

**EMAIL RECEIVED JANUARY 31, 2017 FROM RON MENTZER, DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT IN RESPONSE TO INQUIRY ABOUT OVERNIGHT PARKED CARS FROM COUNTRY RIDGE APARTMENT RESIDENTS ON RIVER OAKS SUBDIVISION ROADS:**

I am following up on your January 22, 2018, email inquiry to Aldermen Barry and Goodman. The purpose of this message is to address specific questions raised in your email and provide information and input that may help support a more productive and informed discussion at your upcoming River Oaks Improvement Association (ROIA) annual meeting.

**Parking situation within the Country Ridge Apartment Complex:** Community Development Department staff have verified there are a total of 32, 1-bedroom and 160, 2-bedroom apartment units and 364 parking spaces available in the combined Country Ridge/Chestnut Ridge apartment complex. This equates to 1.89 parking spaces per unit or 1.03 parking spaces per bedroom. While this is less parking than what is required under the City's current Zoning Ordinance, I have personally inspected the parking situation in the combined apartment complex on several occasions over the past couple months. I intentionally performed two of my inspections on Sunday mornings at approximately 6:15 a.m. in order to obtain a "worst case" assessment of the peak parking demand in the combined complex. My last inspection occurred this past Sunday morning. Based on my inspections, there is significant competition for parking in the parking lot areas located between the different north-south oriented building clusters in the center sections of the project and along the east edge of the Chestnut Ridge component of the combined complex. I only observed a couple of vacant parking spaces in these areas. However, I did observe a significant number of vacant and available spaces located in the parking areas located along the north end of the apartment buildings and adjacent to the south property line of the River Oaks Subdivision. Based on my observations, there appears to be sufficient parking available in the apartment complex to satisfy its cumulative peak parking needs.

Last week, Community Development Department staff had a telephone conversation with an owner of multiple buildings in the apartment complex and President of the Chestnut Ridge owners association. He informed staff that the owners in the combined apartment complex have instituted a parking sticker program in an effort to manage parking in the project and ensure the project's parking spaces are not occupied by abandoned vehicles and cars of unauthorized guests. The building owners actively monitor the parking lot for abandoned and unauthorized vehicles and have them towed from the property. Under this program, they typically issue one parking sticker for a one bedroom unit and two parking stickers for two bedroom units. The building owners can and do offer some flexibility in the issuance of parking stickers when they know a couple that occupies a one bedroom unit has two cars or a two bedroom unit is occupied by an individual or family that only has one car. The City does not have any rules or regulations that prevent the property owner from self-managing parking in the project as described above.

**Overnight Parking on River Oaks Drive:** Immediately following my inspection of the apartment complex parking situation this past Sunday morning, I drove through the River Oaks Subdivision and observed one vehicle parked on River Oaks Drive near the pedestrian connection between River Oaks Dr. and the apartment development. It is my understanding that Police Chief Turano sent you an email last September in which he confirmed the City does not have any restrictions (besides the Citywide 2" snow parking restriction) that prohibit overnight on-street parking such as this on River Oaks Drive. As outlined in Chief Turano's email, if the ROIA is not comfortable with overnight parking on River Oaks Drive, it should discuss the possibility of formally requesting the City enact an ordinance prohibiting overnight street parking on River Oaks Dr. between 3 a.m. and 6 a.m. each day. It is important to recognize that any such restriction would also apply to the residents and visitors of River Oaks.

**Potential New Barrier Fence:** In 2014, the Country Ridge Apartments Owners Association formally requested City approval to install a barrier fence/gate along the common property line between their complex and the

pedestrian/emergency access strip in the River Oaks Subdivision. As documented in the attached Plan Commission staff report and meeting minutes from January of 2014, the City denied that request. It is important to recognize that the pedestrian/emergency access strip of land located in the River Oaks Subdivision is actually part of the City owned public right-of-way for River Oaks Drive. In order for the ROIA to install a barrier fence across this strip of land, the ROIA would need to submit a formal request and the majority of the City Council would need to vote to authorize it. Based on City staff's evaluation of this issue in 2014, it is unlikely that City staff would support the approval of such a request.

I trust this email addresses the questions you raised in your January 22, 2018, email and will help support a more informed and productive discussion at your upcoming annual meeting.

Please let me know if you require any additional information.

Respectfully,

**RONALD MENTZER | Director of Community and Economic Development**  
CITY OF WARRENVILLE