

CITY OF WARRENVILLE
DU PAGE COUNTY, ILLINOIS

RESOLUTION NO. 2020-003

RESOLUTION TO MEMORIALIZE PLAN COMMISSION APPROVAL OF
MINOR PUD AMENDMENT FOR BRIDGE REMOVAL
COUNTRY RIDGE APARTMENTS
COUNTRY RIDGE APARTMENTS COMMON AREA, WARRENVILLE, ILLINOIS

WHEREAS, Country Ridge Owners Association (the "Applicant"), has requested approval of a Minor Amendment to the previously approved final Planned Unit Development (PUD) plans and documents for the property commonly known as Country Ridge Apartments Common Area, PIN: 04-27-302-077 (the "Subject Property") to allow for removal of pedestrian bridge, and

WHEREAS, the final PUD plans and documents have been approved by the City Council by Ordinance 828 on March 3, 1986; and

WHEREAS, the Subject Property is generally located east of IL Route 59 and north of Batavia Road, and

WHEREAS, the Subject Property is zoned R-3 Medium Density Single Family Residential District, and

WHEREAS, the Subject Property encompasses approximately 11.6 acres, and

WHEREAS, on November 5, 2020, the Warrenville Plan Commission considered the requested Minor PUD Amendment and subsequently approved such Minor PUD Amendment on such date, as set forth hereinbelow.

NOW, THEREFORE, BE IT RESOLVED BY THE PLAN COMMISSION OF THE CITY OF WARRENVILLE, DUPAGE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION ONE: The Warrenville Plan Commission shall and does hereby approve the Minor Amendment to the Final PUD plans and documents approved by Ordinance 828, which would allow removal of the existing pedestrian bridge over the pond between the second and third row of apartment buildings, as illustrated on the Bridge Location Exhibit, prepared by Greg Mitchel, submitted 10/18/20, attached as Exhibit A, subject to the conditions set forth in Section Three herein below.

SECTION TWO: The Warrenville Plan Commission shall and does hereby approve the following documents as part of the Final PUD plans for Country Ridge Apartments approved by Ordinance 828, subject to the conditions set forth in Section Three:

1. Minor Amendment Application, signed by Greg Mitchel, dated 9/29/20
2. Project Summary, prepared by Greg Mitchel, submitted 10/18/20
3. Bridge Location Exhibit, prepared by Greg Mitchel, submitted 10/18/20

SECTION THREE: The approvals set forth in Section One and Section Two hereinabove are granted, subject to the following conditions:

(i) A building permit shall be obtained for the proposed modifications on the Subject Property.

(ii) The improvements on the Subject Property shall be performed in substantial conformance with the approved plans and documents listed in Section Two.

SECTION FOUR: This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED AND APPROVED this _____ day of _____, 2020.

AYES:

NAYES:

ABSENT:

ATTEST:

Plan Commission Secretary

Plan Commission Chairman

Attachments:

Exhibit A — Bridge Location Exhibit, prepared by Greg Mitchel, submitted 10/18/20

Location of bridge at Country Ridge Apts

