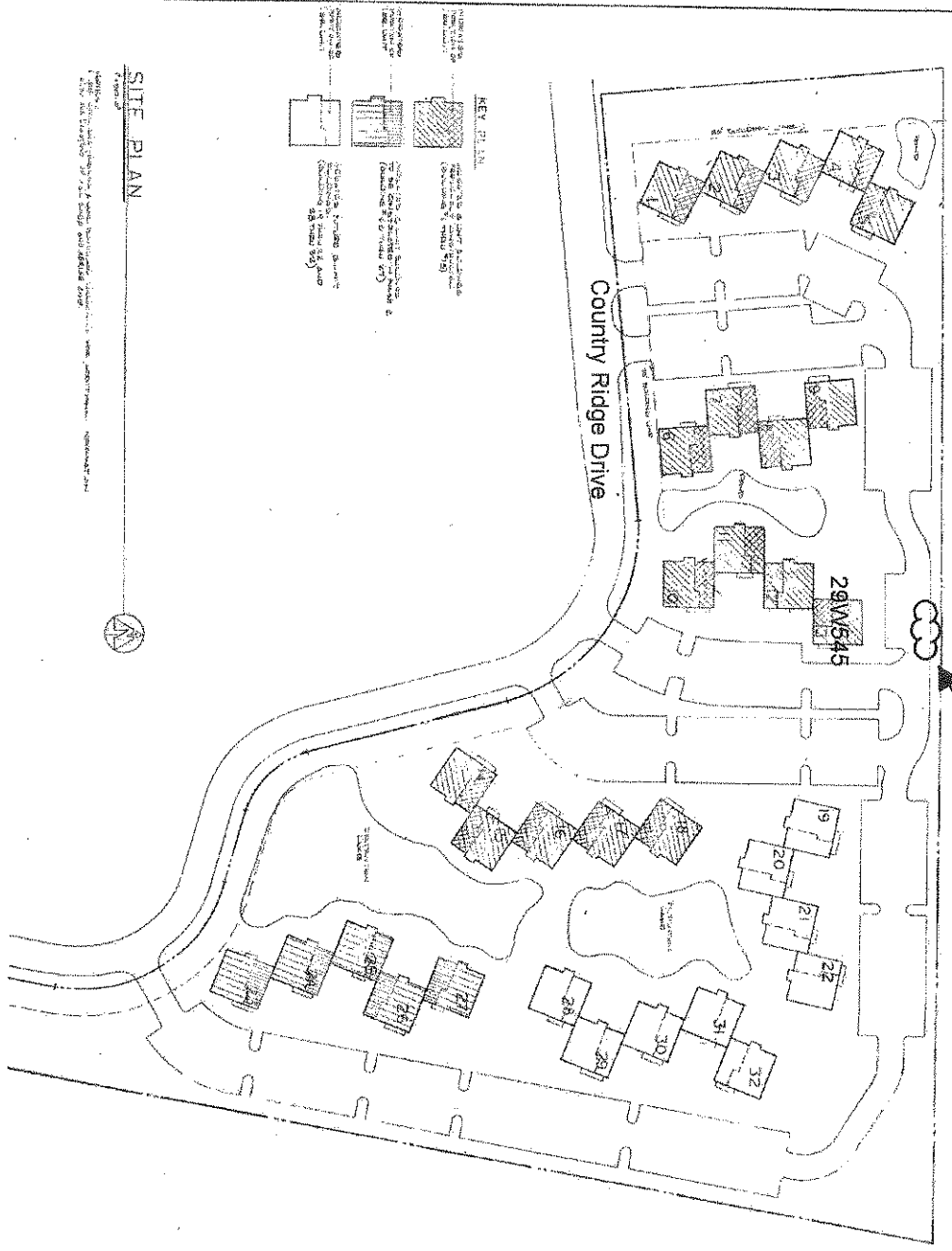
- Exhibit A: General Site Plan of Proposed Improvements
- Exhibit B: Detailed Plan of Proposed Improvements
- Exhibit C: Photos of Existing Site Conditions
- Exhibit D: Warrenville Fire Protection District Review Memo
- Exhibit E: Warrenville Police Department Review Letter

Exhibit A.

Exhibit A  
Site Plan

# COUNTRY RIDGE APARTMENTS PHASE 2

WARRENVILLE ILLINOIS



Location of proposed improvement  
(see Exhibit B for details)

**DRAWING SCHEDULE**

1. SITE PLAN
2. GENERAL NOTES
3. UNIT FLOOR PLANS
4. UNIT ELEVATIONS
5. UNIT INTERIORS
6. UNIT EXTERIORS
7. UNIT MECHANICAL
8. UNIT ELECTRICAL
9. UNIT PLUMBING
10. UNIT FINISHES
11. UNIT LANDSCAPE
12. UNIT PAVING
13. UNIT UTILITIES
14. UNIT SECURITY
15. UNIT ACCESSIBILITY
16. UNIT ENERGY EFFICIENCY
17. UNIT SUSTAINABILITY
18. UNIT WELLNESS
19. UNIT COMMUNITY
20. UNIT SAFETY
21. UNIT MAINTENANCE
22. UNIT OPERATIONS
23. UNIT MANAGEMENT
24. UNIT LEGAL
25. UNIT FINANCIAL
26. UNIT MARKETING
27. UNIT SALES
28. UNIT RENTALS
29. UNIT OCCUPANCY
30. UNIT EVACUATION
31. UNIT FIRE SAFETY
32. UNIT DISASTER PREPAREDNESS
33. UNIT EMERGENCY RESPONSE
34. UNIT COMMUNICATIONS
35. UNIT TRANSPORTATION
36. UNIT PARKING
37. UNIT TRAFFIC
38. UNIT SECURITY SYSTEMS
39. UNIT ACCESS CONTROL
40. UNIT VIDEO SURVEILLANCE
41. UNIT INTERCOM
42. UNIT PUBLIC ADDRESS
43. UNIT FIRE ALARMS
44. UNIT SMOKE DETECTORS
45. UNIT CARBON MONOXIDE DETECTORS
46. UNIT SEISMIC
47. UNIT TERRORISM
48. UNIT BIOTERRORISM
49. UNIT CHEMICAL
50. UNIT RADIOACTIVE
51. UNIT NUCLEAR
52. UNIT SPACE WEATHER
53. UNIT CLIMATE
54. UNIT AIR QUALITY
55. UNIT NOISE
56. UNIT VIBRATION
57. UNIT LIGHT
58. UNIT SOUND
59. UNIT THERMAL
60. UNIT HUMIDITY
61. UNIT AIR FLOW
62. UNIT AIR PRESSURE
63. UNIT AIR QUALITY INDEX
64. UNIT AIR QUALITY MANAGEMENT
65. UNIT AIR QUALITY MONITORING
66. UNIT AIR QUALITY MODELING
67. UNIT AIR QUALITY IMPROVEMENT
68. UNIT AIR QUALITY COMPLIANCE
69. UNIT AIR QUALITY ENFORCEMENT
70. UNIT AIR QUALITY VIOLATIONS
71. UNIT AIR QUALITY APPEALS
72. UNIT AIR QUALITY LITIGATION
73. UNIT AIR QUALITY SETTLEMENTS
74. UNIT AIR QUALITY AGREEMENTS
75. UNIT AIR QUALITY ORDINANCES
76. UNIT AIR QUALITY REGULATIONS
77. UNIT AIR QUALITY STANDARDS
78. UNIT AIR QUALITY CRITERIA
79. UNIT AIR QUALITY GUIDELINES
80. UNIT AIR QUALITY POLICIES
81. UNIT AIR QUALITY PROCEDURES
82. UNIT AIR QUALITY PRACTICES
83. UNIT AIR QUALITY PRINCIPLES
84. UNIT AIR QUALITY ETHICS
85. UNIT AIR QUALITY INTEGRITY
86. UNIT AIR QUALITY HONESTY
87. UNIT AIR QUALITY FAIRNESS
88. UNIT AIR QUALITY RESPECT
89. UNIT AIR QUALITY RESPONSIBILITY
90. UNIT AIR QUALITY ACCOUNTABILITY
91. UNIT AIR QUALITY TRANSPARENCY
92. UNIT AIR QUALITY OPENNESS
93. UNIT AIR QUALITY COMMUNICATION
94. UNIT AIR QUALITY COLLABORATION
95. UNIT AIR QUALITY PARTNERSHIP
96. UNIT AIR QUALITY COOPERATION
97. UNIT AIR QUALITY ASSISTANCE
98. UNIT AIR QUALITY SUPPORT
99. UNIT AIR QUALITY PROMOTION
100. UNIT AIR QUALITY PROTECTION

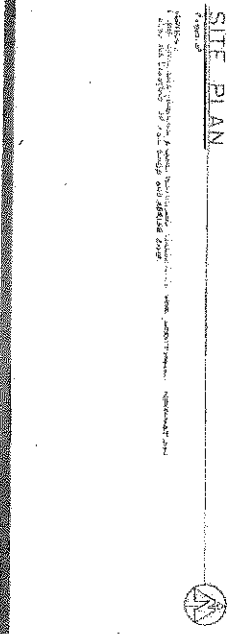
**CONSULTANTS**

CIVIL ENGINEER  
R.E. STALZER AND ASSOC., INC.  
1420 RENAISSANCE DRIVE  
PARK RIDGE, ILLINOIS  
312-298-7470

ASSOCIATE ARCHITECT  
GERALD ESTES  
1775 GLENMORE ROAD  
LIBERTYVILLE, ILLINOIS  
312-362-6115

**DEVELOPER**

DEVELOPERS: MANAGEMENT CORP.  
211 LAWRENCEWOOD  
MILES, ILLINOIS  
312-966-6900



Drawn by	proj. no.	date	perm. no.	constr. no.
KES/jea	29	OCT 81		

Architect International, Ltd.  
2775 W. Algonquin Rd.  
Rolling Meadows, Ill. 60018  
Phone: 312-291-2910

COUNTRY RIDGE APARTMENTS  
DEVELOPERS: MANAGEMENT CORP.  
211 LAWRENCEWOOD  
MILES, ILLINOIS

SITE PLAN  
DRAWING SCHEDULE

10781

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Exhibit B  
Detailed scale drawing

Existing Fence  
25561 River Oaks Drive  
(single family property)

5'5" Grass strip

4' Concrete  
Sidewalk

5'5" Grass strip

Existing Fence  
25551 River Oaks Drive  
(single family property)

North

9'5" Grass strip

Proposed: (2) 8' wide wooden gates to match existing fence style,  
\* Knox Box for Fire Department access attached to one gate  
(see gate details on Proposal from Complete Northern Illinois Fence)

9'5" Grass strip

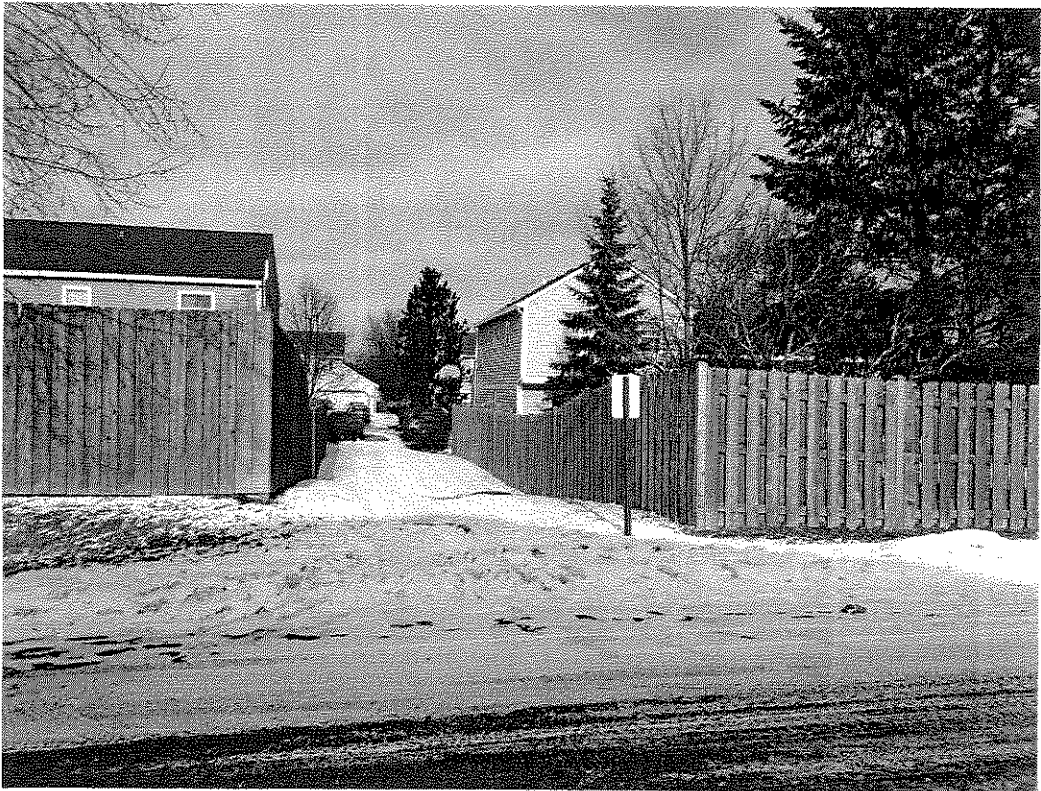
Asphalt Drive and Parking Lot  
(Country Ridge property)

Scale drawing  
1/4" = 1'

Country Ridge Owners Association  
P.O. Box 697  
Warrenville, IL 60555

29W545 Country Ridge Drive  
(multi family)

October 19, 2013







**WARRENVILLE FIRE PROTECTION DISTRICT  
FIRE PREVENTION BUREAU**

P O Box 51 ❖ Warrenville, IL 60555 ❖ 630.393.2175 ❖ 630.393.4608 (fax)

FIRE MARSHAL:  
Tom Hackert

INSPECTOR:  
Lt Carl Voda

FIRE CHIEF:  
Dennis L. Rogers Jr.

DATE: December 19, 2013  
TO: Country Ridge Owners Association  
ATTN: Greg Mitchel  
PO Box 697  
Warrenville, IL 60555  
TEL 630-427-1208 Email [gsm81@sbcglobal.net](mailto:gsm81@sbcglobal.net)

CITY OF WARRENVILLE: TEL: 630-393-9050  
ATTN: Debra, City of Warrenville  
E-mail [dswinden@warrenville.il.us](mailto:dswinden@warrenville.il.us)  
TO: Ron Mentzer, Director of Community Development  
CC: Natalia Domovessova – City Planner  
E-mail [Nataliad@warrenville.il.us](mailto:Nataliad@warrenville.il.us)

*Please make sure Contractors' and Sub-Contractors' names are current and on file at the WFPD*

FROM: Warrenville Fire Protection District  
Inspector Fire Marshal Tom Hackert  
TEL: 630-393-2175 FAX: 630-393-4608  
EMAIL [hackertt@warrenvillefire.com](mailto:hackertt@warrenvillefire.com)

SUBJECT & LOCATION: Country Ridge Apartments  
Warrenville, IL 60555

RE: City Permit #n/a  
Easement between River Oaks single-family and Country Ridge multi-family properties

In regards to the gate between your properties and River Oaks' properties, we are in agreement to this proposed fence. However, we would like to have the gate locked on the Country Ridge side by a **KNOX pad lock model 3770**. The Fire Department would be the only entity having the key to the lock. We would also like the gates to be pinned into the ground with a drop rod or cane bolt, so they would be secured from someone pushing the gates and breaking the hasp or locking devise.


The KNOX lock is available on line and can be ordered at [www.KNOXBOX.com](http://www.KNOXBOX.com)

Any questions, feel free to contact me.



CITY OF WARRENVILLE

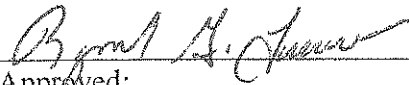
MEMO

To: Natalia Domovessova  
From: David Schar   
Subject: COUNTRY RIDGE / RIVER OAKS EMERGENCY EASEMENT  
Date: January 7, 2014

Below is a response to your request for the Police Department to provide a position on the request received to place a gate at the emergency access between Country Ridge and River Oaks:

The Police Department does not support this request. While we do not have a copy of any documentation that requires this access point remain unencumbered, it is my understanding from years ago that the City (at the request of the Police Department) required that developers of the Country Ridge Apartments and/or the River Oaks sub-division provide this access point. This requirement was for and continues to be for public safety reasons. Based on the design of the roadway and the associated parking lots it would be possible, however unlikely that emergency access could be blocked to whole sections on the north end of the Country Ridge apartment complex during a major event. This situation is even more pronounced in the River Oaks sub-division as they only have a single entrance along Illinois Route 59 which could be blocked by even a minor traffic accident.

If a gate is installed with a key box located on the gate, the Police Department would be forced to contact the Fire Department to gain access to the key. This is based on the fact that the Police Department does not and cannot carry keys to key boxes located throughout Warrenville. As I am sure you are aware, a large number of the calls for service that the Police Department handles are response time sensitive, a delay of even a few minutes to get an access gate opened can have a significant negative impact on the personal safety of Warrenville residents and visitors.

  
\_\_\_\_\_  
Approved:  
Raymond G. Turano  
Police Chief